REVISED AGENDA | REGULAR TOWN COUNCIL MEETING

Tuesday, September 23, 2025 at 6:00 PM
Council Chambers - Apex Town Hall, 73 Hunter Street
The meeting will adjourn when all business is concluded or 10:00 PM, whichever comes first

Governing Body and Senior Town Executive Leadership

Mayor: Jacques K. Gilbert | Mayor Pro Tempore: Edward Gray
Council Members: Audra Killingsworth; Brett D. Gantt; Terry Mahaffey; and Arno Zegerman
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

COMMENCEMENT

Call to Order | Invocation | Pledge of Allegiance

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 Agreement Extension - All City Management, INC - Crossing Guard Services - Fiscal Year 2025-2026

Trevor Materasso, Deputy Chief of Police, Apex Police Department

CN2 Agreement - TargetSolutions Learning, LLC dba Vector Solutions - Software Services for Guardian Tracking - effective until June 30, 2026

Trevor Materasso, Deputy Chief of Police, Apex Police Department

CN3 Agreements (2) - Wake Transit Funding Agreements - Go Apex Funding FY26 - General Operating Agreement for Bus Operations - Community Funding Area Program Wake Transit FY26 and General Capital Funding Agreement Funding Area Program for Bus Infrastructure Wake Transit Fiscal Year 2026

Katie Schwing, Senior Planner – Long Range Transit, Planning Department

CN4 Budget Ordinance Amendment No. 4 - Position Authorization Increase and Communication Services

Jessica Hoffman, Director, Budget and Performance Management Department

CN5 **Council Meeting Minutes – Various**

Allen Coleman, Town Clerk

CN6 **Personnel Policy Amendment - Administration of Peak Paid Time Off (PPTO)**

Karmen McGee, Director, Human Resources Department

CN7 **REMOVED** ~~**Resolution - Delegating Authority to Negotiate, Award, Approve, and Execute Contracts and Other Instruments**~~

Laurie Hohe, Town Attorney

UPDATES BY TOWN MANAGER

TM1 **Special Presentation of Recent Awards received by the Apex Electric Utilities Department and Proclamation - Public Power Week - Sunday, October 5 through Saturday, October 11, 2025 and:**

(A) Reliability Award,

(B) ElectriCities Safety Award, and

(C) ElectriCities Public Power Award of Excellence in the areas of Future Focused, Strengthen Public Power, Provide Superior Power, People

Randy Vosburg, Town Manager

REGULAR MEETING AGENDA

Mayor Gilbert will call for additional Agenda items from Council or Staff and set the Regular Meeting Agenda prior to Council actions.

PRESENTATIONS

PR1 **Proclamation - Apex Prisoner of War and Missing-In-Action (POW/MIA) Day of Honor - Friday, September 26, 2025**

Mayor Jacques K. Gilbert

PR2 **Proclamation - Fire Prevention Week - Sunday, October 5 through Saturday, October 11, 2025**

Mayor Jacques K. Gilbert

PR3 **Proclamation - Hindu Heritage Month 2025 - October 2025**

Mayor Jacques K. Gilbert

PR4 **Proclamation - Indigenous Peoples Day 2025 - Monday, October 13, 2025**

Mayor Jacques K. Gilbert

PUBLIC FORUM

Public Forum allows the public an opportunity to address the Town Council. The speaker is requested not to address items that appear as Public Hearings scheduled on the Regular Agenda. 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.

PUBLIC HEARINGS

PH1 **Annexation No. 803 - 1211 Old Raleigh Road - 6.40 acres** – *Continued from August 26, 2025*

Lauren Staudenmaier, Planner III, Planning Department

AND

PH2 **Rezoning Case No. 25CZ07 1211 Old Raleigh Road** – *Continued from August 26, 2025*

Lauren Staudenmaier, Planner III, Planning Department

PH3 **Annexation No. 806 – Jessie Drive Industrial – 51.822 acres**

Joshua Killian, Planner II

AND

PH4 **Rezoning Case No. 25CZ09 - Jessie Drive Industrial**

Joshua Killian, Planner II

PH5 **Rezoning Case No. 25CZ08 Veridea Expansion III**

Amanda Bunce, Assistant Director, Planning Department

UNFINISHED BUSINESS

UB1 **Apex Transportation Plan Amendments - Ashburn PUD** – *Continued from August 12, 2025*

Shannon Cox, Long Range Planning Manager, Planning Department

AND

UB2 **Rezoning Case No. 24CZ10 Ashburn PUD** – *Continued from August 12, 2025*

Joshua Killian, Planner II, Planning Department

NEW BUSINESS

NB1 **Apex Transit Prioritization Study Acceptance**

Katie Schwing, Senior Planner – Long Range Transit, Planning Department

CLOSED SESSION – *None Scheduled*

ADJOURNMENT

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Trevor Materasso, Deputy Chief of Police

Department(s): Apex Police Department (APD)

Requested Motion

Motion to approve an agreement extension between the Town of Apex and All City Management Services, Inc. to provide crossing guard services through the 2025-2026 School Year, effective September 23, 2025 through June 30, 2026, and authorize the Town Manager or their designee to execute on behalf of the Town.

Approval Recommended?

Yes

Item Details

Through its Police Department the Town is seeking to contract with All City Management Services, Inc, a company that provides personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. This service is used to supplement current police actions to ensure crosswalks are properly and safely monitored.

The projected cost of the contract for the year, for up to 4230 hours of services, is $144,877.50. These services were needed to coincide with the start of the school year but the written contract was not yet in place. Council approval is needed to ratify the oral agreement to begin services and to approve the written contract for continuing services throughout the year.

Attachments

- CN1-A1: Agreement - All City Management, INC - Crossing Guard Services - Fiscal Year 2025-2026

May 7, 2025

Ryan Johansen
Chief of Police
Town of Apex - Police Department
205 Saunders Street
Apex, NC 27502

Dear Chief Johansen,

It is once again the time of the year when many agencies are formulating their budgets for the coming fiscal year. Toward that end, please allow this letter to serve as confirmation of our interest in extending our agreement for Crossing Guard Services through the 2025-2026 school year.

As you may know, hiring challenges have impacted all sectors of the labor market across the nation. Recently the United States Chamber of Commerce has published an article “Understanding America’s Labor Shortage”, which illustrates how thousands of jobs are published each month and yet a significant number of positions still remain unfilled. Essentially, labor force participations rates have still not returned to pre-COVID levels. This situation leads to heightened competition among businesses as they vie for the limited pool of available talent.

ACMS has experienced these same challenges and in many cases, we’ve transitioned a significant number of employees from an older, primarily stable workforce to a younger mobile workforce. This new segment of our employees are more sensitive to current cost-of-living increases and are looking for higher wages and more hours. They often accept our position and work for days, sometimes weeks and if we’re lucky months then abruptly leave when they find higher pay.

For these reasons, as well as cost increases in most segments of our business, we must appeal for an increase in our hourly rate for the upcoming 2025-2026 school year. To facilitate the calculation of the 2025-2026 annual cost of your Crossing Guard program, we have developed and included with this letter a Client Worksheet. This Worksheet details the new hourly billing rate and the overall estimated program cost, based on the number of sites and the hours worked at each site.

We remain committed to providing a safe, cost-effective and professional School Crossing Guard Program and we hope you will find this new pricing acceptable. If you have any questions or need additional information, please contact me at (800) 540-9290. Take care.

Sincerely,

Baron Farwell

Baron Farwell,
General Manager

All City Management Services Inc.
Client Worksheet 2025 - 2026

Town of Apex
205 Saunders Street
Apex, NC 27502

Department: 2220201
Billing Rate for 2025 - 2026: $ 34.25

KEY:

Traditional Calendar:

For sites with no regularly scheduled early release days, use 180 regular days

Sites with traditional calendar:

		5.5		180		$34.25	=	$33,907.50
1	Sites at 5.5 hrs per day	Total Hrs/day X		X days/yr		Hourly Billing Rate		
		18		180		$34.25	=	$110,970.00
6	Sites at 3.0 hrs per day	Total Hrs/day X		X days/yr		Hourly Billing Rate		

TOTAL PROJECTED HOURS 4230 TOTAL ANNUAL PROJECTED COST $144,877.50

AGREEMENT FOR CROSSING GUARD SERVICES

This AGREEMENT FOR CROSSING GUARD SERVICES (the “Agreement”) is dated May 7, 2025 and is between the TOWN OF APEX (hereinafter called the "Town"), and ALL CITY MANAGEMENT SERVICES, INC., a California corporation (hereinafter called the "Contractor").

WITNESSETH

The parties hereto have mutually covenanted and agreed as follows:

1. This Agreement is for a period which commences on Contractor’s best availability of staffing and ends on June 30, 2026 and for such term thereafter as the parties may agree upon by written amendment to this contract. Service shall begin on a best availability basis until such a time as Contractor has hired, trained and deployed Crossing Guards to all sites requested by the Town. Contractor shall assume liability for only those sites agreed to by both Contractor and the Town by written amendment stating effective date of assignment.

2. The Contractor will provide personnel equipped and trained in appropriate procedures for crossing pedestrians in marked crosswalks. Such personnel shall be herein referred to as a “Crossing Guard”. Contractor will perform criminal background checks and confirm employment eligibility through EVerify on all prospective personnel. The Contractor is an independent contractor and the Crossing Guards to be furnished by it shall at all times be its employees and not those of the Town.

3. The Town’s representative in dealing with the Contractor shall be designated by the Town of Apex.

4. The Town shall determine the locations where Crossing Guards shall be furnished by the Contractor. The Contractor shall provide at each designated location personnel properly trained as herein specified for the performance of duties as a Crossing Guard. The Contractor shall provide supervisory personnel to see that Crossing Guard activities are taking place at the required places and times, and in accordance with the terms of this Agreement.

5. The Contractor shall maintain adequate reserve personnel to be able to furnish alternate Crossing Guards in the event that any person fails to report for work at the assigned time and location and agrees to provide immediate replacement.

6. In the performance of its duties the Contractor and all employees of the Contractor shall conduct themselves in accordance with the conditions of this Agreement and all applicable

laws of the state in which the Services are to be performed.

7. Persons provided by the Contractor as Crossing Guards shall be trained in all applicable laws of the state in which the Services are to be performed pertaining to general pedestrian safety in school crossing areas.

8. Crossing Guard Services (the "Services") shall be provided by the Contractor at the designated locations on all days in which school is in session in the area under Town's jurisdiction. The Contractor also agrees to maintain communication with the designated schools to maintain proper scheduling.

9. The Contractor shall provide all Crossing Guards with apparel by which they are readily visible and easily recognized as Crossing Guards. Such apparel shall be uniform for all persons performing the duties of Crossing Guards and shall be worn at all times while performing said duties. This apparel must be appropriate for weather conditions. The Contractor shall also provide all Crossing Guards with hand-held Stop signs and any other safety equipment which may be necessary.

10. The Contractor shall at all times provide workers' compensation insurance covering its employees and shall provide and maintain liability insurance for Crossing Guard activities. The Contractor will provide to the Town a Certificate of Insurance naming the Town and its officials, officers and employees as additional insureds. Such insurance shall include commercial general liability with a combined single limit of not less than $1,000,000.00 per occurrence and in aggregate for property damage and bodily injury. Such insurance shall be primary with respect to any insurance maintained by the Town and shall not call on the Town's insurance contributions. Such insurance shall be endorsed for contractual liability and personal injury and shall include the Town, its officers, agents and interest of the Town. Such insurance shall not be canceled, reduced in coverage or limits or nonrenewed except after thirty (30) days written notice has been given to the Town.

11. Contractor agrees to defend, indemnify and hold harmless the Town, its officers, employees, agents and representatives, from and against any and all actions, claims for damages to persons or property, penalties, obligations or liabilities (each a "Claim" and collectively, the "Claims") that may be asserted or claimed by any person, firm, entity, corporation, political subdivision or other organization arising out of the sole negligent acts or omissions, or willful misconduct, of Contractor, its agents, employees, subcontractors, representatives or invitees.

    a. Contractor will defend any action or actions filed in connection with any of said claims, damages, penalties, obligations or liabilities and will pay all costs and expenses including attorney's fees incurred in connection herewith.

    b. In the event the Town, its officers, agents or employees is made a party to any action or proceeding filed or prosecuted against Contractor for such damages or other claims arising out of or in connection with the sole negligence of Contractor hereunder, Contractor agrees to pay Town, its officers, agents, or employees, any and all costs and expenses incurred by the Town, its officers agents or employees in such action or proceeding, including, but not limited to, reasonable attorney's fees.

    c. In the event that a court determines that liability for any Claim was caused or contributed to by the negligent act or omission or the willful misconduct of Town,

liability will be apportioned between Contractor and Town based upon the parties' respective degrees of culpability, as determined by the court, and Contractor's duty to indemnify Town will be limited accordingly.

d. Notwithstanding anything to the contrary contained herein, Contractor's indemnification obligation to Town for Claims under this Agreement will be limited to the maximum combined aggregate of Contractor's general liability and umbrella insurance policies in the amount of $6,000,000 (Six Million Dollars).

12. Either party shall have the right to terminate this Agreement by giving sixty (60) days written notice to the other party.

13. The Contractor shall not have the right to assign this Agreement to any other person or entity except with the prior written consent of the Town.

14. The Town agrees to pay the Contractor for the Services rendered pursuant to this Agreement the sum of Thirty-four Dollars and Twenty-five Cents **($34.25)** per hour, per Crossing Guard during the term. Based on a minimum of seven (7) sites and upon a projected (4,230) hours of service the cost shall not exceed One Hundred Forty-four Thousand, Eight Hundred Seventy-seven Dollars, and Fifty Cents ($144,877.50) per year, unless Contractor fails to perform service.

15. Payment is due within thirty (30) days of receipt of Contractor's properly prepared invoice.

16. Contractor may request a price increase during the term as a result of any legally-mandated increases in wages or benefits imposed in the state or municipality in which the Services are to be performed and to which Contractor's employees would be subject. Contractor shall provide Town with 60 daysnotice of its request to increase pricing. Town agrees to review and respond to said notice within 30 days of receipt.

17. The Town shall have an option to renew this Agreement. In the event this Agreement is extended beyond the end of the term set forth above, the compensation and terms for the Services shall be established by mutual consent of both parties.

18. This Agreement constitutes the complete and exclusive statement of the agreement among the parties with respect to the subject matter hereof and supersedes all prior written or oral statements among the parties, including any prior statements, warranties, or representations. This Agreement is binding upon and will inure to the benefit of the parties hereto and their respective heirs, administrators, executors, successors, and assigns. Each party hereto agrees that this Agreement will be governed by the law of the state in which the Services are to be performed, without regard to its conflicts of law provisions. Any amendments, modifications, or alterations to this Agreement must be in writing and signed by all parties. There will be no presumption against any party on the ground that such party was responsible for preparing this Agreement or any part of it. Each provision of this Agreement is severable from the other provisions. If any provision of this Agreement is declared invalid or contrary to existing law, the inoperability of that provision will have no effect on the remaining provisions of the Agreement which will continue in full force and effect.

19. 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 Statues, Human Trafficking.

20. 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, martial status, natural hair style, genetic information, pregnancy, familial status, disability, veteran or military status, or disable veteran status.

21. Notwithstanding any other provisions of this Agreement, the parties agree that payments due hereunder from the Town are from appropriates and monies from the Town Council and any other governmental entities. In the event sufficient appropriates 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 to the Town.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year written below.

Town of Apex	**All City Management Services, Inc.**
X	X 
Randal E. Vosburg, Town Manager Email: randy.vosburg@apexnc.org Timestamp: [empty signing timestamp]	Demetra Farwell **Email:** demetra@thecrossingguardcompany.com **Timestamp:** Thursday, August 14th, 2025 4:19 PM UTC
This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act. X Jessica Rhem Email: jessica.murphy-rhem@apexnc.org Timestamp: [empty signing timestamp]	

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Trevor Materasso, Deputy Chief of Police

Department(s): Apex Police Department

Requested Motion

Motion approve an agreement with TargetSolutions Learning, LLC. d/ba Vector Solutions to provide software services for Guardian Tracking related to employee personnel training documentation and performance management, effective until June 30, 2026, and authorize the Town Manager, or their designee, to execute on behalf of the Town.

Approval Recommended?

Yes

Item Details

Through its Police Department the Town is seeking to contract with TargetSolutions Learning, LLC. d/b/a Vector Solutions, a company that provides software services for Guardian Tracking used to maintain employee personnel training documentation and performance management.

By centralizing performance documentation, commendations, and early warning indicators, the system allows supervisors to recognize positive work, identify potential concerns before they escalate, and provide timely coaching and support. This proactive approach reduces liability, supports officer wellness, and fosters public trust by ensuring consistent, fair, and well-documented leadership practices.

The projected cost of the contract for the year is $6,140.00. A delay in receiving contracts from the Vendor due to internal personnel movement, contracts received on August 20th, 2025. Council approval is needed to ratify the oral agreement to begin services and to approve the written contract for continuing services throughout the year.

Attachments

- CN2-A1: Agreement - TargetSolutions Learning, LLC d/ba Vector Solutions - Software Services for Guardian Tracking – effective until June 30, 2026

Contact Name

Daniel Cobb

TargetSolutions Learning, LLC Order Form Schedule A

Date: Tuesday, August 19, 2025

Client Information

Client Name: Apex Police Dept (NC)	
Address: 205 Saunders Street Apex, NC 27502	
Primary Contact Name: Trevor Matersso	**Primary Contact Phone:** (919)362-5661

Agreement Term

Effective Date: 07/01/2025	**Initial Term:** 12 months

Invoicing Contact Information (Please fill in missing information)

Billing Contact Name: Town of Apex, Accounts Payable		
Billing Address: PO Box 250 Apex NC 27502	**Billing Phone:** (919) 362-8661 **Billing Email:** apex.invoices@apexnc.org	
PO#:	**Billing Frequency:** Annual	**Payment Terms:** Net 30

Annual Fee(s)

Product Code	Product	Description	Minimum Annual Commitment	Price	Sub Total
VGS-GTEPMS	Guardian Tracking	Annual Subscription for Guardian Tracking -- Employee Performance Management Software	150	$40.96	$6,144.00

Total (including Annual and One-Time): $6,144.00

Order Form Terms and Conditions.

1. Additional Named Users added after the Effective Date (e.g., Named Users above the Effective Date Named Users) will be invoiced at the retail per Named User fee at the end of each calendar quarter thereafter (the "Measurement Date"). Such Additional Named Users shall be invoiced at the contracted per Named User fee for subsequent periods after the Measurement Date.
2. Fees, both during the Initial Term, as well as any Renewal Terms, shall be increased by 3.0% per contract year.
3. All undisputed invoices are due and payable Net 30 days after invoice date ("Due Date"). Any fees unpaid for more than 10 days past the Due Date shall bear interest at 1.5% per month or the highest applicable rate permitted by law.
4. Upon termination or expiration of the Initial Term, this Agreement may be renewed upon mutual written agreement signed by both Parties.

Additional Terms and Conditions

1. This Order Form is governed by the Master Software as a Service Agreement attached hereto (the "Governing Contract"). Capitalized terms not otherwise defined in this Order Form have the meanings assigned to them in the Governing Contract.
2. To the extent any term(s) of the Governing Contract and this Order Form conflict, the term(s) of this Order Form will supercede the conflicting term(s) of the Governing Contract.
3. This Order Form will become effective when signed by both Parties. Unless both Parties sign this Order Form, the pricing and terms offered in this Order Form expire on the Offer Expiration Date stated above.
4. This Order Form and the pricing terms herein are specific to You and shall be considered Our Confidential Information. To the extent shared with any permitted third parties pursuant to the confidentiality terms between the Parties, such third party shall be bound by terms that prohibit their use of the information for any purpose beyond providing services to You, including restricting their use of the information in any aggregated or anonymized format.
5. IF YOU ARE LOCATED OUTSIDE THE UNITED STATES, Your data, including Your and Your End Users' personally-identifiable data, will be exported to the United States to enable us to administer, operate and process the Services.
6. E-VERIFY. We shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). We shall require all of Our subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify).
7. ANTI-HUMAN TRAFFICKING. We warrant and agree that no labor supplied by Us or our 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.
8. NONDISCRIMINATION. Pursuant to Section 3-2 of the Town of Apex Code of Ordinances, We hereby warrant and agree that We 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 nonbelief, 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.

To proceed, please sign this Order Form

Signatures

Each undersigned hereby represents that he/she is an authorized representative of the respective Party, and is authorized to commit the respective Party to all terms and conditions in this Order Form, and each undersigned acknowledges that the Parties rely on such representation in their agreements set forth in this Order Form.

Target Solutions Learning, LLC d/b/a Vector Solutions 4890 W. Kennedy Blvd, Suite 300 Tampa, FL 33609	Town of Apex (NC) P.O. Box 250 Apex, NC 27502

Vector

Solutions·

Terms and Conditions

Master Software as a Service Agreement

Editions

January 2025

This Vector Solutions Master Software as a Service Agreement (the "Agreement") is between the Vector Solutions entity identified in the initial Order Form (as defined below) ("We", "Us" or "Our") and the Vector Solutions customer identified in the initial Order Form ("You" or "Your") (each a "Party" and collectively the "Parties"). The Agreement is effective as of the date set forth in the initial Order Form (the "Effective Date") and governs Your license, purchase and ongoing use of the Services (as defined below). Order Form shall mean any document (including any "Schedule A") setting forth, among other things, the Services that You are licensing or purchasing from Us and the pricing therefor.

1. **SERVICES.**

1.1. Access and Use. We grant you a non-exclusive, non-transferable, non-sublicensable, revocable authorization to remotely access and use the software as a service offering and other services identified in any effective Order Form (the "Services") and, unless prohibited by law, We will provide access to any persons You designate for use as described in these terms and conditions (such persons, Named Users (as defined below)). For clarification and unless otherwise provided in an Order Form, We authorize access and use on a "one user per one authorization

basis" and once granted, You are not allowed to transfer authorizations to other users. Your ability to use the Services may be affected by minimum system requirements or other factors, such as Your Internet connection. We also grant you the limited right to use any reports and information provided by Us to You subject to the restrictions of Section 9 (Confidentiality) herein.

1.2. Availability. We will use commercially reasonable efforts to provide access to and use of the Services twenty-four (24) hours a day, seven (7) days a week, subject to scheduled downtime for routine maintenance, emergency maintenance, system outages, and other outages beyond our control.

1.3. Help Desk. We will assist You as needed on issues relating to usage, including via e-mail, or a toll-free Help Desk five (5) days per week, at scheduled hours, currently 8:00 am to 6:00 pm Eastern Time, Monday-Friday or **https://support.vectorsolutions.com/s/contactsupport.** Tier 1 Support Services and other ancillary services may be provided by personnel who do not reside in the U.S. or are not U.S. citizens.

1.4. Changes to the Services. We reserve the right, in our discretion, to replace, substitute, update or upgrade (collectively, "Change") any of the Services that are necessary or useful to: (a) maintain or enhance (i) the quality or delivery of the Services; (ii) the competitive strength of or market for the Services; or (iii) the Services' cost efficiency or performance; or (b) to comply with applicable law. For no additional charge, we may also provide you with Changes to the Services that We make generally available to our other customers. All Changes to the Services are subject to these terms and conditions.

1.5. Additional Services. From time to time, the Parties may decide in their discretion to add additional Services, subject to the Parties' execution of one or more Order Forms. Each Order Form, including the initial Order Form, incorporates and shall incorporate this Agreement by reference.

2.YOUR RESPONSIBILITIES AND USE RESTRICTIONS.

2.1. Compliance. You shall be responsible for all Named Users' compliance with this Agreement and shall use commercially reasonable efforts to prevent unauthorized access to or use of the Services. You shall comply with All applicable laws, standards, and regulations and will not use the Services in a manner not specified or permitted by US.

2.2.Identify Named Users. A “Named User” is defined as Your employees, consultants, contractors, students and agents You authorize to access and use the Services You are licensing during the term set forth in the applicable Order Form. You will be responsible for the following: (a) cause each of Your Named Users to complete a unique profile if not created by Vector Solutions on their behalf; and (b) timely maintain a user database by adding a unique profile for each new Named User. You will be responsible for identifying Named Users from time to time during the Term of this Agreement through available system capabilities. If you are a higher education institution, in no event will your Named Users exceed the number of students enrolled at Your institution as of the Effective Date.

2.3. Future Functionality. You agree that Your purchases are not contingent on Our delivery of any future functionality or features. You are not relying on any comments regarding future functionality or features.

2.4. Audit of Service Usage. We will have the right, upon reasonable prior notice to You, at a mutually agreeable time, and no more than once in a twelve-month period to either audit or have an independent audit firm selected by Us audit You and/or Your platforms where our Software is Installed or Services are used, and all backup files related to the Services to verify compliance with this Agreement. Such audit will be conducted at Our expense. In the event that an audit reveals that You have failed to pay the fees consistent with the number of Named Users/Use of the Services, You will remit to Us, the applicable fees for the overuse, based on the then- current per-unit rate on the applicable Order Form or invoice and reimburse Us for all reasonable fees and costs incurred in connection with such audit.

3. FEES AND PAYMENTS.

3.1. Fees and Payment. You will pay for the Services in accordance with the payment terms, frequency, and fee schedule in the applicable Order Form. All fees collected by Us under this Agreement are fully earned when due and nonrefundable when paid, except if You terminate this Agreement for cause as described in Section 5.2.

3.2. Due Date. All fees due under this Agreement must be paid in United States Dollars, Canadian Dollars or as specified in the applicable Order Form. We will invoice You in advance and all undisputed invoices are due and payable on the due date specified in the applicable Order Form.

3.3. Suspension of Service. If You do not make an undisputed payment on time, We may suspend Your or Your Named Users' access to the Services without further notice until all overdue payments are paid in full. Our suspension of Your use of the Services or termination of the Agreement for Your violation of the terms of this Agreement will not change Your obligation to pay any and all payments due and owing for the Term. We may also suspend, terminate, or otherwise deny Your access or any Named User's access to or use of all or any part of the Services, without incurring any liability to You, if: (a) We receive a judicial or other governmental demand or order, subpoena, or law enforcement request that expressly or by reasonable implication requires Us to do so; or (b) We believe, in good faith and reasonable discretion, that: (i) You or any Named User, have failed to comply with any term of this Agreement, or accessed or used the Services beyond the scope of the rights granted, or for a purpose not authorized under this Agreement; or (ii) Your use of the Services causes a direct or indirect threat to our network function or integrity, or to Our other customers' ability to access and use the Services; or (iii) You or any Named User, are or have been involved in any fraudulent, misleading, or unlawful activities relating to or in connection with any of the Services; or (iv) this Agreement expires or is terminated. This Section 3.3 does not limit any of Our other rights or remedies under this Agreement.

3.4. Taxes. All fees under this Agreement exclude all sales, use, value-added taxes, and other taxes and government charges, whether Federal, State, or foreign, and You will be responsible for payment of all such taxes (other than taxes based on our net income), fees, duties, and charges, and any related penalties and interest, arising from the payment of any and all fees under this Agreement including the access to or performance of the Services hereunder. If We have a legal obligation to pay or collect taxes for which You

are responsible under the Agreement, then then We will invoice, and You will pay the appropriate amount unless You claim tax exempt status for amounts due under this Agreement and provides Us with a valid tax exemption certificate (authorized by the applicable governmental authority) promptly upon execution of this Agreement. If any taxes shall be required by law to be deducted or withheld from any fee payable hereunder by You to Us, You shall, after making the required deduction or withholding, increase such fee payable as may be necessary to ensure that We shall receive an amount equal to the fee We would have received had no such deduction or withholding been made.

4. INTELLECTUAL PROPERTY RIGHTS.

4.1. We alone (and our licensors, where applicable) shall own all rights, title, and interest in and to the Services, including our LMS, other software, technology (including development tools made available to You) and the course content, test results, survey data, website and any other services We provide, including all documentation associated with the foregoing. If You provide any suggestions, ideas, enhancement requests, feedback, recommendations, or other information (collectively **"Feedback"),** We may use such Feedback to improve the Services without charge, royalties, or other obligation to You, and Our use of Your Feedback does not give You any Property rights to the services. The Vector Solutions name and logo are trademarks of Vector Solutions, and no right or license is granted to You to use them. We reserve all rights not expressly granted by Us to You hereunder.

4.2. You shall own all rights, title, and interest in and to Your added software, Your content, Your email addresses and personal information of Your Named Users You entered into the database, or any of Your customers or users. We will not, at any time, redistribute, share, or sell any of Your email addresses, email server domain names, customer names, or other personally- identifiable information. Course content that You purchase from third-party course providers and access through our LMS will require the sharing of certain user information with Us in order for Us to properly track and report usage.

4.3. You recognize that We regard the software We have developed to deliver the Services and the Services as our proprietary information and as confidential trade secrets of great value. You agree not to provide or to otherwise make available in any form the software or Services, or any portion thereof, to any person other than Your Named Users without our prior written consent. You further agree to treat the Services with at least the same degree of care with which You treat Your own confidential information and in no event with less care than is reasonably required to protect the confidentiality of the Services. Except as otherwise agreed in writing or to the extent necessary for You to use the Services in accordance with this Agreement, You are not allowed to: (a) copy the course content in whole or in part; (b) display, reproduce, create derivative works from, transmit, sell, distribute, rent, lease, sublicense, transfer or in any way exploit the course content in whole or in part; (c) embed the course content into other products; (d) use any of our trademarks, service marks, domain names, logos, or other identifiers or any of our third party suppliers; (e) reverse engineer, decompile, disassemble, or access the source code of any of our Services or software, (f)

use the software or Services for any purpose that is unlawful; (g) alter or tamper with the Services and/or associated documentation in any way; (h) attempt to defeat any security measures that We may take to protect the confidentiality and proprietary nature of the Services; (i) remove, obscure, conceal, or alter any marking or notice of proprietary rights that may appear on or in the Services and/or associated documentation; or U) except as permitted by this Agreement, knowingly allow any individual or entity to access Services without authorization under this Agreement for such access. These obligations apply to You regardless of the means through which the Services are delivered to You (i.e., electronically (software as a service), by download or by email of a PDF).

4.4. We acknowledge that You alone shall own all rights, title, and interest in and to Your name, trademarks, and logos, and this Agreement does not give Us any rights of ownership to the same. You hereby authorize Us to use Your Name, trademarks or logos in promotional materials, press releases, advertising, or in other publications or website, whether oral or written. If You do not consent to Our use of Your name or logo, You may withdraw Your consent at any time by notifying Us at **logousage@vectorsolutions.com**

4.5. Without limiting the confidentiality, data protection and intellectual property rights terms set forth in this Agreement, We have a perpetual right to use aggregated, anonymized, and statistical data ("Aggregated Data") derived from the operation of the Services provided to You, and nothing herein shall be construed as prohibiting Us from utilizing the Aggregated Data in the provision of its Services or for operating purposes.

5. TERM, TERMINATION, AND NOTICE.

5.1. Term. The term of this Agreement will start on the Effective Date, and will remain in full force and effect for ninety (90) days after the termination or expiration of all Order Forms. Upon expiration or early termination of any Order Form or this Agreement, as applicable, Your license to the Services shall automatically terminate, You shall immediately discontinue all use of the Services and documentation, and You acknowledge that We will terminate Your ability to access the Services. Notwithstanding the foregoing, access to the Services may remain active for thirty (30) days solely for purpose of our record keeping.

5.2. Termination. Either Party may terminate this Agreement, effective upon written notice to the other Party (the **"Defaulting Party"),** if the Defaulting Party materially breaches this Agreement, and (i) that breach is incapable of cure, or (ii) with respect to a material breach capable of cure, the Defaulting Party does not cure the breach within thirty (30) days after receipt of written notice of the breach. The non-breaching Party's notice shall describe the breach in sufficient detail for the Defaulting Party to identify the breach and, if curable, fashion a cure. If You terminate this Agreement due to Our material breach, then We will return an amount equal to the pro-rated fees already paid for the balance of the term as of the date of termination as Your only remedy. If We terminate this Agreement due to Your material breach (including a failure to pay any amounts due under any Order Form), then, in addition to any other remedies We have relating to such breach, we have the right to accelerate and demand payment in full of all amounts owed for the remainder of the term of the Order Form(s).

5.3. Termination for Non-Appropriation. Public entities or institutions whose operating budgets are legislatively approved annually may terminate an automatic renewal or subsequent years of a multi-year term if funding for continuing the Services is not approved provided that You deliver written notice to Us of such non-appropriation within thirty (30) days following approval of the operating budget.

5.4. Notice. All required notices by either Party shall be given by email, personal delivery (including reputable courier service), fees prepaid, or by sending the notice by registered or certified mail return receipt requested, postage prepaid, and addressed as set forth in the applicable Order Form(s). Such notices shall be deemed to have been given and delivered upon receipt or attempted delivery (if receipt is refused), as the case may be, and the date of receipt identified by the applicable postal service on any return receipt card shall be conclusive evidence of receipt. Notices and other communications sent by e-mail shall be deemed received upon the sender's receipt of an acknowledgment from the recipient (such as by the "return receipt requested" function, as available, return e-mail or other written acknowledgment). Either Party, by written notice to the other as described above, may alter its address for written notices.

6. MUTUAL WARRANTIES AND DISCLAIMER.

6.1. Mutual Representations and Warranties. Each Party represents and warrants to the other Party that: (a) it is duly organized, validly existing, and in good standing as a corporation or other entity under the Laws of the jurisdiction of its incorporation or other organization; (b) it has the full right, power, and authority to enter into and perform its obligations and grant the rights, licenses, consents, and authorizations it grants or is required to grant under this Agreement; (c) the acceptance of this Agreement has been duly authorized by all necessary corporate or organizational action; and (d) when executed and delivered by both Parties, this Agreement will constitute the legal, valid, and binding obligation of each Party, enforceable against each Party in accordance with its terms.

6.2. Disclaimer. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NEITHER PARTY MAKES ANY WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW. WE DO NOT WARRANT THAT THE USE OF THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE. THE SERVICES AND ASSOCIATED DOCUMENTATION ARE PROVIDED "AS IS," AND WE PROVIDE NO OTHER EXPRESS, IMPLIED, STATUTORY, OR OTHER WARRANTIES REGARDING THE SERVICES OR ASSOCIATED DOCUMENTATION. YOU ACKNOWLEDGE THAT THE SERVICES DO NOT PROVIDE AND ARE NOT INTENDED TO PROVIDE GENERAL MEDICAL, FINANCIAL OR LEGAL ADVICE AND ARE NOT A SUBSTITUTE FOR FINANCIAL OR LEGAL ADVISORS, HEALTH ASSESSMENTS AND INTERVENTIONS BY A QUALIFIED HEALTHCARE PROVIDER OR MENTAL HEALTH COUNSELOR AND ARE PROVIDED SOLELY FOR INFORMATIONAL AND EDUCATIONAL PURPOSES AND SHALL NOT REPRESENT OTHERWISE. WE MAKES NO GUARANTY, WARRANTY OR REPRESENTATION AS

TO THE EFFECTIVENESS IN CHANGING OR IN MODIFYING OR AFFECTING THE BEHAVIOR OR CONDUCT OF ANY USERS OF THE SERVICES.

WE MAKE NO PROMISE THAT THE USE OF THE SERVICES WILL PREVENT SEXUAL ASSAULT, ALCOHOL OR OTHER DRUG ABUSE, SEXUAL HARASSMENT, STALKING, DATING/DOMESTIC VIOLENCE, BULLYING, OR HAZING FROM OCCURRING, OR THAT THE SERVICES WILL NOT OFFEND SOME WHO USE IT. WE WILL NOT BE RESPONSIBLE FOR ANY COSTS, LEGAL FEES, OR DAMAGES RESULTING FROM ANY CLAIM MADE AGAINST YOU BY ANYONE WHO USES THE SERVICES.

IFYOU UPLOAD ANY PERSONALLY-IDENTIFIABLE INFORMATION TO THE PLATFORM OR THE SERVICES THAT IS NOT NECESSARY FOR US TO DELIVER THE SERVICES, THEN WE WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGES RESULTING FROM CLAIMS RELATING TO THE UPLOADING OR UNAUTHORIZED DISCLOSURE OF SUCH INFORMATION UNDER ANY CIRCUMSTANCES.

6.3. Disclaimer of Third-Party Content. If You upload or incorporate third- party content, which includes Your content, to our platform or Services, the third-party content providers, or You in the case of Your content, are responsible for ensuring such content is accurate and compliant with national and international laws. We are not and shall not be held responsible or liable for any third-party content You provide or Your use of that third- party content. THERE IS NO WARRANTY OF ANY KIND, EXPRESS, IMPLIED, OR STATUTORY, REGARDING THIRD PARTY CONTENT ACCESSIBLE THROUGH THE SERVICES.

6.4. Sensitive PII. Sensitive PII and PHI are defined as follows:

i. Social Security number;

ii. Driver's license number, state or country identification card number, passport number, military identification number, or any other unique identification number issued on a government document commonly used to verify the identity of a specific individual;

iii. Financial account number or credit/debit card number, in combination with any required security code, access code, or password that would permit access to an individual's financial account;

iv. Health information (as defined in 45 CFR § 160.103 of the HIPAA Privacy Rule);

v. A username or email address, in combination with a password or security question and answer that would permit access to an online account.

(Collectively, "Sensitive PII").

Sensitive PII is not necessary for the effective operation of Our Services, and Our systems are not intended for the storage or processing of Sensitive PII. If You upload Sensitive PII to Our systems

or Services without Our prior written consent, We shall not be responsible or liable for any unauthorized disclosure of Your Sensitive PII.

6.5. None of our employees, marketing partners, resellers, or agents are authorized to make any warranty other than the Warranties stated in this Agreement. The provisions in any specification, brochure, or chart are descriptive only and are not warranties.

7. LIMITATION OF LIABILITY.

7.1. EXCEPT FOR CLAIMS RELATED TO VIOLATION OF INTELLECTUAL PROPERTY RIGHTS, GROSS NEGLIGENCE, FRAUD, OR WILLFUL MISCONDUCT, (A) IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY, ANY AFFILIATE, THIRD-PARTY, OR YOUR NAMED USERS, WHETHER IN CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, FOR SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS), ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, AND (B) IF YOU HAVE ANY BASIS FOR RECOVERING DAMAGES (INCLUDING FOR BREACH OF THIS AGREEMENT), YOU AGREE THAT YOUR EXCLUSIVE REMEDY WILL BE TO RECOVER DIRECT DAMAGES FROM US, UP TO AN AMOUNT EQUAL TO THE TOTAL FEES ALREADY PAID TO US FOR THE PRECEDING TWELVE (12) MONTHS.

7.2. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, WHATEVER THE LEGAL BASIS FOR THE CLAIM, UNDER NO CIRCUMSTANCES SHALL WE BE LIABLE TO YOU, ANY AFFILIATE, ANY THIRD PARTY OR YOUR NAMED USERS FOR ANY CLAIM, CAUSE OF ACTION, DEMAND, LIABILITY, DAMAGES, AWARDS, FINES, OR OTHERWISE, ARISING OUT OF OR RELATING TO PERSONAL INJURY, DEATH, OR OTHER HARM CAUSED FROM USE OF OR RELIANCE ON THE CONTENT OF THE COURSES OR SERVICES. YOU, YOUR AFFILIATES, EMPLOYEES, CONTRACTORS, AGENTS, USERS, AND REPRESENTATIVES RELY ON THE CONTENT OF THE COURSES AND SERVICES AT YOUR OWN RISK. SOME JURISDICTIONS DO NOT ALLOW THE EXCLUSION OR LIMITATION OF CERTAIN TYPES OF DAMAGES SO, SOLELY TO THE EXTENT SUCH LAW APPLIES TO YOU, THE ABOVE LIMITATIONS AND EXCLUSIONS MAY NOT APPLY TO YOU.

8. OBLIGATIONS OF BOTH PARTIES.

8.1. Our Obligation to You. We shall indemnify and hold You harmless from any and all claims, damages, losses, and expenses, including but not limited to reasonable attorneys' fees, arising out of or resulting from any third-party claim that any document, course, or intellectual property We provide infringes or violates any intellectual property right of any person. Section 8.1 shall not apply to the extent the underlying allegation of a claim arises from: (i) modifications to Our platform or Services not authorized or made by Us, but solely to the extent the alleged infringement or violation is caused by such combination; or (iii) any breach of this Agreement by You, Your affiliates or any Named Users.

8.2. Your Obligation to Us. Paragraph deleted.

9. CONFIDENTIALITY.

9.1. Each Party may from time to time disclose to the other Party "Confidential Information" which shall mean and include the Agreement, any Order Form(s), the Services (including without limitation all courses accessed through the Services), all documentation associated with the Services, software code (include source and object code), marketing plans, technical information, product development plans, research, trade secrets, know-how, ideas, designs, drawings, specifications, techniques, programs, systems, and processes.

9.2. Confidential Information does not include: (a) information generally available to or known to the public through no fault of the receiving Party; (b) information known to the recipient prior to the Effective Date of the Agreement; (c) information independently developed by the recipient outside the scope of this Agreement and without the use of or reliance on the disclosing Party's Confidential Information; or (d) information lawfully disclosed by a third party. The obligations set forth in this Section shall survive termination of this Agreement.

9.3. Each Party agrees that it shall not disclose the Confidential Information of the other Party to any third party without the express written consent of the other Party, that it shall take reasonable measures to prevent any unauthorized disclosure by its employees, agents, contractors or consultants, that it shall not make use of any such Confidential Information other than for performance of this Agreement, and that it shall use at least the same degree of care to avoid disclosure of Confidential Information as it uses with respect to its own Confidential Information.

9.4 The confidentiality obligations imposed by this Agreement shall not apply to information required to be disclosed by compulsory judicial or administrative process by law or regulation, provided that the receiving Party shall (if permitted) notify the disclosing Party of the required disclosure, shall use reasonable measures to protect the confidentiality of the Confidential Information disclosed.

The above confidentiality provisions shall apply only to the extent permissible under applicable Open Records Laws and Freedom of Information Acts.

10. MISCELLANEOUS.

10.1. Assignment. You may not assign or transfer any or all of its rights without Our prior written consent, except to an affiliate, or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Your assets; provided however that (i) You shall not assign this Agreement to any of our competitors, (ii) You provide Us with prior written notice of the assignment, including the identity of the assignee, and (iii) the assignee agrees in writing to be bound by all of the terms and conditions set forth herein and in Your then currently-effective Order Form(s).

10.2. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the laws of the State of Florida, except where (i) You are a public entity or institution in which case the applicable state, or provincial law where You are located shall govern, in either case without regard to the state's or local laws conflicts of law's provisions, or (ii) YOU ARE LOCATED IN A U.S. DOMESTIC DEPENDENT NATION OR

JURISDICTION OUTSIDE OF THE UNITED STATES IN WHICH CASE YOU UNCONDITIONALLY AND IRREVOCABLY WAIVE YOUR SOVEREIGN IMMUNITY FOR ANY CLAIMS RELATED TO VIOLATION OF INTELLECTUAL PROPERTY RIGHTS, AND YOU CONSENT TO ANY VIOLATION OF INTELLECTUAL PROPERTY CLAIMS BEING BROUGHT IN A U.S. FEDERAL OR STATE COURT OF COMPETENT JURISDICITON. Your waiver of sovereign immunity and consent to claims being brought in a U.S. federal or state court are essential elements of this Agreement. If You are purchasing goods under this Agreement, the Parties agree that the United Nations Convention on Contracts for the International Sale of Goods and the United Nations Convention on the Limitation Period in the International Sale of Goods shall not apply to this Agreement. The Uniform Computer Information Transactions Act (UCITA) shall not apply to this Agreement.

10.3. Export Regulations. All content and Services and technical data delivered under this Agreement are subject to applicable US and Canadian laws and may be subject to export and import regulations in other countries. Both Parties agree to comply strictly with all such laws and regulations and You acknowledge that You are responsible for obtaining such licenses to export, re-export, or import as may be required after delivery.

10.4. Force Majeure. In no event will either Party be liable or responsible to the other Party or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, (except for any obligations to make payments) when and to the extent such failure or delay in performing is due to, or arising out of, any circumstances beyond such Party's control, including, without limitation, acts of God, strikes, lockouts, war, riots, lightning, fire, storm, flood, explosion, interruption or delay in power supply, computer virus, governmental laws, regulations, or shutdown, national or regional shortage of adequate power or telecommunications, or other restraints.

10.5. Amendment or Modification. We may amend or modify these Terms and Conditions at any time. If we modify or amend these Terms and Conditions, the changes will become effective upon any renewal of an Order Form.

10.6. No Waiver. No waiver of this Agreement shall be effective unless in writing and signed by the Parties.

10.7. Severability., If any provision of this Agreement is found to be contrary to law by a court of competent jurisdiction, such provision shall be of no force or effect, but the remainder of this Agreement shall continue in full force and effect.

10.8. Survival. All provisions of this Agreement (including without limitation those pertaining to confidential information, intellectual property ownership, and limitations of liability) that would reasonably be expected to survive expiration or early termination of this Agreement will do so.

10.9. No Third-Party Beneficiaries. The Parties do not intend to confer any right or remedy on any third party under this Agreement.

10.10. Purchase Orders. You may issue a purchase order if required by Your company or entity and failure to do so does not cancel any obligation You have to Us. If You do issue a purchase order - whether issued (i) before

or after the Effective Date or (ii) in connection with the Initial Term or any renewal term of this Agreement - it will be for Your convenience only. You agree that the terms and conditions of this Agreement shall control in all events. No different or additional terms or conditions contained in or linked from any purchase order or other instrument issued by You and purporting to govern Your use of the Services will be binding on the Parties, even if signed and returned, unless the Parties expressly agree in a writing, separate from such purchase order, to be bound by such terms and conditions.

10.11. Invoice. We will issue to You an invoice upon execution of each Order Form. Any invoicing requirements specific to You must be notified to Us in writing prior to the execution of the Order form. Any costs associated with Your invoicing requirements shall be borne by You.

10.12. Representations or Warranties: in the event We breach any representation or warranty that You have presented to Us and is not set forth in the Agreement, or is included in an attachment, exhibit, form, or schedule that You have provided, to the maximum extent permitted by applicable law, Your sole remedy will be to terminate the Agreement for cause in accordance with Agreement within thirty (30) days following the date you discover or should have discovered the breach.

10.13. Data Processing Agreement. If applicable, the parties shall negotiate in good faith and enter into any further data processing or transfer agreement, including any standard contractual clauses for transfers of data outside of the country where the personal data originates, as may be required to comply with applicable laws, rules and regulations regarding the collection, storage, transfer, use, retention and other processing of personal data consistent with **www.vectorsolutions.com/dpa** (the **"Vector DPA").** To the extent any term of any data processing or similar agreement You present to Us and we agree to conflict with any term of the Vector DPA, the applicable term(s) of the Vector DPA will supersede and prevail.

10.14. Data Breach Costs. In the event of a breach of data under Our care, custody and control caused solely and directly by Our negligence, We shall control and bear the costs of (a) complying with Our legal obligations relating to such breach, (b) providing notice to affected individuals, and (c) providing notice to government agencies, credit bureaus, and/or other entities to the extent required by applicable law.

10.15. Content Requests or Subpoenas. if (i) You receive a request from a third party for Our content or this Agreement or if You are requesting Us to produce any of Our content of this Agreement in a circumstance where Our content of this Agreement may be shared with a third party, including in connection with litigation (or possible litigation), a public records request, an audit, or an investigation or (ii) We are compelled to produce Our content or this Agreement in connection with a legal process pursuant to which you are a named or an interested party, then you agree to pay our external fees and costs (including reasonable attorneys' fees) incurred in connection with such production. In connection with any content production request per clause (i) above, you are required to notify us of the request in writing by sending an email to customercontentrequest@vectorsolutions.com. Nothing herein creates any obligation for Us to provide Our

content or this Agreement to a third party and, in all circumstances, Our content and this Agreement must continue to be protected as otherwise provided in this Agreement.

10.16. Termination – Payment of Our Costs. If the Agreement is terminated for any reason or no reason and any Order Form requires that We perform Development Services costs incurred through the Agreement termination date in addition to all other amounts You owe to us in connection with such termination. For purposes of this Agreement Development Services shall mean any content, hardware or software creation, development, configuration, implementation or similar services. Development Services may be provided by personnel who do not reside in the U.S. or are not U.S. citizens.

10.17. Special Terms and Conditions; Service-Specific Terms and Conditions. See **https://www.vectorsolutions.com/additional-terms-and-conditions/** for special terms and conditions and the service-specific terms and conditions incorporated by reference into this Agreement.

10.18. Entire Agreement. This Agreement and each Order Form represent the entire understanding and agreement between the Parties, and supersedes all other negotiations, proposals, understandings, and representations (written or oral) made by and between You and Us. You acknowledge and agree that the terms of this Agreement are incorporated in, and are a part of, each purchase order, invoice, or Order Form related to our provision of Services. This Agreement prevails over any additional or conflicting terms or conditions in any purchase orders, invoices, online procurement terms, agreements or other non-negotiated forms relating to the Services or this Agreement hereto even if dated later than the Effective Date.

December 2024 v

September 2024 v

February 2024 v

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Katie Schwing, Senior Planner – Long Range Transit

Department(s): Planning Department

Requested Motion

A. Motion to approve a General Operating Agreement between Research Triangle Regional Public Transportation Authority (GoTriangle) and Capital Area Metropolitan Planning Organization (CAMPO) and the Town of Apex, effective until December 31, 2026, for Bus Operations – Community Funding Area Program Wake Transit FY 2026, and to authorize the Town Manager, or their designee, to sign on behalf of the Town.

B. Motion to approve a General Capital Funding Agreement between Research Triangle Regional Public Transportation Authority (GoTriangle) and Capital Area Metropolitan Planning Organization (CAMPO) and the Town of Apex, effective until December 31, 2028, for Bus Infrastructure – Community Funding Area Program Wake Transit FY 2026 and to authorize the Town Manager, or their designee, to sign on behalf of the Town.

Approval Recommended?

Yes

Item Details

The Town of Apex's adopted budget includes funding for: (1) operating GoApex Route 1 and GoApex Door to Door complementary ADA paratransit service, and (2) improving bus stops for GoApex Route 1. The Planning Department applied for and was awarded matching funding through the Wake Transit Community Funding Area Program (CFAP) for these budgeted projects. The subject agreements between Town of Apex, Capital Area Metropolitan Planning Organization (CAMPO), and Research Triangle Regional Public Transportation Authority, d/b/a GoTriangle, establish the terms of the funding agreements and responsibilities of each party. Based on the agreements, Wake Transit funds up to the following amounts would be awarded to the Town of Apex on a reimbursement basis:

(1) $550,024: General Operating Agreement for Bus Operations – Community Funding Area Program Wake Transit FY 2026

(2) $110,000: General Capital Funding Agreement Community Funding Area Program for Bus Infrastructure Wake Transit FY 2026

The CFAP provides a 50% match for eligible project expenses. The Town of Apex local funding match would be provided through local funds. The Town of Apex partners with the Town of Cary to operate the fixed route service and Wake County to operate the paratransit service.

Attachments

- CN3-A1: General Operating Agreement for Bus Operations – Community Funding Area Program Wake Transit FY2026
- CN3-A2: Exhibit A – General Operating for Bus Operations
- CN3-A3: General Capital Funding Agreement Community Funding Area Program for Bus Infrastructure Wake Transit FY 2026
- CN3-A4: Exhibit A – General Capital Funding for Bus Infrastructure

GENERAL OPERATING AGREEMENT
FOR BUS OPERATIONS – COMMUNITY FUNDING AREA PROGRAM

WAKE TRANSIT FY 2026

This Operating Agreement ("Agreement") is made by and between Research Triangle Regional Public Transportation Authority, d/b/a GoTriangle ("GoTriangle") and the Town of Apex (“Implementing Party”) and the Capital Area Metropolitan Planning Organization (“CAMPO”). The foregoing may collectively be referred to as "Parties."

WHEREAS, the Parties to Agreement, who have or may have specific roles in the implementation of public transit and the support of public transit infrastructure in the Wake County area, have determined that it is in their best interest and the best interest of the constituents they represent to coordinate future public transit planning, funding, expansion and construction; and

WHEREAS, an extensive community driven process was used to develop a strategic transit vision document that set forth an enhanced public transit plan for Wake County, referred to as the “Wake County Transit Plan” (“Wake Transit Plan”), and this plan was unveiled on or about December 8, 2015, and adopted by the GoTriangle Board of Trustees on May 25, 2016, the Capital Area Metropolitan Planning Organization’s (“CAMPO”) Executive Board on May 18, 2016, and the Wake County Board of Commissioners on June 6, 2016; and was subsequently updated and adopted by the CAMPO Executive Board on April 21, 2021, and the GoTriangle Board of Trustees on April 28, 2021; and

WHEREAS, in conjunction with the Wake Transit Plan, GoTriangle, Wake County, and CAMPO (collectively, “the Governance ILA Parties”) adopted the Wake Transit Governance Interlocal Agreement (“Governance ILA”) that creates a governance structure for the implementation of the Wake Transit Plan by and through the annual Wake Transit Work Plan; and

WHEREAS, pursuant to Section 3.02c of the Governance ILA, CAMPO has been designated as the lead agency for administering the Community Funding Area Program and has the authority to enter into this Agreement and enforce the provisions thereof and is a necessary Party to this Agreement; and

WHEREAS, the Governance ILA specifically created the Transit Planning Advisory Committee (“TPAC”) and charged the TPAC with coordinating and recommending the planning and implementation aspects of the Wake Transit Work Plan; and

WHEREAS, the Governance ILA Parties, together with the Implementing Party, numerous Wake County municipalities, and other entities, entered into a Master Participation Agreement ("Participation Agreement"), which, among other purposes, established standards that govern the Participation Agreement Parties' eligibility for inclusion of sponsored Implementation Elements in the Wake Transit Work Plan, receipt of funding allocations from Wake County Transit Tax Revenue, and confirmed the Participation Agreement Parties' roles in carrying out TPAC responsibilities; and

WHEREAS, the FY 2026 Wake Transit Work Plan was developed and recommended by the TPAC, presented for public comment, and adopted, as required, by the Boards of CAMPO and GoTriangle; and

WHEREAS, the FY 2026 Triangle Tax District Wake Operating Ordinance was adopted by the GoTriangle Board of Trustees on June 25, 2025; and

WHEREAS, the Parties desire to implement the components of the FY 2026 Wake Transit Work Plan as adopted by GoTriangle and CAMPO; and

WHEREAS, as stated in the Participation Agreement, all Implementation Elements contained in the Wake Transit Work Plan, whether partially or fully funded with Wake County Transit Tax Revenues, will not move forward until Implementation Agreements, which shall include a Capital Funding Agreement and an Operating Agreement, are executed by and between the Implementing Party; GoTriangle, as administrator of the Special District, and CAMPO, if the Implementing Agreement involves federal or state funding that is otherwise under the distribution and program management responsibility of CAMPO or, regardless of funding source, constitutes a regionally significant project as defined in 23 CFR § 450.104; and

WHEREAS, no Implementation Elements awarded funding through the Community Funding Area Program will move forward until an Implementation Agreement, which shall include Capital Funding Agreements or Operating Agreements, is executed by and between the Implementing Party; GoTriangle, as administrator of the Special District; and CAMPO.

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to, inter alia, N.C.G.S. §§ 160A-20.1; 160A-312; 160A-313; 160A-610; 153A-275; 153A-276; and 153A-449.

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants herein contained, the Parties hereto agree as follows:

1. **Term:**

The Agreement shall become effective upon execution by all Parties ("Effective Date"). The term of this Agreement shall be from the Effective Date until December 31, 2026. The Parties may extend the term of this Agreement or may otherwise amend this Agreement as set forth in Section 7.

2. **Purpose:**

The purpose of this Agreement is to outline the details of how the Project(s) listed in Exhibit A attached hereto and incorporated herein by reference, being an approved Project(s) in the Wake County Transit Annual Work Plan, shall be implemented, in accordance with the requirements of the Participation Agreement.

3. **Responsibilities:**

A. Responsibilities of the Implementing Party.

(1) The Implementing Party shall provide the Projects listed in Exhibit A and fund the cost of the Projects on an up-front basis, except as provided herein. The Implementing Party is responsible for ensuring funds are available to pay for the Projects prior to requesting reimbursement from GoTriangle.

(2) The Wake Transit Work Plan Reimbursement Request and Financial Report Template ("Reimbursement Request Template") must be submitted by the Implementing Party at least quarterly but may be as often as is efficient and effective for the Implementing Party. The reimbursement request shall be emailed to waketransitreimbursement@gotriangle.org with a copy to CAMPO, specifically Ben.Howell@campo-nc.us.

All Reimbursement Requests must be made using the Wake Transit Work Plan Reimbursement Request and Financial Report template agreed to by the Parties and must include a signed statement by the Implementing Party's Finance Officer or designee stating that funds were spent in accordance with the Wake Transit Work Plan and with all applicable laws, rules, and regulations, and that the Reimbursement Request includes items due and payable. All Reimbursement Requests shall be based on actual expenses incurred as recorded in the financial system.

(3) In special circumstances where an advance payment may be required, Reimbursement Requests must be submitted using the Reimbursement Request Template and with a justification for the advance payment request.

Advance payments received by the Implementing Party must be disbursed within 72 hours of receipt from GoTriangle.

(4) Any performance on which an Implementing Party receives reimbursement must be performed by June 30 of that fiscal year.

(5) Reimbursement Requests for expenses incurred as of June 30, 2026, shall be submitted by August 10 for the fiscal year in which the work was done.

(6) Further, the Implementing Party shall:

(a) Ensure that Wake Transit funds provided by GoTriangle are not misappropriated or misdirected to any other account, need, project, or line item, other than as listed in Exhibit A. The Implementing Party shall have an obligation to return any reimbursed or advanced payments that were misappropriated or expended outside the approved Project(s) listed in Exhibit A.

(b) Ensure that a minimum of 50 percent of the total costs associated with the project, as described in Exhibit A, are expended from the Implementing Party's funds that were demonstrated through its application to the Community Funding Area Program to be provided as the required matching funds for the program. All Reimbursement Requests submitted by the Implementing Party shall detail total costs expended for the project along with the reimbursable amount. The total of Reimbursement Requests for reimbursable costs shall not exceed the amount allocated to the project as described in Exhibit A.

(c) Monitor award activities, to include sub-awards, to provide reasonable assurance that funds are spent in compliance with applicable requirements. Responsibilities include accounting for receipts and expenditures, cash management, maintaining adequate financial records, and refunding disallowed expenditures.

(d) Maintain a financial management system adequate for monitoring the accumulation of costs.

(e) Meet with staff from CAMPO within sixty (60) days of the execution of this agreement to discuss the scope of work, timeline, reporting requirements, public engagement activities, reimbursement requirements for the project, as well as to discuss a schedule for any subsequent project oversight meetings.

(7) The Implementing Party shall coordinate with CAMPO to ensure the Project is considered for inclusion in the CAMPO Transportation Improvement Program.

B. Responsibilities of GoTriangle

(1) GoTriangle, as administrator of the Triangle Tax District, shall have the responsibilities and duties as set forth in the Governance ILA, including appropriating funds from the FY 2026 Triangle Tax District Wake Operating Ordinance in accordance with the Governance ILA. The specific appropriation and approved project budgets are further detailed in Exhibit A and in the FY 2026 Wake Transit Work Plan.

(2) GoTriangle, upon receipt of a Reimbursement Request, shall verify within five business days whether the Reimbursement Request is complete; is within the approved budget; is within the annual work plan; and is in accordance with the Wake Transit Billing, Payment, and Reimbursement Policy and Guidelines, adopted by GoTriangle on June 28, 2017 and CAMPO on June 21, 2017 and subsequently amended and adopted by GoTriangle on June 23, 2021 and CAMPO on June 16, 2021. Payment will be remitted within thirty (30) days of verification to the Implementing Party according to the payment instructions on file.

If GoTriangle is unable to verify the Reimbursement Request, GoTriangle shall, within two (2) business days, notify the Implementing Party in writing of the deficiencies in the Reimbursement Request. The Implementing Party may thereafter submit a revised Reimbursement Request ("Revised Reimbursement Request"), which shall be verified within five business days of receipt. If the Revised Reimbursement Request is denied, CAMPO or the Implementing Party may place the item on the next TPAC agenda for discussion and a recommendation to GoTriangle, CAMPO, and the Implementing Party.

(3) Where advance payments are requested, GoTriangle, after due consideration of the request, will remit funds via payment instructions on file.

(4) All disbursements from GoTriangle shall be in accordance with North Carolina General Statute 159 Article 3, known as the North Carolina Budget and Fiscal Control Act, and the Wake Transit Financial Policies and Guidelines, adopted by GoTriangle on June 28, 2017, and CAMPO on June 21, 2017, and subsequently amended and adopted by GoTriangle on June 23, 2021 and CAMPO on June 16, 2021.

C. Responsibilities of CAMPO

(1) CAMPO shall work with the Implementing Party to have the Project considered for inclusion in the CAMPO Transportation Improvement Program.

(2) Within five (5) business days of receiving a Reimbursement Request from the Implementing Party, CAMPO shall verify that the Reimbursement Request is complete, is within the approved budget, and is consistent with the scope of the project as reflected in Exhibit A and any other applicable scope-related attachments or exhibits to this Agreement.

(3) Meet with staff from the Implementing Party within sixty (60) days of the execution of this agreement to discuss scope of work, timeline, reporting requirements, public engagement activities, reimbursement requirements for the project, as well as to discuss a schedule for any subsequent project oversight meetings.

4. **Minimum Service Standards:**

For the Projects listed in Exhibit A, the Implementing Party agrees to provide for:

A. Maintenance of all vehicles and facilities in accordance with a preventative maintenance program.
B. Maintenance of all vehicles and facilities in a safe and dependable condition and cleaning of all vehicles and facilities regularly.
C. Monitoring of services and responding to incidents in a timely and professional manner.
D. Regular reviews of service including: safety, on-time performance, customer satisfaction, accessibility, cleanliness, security, and customer service training.
E. Public engagement activities in accordance with state and federal guidelines and agency and municipal policies and procedures, if applicable.

5. **Performance Reporting:**

Unless otherwise agreed in writing between Parties, the Implementing Party shall report operating statistics and ridership to the National Transit Database and to the North Carolina Department of Transportation Public Transportation Division.

The Implementing Agency also agrees to provide quarterly and annual reporting per the Master Participation Agreement for the Reported Deliverables as identified in Exhibit A using a Reporting Template agreed to by the Parties. The Implementing Agency shall include in its quarterly reports any details of issues that may impact delivery of the Projects identified in Exhibit A.

The Annual Wake Transit Report prepared by GoTriangle shall provide information regarding how strategic public transit objectives have been met and shall include the performance achieved, the strategies being followed, and performance targets and key milestones for capital projects and operating services.

Quarterly Status Reports prepared by GoTriangle and/or CAMPO shall provide information regarding progress toward strategic objectives outlined in the Wake Transit Work Plan and include the performance achieved, the strategies being following, and performance targets and key milestones for Capital Projects and operating services identified in the Wake Transit Work Plan. GoTriangle shall include in its Quarterly Status Reports any details of issues that may impact delivery of funding for the Projects identified in Exhibit A.

The Parties agree to share supporting documentation, if requested, in addition to their quarterly and annual reporting, in a timely manner.

6. **Further Agreements:**

The Parties agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the intention of this Agreement. The Parties agree to work together in good faith and with all due diligence to provide for and carry out the purpose of this Agreement.

7. **Amendment:**

Any extension of the term of this Agreement and/or change to the content of this Agreement shall be by written amendment signed by all Parties.

8. **Breach; Termination:**

In the event that (1) the Implementing Party is not able or fails to provide a Project(s) as required by the Agreement; or (2) GoTriangle is not able or fails to provide funding for a Project(s) as required by the Agreement; or (3) GoTriangle fails to fulfill its responsibilities and duties as set out in the Governance ILA; or (4) any Party fails to fulfill a responsibility or duty of this Agreement; or (5) any Party withdraws from the Master Participation Agreement (separately each a “breach”), any Party to this Agreement shall notify the Clerk to the TPAC Committee and the other Parties to this Agreement. The Non-Breaching party may place the item

on a TPAC agenda for discussion and a non-binding recommendation to the Parties.
The Non-breaching Party may provide the Breaching Party with a period of time to cure the breach to the reasonable satisfaction of the Non-breaching Party. If the breach is not timely cured, or cannot be cured, the Non-breaching Party may (1) elect to terminate this Agreement in full; or (2) elect to terminate this Agreement only as to one or more Projects listed in Exhibit A. In the event of breach of this Agreement, the Parties shall be entitled to such legal or equitable remedy as may be available, including specific performance.

In the event the Agreement is terminated for any reason other than by the end of the Term of the Agreement:

(a) The Implementing Party shall not be required to continue implementing the Projects, but may elect to continue implementing the Projects using funds from sources other than the Wake Transit Tax.
(b) GoTriangle shall reimburse the Implementing Party for any expenses for the Projects that have been approved in the annual work plan and made in reliance on this Agreement, whether or not a Reimbursement Request has been made by Implementing Party at the time of termination. The Implementing Party shall have sixty (60) days after the date of termination to submit all Reimbursement Requests.
(c) The Implementing Party shall report the final status for its deliverable and GoTriangle shall do a final quarterly report and shall issue the annual report required by this Agreement.

9. **ADA and Paratransit Requirements:**

The Implementing Party shall provide paratransit service as required by law within the ADA-required radius of the all-day fixed-route bus services implemented as Projects pursuant to this Agreement.

10. **Record Retention:**

All parties must adhere to record retention guidelines as set forth in North Carolina General Statutes or federal guidelines as appropriate

11. **Notices:**

Any notice given pursuant to this Agreement shall be deemed given if delivered by hand or if deposited in the United States Mail, postage paid, certified mail,

return receipt requested and addressed as follows:

If to GoTriangle:
GoTriangle
Attn: President and CEO
4600 Emperor Blvd
Durham, NC 27703

And with a copy to:
GoTriangle
Attn: General Counsel
4600 Emperor Blvd
Durham, NC 27703

If to Clerk to the TPAC Committee:
CAMPO
Attn: Clerk to the TPAC Committee
One Fenton Main Street, Suite 201
Cary, NC 27511

If to CAMPO:
CAMPO
Attn: Executive Director
One Fenton Main Street, Suite 201
Cary, NC 27511

If to Town of Apex:
Town of Apex
Attn: Deputy Town Manager
Apex Town Hall
73 Hunter Street
P.O. Box 250
Apex, NC 27502

And with a copy to:
Town of Apex
Attn: Town Attorney
Apex Town Hall
73 Hunter Street
P.O. Box 250
Apex, NC 27502

12. **Representations and Warranties:**

The Parties each represent, covenant and warrant for the other's benefit as follows:

A. Each Party has all necessary power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement, and the individuals signing this Agreement have the right and power to do so. This Agreement is a valid and binding obligation of each Party.
B. To the knowledge of each Party, neither the execution and delivery of this Agreement, nor the fulfillment of or compliance with its terms and conditions, nor the consummation of the transactions contemplated by this Agreement, results in a breach of the terms, conditions and provisions of any agreement or instrument to which a Party is bound, or constitutes a default under any of the foregoing.
C. To the knowledge of each Party, there is no litigation or other court or administrative proceeding pending or threatened against such party (or against any other person) affecting such Party's rights to execute or deliver this Agreement or to comply with its obligations under this Agreement. Neither such Party's execution and delivery of this Agreement, nor its compliance with its obligations under this Agreement, requires the approval of any regulatory body or any other entity the approval of which has not been obtained.
D. The Parties agree to work together in good faith and with all due diligence to provide for and carry out the purpose of this Operating Agreement.

13. **Merger and Precedence:**

The provisions of this Agreement, including all Exhibits and attachments, constitute the entire agreement by and between the Parties hereto and shall supersede all previous communications, representations or agreements, either oral or written between the Parties hereto with respect to the subject matter hereof. Notwithstanding the foregoing, in the event of any inconsistency or conflict between this Agreement and the Participation Agreement or the Governance ILA, the terms of the Participation Agreement and Governance ILA have precedence.

14. **Dispute Resolution:**

In the event of conflict or default that might arise for matters associated with this Agreement, the Parties agree to informally communicate to resolve the conflict. If any such dispute cannot be informally resolved, then such dispute, or any other matter arising under this Agreement, shall be subject to resolution in a court of competent jurisdiction. Such disputes, or any other claims, disputes or other

controversies arising out of, and between the Parties shall be subject to and decided exclusively by the appropriate general court of justice of Wake County, North Carolina.

15. **No Waiver of Non-Compliance with Agreement:**

No provision of this Agreement shall be deemed to have been waived by any Party hereto unless such waiver shall be in writing and executed by the same formality as this Agreement. The failure of any Party hereto at any time to require strict performance by the other of any provision hereof shall in no way affect the right of the other Party to thereafter enforce the same. In addition, no waiver or acquiescence by a Party hereto of any breach of any provision hereof by another Party shall be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself.

16. **Governing Law:**

The Parties intend that this Agreement be governed by the law of the State of North Carolina. Proper venue for any action shall solely be Wake County.

17. **Assignment:**

No Party may sell or assign any interest in or obligation under this Agreement without the prior express written consent of the other Parties.

18. **Independence of the Parties:**

Nothing herein shall be construed to modify, abridge, or deny the authority or discretion of any Party to independently develop, administer, or control transportation projects pursuant to enumerated authority or funding sources separate from those in this Agreement.

19. **Execution in Counterparts/Electronic Version of Agreement**:

This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Any Party may convert a signed original of the Agreement to an electronic record pursuant to a North Carolina Department of Natural and Cultural Resources approved procedure and process for converting paper records to electronic records for record retention purposes. Such electronic record of the Agreement shall be deemed for all purposes to be an original signed Agreement.

20. **No Waiver of Sovereign Immunity**:

Nothing in this Agreement shall be construed to mandate purchase of insurance by any municipality pursuant to N.C.G.S. 160A-485; or to in any other way waive any Party's defense of sovereign or governmental immunity from any cause of action alleged or brought against any Party for any reason if otherwise available as a matter of law.

21. **No Waiver of Qualified Immunity**:

No officer, agent or employee of any Party shall be subject to any personal liability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents, or employees shall be deemed to execute this Agreement in their official capacities only, and not in their individual capacities. This section shall not relieve any such officer, agent or employee from the performance of any official duty provided by law.

22. **Verification of Work Authorization; Iran Divestment Act**:

All Parties, and any permitted subcontractors, shall comply with Article 2, Chapter 64, of the North Carolina General Statutes. The Parties hereby certify that they, and all permitted subcontractors, if any, are not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.59.

23. **No third-Party Beneficiaries**:

There are no third-party beneficiaries to this Agreement.

24. **E – Verify**:

Implementing Party shall comply with E-Verify, the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law and as in accordance with N.C.G.S. §64-25 et seq. In addition, to the best of Implementing Party's knowledge, any subcontractor employed by Implementing Party as a part of this contract shall be in compliance with the requirements of E-Verify and N.C.G.S. §64-25 *et seq.* In cases of conflict between this Contract and any of the above incorporated attachments or references, the terms of this Contract shall prevail.

25. **Companies Boycotting Israel Divestment Act Certification:**

Implementing Party certifies that it has not been designated by the North Carolina State Treasurer as a company engaged in the boycott of Israel pursuant to N.C.G.S. 147-86.81.

26. **Electronic Signatures:**

Parties acknowledge and agree that the electronic signature application Adobe Sign may be used to execute this Agreement and any associated documents. By selecting "I Agree," “I Accept,” or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the Adobe Sign application, Parties consent to be legally bound by the terms and conditions of this Agreement and that such act constitutes Parties’ signatures as if signed by Parties in writing. Parties also agree that no certification authority or other third-party verification is necessary to validate the electronic signature and that the lack of such certification or third-party verification will not in any way affect the enforceability of the electronic signature. Parties acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby, through the Adobe Sign application, will have the same effect as physical delivery of the paper document bearing an original written signature.

SIGNATURE PAGES FOLLOW

RESEARCH TRIANGLE REGIONAL PUBLIC TRANSPORTATION AUTHORITY (d/b/a GoTriangle) By:_____ Brian C. Smith, President and CEO This, the ___ day of _____, 2025.	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Michelle Jeng, Chief Financial Officer for GoTriangle This, the ___ day of _____, 2025.
	Reviewed and Approved as to legal form. _____ T. Byron Smith, General Counsel

NC CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION "CAMPO"

By: _____
Chris Lukasina, Executive Director

Attest:

By:_____
Ben Howell, Wake Transit Program Manager

TOWN OF APEX By:_____ Randal E. Vosburg, Town Manager This, the ___ day of _____, 2025.	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Interim Finance Director This, the ___ day of _____, 2025.

GO FORWARD
A COMMUNITY INVESTMENT IN TRANSIT

Exhibit A

Implementing /Operating Agency	**Town of Apex**	Parties to Agreement:	**Apex, CAMPO, GoTriangle**
Total FY26 Appropriation	**$550,024**		

Project	**GoApex Route 1: Fixed-Route Circulator**
Project ID from Work Plan	**TO005-BF**
FY 2026 Budget	**$550,024** for project or as amended by the adopted Wake Transit Work Plan
Scope	The project description included in the FY2026 Adopted Wake Transit Work Plan, and as amended, is incorporated herein by reference.
Expected Implementation Date	7/1/2025
Quarterly Reporting Deliverables	1. Revenue hours of service 2. Ridership 3. Passenger boardings per revenue hour 4. Operating cost per passenger boarding 5. On-time performance

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Contract # 25-036

GENERAL CAPITAL FUNDING AGREEMENT
COMMUNITY FUNDING AREA PROGRAM
FOR BUS INFRASTRUCTURE

WAKE TRANSIT FY 2026

This Capital Funding Agreement ("Agreement") is made by and between Research Triangle Regional Public Transportation Authority, d/b/a GoTriangle ("GoTriangle") and the Town of Apex (“Implementing Party”) and the Capital Area Metropolitan Planning Organization (“CAMPO”). The foregoing may collectively be referred to as "Parties."

WHEREAS, the Parties to Agreement, who have or may have specific roles in the implementation of public transit and the support of public transit infrastructure in the Wake County area, have determined that it is in their best interest and the best interest of the constituents they represent to coordinate future public transit planning, funding, expansion and construction; and

WHEREAS, an extensive community driven process was used to develop a strategic transit vision document that set forth an enhanced public transit plan for Wake County, referred to as the “Wake County Transit Plan” (“Wake Transit Plan”), and this plan was unveiled on or about December 8, 2015, and adopted by the GoTriangle Board of Trustees on May 25, 2016, the Capital Area Metropolitan Planning Organization’s (“CAMPO”) Executive Board on May 18, 2016, and the Wake County Board of Commissioners on June 6, 2016; and was subsequently updated and adopted by the CAMPO Executive Board on April 21, 2021, and the GoTriangle Board of Trustees on April 28, 2021; and

WHEREAS, in conjunction with the Wake Transit Plan, GoTriangle, Wake County, and CAMPO (collectively, “the Governance ILA Parties”) adopted the Wake Transit Governance Interlocal Agreement (“Governance ILA”) that creates a governance structure for the implementation of the Wake Transit Plan by and through the annual Wake Transit Work Plan; and

WHEREAS, pursuant to Section 3.02c of the Governance ILA, CAMPO has been designated as the lead agency for administering the Community Funding Area Program and has the authority to enter into this Agreement and enforce the provisions thereof and is a necessary Party to this Agreement; and

WHEREAS, the Governance ILA specifically created the Transit Planning Advisory Committee (“TPAC”) and charged the TPAC with coordinating and recommending the planning and implementation aspects of the Wake Transit Work Plan; and

WHEREAS, the Governance ILA Parties, together with the Implementing Party, numerous Wake County municipalities, and other entities, entered into a Master Participation Agreement ("Participation Agreement"), which, among other purposes, established standards that govern the Participation Agreement Parties' eligibility for inclusion of sponsored Implementation Elements in the Wake Transit Work Plan, receipt of funding allocations from Wake County Transit Tax Revenue, and confirmed the Participation Agreement Parties' roles in carrying out TPAC responsibilities; and

WHEREAS, the FY 2026 Wake Transit Work Plan was developed and recommended by the TPAC, presented for public comment, and adopted, as required, by the Boards of CAMPO and GoTriangle; and

WHEREAS, the FY 2026 Triangle Tax District Wake Operating Ordinance was adopted by the GoTriangle Board of Trustees on June 25, 2025; and

WHEREAS, the Parties desire to implement the components of the FY2026 Wake Transit Work Plan as adopted by GoTriangle and CAMPO; and

WHEREAS, as stated in the Participation Agreement, all Implementation Elements contained in the Wake Transit Work Plan, whether partially or fully funded with Wake County Transit Tax Revenues, will not move forward until Implementation Agreements, which shall include Capital Funding Agreements and Operating Agreements are executed by and between the Implementing Party; GoTriangle, as administrator of the Special District, and CAMPO, if the Implementing Agreement involves federal or state funding that is otherwise under the distribution and program management responsibility of CAMPO or, regardless of funding source, constitutes a regionally significant project as defined in 23 CFR § 450.104; and

WHEREAS, no Implementation Elements awarded funding through the Community Funding Area Program will move forward until an Implementation Agreement, which shall include Capital Funding Agreements or Operating Agreements, is executed by and between the Implementing Party; GoTriangle, as administrator of the Special District; and CAMPO; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to, inter alia, N.C.G.S. §§ 160A-20.1; 160A-312; 160A-313; 160A-610; 153A-275; 153A-276; and 153A-449.

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants herein contained, the Parties hereto agree as follows:

1. **Term:**

The Agreement shall become effective upon execution by all Parties ("Effective Date"). The term of this Agreement shall be from the Effective Date until December 31, 2028. The Parties may extend the term of this Agreement or may otherwise amend this Agreement as set forth in Section 6.

2. **Purpose:**

The purpose of this Agreement is to outline the details of how the Project(s) listed in Exhibit A attached hereto and incorporated herein by reference, being an approved Project(s) in the Wake County Transit Annual Work Plan, shall be implemented, in accordance with the requirements of the Participation Agreement.

3. **Responsibilities:**

A. Responsibilities of the Implementing Party.

(1) The Implementing Party shall provide the Projects listed in Exhibit A and fund the cost of the Projects on an up-front basis, except as provided herein. The Implementing Party is responsible for ensuring funds are available to pay for costs incurred related to Project phases, or invoices, prior to requesting reimbursement from GoTriangle, except in instances where advance payments are requested. Implementing parties may utilize pre-award authority for Capital projects requiring immediate implementation. Pre-award authority may not be exercised until the annual budget has been recommended by the TPAC and adopted by CAMPO and GoTriangle.

(2) The Wake Transit Work Plan Reimbursement Request and Financial Report Template ("Reimbursement Requests") must be submitted by the Implementing Party at least quarterly but may be as often as it is efficient and effective for the Implementing Party. The reimbursement request shall be emailed to waketransitreimbursement@gotriangle.org with a copy to Ben.Howell@campo.nc.us.

All Reimbursement Requests must be made using the Wake Transit Work Plan Reimbursement Request and Financial Report Template agreed to by the Parties and must include a signed statement by the Implementing Party's Finance Officer or designee stating that funds were spent in accordance with the Wake Transit Work Plan and with all applicable laws, rules, and regulations, and that the Reimbursement Request includes items due and payable. All

Reimbursement Requests shall be based on actual expenses incurred as recorded in the financial system.

(3) In special circumstances where an advance payment may be required, Reimbursement Requests must be submitted using the Reimbursement Request Template and with a justification for the advance payment request. Advance payments received by the Implementing Party must be disbursed within 72 hours of receipt from GoTriangle.

(4) Any work for which an Implementing Party receives reimbursement must be performed by June 30 of that fiscal year.

(5) Reimbursement Requests for expenses incurred as of June 30 shall be submitted by August 10 for the fiscal year in which the work was done.

(6) Further, the Implementing Party shall:

(a) Ensure that Wake Transit funds provided by GoTriangle are not misappropriated or misdirected to any other account, need, project, or line item, other than as listed in Exhibit A. The Implementing Party shall have an obligation to return any reimbursed or advanced payments that were misappropriated or expended outside the approved Project(s) listed in Exhibit A.
(b) Ensure that a minimum of 50 percent of the total costs associated with the project, as described in Exhibit A, are expended from matching (not Wake Transit) funds. All Reimbursement Requests submitted by the Implementing Party shall detail total costs expended for the project along with the reimbursable amount. The total of Reimbursement Requests for reimbursable costs shall not exceed the amount allocated to the project as described in Exhibit A.
(c) Monitor award activities, to include sub-awards, to provide reasonable assurance that funds are spent in compliance with applicable requirements. Responsibilities include accounting for receipts and expenditures, cash management, maintaining adequate financial records, and refunding disallowed expenditures.
(d) Maintain a financial management system adequate for monitoring the accumulation of costs.
(e) Follow all applicable Federal procurement and/or property acquisition processes.
(f) Meet with staff from CAMPO within sixty (60) days of the execution of this agreement to discuss the scope of work, timeline, reporting requirements, public engagement activities, reimbursement requirements for the project,

as well as to discuss a schedule for any subsequent project oversight meetings.

(g) Meet with staff from CAMPO for a mid-year project review meeting to discuss project progress and to address any technical issues with the project that may need attention. The mid-year review meeting may be held by phone or in person.

B. Responsibilities of GoTriangle

(1) GoTriangle, as administrator of the Triangle Tax District, shall have the responsibilities and duties as set forth in the Governance ILA, including appropriating funds from the FY 2026 Triangle Tax District Capital Ordinance in accordance with the Governance ILA. The specific appropriation and approved project budgets are further detailed in Exhibit A and in the FY 2026 Wake Transit Work Plan.

(2) GoTriangle, upon receipt of a Reimbursement Request, shall verify within five business days whether the Reimbursement Request is complete; is within the approved budget; is within the annual work plan; and is in accordance with the Wake Transit Billing, Payment, and Reimbursement Policy and Guidelines, adopted by GoTriangle on June 28, 2017 and CAMPO on June 21, 2017 and subsequently amended and adopted by GoTriangle on June 23, 2021 and CAMPO on June 16, 2021. Payment will be remitted within thirty (30) days of verification to the Implementing Party according to the payment instructions on file.

If GoTriangle is unable to verify the Reimbursement Request, GoTriangle shall, within two (2) business days, notify the Implementing Party in writing of the deficiencies in the Reimbursement Request. The Implementing Party may thereafter submit a revised Reimbursement Request ("Revised Reimbursement Request"), which shall be verified within five (5) business days of receipt. If the Revised Reimbursement Request is denied, the Implementing Party may place the item on the next TPAC agenda for discussion and a recommendation to GoTriangle and the Implementing Party.

(3) Where advance payments are requested, GoTriangle, after due consideration of the request, will remit funds via payment instructions on file.

(4) All disbursements from GoTriangle shall be in accordance with North Carolina General Statute 159 Article 3, known as the North Carolina Budget and Fiscal Control Act, and the Wake Transit Financial Policies and Guidelines, adopted by GoTriangle on June 28, 2017, and CAMPO on June 21, 2017, and

subsequently amended and adopted by GoTriangle on June 23, 2021 and CAMPO on June 16, 2021.

C. Responsibilities of CAMPO

(1) Within five (5) business days of receiving a Reimbursement Request from the Implementing Party, CAMPO shall verify that the Reimbursement Request is complete, is within the approved budget, and is consistent with the scope of the project as reflected in Exhibit A and any other applicable scope-related attachments or exhibits to this Agreement.

(2) Meet with staff from the Implementing Party within sixty (60) days of the execution of this agreement to discuss the scope of work, timeline, reporting requirements, public engagement activities, reimbursement requirements for the project, as well as to discuss a schedule for any subsequent project oversight meetings.

(3) Meet with staff from the Implementing Party for a mid-year project review meeting to discuss project progress and to address any technical issues with the project that may need attention. The mid-year review meeting may be held by phone or in person.

4. **Progress Reporting:**

Unless otherwise agreed in writing between Parties, the Implementing Party agrees to provide quarterly and annual reporting per the Master Participation Agreement for the Reported Deliverables as identified in Exhibit A using a Reporting Template agreed to by the Parties. This reporting shall be provided by the Implementing Party to GoTriangle and CAMPO within thirty (30) days following the end of each applicable quarter. The Implementing Party shall include in its quarterly reports any details of issues that may impact delivery of the Projects identified in Exhibit A. If the Implementing Party is allocating local funds towards Projects identified in Exhibit A, those expenditures shall be disclosed as part of its quarterly and annual reports.

The Annual Wake Transit Report prepared by GoTriangle shall provide information regarding how strategic public transit objectives have been met and shall include the progress achieved, the strategies being followed, and performance targets and key milestones for capital projects and operating services.

Quarterly Status Reports prepared by GoTriangle and/or CAMPO shall provide information regarding progress toward strategic objectives outlined in the Wake Transit Work Plan and include the performance achieved, the strategies being followed, and performance targets and key milestones for Capital Projects and operating services identified in the Wake Transit Work Plan. GoTriangle shall include in its Quarterly Status Reports any details of issues that may impact delivery of funding for the Projects identified in Exhibit A.

The Parties agree to share supporting documentation, if requested, in addition to their quarterly and annual reporting, in a timely manner.

5. **Further Agreements:**

The Parties agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the intention of this Agreement. The Parties agree to work together in good faith and with all due diligence to provide for and carry out the purpose of this Agreement.

6. **Amendment:**

Any extension of the term of this Agreement and/or change to the content of this Agreement shall be by written amendment signed by all Parties.

7. **Breach; Termination:**

In the event that (1) the Implementing Party is not able or fails to provide a Project(s) as required by the Agreement; or (2) GoTriangle is not able or fails to provide funding for a Project(s) as required by the Agreement; or (3) GoTriangle fails to fulfill its responsibilities and duties as set out in the Governance ILA; or (4) any Party fails to fulfill a responsibility or duty of this Agreement; or (5) any Party withdraws from the Master Participation Agreement (separately each a “breach”), any Party to this Agreement shall notify the Clerk to the TPAC Committee and the other Parties to this Agreement. The Non-breaching Party may place the item on a TPAC agenda for discussion and a non-binding recommendation to the Parties.

The Non-breaching Party may provide the Breaching Party with a period of time to cure the breach to the reasonable satisfaction of the Non-breaching Party. If the breach is not timely cured, or cannot be cured, the Non-breaching Party may (1) elect to terminate this Agreement in full; or (2) elect to terminate this Agreement

only as to one or more Projects listed in Exhibit A. In the event of breach of this Agreement, the Parties shall be entitled to such legal or equitable remedy as may be available, including specific performance.

In the event the Agreement is terminated for any reason other than by the end of the term of the Agreement:

(a) The Implementing Party shall not be required to continue implementing the Projects, but may elect to continue implementing the Projects using funds from sources other than the Wake Transit Tax.
(b) GoTriangle shall reimburse the Implementing Party for any expenses for the Projects that have been approved in the annual work plan and made in reliance on this Agreement, whether or not a Reimbursement Request has been made by Implementing Party at the time of termination. The Implementing Party shall have sixty (60) days after the date of termination to submit all Reimbursement Requests.
(c) The Implementing Party shall report the final status for its deliverable and GoTriangle shall do a final quarterly report and shall issue the annual report required by this Agreement.

8. **Record Retention:**

All parties must adhere to record retention guidelines as set forth in North Carolina General Statutes or federal guidelines as appropriate.

9. **Notices:**

Any notice given pursuant to this Agreement shall be deemed given if delivered by hand or if deposited in the United States Mail, postage paid, certified mail, return receipt requested and addressed as follows:

If to GoTriangle:
GoTriangle
Attn: President and CEO
4600 Emperor Blvd
Durham, NC 27703

And with a copy to:
GoTriangle
Attn: General Counsel

4600 Emperor Blvd
Durham, NC 27703

If to the Clerk to the TPAC Committee
CAMPO
Attn: Clerk to the TPAC Committee
One Fenton Main Street, Suite 201
Cary, NC 27511

If to the Town of Apex:
Town of Apex
Attn: Town Manager
P.O. Box 250
Apex, NC 27502

With a copy to:
Town of Apex
Attn: Town Attorney
P.O. Box 250
Apex, NC 27502

10. **Representations and Warranties:**

The Parties each represent, covenant and warrant for the other's benefit as follows:

A. Each Party has all necessary power and authority to enter into this Agreement and to carry out the transactions contemplated by this Agreement, and the individuals signing this Agreement have the right and power to do so. This Agreement is a valid and binding obligation of each Party.

B. To the knowledge of each Party, neither the execution and delivery of this Agreement, nor the fulfillment of or compliance with its terms and conditions, nor the consummation of the transactions contemplated by this Agreement, results in a breach of the terms, conditions and provisions of any agreement or instrument to which a Party is bound, or constitutes a default under any of the foregoing.

C. To the knowledge of each Party, there is no litigation or other court or administrative proceeding pending or threatened against such party (or against any other person) affecting such Party's rights to execute or deliver this Agreement or to comply with its obligations under this Agreement. Neither such

Party's execution and delivery of this Agreement, nor its compliance with its obligations under this Agreement, requires the approval of any regulatory body or any other entity the approval of which has not been obtained.

D. Parties agree to work together in good faith and with all due diligence to provide for and carry out the purpose of this Capital Funding Agreement.

11. **Merger and Precedence:**

The provisions of this Agreement, including all Exhibits and attachments, constitute the entire agreement by and between the Parties hereto and shall supersede all previous communications, representations or agreements, either oral or written between the Parties hereto with respect to the subject matter hereof. Notwithstanding the foregoing, in the event of any inconsistency or conflict between this Agreement and the Participation Agreement or the Governance ILA, the terms of the Participation Agreement and Governance ILA have precedence.

12. **Dispute Resolution:**

In the event of conflict or default that might arise for matters associated with this Agreement, the Parties agree to informally communicate to resolve the conflict. If any such dispute cannot be informally resolved, then such dispute, or any other matter arising under this Agreement, shall be subject to resolution in a court of competent jurisdiction. Such disputes, or any other claims, disputes or other controversies arising out of, and between the Parties shall be subject to and decided exclusively by the appropriate general court of justice of Wake County, North Carolina.

13. **No Waiver of Non-Compliance with Agreement:**

No provision of this Agreement shall be deemed to have been waived by any Party hereto unless such waiver shall be in writing and executed by the same formality as this Agreement. The failure of any Party hereto at any time to require strict performance by the other Party of any provision hereof shall in no way affect the right of the other Party to thereafter enforce the same. In addition, no waiver or acquiescence by a Party hereto of any breach of any provision hereof by another Party shall be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself.

14. **Governing Law:**

The Parties intend that this Agreement be governed by the law of the State of North Carolina. Proper venue for any action shall solely be Wake County.

15. **Assignment:**

No Party may sell or assign any interest in or obligation under this Agreement without the prior express written consent of the other Parties.

16. **Independence of the Parties:**

Nothing herein shall be construed to modify, abridge, or deny the authority or discretion of any Party to independently develop, administer, or control transportation projects pursuant to enumerated authority or funding sources separate from those in this Agreement.

17. **Execution in Counterparts/Electronic Version of Agreement**:

This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Any Party may convert a signed original of the Agreement to an electronic record pursuant to a North Carolina Department of Natural and Cultural Resources approved procedure and process for converting paper records to electronic records for record retention purposes. Such electronic record of the Agreement shall be deemed for all purposes to be an original signed Agreement.

18. **No Waiver of Sovereign Immunity**:

Nothing in this Agreement shall be construed to mandate purchase of insurance by any municipality pursuant to N.C.G.S. 160A-485; or to in any other way waive any Party's defense of sovereign or governmental immunity from any cause of action alleged or brought against any Party for any reason if otherwise available as a matter of law.

19. **No Waiver of Qualified Immunity**:

No officer, agent or employee of any Party shall be subject to any personal liability by reason of the execution of this Agreement or any other documents related to the transactions contemplated hereby. Such officers, agents, or employees shall be deemed to execute this Agreement in their official capacities only, and not in their individual capacities. This section shall not relieve any such officer, agent or employee from the performance of any official duty provided by law.

20. **Verification of Work Authorization; Iran Divestment Act**:

All Parties, and any permitted subcontractors, shall comply with Article 2, Chapter 64, of the North Carolina General Statutes. The Parties hereby certify that they, and all permitted subcontractors, if any, are not on the Iran Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 147-86.58.

21. **No Third-Party Beneficiaries**:

There are no third-party beneficiaries to this Agreement.

22. **E – Verify**:

Implementing Party shall comply with E-Verify, the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law and as in accordance with N.C.G.S. §64-25 et seq. In addition, to the best of Implementing Party's knowledge, any subcontractor employed by Implementing Party as a part of this contract shall be in compliance with the requirements of E-Verify and N.C.G.S. §64-25 et seq. In cases of conflict between this Contract and any of the above incorporated attachments or references, the terms of this Contract shall prevail.

23. **Companies Boycotting Israel Divestment Act Certification:**

Implementing Party certifies that it has not been designated by the North Carolina State Treasurer as a company engaged in the boycott of Israel pursuant to N.C.G.S. 147-86.81.

24. **Electronic Signatures:**

Parties acknowledge and agree that the electronic signature application Adobe Sign may be used to execute this Agreement and any associated documents. By selecting "I Agree," "I Accept," or other similar item, button, or icon via use of a keypad, mouse, or other device, as part of the Adobe Sign application, Parties consent to be legally bound by the terms and conditions of this Agreement and that such act constitutes Parties' signatures as if signed by Parties in writing. Parties also agree that no certification authority or other third-party verification is necessary to validate the electronic signature and that the lack of such certification

or third-party verification will not in any way affect the enforceability of the electronic signature. Parties acknowledge and agree that delivery of a copy of this Agreement or any other document contemplated hereby, through the Adobe Sign application, will have the same effect as physical delivery of the paper document bearing an original written signature.

SIGNATURE PAGES FOLLOW

RESEARCH TRIANGLE REGIONAL PUBLIC TRANSPORTATION AUTHORITY (d/b/a GoTriangle) By:_____ Brian C. Smith, President and CEO This, the ___ day of _____, 2025.	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Michelle Jeng, Chief Financial Officer for GoTriangle This, the ___ day of _____, 2025.
	Reviewed and Approved as to legal form. _____ T. Byron Smith, General Counsel

NC CAPITAL AREA METROPOLITAN PLANNING ORGANIZATION "CAMPO"

By: _____
Chris Lukasina, Executive Director

ATTEST:

By: _____
Ben Howell, Wake Transit Program Manager

TOWN OF APEX By:_____ Randal E. Vosburg, Town Manager This, the ___ day of _____, 2025.	This instrument has been preaudited in the manner required by The Local Government Budget and Fiscal Control Act. _____ Interim Finance Director This, the ___ day of _____, 2025.

GO FORWARD
A COMMUNITY INVESTMENT IN TRANSIT

Exhibit A

Implementing /Operating Agency	**Town of Apex**	Parties to Agreement:	**Apex, CAMPO, GoTriangle**
Total FY26 Appropriation	**$110,000**		

Project	**GoApex Route 1: Bus Stop Improvements**
Project ID from Work Plan	**TC002-BR**
FY 2026 Budget	**$110,000** for project or as amended by the adopted Wake Transit Work Plan
Scope	The project description included in the FY2026 Adopted Wake Transit Work Plan, and as amended, is incorporated herein by reference.
Expected Implementation Date	7/1/2025
Quarterly Reporting Deliverables	1. Contract award date for site or program of sites 2. Number of sites with improvements completed/constructed per quarter. If none completed for a quarter, report on the phase of ongoing site improvements.

Contract #	**25-037**

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Jessica Hoffman, Director

Department(s): Budget and Performance Management

Requested Motion

Motion to approve Budget Ordinance Amendment No. 4 to include funds for a new position in the Town Manager's Office to facilitate major Town projects and additional funding for contracted communication services.

Approval Recommended?

Yes

Item Details

Budget Ordinance Amendment No. 4 allocates $200,000 in the Water Sewer Fund for the addition of one position authorization for project coordination and $66,000 in the General Fund for communication services.

Attachments

- CN4-A1: Budget Ordinance Amendment No. 4 – Position Authorization Increase and Communication Contracted Services

Town of Apex

Budget Ordinance Amendment No. 4

BE IT ORDAINED, by the Council of the Town of Apex that the following Budget Amendment for the Fiscal Year 2025-2026 Budget Ordinance be adopted:

Water Sewer Fund

Section 1. Revenues:

48020	Fund Balance - Amended	200,000
Total Revenues		**$200,000**

Section 2. Expenditures:

8010	Personnel	200,000
Total Expenditures		**$200,000**

General Fund

Section 1. Revenues:

48020	Fund Balance - Amended	66,000
Total Revenues		**$66,000**

Section 2. Expenditures:

53000	Professional Services	66,000
Total Expenditures		**$66,000**

Section 3. Within five (5) days after adoption, copies of this Amendment shall be filed with the Finance Officer and Town Clerk.

Adopted this the 23rd day of September 2025.

Attest:

Jacques K. Gilbert, Mayor

Allen L. Coleman, CMC, Town Clerk

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Allen Coleman, Town Clerk

Department(s): Town Clerk's Office

Requested Motion

Motion to approve, as submitted or amended, Meeting Minutes from the following meetings:

- June 10, 2025 – Regular Town Council Meeting Minutes
- August 26, 2025 – Regular Town Council Meeting Minutes

Approval Recommended?

The Town Clerk recommends the Town Council approve the meeting minutes as presented or amended.

Item Details

In accordance with 160A-72 of North Carolina General Statues (NCGS), the Governing Board has the legal duty to approve all minutes that are entered into the official journal of the Board's proceedings.

Attachments

- CN5-A1: **DRAFT** Minutes – June 10, 2025 – Regular Town Council Meeting Minutes
- CN5-A2: **DRAFT** Minutes – August 26, 2025 – Regular Town Council Meeting Minutes

TOWN OF APEX
REGULAR TOWN COUNCIL MEETING
TUESDAY, JUNE 10, 2025
6:00 PM

The Apex Town Council met for a Regular Town Council Meeting on Tuesday, June 10th, 2025, at 6:00 PM in the Council Chambers at Apex Town Hall, located at 73 Hunter Street in Apex, North Carolina.

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

https://www.youtube.com/watch?v=T96XbdtQ0dc&t=4s

[ATTENDANCE]

Elected Body
Mayor Jacques K. Gilbert (presiding)
Mayor Pro Tempore Ed Gray
Councilmember Audra Killingsworth
Councilmember Terry Mahaffey
Councilmember Brett Gantt
Councilmember Arno Zegerman

Town Staff
Town Manager Randy Vosburg
Deputy Town Manager Shawn Purvis
Assistant Town Manager Marty Stone
Assistant Town Manager Demetria John
Town Attorney Laurie Hohe
Town Clerk Allen Coleman
All other staff members will be identified appropriately below

[COMMENCEMENT]

Mayor Gilbert called the meeting to order and welcomed all in attendance. He also thanked Mayor Pro Tempore Gray for standing in during his absence at the last Town Council meeting.

Mayor Gilbert invited Elder Ricky Omana from Divine Church in Apex to deliver the invocation. He then led all in the Pledge of Allegiance. He then recognized the Alpha Kappa

Alpha's, Girl Scout Troop 2141, and Ms. Lindsay Mahaffey with Wake County Schools that were in attendance.

[CONSENT AGENDA]

Councilmember Zegerman request that Consent Items 9 and 13 be continued to the June 24th, 2025 Regular Town Council Meeting.

A **motion** was made by **Councilmember Zegerman,** seconded by **Councilmember Gantt**, to approve the Consent Agenda with items 9 and 13 moved to June 24th Council meeting.

VOTE: UNANIMOUS (5-0)

CN1 Agreement – CSX Transportation Inc. and Town of Apex – Grade Crossing Maintenance Agreement – Hunter Street – BL-0047 Downtown Safe Routes to Schools Project (REF: CONT-2025-162)

Council voted to approve a Grade Crossing Maintenance Agreement between CSX Transportation, Inc. and Town of Apex, for the BL-0047 Downtown Safe Routes to School Project (sidewalk) located on the North Side of Hunter Street, and to authorize the Town Manager, or their designee, to execute the contract on behalf of the Town.

CN2 Agreement - Renewal of GoApex Agreement with Town of Cary and MV Transportation - July 1, 2025 through June 30, 2026 (REF: CONT-2025-163)

Council voted to approve an Amendment No. 3 of the GoApex Agreement between Town of Cary and MV Transportation, Inc. and the Town of Apex, effective for one (1) year beginning July 1, 2025 through June 30, 2026; to update the operating cost per hour from $110 to $115.50, and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN3 Annexation No. 799 – Saint Paul American Orthodox Church – Kelly Road/Holland Road – 4.0626 acres (REF: RES-2025-031, RES-2025-032, and OTHER-2025-054

Council voted 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 June 24, 2025, on the Question of Annexation - Apex Town Council's intent to annex 4.0626 acres project entitled Saint Paul American Orthodox Church, located on Kelly Road and Holland Road, Annexation No. 799, into the Town Corporate limits.

CN4 Annexation No. 800 – Atkins Hudson Davidson Homes Assemblage – New Hill Olive Chapel Road – 16.80 acres (REF: RES-2025-033, RES-2025-034, and OTHER-2025-055)

Council voted 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 June 24, 2025, on the Question of Annexation - Apex Town Council's intent to annex 16.80 acres project entitled Atkins, Hudson, and Davidson Assemblage, located on New Hill Olive Chapel Road, Annexation No. 800, into the Town Corporate limits.

CN5 Contract Multi-Year – ESRI ARC Geographic Information System (GIS) – Renewal – July 01, 2025 through June 30, 2028 – Mapping Information Internal and External (REF: CONT-2025-164)

Council voted to approve the Esri Municipal and County Government Enterprise Agreement (SGEA), effective July 1, 2025, through June 30, 2028, for enterprise-wide access to Esri software used to support Geographic Information System (GIS) operations across the town, and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN6 Contract Multi-Year – Greenscape Landscape Maintenance – Town Facilities and Grounds Landscaping – July 1, 2025 through June 30, 2028 (REF: CONT-2025-165)

Council voted to approve a multi-year contract between Greenscape Inc., and the Town of Apex, effective July 1, 2025 through June 30, 2028, to provide grounds maintenance services at various Town facilities and roadside rights-of-ways (ROW) and to authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN7 Contracts Multi-Year – Various (27 total) On-Call Master Service Agreements – Architectural, Construction Engineering and Inspection (CEI), Engineering, and Surveying Services – July 1, 2025 through June 30, 2028 (REF: CONT-2025-166 through CONT-2025-192)

Council voted to approve a total of twenty seven (27) multi-year Master Service Agreements (MSA) for Architectural, Engineering, and Surveying Services in substantial form, pending legal review, to provide On-Call Engineering, Surveying, and Construction Engineering and Inspection (CEI) Services, effective July 1, 2025 through June 30, 2028, authorize the Town Manager, or their designee, to execute on behalf of the Town and authorize the Town Attorney to make minor changes not impacting the scope of work or liability to the Town.

CN8 Council Meeting Minutes – Various

Council voted to approve Meeting Minutes from the following meetings:

May 13, 2025 – Regular Town Council Meeting Minutes

May 20, 2025 - Town Council Work Session Minutes

~~**CN9 Ordinance Amendments - Chapter 2 - Administration and Chapter 15 - Parks and Recreation - Various Sections - Resident Advisory Board Structure Changes (REF: ORD-2025-035)**~~

This item was continued to the June 24th, 2025 Regular Town Council Meeting, per Council vote.

CN10 Pay and Classification Plan - Fiscal Year 2025-26 (REF: PLCY-2025-007)

Council voted to approve the Fiscal Year 2025-26 Pay Grades and Salary Ranges for the Town's Pay and Classification Plan.

CN11 Position Authorization List - Fiscal Year 2025-26 (REF: PLCY-2025-008)

Council voted to approve the Fiscal Year 2026 Position Authorization List and the Fiscal Year 2026 Job Title and Market Range Inventory for the Town of Apex.

CN12 Property Acquisition and Budget Amendment No. 12 – 8401 Humie Olive Road (REF: CONT-2025-193 and ORD-2025-036)

Council voted to approve the acquisition of property located at 8401 Humie Olive Road in Apex, North Carolina, for a purchase price of $950,000.00, to authorize the Town Attorney and Town Manager to make minor modifications to the Offer to Purchase and Contract not affecting the cost or acreage, and authorize the Town Manager or their designee to execute the Offer to Purchase and Contract and execute any other associated legal documents related to this acquisition, and to approve Budget Amendment No. 12 which appropriates funds from the Recreation Reserve fund for land purchases.

~~**CN13 Resident Advisory Board Administrative Policy Adoption**~~

This item was continued to the June 24th, 2025 Regular Town Council Meeting, per Council vote.

CN14 Rezoning Case No. 24CZ11 – Altera Heights PUD – Statement and Ordinance (REF: ORD-2025-037)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 24CZ11, Wood Partners, applicant, for the property located at 8108 Jenks Road; 1440 & 1508 Wimberly Road (PINs 0722673959, 0722682430, & 0722681610).

CN15 Rezoning Case No. 24CZ23 – Greenway Waste Expansion – Statement and Ordinance (REF: ORD-2025-038)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 24CZ23, Greenway Waste Solutions of Apex, applicant, for the property located at 0 Veridea Pkwy (portion of);0 & 0 Old Holly Springs Rd (portion of); 5940 Old Smithfield Rd; and 0 Mosley Ave (PINs 0740240814 (portion of); 0740241030 (portion of); 0740241461 (portion of); 0740448719; and 0740648548).

CN16 Rezoning Case No. 25CZ03 – 309 North Salem Street – Statement and Ordinance (REF: ORD-2025-039)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 25CZ03, Barry Simmons, applicant, for the property located at 309 N Salem Street (PIN 0742414844).

CN17 Rezoning Case No. 25CZ05 – West Village PUD Amendment – Statement and Ordinance (REF: ORD-2025-040)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 25CZ05, Trilandco, LLC, applicant, for the property located at 2517 Kelly Road (PIN 0731434504).

CN18 Surplus Badge and Service Weapon - Retired Police Officer William Hotchkiss

Council voted to declare one (1) badge and (1) service weapon (Glock Model 17 9mm handgun, with S/N Serial Number XTA-803) as surplus property, set the price for such weapon to be $1.00 (One Dollar); and, award the stated badge and service weapon to Retired Apex Senior Police Officer Mr. William Hotchkiss who retired from the Apex Police Department effective April 30, 2025

CN19 Tax Report – April 2025 (REF: OTHER-2025-056)

Council voted to approve the Apex Tax Report dated May 14, 2025.

[UPDATES BY TOWN MANAGER]

Town Manager Vosburg gave updates on the following:

- **Utility Billing & Systems** – Paper Billing has resumed, and May bills have been mailed after a printing vendor switch and June billing is on schedule. There have been recalculation requests for 66 customers so far in the Utility Billing review. The new portal launch "My Account" replaces eSuite on July 7th and will offer improved features like text and email notifications and to prepare for this, there will a blackout period that will be from June 28-July 6th and during that time customers will not be able to make online payments, by phone or online banking, payments can be made in-person with cash, checks or money order. Information will be on the website: apexnc.org/portal.
- **Saunders Lot**: The construction is moving on time and within budget, and the drainage work is 50% complete. The project will be moving quickly, and the southern lot with 200 parking spaces is expected to be completed by the end of July.
- **The Local Spot Social District**: The Town's new Social District in downtown has officially launched, the stickers and signage are ready, the hours are 11 AM – 10 PM, and there is more information on the Town's website.

- **Juneteenth Holiday**: Town Offices will be closed on June 19th, 2025 in observance of Juneteenth.
- **Upcoming Festival**: Pride Fest on June 14th at Town Campus, and Juneteenth Festival on June 21st at Town Campus.

Mayor Gilbert thanked Town Manager Vosburg for the updates. He said that he had attended TST 77 in Cary at the Wake Med Soccer and they were sharing that the Town supported them in the endeavor by allowing Pleasant Park fields to be utilized and he thanked staff for doing this.

[REGULAR MEETING AGENDA]

A **motion** was made by **Mayor Pro Tempore Gray**, seconded by **Councilmember Mahaffey** to approve the Regular Meeting Agenda.

VOTE: UNANIMOUS (5-0)

[PRESENTATION]

PR1 Proclamation – Apex Pollinator Week – Monday, June 23 through Sunday, June 29, 2025 (REF: PRO-2025-026)

Mayor Gilbert invited the Council to read the Proclamation for Apex Pollinator Week.

Mayor Gilbert encouraged residents to learn more about the importance of pollinators and their role in making Apex healthy and beautiful. He invited Girl Scout Troop 2141 and Leaders Oona Newman, Meredith Nye and Kristen Milum and Apex Youth Council President Keerthana Karthikeyan and Environmental Committee Chair Anwita Jindham, as well as Alpha Delta Gamma Omega Chapter to receive the Proclamation and take pictures.

PR2 Proclamation - Apex Public Works Appreciation Week 2025 - Sunday, June 15 through Saturday, June 21, 2025 (REF: PRO-2025-027)

Mayor Gilbert invited the Council to read Proclamation for Apex Public Works Appreciation Week 2025.

Mayor Gilbert then invited up Director John Mullis and the Public Works Department to receive the Proclamation and take a picture.

PR3 Proclamation - Juneteenth - Thursday, June 19, 2025 (REF: PRO-2025-023)

Mayor Gilbert invited the Council to read Proclamation for Juneteenth 2025.

Mayor Gilbert then invited TJ Evans, Kalabria Gilbert, Croix Evans, Will Hymon, Donovan Bethea and Anthony Barnes, Jr. and retired Mayor Pro Tempore Nicole Dozier to receive the Proclamation and take pictures.

TJ Evans thanked the Council, Mayor Gilbert and Town Manager Vosburg and other staff members. He addressed two common misconceptions that relates to Juneteenth, the first being that it was not a DEI created holiday, he said that in actuality Juneteenth is America's second Independence Day and DEI did help in terms of creating awareness of what Juneteenth is and advocating for it to be a Federal and Local recognized holiday, and it has been celebrated since 1865. He said the second misconception is that Juneteenth is a holiday just for Black people, and his sentiment is that Black history is everyone's history and he encouraged all to come out to celebrate what a monumental time this is. He said the theme for the festival is "Emancipate". He said that people think of that as removal of physical barriers and sometimes it has a negative connotation. He said for him it means an opportunity to highlight some of the invisible barriers that still cause dividing with communities like health disparities, financial insecurities, or educational gaps. He said educational gaps mean the opportunities to educate each other on culture and backgrounds, and providing opportunities to come together and have empathy. He invited all to come to celebrate at the Juneteenth festival on June 21st from 12:00 p.m. to 7:00 p.m. He gave the website for more information on apexjuneteenth.com.

PR4 Proclamation - LGBTQIA+ Pride Month - June 2025 (REF: PRO-2025-024)

Mayor Gilbert invited the Council to read the Proclamation for Pride Month 2025

Mayor Gilbert invited Ellen Dershowitz, Deanna Conrad, Erin Schultz, Carrie Anne Krall and Laura Blaine to receive the Proclamation and take pictures.

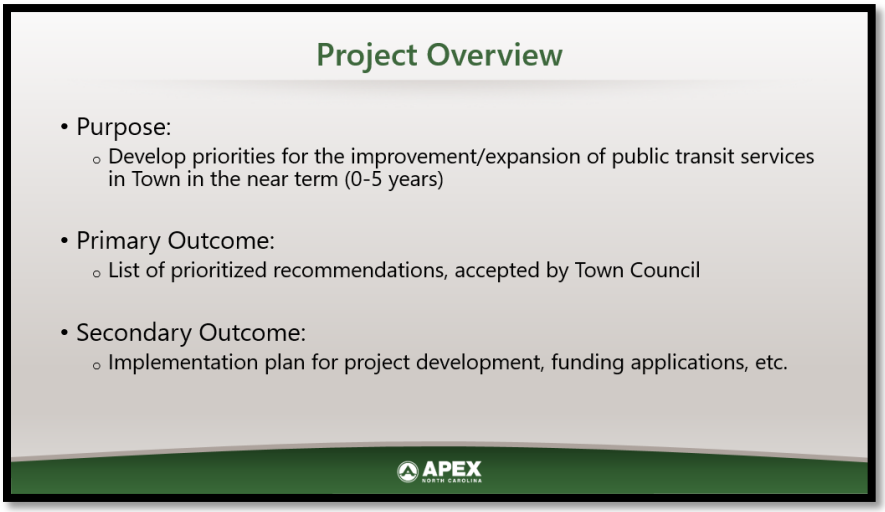
PR5 Apex Transit Prioritization Study Update

Katie Schwing, Senior Planner – Long Range Transit, Planning Department gave an update on the Apex Transit Prioritization Study that was an internal staff-led study and this was a preview for recommendation for possible expansion and improvement of transit services. She gave the following presentation:

[SLIDE 1]



[SLIDE 2]



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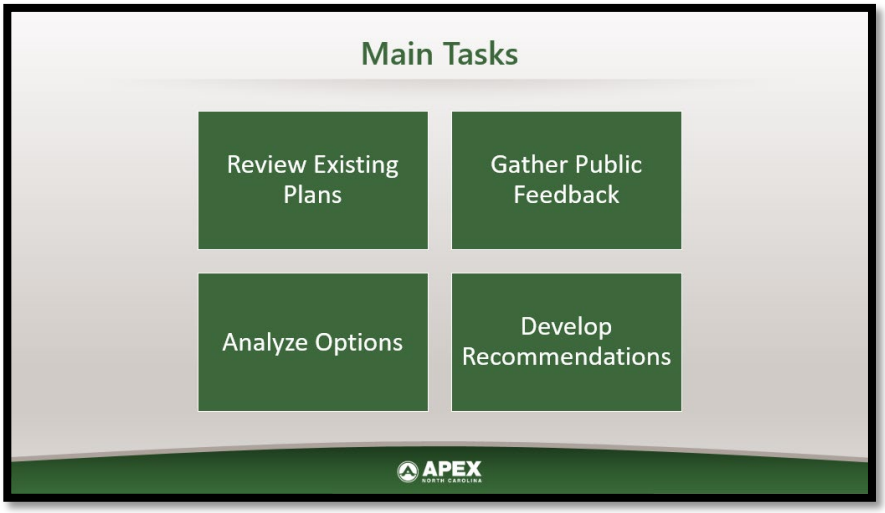

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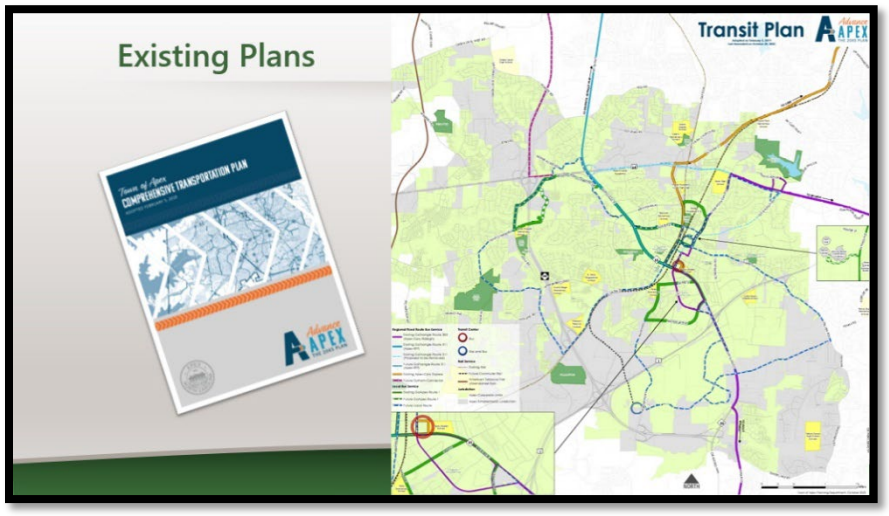

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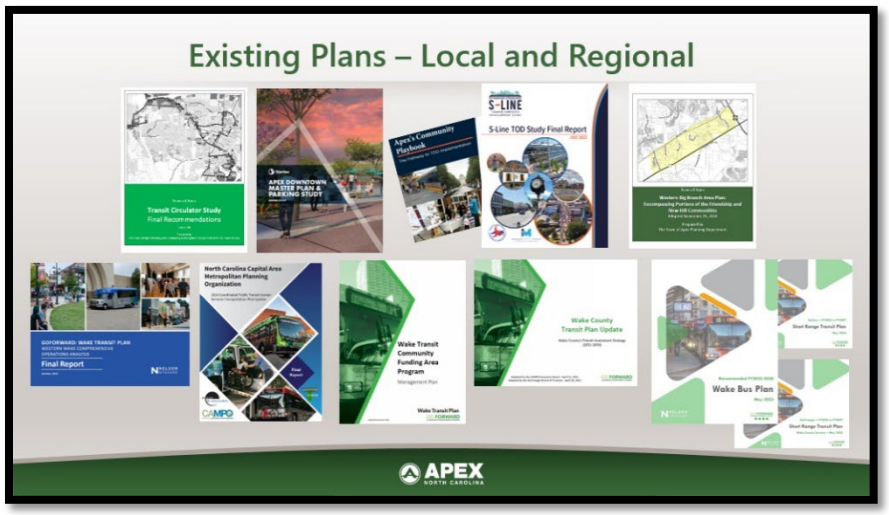
[SLIDE 6]



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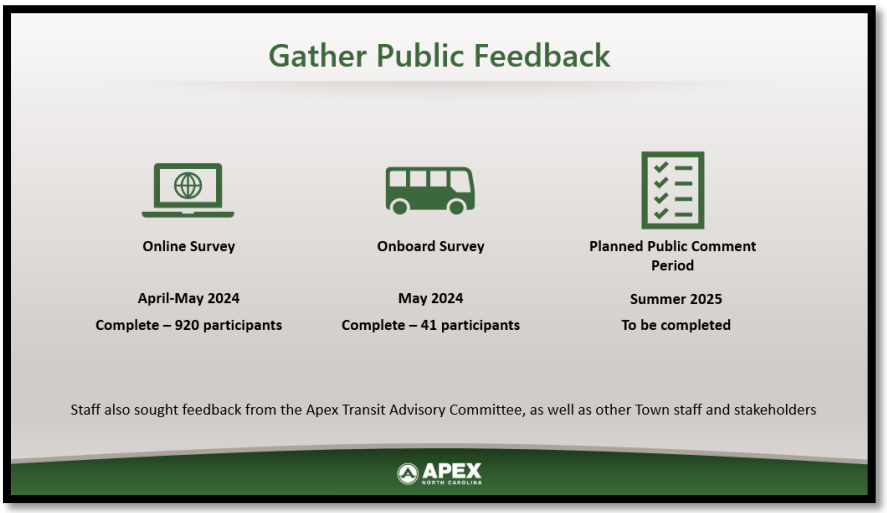

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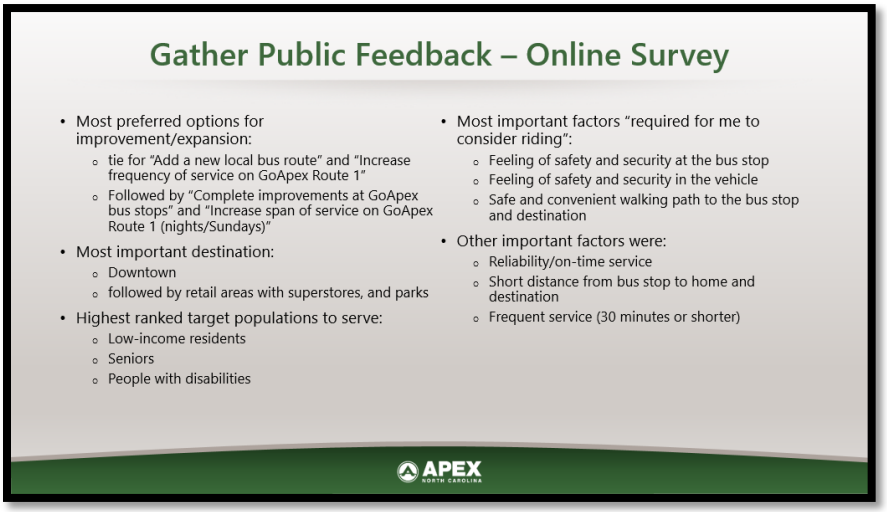

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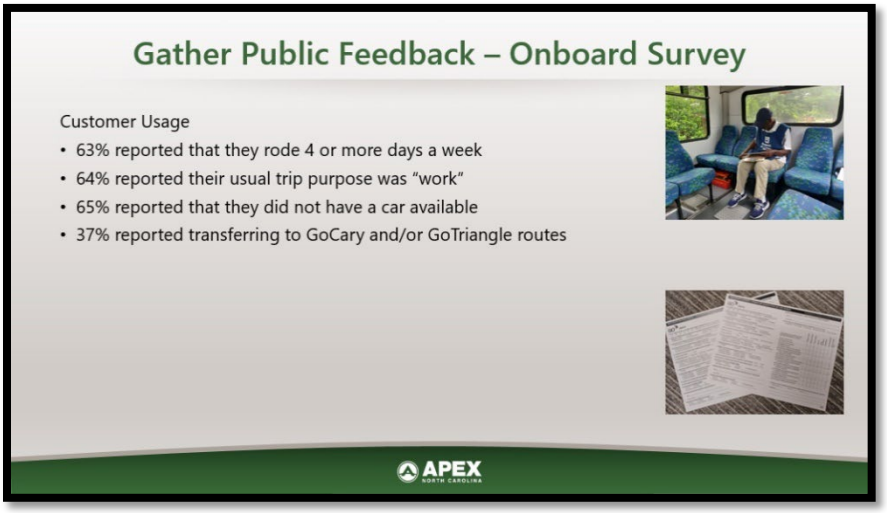

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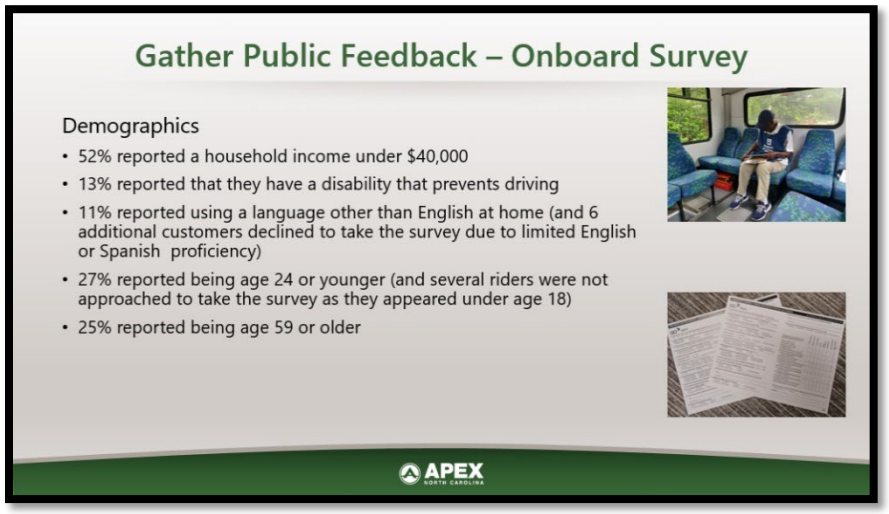

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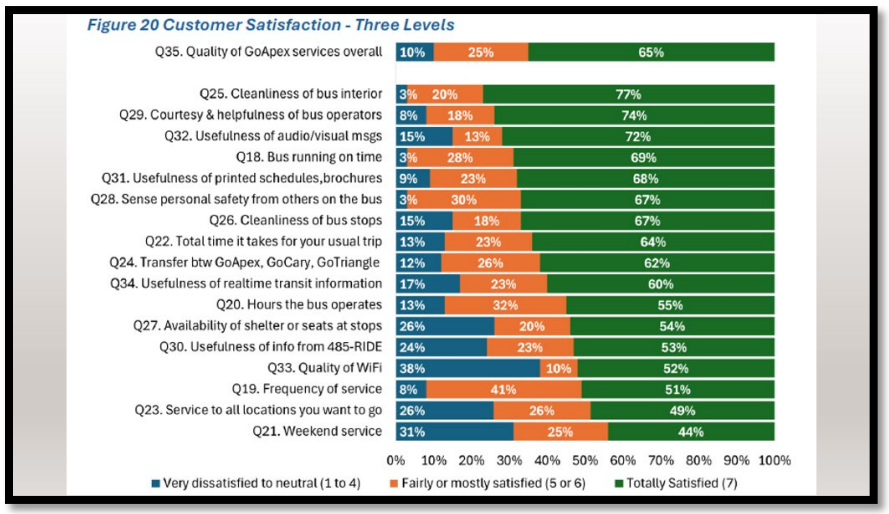

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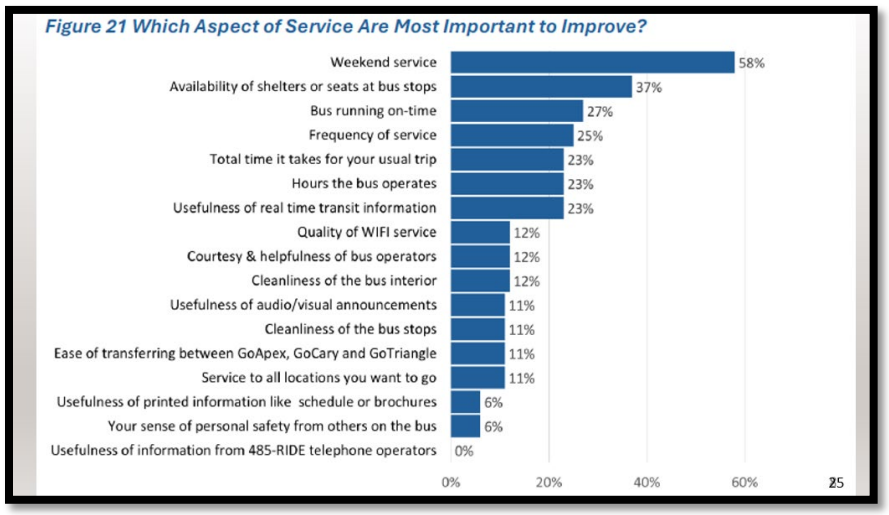

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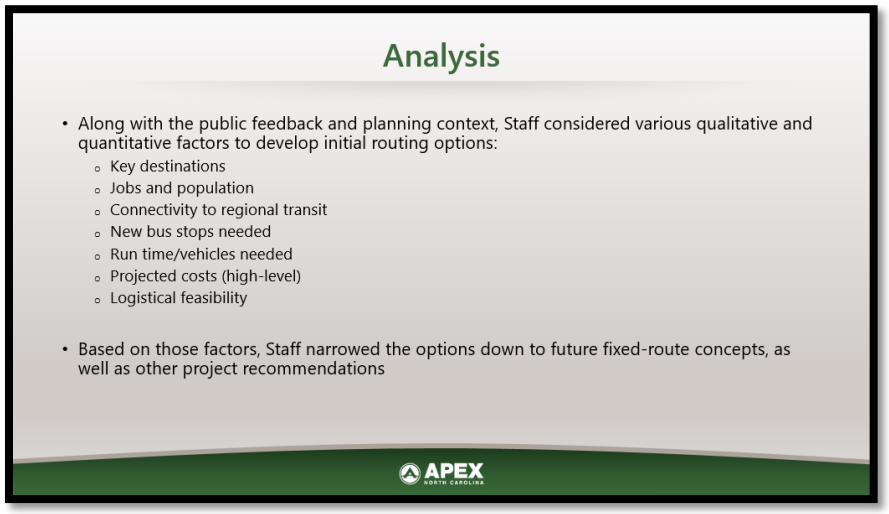

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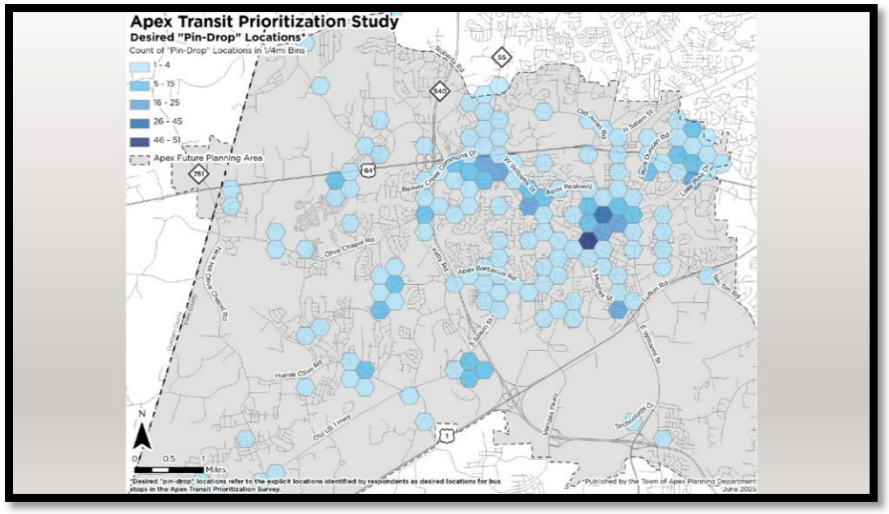

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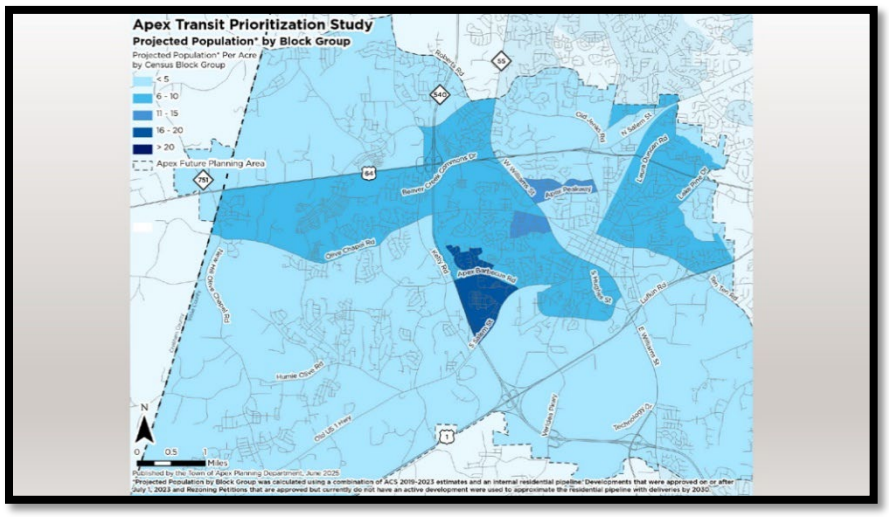

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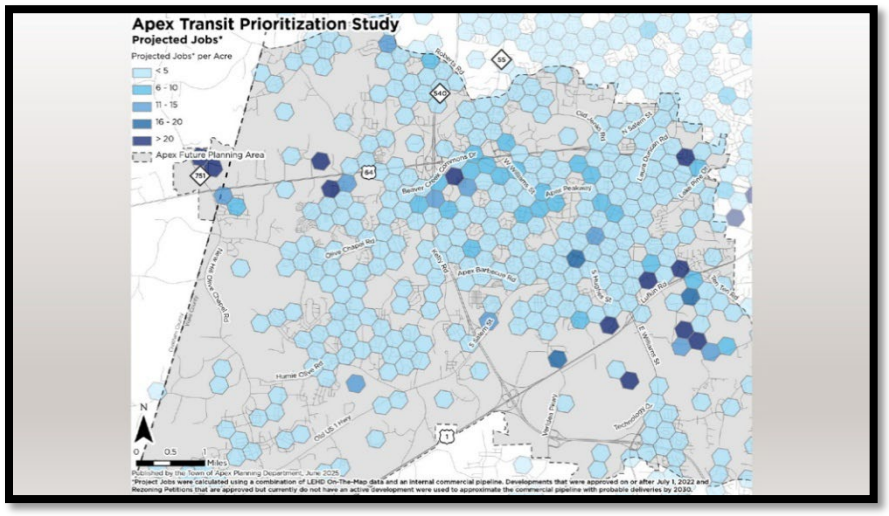

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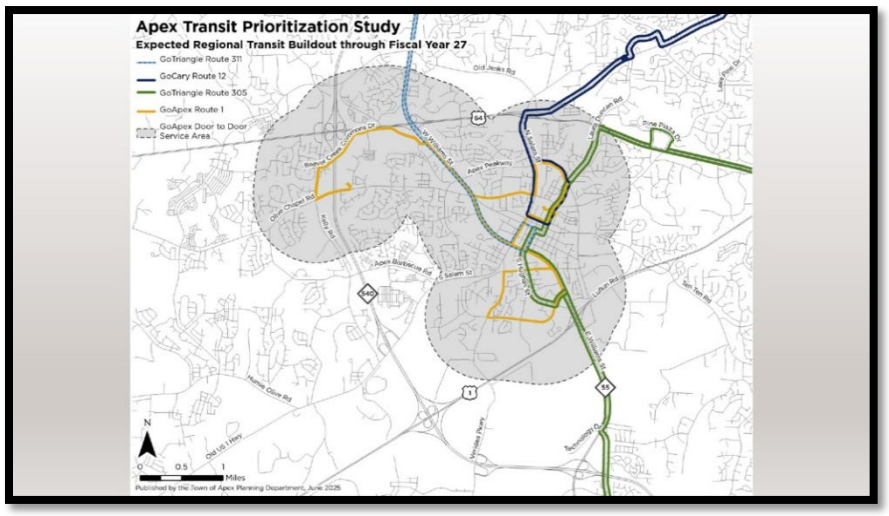

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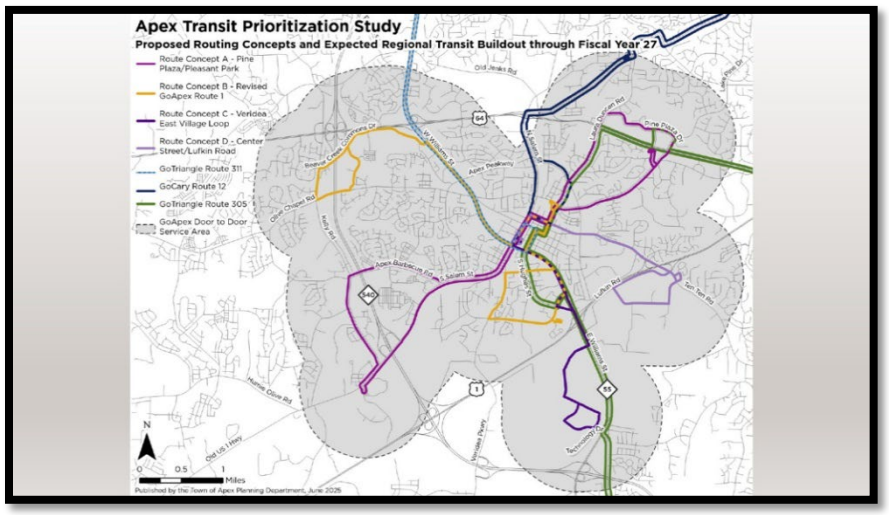

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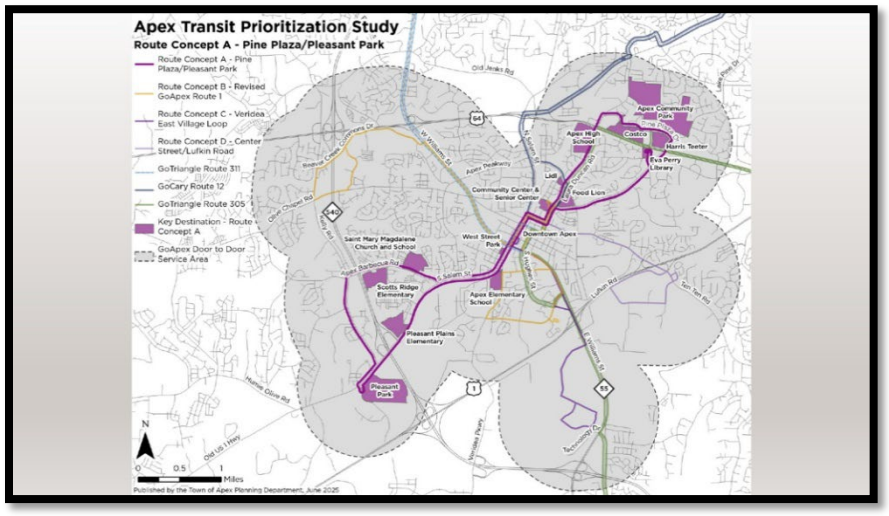

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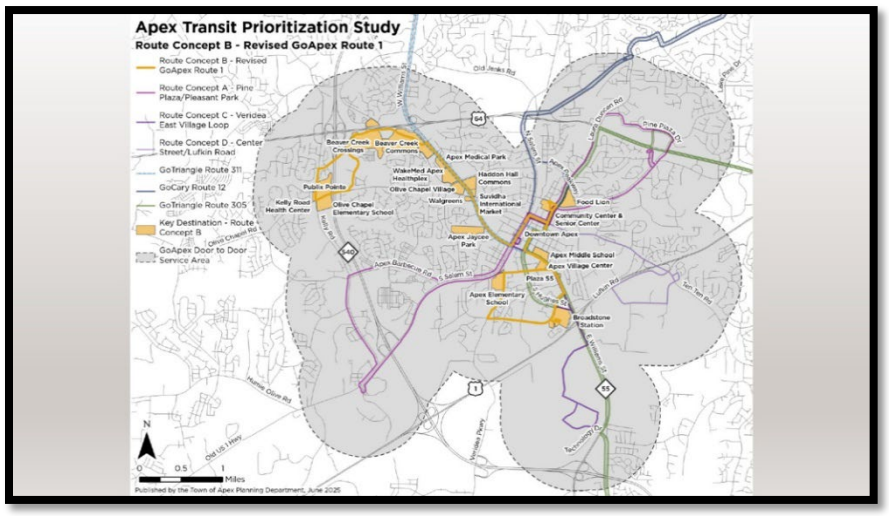

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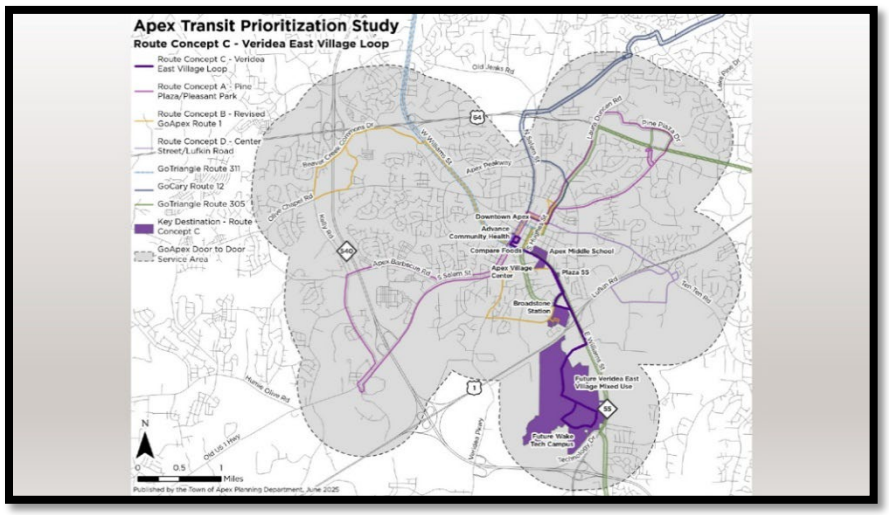

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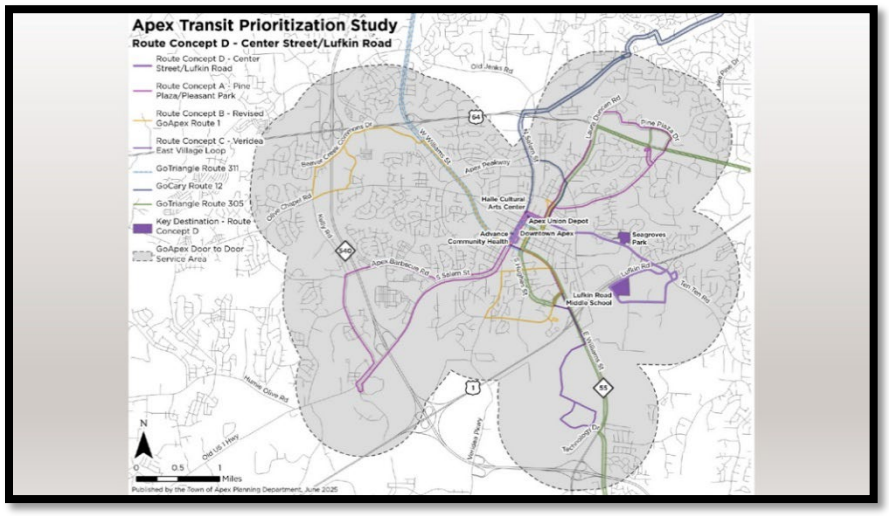

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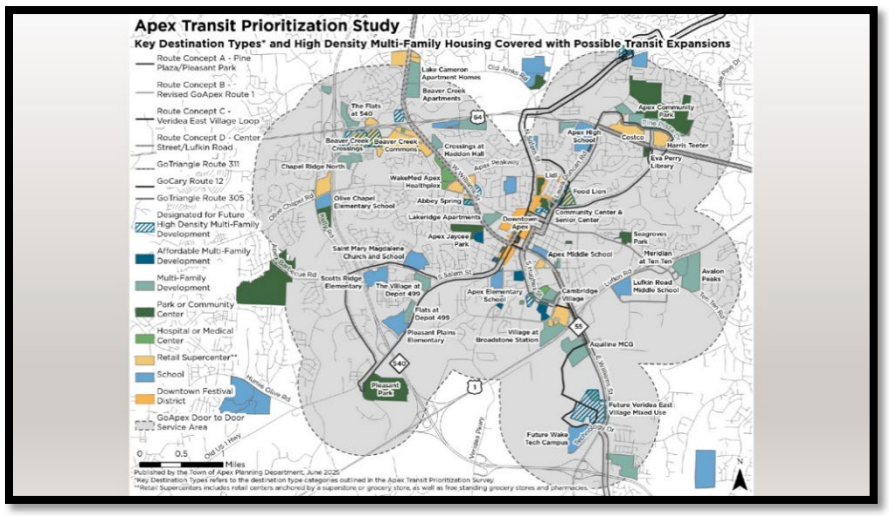

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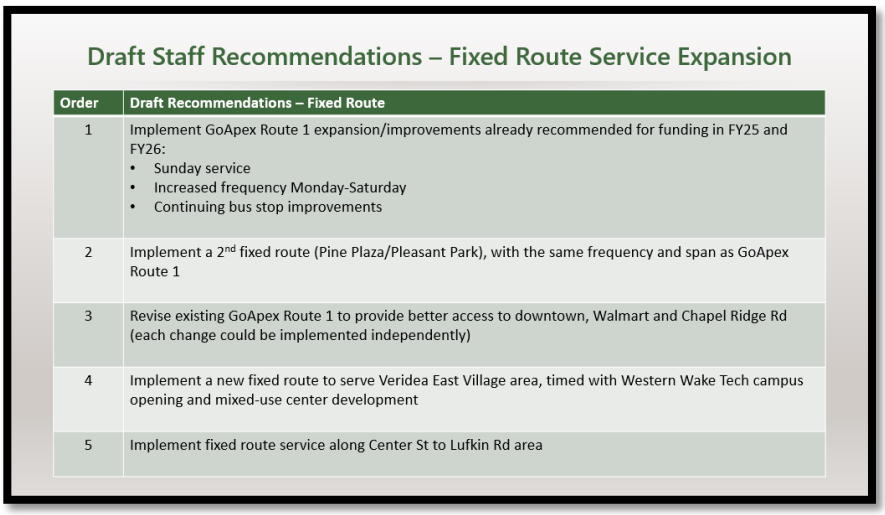

Draft Staff Recommendations – Fixed Route Service Expansion

Order	Draft Recommendations – Fixed Route
1	Implement GoApex Route 1 expansion/improvements already recommended for funding in FY25 and FY26: • Sunday service • Increased frequency Monday-Saturday • Continuing bus stop improvements
2	Implement a 2nd fixed route (Pine Plaza/Pleasant Park), with the same frequency and span as GoApex Route 1
3	Revise existing GoApex Route 1 to provide better access to downtown, Walmart and Chapel Ridge Rd (each change could be implemented independently)
4	Implement a new fixed route to serve Veridea East Village area, timed with Western Wake Tech campus opening and mixed-use center development
5	Implement fixed route service along Center St to Lufkin Rd area

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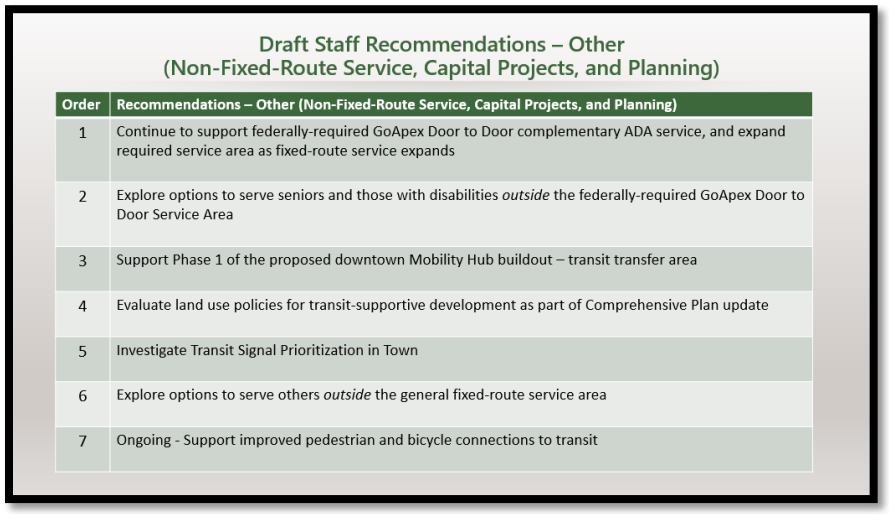
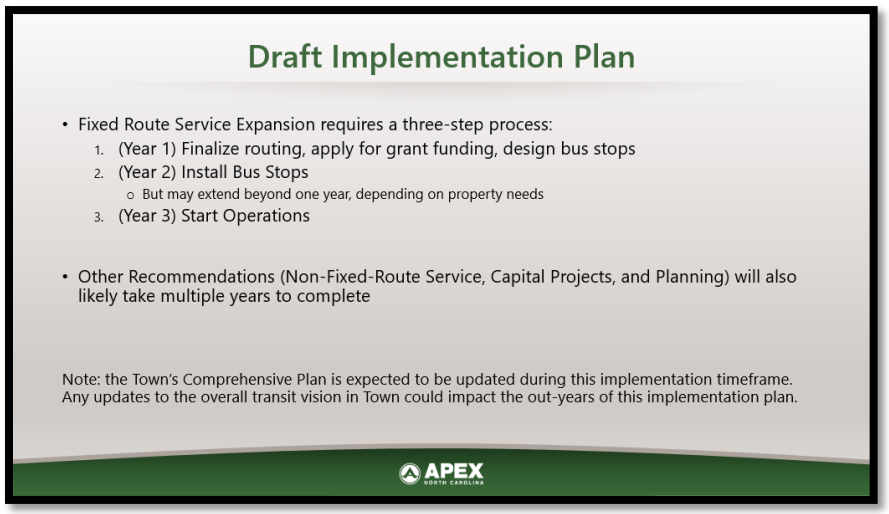


Draft Staff Recommendations – Other
(Non-Fixed-Route Service, Capital Projects, and Planning)

Order	Recommendations – Other (Non-Fixed-Route Service, Capital Projects, and Planning)
1	Continue to support federally-required GoApex Door to Door complementary ADA service, and expand required service area as fixed-route service expands
2	Explore options to serve seniors and those with disabilities *outside* the federally-required GoApex Door to Door Service Area
3	Support Phase 1 of the proposed downtown Mobility Hub buildout – transit transfer area
4	Evaluate land use policies for transit-supportive development as part of Comprehensive Plan update
5	Investigate Transit Signal Prioritization in Town
6	Explore options to serve others *outside* the general fixed-route service area
7	Ongoing - Support improved pedestrian and bicycle connections to transit

[SLIDE 26]



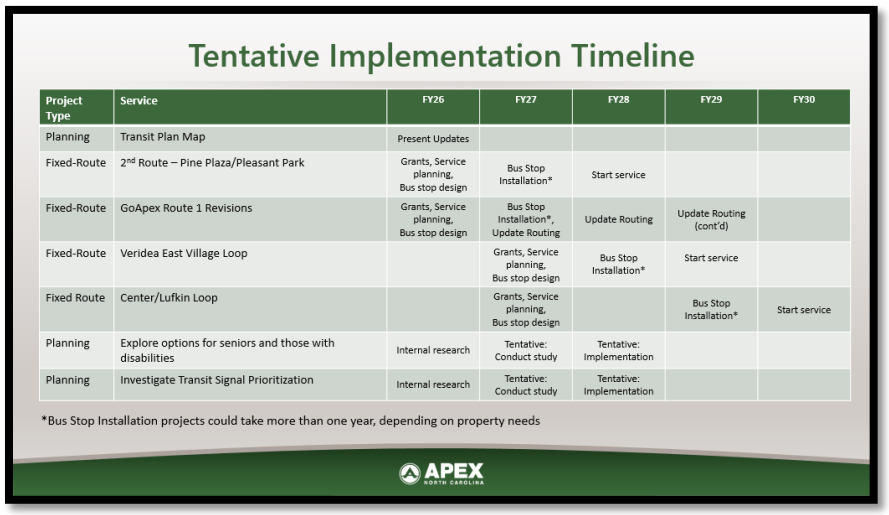
Draft Implementation Plan

- Fixed Route Service Expansion requires a three-step process:
  1. (Year 1) Finalize routing, apply for grant funding, design bus stops
  2. (Year 2) Install Bus Stops
     - But may extend beyond one year, depending on property needs
  3. (Year 3) Start Operations
- Other Recommendations (Non-Fixed-Route Service, Capital Projects, and Planning) will also likely take multiple years to complete

Note: the Town's Comprehensive Plan is expected to be updated during this implementation timeframe. Any updates to the overall transit vision in Town could impact the out-years of this implementation plan.

APEX NORTH CAROLINA

[SLIDE 27]



Tentative Implementation Timeline

Project Type	Service	FY26	FY27	FY28	FY29	FY30
Planning	Transit Plan Map	Present Updates				
Fixed-Route	2nd Route – Pine Plaza/Pleasant Park	Grants, Service planning, Bus stop design	Bus Stop Installation*	Start service		
Fixed-Route	GoApex Route 1 Revisions	Grants, Service planning, Bus stop design	Bus Stop Installation*, Update Routing	Update Routing	Update Routing (cont'd)	
Fixed-Route	Veridea East Village Loop		Grants, Service planning, Bus stop design	Bus Stop Installation*	Start service	
Fixed Route	Center/Lufkin Loop		Grants, Service planning, Bus stop design		Bus Stop Installation*	Start service
Planning	Explore options for seniors and those with disabilities	Internal research	Tentative: Conduct study	Tentative: Implementation		
Planning	Investigate Transit Signal Prioritization	Internal research	Tentative: Conduct study	Tentative: Implementation		

*Bus Stop Installation projects could take more than one year, depending on property needs

APEX NORTH CAROLINA

[SLIDE 28]



[SLIDE 29]



Ms. Schwing asked if there were any questions or comments.

Councilmember Mahaffey asked about the connectivity further west and connecting the Sweetwater area to downtown, and why they would take priority over other areas for connection.

Ms. Schwing said that looking at the expansion over the next five years and they prioritized based on where it looked like the highest ridership may be. She said also from a cost perspective that staying close to downtown was recommended. She said they are exploring options in areas that might not be ready to support a fixed route transit service, but those would not be ready for expansion at this time.

Councilmember Mahaffey asked if micro transit was explored or a way to reduce traffic.

Ms. Schwing said that there were pros and cons when deciding between fixed transit and micro transit services.

Mayor Pro Tempore Gray asked what was the best way for people to give feedback or ideas.

Ms. Schwing said that there will be updates to the online platforms, web pages, and emails, and there will be a survey for residents to write out comments and questions that they have

Mayor Pro Tempore Gray thanked Ms. Schwing for her openness and accessibility.

Councilmember Zegerman said that he appreciated the work the staff has put into this and the feedback. He asked about the priority list from southwest to northeast and the updates to the existing routes. He said that it may be easier to make updates to the existing route first because it is an established service.

Ms. Schwing said that there wasn't a large gap between the one and the two. She said that it was more of capital projects reasons to put the revised Go Apex one improvements below the second route. She said for example the Walmart stop needed more exploration about if a signal may be needed at Broadstone Station Way and the Peakway, and this takes a little more time.

Councilmember Zegerman said that it seemed easier to execute the existing route and faster for the citizens. He said that the follow-up would be appreciated.

Councilmember Gantt said that he had sent Ms. Schwing maps and the ones that has been chosen looked like the best. He said fixed routes vs. micro transit the scalability is one thing to think about as Apex grows. He said that fixed routes lead to possible land use changes and investments in sidewalks and bus stops. He said that he was in support of both for areas that can't be served. He said that the bridge over 64 in Sweetwater would be something to look at because then the bus would be able to go over that bridge instead of being on 64 where no one lives. He gave more information and ideas about route maps and expansion.

Councilmember Killingsworth said that she looked forward to seeing where all these routes are connected to. She gave information about other areas that this would help, such as Pleasant Park.

Ms. Schwing said that with the comp plan update if there are dates it will update the vision for the town.

Mayor Gilbert thanked Ms. Schwing for all of her work.

[PUBLIC FORUM]

Mayor Gilbert opened up Public Forum and invited the first speaker up.

First speaker was **Dawn Cozzolino** at 3632 Bosco Road:

"Good evening, Mayor and Councilmembers. At every meeting, this Council speaks of love, respect, and community but that spirit never seems to reach New Hill and Friendship. The growth from continued annexations in and around Apex isn't a mistake, it's a mission. Apex is intentionally pushing out the people and communities that stand in the way of its

aggressive expansion. Fields are vanishing, tree canopy is gone, and the heritage trees, bulldozed. This isn't growth, it's erasure. The communities like New Hill and Friendship, which are established and thriving, are in the crosshairs. We're not in your town limits, but we're living the consequences of your decisions. We don't have a vote. We don't have a voice. But every policy you pass impacts us directly. Let's be clear, what's being built here isn't for us, it's being built over us. Our roads, never meant for this scale of construction, are now damaged and dangerous. Heavy machinery moves in daily, and the risk to our safety grows with every truckload. Meanwhile, there's no plan, there's no funding, and no accountability for the infrastructure collapse you're accelerating. Other towns, like Cary, require a traffic study for any development that adds 100 new vehicle trips a day. Apex doesn't act until that number is ten times higher. That's not oversight. That's intentional neglect. Then there's your use of eminent domain, instead of securing easements on undeveloped land owned by the very developers you approve to drive this growth, you take from private homeowners when less harmful alternatives exist. The Veridia RXR sewer line is just one example, symbolic of a town government that's chosen control over collaboration and trees are razed for quick cash. Developers pay a fee instead of preserving the environment, treating nature like an obstacle, not an asset. Retention ponds replace forests. Schools are totally overwhelmed and capped. Traffic safety is compromised. Apex isn't planning for the future, it's paving over the past. Apex is systematically wiping out our rural communities. I'd like to ask that we be heard. Please sit down with us in our communities. Have a New Hill–Friendship town hall. Hear our concerns directly. Work with us, not around us. Thank you."

Mayor Gilbert said thank you and invited the next speaker.

Next speaker was **Lawrence Kevin** of 1628 Salem Village Drive, Apex:

"First comment, Mayor, you were sitting next to Chris Paul in a picture, and you looked better than Chris Paul. I'm going to talk a little bit about the CSX contracts. It was in a non-agenda item, and I've been following Apex–CSX contracts because of the Peakway and I think you guys all know, but I don't think the public knows how much power they wield and the amount of money it costs the town. An example is in the Southwest Peakway, we frontloaded payments of $700,000 for flagging operations. So, we basically paid them. And that's something that's billable and even in the contracts, if they submit an invoice, we have 30 days to pay, or they could stop the construction. In this recent one, it's just a walkway crossing, and the lawyer actually tried to add some simple language to it and basically the answer in there was no. I went to Ed's kickoff this weekend and heard he's a lawyer, an attorney, several times, and I'm asking you to be a little cognizant of these contracts, because I think it puts us at a big disadvantage. The other one I looked at is the VHB. I tried to get digital files for the South Peakway, and honestly just got pushed off over and over again. It was initially said, "Oh, you can't get it because the design's not done." Well, the design was done. Then it was, "Oh, what do you need the design files for?" I finally asked for the contract. I got it from the clerk. I looked at the language for the contract they absolutely have no reason to give me anything. I mean, it's in there. It's like, Oh, it's third-party use. I said, I'm not charging for anything, I want

better design for the town, I want to do studies. I want to turn it into digital doubles. I'm asking for work that's been completed and paid for. I don't think we're getting a discount for the work, but I want to be able to take advantage of it and do digital doubles. Everything's going digital. The end deliverables in the contract for the VHB, is as an example, was, "We're going to give you the design documents as a PDF file." I'm like, we're all going towards AI and data, and they're going to give us the most simplest form of the documents. I mean, even that's good for the contractor and the bidding and the bids. So just look at the contracts. I think we could do a better job. Look out for the town. I mean, CSX, honestly, I look at the pedestrian crossway, and they have carte blanche. I asked, "Are we looking at a simple gate system?" And Terry kind of responded in social media that no, they said, "No, we're not going to do it." So, who's driving the discussion? They have too much power. Thank you."

Mayor Gilbert thanked the speaker and closed the Public Forum.

[NEW BUSINESS]

NB1 Apex Affordable Housing Plan – Recommended Updates

Marla Newman, Director, Community Development and Neighborhood Connections Department, gave an update on the Affordable housing Plan to set the context of where it is going and for possible recommendations to adopt the plan. She introduced **Jeff Souser** with Community Scale who has helped update the plan. Mr. Souser gave the following presentation:

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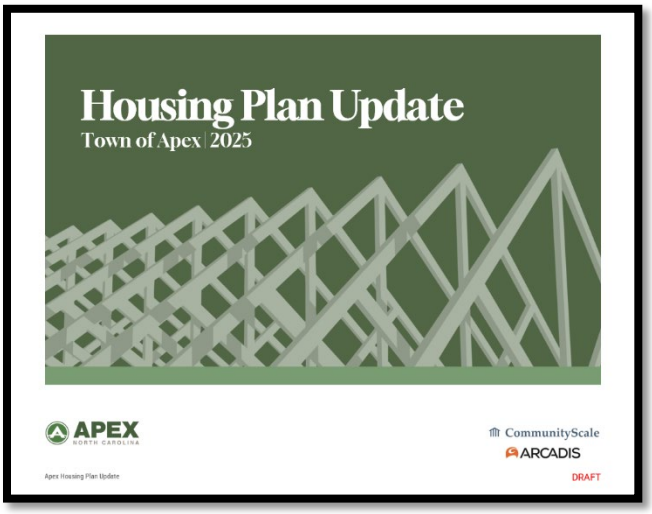

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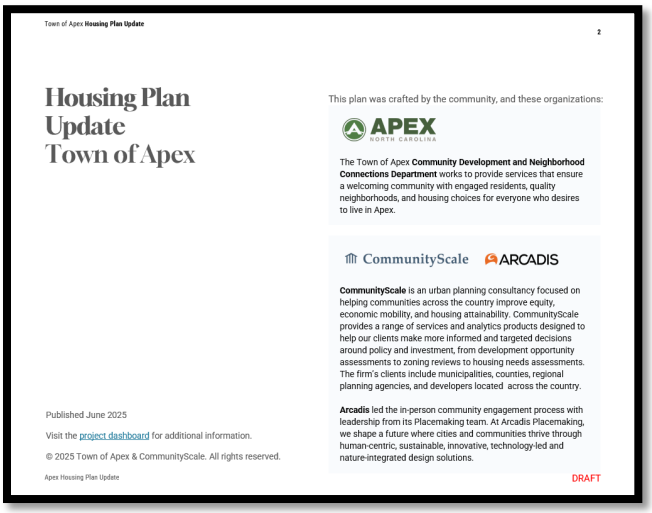

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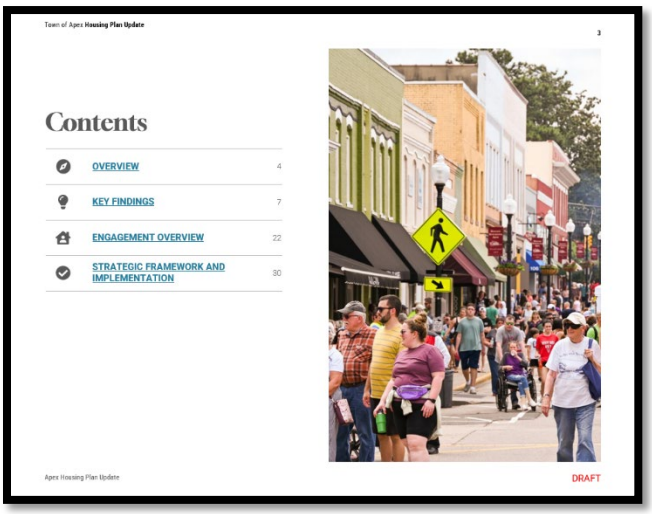

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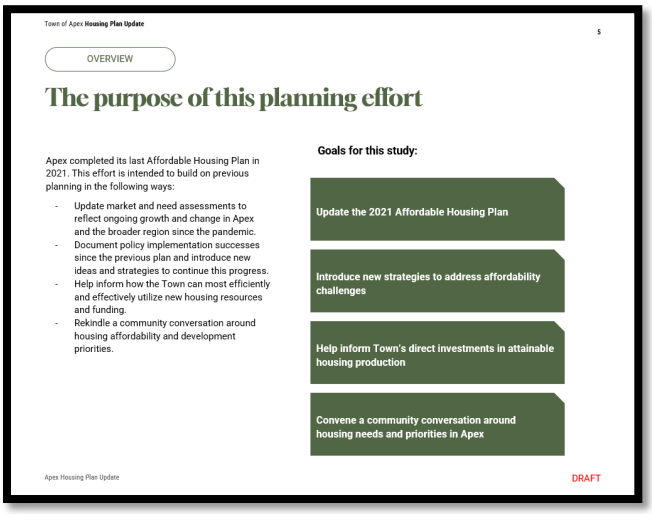

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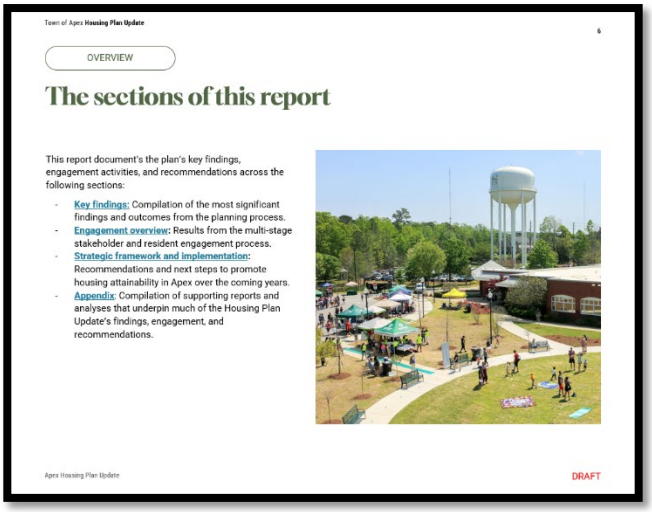

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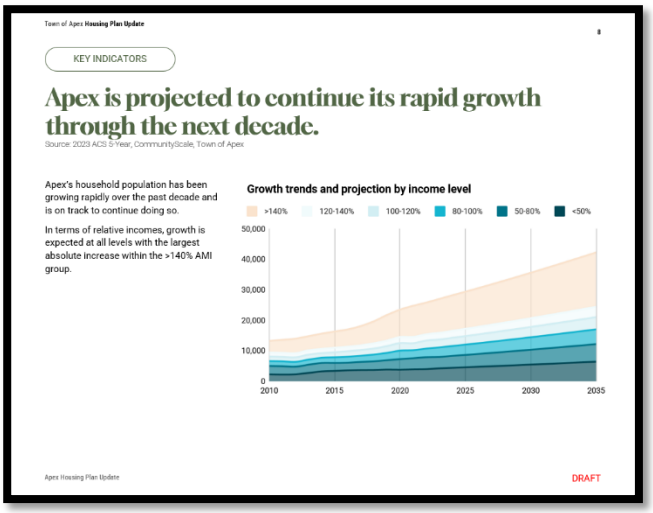

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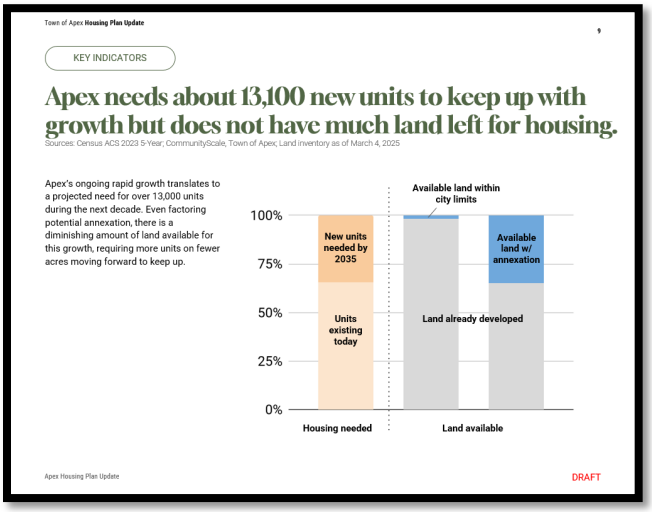

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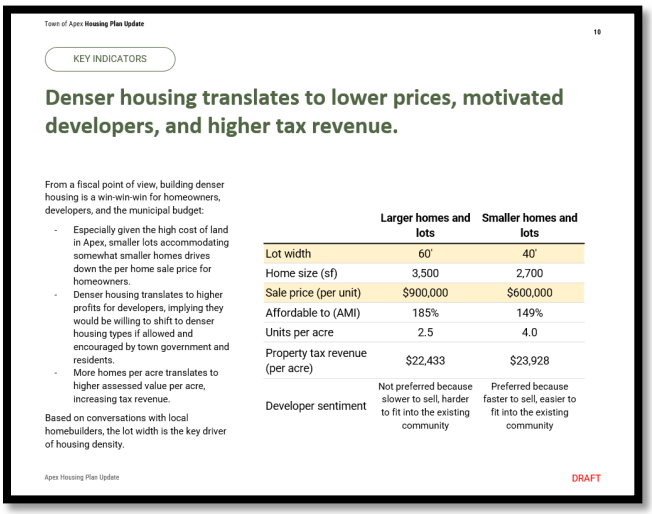

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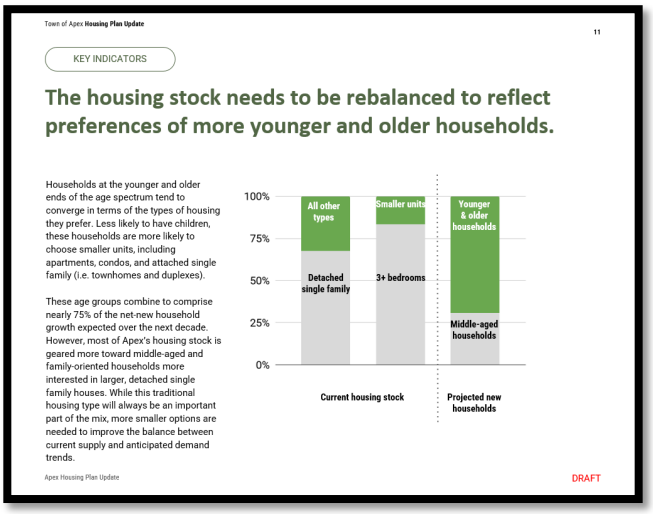

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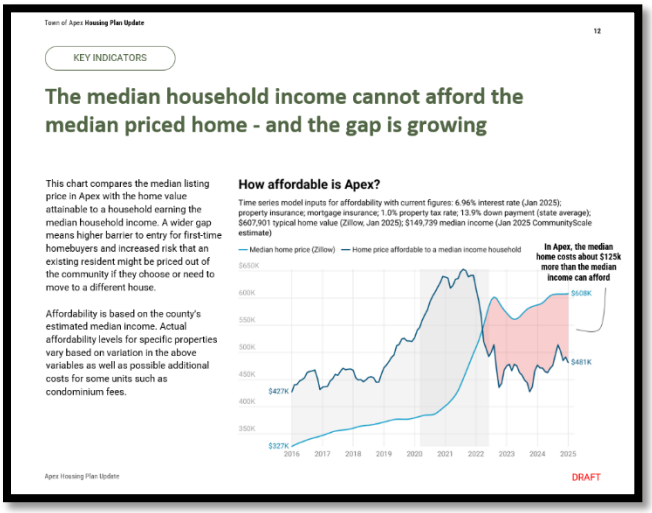

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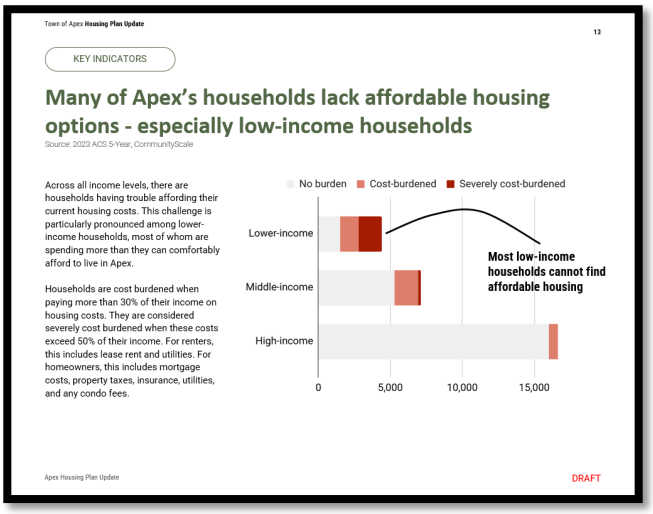

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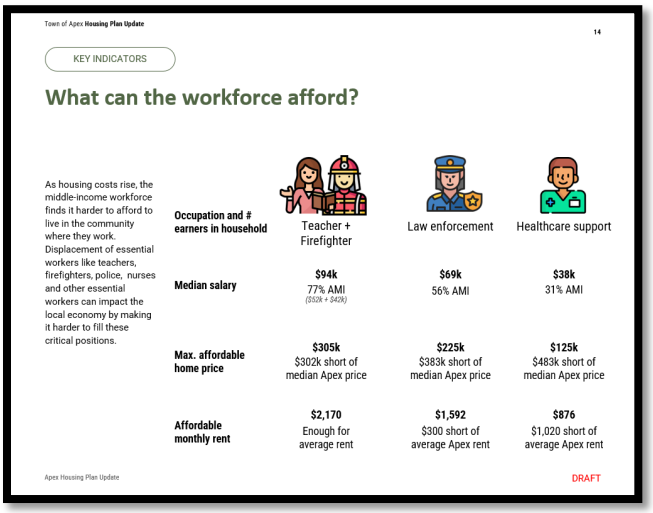

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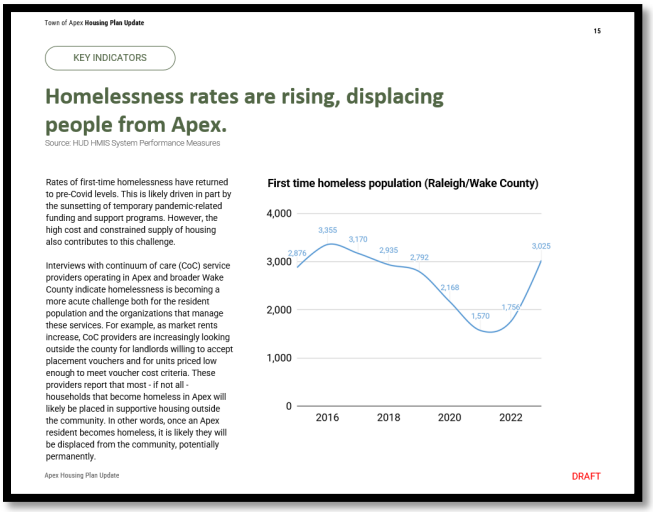

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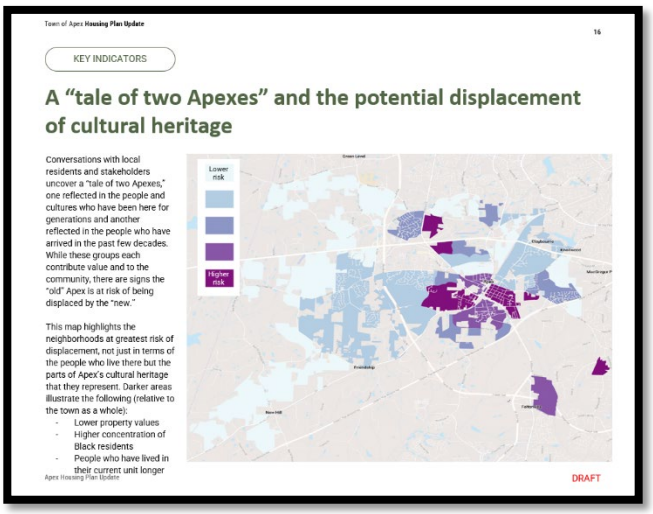

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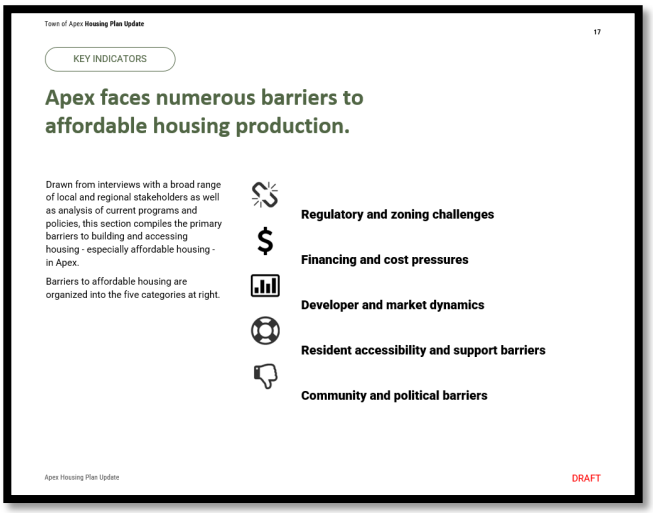

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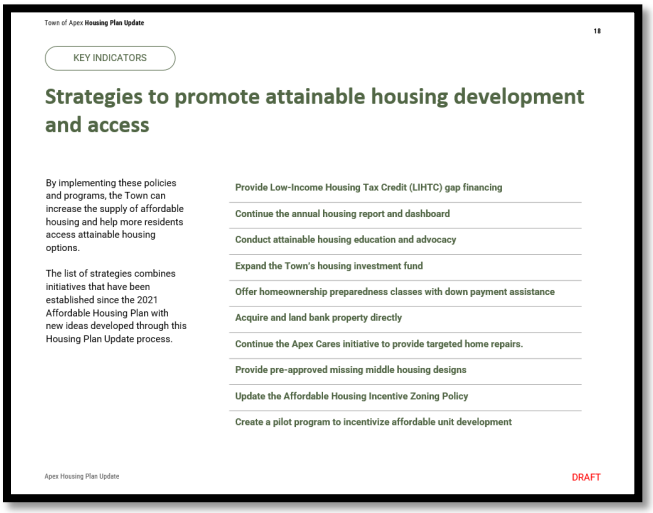

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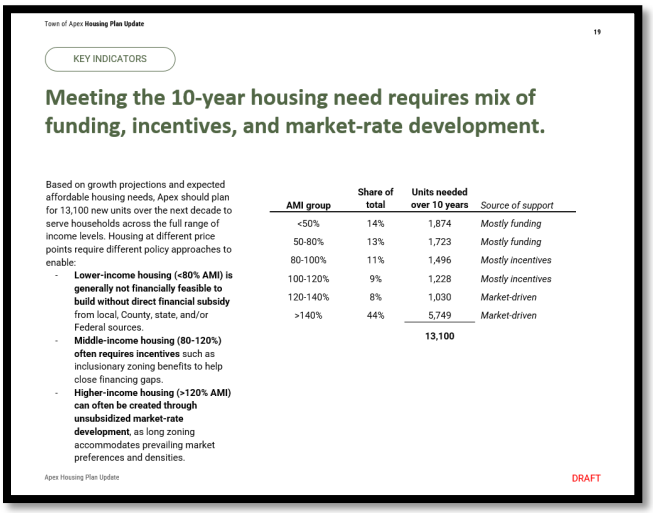

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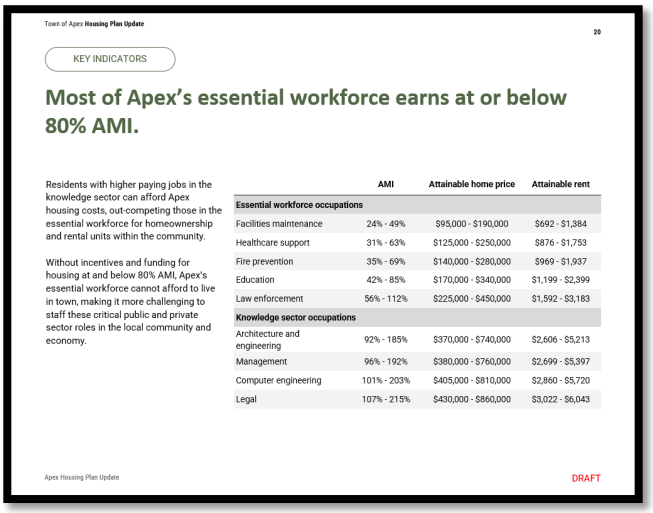

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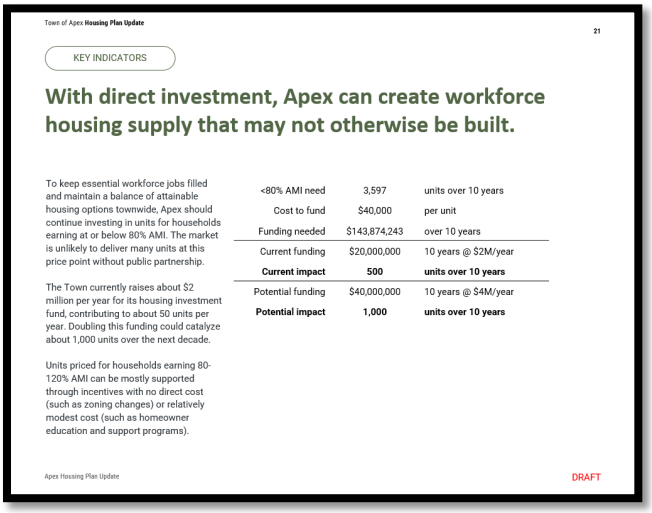

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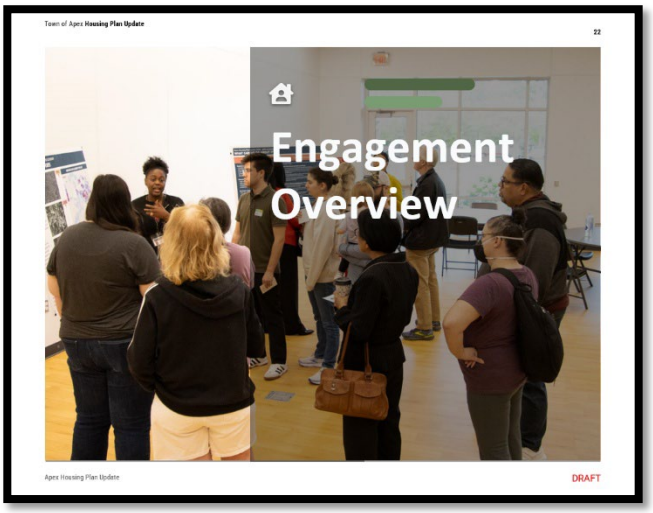

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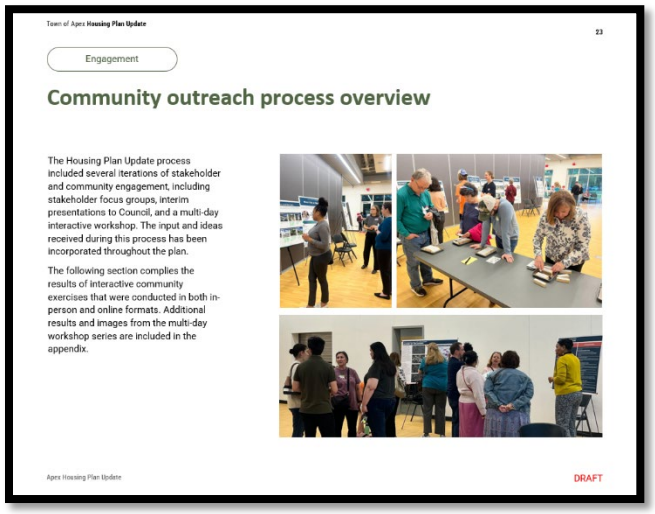

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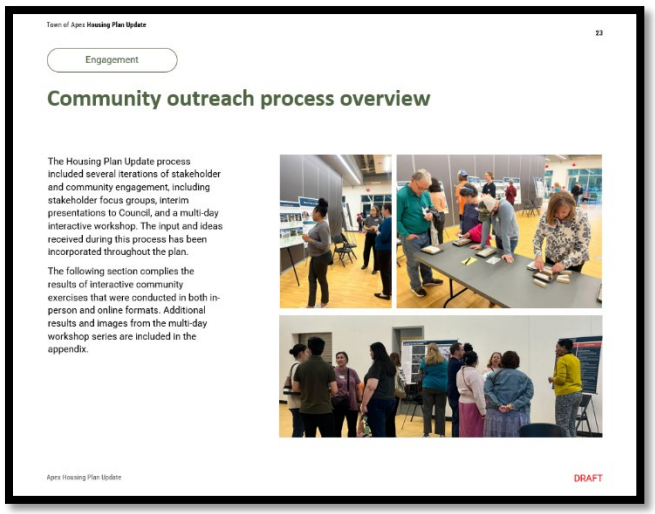

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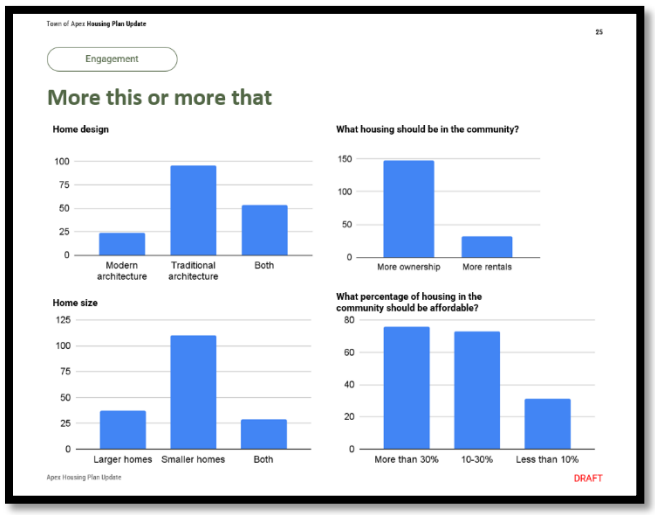

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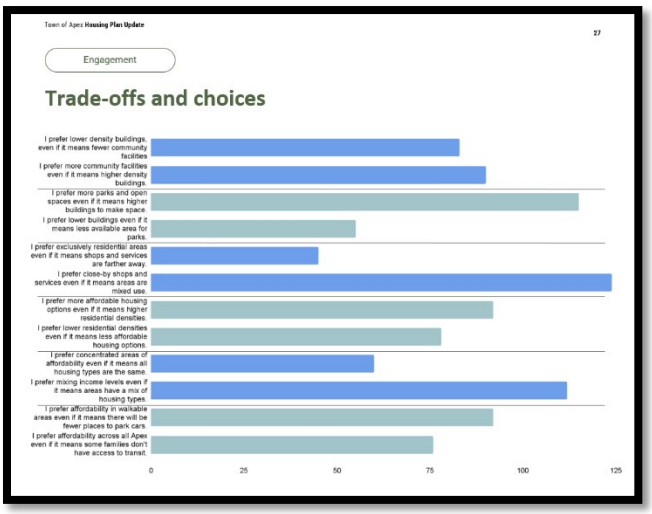

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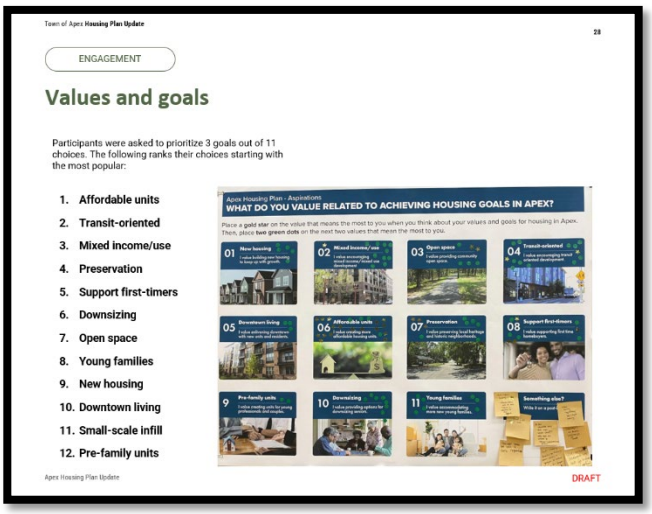

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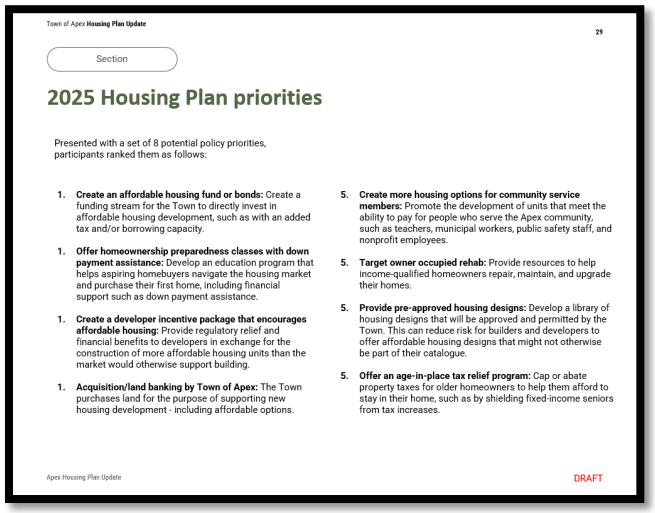

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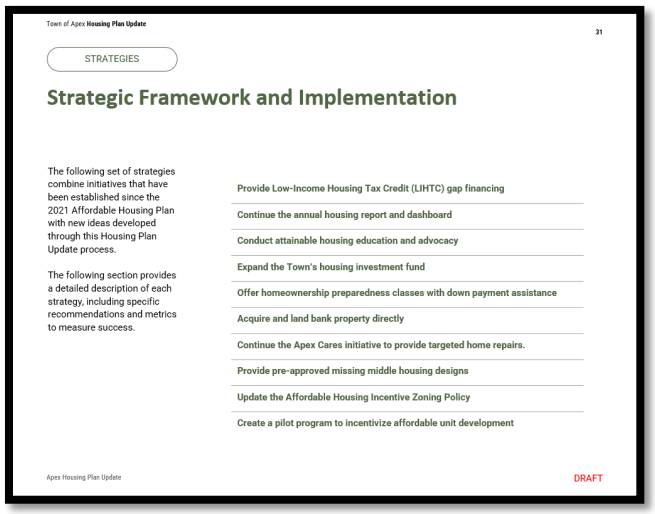

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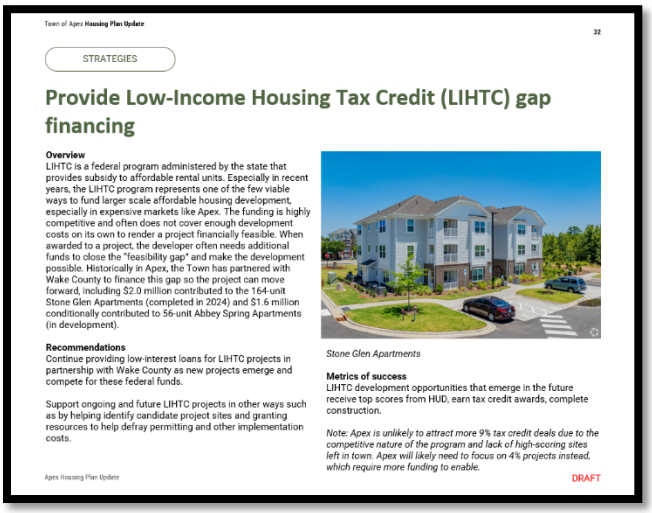

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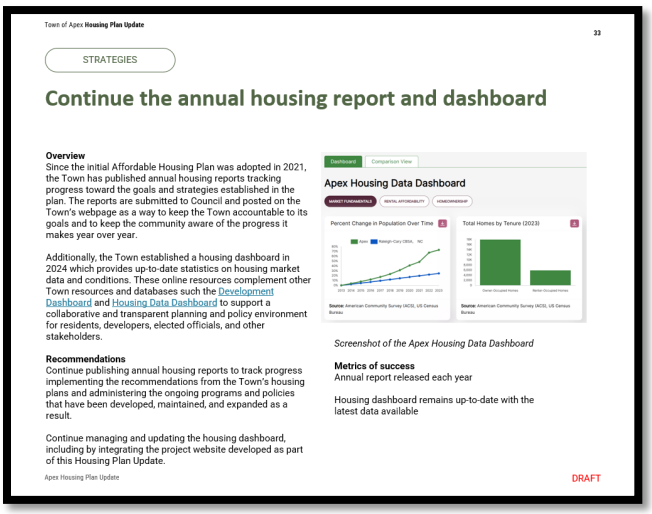

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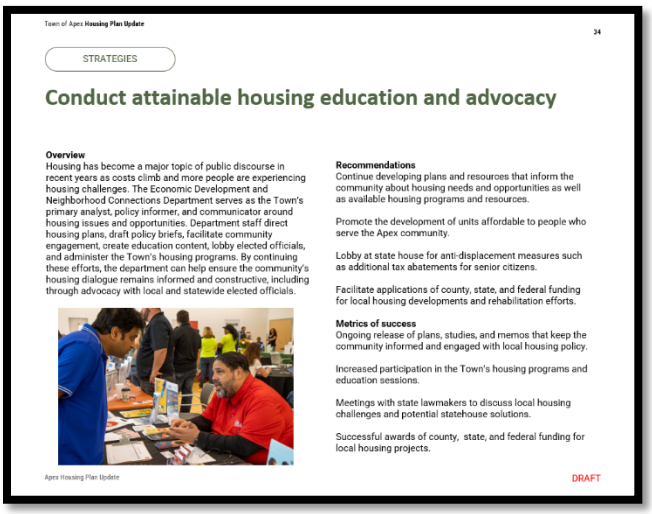

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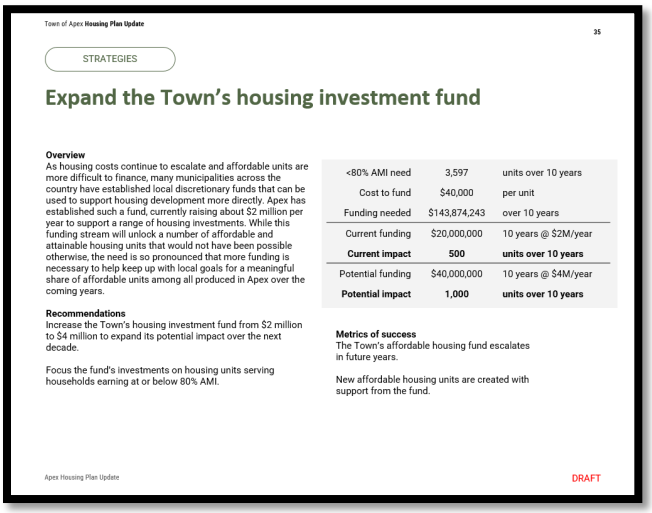

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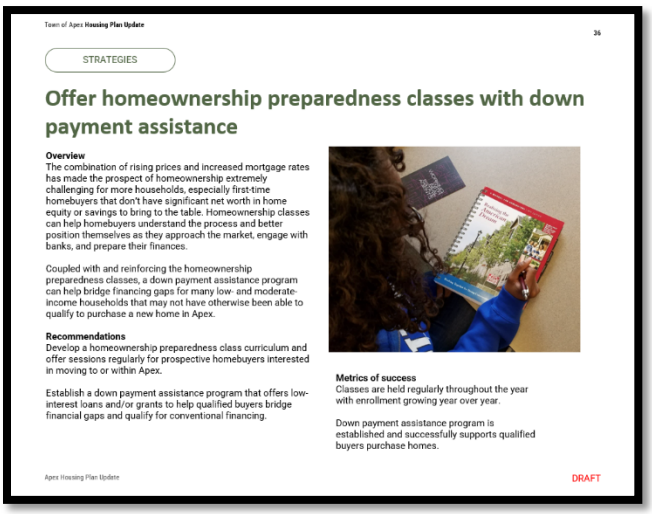

Councilmember Gantt asked if it was legal for a municipality to offer down payment assistance even after a class in North Carolina.

Director Newman that it depends on how it is set up and they are coupled with programs with federal funds like from HUD. She said that the requirement is that they go through a home buyer education class to qualify. She said that there are developers and other organizations in Wake County who provide the home buyer counseling and can help people purchase a home. She said this was legal and done throughout this area and the Country.

Councilmember Gantt asked if the money would go through the organization and then they would provide the homeowner with the down payment assistance.

Director Newman said no, that usually it's done at the time of closing, and the Town writes a check to the bank that is doing the mortgage.

Councilmember Gantt asked what other municipalities are doing this.

Ms. Newman said that Raleigh, Durham, Chapel Hill and most of NCs municipalities that have home buyer programs, and there are about 15 lenders in this area that participate in these programs.

Councilmember Mahaffey asked if it is under HUD and that is a federal program, is why it is allowed.

Director Newman said that there are usually restricted covenants that come along with this funding so it's not per se a gift.

Councilmember Mahaffey asked if Apex not being a HUD entitlement community was a problem.

Director Newman said that was not a problem at all.

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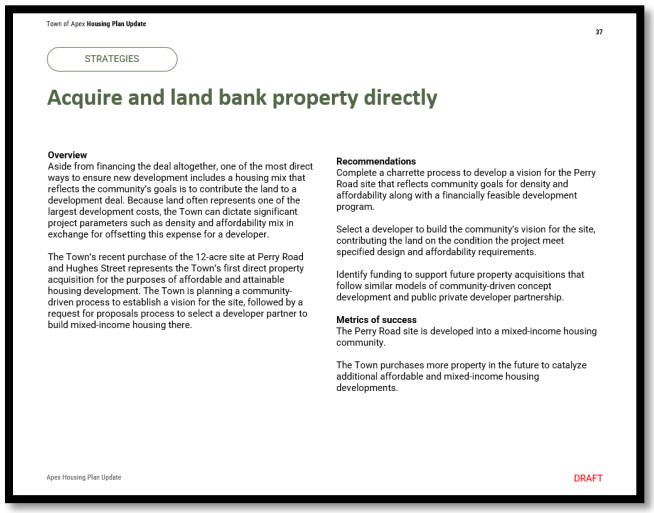

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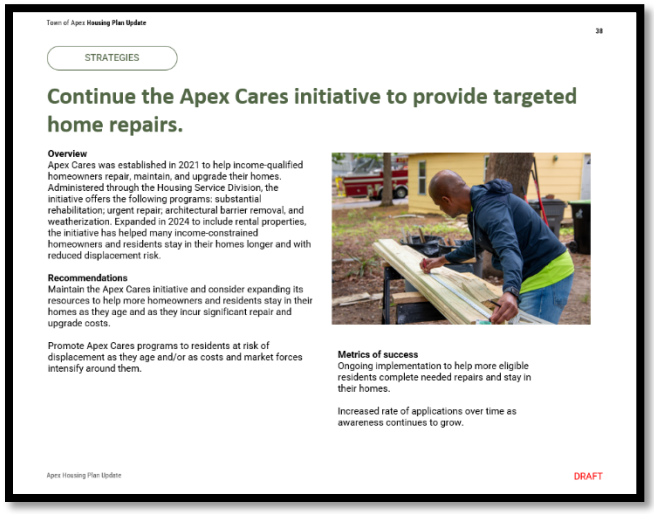

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Councilmember Mahaffey said that a couple of years ago there was discussion of something similar for ADUs like having a template once Raleigh did it.

Councilmember Gantt asked if it had worked in Raleigh, he said that he had not heard much about it in the past two years and would be interested in if they are doing it and how it is doing.

Councilmember Mahaffey said that he was interested in this kind of approach and even possibly a separate zoning process entirely for projects that meet certain criteria. He said that the building community is interested in this because a big part of their overhead and their time is the energy of getting entitlements.

Mr. Souser said that they would get to that. He said that it is important to keep the developer communities' part of the development and that it reflects the latest economic development as well.

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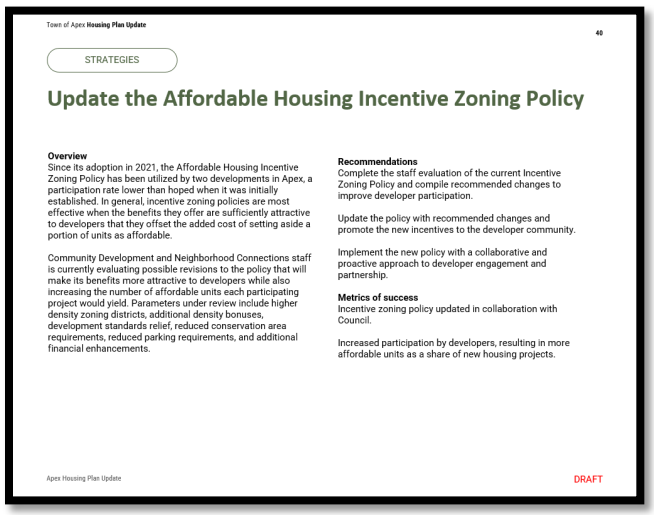

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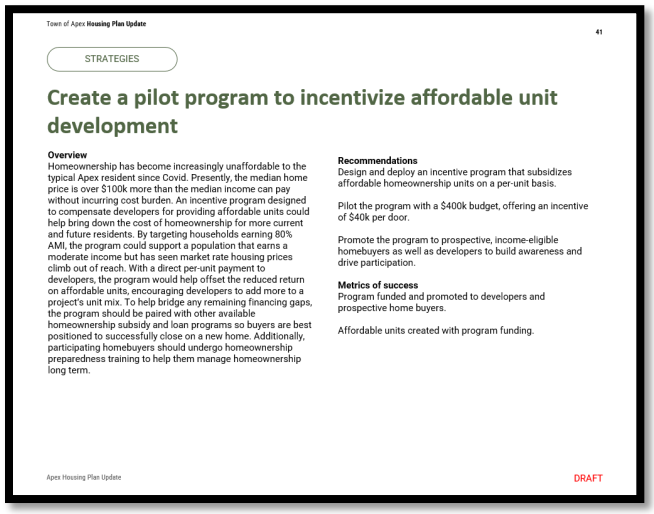

Councilmember Gantt said that he understood from some of the Planning meetings that this was not legal because the town could only incentivize the whole projects versus one or two units.

Director Newman said that from a legal perspective she didn't want to weigh in, but in other instances there was a certain number of units dedicated and wasn't project wide. She said they would have to meet income eligibility first and foremost so that the units will go to somebody who is income is eligible, and so there are a lot of nuances that go along with this.

Councilmember Gantt said that if they could do this it could have had the most impact throughout the time.

Director Newman said that is where they want to get to by investing some dollars in those projects like is being done for multi-family developments.

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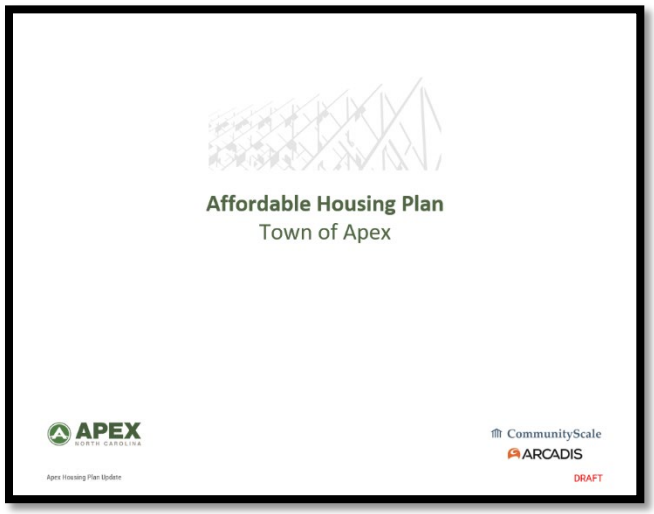

Mr. Souser said that the backup analysis is available, and it should have been sent to the Council.

Mayor Gilbert thanked Director Newman and Mr. Souser for work and the presentation. He asked if the online dashboard portion breaks down the AMI units and total units approved for community awareness.

Director Newman said currently, that in terms of development, the dashboard shows how many rezonings there are and how many of those have affordable units committed and the data dashboard gives market numbers to tell you where Apex is with regard to home ownership, rental, and demographics. She said that the dashboard that was created as part of the Housing plan is a blend of both. She said there are a couple of dashboards that serve different purposes.

Mr. Souser said that from a data standpoint it is important to track both progress towards the unit count and the data helping to track progress.

Councilmember Gantt asked if all of the efforts that Apex has made for affordable housing has any difference compared to other communities that haven't done as much.

Mr. Souser said that in different markets across the country that are building more housing see a slower rate of increase in prices, and that is one measure. He said keeping development going helps and making as many affordable units as possible along with that is a good strategy. He said that there needs to be more regional collaboration to compare notes, and that some are at different stages of their development.

Councilmember Zegerman said that some of the projects have not been completed and have not come to fruition yet.

Mr. Souser said that there hasn't been enough housing for a generation and it's going to take more than a few projects in a few years to start to see progress.

Councilmember Gantt said that the challenge is they get accused of overbuilding a lot, so it's a balance of priorities

Mayor Gilbert said that is why it is important to get information out so people can see it consistently.

Councilmember Zegerman asked about financials and what the $40,000.00 per unit is based on.

Mr. Souser said that when the current existing programs it was the average that should be benchmarked.

Director Newman said that there was a story on ABC11 that profiled a new program in Raleigh that is home ownership and they're making a contribution of $60,000 per unit, and so based on development cost a calculation is done to get the proper amount. She said using other down payment assistance from Wake County and NCHFA it then is affordable.

Councilmember Zegerman said that there are two ways to close the gap and asked how many of the recommendations that are presented are targeting making that contribution smaller.

Director Newman said that it would depend on the development and sometimes it may be a little deeper in terms of the income qualifications depending on how much subsidy is provided. She gave more information on how to obtain more subsidies, and it requires an analysis of each deal.

Councilmember Zegerman said that there had been a lot of work that has gone into

this, but Council has been asked to adopt a plan and some of the questions do not seem to be answered yet. He said that there needs to be an analysis to look at what the recommendations would truly be based on and if they are truly vetted. He said that he is a supporter of Affordable Housing, but this feels open-ended. He said that he had suggested to make this just a presentation and then look at the whole package including the affordable housing plan, the policy, and the proposed pilot program as a single package to vote on at a later time, as by separating the conversation some information may be lost.

Director Newman said the plan is the overarching ideas and strategies that would be recommended, and the next step is to come to Council with the specific policy initiatives. She said she understands wanting everything to go at once, but this sets a vision for the specific programs to fall under.

Councilmember Zegerman said that this makes sense, but he had an issue with a recommendation of the budget piece. He said that it could increase or change.

Councilmember Mahaffey said that it sounded like his vote should be against the plan, because this is committing in policy to go to $40 million.

Councilmember Zegerman said he is supportive of the work but there is not enough detail and would like to see more information.

Councilmember Mahaffey suggested there are needs he can do to offer alternatives or register disagreement with certain portions without voting against the plan as a whole. He said this is a high-level set of policy goals for the long term.

Councilmember Killingsworth said in order to support affordable housing it needs to be supported in some manner and to the level that is supportive of the community.

Mayor Pro Tempore Gray said that they are looking to Council to be able to provide policy guidance and direction, this is the big picture, and they will come back with additional detail.

Director Newman said yes, and the budget action would be another conversation, but if this is going to move forward this is an example of the kind of resources that will be needed. She said that they are not asking for Council to say yes to the funding resources because this could change. She said this is not a commitment that it will be a specific amount of money.

A **motion** was made by **Councilmember Killingsworth** and seconded by **Mayor Pro Tempore Gray** to approve the Recommended Updates to the Apex Affordable Housing Plan

VOTE: UNANIMOUS (5-0)

Councilmember Killingsworth said she very proud of staff and Council for the work that has been done on this plan over the past few years.

[CLOSED SESSION]

A **motion** was made by **Mayor Pro Tempore Gray**, seconded by **Councilmember Killingsworth** to enter into closed session at **8:06 p.m.**

VOTE: UNANIMOUS (5-0)

CS1 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".

Council returned to open session at **8:30 p.m.**

Mayor Pro Tempore Gray and noted that Mayor Gilbert had recused himself from this matter, and asked if there were any motions.

A **motion** was made by **Councilmember Killingsworth** and seconded by **Councilmember Zegerman** to adopt a Resolution authorizing eminent domain proceedings related to a street and side path project along Jessie Drive (REF: RES-2025-035).

VOTE: UNANIMOUS (5-0)

[ADJOURNMENT]

Mayor Pro Tempore Gray adjourned the meeting at **8:31 p.m.**

Jacques K. Gilbert
Mayor

Allen Coleman, CMC, NCCCC
Town Clerk to the Apex Town Council

Submitted for approval by Town Clerk Allen Coleman and approved on_____.

TOWN OF APEX
REGULAR TOWN COUNCIL MEETING
TUESDAY, AUGUST 26, 2025
6:00 PM

The Apex Town Council met for a Regular Town Council Meeting on Tuesday, August 26th, 2025 at 6:00 PM in the Council Chambers at Apex Town Hall, located at 73 Hunter Street in Apex, North Carolina.

This meeting was open to the public. Members of the public were able to attend this meeting in-person or watch online via the livestream on the Town's YouTube Channel. The recording of this meeting can be viewed here:
https://www.youtube.com/watch?v=d-gHnNv1rug

[ATTENDANCE]

Elected Body
Mayor Jacques K. Gilbert (presiding)
Councilmember Audra Killingsworth
Councilmember Terry Mahaffey
Councilmember Brett Gantt
Councilmember Arno Zegerman
Absent: Mayor Pro Tempore Ed Gray

Town Staff
Town Manager Randy Vosburg
Deputy Town Manager Shawn Purvis
Assistant Town Manager Marty Stone
Assistant Town Manager Demetria John
Town Attorney Laurie Hohe
Town Clerk Allen Coleman
All other staff members will be identified appropriately below

[COMMENCEMENT]

Mayor Gilbert called the meeting to order. He introduced Councilmember Gantt's mother, Ms. Sherice Gantt, and invited her up. He then led in a recitation the Pledge of Allegiance. He then moved into the special ceremony of the Annual Raksha Bandhan Ceremony with Hindu Swayamsevak Sangh, Apex, NC Chapter and invited them up to speak.

Kreshik Verte wished everyone a Happy Raksha Bandhan. She said this was a non-profit social, educational and cultural organization that aims to assist Hindus living outside of India. She gave an overview of what Raksha Bandhan stands for and how it supports the

community in Apex. She presented Rakhis to the Mayor and Council as a show of thanks and best wishes, and to affirm their support to the Apex community.

[CONSENT AGENDA]

A **motion** was made by **Councilmember Zegerman**, seconded by **Councilmember Gantt**, to approve the consent agenda as presented.

VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Gray absent

CN1 Agreement - I.Q. Data Systems dba Backgrounds Online - Background Checks for Youth Athletic Coaches, Volunteers, and Program Instructors – May 6, 2025 through May 5, 2027 (REF: CONT-2025-321)

Council voted to approve a user agreement between the Town of Apex and I.Q. Data Systems dba Backgrounds Online to process background checks for youth athletic coaches, volunteers, and program instructors for the Town's Parks, Recreation, and Cultural Resources Department, effective May 6, 2025 through May 5, 2027, and authorize the Town Manager, or their designee, to execute the agreement on behalf of the Town.

CN2 Agreement Amendment Ratification - The Wooten Company - Pleasant Park Elevated Tank Tasks (REF: CONT-2025-322)

Council voted to Ratify an Oral Amendment to the existing Task Order for Design Services between the Town of Apex and The Wooten Company, for task work related to the Pleasant Park 1.5 MG Elevated Water Tank.

CN3 Budget Ordinance Amendment No. 2 - Play-It Forward Donations (REF: ORD-2025-060)

Council voted to approve Budget Ordinance Amendment No. 2 allocating funds for the Play-It-Forward program in Fiscal Year 2025-2026.

CN4 Contract - Pyro Shows East Coast, Inc. - July Third Fireworks Display Calendar Year 2026 (REF: CONT-2025-323)

Council voted to approve a standard services agreement between the Town of Apex and Pyro Shows East Coast, Inc. to perform the Fireworks Display on July 3, 2026, and authorize the Town Manager, or their designee, to execute on behalf of the Town.

CN5 Fiscal Year 2025-2026 Fee Schedule Amendment - Mattress/Box Spring Disposal and Exempt Site Plans for Neighborhood Beautification Grant Improvement Program (REF: PLCY-2025-016)

Council voted to approve an amendment to the Town's Fee Schedule for Fiscal Year 2025-2026 to include a change to the Mattress/Box Spring Disposal Fee Rate from $10 to $15 and add an Exempt Site Plan Fee for the Town of Apex Neighborhood Beautification Grant Improvements at no charge, effective August 26, 2025.

CN6 Rezoning Case No. 25CZ02 – Jordan Lutheran Church – Statement and Ordinance (REF: ORD-2025-061)

Council voted to approve the Statement of the Town Council and Ordinance for Rezoning Application No. 25CZ02, Rev. Michael S. Merker, applicant, for the property located at 1201 Chapel Ridge Road (PIN 0732258464).

CN7 Unified Development Ordinance (UDO) Amendments – July and August 2025 – Statement (REF: OTHER-2025-071)

Council voted to approve the Statement of the Apex Town Council pursuant to G.S. 160D-605(a) addressing action on the Unified Development Ordinance (UDO) Amendments of August 12, 2025 proposed by staff.

CN8 Tax Report – June 2025 (REF: OTHER-2025-070)

Council voted to approve the Apex Tax Report dated July 17, 2025.

[UPDATES BY TOWN MANAGER]

Town Manager Vosburg introduced the new Human Resources Director, Karmen McGee.

Town Manager Vosburg then gave updates on the following:

- **TransAmerican Motorcycle Event:** This event is hosted by the Chamber of Commerce and will take place September 4, 3:00-6:00 p.m. Apex will serve as Stage 1 in 16 in this cross-country antique motorcycle race from North Carolina to Oregon.
- **Peak City Fitness Festival:** This will be on September 6, 9:00 a.m.-4:45 p.m. at Town Hall Campus. This festival will feature live music, food trucks, and health/wellness vendors.
- **Local Spot Passport Program:** The last day to participate is September 2nd. This program is part of the town's new Social District initiative.
- **Community Town Hall Meeting:** August 28, 6:00-7:00 p.m. at the Apex Senior Center. The Mayor and Council will be present.
- **Labor Day Closure** – Town Hall Facilities will be closed on September 1st. Trash & Recycling will be delayed by one day; Friday pickup will go to Saturday pickup. Yard Waste Collection will be Tuesday through Friday, and anyone that is uncollected will be picked up the following week.
- **Tunstall House Project:** Site work begins September 2nd. The house construction will begin in mid-October.
- **Olive Chapel Road Project (NCDOT):** Met with DOT and they are progressing. There are issues with right-of-way issues and utility relocations. Final construction timeline will be shared by NCDOT.

- **Customer Portal Enrollment:** Over 20,000 customers signed up for the portal, up from 18,000 last week. Portal enrollment defaults to paperless billing, so residents have to manually select to receive paper bills.
- **Billing Cycle Improvements and Staff:** The focus remains on reducing cycle times. Finance Director has been chosen and will be announcing who soon. Billing & Collections Manager was hired and in place and recruiting for several positions in finance and hope to be fully staffed soon.
- **Late Fees & Service Cutoff:** Currently not being implemented and will bring this back to Council for more discussion.
- **Customer Call Wait Times:** Current average wait time is 7-10 minutes. If calls weren't being abandoned (call abandonment rates are higher than expected) wait time may be 15 to 18 minutes. They are working on a system where you reach a live person first who gives you an estimate of the wait time rather than a hold, if staffing is able to be worked out.
- **Saunders Street Parking Lot:** Opened on Friday, August 22nd ahead of schedule. Downtown Phase 2 construction tentatively scheduled for the beginning of next year.

[REGULAR MEETING AGENDA]

Mayor Gilbert asked Council for a motion to set the Regular Meeting Agenda.

A **motion** was made by **Councilmember Gantt** to strike New Business Item No. 3.

Councilmember Zegerman said he understood the intent of the motion; however, he noted that while Council previously discussed the item, no formal vote was taken. He suggested the item should be brought back for a formal vote.

Councilmember Killingsworth said she agreed.

The **motion** from **Councilmember Gantt** to strike New Business No. 3 failed due to a lack of second.

A **motion** was made by **Councilmember Zegerman**, seconded by **Councilmember Gantt** to approve the Regular Meeting Agenda as presented.

VOTE: UNANIMOUS (4-0), with Mayor Pro Tempore Gray absent

[PRESENTATIONS]

PR1 North Carolina Turnpike Authority - Complete 540 Presentation

Mayor Jacques K. Gilbert introduced Alan Shapiro, P.E., Director of Highway Operations, North Carolina Turnpike Authority and thanked him for being at the meeting.

Mr. Shapiro gave an update on the completion and turnpike authority updates.

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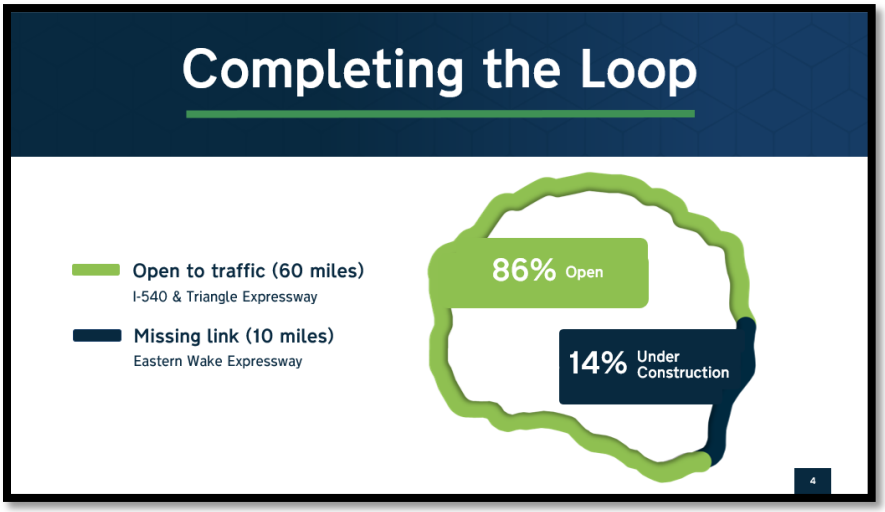
[SLIDE 2]



[SLIDE 3]



[SLIDE 4]



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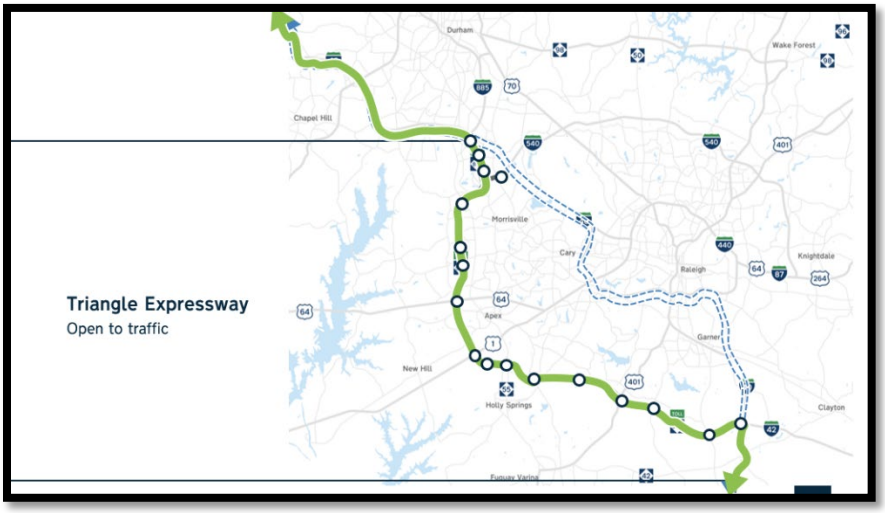

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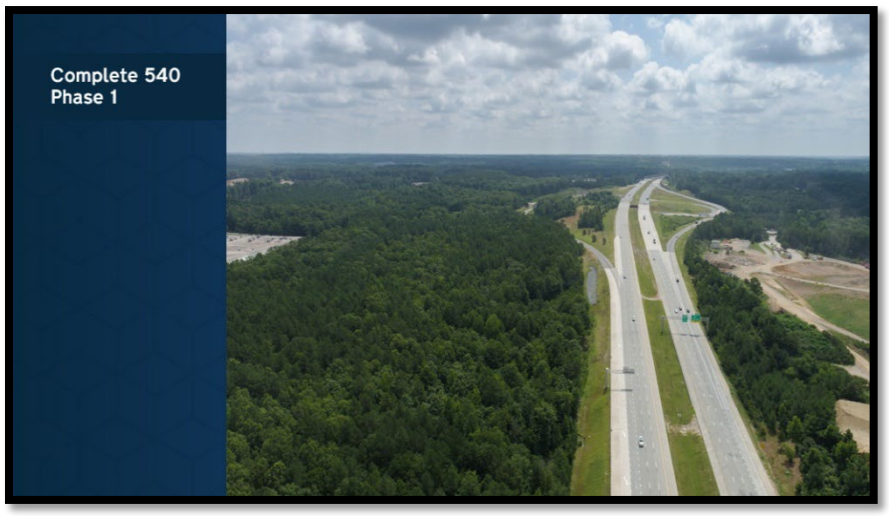

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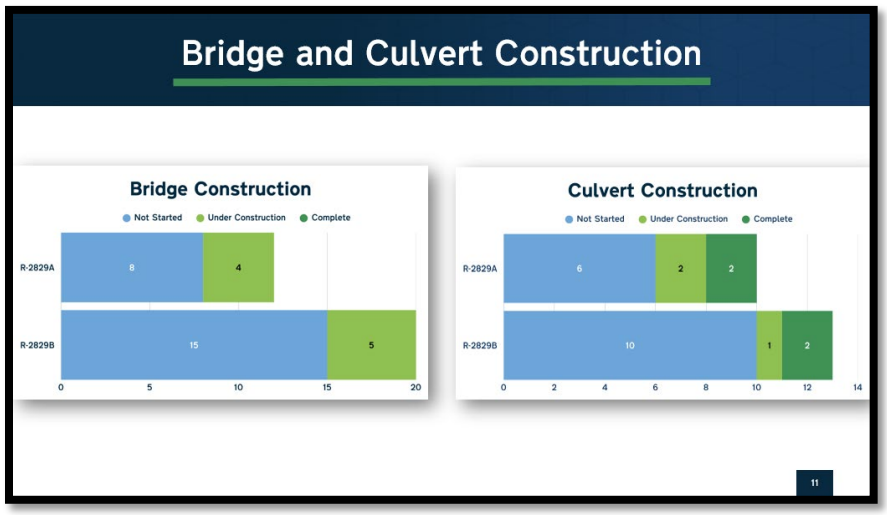

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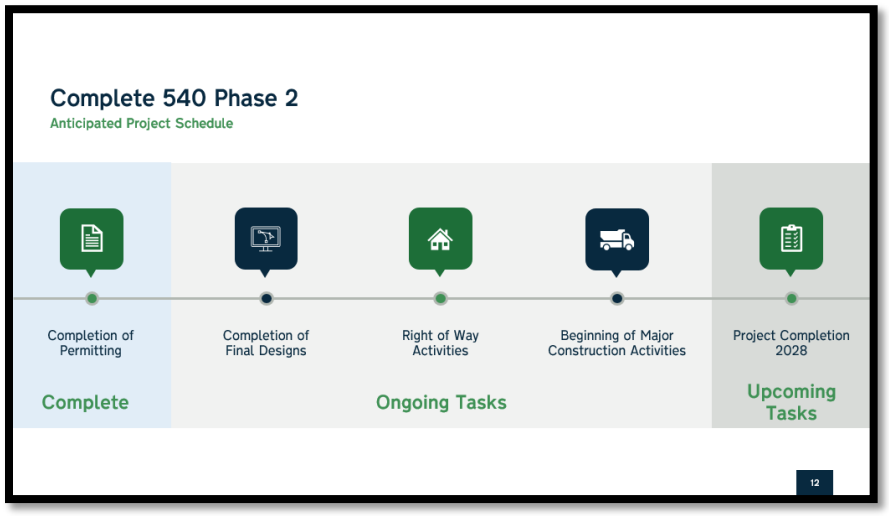

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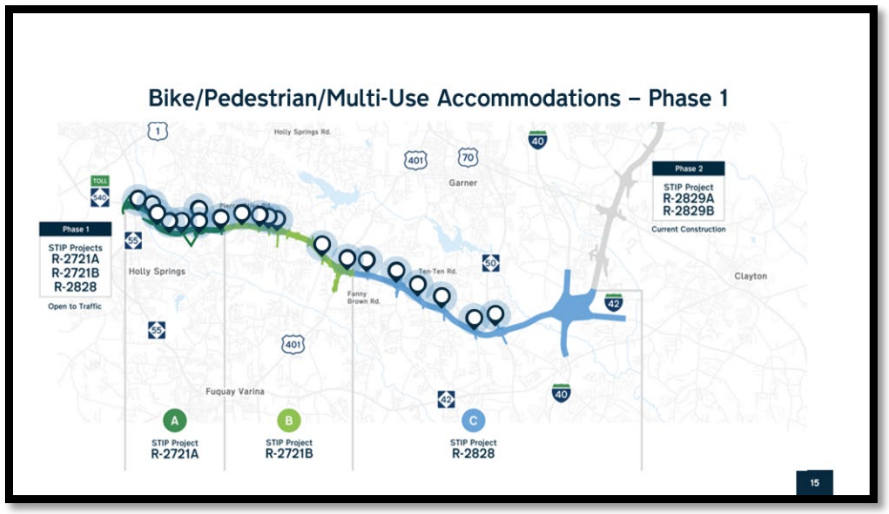

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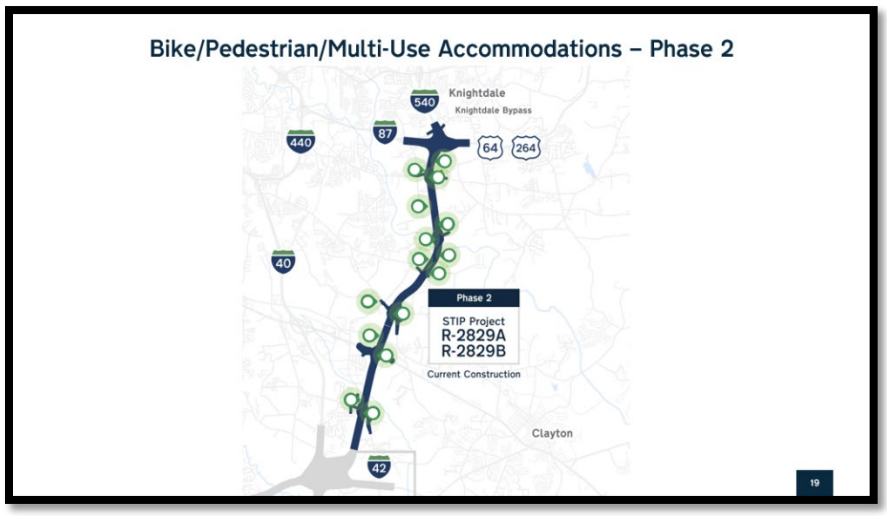

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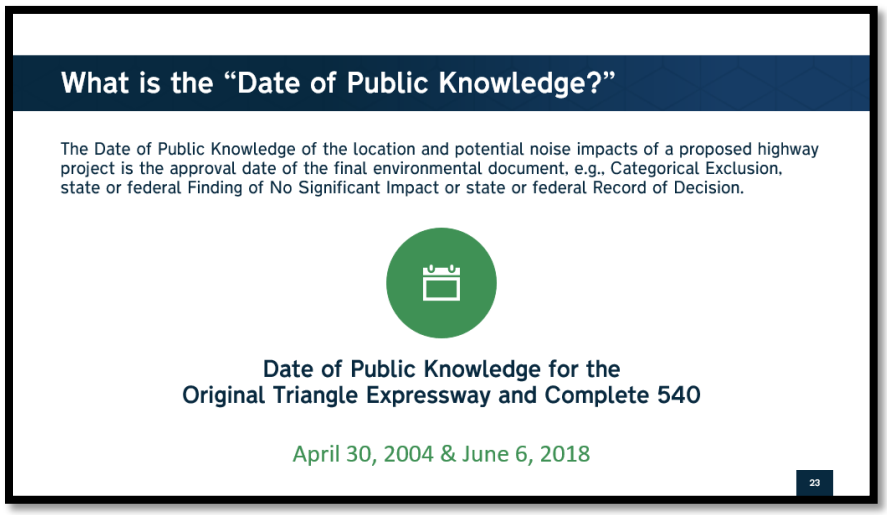

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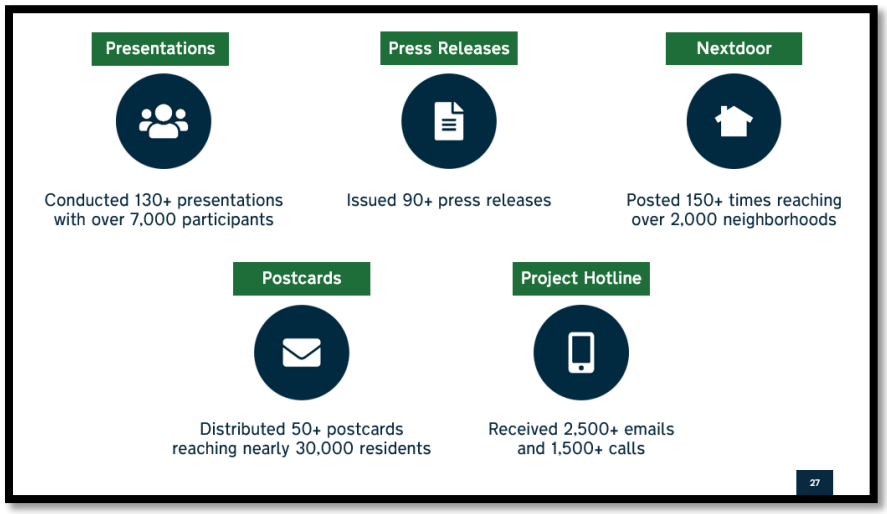

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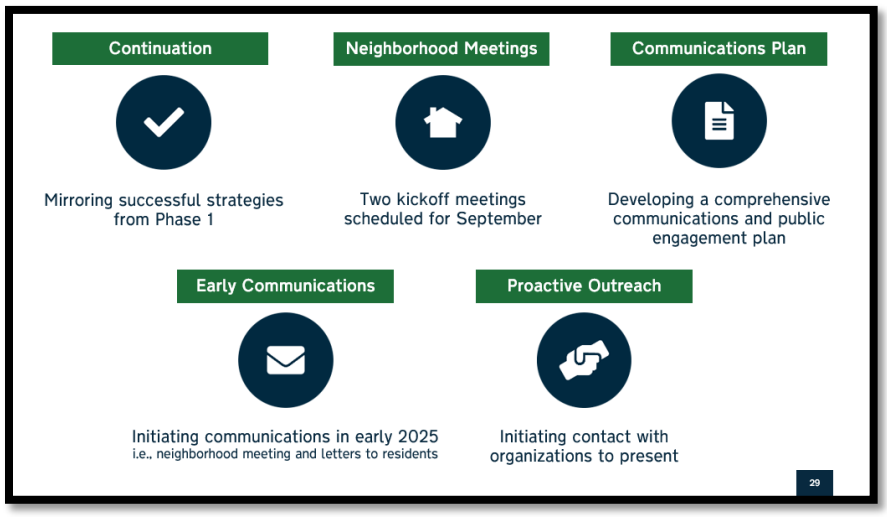

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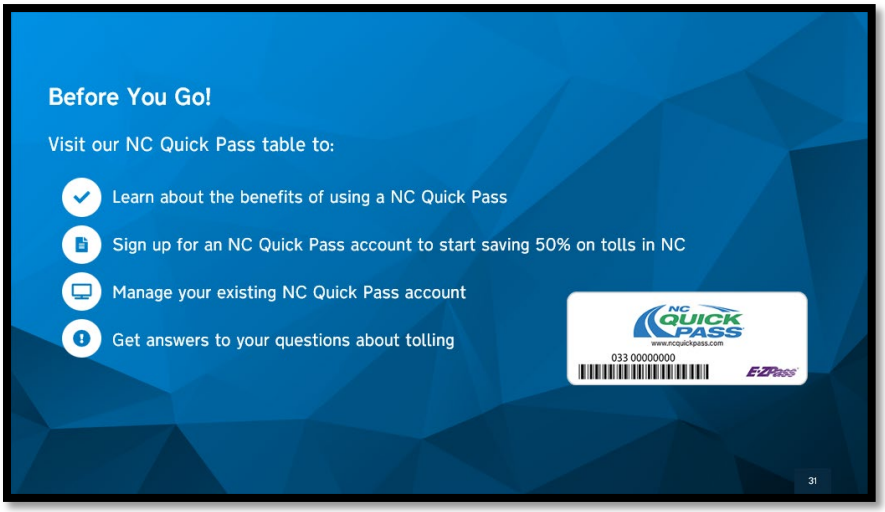

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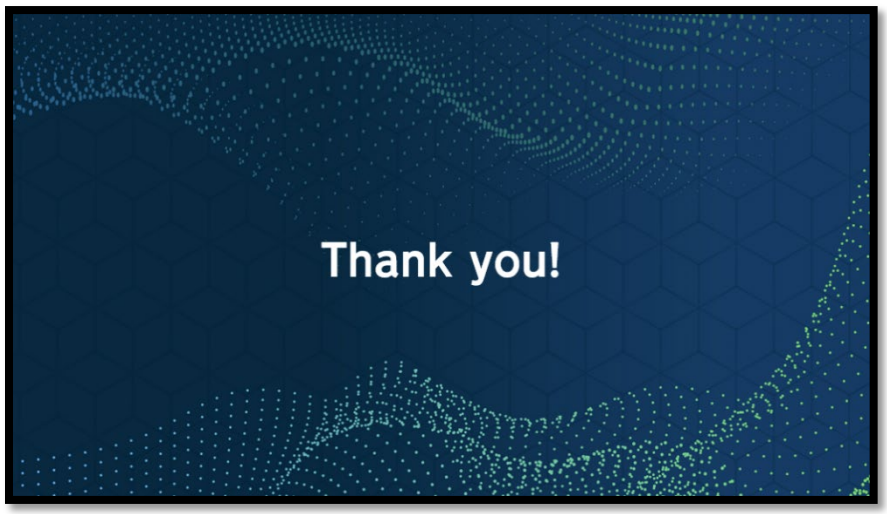


Mr. Shapiro opened for questions.

Councilmember Zegerman asked how other municipalities have dealt with building requests that come in after the date of public knowledge and what is the protocol for Apex working with DOT to integrate such mitigation into zoning requirements, considering the DOT's right-of-way will be part of the development area.

Mr. Shapiro said once the construction project starts and there is noise walls contemplated with the project, it's up to the municipalities along with the developer when approving development plans to include a type of noise mitigation. He said that they were trying to make sure that residents know that DOT is not building a noise wall once construction begins.

Councilmember Mahaffey said that it's too late for a noise wall for this project and asked if it was possible for private developers or municipalities to provide money for betterments to increase the size of the noise wall that NCDOT is building or fund the studies if someone is not eligible, or put it in as a condition.

Mr. Shapiro said no, there is not anything at this time and that this is governed by the FHWA policy, US DOT policy and the Department of Traffic and Air Policy. He said that there are future opportunities that an existing highway could be restudied again, because anytime there is added capacity to a highway, it initiates a new noise study.

Councilmember Gantt asked if this determination was in a published schedule based on NCDOT projects and if Bike Lanes initiated any level of additional safety.

Mr. Shapiro said that the road probably would not function any better or any worse. He said the established procedures were in an effort to make roadways as safe as possible with as less noise disturbance as possible. He said that if the procedures did not exist that all major highways would feel like tunnels because no one wants the interstate noise near their property.

Councilmember Mahaffey asked why Apex pays tolls and others in the loop don't.

Mr. Shapiro said that it goes back to the fiscal constraints in the State Transportation Improvement Plan (STIP). The northern session of 540 scored well enough that it could be funded with State and Federal dollars and did not require tolls to accelerate or bridge any funding gaps. He said that the original section of the Triangle Expressway which opened in 2012 had it gone the route of the traditional STIP, at best it would have been open this calendar year, so for 13 years, those customers would not have had that option to ride on the existing Triangle Expressway. He said by having tolling to bridge that funding gap, they were able to complete the outer loop and give alternative routes. He said he also believed the most recently constructed section south of Apex would not have scored well enough to be funded by the traditional STIP at all.

Councilmember Mahaffey asked if there was a policy about working at night on these construction projects.

Mr. Shapiro said that there are hard dates to stay within the loan terms for these projects' deadline. He said that working around weather conditions is a way to regain the construction schedule. He said that no one likes that the work is done at night at times but unfortunately it is a means to an end to get the project completed on a timeline so that loan repayments can start.

Councilmember Gantt asked if Mr. Shapiro was involved with the Capitol Boulevard US-1 project for additional toll lanes.

Mr. Shapiro was familiar with it. He said it is not currently a toll project.

Councilmember Gantt said that it seemed from the news that the Capitol Boulevard US-1 project was planned to be a toll project and then the state representatives stopped this project. He asked how much influence the local state representatives have with toll roads.

Mr. Shapiro said that at the turnpike, they don't advocate for toll projects, they educate, and the presentations were made to the local CAMPO Executive Board, and they passed the resolution. He said that there needs to be further legislative action for that project to move forward as a toll project.

Councilmember Mahaffey asked about the old white box for EZPass.

Mr. Shapiro said the new sticker has the same capabilities as that for reciprocity with toll roads on the east coast.

Mayor Gilbert thanked Mr. Shapiro and moved to Public Forum.

[PUBLIC FORUM]

Mayor Gilbert opened the Public Forum and invited the first speaker up.

First to speak was **Doug Stewart** of 3525 Estates Edge Drive, New Hill NC **(REF: OTHER-2025-074)**:

"So, based on this petition that I'm holding that I'd love the opportunity to share with you. More than 1,500 citizens and growing, just from less than a week, we agree. We agree that the true measure of a community is not what we allow to be built, but rather what we're willing to sacrifice and this evening, we're really here as a community to ask you to consider how the proposed data center will impact not just New Hill, but also Apex, Cary, Holly Springs, Wake County, North Carolina. Very soon we'll have to answer a question and make a decision as a community. And first, I guess before we talk about the decision, let's first maybe discuss the question and the question ultimately becomes, will the peak of good living continue to be a peak? That's a big concern for us as it pertains to this data center and to be clear, not because we oppose data centers. There's nothing that we're necessarily saying that we want to keep those out of North Carolina or even our geography in general. It's unnecessary human cost that's really the location of the data center more than the data center itself. This really is eventually, I guess will be a vote, but even more than that, the vote ultimately is a vow and the vow is, are we going to focus on the health of our community over the financial gain, short or long term, that we get as a city? As I was thinking about this, I saw this, this is a birdhouse my grandfather built for me in the early 90s. My grandfather was a woodworker. I'm a native from this area. Just like this birdhouse here, our community is handcrafted. It's imperfect, but it's also built to last, just like our town is. Each of you, as Council, have been a part of handcrafting our future and ultimately, you're the composers of the Apex orchestra. For that, that's something that we're incredibly grateful for and we're grateful to have people to advocate for our citizens. On that note, I guess let's talk for a moment about the health of our community. We've got some clear warnings from research done by the National Institutes of Health, the Environmental Protection Agency, that the particulate matter, air emissions, thermal output from these data centers all raise respiratory, neurological, and cardiovascular risks and the data is really clear that the pollution near these facilities can raise by double digits, of which we don't have that to risk. You may think that it's way out in New Hill, but the reality is there are 1,400 residents within two miles of that site. My wife and I walk almost every day in our neighborhood, and we walk further than it would take us to walk to that site, notwithstanding the risk for ecological challenges and other challenges that we may face in this particular site. The financial costs will undoubtedly cascade into Chatham County, across to Apex, into Cary, Holly Springs, and the rest of Wake County, North Carolina as a whole, not just from a health risk, but a financial risk. Ultimately, from our perspective, we don't believe that's harmony. We believe that's an unnecessary note that

fractures the melody of our town. Just a note about light and noise. For more than 1,400 residents, light will bleed into our neighborhoods, noise will disrupt our sleep and chase away current residents and keep away future families, which is something that none of us want. We all want growth, and we are proponents of that growth. From an economic and infrastructure standpoint, it's clearly a burden. Granted that this data center will bring hundreds of jobs during construction, and then maybe skeleton crews of 30 to 50 people. This center will guzzle our electricity. It'll strain our grid. It'll give us risk for outages, and ultimately, it'll push costs downstream to citizens of New Hill, Cary, Apex, Holly Springs, and, of course, other areas. So, this will impact every single household in some way that Duke Power serves, if we decide to make this choice. And this proposition is a bill but not a legislative bill, It's more of like an invoice kind of bill. Higher taxes, higher utility rates, risk of infrastructure strain, it's not an economic melody. We might call it a bill ballot, which is not something that we want to have, of course. So, consider who carries the greatest impact when Duke Energy makes the call. A question we all have to ask ourselves is, are we willing to trade our community and the control we have over our community for corporate demand? Really, folks, that's not sovereignty. It's surrender, and that's not what our community is built on. So, we believe this is a legacy kind of moment. It reminds me of not very long ago, I was in my kitchen, my kids saw some fireflies out in our backyard. They're out playing with these fireflies, and out of reflex, I decided to go out. As I'm walking out, just reflexively, I turned the back porch lights on and when I turned the back porch lights on, the firefly lights dimmed and so did their smiles and our fear as a community is that is the equivalent of what happens if we allow things like data centers to go in the wrong place. So, in closing tonight, we the citizens of the town that you serve, we have questions, which is: Will Apex trade its serenity for servers? Is Apex willing to trade our children's breath for bandwidth? Are we willing to trade Apex's peace for pollution, especially right next door to our citizens? We can only hope to continue to be the peak of good living if each of our elected officials stay committed to being the peak of good decisions. We believe you will be. So, let's honor the recipe that made Apex what it is, let's keep our flavor uniquely ours. Because if we stray too far from this recipe, we don't just risk a generic taste, of course, we risk a recipe that no one wants a second helping of. Let's find an alternative site for this data center that doesn't include unnecessary human costs, because the true measure of our community is not what we allow to be built, but rather what we refuse to sacrifice. Thank you."

Mayor Gilbert thanked the speaker and then invited the next speaker.

Next speaker was **Courtney Leranski** of 4011 New Yarmouth Way:

"Hello, my name is Courtney Lammansky, and I'm here as a resident of the Shepherd's Vineyard subdivision and secretary of the Shepherd's Vineyard HOA. As encouraged by Mayor Gilbert, I'm here to meet our flooding concerns head on. Shepherd's Vineyard Greenway is a one mile stretch that gives residents safe, scenic, accessible passage to the Eva Perry Library, the pool at Shepherd's Vineyard, Apex High School, grocery stores, daycares,

pet clinics, downtown Apex, including this town hall. Even as a private greenway, we serve the greater community through events like Run the Peak. The greenway sits in a floodplain. When I met with Councilman Mahaffey, he mentioned that developments like ours would never be built like this again. This does not absolve the fact that homes in the subdivisions, their utilities, and Greenway need collaboration from the town to further mitigate damage that has occurred. This is not a new issue. Shepherd's Vineyard has documentation over the course of decades asking for partnership. You can call me the ghost of flooding in stormwaters past. It is not for lack of trying to maintain on our own. We have incurred the financial burden to repair the banks, retaining walls, and bridges as water levels rise and having community plant days that the town has disrupted. The conflict between Shepherd's Vineyard Greenway and the town stormwater easement needs to end.

That being said, I ask the Council to take the following steps toward resolution:

- Take further investigation into the infrastructure at risk on the Shepherd's Vineyard Greenway that belongs to the town easement, like cracked pipes and electrical lines that flow under the plain.
- Activate and advocate for programs similar to Raleigh and their Rainwater Rewards program to manage the flow.
- Hold the business owners and developers accountable around Shepherd's Vineyard for the increased flow to our greenway, ensuring that they maintain their stormwater systems as well.
- Make a big deal not just about local but state and federal land grants with education and assistance on how to apply.

And finally, as you make stormwater and flood decisions, please consider communities like Shepherd's Vineyard. For example, agenda item NB2 with regards to requiring native plants can drastically improve the water flow for Shepherd's Vineyard and surrounding neighborhoods. Please don't let us drown. We cannot do it without you."

Mayor Gilbert thanked the speaker and then invited the next speaker.

Next speaker was **Elizabeth Stitt** of 3113 Friendship Road:

"Mayor and Town Council. Good evening. I do not have red on tonight. I met with the group last night, wore my only red shirt. So, here I am in black and white. When you took office, you took an oath to uphold the Constitution of North Carolina. That oath is not symbolic, it is binding. Once our courts have ruled, if you violate the law, not only do you expose the town to liability, but to yourselves, because your qualified immunity does not protect you against willful violations of the law. On Friday, August 22nd, 2025, our state supreme court published a major ruling against Apex in the Town of Apex versus Rubin. In a unanimous ruling written by Democrat Justice Riggs, a justice that many of you highly respect and have very publicly supported, found that Apex violated North Carolina constitution and law and ruled with prejudice to prevent Apex from bringing the same claims against Ms. Rubin in the future.

The ruling also puts Apex on notice that:

1. Apex's interpretation and use of eminent domain powers to take property from a private party for the benefit of another private party is an unconstitutional taking.
2. If Apex has unlawfully entered a private property, it is a government trespass that landowners may sue Apex for.
3. Apex cannot right past wrongs with the use of inverse condemnation.
4. If a taking is illegal, even after construction is complete, Apex is still liable.
5. Apex should not rely upon its own opinion of its authority, as that is a matter for the courts.
6. The court affirmed that their prior action doctrine prevents Apex from pursuing multiple lawsuits at one time against a property owner for the same purpose.

As such, the town's second lawsuit against Ms. Rubin should have been barred. This ruling has immediate effect. To help you uphold your oath and to comply with this ruling, I will be sending you a detailed email of the above points, along with a copy of the Supreme Court's ruling for your records. It is now your obligation to instruct the town to abide by this ruling and to instruct the town to dismiss all eminent domain cases where the town's taking is for the benefit of a private party, including all of the town's Big Branch force main eminent domain lawsuits, which are primarily for the benefit of private party Veridea. These takings are unconstitutional in the same way that the courts found Apex's taking of Rubin's land unconstitutional. I'd like to thank each of you in advance for upholding your oath, upholding North Carolina's constitution and the law, and proactively ensuring that the town immediately stops violating my neighbors' and my constitutional right to our property immediately. Thank you."

Mayor Gilbert thanked the speaker and then invited the next speaker.

Next speaker was **Phil Welch** of 1471 Big Leaf Loop:

"I've stood here many times before pointing out the need for more housing choices here in Apex. Tonight, I bring a possible solution to the ongoing need for more housing choices, especially for our essential workers. This is what my spiritual mentors would call a God-sized dream. It will require elected officials, town staff, and community members to work together. But first, some background. I'll admit I was skeptical when the town commissioned an update to the 2021 affordable housing plan barely four years after adopting the original plan, but then a statistic from the consultants updated housing needs assessment caught my eye. Ninety-three percent of Apex's workers commute to jobs outside the town. That's not too surprising for what many call a commuter suburb. Then I realized that this meant that only 7% of our workers here also lived in Apex. A few years ago, I heard that 12% of our workers here also lived here. So, it appears now that even less of the workers who serve us in Apex are able to be our neighbors. This seems like a problem, especially if it is our lower-income essential workers who are unable to live in town. Is Apex turning into an economic sundown town? Our

essential workers, including town employees such as early responders and teachers, plus retail clerks, food service workers, landscapers, house cleaners, and many more, are welcome to work here, but at the end of the day, they have to leave town. They have to live someplace else. In the four and a half years since Apex's first affordable housing plan was adopted, the town has made incremental progress in providing more affordable housing choices. However, it has not been enough to keep up with the growing number of service workers needed here. The recent update to Apex's affordable housing plan projected a need for over 13,000 new homes over the next ten years, including about 3,600 of which would be affordable to households earning a range of incomes up to 80% of area median income. As a point of reference, HUD's 2025 income limits for the Raleigh area estimate that for a family of four, 80% of the area median income is about $104,000. This future demand for housing does not include affordable home choices for thousands of Apex residents who now pay 30 to 50% or more of their total annual income for housing. This exceeds HUD's guideline of no more than 30%. The projected demand also doesn't account for the 20,000 plus workers here who already commute from outside of Apex. Simple math would estimate that the town would need to provide, will need to provide and produce at least 360 new homes each year to house just the additional lower-income households. This tells me that we could use a few large residential developments to meet these numbers. This brings me to the recent announcement of the selection of Apex's Veridea master development for the location of the new NC Children's Medical Complex. NC Children's will be built on about 230 acres by a partnership between Duke Health and UNC Health. The 1,100-acre Veridea site in Apex is being developed by RXR, a major real estate investment firm. Over the next several years, NC Children's will require tens of thousands of construction workers to build the medical complex, and it will ultimately employ about 8,000 workers. Of these, I would estimate that over half, well over half, will be modestly paid service workers, which begs two questions: Where will all of these essential workers be able to live? And is it possible to provide affordable home choices for these workers in the adjacent residential developments in Veridea, where about 8,000 homes will be built? The good news is that the Duke Health System and the UNC Health System are both not-for-profit institutions. Under a recent 2010 federal law, not-for-profit hospitals are required to conduct a community health needs assessment every three years and to adopt a plan to address identified community needs such as housing. I believe these two health systems might welcome the opportunity to work with the town and Veridea's residential developers. They could supplement the financial support available from public sources. This could boost the construction of for sale or rental homes affordable to lower-income households, including homes for essential workers needed at the NC Children's Medical Complex. Apex has a golden opportunity, and I'm looking at you, Mr. Mayor, to demonstrate how bringing together public and not-for-profit funding can expand Apex's housing choices. Specifically, I believe that it may be possible to bring together public and not-for-profit funding to fill financing gaps for affordable homes. Public funding is already available at various levels of government from state-administered federal tax credits to the town's housing rehabilitation program and the upcoming first-time home buyer program. Funding from nonprofit organizations, including not-for-profit medical

institutions, may take a bit of negotiation. On the plus side, this additional funding could greatly expand the production of housing choices for our neighbors and the essential workers who serve us here every day. I firmly believe that we have the vision and the will in the Peak of Good Living to make this happen. Thank you."

Mayor Gilbert thanked the speaker and then invited the next speaker.

Next speaker was **Mary Miskimon** of 3177 Retama Run:

"Thank you, Mr. Mayor and Councilmembers and Manager Vosburg. And thank you for the update tonight on the utility billing issue. That is why I'm here to speak. I watched the Town Council's August 19th work session, and noted the following. There were a fair amount of comments regarding inadequate staffing before and then throughout the entire utility billing issue, which occurred about, over 13 months ago. Also, the subsequent billing vendor change and the meter change-out, including one comment that staff was stressed by the growth alone in Apex, before the cyberattack and utility billing issues. So, I guess my question is: Why is there any staffing issue shortages, especially when the town's budget has grown about 60% over the past five years? And why is the town pushing projects through when they are already stressed when it comes to staffing? Now, regarding the cyber-attack itself, I'd like to know what is being done to address the issues found by Berry Dunn and their recommendations, specifically to conduct regular system upgrades and establish clear protocols for system access and troubleshooting. Was the town not already doing this? I encourage Apex utility customers to watch the entire August 19th work session, it's available on YouTube. So, messaging and staff seem to be an ongoing issue for the town. I appreciate that the Council indicated finally a willingness to be more transparent in addressing the various and ongoing issues in the utility billing department. I'd like to share just a small sampling of comments from customers: **From Deborah:** "Is anyone still having problems with the Town of Apex utility billing? I set up a new account, paid my bill online last month under the "My Account", and when I went to log in for this new bill, I can't", and this is, I'm reading this directly, "I can't be found as registering. Got the highest bill ever for August, and I can't compare it to last month because you have to have something to compare it to. But the gal on the other end saw it, the phone wait was over 30 minutes, and when she transferred me to IT support, it disconnected. I am so over this." **From Teresa:** "How does this even make sense? Please explain it." And she posted her bill. She compared the usage to the time frame. "For 47 days, we used 26,844 of electricity, but for 18 days, we used 28,054." and **Lee replied:** "My bill for 18 days was $334. I've never had a bill over $300." **From Sandy:** "Three trips going into the office and talking to a person, not online, about my balance. The town has had my money, verified by the bank, and I showed proof to the utility staff since August 1. As of August 21, they still cannot tell me where my money was with the town." Of course, we know there are many, many more. Thank you for your time tonight."

Mayor Gilbert thanked the speaker and then invited the next speaker.

Next speaker was **Dawn Cozzolino** of 3632 Bosco Road:

"Good evening, Mayor Gilbert, Councilmembers. Apex is growing quickly, and every decision about roads, development, and new neighborhoods shapes the town we live in. Because these choices affect all of us, it's important that the process is clear, consistent, and rooted in practices that build public trust. Regional transportation planning plays a key role in shaping that growth. Committees such as the Capital Area Metropolitan Planning Organization's Technical Advisory Committee, known as CAMPO TAC, help guide funding decisions and set priorities that ripple across communities. These are long-term choices, often decided years in advance, which means the safeguards around them matter just as much as the projects themselves. In North Carolina, the State Ethics Commission requires all voting members of transportation advisory committees and their alternates to file statements of economic interest and real estate disclosure forms. These aren't routine paperwork. They are checks and balances designed so that the public can see when overlapping roles or property interests might exist. And when necessary, the system also requires recusals, not as a penalty, but as a safeguard that protects both the officials serving and the residents impacted. Why are these steps important? Because transportation decisions can affect the property values and community access in very real ways. If a project is delayed, rerouted, or reprioritized, one property might be spared disruption while another becomes more isolated or loses value. Committee members may know about these shifts long before the public does. This is exactly why disclosure and recusal requirements exist to keep decisions focused on the public good and to prevent even the appearance of private benefit. In reviewing available filings going back several years, I noticed the records themselves are clear, but public statements about them have not always been consistent. To help clarify, I shared documentation with the town leadership and also submitted a public records request. That request remains unanswered after more than 90 days. A timely response would strengthen confidence that the safeguards North Carolina put in place are not just theoretical, but active and working. Ethics rules and transparency measures were established to keep government accountable, and they work best when consistently observed. They protect the integrity of the process, the officials who serve, and the residents who rely on these decisions being made fairly. Thank you."

Mayor Gilbert thanked the speaker and then invited the last speaker.

Next speaker was **Hesman Osman** of 3181 Mantle Ridge:

"Good evening, Mr. Mayor, Councilmembers, town staff, thank you very much for the opportunity to speak. While I appreciate the optimism from Town Manager Vosburg today about the utility billing situation, I don't share that optimism. I listened to the work session that council had last week, and it's clear that there is a disconnect somewhere. I would like to repeat a quote from Jeff Bezos, the founder and former CEO of Amazon. He said, "When the

data and the anecdotes don't match, believe the anecdotes." There is something there that are affecting too many residents with their utility bills. I understand it's a complex process. We started with a cyberattack, which wasn't planned, totally understand. Complex systems, 18 of them. I saw the flowcharts. I get it. Changing to new vendors, totally understand, but there's still something fundamentally broken with our system. The public has been very patient with the town, but at some point, we need better transparency, better answers, and more information. And the most disheartening part of the work session last week is when staff recommended to enforce late fees and disconnections in November. I get it, we're still in August, and they wanted to start a communication saying, "Starting in November, we want to start late fees again and disconnections." But with the public lack of confidence in the current system, I appreciate the mayor and other Councilmembers stepping up and saying, "No, we shouldn't do that yet." but again, it shows a disconnect between the data and the community sentiment. There's a problem here with the utility billing. A lot of our community members cannot afford their bills because of the discrepancies. A lot of us are very fortunate that we can, and I understand sometimes it's billing days, sometimes it's rates, sometimes it's summer, it's hot, I understand all of that. But when I take my example and look at my two bills: one was 45 days, which is higher than the 30, so I accepted that it should be higher. It was in the middle of the summer, it was hot, totally fine. We had a July rate change. I accept that it's a little bit higher than normal. The next bill is 18 days. So, the exact logic should hold, that it should be lower, it's 18 days. It's also relatively the same temperature. I should see a savings, my 18-day bill is almost exactly the same as my 45-day bill. A family of four cannot use the same amount of water in 18 days as 45. So again, these are the anecdotes that you have to listen to. You have to believe. The staff is great. I went down to Town Hall to the staff today. They want to work the best, but it's an overwhelming situation, "crisis" you used in that talk last week and something needs to be addressed, because it's affecting many, many community members, and it's losing faith in the town, and we need to find a solution. Thank you very much."

Mayor Gilbert thanked all that spoke and came out to the meeting. He closed the Public Forum. He requested a recess at **7:18 PM.**

Council returned to open session at **7:30 PM.**

[PUBLIC HEARINGS]

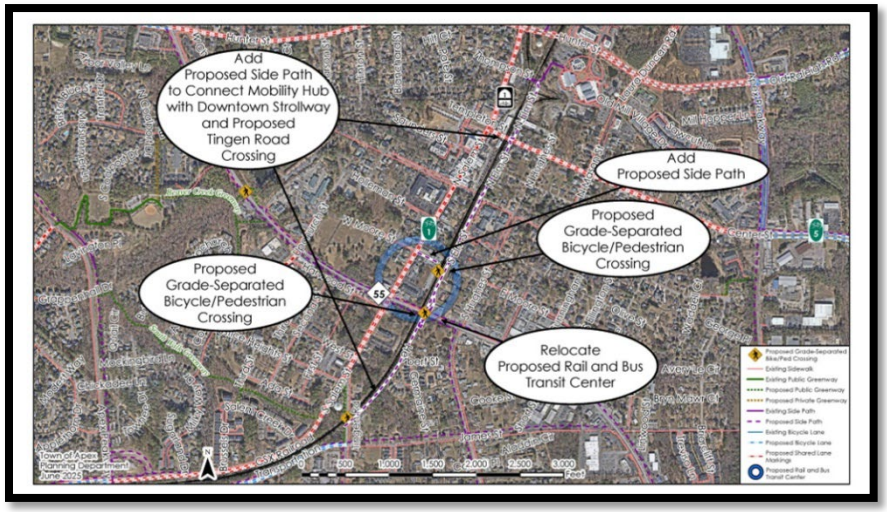
PH1 Apex Transportation Plan Amendments - Mobility Hub

Shannon Cox, Long Range Planning Manager, Planning Department said that this was a proposed amendment to the Apex Transportation Plan that reflected the recommendations from the Mobility Hub plan prepared by the NC Department of Transportation in partnership with the town and was accepted by Town Council at the May 13th, 2025 meeting. She gave the following presentation:

[SLIDE 1]



[SLIDE 2]



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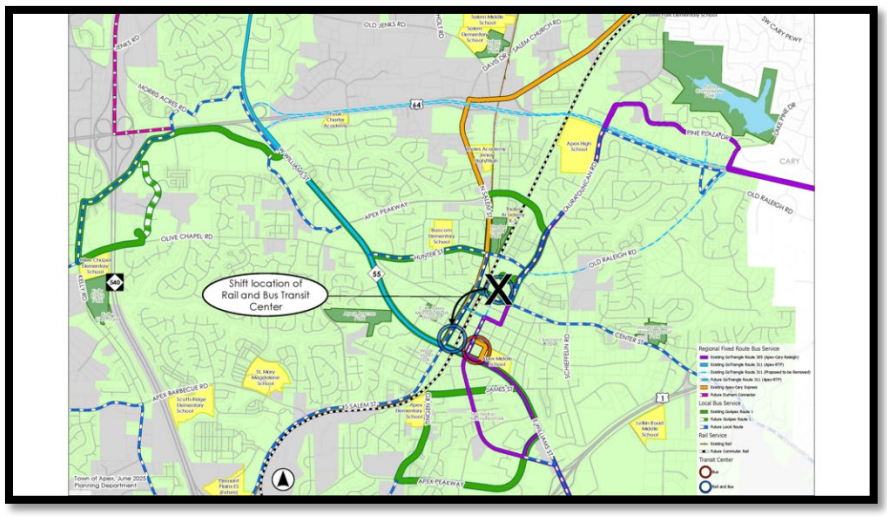

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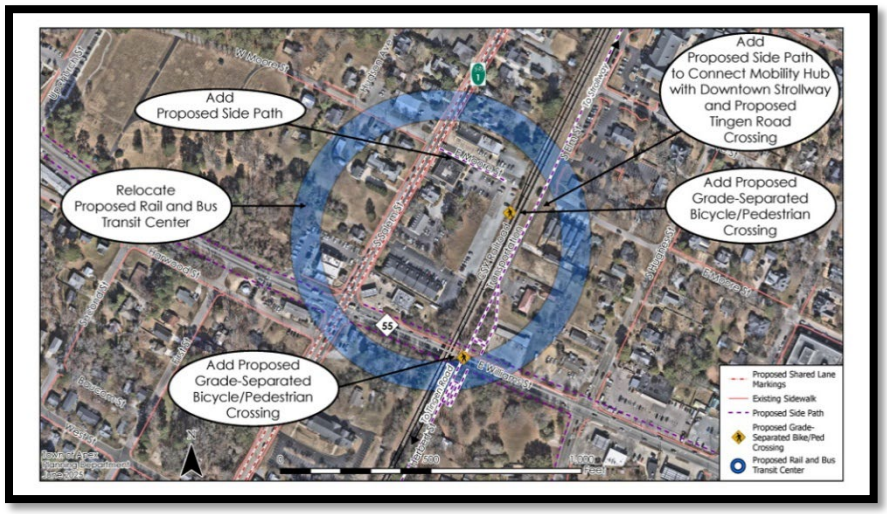


Ms. Cox opened up for questions.

Mayor Gilbert opened up Public Hearing with no one to speak Mayor Gilbert closed Public Hearing. He brought the item back to Council for a possible motion.

Councilmember Gantt said that he supported these changes. He said that the side path between Tingen Road connecting to the downtown stroll way and grade separated crossing above 55 will take a substantial amount of the demand the Tingen Road bridge crossing to get downtown, and supports prioritizing this construction before the Tingen Road tunnel crossing. He said this will do more for the community than the tunnel will.

A **motion** was made by **Councilmember Killingsworth** and seconded by **Councilmember Zegerman** to approve Apex Transportation Plan Amendments - Mobility Hub.

VOTE: UNANIMOUS (4-0), with Mayor Pro Tempore Gray absent

PH2 Annexation No. 803 - 1211 Old Raleigh Road - 6.40 acres
AND
PH3 Rezoning Case No. 25CZ07 – 1211 Old Raleigh Road

A **motion** was made by **Councilmember Mahaffey**, seconded by **Councilmember Gantt** to continue PH2-Annexation No. 803 - 1211 Old Raleigh Road - 6.40 acres and PH3-Rezoning Case No. 25CZ07 – 1211 Old Raleigh Road moved to the September 23rd Regular Town Council Meeting.

VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Gray absent

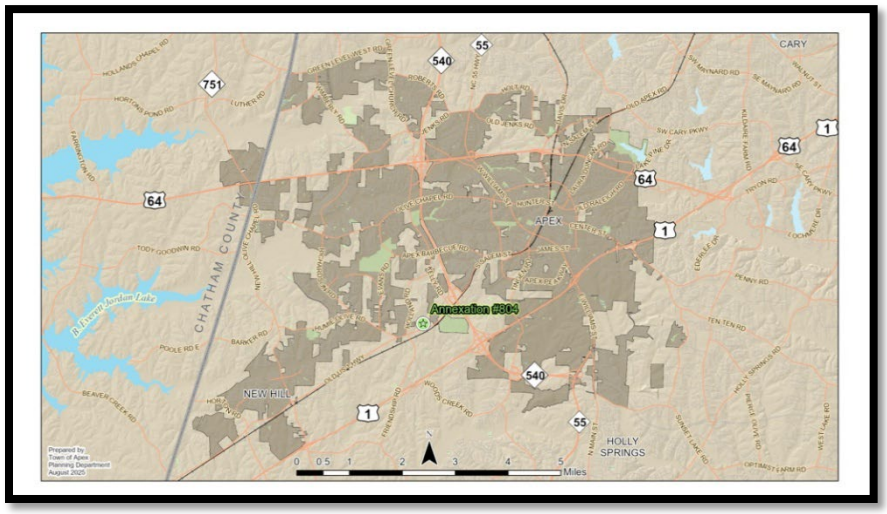
PH4 Annexation No. 804 - Townes on 1011 - Old US 1 Highway - 26.218 acres (REF: ORD-2025-063)

Dianne Khin, Director, Planning Department gave the following presentation:

[SLIDE 1]



[SLIDE 2]



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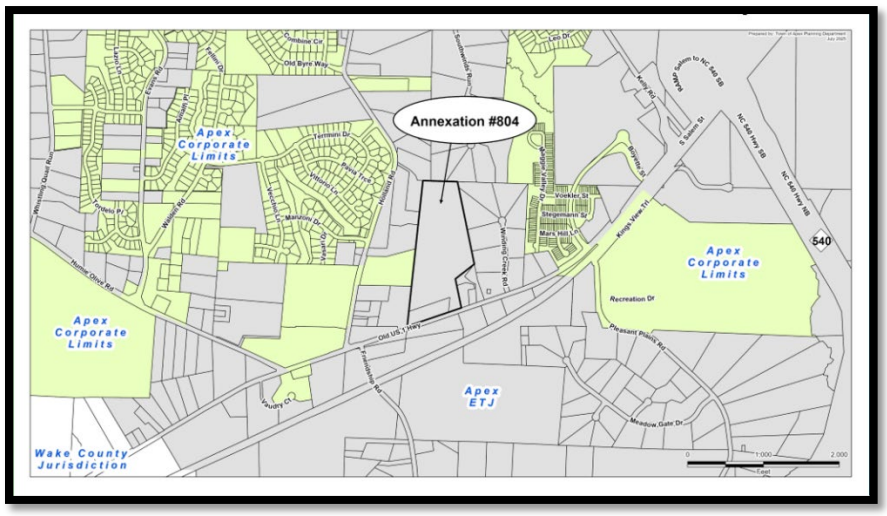

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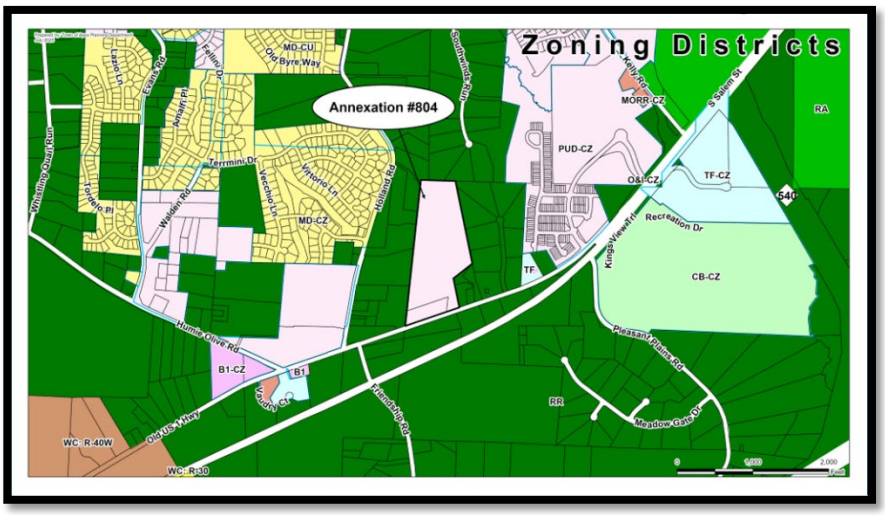


Director Khin said staff recommended approval.

Mayor Gilbert opened up for Public Hearing and called the first speaker.

First speaker was **Dawn Cozzolino** of 3632 Bosco Road:

"I know this is an annexation, but I just want to talk about our community more. Apex is growing rapidly, annexing land, approving high-density developments, and steadily reshaping the town. Over the last five years, there have been 26 amendments to the 2045 land use map, six of them in 2025 alone, along with numerous annexations and rezonings. Each amendment is not just a yes or no vote. They affect traffic, schools, infrastructure costs, and the character of our community. Residents are often told projects meet the land use map. What isn't emphasized is that this is the 2045 plan. To most people, that sounds like impacts will be felt decades from now. In reality, they are immediate. Leaving out the context makes growth appear routine when, in fact, it is moving much faster than the plan anticipated. Apex encourages higher-density development through incentives tied to affordable housing rather than labeling rezonings themselves as affordable. Developers may receive benefits like increased density or zoning flexibility if they include units that meet federal definitions of affordable housing based on the area median income, or AMI. AMI is calculated using the median household income for a metropolitan area, with thresholds set as percentages of that median to determine who qualifies for those affordable units. Most of these projects, however, are market-rate units, and many are located outside qualified census tracts, or QCTs. By federal definition, QCTs are areas where incentives are intended to reach lower-income families. When projects occur outside those areas, it raises a question for residents, "Are those units truly helping working families who need relief"? Are they giving developers a kind of license to build anywhere with little oversight? Clear explanation about AMI levels, unit mix, and how incentives are applied is essential so the public can understand who benefits. It's important to remember that regulations and safeguards do exist, through zoning codes, housing policies, and federal guidelines to ensure that incentives are used responsibly and that projects serve a public purpose. These systems are in place to protect the residents, guide growth, and provide accountability and enforcement rests with the state, local, or federal agencies. Residents naturally worry when agendas run hundreds of pages, projects are approved quickly, and community concerns are noted but rarely addressed in detail. My request is simple, be transparent when invoking the 2045 plan, and clearly explain how affordable housing units, AMI levels, and QCT designations are being applied. Thank you."

Mayor Gilbert thanked the speaker and closed Public Hearing. He brought the item back to Council for discussion and a possible motion.

A **motion** was made by **Councilmember Killingsworth** and seconded by **Councilmember Gantt** to adopt an Ordinance on the Question of Annexation - Apex Town

Council's intent to annex 26.218 acres, project commonly known as "Townes on 1011", located on Old US 1 Highway, Annexation No. 804, into the Town Corporate limits.

VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Gray absent

PH5 Unified Development Ordinance (UDO) Amendments - August 2025 (REF: ORD-2025-064)

Bruce Venable, Planner II, Planning Department said that this is to add some clarifying language to different parts of the UDO to help align with case law. He gave the following presentation:

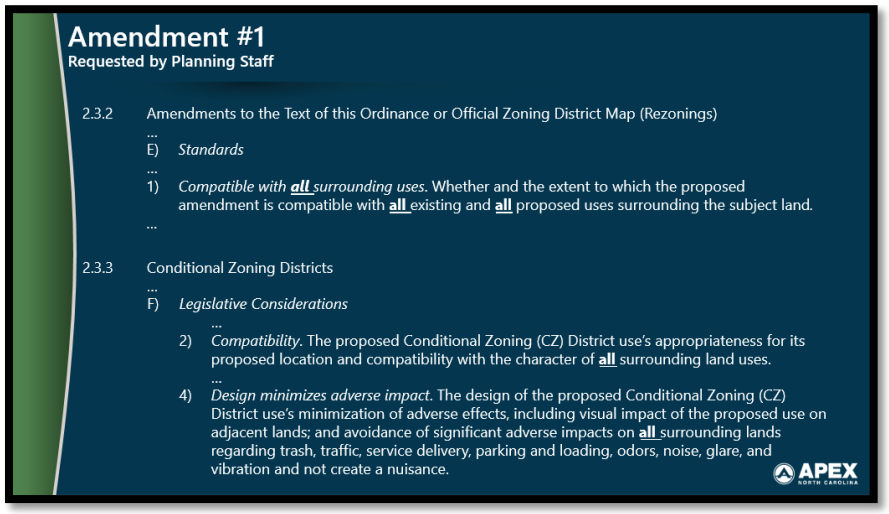
[SLIDE 1]



[SLIDE 2]



[SLIDE 3]



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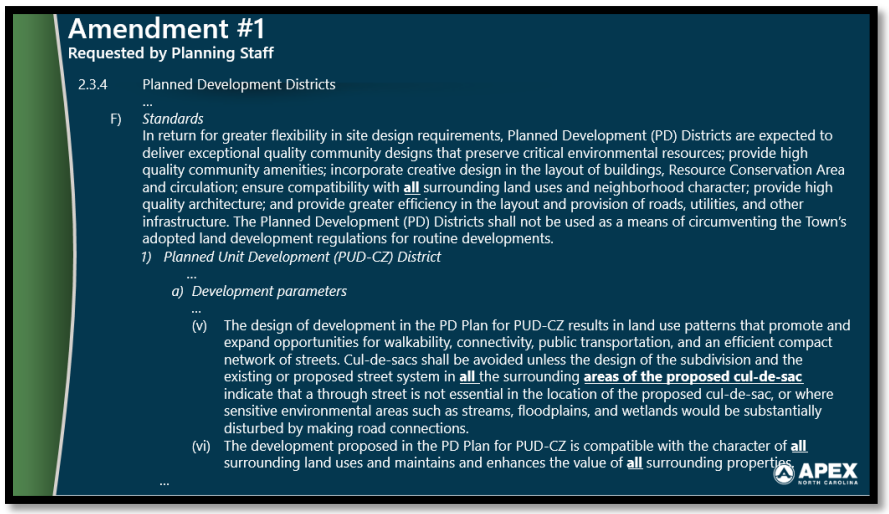

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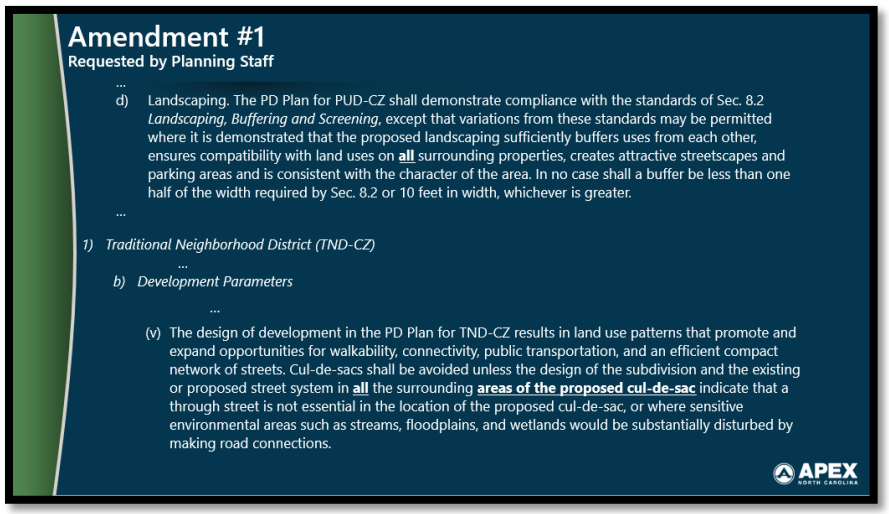

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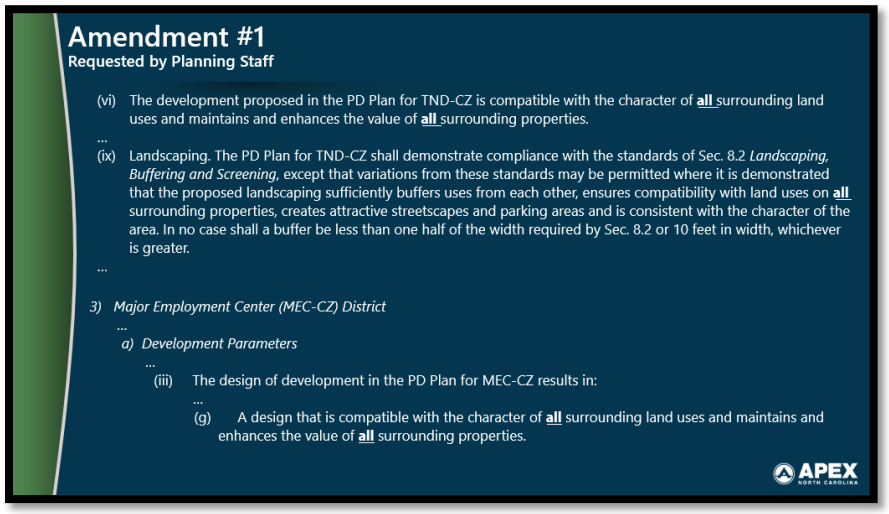

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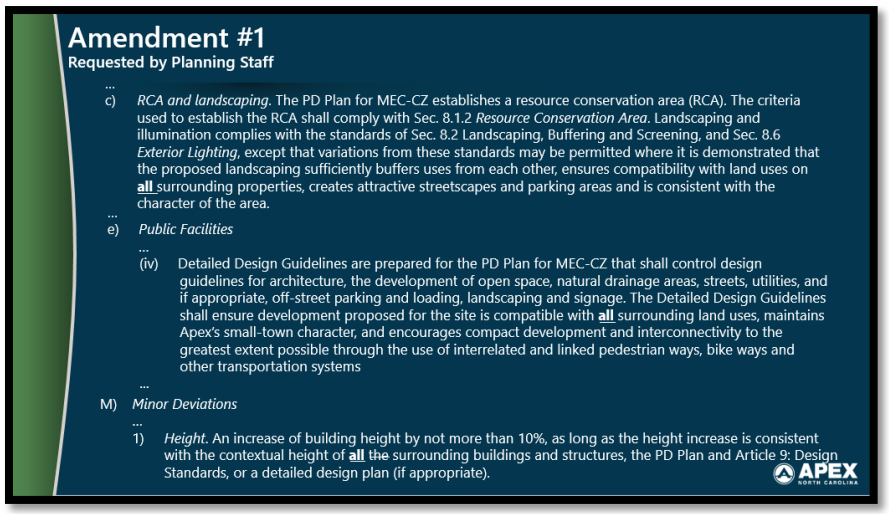

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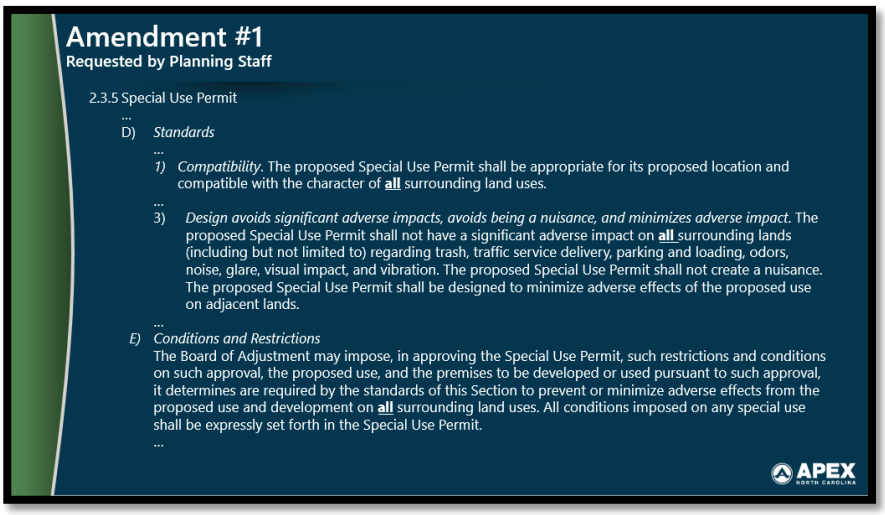

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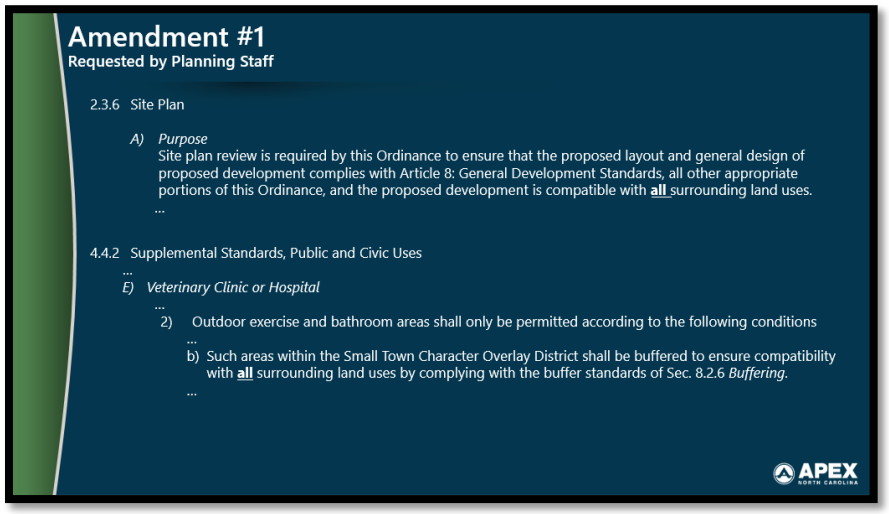

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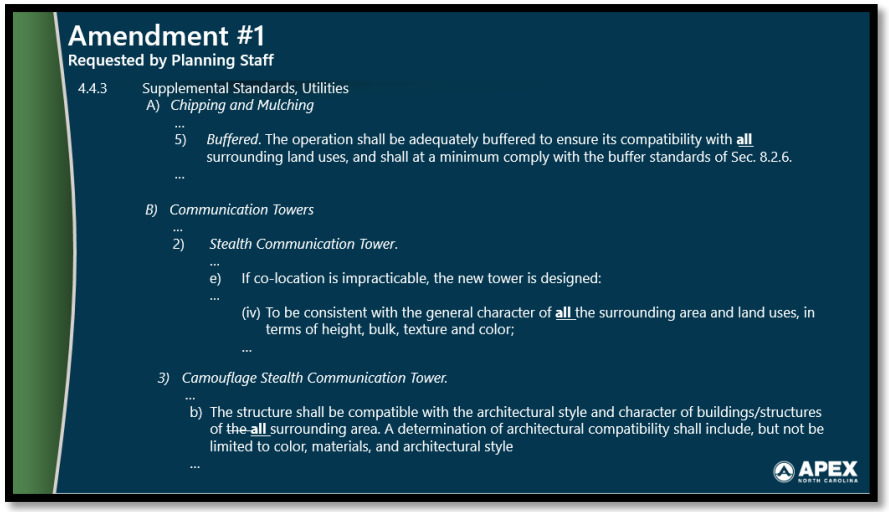

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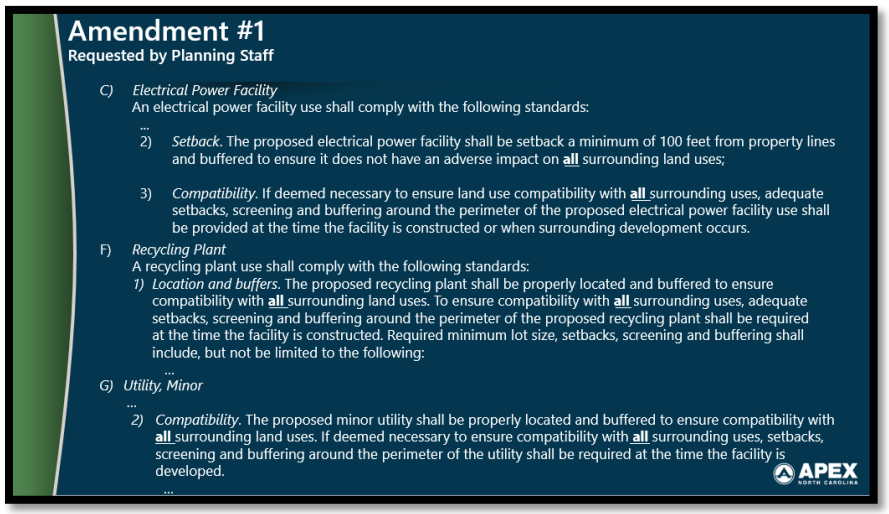

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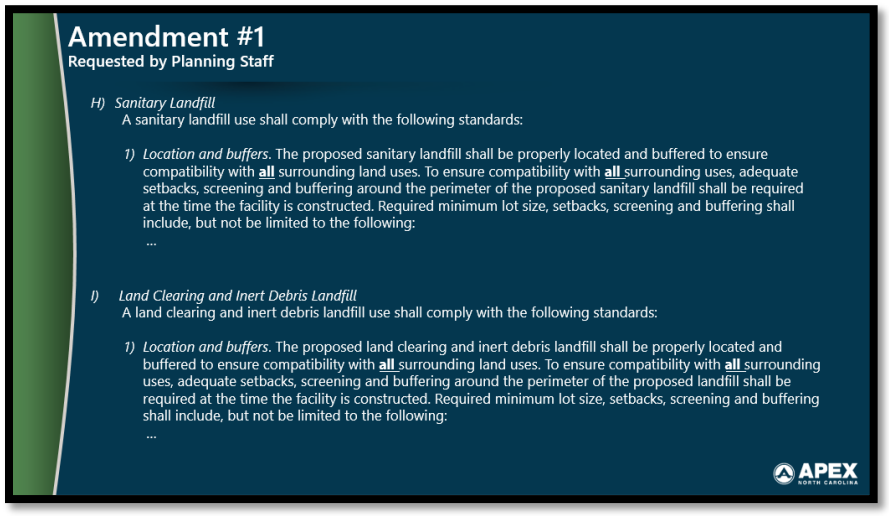

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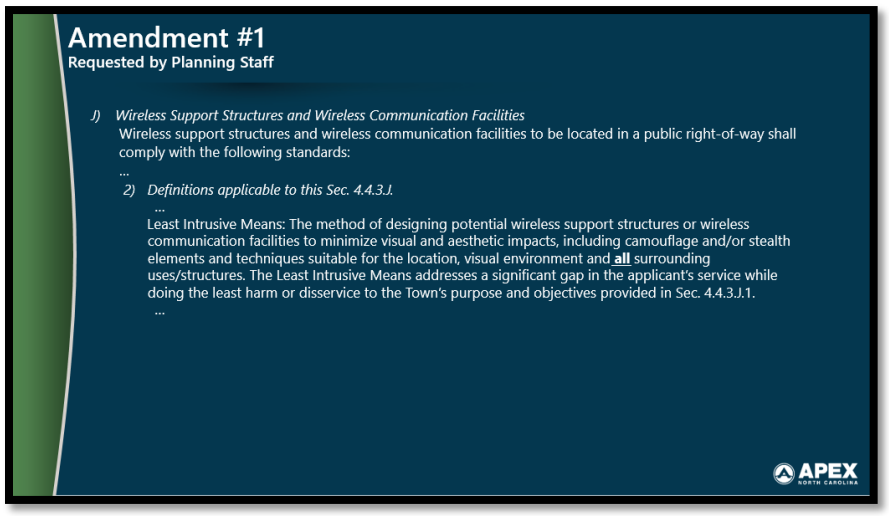

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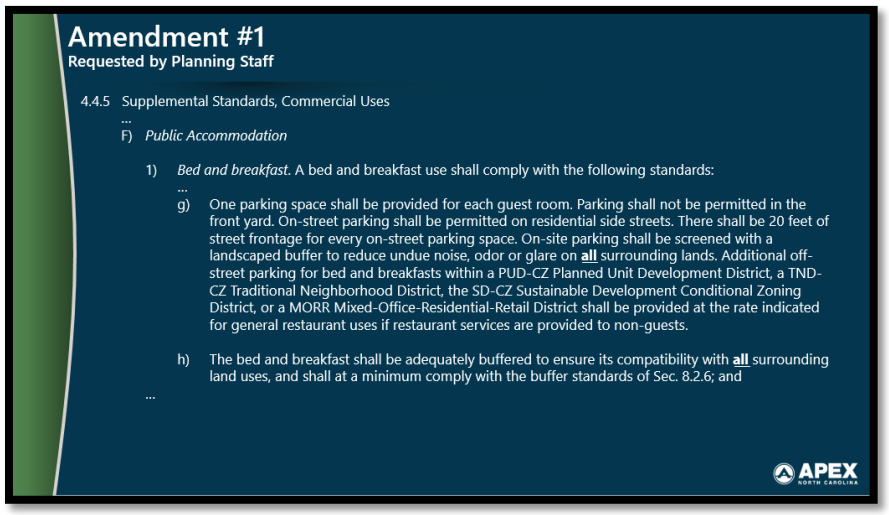

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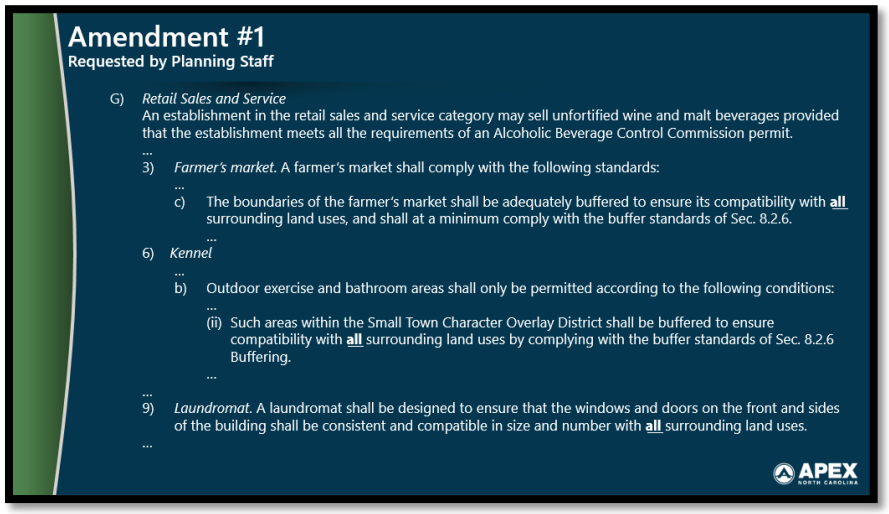

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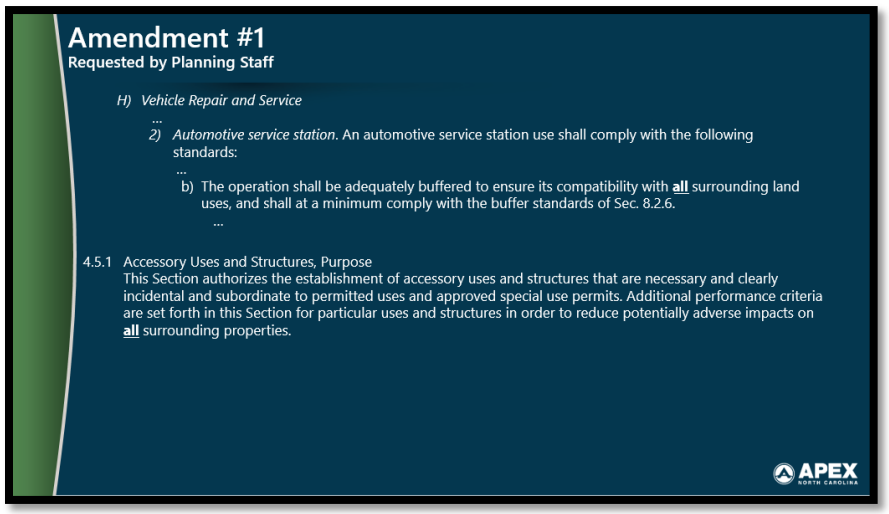

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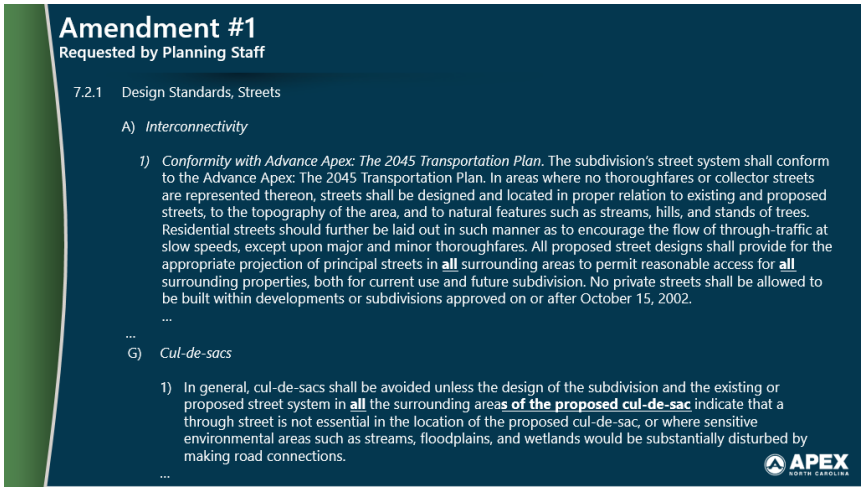

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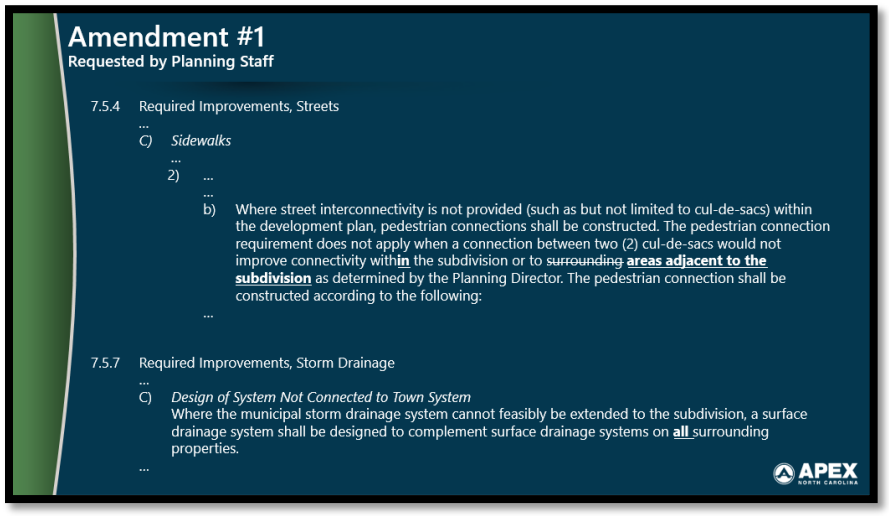

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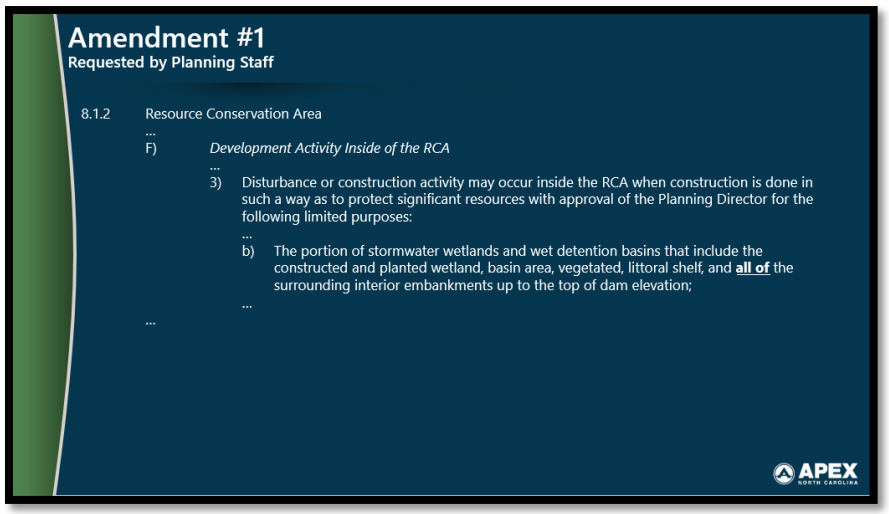

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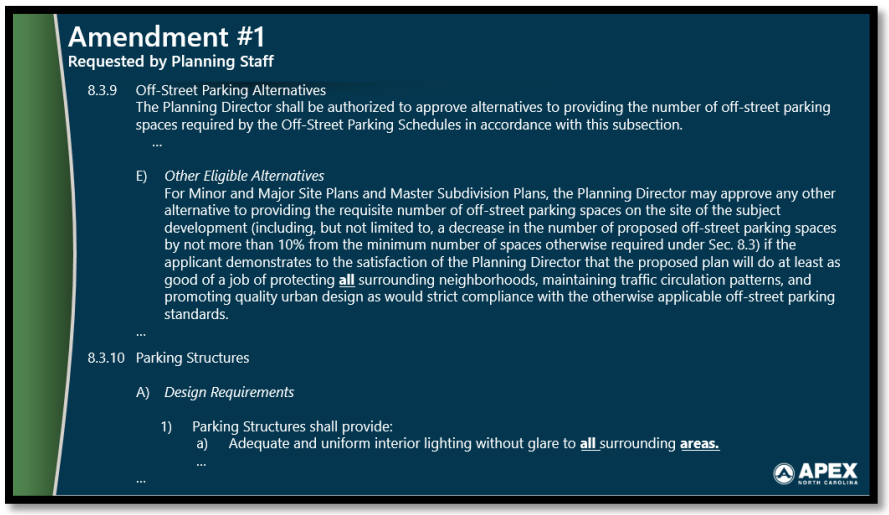

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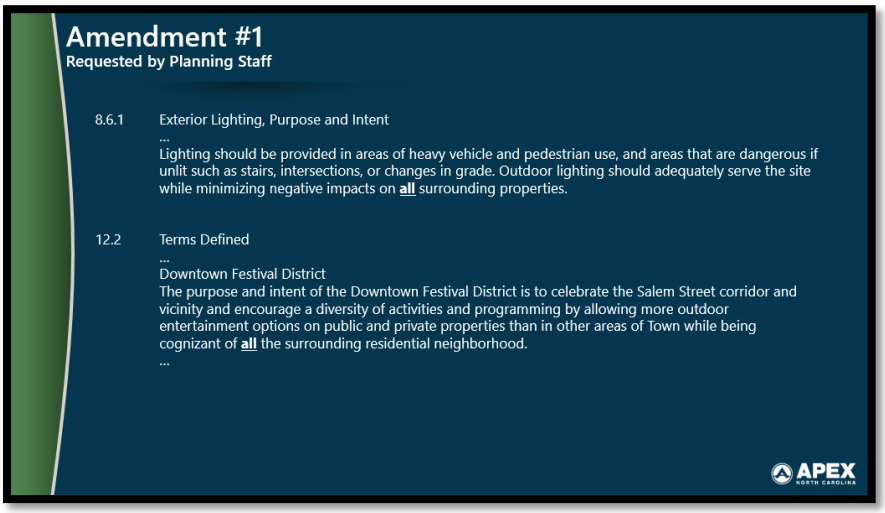


Mayor Gilbert opened up Public Hearing and with no one signed up to speak he closed Public Hearing. He asked if there was a motion.

A **motion** was made by **Councilmember Zegerman** and seconded by **Councilmember Killingsworth** to approve Unified Development Ordinance (UDO) Amendments of August 2025.

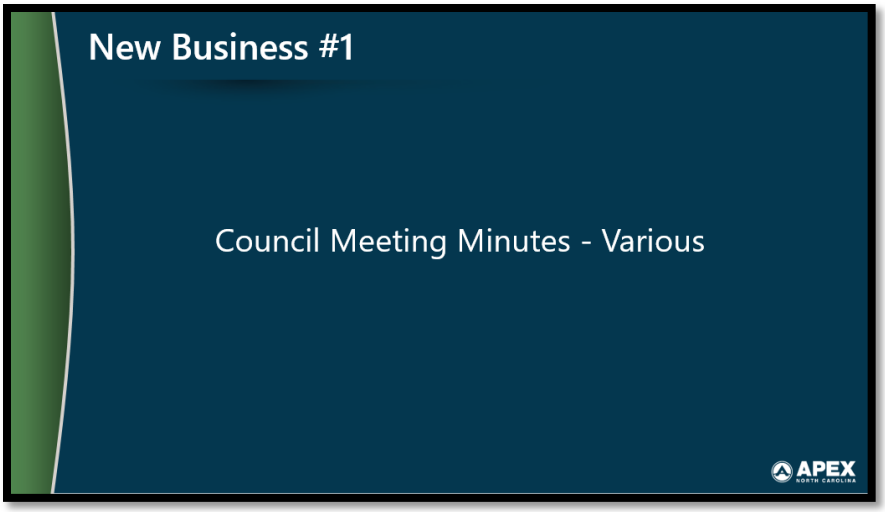
VOTE: UNANIMOUS (4-0) with Mayor Pro-Tempore Gray absent

Mayor Gilbert moved to New Business.

[NEW BUSINESS]

NB1 Council Meeting Minutes – Various *(Deferred from August 12, 2025)*
Allen Coleman, Town Clerk

[SLIDE 1]



Councilmember Gantt said that he pulled minutes from the minute approvals of the last Council meeting to bring everybody's attention to a section of the minutes from the June 24th Town Council meeting. He said that this was a section where Council was making approvals for the Citizen Advisory Committees in the Board of Adjustment section, and he would give an overview of the minutes. He said that there were two recommendations from the mayor, and he made a motion to strike through one of the recommendations and the mayor responded by saying that he was not accepting any amendments at this time and asked if there was a motion to approve. He said that he restated his position to strike through the current Board of Adjustment name and the Mayor said that he was only accepting motions to approve. Councilmember Gantt said he then made a motion to deny the recommendation, at which the Mayor announced that the motion to approve was not made, therefore, the item would return him for further consideration and the item was closed. He said that he believed that his motion was germane and that the Mayor inappropriately acted to stop that motion form proceeding. He said that he had some questions and possibly the Council could discuss them. He asked the Mayor when he said that he wasn't accepting amendments at this time, if the only choice as a governing body was to either say yes or nothing to both recommended nominees. He additionally asked or are the nominees always supposed to be linked together without separating them for separate votes.

Mayor Gilbert said that he appreciated Councilmember Gantt's questions and asked hadn't this discussion already been had in his office after that meeting.

Councilmember Gantt said yes.

Mayor Gilbert said that he wasn't sure why this was being brought back up because there was a resolution and that it had been talked through, there had been an agreement moving forward and he said he acknowledged Councilmember Gantt's concern. He said that this would move forward and at the next meeting when those appointments are on the agenda, it will be carried out at that time.

Councilmember Gantt said that there was a meeting that the public and his colleagues didn't hear it.

Mayor Gilbert said that maybe he could explain it to his colleagues.

Councilmember Gantt asked the Mayor if the only choice for the nominee from his understanding is either yes or no action taken.

Mayor Gilbert said that his response is that at the September 9th meeting we will proceed accordingly.

Councilmember Gantt asked the Mayor if the expectation was for the two nominees in this case to be linked together, as his intent was to vote on them separately.

Mayor Gilbert said that Councilmember Gantt could present the motion as he wanted to and that it would be dealt with at that time.

Councilmember Gantt said OK.

Mayor Gilbert said that he planned to submit the same two names every single time, and he's not changing it.

Councilmember Gantt said that that he had expressed that to him previously, but that it makes him question the procedures, if there is this kind of stalemate that can be created by inaction on nominees.

Mayor Gilbert said that he believed that was a rules committee meeting with attorney guidance from the Town Attorney and other counsel.

Councilmember Gantt said that in the spirit of Robert's rules they wouldn't have these stalemates, and that Robert's rules are intended to help the governing bodies conduct business in an orderly fashion, and a situation where there's a governing body that maybe is not in agreement with something but can never deny it seems like a bad policy, and maybe against Robert's rules as far as he understands them.

Mayor Gilbert thanked Councilmember Gantt for his comment.

Councilmember Gantt said for what it's worth he believed that there were nominations on September 9th, and these discussions can be adjudicated then.

Mayor Gilbert said that he believed that it was a better meeting to discuss this.

Councilmember Gantt said he implored Mayor Gilbert to accept motions and let them have a vote, and not veto and blockade the motions.

Mayor Gilbert said as discussed in his office, he heard his concerns and they will be dealt with in the future at that time.

Councilmember Gantt said okay.

Councilmember Mahaffey said to Mayor Gilbert that he would like to point out that this is actually an issue that's specifically addressed in Robert's rules, the concern about a chair not recognizing a motion made by a member.

Mayor Gilbert said that was his interpretation, and he had read it with an attorney as well.

Councilmember Mahaffey said he would read it and read Chapter 62-4 of Robert's Rules of Order. He said that he and Mayor had a conversation where he tried to he tried to describe this process without Robert's Rules in front of him as he understood it, and asked Mayor Gilbert if he had read this section would he abide by the rules of Robert's Rules. He said he was obligated as the chair to recognize motions that are made by the members, or rule them out of order, or put it to a vote for the Council.

Mayor Gilbert said that he was hearing everything that was being said, but his concern was that there was not a conversation with him prior to this meeting and there could have been a conversation and broken all of this down. He said that if there is going to be a conversation about rules, he could bring up a lot of rules that haven't been followed and that they did not want to go down that road. He said that they need to let this be addressed at the September 9th meeting. He asked if there were any other comments.

A **motion** was made by **Councilmember Gantt,** seconded by **Councilmember Killingsworth,** to approve the Meeting Minutes for the following meetings as presented:

July 11, 2022 Special Town Council Meeting
October 25, 2022 Regular Town Council Meeting
June 17, 2025 Work Session
June 24, 2025 Regular Town Council Meeting

Councilmember Mahaffey said that as part of the discussion in these situations, one thing that other bodies do is there would be a motion to strike the words of a member that they disagree with and note why, so striking the wording could be considered. He said Council could add a footnote to the minutes saying that motions should be accepted.

Mayor Gilbert said that he wasn't understanding.

Councilmember Mahaffey said that the minutes could be modified. He said that there is a motion that can be taken when discussing minutes to strike words.

Mayor Gilbert said they could do what they wanted. He said that they would move forward to September 9th, and this would not be rehashed. He said that is his last comment about this and said we have a motion and a second to accept the meeting minutes and asked if they were ready for a vote.

Councilmember Killingsworth suggested leaving the minutes as stated because that is what happened and that needs to be on record.

Councilmember Mahaffey said to clarify, when there is a move to strike, it's literally a strike. He said that the words are still there in the minutes, and they can still be read and then there is a footnote for why it was stricken. He said Congress does this.

Mayor Gilbert called for those in favor.

Councilmember Mahaffey said they were still debating the motion. He asked if Councilmember Zegerman had any thoughts.

Councilmember Zegerman said that in general this is a small board which allows them to use the relaxed version of Robert's rules. He said that they represent a town that has grown significantly over the years, and it requires them to grow with the town in terms of the maturity of proceedings. He said that he agrees with the Mayor that there are probably a lot of rules that could be called out that they have been lax with, but he liked the idea of starting to tighten things up a little bit because it reflects the size of the population and the type of government that is needed. He said with that in mind he supports the suggestion made by Councilmember Mahaffey to amend the minutes, but still make clear what happened in the document it as it happened. He said he wanted to make sure it is clear and transparent that

this was not handled entirely appropriately, Council is aware of it, and that there are plans and commitment to do a better job next time. He said to state that is appropriate in this case.

Mayor Gilbert said that he appreciated the comments but cautioned that if they are calling out everything, they can call out everything.

Town Clerk Coleman asked if there was any specific wording for the minutes, because there sounds like there's a possibility that there might be support for this striking method. He asked if there was anything specific the body wanted in the footnote. He said that based on the comments, the initial draft of the meeting minutes are captured accurately.

Councilmember Mahaffey proposed a footnote that says "the motion died for lack of a second and the Council affirms that all properly made, non-dilatory motions made by members need to be recognized by the Chair.

Councilmember Zegerman asked if there would be an amendment to the existing motion.

Councilmember Mahaffey said yes, to approve the minutes and amend the minutes as it was just said.

Mayor Gilbert asked for Councilmember Mahaffey to repeat the motion.

Councilmember Mahaffey said that the Clerk suggested we add a footnote and the footnote would read, "The motion died for lack of a second," which he said was true, and the Council affirms that any non-dilatory motion made by a Councilmember must be recognized by the chair, or the chair must state the reason that it's not germane, which would be subject to appeal of the body.

Councilmember Killingsworth said that is technically what Robert's rule says.

Councilmember Mahaffey said that is his interpretation of what he read.

Councilmember Killingsworth said that she would accept the amendment to the motion.

Councilmember Gantt said that he would accept it as well.

Mayor Gilbert said that he was focused on moving forward, and he would have some other things to bring up at the meeting.

CLERK's NOTE: *The Councilmember who made the previous motion agreed to amend the motion, and it is re-stated, as amended, below:*

A **motion** was made by **Councilmember Gantt,** seconded by **Councilmember Killingsworth,** to approve the Meeting Minutes for the following meeting, with the addition of the following footnote on the June 24, 2025 Meeting Minutes: "*Councilmember Gantt's motion died for a lack of a second. The Apex Town Council affirms that any non-dilatory motion made by any member of council needs to be recognized by the Chair. If the Chair elects to not recognize a motion by any member of council, the Chair must state that the motion made is not germane and this ruling shall be subject to appeal by the governing body*."

July 11, 2022 Special Town Council Meeting

October 25, 2022 Regular Town Council Meeting

June 17, 2025 Work Session
June 24, 2025 Regular Town Council Meeting

VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Gray absent

NB2 Recommendation of Apex Environmental Advisory Board (EAB) - Request to Modify Town's Unified Development Ordinance (UDO) Related to Native Plants

Susanne Mason, Chair, Town of Apex Environmental Advisory Board (EAB) introduced herself and Nora Skinner, Environmental Programs Coordinator, Planning Department. She said that the resolution was unanimously adopted by the current Environmental Advisory Board at the July 2025 meeting. She gave an overview of the background of the following presentation:

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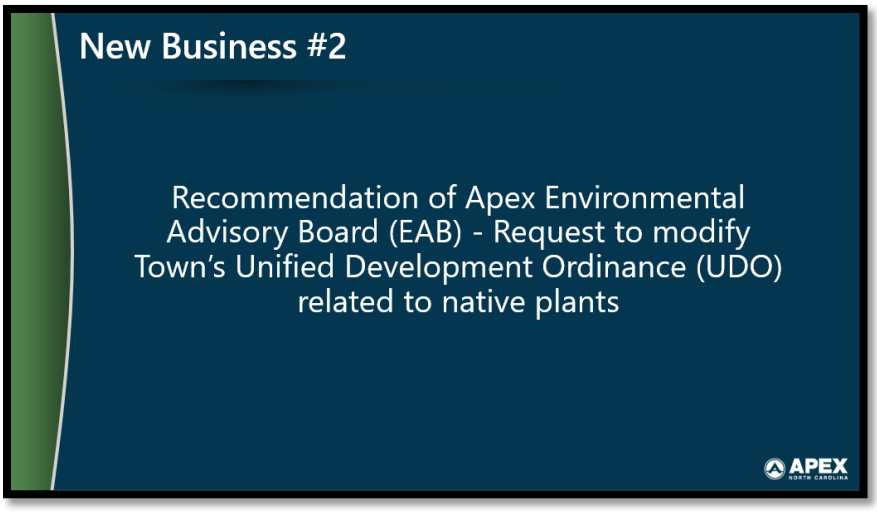

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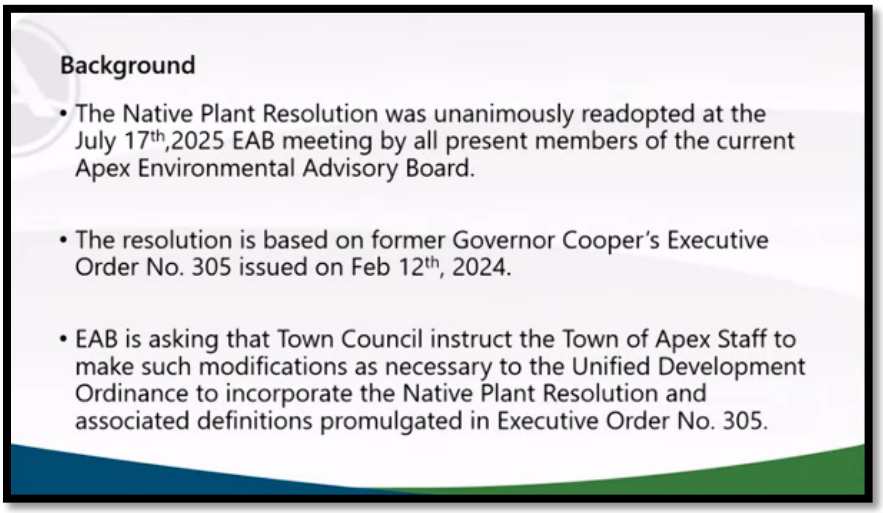

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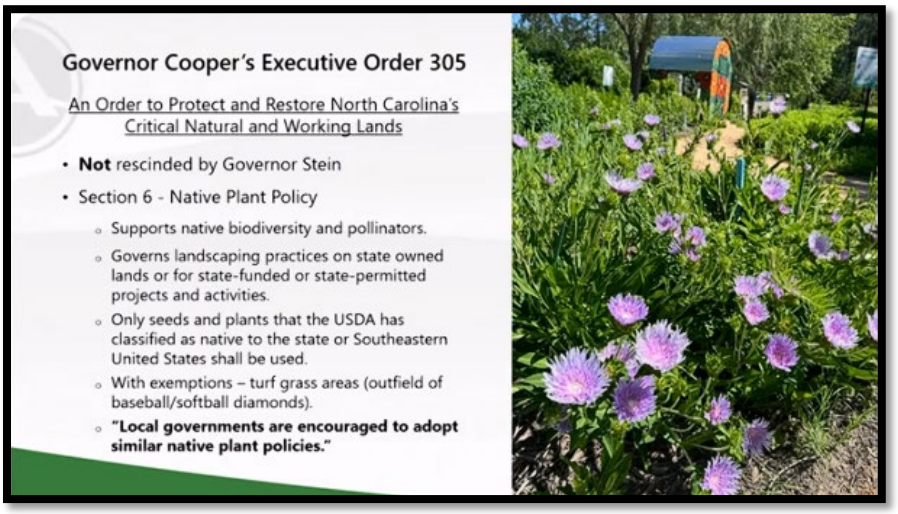

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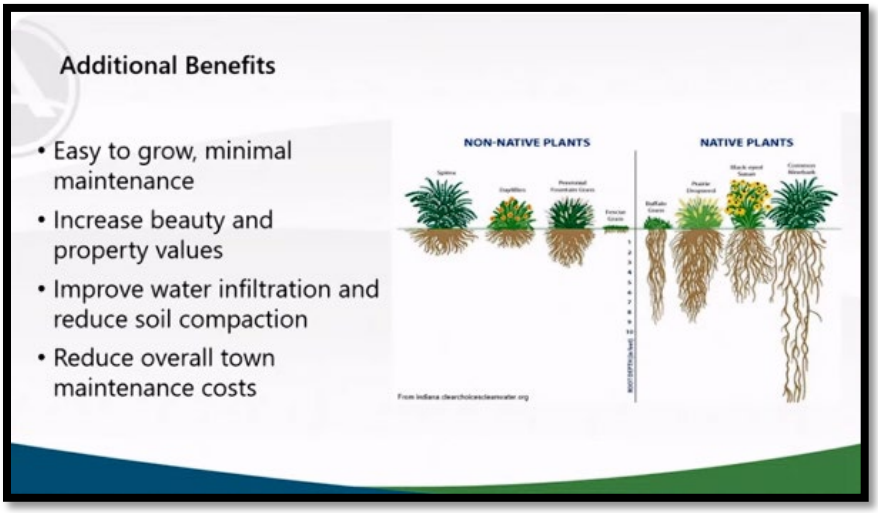


[SLIDE 6]



Mayor Gilbert asked if there were any questions and thanked staff for their work.

Councilmember Gantt asked if there needed to be a motion.

Town Clerk Coleman said the request was to receive as information and discuss the request to direct staff to make modifications to the town's UDO.

Councilmember Mahaffey moved to direct staff. He thanked advisory board for bringing forward policy changes and for their expertise.

Councilmember Zegerman thanked the EAB for bringing a policy forward and said it's not frequent that Council gets policy recommendations from advisory boards and he strongly encourages the boards to continue to do this.

A **motion** was made by **Councilmember Mahaffey**, seconded by **Councilmember Zegerman** to direct staff to develop modifications to the Town's Unified Development Ordinance (UDO) Related to Native Plants.

VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Gray absent

NB3 Unified Development Ordinance (UDO) Possible Amendment Discussion - Student Parking in Residential Areas

Mayor Gilbert said that this was back from the August 12th meeting, and he highlighted some points about it. He thanked the Planning Department for finding the solution after Council was not supporting of what he recommended. He said that he is all about solutions and this was about listening to parents and students who were facing hardships. He said that there was a solution found, and he is thankful to those involved in making it happen. He said the biggest concern that Council had was traffic safety and the students leaving that property and crossing the street. He said that the traffic signal and crossing have worked great. He said that Miss Annie is providing an opportunity and a

solution for the community which helps us, and that is the reason for keeping this on the agenda is to keep the conversation moving because the work is not done, there is still a deficit of parking spaces. He said that he would like to work with the Wake County Public School System, and he would like the support of Council. He said that he does not know what this process looks like, but he is committed to it and he is asking Council to do the same. He said with that, he didn't need this, and Council could go ahead and vote it down.

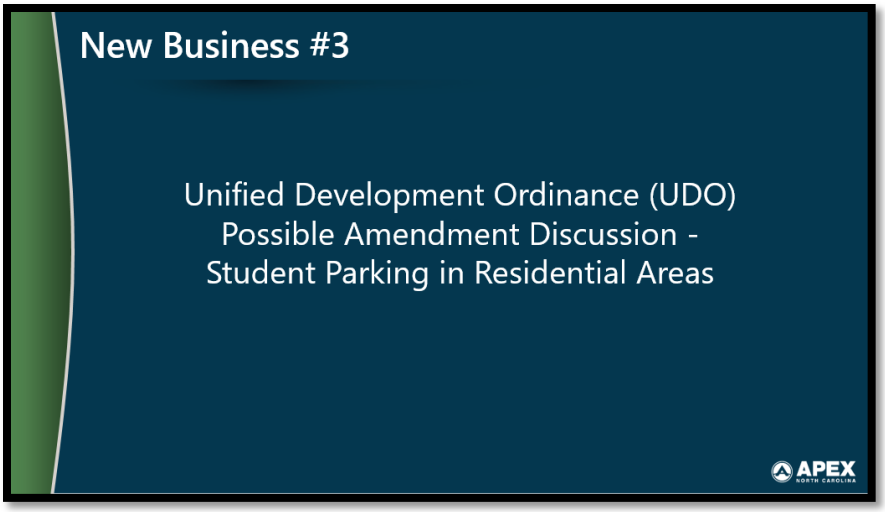
Councilmember Zegerman said that he appreciated the Mayor's comments. He said they never voted on this last time, and it was appropriate to keep this on the agenda and vote on this. He said that no one debated the need for parking and there was a solution put on the table, and Council clearly indicated it was the wrong method to solve the problem. He said a UDO amendment affects multiple properties and there is a much more finetuned process in place through the rezoning process in place to achieve this and get the same desired outcome. He said the property owner was advised of that process, chose not to follow it, which left Council with a potential UDO amendment that was less than desirable. He said the objection was not so much that there was no need for parking, it was really the method that was proposed for the deficit that was highlighted. He said that the signal crossing helps with the safety concern, and he appreciates the willingness and desire to get things done quickly. He said the way the Mayor went about solving this problem, without Council and without using the powers of 650 staff, was not transparent. He said that it is not working with Council as a unified government or utilizing staff in the way that they are here for. He said that he was disappointed, not in the outcome, but in the method chosen to achieve that outcome. He said that there were options suggested in the last meeting and they were not taken.

Councilmember Gantt said that his stated concerns in the last meeting were about the nuisance to the surrounding homeowners, less than the safety. He said he has advocated, as the Multimodal Liaison, to try to enhance transit in that area with either micro transit or fixed routes that could serve the school and other places in the western part of Apex as a possible way to alleviate some of the parking concerns. He said it may be a better, safer solution as well than people having to cross the street and he hopes staff and Council can make that work. He said the transit plan will be coming up soon and hopes it will include some of this information.

Councilmember Zegerman said that staff is also working on supplemental solutions to address parking concerns and working with Wake County Public School System.

Mayor Gilbert said there are approximately 120 students being helped by this parking lot because they are using carpools. He asked if there was a motion.

[SLIDE 1]



A **motion** was made by **Councilmember Zegerman** and seconded by **Councilmember Killingsworth** to deny the Possible Unified Development Ordinance (UDO) Amendments Related to Student Parking in Residential Areas.

VOTE: UNANIMOUS (4-0), with Mayor Pro-Tempore Gray absent

[ADJOURNMENT]

With no additional business being presented before the Council, **Mayor Gilbert** adjourned the meeting at **8:16 p.m.**

Jacques K. Gilbert
Apex, Mayor

Allen Coleman, CMC
Town Clerk to the Apex Town Council

Submitted for approval by Apex Town Clerk Allen Coleman

Minutes approved on _____ of _____, 2025.

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Karmen McGee, Director

Department(s): Human Resources

Requested Motion

Motion to adopt an amendment to the Town's Personnel Policies related to the Administration of the Town's Peak Paid Time Off (PPTO) benefit effective October 1, 2025.

Approval Recommended?

The Personnel Committee of the Apex Town Council met on Thursday, September 18, 2025 and unanimously supported staff's recommendation.

Item Details

In Fiscal Year 2024, the Apex Town Council initiated a new benefit entitled "Peak Paid Time Off". This benefit granted full-time employees who had completed their new hire probationary period with 80 hours of leave per fiscal year to use at their discretion. This time is considered supplemental to the generous leave benefits offered by the Town.

After reviewing how the Peak Paid Time Off benefit was being administered and receiving feedback from staff, the Human Resources Department is recommending a modification. The modification would provide regular employees pro-rated immediate access to the Peak Paid Time Off benefit based on their hire date. The chart below illustrates the recommended distribution.

	July 1 to September 30 Hire Date	October 1 to December 31 Hire Date	January 1 to March 31 Hire Date	April 1 to June 30 Hire Date
Days of Leave	10 days	7 days	5 days	2 days
General, 40-hour employees	80 hours	56 hours	40 hours	16 hours
Police Patrol	84 hours	58.8 hours	42 hours	16.8 hours
Fire Shift	81 hours	56.7 hours	40.5 hours	16.2 hours

This modification will enhance recruitment efforts and provide new employees additional leave sooner.

Attachments

- CN6-A1: Peak Paid Time Off Excerpt and Benefit Explanation

Current Policy

Section 5. Peak Paid Time Off

Regular employees who have completed the new hire probationary period will receive two weeks of Peak Paid Time Off (PPTO) per fiscal year for personal time off. PPTO will be provided at the beginning of each fiscal year and may be used at any time during the year, but will not carry over from one fiscal year to another (unused PPTO hours will be lost). Employees must request and be approved to use PPTO in advance, and in accordance with departmental procedures.

PPTO hours will be based on work schedule, as listed below:

General, 40-hour employees – 80 hours

Police Patrol – 84 hours

Fire Shift – 81 hours

Part-time – pro-rated based on hours worked

Employees serving their new hire probationary period may be granted access PPTO prior to successfully completing their probationary period if use of PPTO was negotiated and approved as part of their job offer or if they have a serious medical condition requiring them to be out of work unexpectedly. Use of PPTO for medical conditions must be accompanied by a doctor's note.

PPTO cannot be rolled over into a new fiscal year, roll into sick leave, or be paid out upon separation. Additionally, it cannot be used in lieu of a two-week notice or on the last day of employment.

Pro-Rated with Immediate Access

Peak Paid Time Off (PPTO) is provided to regular employees at the beginning of each fiscal year (pro-rated for new hires and regular part-time benefitted employees). It will not carry over from one fiscal year to the next. Unused PPTO hours will be lost. PPTO cannot roll into sick leave or be paid out upon separation. Additionally, it cannot be used in lieu of a two-week notice or on the last day of employment. PPTO must be requested and approved in advance and in accordance with departmental procedures.

PPTO hours will be awarded as listed below:

	July 1 to September 30 Hire Date	October 1 to December 31 Hire Date	January 1 to March 31 Hire Date	April 1 to June 30 Hire Date
Days of Leave	10 days	7 days	5 days	2 days
General, 40-hour employees	80 hours	56 hours	40 hours	16 hours
Police Patrol	84 hours	58.8 hours	42 hours	16.8 hours
Fire Shift	81 hours	56.7 hours	40.5 hours	16.2 hours

"The Peak of Good Living"

TOWN OF APEX
NORTH CAROLINA

Proclamation

Prisoners of War/Missing in Action Apex Day of Honor 2025

from the Office of the Mayor

WHEREAS, Millions of Americans have heeded the call to serve and protect our country throughout its history from threats which jeopardize the freedom we hold dear, and that all people should enjoy; and,

WHEREAS, Through numerous conflicts, many paid the ultimate sacrifice in their service to our country, but some became Prisoners of War (POW) or went Missing in Action (MIA), making it extremely difficult for families to receive closure or say one final goodbye; and,

WHEREAS, According to the Defense Logistics Agency, more than 83,000 American servicemembers remain classified as POW/MIA, and efforts remain strong to find or account for them, and help grieving families begin to heal; and,

WHEREAS, As Americans, we hold a solemn responsibility to recognize the sacrifices that have been made for our freedoms and show our support to those who are doing the indispensable work of searching for answers; and,

WHEREAS, The Town of Apex stands firm in its gratitude for all of the brave Americans who have served and are currently serving our country, and offer our condolences to all families still desperately hoping for answers.

NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim Friday, September 26th, 2025, "Prisoners of War/Missing in Action Apex Day Of Honor" in the Town of Apex, and urge residents to acknowledge this day with reverence and respect, and never forget the price of freedom.

I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 23rd day of September 2025

Jacques Gilbert, Mayor

"The Peak of Good Living"

TOWN OF APEX
NORTH CAROLINA

Proclamation

Fire Prevention Week 2025

from the Office of the Mayor

WHEREAS, The Town of Apex Fire Department works tirelessly to spread fire prevention education, inspect buildings for safety concerns, and respond to fires in order to help keep all of us safe; and,

WHEREAS, The increased use of lithium-ion batteries in many common household items, particularly electronics, present new and unique fire risks, as they are at risk of overheating, starting a fire, or even exploding; and,

WHEREAS, Over a recent five-year period, the U.S. Consumer Product Safety Commission has documented at least 25,000 incidents of overheating or fire related to lithium-ion batteries, highlighting the need for safety education and vigilance; and,

WHEREAS, Residents should follow these calls to action to help keep themselves and their families safe: Buy only listed and safety-certified products, prevent overcharging of lithium-ion batteries, taking care of equipment to prevent potential damage, and recycling lithium-ion batteries properly to help protect the whole community; and,

WHEREAS, The 2025 Fire Prevention Week theme, "Charge into Fire Safety: Lithium-Ion Batteries in Your Home," serves as a reminder of the importance of using, charging, caring for, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim the week of October 5th – October 11th, 2025, "Fire Prevention Week" in Town of Apex, and urge residents to help educated their families and communities on these measures they can take to help keep everyone safe.

I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 23rd day of September 2025

Jacques Gilbert, Mayor

"The Peak of Good Living"

TOWN OF APEX
NORTH CAROLINA

Proclamation

Hindu Heritage Month 2025

from the Office of the Mayor

WHEREAS, Hinduism is one of the world's oldest living traditions and its third largest religion, which has had widespread positive impacts on individuals and communities through its positive messages and practices; and,

WHEREAS, The timeless teachings of Hinduism, rooted in the principles of *dharma*, *ahimsa*, and *seva* – meaning, righteousness, non-violence, and selfless service - have inspired generations and continue to provide guidance for individuals seeking peace, harmony, and purpose; and,

WHEREAS, Hindu philosophy was introduced to the world at the Parliament of the World's Religions in 1893, highlighting Hinduism's universal vision of unity and diversity; and,

WHEREAS, Diwali—the festival of lights observed this year in October by Hindus, Jains, Sikhs, and Buddhists worldwide—symbolizes the triumph of light over darkness, knowledge over ignorance, and good over evil, while also serving as a time of reflection, thanksgiving, and renewal; and,

WHEREAS, During the month of October, Hindu communities across the Country and in Apex celebrate their culture, faith, and diverse spiritual traditions rooted in India's civilizational history, and the Town is proud to join in this observance.

NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim the Month of October, 2025, "Hindu Heritage Month" in the Town of Apex, and further proclaim Monday, October 20th, 2025, "Diwali", and encourage residents to join in recognizing and celebrating the rich cultural heritage, values, and contributions of Hindu Americans here in Apex.

I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 23rd day of September 2025

Jacques Gilbert, Mayor

"The Peak of Good Living"

TOWN OF APEX
NORTH CAROLINA

Proclamation

Indigenous People's Day 2025

from the Office of the Mayor

WHEREAS, The Town of Apex acknowledges that it sits on lands originally occupied by Native communities and Tribal Nations, and we seek to honor those groups by acknowledging their deep heritage, traditions, and invaluable contributions to our community; and,

WHEREAS, Indigenous Peoples are known for their strength, resilience, and fortitude, even through the immense cruelty and injustice towards their communities that has plagued our nation's and world's history; and,

WHEREAS, In 1977, at a United Nations Conference, Indigenous People's Day was first proposed as an International Day of Solidarity with the Indigenous Peoples of America; and,

WHEREAS, Indigenous Peoples Day offers an opportunity to reflect on the history of mistreatment of Indigenous communities, and reminds us of the need for efforts to seek reconciliation and healing; and,

WHEREAS, The Town of Apex is grateful for our indigenous communities, and encourage efforts that seek to quell discrimination and unify people to make a more diverse and stronger community.

NOW, THEREFORE, I, Jacques K. Gilbert, Mayor of Apex, North Carolina, do hereby proclaim Monday, October 13th, 2025, "Indigenous People's Day" in the Town of Apex, and encourage residents to immerse themselves in celebrations of Indigenous culture and history, and remember who called Apex home first.

I hereby set my hand and have caused the Seal of the Town of Apex, North Carolina, to be affixed this the 23rd day of September 2025

Jacques Gilbert, Mayor

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Lauren Staudenmaier, Planner III

Department(s): Planning

Requested Motion

Conduct a Public Hearing and possible motion to adopt an Ordinance on the Question of Annexation - Apex Town Council's intent to annex 6.40 acres, located at 1211Old Raleigh Road, Annexation No. 803, into the Town Corporate limits.

Approval Recommended?

Yes

Item Details

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

Attachments

- PH1-A1: Annexation Ordinance – Annexation No. 803 – 1211 Old Raleigh Road – 6.40 acres
- PH1-A2: Public Hearing Notice - Annexation No. 803 – 1211 Old Raleigh Road – 6.40 acres
- PH1-A3: Legal Description – Annexation No. 803 – 1211 Old Raleigh Road – 6.40 acres
- PH1-A4: Aerial Map – Annexation No. 803 – 1211 Old Raleigh Road – 6.40 acres
- PH1-A5: Plat Map – Annexation No. 803 – 1211 Old Raleigh Road – 6.40 acres
- PH1-A6: Annexation Petition – Annexation No. 803 – 1211 Old Raleigh Road – 6.40 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. 2025-
ANNEXATION PETITION NO. 803
1211 OLD RALEIGH ROAD – 6.40 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 August 26, 2025, 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 in the attached property description and also shown as "ANNEXATION AREA, 278,717 S.F. – 6.40 AC" 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 September 23, 2025. The survey plat that describes the annexed territory is that certain survey plat entitled "Annexation Map for the Town of Apex 1211 Old Raleigh Road". Plat map print date May 30, 2025 and Land Surveyor dated June 18, 2025 and recorded in Book of Maps book number 2025 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 23rd day of September, 2025.

_____
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
(1211 Old Raleigh Road)

Being that certain tract of land located in the White Oak Township, Wake County, North Carolina and being more particularly described as follows:

Beginning at an existing ½" iron pipe (with a cap and tack) located at the common rear corner of Lot 301 and the Open Space lot for the Shepherd's Vineyard Subdivision, Phase 6, Section 1 (Book of Maps 1989, Page 1378, Wake County Registry), said iron

pipe having North Carolina state plane grid coordinates of North 722,699.96 and East 2,049,006.85;

Thence from said beginning point, South 88°52'43" East a distance of 110.00 feet to a point; thence South 00°13'13" East a distance of 75.46 feet to a point in the approximate center of Old Raleigh Road; thence with the approximate center of said Old Raleigh Road; the following fourteen (14) calls:

1. South 75°06'11" West a distance of 86.92 feet to a point;
2. South 74°49'10" West a distance of 132.47 feet to a point;
3. South 74°20'16" West a distance of 114.37 feet to a point;
4. South 73°10'25" West a distance of 129.68 feet to a point;
5. South 72°00'10" West a distance of 40.67 feet to a point;
6. South 67°54'55" West a distance of 80.42 feet to a point;
7. South 65°19'36" West a distance of 72.27 feet to a point;
8. South 60°21'40" West a distance of 61.71 feet to a point;
9. South 60°12'37" West a distance of 58.97 feet to a point;
10. South 59°25'34" West a distance of 64.83 feet to a point;
11. South 62°01'13" West a distance of 59.31 feet to a point;
12. South 63°44'47" West a distance of 65.70 feet to a point;
13. South 65°23'09" West a distance of 100.90 feet to a point;
14. South 68°11'23" West a distance of 63.30 feet to a point;

Thence leaving said approximate center of Old Raleigh Road, North 00°21'12" West a distance of 509.67 feet to a new iron pipe set; thence South 88°52'43" East a distance of 940.45 feet to the original Point of Beginning.

Said tract containing 218,717 S.F. (6.40 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. 2025-_____, adopted at a meeting of the Town Council, on the 23rd day of September, 2025, 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 23rd day of September, 2025.

_____
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 CONTINUED

APEX, N.C. (August 29, 2025) – 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 **23rd day of September, 2025**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

Annexation No. 803
1211 Old Raleigh Road – 6.40 acres



CLERK NOTE: This item was originally scheduled to be heard on Tuesday, August 26, 2025. The applicant for this project requested a continuance until Tuesday, September 23, 2025. The Apex Town Council unanimously (4-0) voted to continue until Tuesday, September 23, 2025.

CONTINUED – PUBLIC NOTICE – PUBLIC HEARING CONTINUED

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. 803" 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, September 23, 2025.

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.

###

ANNEXATION AREA DESCRIPTION
TOWN OF APEX
(1211 Old Raleigh Road)

Being that certain tract of land located in the White Oak Township, Wake County, North Carolina and being more particularly described as follows:

Beginning at an existing ½" iron pipe (with a cap and tack) located at the common rear corner of Lot 301 and the Open Space lot for the Shepherd's Vineyard Subdivision, Phase 6, Section 1 (Book of Maps 1989, Page 1378, Wake County Registry), said iron pipe having North Carolina state plane grid coordinates of North 722,699.96 and East 2,049,006.85;

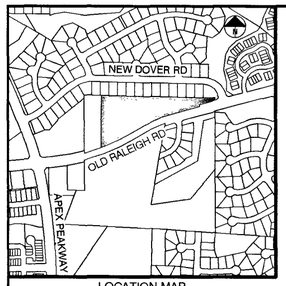
Thence from said beginning point, South 88°52'43" East a distance of 110.00 feet to a point; thence South 00°13'13" East a distance of 75.46 feet to a point in the approximate center of Old Raleigh Road; thence with the approximate center of said Old Raleigh Road; the following fourteen (14) calls:

1. South 75°06'11" West a distance of 86.92 feet to a point;
2. South 74°49'10" West a distance of 132.47 feet to a point;
3. South 74°20'16" West a distance of 114.37 feet to a point;
4. South 73°10'25" West a distance of 129.68 feet to a point;
5. South 72°00'10" West a distance of 40.67 feet to a point;
6. South 67°54'55" West a distance of 80.42 feet to a point;
7. South 65°19'36" West a distance of 72.27 feet to a point;
8. South 60°21'40" West a distance of 61.71 feet to a point;
9. South 60°12'37" West a distance of 58.97 feet to a point;
10. South 59°25'34" West a distance of 64.83 feet to a point;
11. South 62°01'13" West a distance of 59.31 feet to a point;
12. South 63°44'47" West a distance of 65.70 feet to a point;
13. South 65°23'09" West a distance of 100.90 feet to a point;
14. South 68°11'23" West a distance of 63.30 feet to a point;

Thence leaving said approximate center of Old Raleigh Road, North 00°21'12" West a distance of 509.67 feet to a new iron pipe set; thence South 88°52'43" East a distance of 940.45 feet to the original Point of Beginning.

Said tract containing 218,717 S.F. (6.40 Acres)


Annexation #803
Shepherds Vineyard
Old Cask Way
Bridgeham Way
New Dover Rd
New Chester Ct
Altair Cir
Heatherwood Dr
Heatherwood
Beringer Pl
Edwards Creek
Creative Schools of Apex
Apex Peakway
Old Raleigh Rd
Empty Nest Way
Vintage Grove
Vintage Grove Ln
Napa Pl
Senoma Pl
E Saint Helena Pl
W Saint Helena Pl
Lake Pine Animal Hospital
0
400
800
Feet
July 2025
February 2025 Aerial
Photography Prepared by: Town of Apex Planning Department



LOCATION MAP
1" = 1,000'

Annexation # _____

I, Allen Coleman, CMC, NCCCC, Town Clerk, Apex, North Carolina certify this a true and exact map of annexation adopted the _____day of _____, 2025, by the Town Council.

I set my hand and seal of the Town of Apex, _____
Day/Month/Year

_____
Allen Coleman, CMC, NCCCC, Town Clerk

LEGEND

O	EXISTING PROPERTY CORNER
⊙	COMPUTED BOUNDARY POINT
N/F	NOW OR FORMERLY
PIN	PARCEL IDENTIFICATION NUMBER
D.B.	DEED BOOK
B.M.	BOOK OF MAPS
PG.	PAGE
▨	ANNEXATION AREA

NOTES:

1. ORIGINAL FIELD SURVEY PERFORMED FEBRUARY - MARCH, 2025.
2. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE ANNEXATION LIMITS AS SHOWN. THIS PLAT SHALL NOT BE USED FOR ANY CONVEYANCE OR SALE OF THE PROPERTY.
3. ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NSRS 2011). UNITS OF MEASUREMENT ARE US SURVEY GROUND FEET. VERTICAL DATUM IS BASED ON NAVD 88 / 2011.
4. AREAS CALCULATED VIA CAD SOFTWARE.
5. NOT ALL EXISTING IMPROVEMENTS SHOWN HEREON.

NC GRID (NAD 83/2011)

0 60 120
1" = 60'

PROJECT

ANNEXATION MAP for THE TOWN OF APEX

1211 OLD RALEIGH ROAD
WHITE OAK TOWNSHIP
WAKE COUNTY
NORTH CAROLINA

OWNER

MELBA MILLER BEASLEY REVOCABLE TRUST
125 LOLLIBERRY DR
HOLLY SPRING, NC 27540

DATE

MAY 30, 2025

REVISIONS

1	APEX - 1ST REVIEW	6/10/25

SURVEYOR CERTIFICATION

I, Jeremy Taylor, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed and description recorded in Book referenced etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book referenced; that the ratio of precision or positional accuracy as calculated exceeds 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

Furthermore, I certify that this plat is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Witness my original signature, license number and seal this 18th day of June, A.D.,2025.

Professional Land Surveyor
License Number: L-3841

NORTH CAROLINA PROFESSIONAL SEAL L-3841 LAND SURVEYOR JEREMY TAYLOR

TAYLOR LAND CONSULTANTS, PLLC
License # P-0829
1600 Olive Chapel Rd., #140
Apex, NC 27502
(919) 801-1104

SHEET TITLE

RECORD PLAT

SHEET NUMBER

1 of 1

Z:\Projects\Shipman Engineering\Old Raleigh Rd. (1211) - 25590\Dwg\25590_AnnexPlat.dwg

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

Melba Miller Beasley Revocable Trust-Traci Mattachione — Owner Name (Please Print)

0742822598 — Property PIN or Deed Book & Page #

Phone

tracimatt73@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: Taylor Land Consultants, PLLC

Phone: (919) 801-1104 Fax: _____

E-mail Address: jeremy@taylorlc.com

Annexation Summary Chart

Property Information

Total Acreage to be annexed:	6.40 ac.
Population of acreage to be annexed:	0
Existing # of housing units:	1
Proposed # of housing units:	3
Zoning District*:	MD-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 #: _____ Submittal Date: _____

COMPLETE IF SIGNED BY INDIVIDUALS:

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

Traci Mattachione, Trustee
Please Print

Traci Mattachione, Trustee
Signature

_____
Please Print

_____
Signature

_____
Please Print

_____
Signature

_____
Please Print

_____
Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Brigitte Joyce, a Notary Public for the above State and County, this the 30 day of, May, 2025.

Brytte Joyce
Notary Public

SEAL

BRIGITTE JOYCE
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires March 21, 2028

My Commission Expires: March 21, 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 #: _____ Submittal Date: _____

Complete If In A Limited Liability Company

In witness whereof, _____ a limited liability company, 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 Limited Liability Company _____

By: _____
Signature of Member/Manager

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 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: PUBLIC HEARING

Meeting Date: September 23, 2025

Item Details

Presenter(s): Lauren Staudenmaier, Planner III

Department(s): Planning

Requested Motion

This item was continued from the August 26, 2025 Town Council meeting.

Public hearing and possible motion concerning Rezoning Application No. 25CZ07 1211 Old Raleigh Road. The applicant, Dan Morse, ODG 87, LLC., seeks to rezone approximately 6.40 acres from Residential Agricultural (RA) to Medium Density Residential-Conditional Zoning (MD-CZ). The proposed rezoning is located at 1211 Old Raleigh Road.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board held a Public Hearing on August 11, 2025 and by a vote of 9-1 recommended approval with an additional condition to limit density to three residential lots total.

Item Details

The property to be rezoned is identified as PIN 0742822598.

Attachments

- PH2-A1: Staff Report - Rezoning Case No. 25CZ07 - 1211 Old Raleigh Road
  - Application - Rezoning Case No. 25CZ07 - 1211 Old Raleigh Road
- PH2-A2: Planning Board Report to Town Council - Rezoning Case No. 25CZ07 - 1211 Old Raleigh Road

This item was continued from the August 26th Town Council Meeting.

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: 1211 Old Raleigh Road
Owner: Melba Miller Beasley Revocable Trust
Applicant: Dan Morse, ODG 87, LLC
Authorized Agents: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC

PROJECT DESCRIPTION:

Acreage: ± 6.40 acres
PIN: 0742822598
Current Zoning: Residential Agricultural (RA)
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 (MD)	Single-family residential (Shepherds Vineyard subdivision)
South:	Medium Density Residential (MD); Medium Density Residential-Conditional Zoning (MD-CZ #13CZ06)	Old Raleigh Road; Single-family residential; Edwards Creek subdivision
East:	Medium Density Residential (MD)	Shepherds Vineyard subdivision common area; New Dover Road
West:	Residential Agricultural (RA)	Single-family residential

Existing Conditions:

The property to be rezoned is located on the north side of Old Raleigh Road and south of the Shepherds Vineyard Subdivision. The property includes a residential structure, mature trees, pond, and an intermittent stream that bisects the property from the western property line to the eastern property line. The stream and pond have a 50' riparian buffer.

Neighborhood Meeting:

The applicant conducted two neighborhood meetings on May 14, 2025, and July 21, 2025. 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 schools at elementary, middle, and high grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

2045 Land Use Map:
The 2045 Land Use Map classifies the subject property as Medium Density Residential. The proposed rezoning to Medium Density-Conditional Zoning (MD-CZ) is consistent with the Medium Density Residential 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

Use Conditions:

Site, Environmental, and other conditions:

1. A maximum of three residential lots shall be permitted.
2. A minimum of 30% of the gross parcel area will be preserved as Resource Conservation Area (RCA).
3. To reduce irrigation requirements, the project shall select and plant only warm season grasses.
4. 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.
5. To preserve and protect existing wildlife species, existing ponds shall be preserved if structurally sound. The pond will be evaluated by a geotechnical engineer prior to subdivision plan approval.
6. 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.
7. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
8. Developer shall dedicate public right-of-way 55 feet from roadway centerline for the entirety of the parcel frontage along Old Raleigh Road based on the total ultimate section of 110 feet in the Apex Transportation Plan.
9. Developer shall complete frontage widening based on the 4 lane median divided typical section with bike lanes and 10’ side path in the Apex Transportation Plan only for the frontage of the project proposed for residential lots. The remainder of the frontage not being developed for residential lots can remain as interim section with sidewalk until such time a project funded by others proposes to widen Old Raleigh Road.
10. In the event the developer proposes a public street to access the lots, the developer will be required to include a stub street to the parcel at the west.
11. No development, other than utilities, shall be allowed north or east of the riparian buffer.
12. All homes shall be preconfigured with conduit for a solar energy system.

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. Garage doors shall have windows, decorative details, or carriage style adornments on them.

5. The garage shall not protrude more than 1 foot out from the façade or front porch. Living space above a garage shall not be considered part of the front façade.
6. 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.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, including, but not limited to, the following elements:

Windows	• Decorative Shake
Bay Window	• Decorative air vents on gables
Recessed Window	• Decorative gable
Decorative Window	• Decorative cornice
Trim around Windows	• Columns
Wrap around porch or side porch	• Portico
Two or more building materials	• Balcony
Decorative brick/stone	• Dormer
Decorative Trim	

8. House entrances for units with front facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
9. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
10. Front porches shall be a minimum of 6 feet deep

Stream Buffer and Pond:
This property is located in the Neuse basin, within the Swift Creek watershed and includes an intermittent stream and pond that require a 50' wide riparian buffer.

The pond will be evaluated during subdivision plan review and the condition of the dam will need to be evaluated prior to subdivision plan approval. If the pond is drained, the location of the riparian buffer will change from the pond bank to wherever the new stream bank forms. If the dam is removed, the development will be required to wait six months to determine where the stream reforms, and then the stream buffer would be 50' from the new stream bank instead of from the pond bank.

ENVIRONMENTAL ADVISORY BOARD
This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per UDO Section 2.1.9.

HOUSING STAFF RECOMMENDATION:
Housing Staff did not recommend an affordable housing condition to be included with this rezoning due to the limited size of the rezoning.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of Rezoning #25CZ07 1211 Old Raleigh Road with the conditions offered by the applicant.

PLANNING BOARD RECOMMENDATION:
The Planning Board held a public hearing on August 11, 2025 and by a vote of 9-1 recommended approval with an additional condition to limit density to three residential lots total. The reasons for the dissenting votes include:

- Concerned about site being developed at all with the dam.
- Climate change is real; even more concerned after last week.
- Any disturbance to lot with two streams will cause additional flooding.

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 consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest as the proposed zoning district and conditions allow the property to be developed in a manner that is consistent with the residential character of the area and limits the allowable density consistent with the subdivision to the north. The proposed rezoning includes environmental conditions that exceed the standard Unified Development Ordinance requirements and dedicates right-of-way along the parcel's frontage consistent with the Apex Transportation Plan. Additionally, the proposed rezoning will require the development to complete frontage widening improvements along the proposed residential lots' frontage consistent with the Apex Transportation Plan.

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 #25CZ07
Old Cask Way
Bridgeham Way
Shepherds Vineyard
New Dover Rd
Altair Cir
Heatherwood Dr
Heatherwood
New Chester Ct
Creative Schools of Apex
Edwards Creek
Empty Nest Way
Beringer Pl
Vintage Grove
Vintage Grove Ln
Napa Pl
Senoma Pl
Apex Peakway
Old Raleigh Rd
Lake Pine Animal Hospital
E Saint Helena Pl
W Saint Helena Pl
0
400
800
Feet
July 2025
February 2025 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 #: 25CZ07 Submittal Date: 6-2-2025

Fee Paid:

Project Information

Project Name: 1211 Old Raleigh Road

Address(es): 1211 Old Raleigh Road

PIN(s): 0742822598

Acreage: 6.40

Current Zoning: RA 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: ODG 87, LLC

Address: PO Box 1117

City: Holly Springs State: NC Zip: 27540

Phone: (919) 800-9951 E-mail: dan@odg87.com

Owner Information

Name: Melba Miller Beasley Revocable Trust

Address: 125 Lolliberry Drive

City: Holly Springs State: NC Zip: 27540

Phone: E-mail: tracimatt73@gmail.com

Agent Information

Name: Dan Morse, ODG 87, LLC

Address: PO Box 1117

City: Holly Springs State: NC Zip: 27540

Phone: (919) 800-9951 E-mail: dan@odg87.com

Other contacts: Zak Shipman, PE- Shipman Engineering, PLLC

137 Middlegreen Place

Holly Springs, NC 27540

(919) 900-0006 zak@shipmanengineering.com

PETITION INFORMATION

Application #: 25CZ07 Submittal Date: 6-2-2025

An application has been duly filed requesting that the property described in this application be rezoned from RA 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		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 #: 25CZ07 Submittal Date: 6-2-2025

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 the attached.

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 2045 Land Use Map denotes this parcel as Medium Density Residential. The Advance Apex Land Use Plan indicates Medium Density as single-family, duplexes, and townhomes with allowable densities in the 3 to 7 units per acre range. Rezoning to MD-CZ with a 3 unit/acre cap complies with this plan while capping allowable densities to that facilitate transition from urban downtown areas to more suburban uses.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

Existing land uses to the north are already zoned MD. Parcels to the south are zoned MD (southwest) and MD-CZ (southeast). Adjacent uses to the west are RA (excluded from TOA corporate limits currently) and O&I slightly further west. Uses to the east along Heatherwood Drive are HD-MF. We believe rezoning to MD-CZ is compatible with the majority of the adjacent existing uses in this area.

3) Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.

All proposed uses will be consistent with the standards provided in the Town of Apex UDO including any applicable supplemental 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.

Visual impact to surrounding properties will be minimized by existing riparian buffers and proposed RCA area along the northern and eastern portions of the parcel. The site includes an existing riparian buffer, pond, and wetlands located throughout the parcel. These areas are proposed to be preserved and will provide screening for visual impacts, as well as noise attenuation for trash, service, parking, lighting, etc.

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 parcel includes significant riparian buffer areas, streams, and wetland areas. Development will be limited to upland areas, and will not encroach into sensitive environmental features on the parcel. Additionally, the applicant proposes to retain the existing pond on site. We believe preservation of the wetlands, buffers, pond, and forested RCA areas provide protection of water and air resources, wildlife habitat, and natural resources currently on the parcel.

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.

Trash pickup and emergency services can access any of the proposed lots from the existing public right-of-way. The addition of the proposed lots does not add significant additional traffic to Town roadways, nor does it create additional strain on trash, EMS, fire, or other necessary public services.

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.

Based on the preservation of significant existing natural resources and forested areas, in addition to proposed densities in line with medium-density residential, the project as proposed should not add significant additional traffic to existing Town roads, nor does it add significant water/wastewater, trash, or demand for Town emergency services.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

The project as proposed includes substantial vegetated buffer space, very low overall impervious areas, limited ingress/egress points, and overall minimal impact to adjacent property owners. We contend that existing wetlands, streams, and riparian buffers and their location on the parcel provide significant screening and buffer space to minimize any detrimental effects on 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.

Single-family and Accessory apartment uses, at the density proposed, do not typically generate excessive traffic noise or other nuisances to adjacent properties.

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 the property to MD-CZ as proposed complies with the land use plans, and will be designed to comply with UDO Standards for such development. We have proposed zoning conditions that require standards in excess of the UDO requirements to limit or minimize impact to Town services and adjoining properties. For this reason, and given the significant environmentally sensitive areas on the site that must be preserved, we believe that the CZ use proposed complies or exceeds all development standards imposed on it by the applicable sections of the UDO for layout and general development characteristics.

AGENT AUTHORIZATION FORM

Application #: 25CZ07 Submittal Date: _____

Melba Miller Beasley Revocable Trust 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: Annexation

The property address is: 1211 Old Raleigh Road

The agent for this project is: Dan Morse-ODG 87, LLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Dan Morse-ODG 87, LLC

Address: PO Box 1117, Holly Springs, NC 27540

Telephone Number: (919) 800-9951

E-Mail Address: dan@odg87.com

Signature(s) of Owner(s)*

Traci Mattachione, Trustee

Traci Mattachione-Trustee — 7/22/25

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.

AGENT AUTHORIZATION FORM

Application #: 25CZ07 Submittal Date: _____

Melba Miller Beasley Revocable Trust 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: Annexation

The property address is: 1211 Old Raleigh Road

The agent for this project is: Zak Shipman, PE- Shipman Engineering, PLLC

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Zak Shipman, PE - Shipman Engineering, PLLC

Address: 137 Middlegreen Place, Holly Springs, NC 27540

Telephone Number: (919) 900-0006

E-Mail Address: zak@shipmanengineering.com

Signature(s) of Owner(s)*

Traci Mattachione, Trustee

Traci Mattachione-Trustee — Type or print name

7/22/25 — 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 #: 25CZ07 Submittal Date: _____

The undersigned, Traci Mattachione (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 1211 Old Raleigh Road 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 03/26/2008, and recorded in the Wake County Register of Deeds Office on 03/26/2008, in Book 08-E Page 1323.

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 03/26/2008, 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 03/26/2008, 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 25 day of May, 2025.

Traci Mattachione (seal)

Traci Mattachione, Trustee

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Harnett, hereby certify that Traci Mattachione, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's n/a, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

BRIGITTE JOYCE
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires March 21, 2028

[NOTARY SEAL]

Brigitte Joyce
Notary Public
State of North Carolina
My Commission Expires: March 21, 2028

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ07 Submittal Date:

Insert legal description below.

ANNEXATION AREA DESCRIPTION
TOWN OF APEX
(1211 Old Raleigh Road)

Being that certain tract of land located in the White Oak Township, Wake County, North Carolina and being more particularly described as follows:

Beginning at an existing ½" iron pipe (with a cap and tack) located at the common rear corner of Lot 301 and the Open Space lot for the Shepherd's Vineyard Subdivision, Phase 6, Section 1 (Book of Maps 1989, Page 1378, Wake County Registry), said iron pipe having North Carolina state plane grid coordinates of North 722,699.96 and East 2,049,006.85;

Thence from said beginning point, South 88°52'43" East a distance of 110.00 feet to a point; thence South 00°13'13" East a distance of 75.46 feet to a point in the approximate center of Old Raleigh Road; thence with the approximate center of said Old Raleigh Road; the following fourteen (14) calls:

1.South 75°06'11" West a distance of 86.92 feet to a point;
2.South 74°49'10" West a distance of 132.47 feet to a point;
3.South 74°20'16" West a distance of 114.37 feet to a point;
4.South 73°10'25" West a distance of 129.68 feet to a point;
5.South 72°00'10" West a distance of 40.67 feet to a point;
6.South 67°54'55" West a distance of 80.42 feet to a point;
7.South 65°19'36" West a distance of 72.27 feet to a point;
8.South 60°21'40" West a distance of 61.71 feet to a point;
9.South 60°12'37" West a distance of 58.97 feet to a point;
10.South 59°25'34" West a distance of 64.83 feet to a point;
11.South 62°01'13" West a distance of 59.31 feet to a point;
12.South 63°44'47" West a distance of 65.70 feet to a point;
13.South 65°23'09" West a distance of 100.90 feet to a point;
14.South 68°11'23" West a distance of 63.30 feet to a point;

Thence leaving said approximate center of Old Raleigh Road, North 00°21'12" West a distance of 509.67 feet to a new iron pipe set; thence South 88°52'43" East a distance of 940.45 feet to the original Point of Beginning.

Said tract containing 218,717 S.F. (6.40 Acres)

1211 Old Raleigh Road- Proposed Conditions

Site, Environmental, and Other Conditions:

1. **A maximum of three residential lots shall be permitted.**
2. **A minimum of 30% of the gross parcel area will be preserved as Resource Conservation Area (RCA).**
3. **To reduce irrigation requirements, the project shall select and plant only warm season grasses.**
4. **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.**
5. **To preserve and protect existing wildlife species, existing ponds shall be preserved if structurally sound. The pond will be evaluated by a geotechnical engineer prior to subdivision plan approval.**
6. **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.**
7. **Homeowner Association covenants shall not restrict the construction of accessory dwelling units.**
8. **Developer shall dedicate public right-of-way 55 feet from roadway centerline for the entirety of the parcel frontage along Old Raleigh Road based on the total ultimate section of 110 feet in the Apex Transportation Plan.**
9. **Developer shall complete frontage widening based on the 4 lane median divided typical section with bike lanes and 10' side path in the Apex Transportation Plan only for the frontage of the project proposed for residential lots. The remainder of the frontage not being developed for residential lots can remain as interim section with sidewalk until such time a project funded by others proposes to widen Old Raleigh Road.**
10. **In the event the developer proposes a public street to access the lots, the developer will be required to include a stub street to the parcel at the west.**
11. **No development, other than utilities, shall be allowed north or east of the riparian buffer.**
12. **All homes shall be preconfigured with conduit for a solar energy system.**

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. **Garage doors shall have windows, decorative details, or carriage style adornments on them.**
5. **The garage shall not protrude more than 1 foot out from the façade or front porch. Living space above a garage shall not be considered part of the front façade.**
6. **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.**
7. **The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, including, but not limited to, the following elements:**
    - **Windows**
    - **Bay Window**
    - **Recessed Window**
    - **Decorative Window**
    - **Trim around Windows**
    - **Wrap around porch or side porch**
    - **Two or more building materials**
    - **Decorative brick/stone**
    - **Decorative Trim**
    - **Decorative Shake**

Shipman Engineering, PLLC
137 Middlegreen Place
Holly Springs, NC 27540

919.900.0006
zak@shipmanengineering.com
NCBELS License P-1963

- **Decorative air vents on gables**
- **Decorative gable**
- **Decorative cornice**
- **Columns**
- **Portico**
- **Balcony**
- **Dormer**

8. **House entrances for units with front facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.**
9. **The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.**
10. **Front porches shall be a minimum of 6 feet deep.**

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Please complete each section of this form and submit with your application.

Please send any questions about this form to: studentassignment-gis-group@wcpss.net.

Developer Company *Information*	
Company *Name*	ODG 87, LLC
Company Phone *Number*	(919) 800-9951
Developer Representative *Name*	Dan Morse
Developer Representative *Phone Number*	(919) 800-9951
Developer Representative *Email*	dan@odg87.com

New Residential Subdivision *Information*	
Date of Application for Subdivision	6/2/2025
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Old Raleigh Road Subdivision
Address of Subdivision (if unknown enter nearest cross streets)	1211 Old Raleigh Road
REID(s)	0005328
PIN(s)	0742822598

Projected Dates *Information*	
Subdivision *Completion Date*	Spring, 2026
Subdivision *Projected First Occupancy Date*	Winter, 2026

Lot by Lot Development *Information*

Unit Type	Total # of Units	**Senior Living**	**Studio**	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	3						3	2,000	5,000	$750k	$1.50M	2026	3				
Townhomes																	
Condos																	
Apartments																	
Other		25CZ07	6-2-2025	6-2-2025	6-2-2025												

Revised 08/10/2018

APEX ENVIRONMENTAL ADVISORY BOARD
Suggested Zoning Conditions

Project Name: 1211 Old Raleigh Road Rezoning Date: 05/29/25

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. 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. 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. *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. 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. **AND/OR** 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.	☐ ☐	☑ ☑	☐ ☐
Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development. 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. *Option 6.1:* Preserve existing trees (percentage-based). Numbers shown may be changed based on project**.** 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. *Option 6.2:* 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 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.	☐ ☐	☑ ☑	☐ ☐

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 _____% 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). 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). 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.	☐	☑	☐
OR			
b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	☐	☑	☐

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. 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.*** 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. 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.	☐	☑	☐
AND/OR			
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.	☐	☑	☐
AND/OR			

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. *Option 6.1:* Install pervious pavements where practicable (e.g. when parking maximums are exceeded). 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.	☐	☐	☑
AND/OR			
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.	☐	☐	☑
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. 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.	☐	☐	☑
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. 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.	☐	☐	☑
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. *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%. 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.	☐	☐	☑
OR			
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	☐	☐	☑

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. 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. **OR** 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. **OR** c. To reduce irrigation requirements, the project shall select and plant only warm season grasses.	☐ ☐ ☐	☐ ☐ ☐	☑ ☑ ☑
Goal 12. Install community gardens and native pollinator demonstration gardens. 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. 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). 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. 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. **OR** b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	☐ ☐	☐ ☐	☑ ☑

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. 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:
Additional Board Recommendations:

Shipman Engineering, PLLC

April 25, 2025

To: Neighboring Property Owner
From: Shipman Engineering, PLLC
Date: Wednesday, May 14, 2025; 5:30pm to 6:30pm
Re: Virtual Neighborhood Meeting Instructions
1211 Old Raleigh Road Rezoning and Subdivision

Dear Neighbor,

You are invited to attend a Virtual Neighborhood Meeting on May 14, 2022 from 5:30pm to 7:30pm. You can attend the meeting by utilizing the information below:

Time: May 14, 2025 05:30 PM Eastern Time (US and Canada)
https://us06web.zoom.us/j/82667111270?pwd=2ObmgBdNLZnFfAB4HchH4kpTAv1vYj.1

Meeting ID: 826 6711 1270
Passcode: 421935

One tap mobile
+16465588656,,82667111270#,,,,*421935# US (New York)
+16469313860,,82667111270#,,,,*421935# US

Dial by your location
- **+1 646 558 8656 US (New York)**
- **+1 301 715 8592 US (Washington DC)**
- **+1 309 205 3325 US**
- **+1 386 347 5053 US**
- **+1 564 217 2000 US**
- **+1 689 278 1000 US**
- **+1 720 707 2699 US (Denver)**
- **+1 253 215 8782 US (Tacoma)**
- **+1 360 209 5623 US**
- **+1 646 931 3860 US**
- **+1 305 224 1968 US**
- **+1 312 626 6799 US (Chicago)**
- **+1 507 473 4847 US**
- **+1 669 444 9171 US**
- **+1 719 359 4580 US**
- **+1 253 205 0468 US**
- **+1 346 248 7799 US (Houston)**

Find your local number: https://us06web.zoom.us/u/kdsuYuu15q

The property zoning is currently zoned RA (Residential Agricultural). We are proposing to rezone the parcel to MD-CZ (Medium Density Residential-Conditional Zoning). The purpose of the meeting is to discuss the proposed annexation, rezoning, and development of the parcel as a (3) lot single family residential development. The meeting will give the opportunity for the neighboring community to discuss the proposed development and any of your concerns with the development plan. We look forward to seeing you and hearing your comments.

If you have any questions prior to the meeting, or would like me to send you an electronic link for the meeting via email, please feel free to contact me at (919) 900-0006 or at zak@shipmanengineering.com.

Best Regards,

Zak Shipman, PE
Shipman Engineering, PLLC

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.

4/22/25
Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

1211 Old Raleigh Road — Address(es)

0742822598 — 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)):

Rezoning of the parcel from RA (Rural Agricultural) to MD-CZ (Medium Density, Conditional Zoning). We are proposing a total of 3 single family detached residences for the parcel.

Estimated submittal date: June 2, 2025

MEETING INFORMATION:

Property Owner(s) name(s): Melba M. Beasley Revocable Trust
Applicant(s): ODG 87, LLC-- Dan Morse
Contact information (email/phone): (919) 800-9951; Dan@odg87.com
Meeting Address: Zoom Virtual Meeting (see attached letter for instructions to join)
Date/Time of meeting**: Wednesday, May 14, 2025 5:30pm- 7:30pm

Welcome: 5:30 pm Project Presentation: 5:40 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.

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: 1211 Old Raleigh Road Rezoning Zoning: RA

Location: 1211 Old Raleigh Road

Property PIN(s): 0742822598 Acreage/Square Feet: 6.40

Property Owner: Melba Miller Beasley Revocable Trust

Address: 125 Lolliberry Drive

City: Holly Springs State: NC Zip: 27540

Phone: Email:

Developer: ODG 87, LLC

Address: PO Box 1117

City: Holly Springs State: NC Zip: 27540

Phone: (919) 800-9951 Fax: Email: dan@odg87.com

Engineer: Shipman Engineering, PLLC

Address: 137 Middlegreen Place

City: Holly Springs State: NC Zip: 27540

Phone: (919) 900-0006 Fax: Email: zak@shipmanengineering.com

Builder (if known): Unknown

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 (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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**

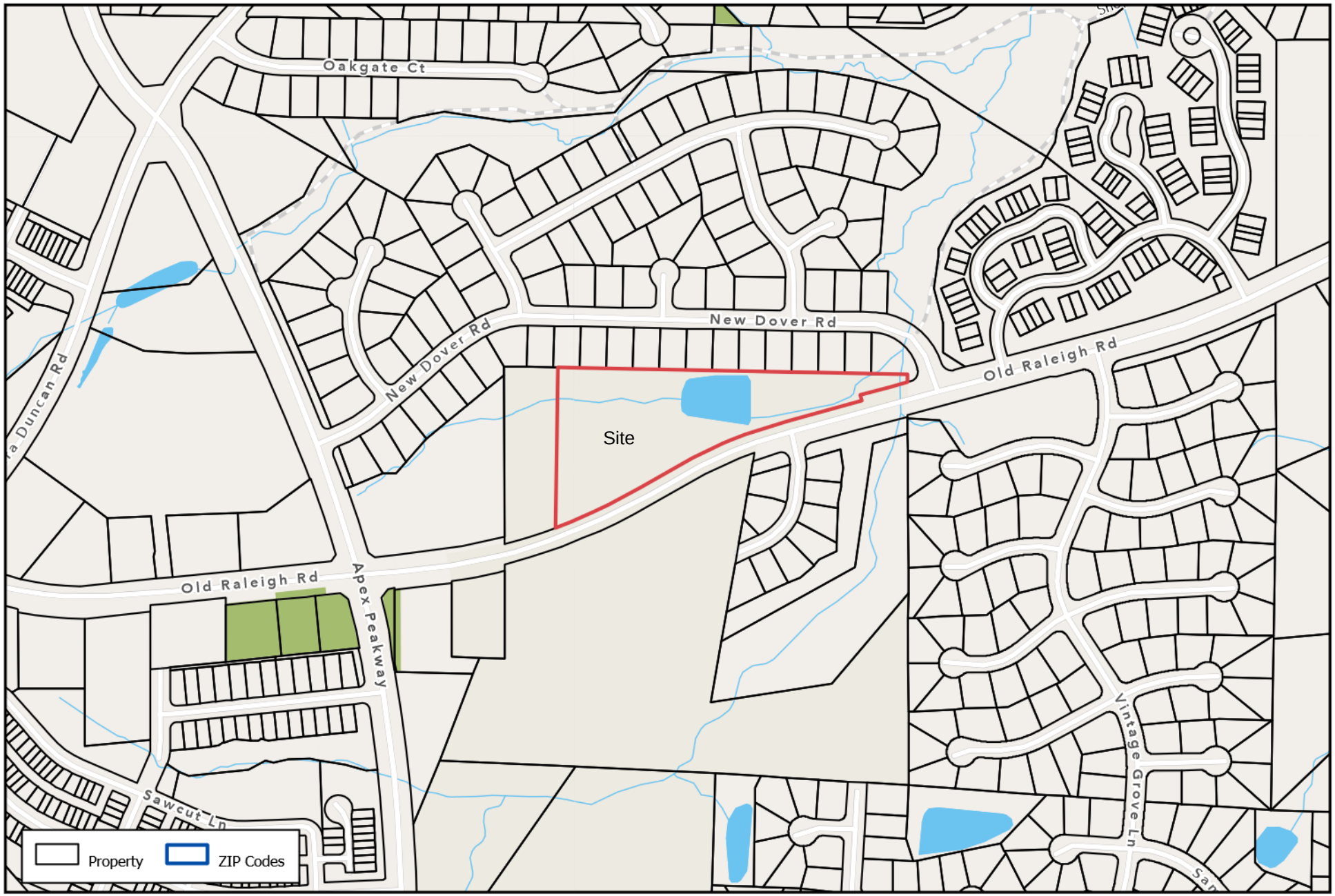
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or 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: **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.

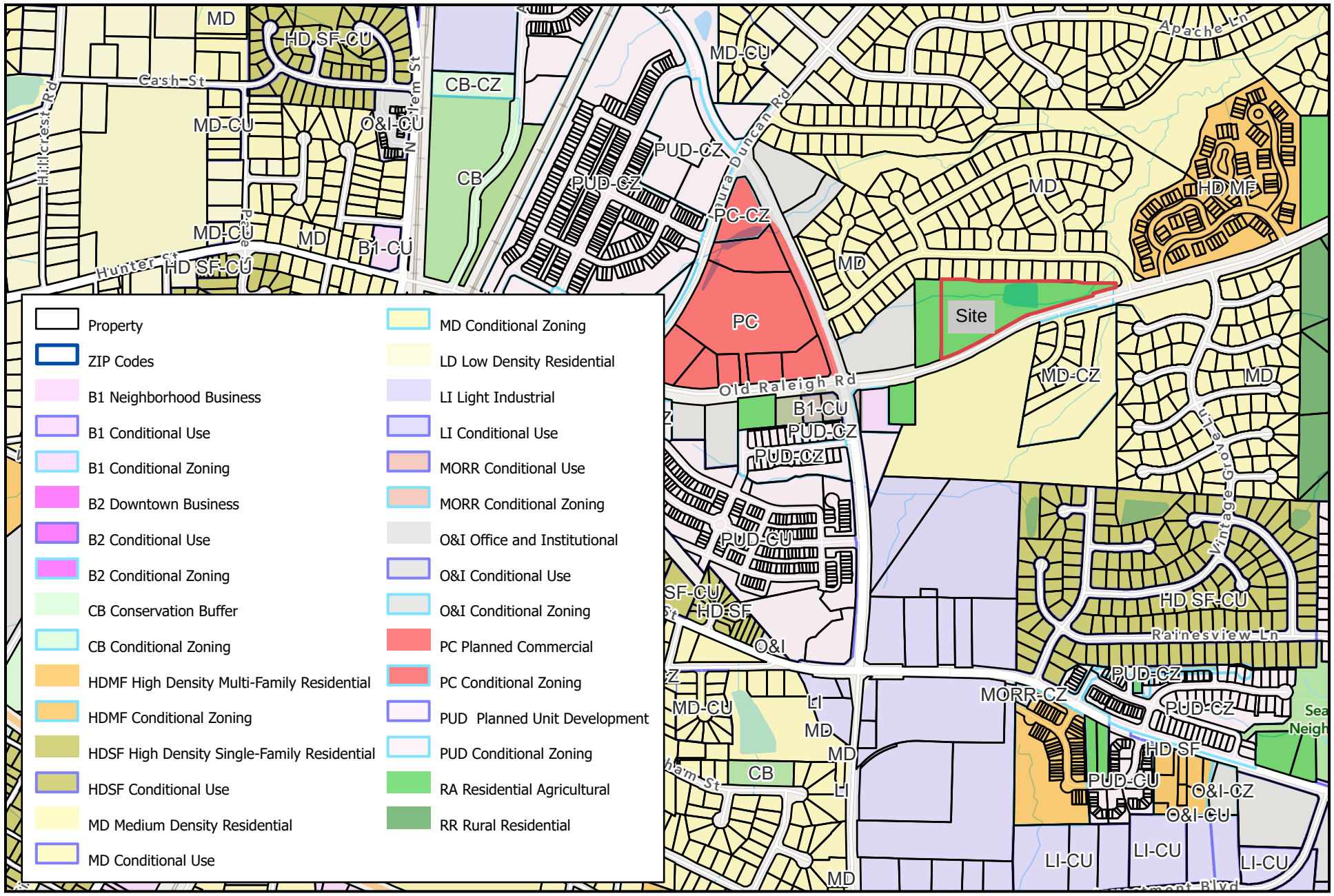


N

0 200 400 800 ft

1 inch equals 400 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.*



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NEW DOVER RD.

50' RIPARIAN BUFFER

WETLAND

WETLAND

WETLAND

EX. INTERMITTENT STREAM

EXISTING POND

50' RIPARIAN BUFFER

RESOURCE CONSERVATION AREA
49,223 SF REQUIRED (20%)
132,559 SF PROVIDED (53.86%)

WETLAND

50' RIPARIAN BUFFER

WETLAND

STORMWATER SCM

LOT 3
17,785 SQFT.
0.41 AC.

LOT 2
21,214 SQFT.
0.49 AC.

LOT 1
27,981 SQFT.
0.64 AC.

20' WIDE SHARED DRIVEWAY

30' THOROUGHFARE BUFFER

30' CROSS ACCESS ESMT

25' R/W DEDICATION

SR 1435- OLD RALEIGH RD.
EX. VARIABLE WIDTH PUBLIC R/W
FUTURE 110' PUBLIC R/W

EMPTY NEST WAY
EX. 50' PUBLIC R/W

MAXIMUM ALLOWABLE IMPERVIOUS AREA:

12% OF OVERALL SITE

246,082 SF x 0.12 = 7,382 SF PER LOT

SITE LEGEND

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- RETAINING WALL
- SETBACK LINE
- BMP LIMITS
- EASEMENT
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- ORNAMENTAL FENCE
- FENCE
- OPEN SPACE AREA
- TPA — TREE PRESERVATION AREA

SCALE: 1 IN = 40 FT
40' 20' 0 40' 80'
SCALE IN FEET
HORIZONTAL

GENERAL NOTES:

1. EXISTING CONDITIONS PROVIDED BY WAKE COUNTY GIS, NCDOT LIDAR DATA, AERIAL PHOTOGRAPHY, AND OTHER PUBLICLY AVAILABLE DATA SOURCES AS REQUIRED. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE. NO WARRANTY IS GIVEN OR IMPLIED CONCERNING THE ACCURACY OF THE INFORMATION DENOTED ON THIS SKETCH.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. ENVIRONMENTAL FEATURES, INCLUDING STREAMS, RIPARIAN BUFFERS, WETLANDS, AND OTHER FEATURES HAVE BEEN SCALED FROM WETLAND SKETCH MAP BY SAGE ECOLOGICAL SERVICES, DATED NOVEMBER 8, 2022. ENVIRONMENTAL FEATURES SHOWN HERE SHOULD BE CONSIDERED CONCEPTUAL IN NATURE.
4. THIS SITE IS LOCATED OUTSIDE OF ANY FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM PANEL 3720074200J DATED 05/02/2006.

811 Know what's below. Call before you dig.

THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF SHIPMAN ENGINEERING, PLLC AND SHALL BE RETURNED UPON REQUEST.

SYMBOL	DATE	REVISIONS
.	.	.

SHIPMAN ENGINEERING
SHIPMAN ENGINEERING, PLLC
NCBELS LICENSE P-1963
137 MIDDLEGREEN PLACE
HOLLY SPRINGS, NC 27540
919.900.0006

DESIGNED BY: WZS
DRAWN BY: WZS
CHECKED BY: WZS
DRAWING DATE: 02/20/25
SE PROJECT #: 2025-110

1211 OLD RALEIGH ROAD SUBDIVISION

TOWN OF APEX WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
SK-01

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 Virtual Meeting

Date of meeting: May 14, 2025 Time of meeting: 5:30pm-7:30pm

Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, 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.	Zak Shipman, PE-Shipman Engineering	137 Middlegreen Place, Holly Springs NC 27540	[redacted]		
2.	Dan Morse, ODG87	PO Box 1117, Holly Springs NC 27540			
3.	Nick Bryant	1023 New Dover Road, Apex			
4.	Gary Vitullo	1101 New Dover Road			
5.	Edward Denmark	1207 Old Raleigh Road			
6.	Geoff Bula	1017 New Dover Road			
7.	Meredith Schaller	1003 New Dover			
8.	Carolyn Woolfsie	1000 New Dover Road			
9.	Christina Grimes	1103 New Dover Road			
10.	Linda Hockersmith	1009 Berringer Place			
11.	Joe Perry	1314 Empty Nest Way			
12.	Lou Capolli	1025 New Dover Road			
13.	Denise Flora				
14.	Meredith Shaver	1021 New Dover Road			

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 Virtual Meeting

Date of meeting: May 14, 2025 Time of meeting: 5:30pm-7:30pm

Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, 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.	W. Vaughan	1007 New Dover Road	[redacted]		
2.	Wes & Katheryn Meranda	1027 New Dover Road			
3.	David Bohm	1012 East Saint Helena Place			
4.	Nancy Hagen				
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

Contact information (email/phone): Zak Shipman, PE- zak@shipmanengineering.com; (919) 900-0006

Meeting Address: Zoom Virtual Meeting

Date of meeting: 5/14/25 Time of meeting: 5:30pm-7:30pm

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:

Why is it necessary to rezone from RA to MD-CZ if we are only planning to build 3 residences? Also, what is New Dover neighborhood currently zoned?

Applicant's Response:

The allowed maximum density for RA is not enough to permit more than one lot on the site, igiven that the maximum allowed density for this district is very low (0.2 units/acre). We need to rezone to MD to permit the 3 lots. Also, the zoning for the New Dover neighborhood is MD as well.

Question/Concern #2:

Where will utilities to the three lots come from? Specifically, electrical, water, sewer, etc.?

Applicant's Response:

There is an existing waterline in Old Raleigh Road that we can access. Sewer has two options- there is an existing manhole adjacent to Empty Nest Way, and a second manhole at the intersection of New Dover and Old Raleigh. We plan to run a sewer main east down Old Raleigh and tie to existing sewer at Empty Nest Way. Electrical would come from existing power in Old Raleigh- all new power will be UG.

Question/Concern #3:

Will there be any access or easements over to New Dover Road?

Applicant's Response:

No, we are not proposing any access, driveways, easements, etc. to New Dover Road. The existing riparian buffer and wetlands make it difficult to install any infrastructure in this area due to environmental regulations, and for our purposes we do not plan to disturb this area.

Question/Concern #4:

Who will be the manager of the wetlands?

Applicant's Response:

The applicant will create a separate homeowners association for the private common area that will maintain the existing pond, wetlands, and other common areas.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #1:

Are there any updgrades planned for the existing pond?

Applicant's Response:

The applicant has no plans to upgrade the pond; since this is a jurisdictional pond in an environmentally protected area, there are not too many updates that we could do to it. The only real maintenance that could be performed would be repairs to the dam if there were ever a safety issue. Dam maintenance and repair would need to be performed by the future HOA.

Question/Concern #2:

Are there any plans to add landscaping/plantings to the perimeter buffer along the lots that back up to the parcel, or are we planning on leaving the existing vegetation only?

Applicant's Response:

We plan to retain the existing vegetation along this rear buffer. There are significant trees along this buffer that will provide screening.

Question/Concern #3:

For the remaining common area (outside the three proposed lots), could this land ever be purchased or developed by the residents or others?

Applicant's Response:

We plan to designate the remaining area as Resource Conservation Area (RCA), so we don't anticipate that this area could ever be developed in the future. We did talk to a neighboring property owner by phone before the meeting who asked the same question- the developer would be open to looking into selling a small portion of the unused property to the neighboring resident, but there are hurdles to doing this we would need to investigate.

Question/Concern #4:

What is the maximum density allowed for Medium Density? What would the neighbors be 'exposed to' as a maximum building on the lot? What is the maximum number of units that you could have on the lot? I.E multi-family, single family, etc.

Applicant's Response:

The most you could have on each lot is one single family detached residence, and possibly a detached garage. The maximum allowed density is 6 units per acre for MD, but we cannot get development at this density due to the shared driveway requirement and thoroughfare status of Old Raleigh. We plan to add a condition to cap the density at 3 acres per lot.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #1:

From Vintage Grove neighborhood- there is an existing creek that runs behind Vintage Grove that has begun flooding over the past few years. This project discharges to a creek that runs into the creek behind Vintage Grove- can applicant clarify intention with water management?

Applicant's Response:

The project is subject to Town of Apex stormwater ordinance, which will require us to limit post-construction runoff to the pre-development rates. We will construct a stormwater basin to store runoff and release it in a controlled manner, which should alleviate additional peak flow rates from rising downstream. Impervious levels should be relatively low-we don't anticipate a large spike in runoff from this project.

Question/Concern #2:

Is the applicant in communication with the Empty Nest HOA group regarding stormwater rework going on in their neighborhood?

Applicant's Response:

We have not been in communication with them, but we will reach out during subdivision design to coordinate efforts.

Interjection from Empty Nest Way HOA Member- they are not reworking stormwater basin, but neighboring property owner is working on a seperate project to the east of Empty Nest.

Question/Concern #3:

What will be the grade level of the proposed lots?

Applicant's Response:

We expect the proposed grading for the three lots will generally match the existing topographical contours as they are now.

Question/Concern #4:

Would it be possible to lower speed limit on Old Raleigh Road? Empty Nest Way has attempted to lower the speed limit unsuccessfully.

Could we contact DOT/Town of Apex about speed limit?

Applicant's Response:

will discuss with the Town and request a lowering of the posted speed limit.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #1:
Who will be the builder of the homes in the project?

Applicant's Response:
It will probably be Triple A Homes, a local builder to Apex. Not 100% certain, but they are the likely builder.

Question/Concern #2:
Is there anything that would prevent the developer from building 3 duplexes on the lots, other than access or parking?

Applicant's Response:
We originally had duplex as a listed allowed use in the rezoning petition, but we would agree to remove that from the conditions shown which would effectively prohibit the duplex use in the proposed zoning district.

Question/Concern #3:
How long will the review/approval process take? When will the project start?

Applicant's Response:
We expect the rezoning to go before Town Council towards the end of August, which would be followed by submittal of the subdivision plans. We expect 4-6 months for subdivision to be approved, so we are probably looking at the end of 2025 calendar year before any site work could start.

Question/Concern #4:
Will the developer make any commitment to leaving natural vegetation in place along the buffers, around the pond, etc.? Additionally, will the developer be installing any improvements in Old Raleigh road?

Applicant's Response:
The applicant will not construct roadway widening along Old Raleigh, but we will dedicate necessary right-of-way for the future widening. The Town will likely ask us to build the sidewalk across the frontage, but we will request a Fee-in-Lieu for sidewalk not in front of the lots in case the sidewalk design needs to change for the ultimate road section. We will leave as much vegetation along thorougfare buffer and other buffers.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #1:
Will the large trees be kept in place throughout the property?

Applicant's Response:
Yes, we will do our best to preserve as many large trees as possible.

Question/Concern #2:
Who is the person on the meeting from Empty Nest Way Board?

Applicant's Response:
Joe Perry responded

Question/Concern #3:
Will the property to the west be held to the same wetland regulations as we are?

Applicant's Response:
The western parcel is not part of our petition, and we are observing a landscape buffer on their property line also. They will be held to the same standards as we are if they ever develop the property. If pond on our site is jurisdictional, we must protect it similar to wetland with riparian buffer.

Question/Concern #4:
Concern about the curvature of Old Raleigh Road and the sight distance- also concern about ingress/egress and fast-moving traffic. Also concern about the size of the downstream channel size, erosion, and increased runoff.

Applicant's Response:
We are required to comply with the Town's stormwater ordinance to limit peak discharge rates. We also reiterated that we can try to petition the Town/DOT to lower the speed limit, although historically this is pretty difficult.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #1:
Concern that Old Raleigh road is particularly affected during ice storms and freezes often in the winter.

Applicant's Response:
We suspect this is caused by the shade and overhanging trees; once road is widened into ultimate section, the trees will likely be removed or pared back which should help with shaded areas freezing.

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, William Z. Shipman, 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 Zoom Virtual Meeting (location/address) on May 14, 2025 (date) from 5:30 (start time) to 7:30 (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.

5/20/25
Date

By: Wm. Z. Shipman

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Laura Peters, a Notary Public for the above State and County, on this the 30th day of May, 2025.

SEAL

Laura Peters
Notary Public

Laura Peters
Print Name

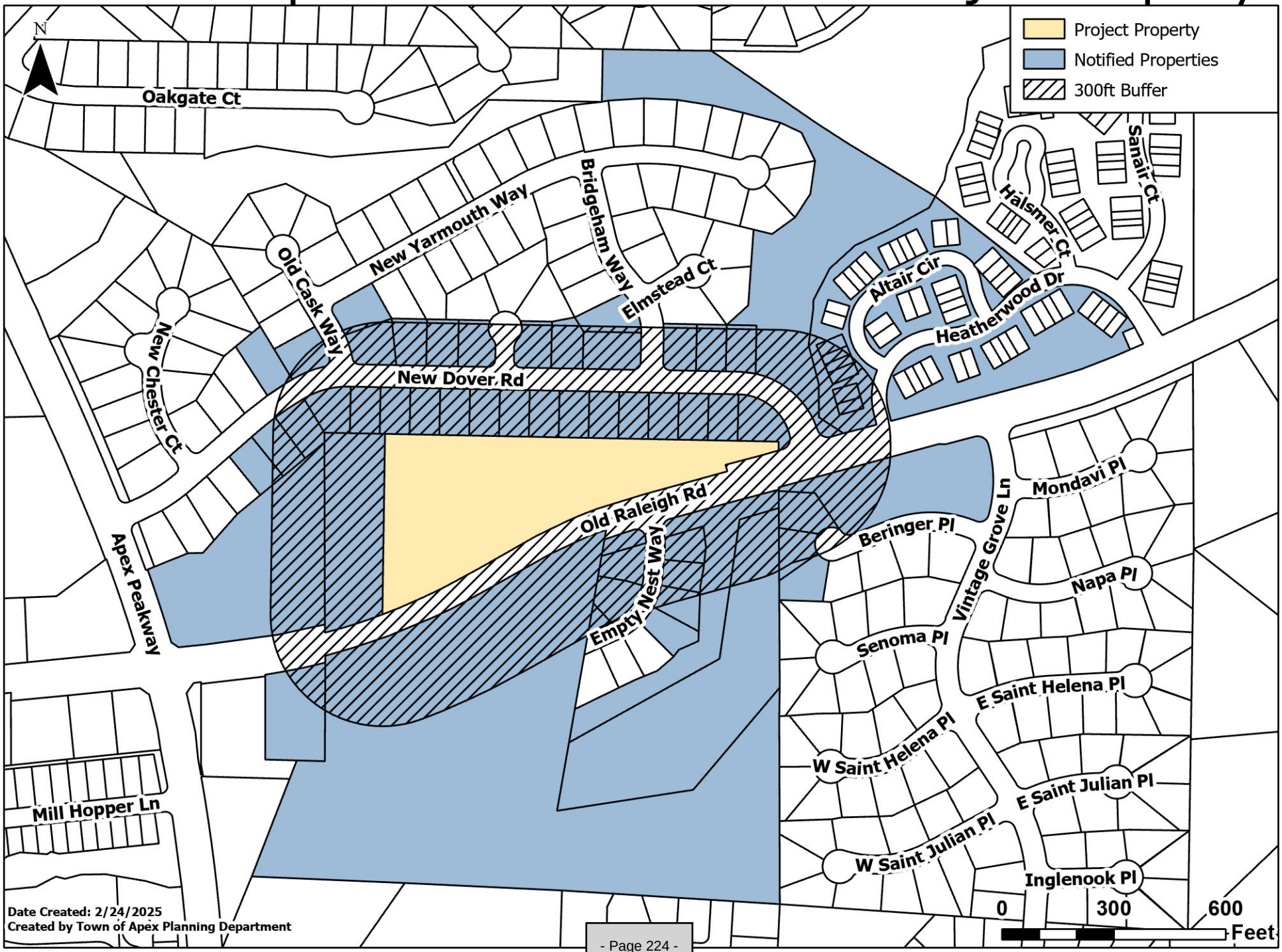
My Commission Expires: 7-29-29

LAURA PETERS
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires 7/29/29

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
1211 OLD RALEIGH RD	0742822598	BEASLEY, MELBA M	125 LOLLIBERRY DR	HOLLY SPRINGS NC 27540-7988
142 HEATHERWOOD DR	0742923830	BOYLAN, JESSICA	142 HEATHERWOOD DR	APEX NC 27502-8540
1023 NEW DOVER RD	0742820758	BRYANT, NICHOLAS BRYANT, BETHANY	1023 NEW DOVER RD	APEX NC 27502-8956
1017 NEW DOVER RD	0742823727	BULA, GEOFFREY SIMON TRUSTEE BULA, CHRISTINE MARIE TRUSTEE	1017 NEW DOVER RD	APEX NC 27502-8956
5001 OLD CASK WAY	0742728933	BURGIN, DOUGLAS A BURGIN, MARGARET B	5001 OLD CASK WAY	APEX NC 27502-8958
1025 NEW DOVER RD	0742729788	CAPPOLI, LUCIAN C WILDER, LISA ANN	1025 NEW DOVER RD	APEX NC 27502-8956
1013 NEW DOVER RD	0742824787	COPELAND, JOSEPH DOUGLAS JR COPELAND, SUSAN	1013 NEW DOVER RD	APEX NC 27502-8956
1207 OLD RALEIGH RD	0742729364	CURTIS, BETTY M	EDWARD DENMARK	1207 RAINESVIEW LN APEX NC 27502-7151
0 EMPTY NEST WAY	0742826232	EDWARDS CREEK HOMEOWNERS ASSOCIATION,INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1009 NEW DOVER RD	0742826747	FARRELL, WILLIAM N JR FARRELL, SYLVIA A	1009 NEW DOVER RD	APEX NC 27502-8956
2003 BRIDGEHAM WAY	0742836002	FELDMAN, TIMOTHY P FELDMAN, MARGARET SIBERT	2003 BRIDGEHAM WAY	APEX NC 27502-8950
1100 NEW DOVER RD	0742727911	FRISCH, GAVIN TRAVIS, KAYLA M	1100 NEW DOVER RD	APEX NC 27502-7129
1010 BERINGER PL	0742921462	FRITTS, ANNA-MARTIN A DAVIS, JACK H	1010 BERINGER PL	APEX NC 27502-8933
138 ALTAIR CIR	0742922868	GAINEY, DONNA J	138 ALTAIR CIR	APEX NC 27502-8552
140 HEATHERWOOD DR	0742922893	GEE, TONJA	140 HEATHERWOOD DR	APEX NC 27502-8540
1206 OLD RALEIGH RD	0742718927	GRAY-HEARN, MARGUERITE BROWN, GARY	1206 OLD RALEIGH RD	APEX NC 27502-9236
1103 NEW DOVER RD	0742727666	GRIMES, ROBERT V GRIMES, CHRISTINA L	1103 NEW DOVER RD	APEX NC 27502-7130
1015 NEW DOVER RD	0742824707	HARVEY, WARREN C HARVEY, CATHERINE D	1015 NEW DOVER RD	APEX NC 27502-8956
136 ALTAIR CIR	0742922981	HAWKINS, PEGGY	136 ALTAIR CIR	APEX NC 27502-8552
0 OLD RALEIGH RD	0742937004	HEATHERWOOD TOWNHOME ASSOCIATION	PPM INC OF RALEIGH	11010 RAVEN RIDGE RD RALEIGH NC 27614-8837
1009 BERINGER PL	0742922303	HOCKERSMITH, LINDA J HOCKERSMITH, DOUGLAS C	1009 BERINGER PL	APEX NC 27502-8933
1309 EMPTY NEST WAY	0742828255	IANNONE, JOSEPH V JR	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1008 BERINGER PL	0742921573	JOYCE, DONALD K JOYCE, KATHERINE W	1008 BERINGER PL	APEX NC 27502-8933
0 OLD RALEIGH RD	0742828081	JVI BUILDING & DEVELOPMENT INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
2001 BRIDGEHAM WAY	0742826914	KLINE, LISA ANN FOSTER TRUSTEE KLINE, ANTHONY LOREN DAVIS TRUSTEE	2001 BRIDGEHAM WAY	APEX NC 27502-8950
1005 NEW DOVER RD	0742827797	LAU, SOPHIA	2516 VETERAN AVE	LOS ANGELES CA 90064-3233
1024 NEW DOVER RD	0742820916	MCDOWELL, PAUL EDWARD MCDOWELL, COLLEEN CATHERINE	1024 NEW DOVER RD	APEX NC 27502-8955
1014 NEW DOVER RD	0742824966	MCGOWEN, JOHN DAVID MCGOWEN, LUCINDA T	1014 NEW DOVER RD	APEX NC 27502-8955
1027 NEW DOVER RD	0742729708	MERANDA, WESLEY A MERANDA, KATHRYN A	1027 NEW DOVER RD	APEX NC 27502-8956
1105 NEW DOVER RD	0742727611	MILLER, RANDALL J MILLER, SUSAN L	1105 NEW DOVER RD	APEX NC 27502-7130
1305 EMPTY NEST WAY	0742828364	MILLS, MATTHEW KEVIN HAMMOND, TINA RENEE	1305 EMPTY NEST WAY	APEX NC 27502-9300
1011 NEW DOVER RD	0742825767	MONK, JUSTINE NICOLE MONK, JOSHUA LEWIS	1011 NEW DOVER RD	APEX NC 27502-8956
1022 NEW DOVER RD	0742821908	NANCE, JOHN R NANCE, TERRI C	1022 NEW DOVER RD	APEX NC 27502-8955
132 ALTAIR CIR	0742922977	NANCE, RALLIE CLIFTON NANCE, HENRIETTA DAVIS	132 ALTAIR CIR	APEX NC 27502-8552
1210 OLD RALEIGH RD	0742812857	OLIVE, ROSS M OLIVE, NANCY M	137 BRIARFIELD DR	APEX NC 27502-7008
1000 NEW DOVER RD	0742920905	OLIVER, GARY THOMAS WOLFSIE, CAROLYN MICHELLE	1000 NEW DOVER RD	APEX NC 27502-8955
134 ALTAIR CIR	0742922942	OVERTON, MARY P	134 ALTAIR CIR	APEX NC 27502-8552
1019 NEW DOVER RD	0742822747	PATEL, MAHAMMADIRSHAD A PATEL, FEHMIDA M	3220 QUEENSLAND RD	RALEIGH NC 27614-7292
1314 EMPTY NEST WAY	0742826277	PERRY, JOSEPH H PERRY, CONSTANCE J	1314 EMPTY NEST WAY	APEX NC 27502-9300
1002 NEW DOVER RD	0742829935	POORBOY, WILLIAM POORBOY, ANN	1002 NEW DOVER RD	APEX NC 27502-8955
1201 OLD RALEIGH RD	0742727307	PRESCHOOL ENTERPRISES LLC	4915 WATERS EDGE DR STE 255	RALEIGH NC 27606-3370
1001 NEW DOVER RD	0742829767	SASSAMAN, STEPHEN SASSAMAN, DENISE	1001 NEW DOVER RD	APEX NC 27502-8956
1003 NEW DOVER RD	0742828787	SCHALLER, LEE T SCHALLER, MEREDITH E	1003 NEW DOVER RD	APEX NC 27502-8956
1021 NEW DOVER RD	0742821758	SHAVER, TIMOTHY JAMES SHAVER, MEREDITH KAY	1021 NEW DOVER RD	APEX NC 27502-8956
0 NEW DOVER RD	0742932392	SHEPHERDS VINEYARD COMMUNITY ASSOCIATION INC	4505 FALLS OF NEUSE RD	RALEIGH NC 27609-6277
1018 NEW DOVER RD	0742822997	STRUNK, CORLEY STRUNK, JOHN	1018 NEW DOVER RD	APEX NC 27502-8955
1300 EMPTY NEST WAY	0742827306	SUMMERFIELD, MITCHELL SUMMERFIELD, SHANTEL A	1300 EMPTY NEST WAY	APEX NC 27502-9300
1020 NEW DOVER RD	0742821987	SYMM, JEFFREY B SYMM, ANN M	1020 NEW DOVER RD	APEX NC 27502-8955
1012 NEW DOVER RD	0742825946	TAYLOR, DAVID RANDOLPH TRUSTEE TAYLOR, DONNA RAYE TRUSTEE	1012 NEW DOVER RD	APEX NC 27502-8955
3001 NEW YARMOUTH WAY	0742739094	TOOMBS, TIMOTHY FLORA, DENISE L	3001 NEW YARMOUTH WAY	APEX NC 27502-8960
1007 NEW DOVER RD	0742827727	VAUGHAN, WILLIAM J VAUGHAN, PATRICIA A	1007 NEW DOVER RD	APEX NC 27502-8956
1000 BERINGER PL	0742925600	VINTAGE GROVE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502-3149
1101 NEW DOVER RD	0742728722	VITULLO, GARY VITULLO, SUSAN	1101 NEW DOVER RD	APEX NC 27502-7130
1004 NEW DOVER RD	0742828945	WEGMAN, KYLE ROBERT WEGMAN, SUMMER LYNN	1004 NEW DOVER RD	APEX NC 27502-8955
1301 EMPTY NEST WAY	0742828471	WILLOW, ZACHARY HRTYANSKI, EMILEE	1301 EMPTY NEST WAY	APEX NC 27502-9300
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	1309 Empty Nest WAY	APEX NC 27502
		Current Tenant	1313 Empty Nest WAY	APEX NC 27502
		Current Tenant	1005 New Dover RD	APEX NC 27502
		Current Tenant	1019 New Dover RD	APEX NC 27502
		Current Tenant	1201 Old Raleigh RD	APEX NC 27502
		Current Tenant	1207 Old Raleigh RD	APEX NC 27502
		Current Tenant	1210 Old Raleigh RD	APEX NC 27502
		Current Tenant	1211 Old Raleigh RD	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 2/24/2025

Notified Properties within 300ft of the Project Property



Shipman Engineering, PLLC

July 1, 2025

To: Neighboring Property Owner
From: Shipman Engineering, PLLC
Date: Monday July 21; 5:30pm to 6:30pm
Re: Virtual Neighborhood Meeting Instructions
1211 Old Raleigh Road Rezoning-2nd Neighborhood Meeting

Dear Neighbor,

You are invited to attend a Virtual Neighborhood Meeting on July 21, 2025 from 5:30pm to 6:30pm. This is the second required Neighborhood Meeting related to the rezoning petition for this project. You can attend the meeting by utilizing the information below:

Topic: 1211 Old Raleigh Road- 2nd Neighborhood Meeting
https://us06web.zoom.us/j/88395443545?pwd=BqirBa5PrN0tQqNUAEPUlz6ZbDbVKw.1

Meeting ID: 883 9544 3545
Passcode: 019970

One tap mobile
+16469313860,,88395443545#,,,,*019970# US
+13017158592,,88395443545#,,,,*019970# US (Washington DC)

Dial by your location
- **+1 646 931 3860 US**
- **+1 305 224 1968 US**
- **+1 312 626 6799 US (Chicago)**
- **+1 719 359 4580 US**
- **+1 253 205 0468 US**
- **+1 346 248 7799 US (Houston)**
- **+1 386 347 5053 US**
- **+1 564 217 2000 US**
- **+1 689 278 1000 US**
- **+1 301 715 8592 US (Washington DC)**
- **+1 309 205 3325 US**
- **+1 646 558 8656 US (New York)**
- **+1 720 707 2699 US (Denver)**
- **+1 253 215 8782 US (Tacoma)**
- **+1 360 209 5623 US**
- **+1 507 473 4847 US**
- **+1 669 444 9171 US**

Find your local number: https://us06web.zoom.us/u/kc296ZYHqj

The property zoning is currently zoned RA (Residential Agricultural). We are proposing to rezone the parcel to MD-CZ (Medium Density Residential-Conditional Zoning). The purpose of the meeting is to discuss the proposed annexation, rezoning, and development of the parcel as a (3) lot single family residential development. The meeting will give the opportunity for the neighboring community to discuss the proposed development and any of your concerns with the development plan. We look forward to seeing you and hearing your comments.

If you have any questions prior to the meeting, or would like me to send you an electronic link for the meeting via email, please feel free to contact me at (919) 900-0006 or at zak@shipmanengineering.com.

Best Regards,

Zak Shipman, PE
Shipman Engineering, PLLC

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.

07-01-25

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

1211 Old Raleigh Road | 0742822598

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)):

Rezoning of the parcel from RA (Rural Agricultural) to MD-CZ (Medium Density, Conditional Zoning). We are proposing a total of 3 single family detached residences for the parcel.

Estimated submittal date: June 2, 2025

MEETING INFORMATION:

Property Owner(s) name(s): Melba M. Beasley Revocable Trust

Applicant(s): ODG 87, LLC-- Dan Morse

Contact information (email/phone): (919) 800-9951; Dan@odg87.com

Meeting Address: Zoom Virtual Meeting (see attached letter for instructions to join)

Date/Time of meeting**: Monday, July 21, 5:30 PM- 6:30 PM

Welcome: 5:30 pm Project Presentation: 5:40 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.

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: 1211 Old Raleigh Road Rezoning Zoning: RA

Location: 1211 Old Raleigh Road

Property PIN(s): 0742822598 Acreage/Square Feet: 6.40

Property Owner: Melba Miller Beasley Revocable Trust

Address: 125 Lolliberry Drive

City: Holly Springs State: NC Zip: 27540

Phone: Email:

Developer: ODG 87, LLC

Address: PO Box 1117

City: Holly Springs State: NC Zip: 27540

Phone: (919) 800-9951 Fax: Email: dan@odg87.com

Engineer: Shipman Engineering, PLLC

Address: 137 Middlegreen Place

City: Holly Springs State: NC Zip: 27540

Phone: (919) 900-0006 Fax: Email: zak@shipmanengineering.com

Builder (if known): Unknown

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 (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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**

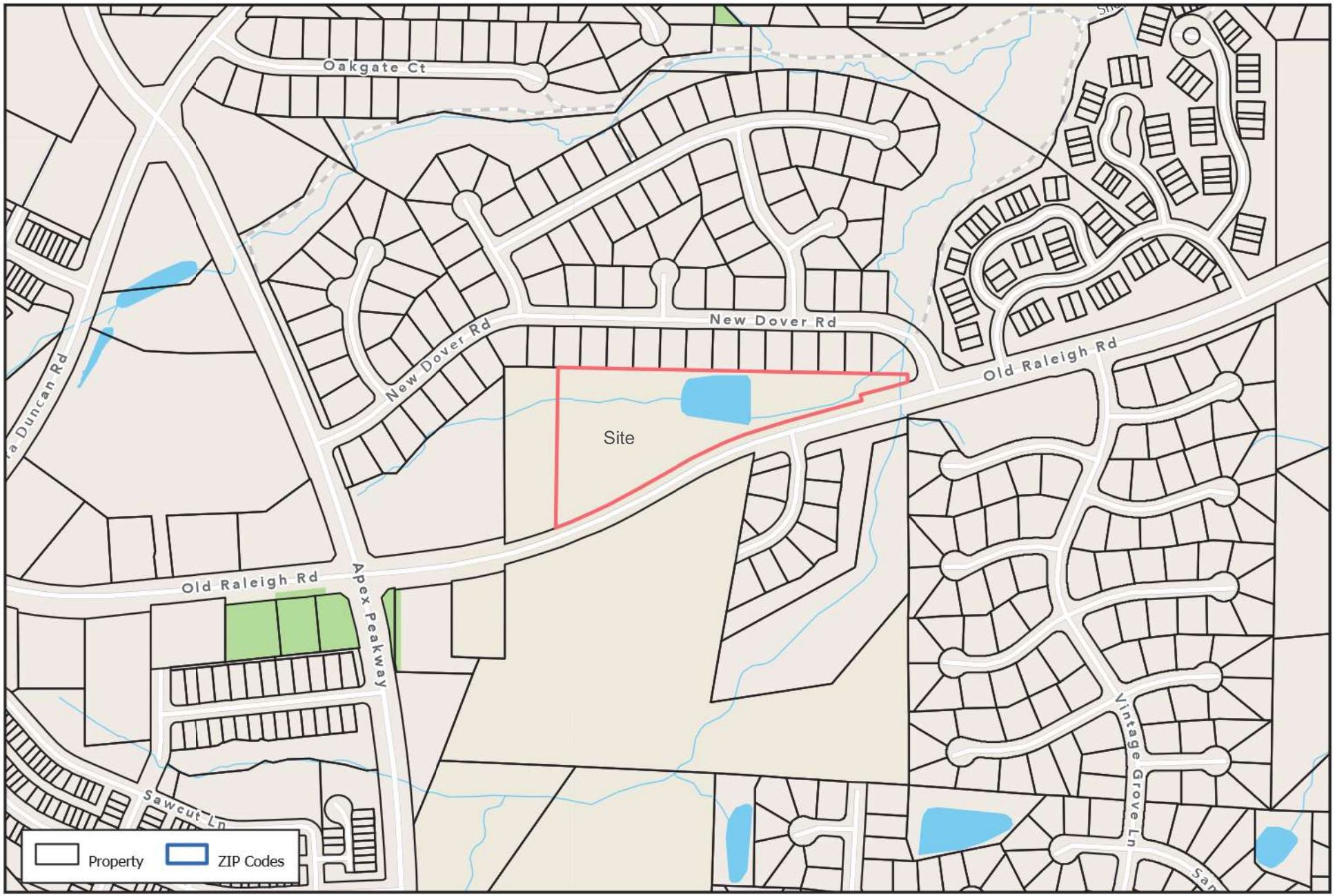
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or 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:	**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.



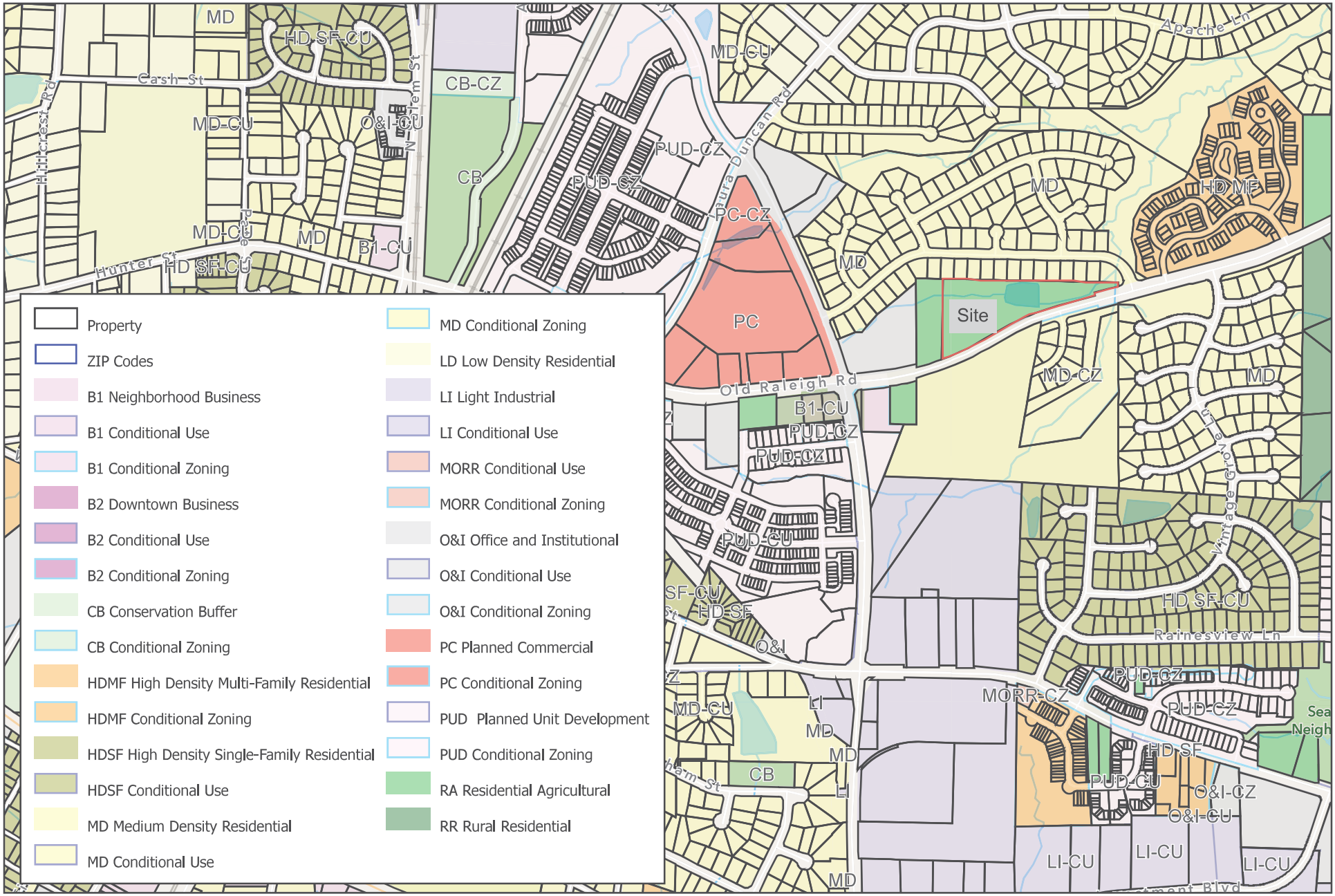
N

0 200 400 800 ft

1 inch equals 400 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.*



N

0 400 800 1,600 ft

1 inch equals 800 feet

Disclaimer
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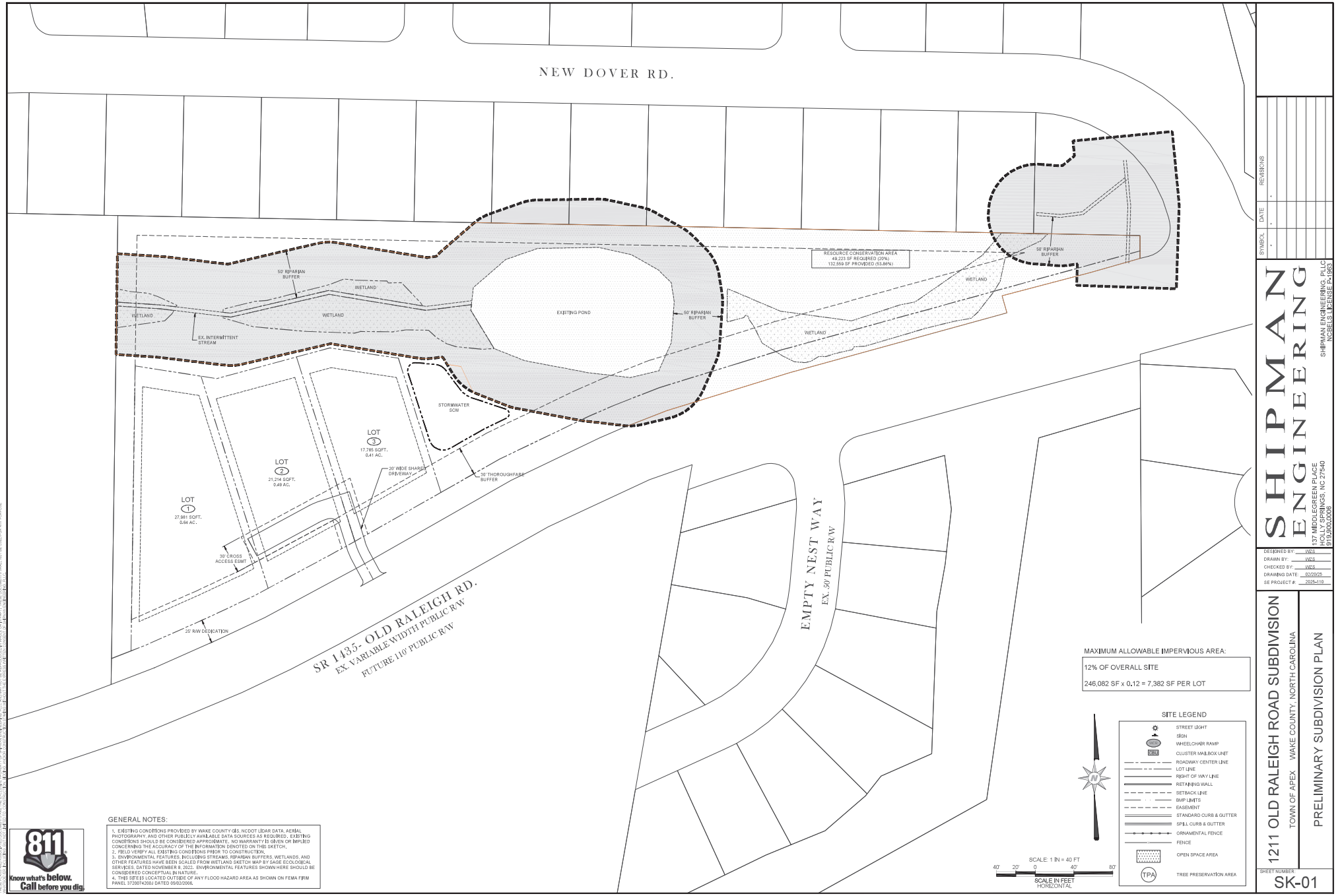


GENERAL NOTES:

1. EXISTING CONDITIONS PROVIDED BY WAKE COUNTY GIS, NCDOT LIDAR DATA, AERIAL PHOTOGRAPHY, AND OTHER PUBLICLY AVAILABLE DATA SOURCES AS REQUIRED. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE. NO WARRANTY IS GIVEN OR IMPLIED CONCERNING THE ACCURACY OF THE INFORMATION DENOTED ON THIS SKETCH.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. ENVIRONMENTAL FEATURES, INCLUDING STREAMS, RIPARIAN BUFFERS, WETLANDS, AND OTHER FEATURES HAVE BEEN SCALED FROM WETLAND SKETCH MAP BY SAGE ECOLOGICAL SERVICES, DATED NOVEMBER 8, 2022. ENVIRONMENTAL FEATURES SHOWN HERE SHOULD BE CONSIDERED CONCEPTUAL IN NATURE.
4. THIS SITE IS LOCATED OUTSIDE OF ANY FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM PANEL 3720074200J DATED 05/02/2006.

SYMBOL	DATE	REVISIONS
-	-	-

SHIPMAN ENGINEERING

137 MIDDLEGREEN PLACE
HOLLY SPRINGS, NC 27540
919.900.0006

SHIPMAN ENGINEERING, PLLC
NCBELS LICENSE P-1963

DESIGNED BY: WZS
DRAWN BY: WZS
CHECKED BY: WZS
DRAWING DATE: 02/20/25
SE PROJECT #: 2025-110

1211 OLD RALEIGH ROAD SUBDIVISION
TOWN OF APEX WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
SK-01

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 Virtual Meeting

Date of meeting: July 21, 2025 Time of meeting: 5:30pm-6:30pm

Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, 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.					
2.	Wes Meranda	1027 New Dover Rd.	[redacted]		
3.	Edward Denmark	1207 Old Raleigh Rd			
4.					
5.					
6.					
7.					
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): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

Contact information (email/phone): Zak Shipman, PE- zak@shipmanengineering.com; (919) 900-0006

Meeting Address: Zoom Virtual Meeting

Date of meeting: 7/21/25 Time of meeting: 5:30pm-6:30pm

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:

Any changes from previous meeting?

Applicant's Response:

Nothing substantial- we have had a few minor changes to some of the zoning conditions. We made a few minor edits per Town request.

(We ran through buffer space, road widening in front of lots, existing pond soundness, etc.)

Question/Concern #2:

How close to Mr. Denmarks Property will the adjacent house be located?

Applicant's Response:

We went through the required perimeter buffer and the required building setback. We noted that we don't know the exact configuration of the houses or the footprint since these will be custom homes. We do not anticipate the house will be constructed right up on the side setback.

Question/Concern #3:

How big are the houses proposed and will the houses need to be approved by the town?

Applicant's Response:

We do not know exactly at this time, but anticipate 3,000 to 4,500 square feet. The town will have to review the building permits and they will have to match the proposed architectural conditions.

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, William Z. Shipman, 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 Zoom Virtual Meeting (location/address) on July 21, 2025 (date) from 5:30 (start time) to 6:30 (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.

7/24/25
Date

By: Wm. Z. Shipman

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Brigitte Joyce, a Notary Public for the above State and County, on this the 24 day of July, 2025.

SEAL

BRIGITTE JOYCE
NOTARY PUBLIC
Harnett County
North Carolina
My Commission Expires March 21, 2028

Brigitte Joyce
Notary Public

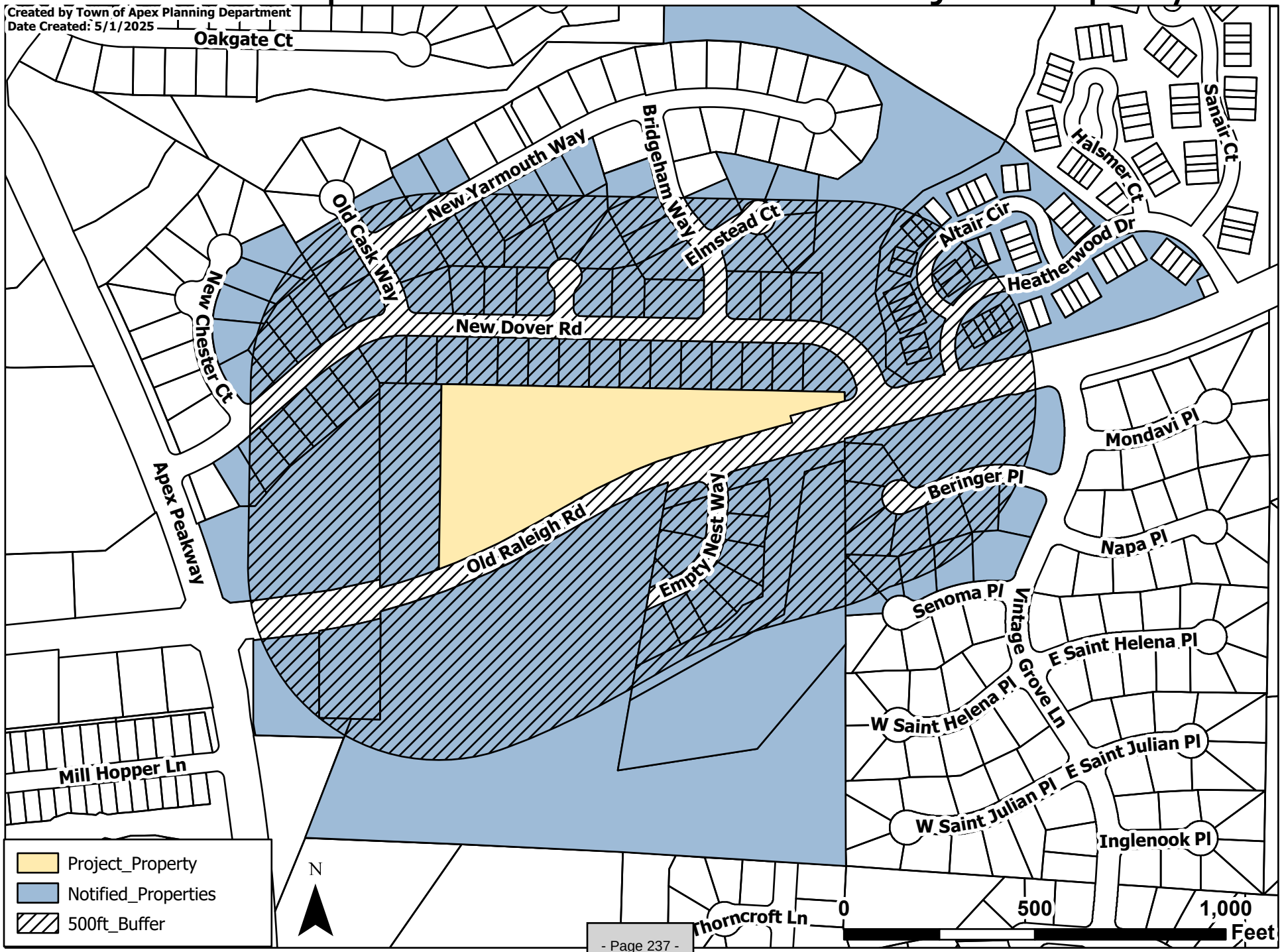
Brigitte Joyce
Print Name

My Commission Expires: March 21, 2028

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
2004 BRIDGEHAM WAY	0742837139	ADAMS, JOHN L ADAMS, ALISON E	2004 BRIDGEHAM WAY	APEX NC 27502-8949
3005 ELMSTEAD CT	0742839253	AUSTIN, PETER AUSTIN, ADRIENNE	3005 ELMSTEAD CT	APEX NC 27502-8954
1321 EMPTY NEST WAY	0742826190	BACON, EDWARD E JR BACON, LINDA M	1321 EMPTY NEST WAY	APEX NC 27502-9300
2009 BRIDGEHAM WAY	0742834295	BANKERT, DAVID WAYNE TRUSTEE BANKERT, ELIZA TYLER TRUSTEE	2009 BRIDGEHAM WAY	APEX NC 27502-8950
1211 OLD RALEIGH RD	0742822598	BEASLEY, MELBA M	125 LOLLIBERRY DR	HOLLY SPRINGS NC 27540-7988
1317 EMPTY NEST WAY	0742827163	BLASI, DONNA M TRUSTEE BLASI, JOSEPH N TRUSTEE	1317 EMPTY NEST WAY	APEX NC 27502-9300
1008 SENOMA PL	0742921167	BONESTELL, JOEL D BONESTELL, STEPHANIE KAY	1008 SENOMA PL	APEX NC 27502-8934
142 HEATHERWOOD DR	0742923830	BOYLAN, JESSICA	142 HEATHERWOOD DR	APEX NC 27502-8540
1023 NEW DOVER RD	0742820758	BRYANT, NICHOLAS BRYANT, BETHANY	1023 NEW DOVER RD	APEX NC 27502-8956
1017 NEW DOVER RD	0742823727	BULA, GEOFFREY SIMON TRUSTEE BULA, CHRISTINE MARIE TRUSTEE	1017 NEW DOVER RD	APEX NC 27502-8956
5006 OLD CASK WAY	0742739118	BULLOCK, NATHAN CURTIS JR TRUSTEE BULLOCK, RAYLENE NOLAN TRUSTEE	5006 OLD CASK WAY	APEX NC 27502-8957
5001 OLD CASK WAY	0742728933	BURGIN, DOUGLAS A BURGIN, MARGARET B	5001 OLD CASK WAY	APEX NC 27502-8958
1025 NEW DOVER RD	0742729788	CAPPOLI, LUCIAN C WILDER, LISA ANN	1025 NEW DOVER RD	APEX NC 27502-8956
128 ALTAIR CIR	0742932046	CARWILE, STEPHEN	128 ALTAIR CIR	APEX NC 27502-8552
129 HEATHERWOOD DR	0742925940	CIPPERLY, PATRICIA A	129 HEATHERWOOD DR	APEX NC 27502-8541
1013 NEW DOVER RD	0742824787	COPELAND, JOSEPH DOUGLAS JR COPELAND, SUSAN	1013 NEW DOVER RD	APEX NC 27502-8956
1102 NEW DOVER RD	0742728856	COYLE, DAVID A COYLE, STEPHANIE	1102 NEW DOVER RD	APEX NC 27502-7129
1207 OLD RALEIGH RD	0742729364	CURTIS, BETTY M	EDWARD DENMARK	1207 RAINESVIEW LN APEX NC 27502-7151
3003 NEW YARMOUTH WAY	0742830079	CZARNECKI, MICHAEL T	3003 NEW YARMOUTH WAY	APEX NC 27502-8960
3005 NEW YARMOUTH WAY	0742831142	DAVIS, MISCHA H	3005 NEW YARMOUTH WAY	APEX NC 27502-8960
119 ALTAIR CIR	0742934083	DURHAM, WILLIAM P DURHAM, PAMELA C	119 ALTAIR CIR	APEX NC 27502-8553
124 ALTAIR CIR	0742933104	EASTWICK, JOAN	124 ALTAIR CIR	APEX NC 27502-8552
0 EMPTY NEST WAY	0742826232	EDWARDS CREEK HOMEOWNERS ASSOCIATION,INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
135 ALTAIR CIR	0742923996	EDWARDS, TERRY G	135 ALTAIR CIR	APEX NC 27502-8553
133 HEATHERWOOD DR	0742924897	EPSTEIN, MEREDITH W	133 HEATHERWOOD DR	APEX NC 27502-8541
1009 NEW DOVER RD	0742826747	FARRELL, WILLIAM N JR FARRELL, SYLVIA A	1009 NEW DOVER RD	APEX NC 27502-8956
2003 BRIDGEHAM WAY	0742836002	FELDMAN, TIMOTHY P FELDMAN, MARGARET SIBERT	2003 BRIDGEHAM WAY	APEX NC 27502-8950
3003 ELMSTEAD CT	0742838235	FOLTZ, WILLIAM G FOLTZ, MICHELLE C	3003 ELMSTEAD CT	APEX NC 27502-8954
1016 NEW CHESTER CT	0742736025	FORSBERG, ERIC B FORSBERG, JENNIFER V	1016 NEW CHESTER CT	APEX NC 27502-7119
1100 NEW DOVER RD	0742727911	FRISCH, GAVIN TRAVIS, KAYLA M	1100 NEW DOVER RD	APEX NC 27502-7129
1010 BERINGER PL	0742921462	FRITTS, ANNA-MARTIN A DAVIS, JACK H	1010 BERINGER PL	APEX NC 27502-8933
138 ALTAIR CIR	0742922868	GAINEY, DONNA J	138 ALTAIR CIR	APEX NC 27502-8552
1004 SENOMA PL	0742923212	GARRISON, CYNTHIA E TRUSTEE THE GARRISON TRUST	1004 SENOMA PL	APEX NC 27502-8934
140 HEATHERWOOD DR	0742922893	GEE, TONJA	140 HEATHERWOOD DR	APEX NC 27502-8540
1206 OLD RALEIGH RD	0742718927	GRAY-HEARN, MARGUERITE BROWN, GARY	1206 OLD RALEIGH RD	APEX NC 27502-9236
1103 NEW DOVER RD	0742727666	GRIMES, ROBERT V GRIMES, CHRISTINA L	1103 NEW DOVER RD	APEX NC 27502-7130
5005 OLD CASK WAY	0742737067	HAIRE, CHRISTOPHER KENT HAIRE, MEHRIN M	5005 OLD CASK WAY	APEX NC 27502-8958
1001 BERINGER PL	0742925379	HAMM, CHARLES M HAMM, NOEL E	1001 BERINGER PL	APEX NC 27502-8933
1106 NEW DOVER RD	0742725744	HARTLEY, JOHN A JR HARTLEY, SUSAN C	1106 NEW DOVER RD	APEX NC 27502-7129
1015 NEW DOVER RD	0742824707	HARVEY, WARREN C HARVEY, CATHERINE D	1015 NEW DOVER RD	APEX NC 27502-8956
136 ALTAIR CIR	0742922981	HAWKINS, PEGGY	136 ALTAIR CIR	APEX NC 27502-8552
1002 SENOMA PL	0742924205	HAZI, GERALD MARK TRUSTEE MALYS-HAZI, JANE A TRUSTEE	1002 SENOMA PL	APEX NC 27502-8934
0 OLD RALEIGH RD	0742937004	HEATHERWOOD TOWNHOME ASSOCIATION	PPM INC OF RALEIGH	11010 RAVEN RIDGE RD RALEIGH NC 27614-8837
1009 BERINGER PL	0742922303	HOCKERSMITH, LINDA J HOCKERSMITH, DOUGLAS C	1009 BERINGER PL	APEX NC 27502-8933
1325 EMPTY NEST WAY	0742826026	HSE PROPERTIES LLC	PO BOX 1776	CARY NC 27512-1776
3009 NEW YARMOUTH WAY	0742832261	HYATT, DALE N HYATT, LAUREN	3009 NEW YARMOUTH WAY	APEX NC 27502-8960
1006 SENOMA PL	0742922221	HYMAN, KRISTY L	1006 SENOMA PL	APEX NC 27502-8934
1309 EMPTY NEST WAY	0742828255	IANNONE, JOSEPH V JR	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1008 BERINGER PL	0742921573	JOYCE, DONALD K JOYCE, KATHERINE W	1008 BERINGER PL	APEX NC 27502-8933
0 OLD RALEIGH RD	0742828081	JVI BUILDING & DEVELOPMENT INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1200 OLD RALEIGH RD	0742716973	KATZ AND DAWGS LLC	1200 OLD RALEIGH RD	APEX NC 27502-9236
2001 BRIDGEHAM WAY	0742826914	KLINE, LISA ANN FOSTER TRUSTEE KLINE, ANTHONY LOREN DAVIS TRUSTEE	2001 BRIDGEHAM WAY	APEX NC 27502-8950
5003 OLD CASK WAY	0742738000	LANGLOIS, ALLEN J LANGLOIS, GLADYS LYNN	5003 OLD CASK WAY	APEX NC 27502-8958
1005 NEW DOVER RD	0742827797	LAU, SOPHIA	2516 VETERAN AVE	LOS ANGELES CA 90064-3233
2007 BRIDGEHAM WAY	0742835116	LICAUSE, JOSEPH F JR LICAUSE, SARAH T	2007 BRIDGEHAM WAY	APEX NC 27502-8950
126 ALTAIR CIR	0742932183	MAHLER, MARY BETH	126 ALTAIR CIR	APEX NC 27502-8552
3002 ELMSTEAD CT	0742839141	MALEKZAI, ROMAN DROLSHAGEN, TAYLOR	3002 ELMSTEAD CT	APEX NC 27502-8953
131 HEATHERWOOD DR	0742925828	MCBAIN, ROBERT A MCBAIN, MARY K	131 HEATHERWOOD DR	APEX NC 27502-8541
1024 NEW DOVER RD	0742820916	MCDOWELL, PAUL EDWARD MCDOWELL, COLLEEN CATHERINE	1024 NEW DOVER RD	APEX NC 27502-8955
1014 NEW DOVER RD	0742824966	MCGOWEN, JOHN DAVID MCGOWEN, LUCINDA T	1014 NEW DOVER RD	APEX NC 27502-8955
1027 NEW DOVER RD	0742729708	MERANDA, WESLEY A MERANDA, KATHRYN A	1027 NEW DOVER RD	APEX NC 27502-8956
1105 NEW DOVER RD	0742727611	MILLER, RANDALL J MILLER, SUSAN L	1105 NEW DOVER RD	APEX NC 27502-7130
3007 NEW YARMOUTH WAY	0742832106	MILLIRON, BRENT MILLIRON, REBEKAH	3007 NEW YARMOUTH WAY	APEX NC 27502-8960
1305 EMPTY NEST WAY	0742828364	MILLS, MATTHEW KEVIN HAMMOND, TINA RENEE	1305 EMPTY NEST WAY	APEX NC 27502-9300
1011 NEW DOVER RD	0742825767	MONK, JUSTINE NICOLE MONK, JOSHUA LEWIS	1011 NEW DOVER RD	APEX NC 27502-8956
1005 BERINGER PL	0742923397	MORPHY, JUDITH S	1005 BERINGER PL	APEX NC 27502-8933
3002 NEW YARMOUTH WAY	0742739294	NANCE, EMILY S KHANNA, ASHWIN	3002 NEW YARMOUTH WAY	APEX NC 27502-8959
1022 NEW DOVER RD	0742821908	NANCE, JOHN R NANCE, TERRI C	1022 NEW DOVER RD	APEX NC 27502-8955
132 ALTAIR CIR	0742922977	NANCE, RALLIE CLIFTON NANCE, HENRIETTA DAVIS	132 ALTAIR CIR	APEX NC 27502-8552
1210 OLD RALEIGH RD	0742812857	OLIVE, ROSS M OLIVE, NANCY M	137 BRIARFIELD DR	APEX NC 27502-7008
1000 NEW DOVER RD	0742920905	OLIVER, GARY THOMAS WOLFSIE, CAROLYN MICHELLE	1000 NEW DOVER RD	APEX NC 27502-8955
134 ALTAIR CIR	0742922942	OVERTON, MARY P	134 ALTAIR CIR	APEX NC 27502-8552
3000 ELMSTEAD CT	0742838026	PATEL, KOMAL R HAROHALLI, ABHIRAM S	3000 ELMSTEAD CT	APEX NC 27502-8953
1019 NEW DOVER RD	0742822747	PATEL, MAHAMMADIRSHAD A PATEL, FEHMIDA M	3220 QUEENSLAND RD	RALEIGH NC 27614-7292
1104 NEW DOVER RD	0742726709	PAYER, RUSSELL PAYER, CHRISTINA	1104 NEW DOVER RD	APEX NC 27502-7129
1314 EMPTY NEST WAY	0742826277	PERRY, JOSEPH H PERRY, CONSTANCE J	1314 EMPTY NEST WAY	APEX NC 27502-9300
122 ALTAIR CIR	0742933143	PIPER, WILLIAM MARION	122 ALTAIR CIR	APEX NC 27502-8552
1002 NEW DOVER RD	0742829935	POORBOY, WILLIAM POORBOY, ANN	1002 NEW DOVER RD	APEX NC 27502-8955
1201 OLD RALEIGH RD	0742727307	PRESCHOOL ENTERPRISES LLC	4915 WATERS EDGE DR STE 255	RALEIGH NC 27606-3370
1003 BERINGER PL	0742934389	QUINN, DENNIS III QUINN, MEGAN	1003 BERINGER PL	APEX NC 27502-8933
1111 NEW DOVER RD	0742725426	RAY, DANIEL B BURNEY, SARAH E	1111 NEW DOVER RD	APEX NC 27502-7130
2002 CHARINGTON CT	0742834076	RIZK, NABIL A RIZK, MARIA A	2002 CHARINGTON CT	APEX NC 27502-8951
133 ALTAIR CIR	0742934003	ROSSKAMP, KAREN A	133 ALTAIR CIR	APEX NC 27502-8553
1001 NEW DOVER RD	0742829767	SASSAMAN, STEPHEN SASSAMAN, DENISE	1001 NEW DOVER RD	APEX NC 27502-8956
1003 NEW DOVER RD	0742828787	SCHALLER, LEE T SCHALLER, MEREDITH E	1003 NEW DOVER RD	APEX NC 27502-8956
135 HEATHERWOOD DR	0742924876	SCHULZE, EUGENE STEPHAN SCHULZE, EILEEN M	135 HEATHERWOOD DR	APEX NC 27502-8541
2004 CHARINGTON CT	0742833175	SEAWELL, MATTHEW SEAWELL, LINDSEY	2004 CHARINGTON CT	APEX NC 27502-8951
1021 NEW DOVER RD	0742821758	SHAVER, TIMOTHY JAMES SHAVER, MEREDITH KAY	1021 NEW DOVER RD	APEX NC 27502-8956
0 NEW DOVER RD	0742932392	SHEPHERDS VINEYARD COMMUNITY ASSOCIATION INC	4501 ALLIE NEUSE RD	RALEIGH NC 27609-6277
3011 NEW YARMOUTH WAY	0742833225	SHOEMAKER, SPENCER H SHOEMAKER, PAMELA J	3011 NEW YARMOUTH WAY	APEX NC 27502-8960
1014 NEW CHESTER CT	0742725977	SIEGL, ADELAIDE MORAN	1014 NEW CHESTER CT	APEX NC 27502-7119
130 ALTAIR CIR	0742932033	SMITH, LUCILLE ST CLAIR	130 ALTAIR CIR	APEX NC 27502-8552
1000 SENOMA PL	0742925216	STIMPSON, VINCENT JAMES STIMPSON, AUBREY ROSE	1000 SENOMA PL	APEX NC 27502-8934
1018 NEW DOVER RD	0742822997	STRUNK, CORLEY STRUNK, JOHN	1018 NEW DOVER RD	APEX NC 27502-8955
1300 EMPTY NEST WAY	0742827306	SUMMERFIELD, MITCHELL SUMMERFIELD, SHANTEL A	1300 EMPTY NEST WAY	APEX NC 27502-9300
2003 CHARINGTON CT	0742832057	SWANSON, RYAN S SWANSON, KRISTINA GLADDEN	2003 CHARINGTON CT	APEX NC 27502-8952
1020 NEW DOVER RD	0742821987	SYMM, JEFFREY B SYMM, ANN M	1020 NEW DOVER RD	APEX NC 27502-8955
1012 NEW DOVER RD	0742825946	TAYLOR, DAVID RANDOLPH TRUSTEE TAYLOR, DONNA RAYE TRUSTEE	1012 NEW DOVER RD	APEX NC 27502-8955
3004 NEW YARMOUTH WAY	0742830268	TINGLEY, CAROL ANN TRUSTEE TRUSTEE OF CAROL ANN TINGLEY REVOCABLE TRUST	701 PARKER ST	FUQUAY VARINA NC 27526-2186
3001 NEW YARMOUTH WAY	0742739094	TOOMBS, TIMOTHY FLORA, DENISE L	3001 NEW YARMOUTH WAY	APEX NC 27502-8960
1107 NEW DOVER RD	0742726546	UPCHURCH, THOMAS ALLEN UPCHURCH, JULIE F	1107 NEW DOVER RD	APEX NC 27502-7130
1007 NEW DOVER RD	0742827727	VAUGHAN, WILLIAM J VAUGHAN, PATRICIA A	1007 NEW DOVER RD	APEX NC 27502-8956
1000 BERINGER PL	0742925600	VINTAGE GROVE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502-3149
1101 NEW DOVER RD	0742728722	VITULLO, GARY VITULLO, SUSAN	1101 NEW DOVER RD	APEX NC 27502-7130
1004 NEW DOVER RD	0742828945	WEGMAN, KYLE ROBERT WEGMAN, SUMMER LYNN	1004 NEW DOVER RD	APEX NC 27502-8955
1006 NEW CHESTER CT	0742725813	WEINER, SOLOMON B TRUSTEE BECKHAM, SONJA S TRUSTEE	1006 NEW CHESTER CT	APEX NC 27502-7119
1010 NEW CHESTER CT	0742725931	WEISER, ROBERT R WEISER, CATHERINE V	1010 NEW CHESTER CT	APEX NC 27502-7119
1109 NEW DOVER RD	0742725590	WELLS, ROBERT O	5430 PARKWOOD DR	RALEIGH NC 27612-6227
1301 EMPTY NEST WAY	0742828471	WILLOW, ZACHARY HRTYANSKI, EMILEE	1301 EMPTY NEST WAY	APEX NC 27502-9300
2005 BRIDGEHAM WAY	0742835059	WUTHENOW, MARGARET MARY TRUSTEE WUTHENOW, ERIC KEVIN TRUSTEE	2005 BRIDGEHAM WAY	APEX NC 27502-8950
1007 BERINGER PL	0742922393	WYNNE, WILLIAM L WYNNE, SUZANNE R	1007 BERINGER PL	APEX NC 27502-8933
3013 NEW YARMOUTH WAY	0742833298	YOUNG, JAY ALLIN YOUNG, WENDY BRYNILDSEN	3013 NEW YARMOUTH WAY	APEX NC 27502-8960
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	1309 Empty Nest WAY	APEX NC 27502
		Current Tenant	1313 Empty Nest WAY	APEX NC 27502
		Current Tenant	1325 Empty Nest WAY	APEX NC 27502
		Current Tenant	1005 New Dover RD	APEX NC 27502
		Current Tenant	1019 New Dover RD	APEX NC 27502
		Current Tenant	1109 New Dover RD	APEX NC 27502
		Current Tenant	3004 New Yarmouth WAY	APEX NC 27502
		Current Tenant	1201 Old Raleigh RD	APEX NC 27502
		Current Tenant	1204 Old Raleigh RD	APEX NC 27502
		Current Tenant	1207 Old Raleigh RD	APEX NC 27502
		Current Tenant	1210 Old Raleigh RD	APEX NC 27502
		Current Tenant	1211 Old Raleigh RD	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 5/1/2025

Notified Properties within 500ft of the Project Property



TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ07
1211 Old Raleigh 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: Dan Morse, ODG 87, LLC
Authorized Agents: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC
Property Address: 1211 Old Raleigh Road
Acreage: ±6.40 acres
Property Identification Number (PIN): 0742822598
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Residential Agricultural (RA)
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: August 11, 2025 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:



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Dianne F. Khin, AICP
Planning Director

Published Dates: July 28- August 11, 2025

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #25CZ07
1211 Old Raleigh Road

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Dianne F. Khin, AICP
Planning Director

Published Dates: July 28- August 11, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELEFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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:

Solicitantes: Dan Morse, ODG 87, LLC
Agente autorizado: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC
Dirección de la propiedad: 1211 Old Raleigh Road
Superficie: ±6.40 acres
Números de identificación de la propiedad: 0742822598
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
Ordenamiento territorial propuesto para la pr esidential-Conditional Zoning

89°F Mostly sunny
11:38 AM 7/28/2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning

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: 11 de agosto de 2025 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/50975/25CZ07.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 28 de julio - 11 de agosto de 2025



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/lmaps. 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/50975/25CZ07.

Dianne F. Khin, AICP
Planning Director

Published Dates: July 28- August 11, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELEFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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Cámara del Consejo, 2º piso
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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 28 de julio - 11 de agosto de 2025.

89°F Mostly sunny
11:39 AM 7/28/2025

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 #25CZ07 1211 Old Raleigh Road
Project Location:	1211 Old Raleigh Road
Applicant or Authorized Agent:	Dan Morse; Zak Shipman
Firm:	ODG 87, LLC; Shipman Engineering, PLLC
Planning Board Public Hearing Date:	August 11, 2025
Project Planner:	Lauren Staudenmaier

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 July 28, 2025, 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 300' of the land subject to notification.

7/28/2025
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 28th day of July, 2025.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

SEAL

Notary Public

My Commission Expires: 10/3/2027

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ07
1211 Old Raleigh 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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

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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: August 26, 2025 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: August 4-August 26, 2025

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
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CONDITIONAL ZONING #25CZ07
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2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Residential Agricultural (RA)
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: August 26, 2025 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/Maps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/4218. 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/50975/25CZ07

Dianne F. Khin, AICP
Planning Director

Published Dates: August 4-August 26, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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:

Solicitantes: Dan Morse, ODG 87, LLC
Agente autorizado: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC
Dirección de la propiedad: 1211 Old Raleigh Road
Superficie: ±6.40 acres
Números de identificación de la propiedad: 0742822598
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
Ordenamiento territorial propuesto para la pr sidential-Conditional Zoning (MD-CZ)

70°F Mostly cloudy
9:12 AM 8/4/2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
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: 26 de agosto de 2025 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.

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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/50975/25CZ07.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 4 de agosto - 26 de agosto de 2025



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Dianne F. Khin, AICP
Planning Director

Published Dates: August 4-August 26, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELEFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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Números de identificación de la propiedad: 0742822598
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
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

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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/lmaps. 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/50975/25CZ07

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 4 de agosto - 26 de agosto de 2025

USD/CNY -0.46%
9:13 AM 8/4/2025

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 # 25CZ07 1211 Old Raleigh Road
Project Location:	1211 Old Raleigh Road
Authorized Agent:	Dan Morse; Zak Shipman
Firm:	ODG 87, LLC; Shipman Engineering, PLLC
Town Council Public Hearing Date:	August 26, 2025
Project Planner:	Lauren Staudenmaier

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 August 4, 2025, 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 300' of the land subject to notification.

8/5/2025
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 5th day of AUGUST, 2025.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

Notary Public

My Commission Expires: 10/3/2027

CONTINUED

TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ07
1211 Old Raleigh 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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Dan Morse, ODG 87, LLC
Authorized Agents: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC
Property Address: 1211 Old Raleigh Road
Acreage: ±6.40 acres
Property Identification Number (PIN): 0742822598
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Residential Agricultural (RA)
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

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Town Council Public Hearing Date and Time: ~~August 26, 2025~~ September 23, 2025 6:00 PM

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Vicinity Map:



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Dianne F. Khin, AICP
Planning Director

Published Dates: August 4 ~~August 26~~ September 23, 2025

CONTINUED

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS
CONDITIONAL ZONING #25CZ07
1211 Old Raleigh Road

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Dianne F. Khin, AICP
Planning Director

Published Dates: August 4 ~~August 28~~ September 23, 2025

CONTINUADO

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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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Ordenamiento territorial propuesto para la pro sidential-Conditional Zoning (MD-CZ)

65°F Sunny
8:58 AM 8/27/2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

CONTINUADO

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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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: ~~26 de agosto~~ 23 de septiembre de 2025 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/50975/25CZ07.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 4 de agosto - ~~26 de agosto~~ 23 de s[illegible]025



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/50975/25CZ07.

Dianne F. Khin, AICP
Planning Director

Published Dates: August 4 ~~August 26~~ September 23, 2025

CONTINUADO

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELEFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
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Cámara del Consejo, 2º piso
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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 4 de agosto - ~~26 de agosto~~ 23 de septiembre de 2025

Upcoming Earnings
8:59 AM 8/27/2025



Public Hearing Sign Posted By

Signature

6/13/2025
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: June 2, 2025
- Name of development: 25CZ07 1211 Old Raleigh Rd
- Address of rezoning: 1211 Old Raleigh Rd
- Total number of proposed residential units: 3
- 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 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: #25CZ07 1211 Old Raleigh Road

Planning Board Meeting Date: August 11, 2025

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: ± 6.40 acres

PIN(s): 0742822598

Current Zoning: Residential Agricultural (RA)

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: To recommend approval with an additional condition to limit density to three residential lots total.

Introduced by Planning Board member: Keith Braswell

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:

As presented with an additional condition to limit density to three residential lots total. Applicant agreed to this additional condition.

☐ *Denial*: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 9 Planning Board Member(s) voting "aye"

With 1 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

Tina Sherman - concerned about site being developed at all with the dam. Climate change is real; even more concerned after last week. Any disturbance to lot with two streams will cause additional flooding.

This report reflects the recommendation of the Planning Board, this the 11th day of August 2025.

Attest:

Tina Sherman, Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin Date: 2025.08.11 18:05:14 -04'00'

Dianne Khin, Planning Director

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. 2025-
ANNEXATION PETITION NO. 806
JESSIE DRIVE INDUSTRIAL – 0 EAST WILLIAMS STREET – 51.822 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 September 23, 2025, 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 in the attached property description and also shown as "AREA TO BE ANNEXED 51.822 AC. 2,257,347 SF" 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 September 23, 2025. The survey plat that describes the annexed territory is that certain survey plat entitled "Annexation Map for the Town of Apex 0 East Williams Street", PIN No. 0751-20-1670. Plat map print date August 19, 2025 and Land Surveyor dated August 20, 2025 and recorded in Book of Maps book number 2025 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 23rd day of September, 2025.

_____
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

Parcel Description 51.822 Acres Situated in the State of North Carolina, County of Wake, Town of Apex, and being all of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows: Beginning at an iron pipe found at an easterly corner of that 37.27 acre tract conveyed to Wall Recycling LLC of record in Deed Book 19585, Page 1524, the southwest corner of that 17.65 acre tract conveyed to 560 Pristine Water LLC of record in Deed Book 18157, Page 868, said point being the northwest corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 711796.545, Easting 2051789.396; Thence along the common line of said 17.65 and said 51.822 acre tract the following

two (2) courses: S 88° 14′ 26″ E, a distance of 221.27 feet to an iron pipe found; S 87° 55′ 47″ E, a distance of 595.37 feet to an iron pipe set in the northerly line of that 0.24 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782; Thence along the common line of said 0.24 acre tract and said 51.822 acre tract the following two (2) courses: with a curve to the left, having a chord bearing and distance of S 67° 08′ 00″ W, 47.93 feet, a radius of 1000.82 feet, a central angle of 02° 44′ 39″, and an arc length of 47.93 feet to an iron pipe found; S 24° 14′ 22″ E, a distance of 84.24 feet to a point at the northwesterly corner of the right of way of Jessie Drive (S.R. 1304) of record in Book of Maps 2024, Page 1932; Thence along the common line of said right of way of Jessie Drive and said 51.822 acre tract the following four (4) courses: S 24° 14′ 22″ E, a distance of 15.76 feet to an iron pipe found; with a curve to the right, having a chord bearing and distance of N 67° 38′ 34″ E, 59.12 feet, a radius of 899.85 feet, a central angle of 03° 45′ 54″, and an arc length of 59.13 feet to an iron pipe found; with a curve to the right, having a chord bearing and distance of S 63° 45′ 27″ E, 50.96 feet, a radius of 35.00 feet, a central angle of 93° 26′ 17″, and an arc length of 57.08 feet to an iron pipe found; S 17° 02′ 25″ E, a distance of 62.87 feet to a point at the northwesterly corner of that 0.03 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782; Thence S 17° 02′ 25″ E with the common line of said 0.03 acre tract and said 51.822 acre tract, a distance of 103.17 feet to a northwesterly corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, being an easterly corner of said 51.822 acre tract; Thence, S 03° 18′ 51″ W, along the common line of said 15.47 acre tract and said 51.822 acre tract a distance of 939.83 feet to an iron pipe set at the southwest corner of said 15.47 acre tract, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782; Thence along the common line of said 9.97 acre tract and said 51.822 acre tract the following two (2) courses: S 03° 19′ 27″ W, a distance of 114.19 feet to an iron pipe set; S 04° 44′ 10″ W, a distance of 946.02 feet to an iron pipe set in the northeastern corner of that 0.10 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a southerly corner of said 9.97 acre tract, and being the southeast corner of said 51.822 acre tract; Thence, N 87° 20′ 07″ W, along the common line of said 51.822 acre tract, said 0.10 acre tract, the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of 1,115.87 feet to a computed point in the centerline of a stream being the easterly line of a 22.08 acre tract conveyed to Page Two Holdings LLC & Rodessa LLC, the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract; Thence along the said stream being the common line of said 22.08 acre tract and said 51.822 acre tract the following ten (10) courses: N 24° 51′ 43″ E, a distance of 18.23 feet to a computed point; N 36° 59′ 37″ W, a distance of 26.87 feet to a computed point; N 70° 05′ 17″ W, a distance of 75.77 feet to a computed point; N 58° 57′ 06″ W, a distance of 33.90 feet to a computed point; N 73° 41′ 40″ W, a distance of 36.95 feet to a computed point; N 72° 10′ 08″ W, a distance of 58.04 feet to a computed point; N 33° 12′ 13″ W, a distance of 26.99 feet to

a computed point; N 19° 37′ 55″ E, a distance of 60.07 feet to a computed point; N 17° 28′ 12″ E, a distance of 62.77 feet to a computed point; N 41° 46′ 44″ W, a distance of 96.28 feet to a computed point in the southerly line of that 28.62 acre tract conveyed to Kyle Edward & Marlou Smith Bacon of record in Deed Book 22-E, Page 4078, being a westerly corner of said 51.822 acre tract, the northeast corner of said 22.08 acre tract; Thence along the common line of said 28.62 acre tract and said 51.822 acre tract the following two (2) courses: S 87° 37′ 28″ E, a distance of 436.72 feet to an iron pipe set; N 02° 48′ 05″ E, a distance of 1,477.92 feet to an iron pipe found in the westerly line of said 51.822 acre tract, being the northeast corner of said 28.62 acre tract, the southeast corner of said 37.27 acre tract; Thence along the common line of said 37.27 acre tract and said 51.822 acre tract the following two (2) courses: N 02° 47′ 12″ E, a distance of 143.22 feet to an iron pipe found; N02° 47′ 12″ E, a distance of 319.08 feet to the Point of Beginning, and containing 51.822 acres of land, more or less, as calculated by the above courses. The above description was prepared by James D. Whitacre, P.L.S. L-5273 on April 24, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025. The Basis of Bearings used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina

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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. 2025-_____, adopted at a meeting of the Town Council, on the 23rd day of September, 2025, 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 23rd day of September, 2025.

_____
Allen L. Coleman, CMC
Town Clerk

(SEAL)

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: September 23, 2025

Item Details

Presenter(s): Josh Killian, Planner II

Department(s): Planning

Requested Motion

Conduct a Public Hearing and possible motion to adopt Question of Annexation - Apex Town Council's intent to annex 51.822 acres, project commonly referred to as Jessie Drive Industrial, located at 0 East Williams Street (PIN 0751-20-1670), Annexation No. 806, 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.

Attachments

- PH3-A1: Annexation Ordinance - Annexation No. 806 - Jessie Drive Industrial - 51.822 acres
- PH3-A2: Public Hearing Notice - Annexation No. 806 - Jessie Drive Industrial - 51.822 acres
- PH3-A3: Legal Description – Annexation No. 806 – Jessie Drive Industrial – 0 East Williams Street – 51.822 acres
- PH3-A4: Aerial Map – Annexation No. 806 – Jessie Drive Industrial – 0 East Williams Street – 51.822 acres
- PH3-A5: Plat Map – Annexation No. 806 – Jessie Drive Industrial – 0 East Williams Street – 51.822 acres
- PH3-A6: Annexation Petition – Annexation No. 806 – Jessie Drive Industrial – 0 East Williams Street – 51.822 acres

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

Glen Womble
Owner Name (Please Print)

0751201670
Property PIN or Deed Book & Page #

(919)412-4265
Phone

glenwomble0921@gmail.com
E-mail Address

CHARLES WOMBLE
Owner Name (Please Print)

0751201670
Property PIN or Deed Book & Page #

843-251-1062
Phone

E-mail Address

JANET Arthurs
Owner Name (Please Print)

0751201670
Property PIN or Deed Book & Page #

843-933-1111
Phone

Arthurs.JANET@gmail.com
E-mail Address

SURVEYOR INFORMATION

Surveyor: Advanced Civil Design, Inc. (Jack Royal)

Phone: 919-481-6290 Fax: 919-336-5127

E-mail Address: jroyal@advancedcivildesign.com

ANNEXATION SUMMARY CHART

Property Information		Reason(s) for annexation (select all that apply)	
Total Acreage to be annexed:	51.822	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:		Water service (new construction)	X
Proposed # of housing units:		Sewer service (new construction)	X
Zoning District*:	RA	Receive Town Services	X

*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.)

Glen A. Womble — Please Print

Glen A. Womble — Signature

_____ Please Print

_____ Signature

_____ Please Print

_____ Signature

_____ Please Print

_____ Signature

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jessica M. Hathaway, a Notary Public for the above State and County, this the 9th day of June, 2025

JESSICA M HATHAWAY NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 01-02-28

Jessica M. Hathaway — Notary Public

My Commission Expires: 01/02/2028

COMPLETE IF 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: _____

Application #: _____ Submittal Date: _____

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, _____ a limited liability company, 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 Limited Liability Company _____

By: _____
Signature of Member/Manager

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 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: _____

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.)

CHARLES WOMBLE
Please Print

Charles Womble
Signature

_____
Please Print

_____
Signature

_____
Please Print

_____
Signature

_____
Please Print

_____
Signature

STATE OF ~~NORTH~~ South CAROLINA
COUNTY OF ~~WAKE~~ HOVERY

Sworn and subscribed before me, ARDIANA NATI, a Notary Public for the above State and County, this the 6th day of, June, 2025.

Ardiana Nati
Notary Public

SEAL

ARDIANA NATI
Notary Public
State of South Carolina
My Commission Expires Feb 5, 2035

My Commission Expires: 02/05/2035

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 #: _____ Submittal Date: _____

Complete if in a Limited Liability Company

In witness whereof, _____ a limited liability company, 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 Limited Liability Company _____

By: _____
Signature of Member/Manager

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 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: _____

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.)

JANET Arthurs Please Print	Janet Arthurs Signature
_____ Please Print	_____ Signature
_____ Please Print	_____ Signature
_____ Please Print	_____ Signature

STATE OF ~~NORTH~~ South CAROLINA
COUNTY OF WAKE Georgetown SH

Sworn and subscribed before me, Shamika L. Hasberry, a Notary Public for the above State and County, this the 17th day of, June, 2025.

Shamika L. Hasberry
Notary Public

SEAL

SHAMIKA L. HASBERRY
Notary Public-State of South Carolina
My Commission Expires
September 20, 2032

My Commission Expires: September 20, 2032

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 #: _____ Submittal Date: _____

Complete If In A Limited Liability Company

In witness whereof, _____ a limited liability company, 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 Limited Liability Company _____

By: _____
Signature of Member/Manager

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 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: _____

POINT OF BEGINNING
CONTROL CORNER
NAD 83 (2011)
NC State Plane
Grid Coordinates
N: 711,796.545'
E: 2,051,789.396'

S88°14'26"E 221.27'

N/F
560 PRISTINE WATER LLC
DB 18157 PG 868
PIN: 0751222279
BM 2014 PG 627

S87°55'47"E 595.37'
NEW TOWN OF APEX LIMITS

PRODUCTION DRIVE
(30' PUBLIC R/W)

EXISTING TOWN OF APEX LIMITS

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0751216742
BM 2024 PG 1932

N/F
APEX INDUSTRIAL OWNER 2 LLC
& ROCKPOINT GROUP LLC
DB 18554 PG 2713
PIN: 0751322322
BM 2016 PG 1902

JESSIE DRIVE (S.R. 1304)
(110' PUBLIC R/W)
(BM 2024, PG 1932)

EX. 60' PUBLIC ROAD &
WATERLINE EASEMENT
(BK 17279 PG 1698)

N/F
WALL RECYCLING LLC
DB 19585 PG 1524
PIN: 0751113934
BM 2014 PG 627

N2°47'12"E 319.08'

NEW TOWN OF APEX LIMITS

EXISTING TOWN OF APEX LIMITS

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0751217546
BM 2024 PG 1932

EX. TEMPORARY
CONSTRUCTION EASEMENT
(BK 17279 PG 1706)

NEW TOWN OF APEX LIMITS

EXISTING TOWN OF APEX LIMITS

HORTON PARK DRIVE
(60' PUBLIC R/W)

N2°47'12"E 143.22'

N/F
STEPHENS ENTERPRISES LLC
DB 18814 PG 61
PIN: 0751311392
BM 2023 PG 366

S3°18'51"W 939.83'

N/F
CHARLES & GLEN WOMBLE
0 EAST WILLIAMS STREET
DB 4443 PG 949
PIN: 0751201670

AREA TO BE ANNEXED
51.822 AC.
2,257,347 SF

N/F
KYLE EDWARD &
MARLOU SMITH BACON
DB 22-E PG 4078
PIN: 0751102449

N2°48'05"E 1477.92'
NEW TOWN OF APEX LIMITS

PROPERTY LINE
IS C/L STREAM

S3°19'27"W
114.19'

EX. TOWN OF APEX PUBLIC
UTILITY EASEMENT (SEWER)
(BK 17279 PG 1706)

EX. TEMPORARY
CONSTRUCTION EASEMENT
(BK 17279 PG 1706)

500-YEAR FLOODPLAIN
(EFFECTIVE)

100-YEAR FLOODPLAIN
(EFFECTIVE)

C/L STREAM

FLOODWAY

NEW TOWN OF APEX LIMITS
S4°44'10"W 946.02'

N/F
HORTON PARK
INVESTMENTS LLC
DB 19103 PG 782
PIN: 0751209246
BM 2024 PG 1934

EXISTING TOWN OF APEX LIMITS

HORTON PARK DRIVE
(60' PUBLIC R/W)

S87°37'28"E 436.72'
NEW TOWN OF APEX LIMITS

NEW TOWN OF APEX LIMITS

PROPERTY LINE
IS C/L STREAM

EX. TOWN OF APEX PUBLIC
UTILITY EASEMENT (SEWER)
(BK 17279 PG 1706)

EXISTING TOWN OF APEX LIMITS

EX. TEMPORARY
CONSTRUCTION EASEMENT
(BK 17279 PG 1706)

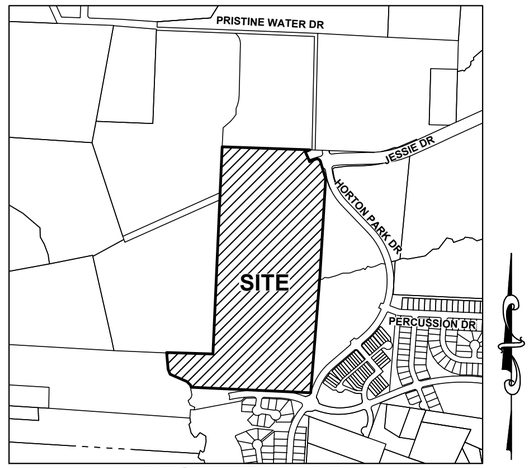
N87°20'07"W 1115.87'
NEW TOWN OF APEX LIMITS

GLADSONG DRIVE
(60' PUBLIC R/W)

N/F
PAGE TWO HOLDINGS LLC
& RODESSA LLC
DB 17240 PG 2610
PIN: 0750095624

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0750196496
BM 2025 PG 517

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0750294489
BM 2025 PG 517



VICINITY MAP

SCALE: 1"=1,000'

GENERAL NOTES:

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) All bearings are based on the North Carolina State Plane Coordinate System (NAD83, 2011 Adjustment)
4) At the time of survey a title was not provided and therefore an accurate depiction of any easements has not been shown on this plat. Easements may or may not be present on this site.
5) By graphic plotting, this property is located in Zone "X" (Areas determined to be outside of the 100-year flood plain) with portions of the land in Zone "AE" (Areas determined to be within the 100-year flood plain) by the Federal Emergency Agency on Flood Insurance Rate Map, Community Panel No. 3720075100K & 3720075000K, with an effective date of July 19, 2022, in Wake County, North Carolina. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
6) Boundary information shown hereon was prepared from an actual field survey and from existing records as referenced hereon.
7) Zoning: Residential Agricultural

LEGEND

- Iron Pipe Found
- Iron Pin Found
- Mag Nail Found
- Iron Pipe Set
- Railroad Spike
- Computed Point
- Monument Found
- Existing Town of Apex Limits

NC Grid NAD 83 (2011 Adjustment)

GRAPHIC SCALE

0 75 150 300

1 inch =150 feet

I, James D. Whitacre, certify as to one of the following:

☐ 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. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

☐ 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. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.

☐ 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.

I, James D. Whitacre, a surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, do hereby certify that this Plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat. That the ratio of precision as calculated from coordinates is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from cited references, and that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and official seal this _____, day of _____, 2025.

NORTH CAROLINA PROFESSIONAL SEAL L-5273 LAND SURVEYOR JAMES D. WHITACRE

PRELIMINARY

_____
Professional Surveyor L-5273

Town Clerk Certification Statement:
Annexation #_____

I, Allen Coleman, CMC, NCCC, Town Clerk, Apex, North Carolina certify that this is 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, NCCC, Town Clerk

FIRM # C-2798
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

ANNEXATION MAP
FOR THE
TOWN OF APEX

ADDRESSES: 0 EAST WILLIAMS STREET PINs:0751201670

White Oak Township | Wake County, NC | Town of Apex

Revisions:

Date: 07/15/2025

Drawn By: JRR | **Scale:** 1" = 150'

Project Number: 25-0021-504

Sheet Number: 1 / 1

RECORDED IN BOOK OF MAPS _____, PAGE _____, WAKE COUNTY REGISTRY

C:\25-0021-504NC\DWG\Production Drawings\SURVEY\0021-504 Annexation Plat.dwg Annexation Plat Jul 17, 2025 - 10:28:58am jroyal

Parcel Description
51.822 Acres

Situated in the State of North Carolina, County of Wake, Town of Apex, and being all of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe found at an easterly corner of that 37.27 acre tract conveyed to Wall Recycling LLC of record in Deed Book 19585, Page 1524, the southwest corner of that 17.65 acre tract conveyed to 560 Pristine Water LLC of record in Deed Book 18157, Page 868, said point being the northwest corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 711796.545, Easting 2051789.396;

Thence along the common line of said 17.65 and said 51.822 acre tract the following two (2) courses:

S 88° 14' 26" E, a distance of **221.27 feet** to an iron pipe found;

S 87° 55' 47" E, a distance of **595.37 feet** to an iron pipe set in the northerly line of that 0.24 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence along the common line of said 0.24 acre tract and said 51.822 acre tract the following two (2) courses:

with a curve to the left, having a chord bearing and distance of **S 67° 08' 00" W**, **47.93 feet**, a radius of **1000.82 feet**, a central angle of **02° 44' 39",** and an arc length of **47.93 feet** to an iron pipe found;

S 24° 14' 22" E, a distance of **84.24 feet** to a point at the northwesterly corner of the right of way of Jessie Drive (S.R. 1304) of record in Book of Maps 2024, Page 1932;

Thence along the common line of said right of way of Jessie Drive and said 51.822 acre tract the following four (4) courses:

S 24° 14' 22" E, a distance of **15.76 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **N 67° 38' 34" E**, **59.12 feet**, a radius of **899.85 feet**, a central angle of **03° 45' 54",** and an arc length of **59.13 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **S 63° 45' 27" E**, **50.96 feet**, a radius of **35.00 feet**, a central angle of **93° 26' 17",** and an arc length of **57.08 feet** to an iron pipe found;

S 17° 02’ 25” E, a distance of **62.87 feet** to a point at the northwesterly corner of that 0.03 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence **S 17° 02’ 25” E** with the common line of said 0.03 acre tract and said 51.822 acre tract, a distance of **103.17 feet** to a northwesterly corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, being an easterly corner of said 51.822 acre tract;

Thence, **S 03° 18’ 51” W**, along the common line of said 15.47 acre tract and said 51.822 acre tract a distance of **939.83 feet** to an iron pipe set at the southwest corner of said 15.47 acre tract, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence along the common line of said 9.97 acre tract and said 51.822 acre tract the following two (2) courses:

S 03° 19’ 27” W, a distance of **114.19 feet** to an iron pipe set;

S 04° 44’ 10” W, a distance of **946.02 feet** to an iron pipe set in the northeastern corner of that 0.10 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a southerly corner of said 9.97 acre tract, and being the southeast corner of said 51.822 acre tract;

Thence, **N 87° 20’ 07” W**, along the common line of said 51.822 acre tract, said 0.10 acre tract, the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **1,115.87 feet** to a computed point in the centerline of a stream being the easterly line of a 22.08 acre tract conveyed to Page Two Holdings LLC & Rodessa LLC, the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence along the said stream being the common line of said 22.08 acre tract and said 51.822 acre tract the following ten (10) courses:

N 24° 51’ 43” E, a distance of **18.23 feet** to a computed point;

N 36° 59’ 37” W, a distance of **26.87 feet** to a computed point;

N 70° 05’ 17” W, a distance of **75.77 feet** to a computed point;

N 58° 57’ 06” W, a distance of **33.90 feet** to a computed point;

N 73° 41’ 40” W, a distance of **36.95 feet** to a computed point;

N 72° 10’ 08” W, a distance of **58.04 feet** to a computed point;

N 33° 12’ 13” W, a distance of **26.99 feet** to a computed point;

N 19° 37’ 55” E, a distance of **60.07 feet** to a computed point;

N 17° 28’ 12” E, a distance of **62.77 feet** to a computed point;

N 41° 46’ 44” W, a distance of **96.28 feet** to a computed point in the southerly line of that 28.62 acre tract conveyed to Kyle Edward & Marlou Smith Bacon of record in Deed Book 22-E, Page 4078, being a westerly corner of said 51.822 acre tract, the northeast corner of said 22.08 acre tract;

Thence along the common line of said 28.62 acre tract and said 51.822 acre tract the following two (2) courses:

S 87° 37’ 28” E, a distance of **436.72 feet** to an iron pipe set;

N 02° 48’ 05” E, a distance of **1,477.92 feet** to an iron pipe found in the westerly line of said 51.822 acre tract, being the northeast corner of said 28.62 acre tract, the southeast corner of said 37.27 acre tract;

Thence along the common line of said 37.27 acre tract and said 51.822 acre tract the following two (2) courses:

N 02° 47’ 12” E, a distance of **143.22 feet** to an iron pipe found;

N02° 47’ 12” E, a distance of **319.08 feet** to the **Point of Beginning**, and containing **51.822 acres** of land, more or less, as calculated by the above courses.

The above description was prepared by James D. Whitacre, P.L.S. L-5273 on April 24, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025.

The **Basis of Bearings** used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina.

ADVANCED CIVIL DESIGN, INC.
James D. Whitacre, PE, PLS
51 Kilmayne Drive, Suite 102
Cary, NC 27511
919-460-2024

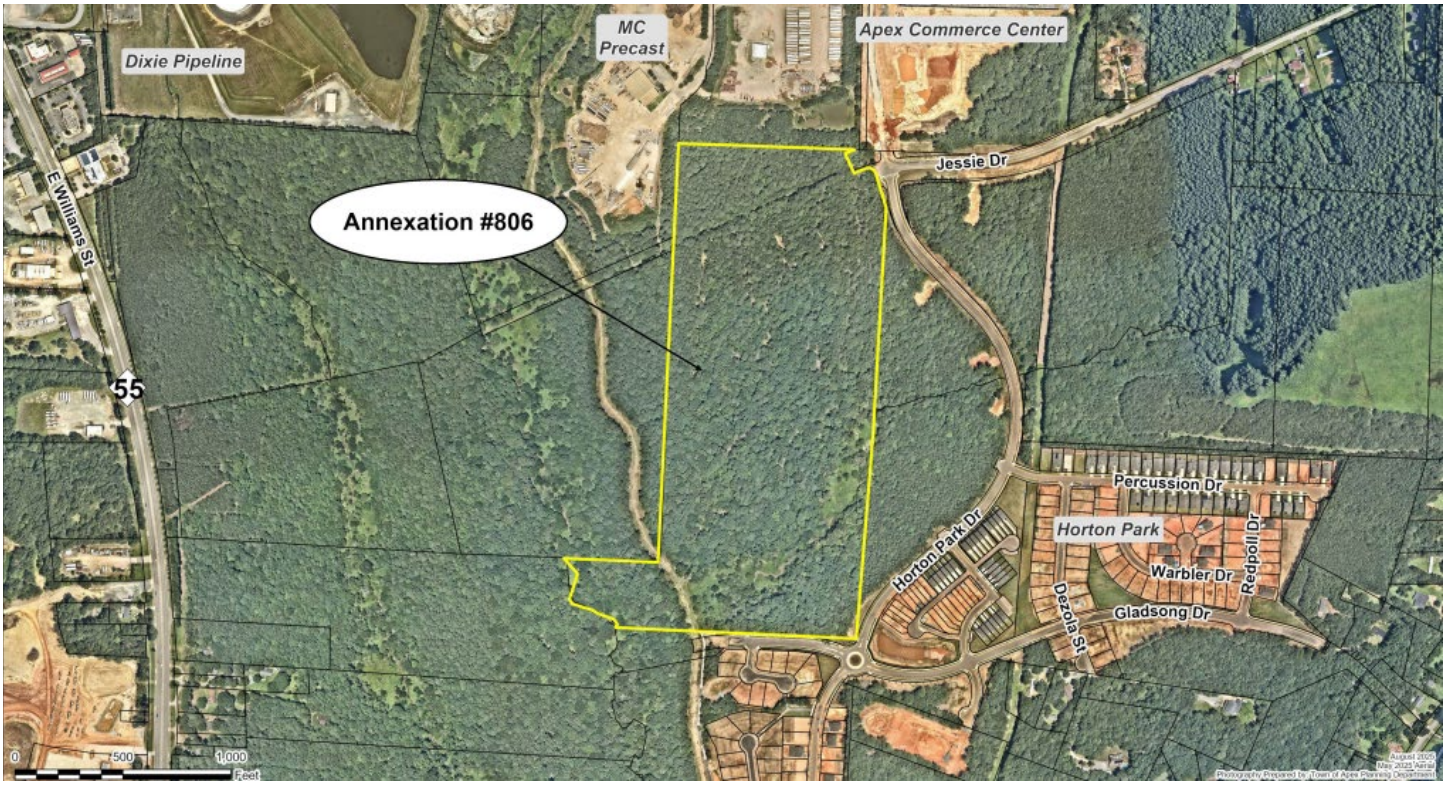
Media Contact:
Allen Coleman, Town Clerk to the Apex Town Council

FOR IMMEDIATE RELEASE

PUBLIC NOTICE – PUBLIC HEARING

APEX, N.C. (September 11, 2025) – 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 **23rd day of September, 2025**, on the question of annexation of the following property requested by petition filed pursuant to G.S. 160A-31:

Annexation No. 806
Jessie Drive Industrial – 51.822 acres



CONTINUED – 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. 806" 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, September 23, 2025.

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.

###

Parcel Description
51.822 Acres

Situated in the State of North Carolina, County of Wake, Town of Apex, and being all of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe found at an easterly corner of that 37.27 acre tract conveyed to Wall Recycling LLC of record in Deed Book 19585, Page 1524, the southwest corner of that 17.65 acre tract conveyed to 560 Pristine Water LLC of record in Deed Book 18157, Page 868, said point being the northwest corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 711796.545, Easting 2051789.396;

Thence along the common line of said 17.65 and said 51.822 acre tract the following two (2) courses:

S 88° 14' 26" E, a distance of **221.27 feet** to an iron pipe found;

S 87° 55' 47" E, a distance of **595.37 feet** to an iron pipe set in the northerly line of that 0.24 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence along the common line of said 0.24 acre tract and said 51.822 acre tract the following two (2) courses:

with a curve to the left, having a chord bearing and distance of **S 67° 08' 00" W**, **47.93 feet**, a radius of **1000.82 feet**, a central angle of **02° 44' 39",** and an arc length of **47.93 feet** to an iron pipe found;

S 24° 14' 22" E, a distance of **84.24 feet** to a point at the northwesterly corner of the right of way of Jessie Drive (S.R. 1304) of record in Book of Maps 2024, Page 1932;

Thence along the common line of said right of way of Jessie Drive and said 51.822 acre tract the following four (4) courses:

S 24° 14' 22" E, a distance of **15.76 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **N 67° 38' 34" E**, **59.12 feet**, a radius of **899.85 feet**, a central angle of **03° 45' 54",** and an arc length of **59.13 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **S 63° 45' 27" E**, **50.96 feet**, a radius of **35.00 feet**, a central angle of **93° 26' 17",** and an arc length of **57.08 feet** to an iron pipe found;

S 17° 02’ 25” E, a distance of **62.87 feet** to a point at the northwesterly corner of that 0.03 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence **S 17° 02’ 25” E** with the common line of said 0.03 acre tract and said 51.822 acre tract, a distance of **103.17 feet** to a northwesterly corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, being an easterly corner of said 51.822 acre tract;

Thence, **S 03° 18’ 51” W**, along the common line of said 15.47 acre tract and said 51.822 acre tract a distance of **939.83 feet** to an iron pipe set at the southwest corner of said 15.47 acre tract, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence along the common line of said 9.97 acre tract and said 51.822 acre tract the following two (2) courses:

S 03° 19’ 27” W, a distance of **114.19 feet** to an iron pipe set;

S 04° 44’ 10” W, a distance of **946.02 feet** to an iron pipe set in the northeastern corner of that 0.10 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a southerly corner of said 9.97 acre tract, and being the southeast corner of said 51.822 acre tract;

Thence, **N 87° 20’ 07” W**, along the common line of said 51.822 acre tract, said 0.10 acre tract, the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **1,115.87 feet** to a computed point in the centerline of a stream being the easterly line of a 22.08 acre tract conveyed to Page Two Holdings LLC & Rodessa LLC, the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence along the said stream being the common line of said 22.08 acre tract and said 51.822 acre tract the following ten (10) courses:

N 24° 51’ 43” E, a distance of **18.23 feet** to a computed point;

N 36° 59’ 37” W, a distance of **26.87 feet** to a computed point;

N 70° 05’ 17” W, a distance of **75.77 feet** to a computed point;

N 58° 57’ 06” W, a distance of **33.90 feet** to a computed point;

N 73° 41’ 40” W, a distance of **36.95 feet** to a computed point;

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N 19° 37’ 55” E, a distance of **60.07 feet** to a computed point;

N 17° 28’ 12” E, a distance of **62.77 feet** to a computed point;

N 41° 46’ 44” W, a distance of **96.28 feet** to a computed point in the southerly line of that 28.62 acre tract conveyed to Kyle Edward & Marlou Smith Bacon of record in Deed Book 22-E, Page 4078, being a westerly corner of said 51.822 acre tract, the northeast corner of said 22.08 acre tract;

Thence along the common line of said 28.62 acre tract and said 51.822 acre tract the following two (2) courses:

S 87° 37’ 28” E, a distance of **436.72 feet** to an iron pipe set;

N 02° 48’ 05” E, a distance of **1,477.92 feet** to an iron pipe found in the westerly line of said 51.822 acre tract, being the northeast corner of said 28.62 acre tract, the southeast corner of said 37.27 acre tract;

Thence along the common line of said 37.27 acre tract and said 51.822 acre tract the following two (2) courses:

N 02° 47’ 12” E, a distance of **143.22 feet** to an iron pipe found;

N02° 47’ 12” E, a distance of **319.08 feet** to the **Point of Beginning**, and containing **51.822 acres** of land, more or less, as calculated by the above courses.

The above description was prepared by James D. Whitacre, P.L.S. L-5273 on April 24, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025.

The **Basis of Bearings** used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina.

ADVANCED CIVIL DESIGN, INC.
James D. Whitacre, PE, PLS
51 Kilmayne Drive, Suite 102
Cary, NC 27511
919-460-2024


Dixie Pipeline
MC Precast
Apex Commerce Center
Jessie Dr
Annexation #806
E Williams St
55
Percussion Dr
Horton Park Dr
Horton Park
Redpoll Dr
Warbler Dr
Dezola St
Gladsong Dr
0
500
1,000
Feet
August 2025
May 2025 Aerial
Photography Prepared by: Town of Apex Planning Department

POINT OF BEGINNING
CONTROL CORNER
NAD 83 (2011)
NC State Plane
Grid Coordinates
N: 711,796.545'
E: 2,051,789.396'

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BM 2014 PG 627

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(30' PUBLIC R/W)

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PIN: 0751216742
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& ROCKPOINT GROUP LLC
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BM 2016 PG 1902

S87°55'47"E 595.37'
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(110' PUBLIC R/W)
(BM 2024, PG 1932)

N2°47'12"E 319.08'

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N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0751217546
BM 2024 PG 1932

EX. TEMPORARY CONSTRUCTION EASEMENT (BK 17279 PG 1706)

N2°47'12"E 143.22'

NEW TOWN OF APEX LIMITS

EXISTING TOWN OF APEX LIMITS

HORTON PARK DRIVE
(60' PUBLIC R/W)

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.24'	S24°14'22"E
L2	15.76'	S24°14'22"E
L3	62.87'	S17°02'25"E
L4	103.17'	S17°02'25"E
L5	18.23'	N24°51'43"E
L6	26.87'	N36°59'37"W
L7	75.77'	N70°05'17"W
L8	33.90'	N58°57'06"W
L9	36.95'	N73°41'40"W
L10	58.04'	N72°10'08"W
L11	26.99'	N33°12'13"W
L12	60.07'	N19°37'55"E
L13	62.77'	N17°28'12"E
L14	96.28'	N41°46'44"W

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.93'	1000.82'	002°44'39"	47.93'	S67°08'00"W
C2	59.13'	899.85'	003°45'54"	59.12'	N67°38'34"E
C3	57.08'	35.00'	093°26'17"	50.96'	S63°45'27"E

N/F
CHARLES & GLEN WOMBLE
0 EAST WILLIAMS STREET
DB 4443 PG 949
PIN: 0751201670

N/F
STEPHENS ENTERPRISES LLC
DB 18814 PG 61
PIN: 0751311392
BM 2023 PG 366

NEW TOWN OF APEX LIMITS
S3°18'51"W 939.83'

AREA TO BE ANNEXED
51.822 AC.
2,257,347 SF

N/F
KYLE EDWARD &
MARLOU SMITH BACON
DB 22-E PG 4078
PIN: 0751102449

N2°48'05"E 1477.92'
NEW TOWN OF APEX LIMITS

PROPERTY LINE IS C/L STREAM

S3°19'27"W 114.19'

EX. TOWN OF APEX PUBLIC UTILITY EASEMENT (SEWER) (BK 17279 PG 1706)

EX. TEMPORARY CONSTRUCTION EASEMENT (BK 17279 PG 1706)

500-YEAR FLOODPLAIN (EFFECTIVE)

100-YEAR FLOODPLAIN (EFFECTIVE)

C/L STREAM

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0751209246
BM 2024 PG 1934

NEW TOWN OF APEX LIMITS
S4°44'10"W 946.02'

FLOODWAY

S87°37'28"E 436.72'
NEW TOWN OF APEX LIMITS

NEW TOWN OF APEX LIMITS

PROPERTY LINE IS C/L STREAM

EX. TOWN OF APEX PUBLIC UTILITY EASEMENT (SEWER) (BK 17279 PG 1706)

EXISTING TOWN OF APEX LIMITS

EX. TEMPORARY CONSTRUCTION EASEMENT (BK 17279 PG 1706)

N87°20'07"W 1115.87'
NEW TOWN OF APEX LIMITS

GLADSONG DRIVE
(60' PUBLIC R/W)

N/F
PAGE TWO HOLDINGS LLC
& RODESSA LLC
DB 17240 PG 2610
PIN: 0750095624

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0750196496
BM 2025 PG 517

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0750294489
BM 2025 PG 517

GENERAL NOTES:

1) Areas calculated by coordinate geometry.
2) All distances are horizontal ground distances.
3) All bearings are based on the North Carolina State Plane Coordinate System (NAD83, 2011 Adjustment)
4) At the time of survey a title was not provided and therefore an accurate depiction of any easements has not been shown on this plat. Easements may or may not be present on this site.
5) By graphic plotting, this property is located in Zone "X" (Areas determined to be outside of the 100-year flood plain) with portions of the land in Zone "AE" (Areas determined to be within the 100-year flood plain) by the Federal Emergency Agency on Flood Insurance Rate Map, Community Panel No. 3720075100K & 3720075000K, with an effective date of July 19, 2022, in Wake County, North Carolina. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
6) Boundary information shown hereon was prepared from an actual field survey and from existing records as referenced hereon.
7) Zoning: Residential Agricultural

LEGEND

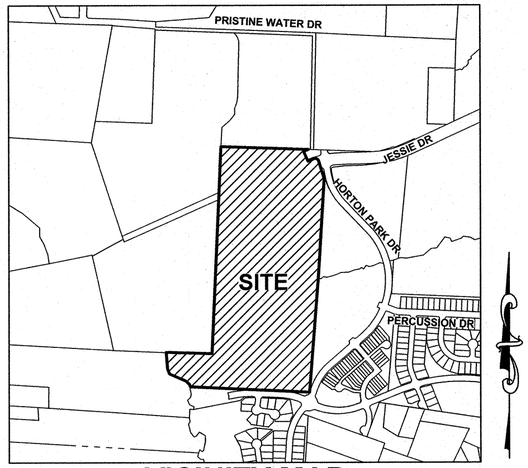
- Iron Pipe Found
- Iron Pin Found
- Mag Nail Found
- Iron Pipe Set
- Railroad Spike
- Computed Point
- Monument Found
- Existing Town of Apex Limits

NC Grid NAD 83 (2011 Adjustment)

GRAPHIC SCALE

0 75 150 300

1 inch =150 feet



VICINITY MAP

SCALE: 1"=1,000'

I, Jacob L. Buzzell, certify as to one of the following:

☐ 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. For the purposes of this subsection, an "existing parcel" or "existing easement" is an area of land described in a single, legal description or legally recorded subdivision that has been or may be legally conveyed to a new owner by deed in its existing configuration.

☐ 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. For the purposes of this subsection, a "control survey" is a survey that provides horizontal or vertical position data for support or control of other surveys or for mapping. A control survey, by itself, cannot be used to define or convey rights or ownership.

☐ 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.

I, Jacob L. Buzzell, a surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, do hereby certify that this Plat was drawn under my supervision from an actual survey made under my supervision from references as noted on said plat. That the ratio of precision as calculated from coordinates is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from cited references, and that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and official seal this 20th, day of August, 2025.

NORTH CAROLINA PROFESSIONAL SEAL L-5647 LAND SURVEYOR JACOB L. BUZZELL

Professional Surveyor L-5647

Town Clerk Certification Statement:
Annexation #_____

I, Allen Coleman, CMC, NCCC, Town Clerk, Apex, North Carolina certify that this is 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, NCCC, Town Clerk

RECORDED IN BOOK OF MAPS _____, PAGE _____, WAKE COUNTY REGISTRY

FIRM # C-2798
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

ANNEXATION MAP
FOR THE
TOWN OF APEX

ADDRESSES: 0 EAST WILLIAMS STREET PINs: 0751201670

Wake County, NC
White Oak Township
Town of Apex

Revisions:

Date: 08/19/2025

Drawn By: JRR
Scale: 1" = 150'

Project Number: 25-0021-504

Sheet Number: 1/1

O:\25-0021-504NC\DWG\Production Drawings\SURVEY\0021-504 Annexation Plat.dwg Annexation Plat Aug 20, 2025 - 2:47:29pm akring

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: September 23, 2025

Item Details

Presenter(s): Joshua Killian, Planner II

Department(s): Planning

Requested Motion

Public hearing and possible motion concerning Rezoning Application No. 25CZ09 Jessie Drive Industrial. The applicant, Gray Harrell, Beacon Development; seeks to rezone approximately 51.82 acres from Residential Agricultural (RA) to Light Industrial-Conditional Zoning (LI-CZ) and Medium Density Residential-Conditional Zoning (MD-CZ). The proposed rezoning is located at 0 E Williams St.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board held a Public Hearing on September 8, 2025 and unanimously recommended approval of the rezoning with the conditions offered by the applicant.

Item Details

The property to be rezoned is identified as PIN 0751201670.

Attachments

- PH4-A1: Staff Report - Rezoning Case No. 25CZ09 - Jessie Drive Industrial
  - Application - Rezoning Case No. 25CZ09 - Jessie Drive Industrial
- PH4-A2: Planning Board Report to Town Council - Rezoning Case No. 25CZ09 - Jessie Drive Industrial

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: 0 E Williams St
Applicant: Gray Harrell, Beacon Development
Owners: Glen Womble, Charles Womble, & Janet Arthurs

PROJECT DESCRIPTION:

Acreage: ±51.82
PIN: 0751201670
Current Zoning: Residential Agricultural (RA)
Proposed Zoning: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)
2045 Land Use Map: Industrial Employment/Office Employment; Medium Density Residential
Town Limits ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Light Industrial	Warehousing, general
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04); Rural Residential (RR)	Gladsong Drive; Single-Family (Horton Park); Vacant; Greenway
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04); Residential Agricultural (RA)	Vacant (Horton Park); Vacant; Jessie Drive
West:	Light Industrial (LI); Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ32)	Middle Creek; Vacant

EXISTING CONDITIONS:
The site is located at the western terminus of Jessie Drive and northern terminus of Horton Park Drive, adjacent to the Horton Park subdivision. The site is a densely vegetated parcel that is bisected by water and sewer utilities and creeks .

NEIGHBORHOOD MEETING:
The applicant conducted neighborhood meetings on June 17 and August 8, 2025. The neighborhood meeting reports are attached.

WCPSS COORDINATION:
A Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning as the proposed area designated as Medium Density Residential-Conditional Zoning has no proposed residential uses or density.

2045 LAND USE MAP:

The 2045 Land Use Map classifies the property subject to this rezoning as both Industrial Employment/Office Employment and Medium Density Residential. A stream on the parcel currently divides the two designations. The proposed rezoning to Light Industrial-Conditional Zoning (LI-CZ) and Medium Density Residential-Conditional Zoning (MD-CZ) is consistent with both 2045 Land Use Map designations.

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.

Proposed Uses – Light Industrial-Conditional Zoning (LI-CZ)

1. Government services
2. Transportation facility
3. Veterinary clinic or hospital
4. Vocational school
5. Utility, minor
6. Wireless support structure
7. Wireless communication facility
8. Botanical garden
9. Entertainment, indoor
10. Laboratory, industrial research
11. Greenway
12. Park, active
13. Park, passive
14. Broadcasting station (radio and television)
15. Radio and television recording studio
16. Commissary
17. Restaurant, general
18. Dispatching office
19. Medical or dental office or clinic
20. Medical or dental laboratory
21. Office, business or professional
22. Research facility
23. Parking garage, commercial
24. Parking lot, commercial
25. Parking lot, public
26. Artisan Studio
27. Funeral home
28. Glass sales
29. Health/fitness center or spa
30. Repair services, limited
31. Retail sales, bulky goods
32. Retail sales, general (%)
33. Studio for art
34. Upholstery shop
35. Pet services
36. Automotive Accessory Sales and Installation
37. Automotive paint or body shop
38. Automotive parts
39. Automotive service station
40. Repair and maintenance, general
41. Truck terminal
42. Vehicle sales and rental, heavy
43. Building supplies, wholesale
44. Contractor's office and storage yard
45. Machine or welding shop
46. Warehousing, general
47. Warehousing fulfillment center
48. Woodworking or cabinetmaking
49. Wholesaling distribution center
50. Brewery
51. Distillery
52. Manufacturing and processing
53. Manufacturing and processing, minor
54. Microbrewery
55. Microdistillery

Proposed Uses – Medium Density Residential-Conditional Zoning (MD-CZ)

1. Utility, minor
2. Greenway

Environmental Conditions:

1. 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.
2. On site stormwater treatment shall also include Green Stormwater Infrastructure measures within the project limits. At least two of the following Green Stormwater Infrastructure measures shall be utilized in the project: bio-retention area; permeable pavement systems; and rainwater harvesting (cisterns). Educational signage will be displayed where Green Stormwater Infrastructure devices are located, and such locations shall be open to the public and community groups for educational purposes.
3. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
4. The project shall preserve a minimum of 25% of the existing tree canopy.
5. Existing trees greater than 24” in diameter that are removed by site development shall be replaced by planting 1.5” caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternate location approved by Town Planning Staff, above and beyond UDO requirements.
6. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings. This shall not apply where loading docks are proposed along a building facade.
7. The project shall ensure that 100% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
8. 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.
9. At least (1) information sign or other marking shall be provided at the boundary of an area dedicated as Resource Conservation Area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
10. Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
11. There shall be no tree clearing within the perennial stream riparian buffer zones with the exception of required Town of Apex utilities, storm drainage outfalls, greenways, and public street connections.
12. Any required public road crossing within a riparian buffer shall be narrowed to the greatest extent possible, subject to Town of Apex design requirements and staff approval, in order to limit environmental impacts.
13. The project shall install (2) publicly accessible pet waste stations in the development.
14. The installation of EV charging spaces shall not reduce the width of adjacent sidewalks to less than 5 feet.
15. EV charging spaces shall be located such that the cords shall not cause a trip hazard.
16. The MD-CZ zoning district will be allocated for Resource Conservation Area, except for areas dedicated for greenway and utility, minor use. This RCA area will be shown at the first Site Plan submittal.

Architectural Conditions – LI-CZ:

1. 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.
2. The buildings shall have more than one parapet height.
3. The main entry shall be human scaled and emphasized through the use of features such as, but not limited to, columns, piers, windows, recessed entries, sheltering elements, rooflines, trim, color change, material change and masonry patterns. Recessed arcades, entries flush with the building face and small entries without adjacent windows shall be avoided.

Transportation Conditions:

1. Developer shall complete the extension of Jessie Drive from the intersection at Production Drive and Horton Park Dr to the western property boundary as a 4-lane median-divided major throughfare identified in the Apex Transportation Plan, a 76-foot-wide curb and gutter roadway, inclusive of a 23-foot-wide landscaped median, with 10-foot-wide side paths on both sides, and dedicate a 110-foot-wide public right-of-way.
2. Developer shall pay a fee in lieu for any portion of Jessie Drive that cannot be completed within the boundaries of the parcel due to physical constraints subject to review and approval by Town of Apex and based on an engineer's estimate.
3. Site access to the south of Jessie Drive shall be limited to one full movement intersection and one right in / right out access point. The right in / right out access point shall be located a minimum of 350 feet from the centerline of the Production Drive and Horton Park Drive Intersection. The full movement access point shall be located a minimum of 900 feet from the centerline of the Production Drive and Horton Park Drive Intersection.
4. A vehicular cross- access driveway or public street with 5-foot sidewalk shall be stubbed to the western boundary at the time of site plan(s) on both the north and south sides of Jessie Drive providing access to the aforementioned full movement intersection on Jessie Drive.

Use Conditions LI-CZ:

1. Development shall construct and dedicate the greenway through the LI-CZ acreage and terminate the greenway within 150 linear feet of the MD-CZ zoning boundary. The development shall dedicate a greenway easement though the MD-CZ acreage.
2. The following uses shall be prohibited within 300’ east of PINs: 0751311392, 0751217546, and 0751209246: Machine or welding shop; Manufacturing and processing; Laboratory, industrial research; Manufacturing and processing, minor; Brewery; Distillery.
3. The following uses shall be prohibited within 300’ east of PIN: 0751209246: Machine or welding shop; Manufacturing and processing; Laboratory, industrial research; Building supplies, wholesale; Manufacturing and processing, minor; Glass sales; Brewery; Distillery; Warehouse, general; Warehousing fulfillment center; Wholesaling distribution center.
4. The uses Transportation facility; and Truck terminal shall conform to the following conditions South of Jessie Drive:
    - All repair and maintenance activities shall be conducted within a fully enclosed structure.
    - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the outdoor storage standards of UDO Sec. 4.1.2 and buffer standards of UDO Sec. 8.2.6.

- No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246

5. The use Vehicle Sales and Rental, Heavy shall conform to the following conditions:
    - All repair and maintenance activities shall be conducted within an enclosed structure and screened from the view of adjacent lands by solid fencing, dense vegetative buffers, earthen berms, and/or other effective screening
    - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the buffer standards of Sec. 8.2.6.
    - No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246.
    - No display of vehicles for sale shall be located within 300' of PINs 0751311392, 0751217546, and 0751209246 nor within 300' of the Jessie Drive right-of-way.

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS:

The Apex Environmental Advisory Board (EAB) held a meeting for this rezoning on July 17, 2025. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Condition	Applicant's Response
• The project shall install one (2) 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.	Amended
• The project shall ensure that 100% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	Added
• 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.	Added
• No buffer averaging shall be allowed for Zone 3 of the riparian buffers.	Not Added
• 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.	Not Added
• The developer shall provide 5% of all parking spaces as EV charging spaces.	Not Added
• 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.	Amended

In addition to the zoning conditions, the EAB also recommended the applicant explore different greenway placement options to minimize the amount of large size trees that are impacted.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of Rezoning #25CZ09 Jessie Drive Industrial as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:
The Planning Board held a public hearing on September 8, 2025 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 which classifies the subject property as both Industrial Employment/Office Employment and Medium Density Residential. The proposed rezoning to Light Industrial-Conditional Zoning (LI-CZ) and Medium Density Residential-Conditional Zoning (MD-CZ) is consistent with both 2045 Land Use Map designations.
>
> The proposed rezoning is reasonable and in the public interest as it will allow development of the property in a manner consistent with development to the North and allow for uses that will generate jobs and increase the tax base. This rezoning will limit development within environmentally sensitive areas and while providing areas closest to existing and anticipated residential areas of Horton Park as Resource Conservation Area.

CONDITIONAL ZONING STANDARDS:
The Planning Board shall find the LI-CZ and 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.


Dixie Pipeline
MC Precast
Apex Commerce Center
Rezoning #25CZ09
E Williams St
55
Jessie Dr
Percussion Dr
Horton Park Dr
Horton Park
Redpoll Dr
Warbler Dr
Dezola St
Gladsong Dr
0
500
1,000
Feet
August 2025
May 2025 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 #: #25CZ09 Submittal Date:

Fee Paid:

Project Information

Project Name: Jessie Drive Industrial

Address(es): 0 East Williams, Apex NC 27539

PIN(s): 0751201670 (REID 0079108)

Acreage: 51.82

Current Zoning: RA Proposed Zoning: LI-CZ & MD-CZ

Current 2045 LUM Classification(s): Industrial Employment/Office Employment & 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: Gray Harrell

Address: 3600 South Blvd. Suite 250

City: Charlotte State: NC Zip: 28209

Phone: 704-597-7757 E-mail: gray@beacondevelopment.com

Owner Information

Name: Glen Womble

Address: 2816 Banks Knoll Drive

City: Cary State: NC Zip: 27519

Phone: 540-623-0918 E-mail: glenwomble0921@gmail.com

Agent Information

Name: Walker Gorham

Address: 3600 South Blvd. Suite 250

City: Charlotte State: NC Zip: 28209

Phone: 704-597-7757 E-mail: walker@beacondevelopment.com

Other contacts: Gray Harrell - gray@beacondevelopment.com

Kyle Coyne - kyle@beacondevelopment.com

PETITION INFORMATION

Application #: #25CZ09 Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from RA to LI-CZ & 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	See attached sheet	21	
2		22	
3		23	
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19		39	
20		40	

PETITION INFORMATION

Application #: #25CZ09 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 sheet

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 LI-CZ and MD-CZ Districts are consistent with the 2045 Land Use Map designating the majority of the parcel as Industrial / Office Employment with the southern portion designated as Medium Density Residential. The proposed LI-CZ District will bring employment opportunities upon development while the proposed MD-CZ District will provide enhanced buffering to the south.

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

Both the LI-CZ and MD-CZ Districts are compatible with the surrounding areas. The LI-CZ District is located to the south / southeast of existing LI Zoning as well as the Apex Commerce Park development. The MD-CZ acreage is located adjacent to the Horton Park development.

3) Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.

Supplemental standards in Section 4.4 exist for several of the allowed uses. Depending on the uses proposed at the time of Site Plan review, the supplemental standards will be met.

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.

Design with the proposed LI-CZ and MD-CZ District's use will minimize adverse effects onto the adjacent lands and will meet the Town's Design Ordinance accordingly to ensure impacts are minimized. A traffic impact analysis will be performed and submitted at the time of Site Plan review to confirm no adverse impacts or mitigate adverse impacts of traffic. Furthermore, there are several conditions associated with this rezoning request that will aide in minimizing noise, lighting, and visual impacts to adjacent lands.

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.

See attached for the environmental conditions.

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 LI-CZ and MD-CZ Districts use intends to avoid impacts to public facilities. The proposed potable water system will be looped as necessary to ensure adequate water flow and/or pressure. There will be no negative impacts to the road system (Traffic Impact Analysis will be prepared during development plan review phase) or the 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.

Health, safety, or welfare of the Town of Apex residents will not be affected and the proposed zoning districts contain several Rezoning Conditions to ensure such. At the time of Site Plan review, any proposed development will comply with all Town of Apex standards.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

The proposed districts are not detrimental to adjacent properties. This development will benefit adjacent properties by extending public infrastructure and greenway easements to serve the adjacent community.

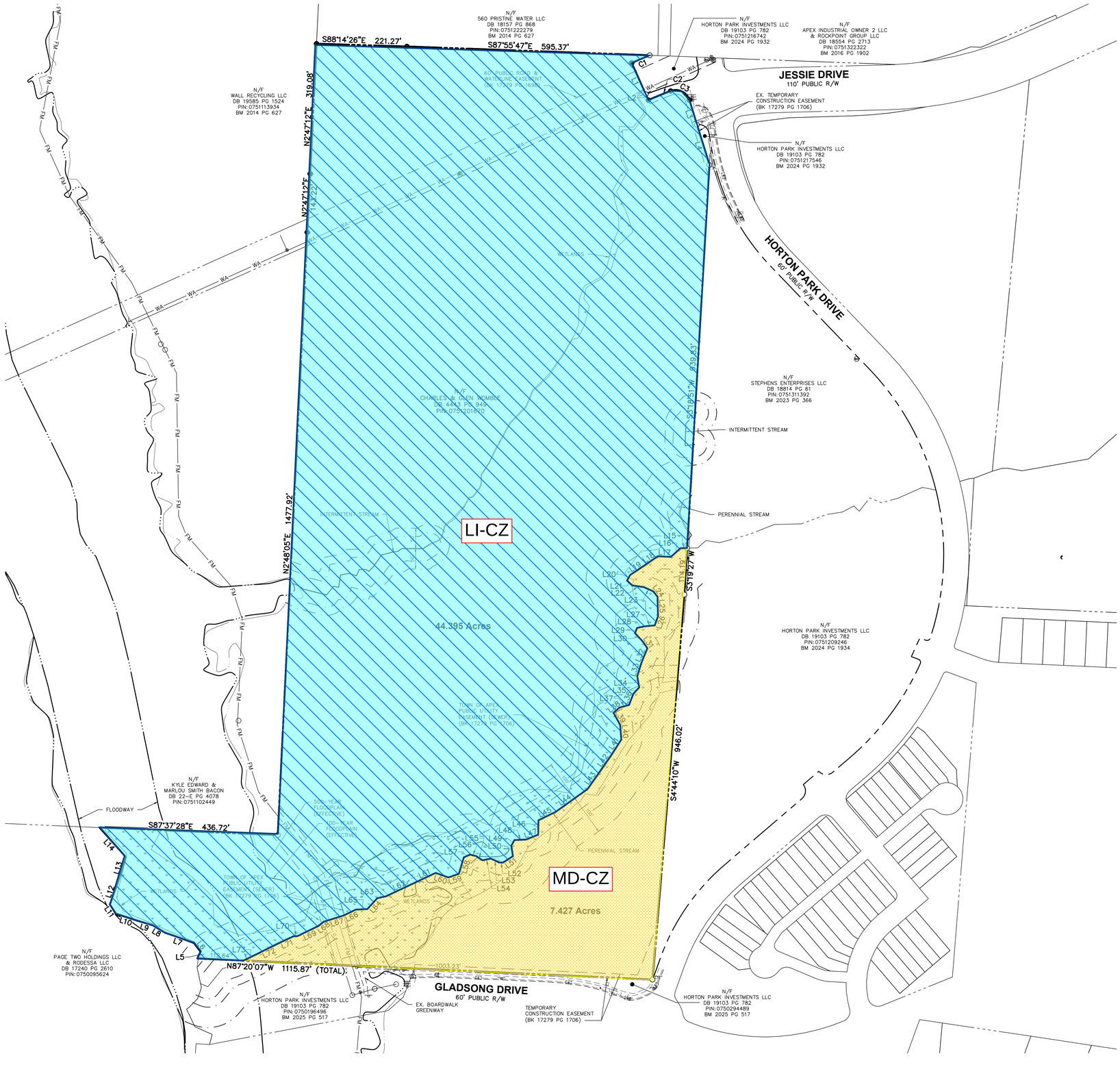
9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

Neither district will constitute nuisance or hazard due to traffic impact or noise. A traffic impact analysis will be conducted at the time of Site Plan review based on the proposed zoning to ensure there will be no traffic concerns or mitigate traffic concerns on the surrounding roadway infrastructure. All development will comply with landscape buffering requirements set forth in the Town of Apex Code of Ordinance to minimize noise nuisance.

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.

Both proposed Districts will comply with all Town of Apex requirements from the site planning, utility, stormwater, erosion control, and traffic standards.

#25CZ09



LINE TABLE		
LINE	LENGTH	BEARING
L1	84.24'	S24°14'22"E
L2	15.76'	S24°14'22"E
L3	62.87'	S17°02'25"E
L4	103.17'	S17°02'25"E
L5	18.23'	N24°51'43"E
L6	26.87'	N36°59'37"W
L7	75.77'	N70°05'17"W
L8	33.90'	N58°57'06"W
L9	36.95'	N73°41'40"W
L10	58.04'	N72°10'08"W
L11	26.99'	N33°12'13"W
L12	60.07'	N19°37'55"E
L13	62.77'	N17°28'12"E
L14	96.28'	N41°46'44"W
L15	16.13'	S87°10'08"W
L16	31.09'	S47°55'48"W
L17	32.42'	N87°22'09"W
L18	39.43'	S54°40'53"W
L19	42.02'	S57°18'46"W
L20	16.02'	S30°45'09"W
L21	17.11'	S45°54'01"E
L22	29.75'	S81°22'07"E
L23	24.34'	S66°35'08"E
L24	17.20'	S38°52'19"E
L25	48.01'	S01°46'38"E
L26	23.83'	S19°46'57"W
L27	26.19'	S84°17'36"W
L28	17.97'	S76°50'10"W
L29	13.54'	S20°56'14"W
L30	26.07'	S43°17'01"E
L31	21.59'	S35°54'02"E
L32	45.88'	S22°25'08"W
L33	27.09'	S15°57'20"W
L34	28.13'	S09°05'11"E
L35	20.66'	S41°30'58"W
L36	29.62'	S22°27'23"W
L37	22.98'	S73°27'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L38	20.36'	S52°08'38"W
L39	33.59'	S29°45'42"E
L40	36.42'	S04°41'20"E
L41	38.48'	S31°44'27"W
L42	58.27'	S34°11'42"W
L43	50.23'	S36°20'43"W
L44	96.51'	S54°21'49"W
L45	46.76'	S63°42'20"W
L46	35.62'	S01°07'27"W
L47	30.97'	S68°41'27"W
L48	29.15'	S87°15'14"W
L49	15.54'	S29°39'18"W
L50	25.72'	S09°23'00"E
L51	29.13'	S55°26'19"W
L52	10.52'	N84°55'25"W
L53	21.57'	N65°06'37"W
L54	21.61'	S78°49'07"W
L55	18.99'	N56°31'23"W
L56	15.26'	N77°40'08"W
L57	15.49'	S67°20'14"W
L58	42.50'	S16°33'34"W
L59	27.41'	S70°39'11"W
L60	33.16'	N70°18'16"W
L61	52.73'	S64°55'17"W
L62	81.22'	S64°40'44"W
L63	22.39'	S77°59'47"W
L64	35.96'	S41°52'06"W
L65	27.98'	S87°36'57"W
L66	33.73'	S64°12'39"W
L67	51.03'	S73°01'52"W
L68	17.74'	S50°59'00"W
L69	55.49'	S64°08'18"W
L70	11.23'	S84°17'35"W
L71	43.54'	S66°18'02"W
L72	54.99'	S62°34'58"W
L73	37.03'	S64°33'06"W

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.93'	1000.82'	002°44'39"	47.93'	S67°08'00"W
C2	59.13'	899.85'	003°45'54"	59.12'	N67°38'34"E
C3	57.08'	35.00'	093°26'17"	50.96'	S63°45'27"E

LEGEND

- EX. BOUNDARY LINE
- EX. RIGHT-OF-WAY LINE
- PR. BOUNDARY LINE
- SETBACK LINE
- EASEMENT LINE
- EX. WETLANDS

GRAPHIC SCALE

0 60 120 240

1 inch = 120 feet

PLAN PREPARED BY: FIRM # C-2798

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

51 Kilmayne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

BEACON PARTNERS
300 East Morehead St.
Suite 200
Charlotte, North Carolina 28269
tel. 704.597.7757
fax 704.598.6335

Town of Apex, Wake County, North Carolina

0 East Williams Street

CONCEPT SITE PLAN

FOR

BEACON PARTNERS

OVERALL SITE LAYOUT

05/28/2025

Issue Dates:

Date: 05/28/2025
Scale: 1"=120'

Drawn By:	Checked By:
JRR	JDW

Project Number:
25-0021-504

Drawing Number:
1 / 1

O:\25-0021-504NC\DWG\Production Drawings\SURVEY\0021-504 Stream CL Metes & Bounds.dwg Stream CL Metes & Bounds May 28, 2025 - 9:59:09am jroyal

#25CZ09

LI-CZ Zoning Description
44.395 Acres

Situated in the State of North Carolina, County of Wake, Town of Apex, and being a portion of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe found at an easterly corner of that 37.27 acre tract conveyed to Wall Recycling LLC of record in Deed Book 19585, Page 1524, the southwest corner of that 17.65 acre tract conveyed to 560 Pristine Water LLC of record in Deed Book 18157, Page 868, said point being the northwest corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 711796.545, Easting 2051789.396;

Thence along the common line of said 17.65 and said 51.822 acre tract the following two (2) courses:

S 88° 14' 26" E, a distance of **221.27 feet** to an iron pipe found;

S 87° 55' 47" E, a distance of **595.37 feet** to an iron pipe set in the northerly line of that 0.24 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence along the common line of said 0.24 acre tract and said 51.822 acre tract the following two (2) courses:

with a curve to the left, having a chord bearing and distance of **S 67° 08' 00" W**, **47.93 feet**, a radius of **1000.82 feet**, a central angle of **02° 44' 39",** and an arc length of **47.93 feet** to an iron pipe found;

S 24° 14' 22" E, a distance of **84.24 feet** to a point at the northwesterly corner of the right of way of Jessie Drive (S.R. 1304) of record in Book of Maps 2024, Page 1932;

Thence along the common line of said right of way of Jessie Drive and said 51.822 acre tract the following four (4) courses:

S 24° 14' 22" E, a distance of **15.76 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **N 67° 38' 34" E**, **59.12 feet**, a radius of **899.85 feet**, a central angle of **03° 45' 54",** and an arc length of **59.13 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **S 63° 45' 27" E**, **50.96 feet**, a radius of **35.00 feet**, a central angle of **93° 26' 17",** and an arc length of **57.08 feet** to an iron pipe found;

S 17° 02’ 25” E, a distance of **62.87 feet** to a point at the northwesterly corner of that 0.03 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence **S 17° 02’ 25” E** with the common line of said 0.03 acre tract and said 51.822 acre tract, a distance of **103.17 feet** to a northwesterly corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, being an easterly corner of said 51.822 acre tract;

Thence, **S 03° 18’ 51” W**, along the common line of said 15.47 acre tract and said 51.822 acre tract a distance of **939.83 feet** to an iron pipe set at the southwest corner of said 15.47 acre tract, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence across said 51.822 acre tract the following fifty-nine(59) courses:

S 87° 10' 08" W, a distance of **16.13 feet** to a computed point;

S 47° 55' 48" W, a distance of **31.09 feet** to a computed point;

N 87° 22' 09" W, a distance of **32.42 feet** to a computed point;

S 54° 40' 53" W, a distance of **39.43 feet** to a computed point;

S 57° 18' 46" W, a distance of **42.02 feet** to a computed point;

S 30° 45' 09" W, a distance of **16.02 feet** to a computed point;

S 45° 54' 01" E, a distance of **17.11 feet** to a computed point;

S 81° 22' 07" E, a distance of **29.75 feet** to a computed point;

S 66° 35' 08" E, a distance of **24.34 feet** to a computed point;

S 38° 52' 19" E, a distance of **17.20 feet** to a computed point;

S 01° 46' 38" E, a distance of **48.01 feet** to a computed point;

S 19° 46' 57" W, a distance of **23.83 feet** to a computed point;

S 84° 17' 36" W, a distance of **26.19 feet** to a computed point;

S 76° 50' 10" W, a distance of **17.97 feet** to a computed point;

S 20° 56' 14" W, a distance of **13.54 feet** to a computed point;

S 43° 17' 01" E, a distance of **26.07 feet** to a computed point;

S 35° 54' 02" E, a distance of **21.59 feet** to a computed point;

S 22° 25' 08" W, a distance of **45.88 feet** to a computed point;

S 15° 57' 20" W, a distance of **27.09 feet** to a computed point;

S 09° 05' 11" E, a distance of **28.13 feet** to a computed point;

S 41° 30' 58" W, a distance of **20.66 feet** to a computed point;

S 22° 27' 23" W, a distance of **29.62 feet** to a computed point;

S 73° 27' 12" W, a distance of **22.98 feet** to a computed point;

S 52° 08' 38" W, a distance of **20.36 feet** to a computed point;

S 29° 45' 42" E, a distance of **33.59 feet** to a computed point;

S 04° 41' 20" E, a distance of **36.42 feet** to a computed point;

S 31° 44' 27" W, a distance of **38.48 feet** to a computed point;

S 34° 11' 42" W, a distance of **58.27 feet** to a computed point;

S 36° 20' 43" W, a distance of **50.23 feet** to a computed point;

S 54° 21' 49" W, a distance of **96.51 feet** to a computed point;

S 63° 42' 20" W, a distance of **46.76 feet** to a computed point;

S 01° 07' 27" W, a distance of **35.62 feet** to a computed point;

S 68° 41' 27" W, a distance of **30.97 feet** to a computed point;

S 87° 15' 14" W, a distance of **29.15 feet** to a computed point;

S 29° 39' 18" W, a distance of **15.54 feet** to a computed point;

S 09° 23' 00" E, a distance of **25.72 feet** to a computed point;

S 55° 26' 19" W, a distance of **29.13 feet** to a computed point;

N 84° 55' 25" W, a distance of **10.52 feet** to a computed point;

N 56° 06' 37" W, a distance of **21.57 feet** to a computed point;

S 78° 49' 07" W, a distance of **21.61 feet** to a computed point;

N 56° 31' 23" W, a distance of **18.99 feet** to a computed point;

N 77° 40' 08" W, a distance of **15.26 feet** to a computed point;

S 67° 20' 14" W, a distance of **15.49 feet** to a computed point;

S 16° 33' 34" W, a distance of **42.50 feet** to a computed point;

S 70° 39' 11" W, a distance of **27.41 feet** to a computed point;

N 70° 18' 16" W, a distance of **33.16 feet** to a computed point;

S 64° 55' 17" W, a distance of **52.73 feet** to a computed point;

S 64° 40' 44" W, a distance of **81.22 feet** to a computed point;

S 77° 59' 47" W, a distance of **22.39 feet** to a computed point;

S 41° 52' 06" W, a distance of **35.96 feet** to a computed point;

S 87° 36' 57" W, a distance of **27.98 feet** to a computed point;

S 64° 12' 39" W, a distance of **33.73 feet** to a computed point;

S 73° 01' 52" W, a distance of **51.03 feet** to a computed point;

S 50° 59' 00" W, a distance of **17.74 feet** to a computed point;

S 64° 08' 18" W, a distance of **55.49 feet** to a computed point;

S 84° 17' 35" W, a distance of **11.23 feet** to a computed point;

S 66° 18' 02" W, a distance of **43.54 feet** to a computed point;

S 62° 34' 58" W, a distance of **54.99 feet** to a computed point;

S 64° 33' 06" W, a distance of **37.03 feet** to a computed point;

Thence, **N 87° 20’ 07” W**, along the common line of said 51.822 acre tract and the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **112.64 feet** to a computed point in the centerline of a stream being the easterly line of a 22.08 acre tract conveyed to Page Two Holdings LLC & Rodessa LLC, the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence along the said stream being the common line of said 22.08 acre tract and said 51.822 acre tract the following ten (10) courses:

N 24° 51’ 43” E, a distance of **18.23 feet** to a computed point;

N 36° 59’ 37” W, a distance of **26.87 feet** to a computed point;

N 70° 05’ 17” W, a distance of **75.77 feet** to a computed point;

N 58° 57’ 06” W, a distance of **33.90 feet** to a computed point;

N 73° 41’ 40” W, a distance of **36.95 feet** to a computed point;

N 72° 10’ 08” W, a distance of **58.04 feet** to a computed point;

N 33° 12’ 13” W, a distance of **26.99 feet** to a computed point;

N 19° 37’ 55” E, a distance of **60.07 feet** to a computed point;

N 17° 28’ 12” E, a distance of **62.77 feet** to a computed point;

N 41° 46’ 44” W, a distance of **96.28 feet** to a computed point in the southerly line of that 28.62 acre tract conveyed to Kyle Edward & Marlou Smith Bacon of record in Deed Book 22-E, Page 4078, being a westerly corner of said 51.822 acre tract, the northeast corner of said 22.08 acre tract;

Thence along the common line of said 28.62 acre tract and said 51.822 acre tract the following two (2) courses:

S 87° 37’ 28” E, a distance of **436.72 feet** to an iron pipe set;

N 02° 48’ 05” E, a distance of **1,477.92 feet** to an iron pipe found in the westerly line of said 51.822 acre tract, being the northeast corner of said 28.62 acre tract, the southeast corner of said 37.27 acre tract;

Thence along the common line of said 37.27 acre tract and said 51.822 acre tract the following two (2) courses:

N 02° 47’ 12” E, a distance of **143.22 feet** to an iron pipe found;

N02° 47’ 12” E, a distance of **319.08 feet** to the **Point of Beginning**, and containing **44.395 acres** of land, more or less, as calculated by the above courses.

The above description was prepared by James D. Whitacre, P.L.S. L-5273 on July 23, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025.

The **Basis of Bearings** used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina.

ADVANCED CIVIL DESIGN, INC.
James D. Whitacre, PE, PLS
51 Kilmayne Drive, Suite 102
Cary, NC 27511
919-460-2024

MD-CZ Zoning Description
7.427 Acres

Situated in the State of North Carolina, County of Wake, Town of Apex, and being a portion of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe set at the southwest corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, the easterly corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 710561.382, Easting 2052697.144;

Thence along the common line of said 9.97 acre tract and said 51.822 acre tract the following two (2) courses:

S 03° 19’ 27” W, a distance of **114.19 feet** to an iron pipe set;

S 04° 44’ 10” W, a distance of **946.02 feet** to an iron pipe set in the northeastern corner of that 0.10 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a southerly corner of said 9.97 acre tract, and being the southeast corner of said 51.822 acre tract;

Thence, **N 87° 20’ 07” W**, along the common line of said 51.822 acre tract, said 0.10 acre tract, the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **1003.23 feet** to a computed point in the centerline of a stream being the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence across said 51.822 acre tract and along the centerline of a stream the following fifty-nine (59) courses:

N 64° 33' 06" E, a distance of **37.03 feet** to a computed point;

N 62° 34' 58" E, a distance of **54.99 feet** to a computed point;

N 66° 18' 02" E, a distance of **43.54 feet** to a computed point;

N 84° 17' 35" E, a distance of **11.23 feet** to a computed point;

N 64° 08' 18" E, a distance of **55.49 feet** to a computed point;

N 50° 59' 00" E, a distance of **17.74 feet** to a computed point;

N 73° 01' 52" E, a distance of **51.03 feet** to a computed point;

N 64° 12' 39" E, a distance of **33.73 feet** to a computed point;

N 87° 36' 57" E, a distance of **27.98 feet** to a computed point;

N 41° 52' 06" E, a distance of **35.96 feet** to a computed point;

N 77° 59' 47" E, a distance of **22.39 feet** to a computed point;

N 64° 40' 44" E, a distance of **81.22 feet** to a computed point;

N 64° 55' 17" E, a distance of **52.73 feet** to a computed point;

S 70° 18' 16" E, a distance of **33.16 feet** to a computed point;

N 70° 39' 11" E, a distance of **27.41 feet** to a computed point;

N 16° 33' 34" E, a distance of **42.50 feet** to a computed point;

N 67° 20' 14" E, a distance of **15.49 feet** to a computed point;

S 77° 40' 08" E, a distance of **15.26 feet** to a computed point;

S 56° 31' 23" E, a distance of **18.99 feet** to a computed point;

N 78° 49' 07" E, a distance of **21.61 feet** to a computed point;

S 65° 06' 37" E, a distance of **21.57 feet** to a computed point;

S 84° 55' 25" E, a distance of **10.52 feet** to a computed point;

N 55° 26' 19" E, a distance of **29.13 feet** to a computed point;

N 09° 23' 00" W, a distance of **25.72 feet** to a computed point;

N 29° 39' 18" E, a distance of **15.54 feet** to a computed point;

N 87° 15' 14" E, a distance of **29.15 feet** to a computed point;

N 68° 41' 27" E, a distance of **30.97 feet** to a computed point;

N 01° 07' 27" E, a distance of **35.62 feet** to a computed point;

N 63° 42' 20" E, a distance of **46.76 feet** to a computed point;

N 54° 21' 49" E, a distance of **96.51 feet** to a computed point;

N 36° 20' 43" E, a distance of **50.23 feet** to a computed point;

N 34° 11' 42" E, a distance of **58.27 feet** to a computed point;

N 31° 44' 27" E, a distance of **38.48 feet** to a computed point;

N 04° 41' 20" W, a distance of **36.42 feet** to a computed point;

N 29° 45' 42" W, a distance of **33.59 feet** to a computed point;

N 52° 08' 38" E, a distance of **20.36 feet** to a computed point;

N 73° 27' 12" E, a distance of **22.98 feet** to a computed point;

N 22° 27' 23" E, a distance of **29.62 feet** to a computed point;

N 41° 30' 58" E, a distance of **20.66 feet** to a computed point;

N 09° 05' 11" W, a distance of **28.13 feet** to a computed point;

N 15° 57' 20" E, a distance of **27.09 feet** to a computed point;

N 22° 25' 08" E, a distance of **45.88 feet** to a computed point;

N 35° 54' 02" W, a distance of **21.59 feet** to a computed point;

N 43° 17' 01" W, a distance of **26.07 feet** to a computed point;

N 20° 56' 14" E, a distance of **13.54 feet** to a computed point;

N 76° 50' 10" E, a distance of **17.97 feet** to a computed point;

N 84° 17' 36" E, a distance of **26.19 feet** to a computed point;

N 19° 46' 57" E, a distance of **23.83 feet** to a computed point;

N 01° 46' 38" W, a distance of **48.01 feet** to a computed point;

N 38° 52' 19" W, a distance of **17.20 feet** to a computed point;

N 66° 35' 08" W, a distance of **24.34 feet** to a computed point;

N 81° 22' 07" W, a distance of **29.75 feet** to a computed point;

N 45° 54' 01" W, a distance of **17.11 feet** to a computed point;

N 30° 45' 09" E, a distance of **16.02 feet** to a computed point;

N 57° 18' 46" E, a distance of **42.02 feet** to a computed point;

N 54° 40' 53" E, a distance of **39.43 feet** to a computed point;

S 87° 22' 09" E, a distance of **32.42 feet** to a computed point;

N 47° 55' 48" E, a distance of **31.09 feet** to a computed point;

N 87° 10' 08" E, a distance of **16.13 feet** to the **True Point of Beginning**, and containing **7.427 acres** of land, more or less, as calculated by the above courses.

The above description was prepared by James D. Whitacre, P.L.S. L-5273 on July 23, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025.

The **Basis of Bearings** used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina.

ADVANCED CIVIL DESIGN, INC.
James D. Whitacre, PE, PLS
51 Kilmayne Drive, Suite 102
Cary, NC 27511
919-460-2024

Proposed Uses – Light Industrial Conditional Zoning (LI-CZ)

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. Government service
2. Transportation facility
3. Veterinary clinic or hospital
4. Vocational school
5. Utility, minor
6. Wireless support structure
7. Wireless communication facility
8. Botanical garden
9. Entertainment, indoor
10. Laboratory, industrial research
11. Greenway
12. Park, active
13. Park, passive
14. Broadcasting station (radio and television)
15. Radio and television recording studio
16. Commissary
17. Restaurant, general
18. Dispatching office
19. Medical or dental office or clinic
20. Medical or dental laboratory
21. Office, business or professional
22. Research facility
23. Parking garage, commercial
24. Parking lot, commercial
25. Parking lot, public
26. Artisan Studio
27. Funeral home
28. Glass sales
29. Health/fitness center or spa
30. Repair services, limited
31. Retail sales, bulky goods
32. Retail sales, general (%)
33. Studio for art
34. Upholstery shop
35. Pet services
36. Automotive Accessory Sales and Installation
37. Automotive paint or body shop
38. Automotive parts
39. Automotive service station
40. Repair and maintenance, general
41. Truck terminal
42. Vehicle sales and rental, heavy
43. Building supplies, wholesale
44. Contractor's office and storage yard
45. Machine or welding shop
46. Warehousing, general
47. Warehousing fulfillment center
48. Woodworking or cabinetmaking
49. Wholesaling distribution center
50. Brewery
51. Distillery
52. Manufacturing and processing
53. Manufacturing and processing, minor
54. Microbrewery
55. Microdistillery

Proposed Uses – Medium Density Conditional Zoning (MD-CZ)

1. Utility, minor
2. Greenway

Environmental Conditions:

1. 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.
2. On site stormwater treatment shall also include Green Stormwater Infrastructure measures within the project limits. At least two of the following Green Stormwater Infrastructure measures shall be utilized in the project: bio-retention area; permeable pavement systems; and rainwater harvesting (cisterns). Educational signage will be displayed where Green Stormwater Infrastructure devices are located, and such locations shall be open to the public and community groups for educational purposes.
3. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
4. The project shall preserve a minimum of 25% of the existing tree canopy.
5. Existing trees greater than 24” in diameter that are removed by site development shall be replaced by planting 1.5” caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternate location approved by Town Planning Staff, above and beyond UDO requirements.
6. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings. This shall not apply where loading docks are proposed along a building facade.
7. The project shall ensure that 100% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
8. 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.
9. At least (1) information sign or other marking shall be provided at the boundary of an area dedicated as Resource Conservation Area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
10. Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
11. There shall be no tree clearing within the perennial stream riparian buffer zones with the exception of required Town of Apex utilities, storm drainage outfalls, greenways, and public street connections.
12. Any required public road crossing within a riparian buffer shall be narrowed to the greatest extent possible, subject to Town of Apex design requirements and staff approval, in order to limit environmental impacts.
13. The project shall install (2) publicly accessible pet waste stations in the development.
14. The installation of EV charging spaces shall not reduce the width of adjacent sidewalks to less than 5 feet.
15. EV charging spaces shall be located such that the cords shall not cause a trip hazard.
16. The MD-CZ zoning district will be allocated for Resource Conservation Area, except for areas dedicated for greenway and utility, minor use. This RCA area will be shown at the first Site Plan submittal.

Architectural Conditions – LI CZ:

1. 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.
2. The buildings shall have more than one parapet height.
3. The main entry shall be human scaled and emphasized through the use of features such as, but not limited to, columns, piers, windows, recessed entries, sheltering elements, rooflines, trim, color change, material change and masonry patterns. Recessed arcades, entries flush with the building face and small entries without adjacent windows shall be avoided.

Transportation Conditions:

1. Developer shall complete the extension of Jessie Drive from the intersection at Production Drive and Horton Park Dr to the western property boundary as a 4-lane median-divided major thoroughfare identified in the Apex Transportation Plan, a 76-foot-wide curb and gutter roadway, inclusive of a 23-foot-wide landscaped median, with 10-foot-wide side paths on both sides, and dedicate a 110-foot-wide public right-of-way.
2. Developer shall pay a fee in lieu for any portion of Jessie Drive that cannot be completed within the boundaries of the parcel due to physical constraints subject to review and approval by Town of Apex and based on an engineer's estimate.
3. Site access to the south of Jessie Drive shall be limited to one full movement intersection and one right in / right out access point. The right in / right out access point shall be located a minimum of 350 feet from the centerline of the Production Drive and Horton Park Drive Intersection. The full movement access point shall be located a minimum of 900 feet from the centerline of the Production Drive and Horton Park Drive Intersection.
4. A vehicular cross- access driveway or public street with 5-foot sidewalk shall be stubbed to the western boundary at the time of site plan(s) on both the north and south sides of Jessie Drive providing access to the aforementioned full movement intersection on Jessie Drive.

Use Conditions LI-CZ:

1. Development shall construct and dedicate the greenway through the LI-CZ acreage and terminate the greenway within 150 linear feet of the MD-CZ zoning boundary. The development shall dedicate a greenway easement though the MD-CZ acreage.
2. The following uses shall be prohibited within 300' east of PINs: 0751311392, 0751217546, and 0751209246: machine or welding shop; manufacturing and processing; laboratory, industrial research; manufacturing and processing, minor; brewery; distillery.
3. The following uses shall be prohibited within 300' east of PIN: 0751209246: machine or welding shop; manufacturing and processing; laboratory, industrial research; building supplies, wholesale; manufacturing and processing, minor; glass sales; brewery; distillery; warehouse, general; warehousing fulfillment center; wholesaling distribution center.
4. The uses Transportation facility; and Truck terminal shall conform to the following conditions South of Jessie Drive:
    - All repair and maintenance activities shall be conducted within a fully enclosed structure.
    - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the outdoor storage standards of UDO Sec. 4.1.2 and buffer standards of UDO Sec. 8.2.6.
    - No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246
5. The use Vehicle Sales and Rental, Heavy shall conform to the following conditions:
    - All repair and maintenance activities shall be conducted within an enclosed structure and screened from the view of adjacent lands by solid fencing, dense vegetative buffers, earthen berms, and/or other effective screening
    - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the buffer standards of Sec. 8.2.6.
    - No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246.
    - No display of vehicles for sale shall be located within 300' of PINs 0751311392, 0751217546, and 0751209246 nor within 300' of the Jessie Drive right-of-way.

#25CZ09

S88°14'26"E 221.27'

S87°55'47"E 595.37'

N2°47'12"E 319.08'

N2°47'12"E 143.22'

N2°48'05"E 1477.92'

S87°37'28"E 436.72'

N87°20'07"W 1115.87' (TOTAL)

S3°18'51"W 939.83'

S3°19'27"W 114.19'

S4°44'10"W 946.02'

112.64'

1003.23'

JESSIE DRIVE
110' PUBLIC R/W

HORTON PARK DRIVE
90' PUBLIC R/W

GLADSONG DRIVE
60' PUBLIC R/W

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0751217546
BM 2024 PG 1932

THE FOLLOWING USES SHALL BE PROHIBITED WITHIN 300' WEST OF PIN: 0751311392 & 0751217546: MACHINE OR WELDING SHOP; MANUFACTURING AND PROCESSING; LABORATORY, INDUSTRIAL RESEARCH; MANUFACTURING AND PROCESSING, MINOR; BREWERY; DISTILLERY

N/F
STEPHENS ENTERPRISES LLC
DB 18814 PG 61
PIN: 0751311392
BM 2023 PG 366

INTERMITTENT STREAM

PERENNIAL STREAM

N/F
HORTON PARK INVESTMENTS LLC
DB 19103 PG 782
PIN: 0751209246
BM 2024 PG 1934

THE FOLLOWNG USES SHALL BE PROHIBITED WITHIN 300' EAST OF PIN: 0751209246: MACHINE OR WELDING SHOP; MANUFACTURING AND PROCESSING; LABORATORY, INDUSTRIAL RESEARCH; BUILDING SUPPLIES, WHOLESALE, MANUFACTURING AND PROCESSING, MINOR; GLASS SALES; BREWERY; DISTILLERY; WAREHOUSING, GENERAL; WAREHOUSING FULFILLMENT CENTER; WHOLESALING DISTRIBUTION CENTER

LI-CZ REZONING LIMITS

MD-CZ REZONING LIMITS

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.24'	S24°14'22"E
L2	15.76'	S24°14'22"E
L3	62.87'	S17°02'25"E
L4	103.17'	S17°02'25"E
L5	18.23'	N24°51'43"E
L6	26.87'	N36°59'37"W
L7	75.77'	N70°05'17"W
L8	33.90'	N58°57'06"W
L9	36.95'	N73°41'40"W
L10	58.04'	N72°10'08"W
L11	26.99'	N33°12'13"W
L12	60.07'	N19°37'55"E
L13	62.77'	N17°28'12"E
L14	96.28'	N41°46'44"W
L15	16.13'	S87°10'08"W
L16	31.09'	S47°55'48"W
L17	32.42'	N87°22'09"W
L18	81.42'	S56°02'21"W
L19	16.02'	S30°45'09"W
L20	17.11'	S45°54'01"E
L21	29.75'	S81°22'07"E
L22	40.37'	S55°09'21"E
L23	70.72'	S05°20'05"W
L24	44.07'	S81°15'35"W
L25	13.54'	S20°56'14"W

LINE TABLE		
LINE	LENGTH	BEARING
L26	47.55'	S39°56'22"E
L27	63.92'	S20°01'14"W
L28	33.63'	S05°01'30"E
L29	52.71'	S30°16'24"W
L30	42.60'	S63°27'01"W
L31	33.59'	S29°45'42"E
L32	36.42'	S04°41'20"E
L33	146.92'	S34°17'15"W
L34	142.86'	S57°24'34"W
L35	35.62'	S01°07'27"W
L36	59.34'	S77°41'20"W
L37	39.03'	S05°08'10"W
L38	29.13'	S55°26'19"W
L39	31.67'	N71°34'36"W
L40	21.61'	S78°49'07"W
L41	33.68'	N65°55'53"W
L42	15.49'	S67°20'14"W
L43	42.50'	S16°33'34"W
L44	27.41'	S70°39'11"W
L45	33.16'	N70°18'16"W
L46	133.95'	S64°46'28"W
L47	55.63'	S55°35'45"W
L48	27.98'	S87°36'57"W
L49	101.50'	S66°20'12"W
L50	201.58'	S65°21'26"W

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.93'	1000.82'	002°44'39"	47.93'	S67°08'00"W
C2	59.13'	899.85'	003°45'54"	59.12'	N67°38'34"E
C3	57.08'	35.00'	093°26'17"	50.96'	S63°45'27"E

LEGEND

- PROHIBITED AREA: MACHINE OR WELDING SHOP; MANUFACTURING AND PROCESSING; LABORATORY, INDUSTRIAL RESEARCH; MANUFACTURING AND PROCESSING, MINOR; BREWERY; DISTILLERY
- PROHIBITED AREA: MACHINE OR WELDING SHOP; MANUFACTURING AND PROCESSING; LABORATORY, INDUSTRIAL RESEARCH; BUILDING SUPPLIES, WHOLESALE, MANUFACTURING AND PROCESSING, MINOR; GLASS SALES; BREWERY; DISTILLERY; WAREHOUSING, GENERAL; WAREHOUSING FULFILLMENT CENTER; WHOLESALING DISTRIBUTION CENTER
- LI-CZ, LIGHT INDUSTRIAL CONDITIONAL ZONING
- MD-CZ, MEDIUM DENSITY CONDITIONAL ZONING
- CONCEPTUAL VEHICULAR ACCESS

GRAPHIC SCALE
0 60 120 240
1 inch = 120 feet

PLAN PREPARED BY: FIRM # C-2798

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS
51 Kilmayne Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.336.5127

PLAN PREPARED FOR:

BEACON PARTNERS
300 East Morehead St
Suite 200
Charlotte, North Carolina 28269
tel. 704.597.7757
fax 704.598.6335

Town of Apex, Wake County, North Carolina

0 East Williams Street

CONCEPT SITE PLAN
FOR
BEACON PARTNERS

ZONING EXHIBIT

Issue Dates:

Date: 08/19/2025
Scale: 1"=120'

Drawn By: JRR
Checked By: JDW

Project Number: 25-0021-504

Drawing Number: 1 / 1

O:\25-0021-504NC\DWG\Production Drawings\EXHIBIT\0021-504 Zoning Exhibit.dwg Zoning Exhibit Aug 19, 2025 - 7:22:39am akring

#25CZ09

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

X Glen A. Womble, Charles H. Womble is the owner* of the property for which the attached application is being submitted: JANET Arthurs

- ☑ 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: 0 East Williams, Apex NC 27539

The agent for this project is: Beacon Development Company

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Walker Gorham

Address: 3600 S Boulevard, Suite 250 Charlotte, NC 28209

Telephone Number: 704-597-7757

E-Mail Address: Walker@beacondevelopment.com

Signature(s) of Owner(s)*

Glen A. Womble

Glen A. Womble — Type or print name — 6/20/2025 — Date

Charles H. Womble

Charles H. Womble — Type or print name — 6/23/2025 — 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.

#25CZ09

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

x Glen A Womble CHARLES H. WOMBLE JANET Arthurs 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: 0 East Williams, Apex NC 27539

The agent for this project is: Beacon Development Company

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Walker Gorham

Address: 3600 S Boulevard, Suite 250 Charlotte, NC 28209

Telephone Number: 704-597-7757

E-Mail Address: Walker@beacondevelopment.com

Signature(s) of Owner(s)*

Janet Arthurs

JANET Arthurs — Type or print name — 6/23/25 — 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.

#25CZ09

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Glen A. Womble (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 0 East Williams, Apex NC 27539 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 2/20/1989, and recorded in the Wake County Register of Deeds Office on 2/23/1989, in Book 4443 Page 949.

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 2/20/1989, 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 2/20/1989, 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 20 day of JUNE, 2025.

Glen A. Womble (seal)

GLEN A. WOMBLE
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 Glen Womble, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC DL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

JEFFREY AVIGLIANO
Notary Public - North Carolina
Wake County
My Commission Expires Nov 21, 2028

[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 11-21-28

#25CZ09

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, CHARLES H. Womble (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 0 East Williams, Apex NC 27539 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 2/20/1989, and recorded in the Wake County Register of Deeds Office on 2/23/1989, in Book 4443 Page 949.

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 2/20/1989, 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 2/20/1989, 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 23 day of June, 2025.

Charles H Womble (seal)

Charles H. Womble
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF HORRY

I, the undersigned, a Notary Public in and for the County of Horry, hereby certify that Charles H Womble Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's SCDL Exp 2026, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

ARDIANA NATI
Notary Public
State of South Carolina
My Commission Expires Feb 5, 2035
[NOTARY SEAL]

Ardiana Nati
Notary Public
State of North Carolina
My Commission Expires: 02/05/2035

#25CZ09

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, JANOT Arthurs (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 0 East Williams, Apex NC 27539 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 2/20/1989, and recorded in the Wake County Register of Deeds Office on 2/23/1989, in Book 4443 Page 949.

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 2/20/1989, 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 2/20/1989, 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 23 day of June, 2025

Janet Arthurs (seal)

Janet Arthurs
Type or print name

STATE OF ~~NORTH~~ South CA CAROLINA
COUNTY OF Horry

I, the undersigned, a Notary Public in and for the County of Horry, hereby certify that Janet Arthurs, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's SC DL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

CRYSTAL G HINKLE
Notary Public-State of South Carolina
My Commission Expires
July 16, 2031

[NOTARY SEAL]

Crystal G Hinkle
Notary Public
State of ~~North~~ South CA Carolina
My Commission Expires: 07/16/31

WAKE COUNTY PUBLIC SCHOOL SYSTEM

#25CZ09 No residential uses are proposed in the MD-CZ District

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Please complete each section of this form and submit with your application.

Please send any questions about this form to: studentassignment-gis-group@wcpss.net.

Developer Company *Information*	
Company *Name*	
Company Phone *Number*	
Developer Representative *Name*	
Developer Representative *Phone Number*	
Developer Representative *Email*	

New Residential Subdivision *Information*	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Projected Dates *Information*	
Subdivision *Completion Date*	
Subdivision *Projected First Occupancy Date*	

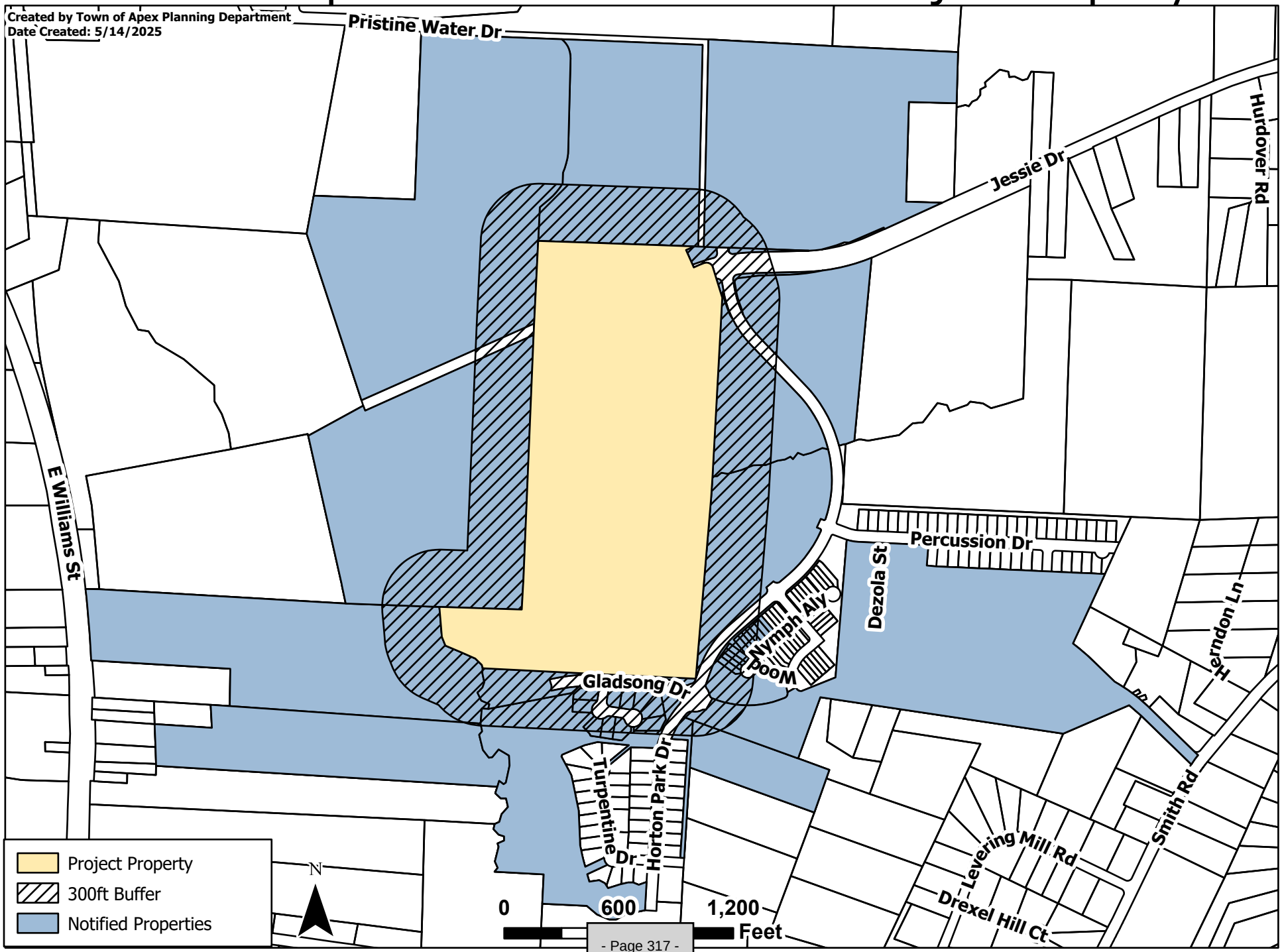
Lot by Lot Development *Information*

Unit Type	Total # of Units	**Senior Living**	**Studio**	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments																	
Other																	

Revised 08/10/2018

#25CZ09

Notified Properties within 300ft of the Project Property



#25CZ09

SITE ADDRESS	OWNER	MAILING ADDRESS		
560 PRISTINE WATER DR	560 PRISTINE WATER LLC	550 CORPORATE CENTER DR	RALEIGH NC 27607-0153	
600 PRISTINE WATER DR	APEX INDUSTRIAL OWNER 2 LLC	ROCKPOINT GROUP LLC	3953 MAPLE AVE STE 300	DALLAS TX 75219-3228
5228 JESSIE DR	BACON, MARLOU SMITH BACON, KYLE EDWARD	1009 N SALEM ST	APEX NC 27502-2923	
2267 HORTON PARK DR	D R HORTON INC	1341 HORTON CIR	ARLINGTON TX 76011-4310	
0 SMITH RD	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033	
1713 E WILLIAMS ST	PAGE TWO HOLDINGS LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052	
0 E WILLIAMS ST	PAGE TWO HOLDINGS LLC RODESSA LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052	
5220 JESSIE DR	STEPHENS ENTERPRISES LLC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433	
520 PRISTINE WATER DR	WALL RECYCLING LLC	2310 GARNER RD	RALEIGH NC 27610-4612	
0 E WILLIAMS ST	WOMBLE, CHARLES H WOMBLE, GLEN A	802 BELLAMY RD	NORTH MYRTLE BEACH SC 29582-2828	
	APEX TOWN OF	PO BOX 250	APEX NC 27502	
	Current Tenant	2259 Horton Park DR	APEX NC 27539	
	Current Tenant	2261 Horton Park DR	APEX NC 27539	
	Current Tenant	2265 Horton Park DR	APEX NC 27539	
	Current Tenant	2267 Horton Park DR	APEX NC 27539	
	Current Tenant	2269 Horton Park DR	APEX NC 27539	
	Current Tenant	2271 Horton Park DR	APEX NC 27539	
	Current Tenant	2273 Horton Park DR	APEX NC 27539	
	Current Tenant	2277 Horton Park DR	APEX NC 27539	
	Current Tenant	2279 Horton Park DR	APEX NC 27539	
	Current Tenant	2281 Horton Park DR	APEX NC 27539	
	Current Tenant	2283 Horton Park DR	APEX NC 27539	
	Current Tenant	2300 Pine Cone CT	APEX NC 27539	
	Current Tenant	2304 Pine Cone CT	APEX NC 27539	
	Current Tenant	2312 Pine Cone CT	APEX NC 27539	
	Current Tenant	2316 Pine Cone CT	APEX NC 27539	
	Current Tenant	2317 Pine Cone CT	APEX NC 27539	
	Current Tenant	2320 Pine Cone CT	APEX NC 27539	
	Current Tenant	2321 Pine Cone CT	APEX NC 27539	
	Current Tenant	2325 Pine Cone CT	APEX NC 27539	
	Current Tenant	2328 Pine Cone CT	APEX NC 27539	
	Current Tenant	2329 Pine Cone CT	APEX NC 27539	
	Current Tenant	520 Pristine Water DR	APEX NC 27539	
	Current Tenant	560 Pristine Water DR	APEX NC 27539	
	Current Tenant	1713A E Williams ST	APEX NC 27539	

Created by Town of Apex Planning Department
Date Created: 5/14/2025

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.

5/28/2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

0 East Williams Street, Apex, NC 27539 — Address(es)

0751201670 — 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)):

THIS PROPOSAL IS FOR THE REZONING OF 56.49 ACRES FROM RA TO LI-CZ and MD-CZ

Estimated submittal date: 7/1/2025

MEETING INFORMATION:

Property Owner(s) name(s): Glen Womble

Applicant(s): Beacon Partners (Gray Harrell)

Contact information (email/phone): gray@beacondevelopment.com

Meeting Address: VIRTUAL (SEE FINAL PAGE OF PACKET FOR DIAL IN NUMBER)

Date/Time of meeting**: 06/17/2025 AT 5:00PM

Welcome: 5:00PM-5:15PM Project Presentation: 5:15PM-5:30PM Question & Answer: 5:30PM-7:00PM

**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.

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: Jessie Drive Industrial Zoning: Proposed: MD-CZ and LI-CZ

Location: 0 East Williams Street, Apex NC 27539

Property PIN(s): 0751201670 Acreage/Square Feet: 56.49 AC / 2,460,704 SF

Property Owner: Glen Womble

Address: 2816 Banks Knoll Drive

City: Cary State: NC Zip: 27519

Phone: (919)412-4265 Email: glenwomble0921@gmail.com

Developer: Beacon Partners

Address: 3600 South Blvd Suite 250

City: Charlotte State: NC Zip: 28209

Phone: 704-597-7757 Fax: Email: gray@beacondevelopment.com

Engineer: Advanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 102

City: Cary State: NC Zip: 27511

Phone: 919-481-6290 Fax: Email: jroyal@advancedcivildesign.com

Builder (if known): N/A

Address:

City: State: Zip:

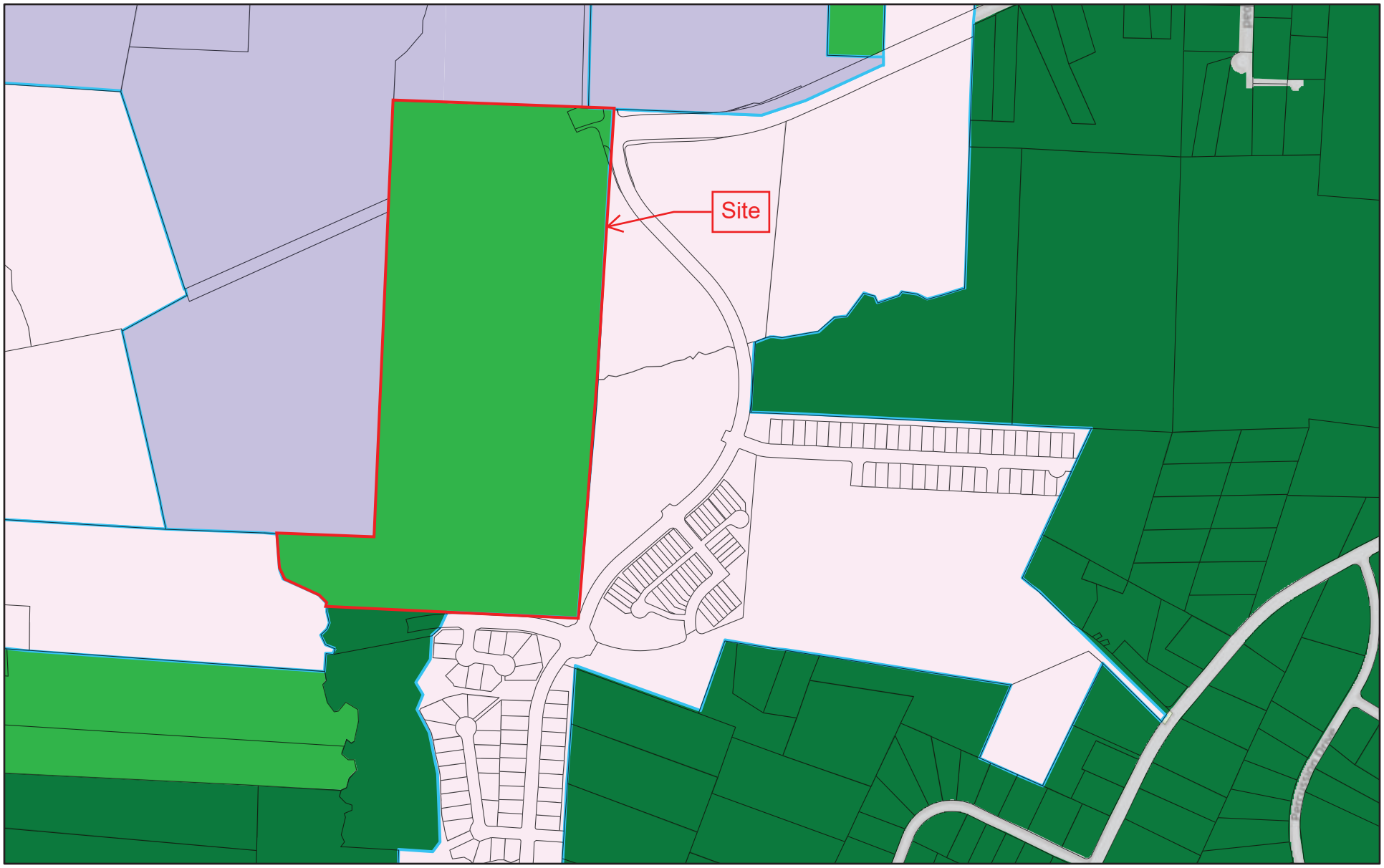
Phone: Fax: Email:

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 (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

#25CZ09

ArcGIS Web Map



5/29/2025, 11:42:04 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Map data © OpenStreetMap contributors, CC-BY-SA

Parcels (Zoom In to See)

Zoning Districts

LI Light Industrial

LI Conditional Zoning

PUD Conditional Zoning

RA Residential Agricultural

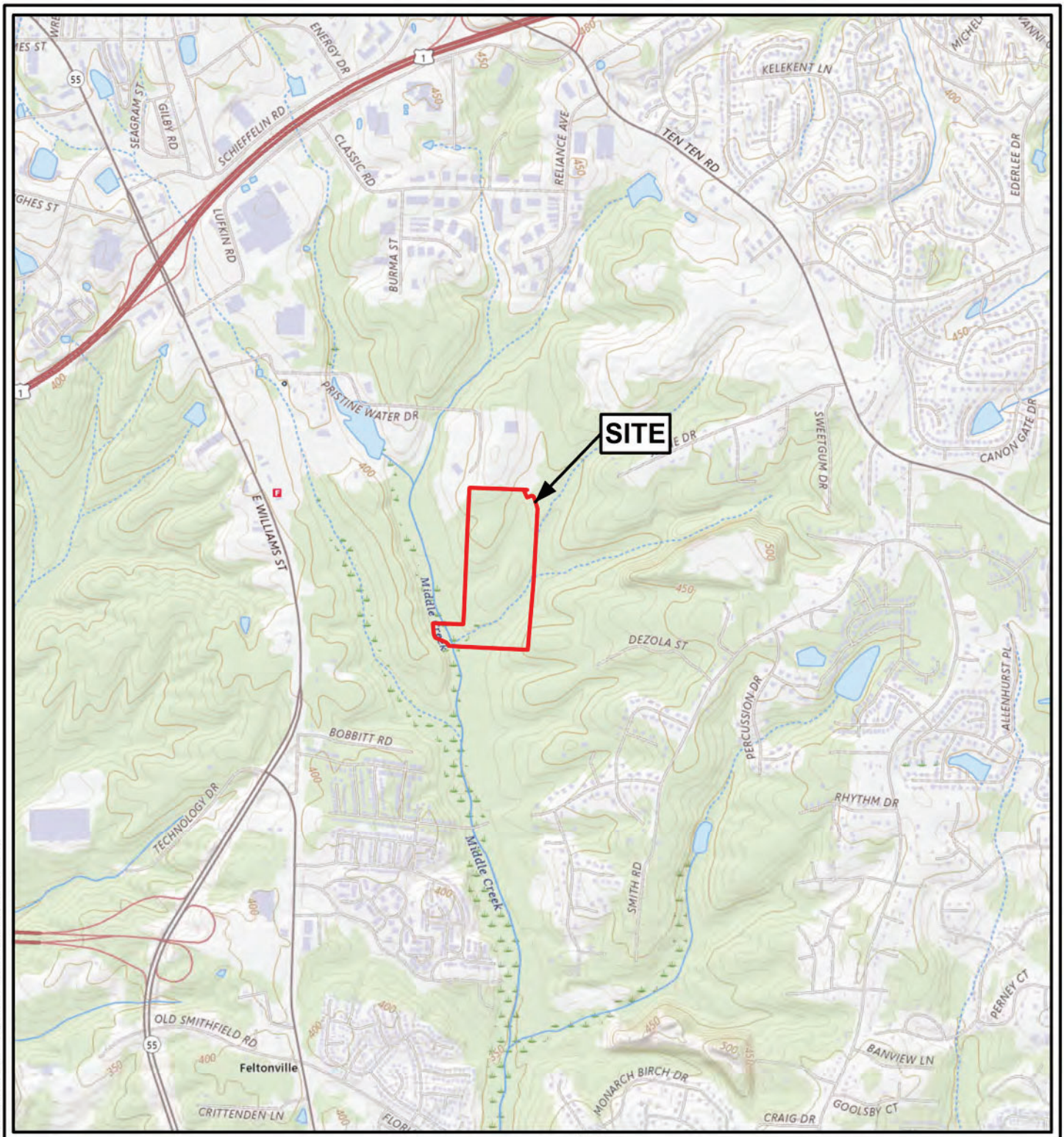
RR Rural Residential

Corporate Limits

rial Jurisdiction (ETJ)

ArcGIS Web AppBuilder

Map data © OpenStreetMap contributors, CC-BY-SA | Wake County GIS | Original study and data compiled by The Wooten Company (120 North Boylan Avenue, Raleigh, NC 27603) using Town of Apex and Wake County shapefiles. Modified and periodically updated/



TITLE

SITE LOCATION MAP

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SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

APEX, NORTH CAROLINA 2022

QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

PATH: S:\AAA-Master Projects\Beacon Partners- BEP or BCP\BCP-229 0 E Williams Street\Figures\BCP-229-Figure 1.aprx USER: mbise

#25CZ09



LEGEND

- SITE PROPERTY BOUNDARY
- PARCEL LINE
- SURFACE WATER FEATURE

NOTES:

1. AERIAL IMAGERY OBTAINED FROM GOOGLE IMAGE SERVICES.
2. BASE DATA OBTAINED FROM WAKE COUNTY GIS, 2024.

N

APPROXIMATE

0 300 600

SCALE IN FEET

TITLE

SITE MAP

S:\AAA-Master Projects\Beacon Partners- BEP or BCP\BCP-229 0 E Williams Street\Figures\BCP-229_20250310-Figures.dwg, FIG 2, 3/21/2025 3:16:53 PM, mbise

-Virtual Meeting Log In Information

Join Meeting

https://bit.ly/3H7HF2q

Microsoft Teams

Meeting ID: 267 302 424 659 8

Passcode: oV3sb6zt

Dial in by phone

+1 872-333-9477,,171199870# United States, Chicago

Phone conference ID: 171 199 870#

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 (Microsoft Teams)

Date of meeting: 6/17/2025 Time of meeting: 5:00PM-7:00PM

Property Owner(s) name(s): Glen Womble

Applicant(s): Gray Harrell (Beacon Partners)

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.	Pablo Rider (did not attend meeting but called on 06/23)		[redacted]	N/A	NA
2.					
3.					
4.					
5.					
6.					
7.					
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): Glen Womble

Applicant(s): Gray Harrell (Beacon Partners)

Contact information (email/phone): gray@beacondevelopment.com

Meeting Address: Virtual (Microsoft Teams)

Date of meeting: 06/17/2025 Time of meeting: 5:00 - 7:00 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:

General questions regarding Jessie Drive improvements and planned development.

Applicant's Response:

Explained that we are building / extending Jessie Drive across the project frontage. Explained that we were conforming to the 2045 Land Use Map with light industrial on the northern parcel and medium density residential to the south.

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

#25CZ09

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, Kyle Coyne, 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 Virtually via Microsoft Teams (location/address) on 06/17/2025 (date) from 5:00 (start time) to 7:00 (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.

6-18-2025
Date

By: Kyle Coyne

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paige Tewksbury, a Notary Public for the above State and County, on this the 18th day of June, 2025.

SEAL

PAIGE TEWKSBURY
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 6-20-2029.

Paige Tewksbury
Notary Public

Paige Tewksbury
Print Name

My Commission Expires: 6/20/2029

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.

7/30/2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

	0751201670
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)):

THIS PROPOSAL IS FOR THE REZONING OF 56.49 ACRES FROM RA TO LI-CZ and MD-CZ

Estimated submittal date: 8/8/2025

MEETING INFORMATION:

Property Owner(s) name(s):	Glen Womble
Applicant(s):	Beacon Partners (Gray Harrell)
Contact information (email/phone):	gray@beacondevelopment.com
Meeting Address:	VIRTUAL (SEE FINAL PAGE OF PACKET FOR DIAL IN NUMBER)
Date/Time of meeting**:	08/14/2025 AT 5:00PM

Welcome: 5:00PM-5:15PM Project Presentation: 5:15PM-5:30PM Question & Answer: 5:30PM-7:00PM

**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.

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: Jessie Drive Industrial Zoning: Proposed: MD-CZ and LI-CZ

Location: 0 East Williams Street, Apex NC 27539

Property PIN(s): 0751201670 Acreage/Square Feet: 56.49 AC / 2,460,704 SF

Property Owner: Glen Womble

Address: 2816 Banks Knoll Drive

City: Cary State: NC Zip: 27519

Phone: (919)412-4265 Email: glenwomble0921@gmail.com

Developer: Beacon Partners

Address: 3600 South Blvd Suite 250

City: Charlotte State: NC Zip: 28209

Phone: 704-597-7757 Fax: Email: gray@beacondevelopment.com

Engineer: Advanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 102

City: Cary State: NC Zip: 27511

Phone: 919-481-6290 Fax: Email: jroyal@advancedcivildesign.com

Builder (if known): N/A

Address:

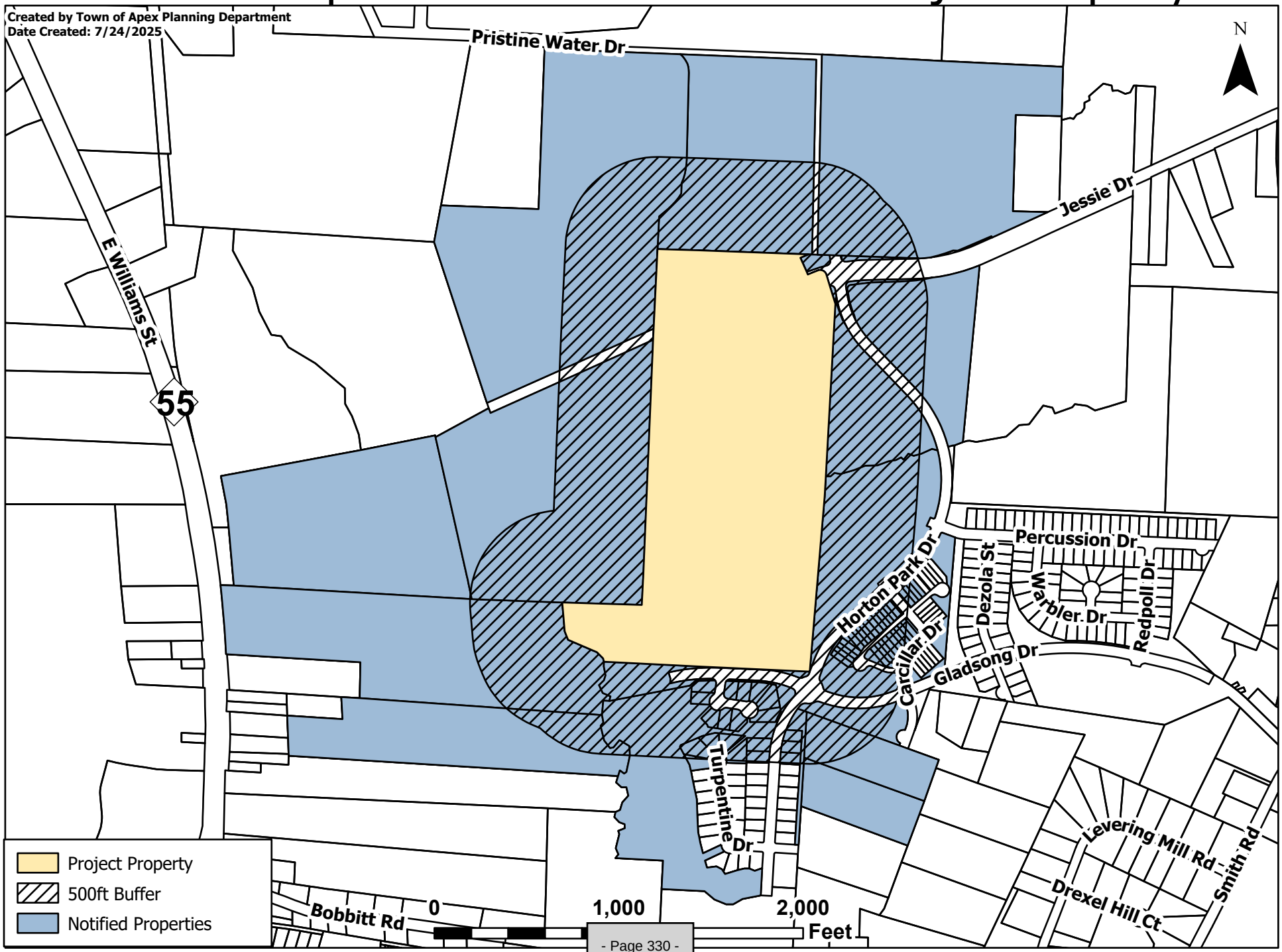
City: State: Zip:

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.

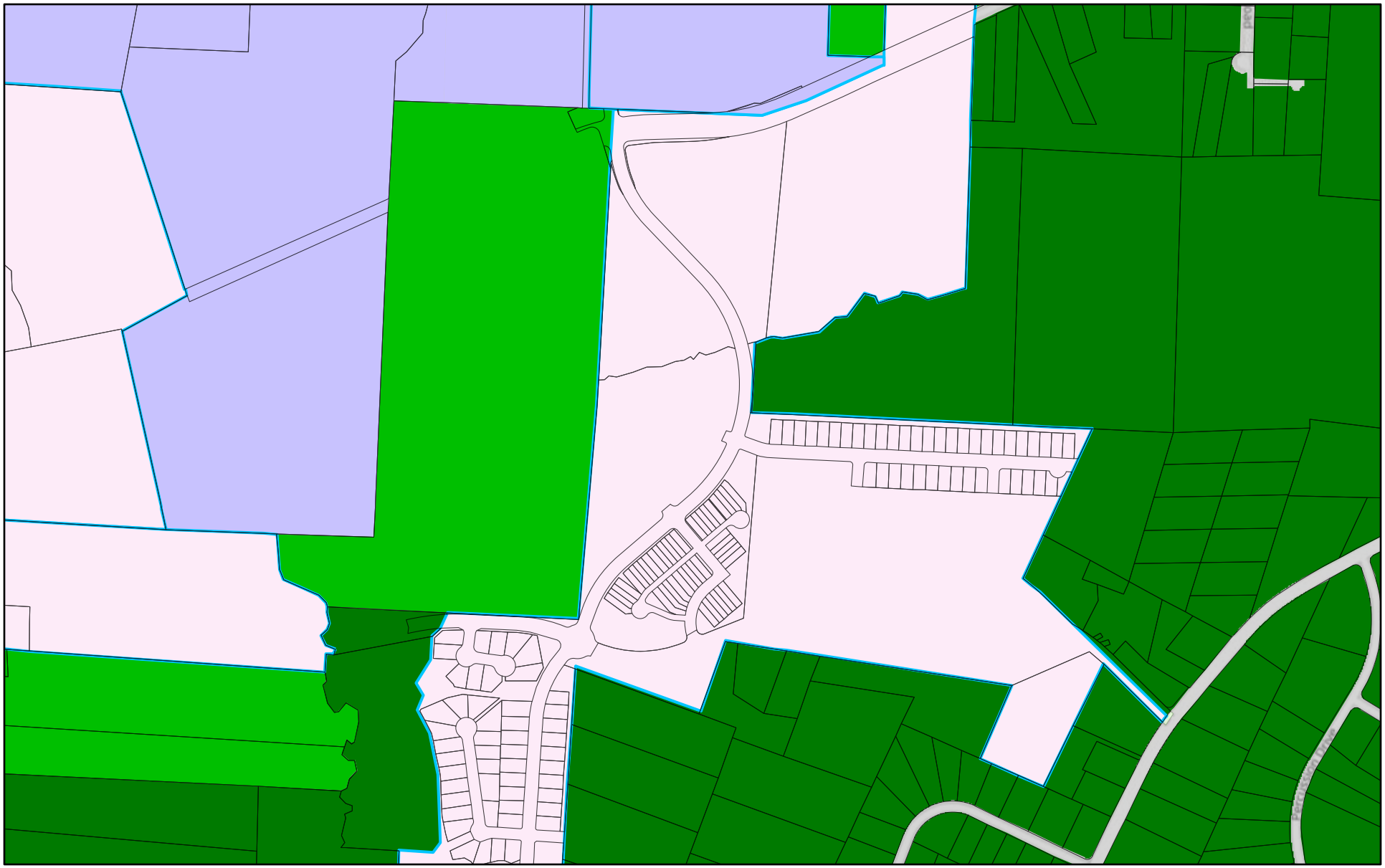
Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Notified Properties within 500ft of the Project Property



#25CZ09

ArcGIS Web Map



5/29/2025, 11:42:04 AM

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Map data © OpenStreetMap contributors, CC-BY-SA

Parcels (Zoom In to See)

Zoning Districts

LI Light Industrial

LI Conditional Zoning

PUD Conditional Zoning

RA Residential Agricultural

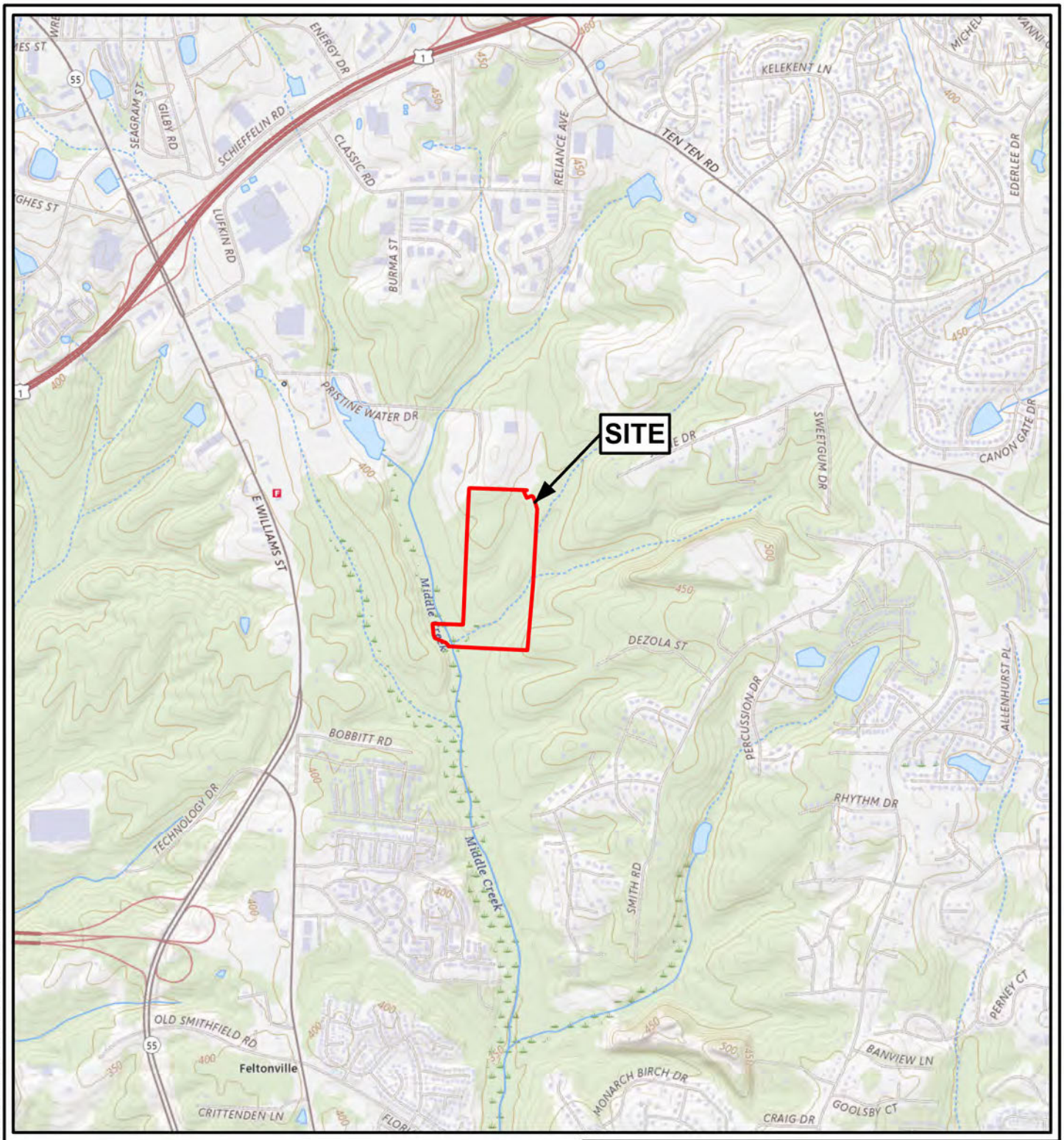
RR Rural Residential

Corporate Limits

rial Jurisdiction (ETJ)

ArcGIS Web AppBuilder

Map data © OpenStreetMap contributors, CC-BY-SA | Wake County GIS | Original study and data compiled by The Wooten Company (120 North Boylan Avenue, Raleigh, NC 27603) using Town of Apex and Wake County shapefiles. Modified and periodically updated/



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SCALE IN FEET

U.S.G.S. QUADRANGLE MAP

APEX, NORTH CAROLINA 2022

QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE

SITE LOCATION MAP

PROJECT

UNDEVELOPED LAND
E. WILLIAMS STREET
APEX, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
3921 Sunset Ridge Road-Suite 301
Raleigh, North Carolina 27607
919-847-4241 main
License # C-1269 / # C-245 Geology

DATE: 3-10-25	REVISION NO: 0
JOB NO: BCP-229	FIGURE NO. 1

PATH: S:\AAA-Master Projects\Beacon Partners- BEP or BCP\BCP-229 0 E Williams Street\Figures\BCP-229-Figure 1.aprx USER: mbise



LEGEND

- SITE PROPERTY BOUNDARY
- PARCEL LINE
- SURFACE WATER FEATURE

NOTES:

1. AERIAL IMAGERY OBTAINED FROM GOOGLE IMAGE SERVICES.
2. BASE DATA OBTAINED FROM WAKE COUNTY GIS, 2024.

N

APPROXIMATE
0 300 600
SCALE IN FEET

TITLE

SITE MAP

PROJECT

UNDEVELOPED LAND
E. WILLIAMS STREET
APEX, NORTH CAROLINA

hart hickman
SMARTER ENVIRONMENTAL SOLUTIONS
3921 Sunset Ridge Road-Suite 301
Raleigh, North Carolina 27607
919-847-4241 main
License # C-1269 / #C-245 Geology

DATE: 3-21-25	REVISION NO. 0
JOB NO. BCP-229	FIGURE NO. 2

S:\AAA-Master Projects\Beacon Partners- BEP or BCP\BCP-229 0 E Williams Street\Figures\BCP-229_20250310-Figures.dwg, FIG 2, 3/21/2025 3:16:53 PM, mbise

Virtual Meeting Log In Information

Join Meeting

https://tinyurl.com/Jessie-Drive-Industrial

Microsoft Teams

Meeting ID: 252 295 199 478 7

Passcode: Nv2wz66B

Dial in by phone

+1 872-333-9477,,921779639# United States, Chicago

Phone conference ID: 921 779 639#

#25CZ09

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 Team's Meeting

Date of meeting: 8/14/2025 Time of meeting: 5pm-7pm

Property Owner(s) name(s): Glen Womble

Applicant(s): Gray Harrell

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.	Alton Richardson	1295 WINDHAM RD GREENVILLE NC 27834		[redacted]	
2.	Anne B Oakley	2000 Ariel Center Pkwy, Morrisville, NC 27560			
3.	Courtney Smith-Gonzalez	2000 Ariel Center Pkwy, Morrisville, NC 27560			
4.					
5.					
6.					
7.					
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): Glen Womble

Applicant(s): Gray Harrell

Contact information (email/phone): _____

Meeting Address: Virtual Team's Meeting

Date of meeting: 8/14/2025 Time of meeting: 5pm-7pm

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:

There is light industrial shown on the plan, what are the committed uses?

Applicant's Response:

We are working with staff on the final uses but the uses mainly involve light industrial uses, not heavy industrial. We have restricted such uses like breweries and distilleries for example.

Question/Concern #2:

Where is Alton Richardson's land in relationship to the project?

Applicant's Response:

Mr. Richardson's property does not touch the project's property and is further south near Horton Park Drive

Question/Concern #3:

Can be there be further explanation of the conservation area?

Applicant's Response:

We have heavily restricted the uses on the southern portion of the parcel and have designated it as RCA which in affects create a natural buffer to the nearby residential area

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, Gray Harrell, 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 Virtual Team's Meeting (location/address) on 8/14/2025 (date) from 5:00pm (start time) to 7:00PM (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.

8/14/2025
Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ Durham

Sworn and subscribed before me, Kyle T. Coyne, a Notary Public for the above State and County, on this the 14 day of August, 2025.

SEAL

KYLE T COYNE NOTARY PUBLIC DURHAM COUNTY, NC

Kyle T. Coyne
Notary Public

Kyle T Coyne
Print Name

My Commission Expires: 6/10/2030

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ09
Jessie Drive Industrial

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: Gray Harrell
Authorized Agent: Walker Gorham, Beacon Development
Property Address: 0 E Williams Street
Acreage: ±51.82 acres
Property Identification Number (PIN): 0751201670
2045 Land Use Map Designations: Office Employment/Industrial Employment; Medium Density Residential
Existing Zoning of Property: Residential Agricultural (RA)
Proposed Zoning of Property: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

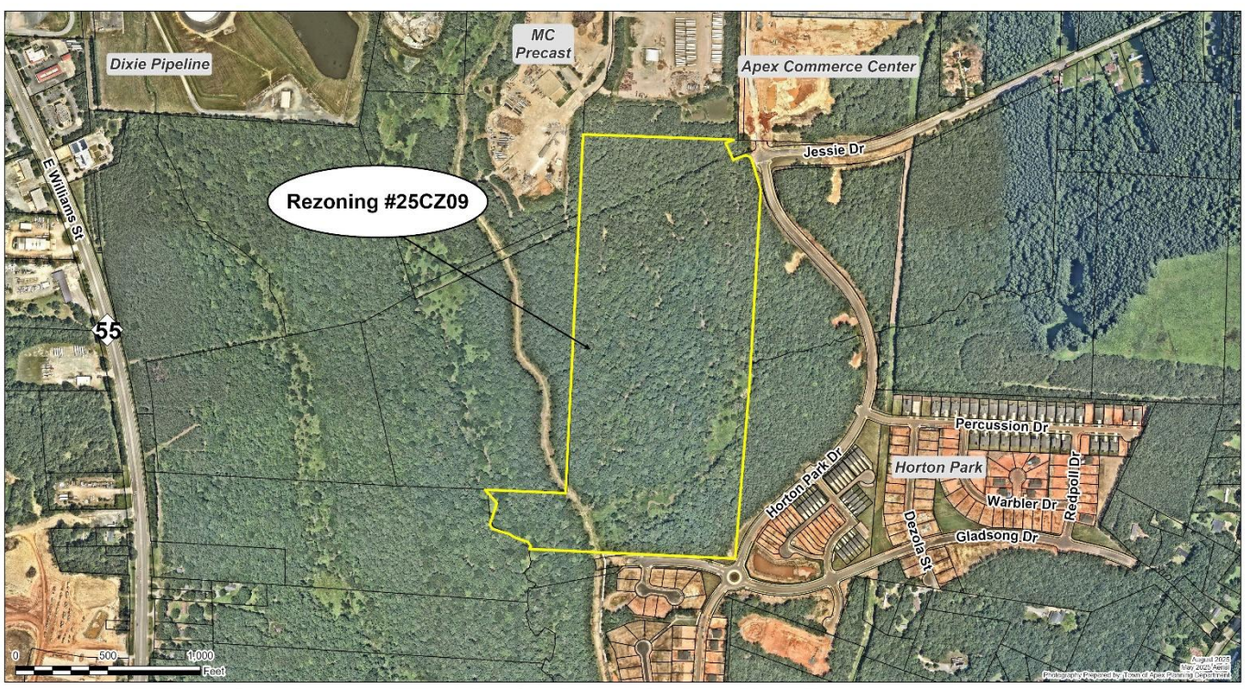
Planning Board Public Hearing Date and Time: September 8, 2025 4:30 PM

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/51337.

Dianne F. Khin, AICP
Planning Director

Published Dates: August 25-September 8, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ09
Jessie Drive Industrial

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:

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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: 8 de septiembre de 2025 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/51337.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 25 de agosto - 8 de septiembre de 2025

All tools Edit Convert E-Sign 25CZ09 J...al PBPN Share

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ09
Jessie Drive Industrial

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Public Hearing Location: Apex Town Hall
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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:



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Dianne F. Khin, AICP
Planning Director

Published Dates: August 25-September 8, 2025

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All tools Edit Convert E-Sign 25CZ09 J...al PBPN Share

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ09
Jessie Drive Industrial

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:

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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: 8 de septiembre de 2025 4:30 P.M.

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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/51337.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 25 de agosto - 8 de septiembre de 2023

Search 9:12 AM 8/25/2025

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 #25CZ09 Jessie Drive Industrial
Project Location:	0 E Williams Street
Applicant or Authorized Agent:	Gray Harrell & Walker Gorham
Firm:	Beacon Development
Planning Board Public Hearing Date:	September 8, 2025
Project Planner:	Joshua Killian

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 August 25, 2025, 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.

8/25/2025
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 25th day of AUGUST, 2025.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027
SEAL

Notary Public

My Commission Expires: 10/3/2027

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ09
Jessie Drive Industrial

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Proposed Zoning of Property: Light Industrial-Conditional Zoning (LI-CZ); 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: September 23, 2025 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:



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Dianne F. Khin, AICP
Planning Director

Published Dates: August 29-September 23, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ09
Jessie Drive Industrial

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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Agente autorizado: Walker Gorham, Beacon Development
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Superficie: ±51.82 acres
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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: 23 de septiembre de 2025 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.

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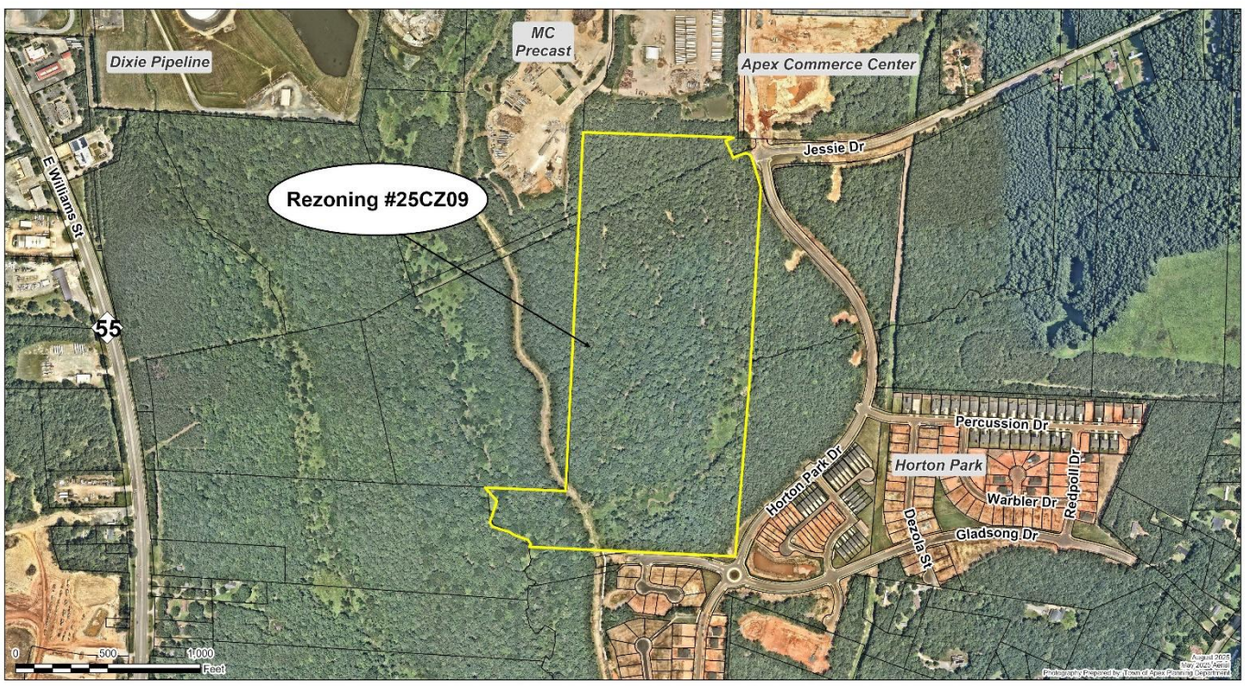
Mapa de las inmediaciones:



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/51337.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 29 de agosto - 23 de septiembre 2025

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Conditions Rezoning-PUD Zoning Verification PubNoticeTemp Applications & Sched... All Bookmarks
All tools Edit Convert E-Sign 25CZ09 Jessie...u... Share

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ09

Jessie Drive Industrial

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Dianne F. Khin, AICP
Planning Director

Published Dates: August 29-September 23, 2025

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-Rhythm files | Conditions | Rezoning-PUD | Zoning Verification | PubNoticeTemp | Applications & Sched... | All Bookmarks
All tools | Edit | Convert | E-Sign | 25CZ09 Jessie...u... | Share

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ09

Jessie Drive Industrial

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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: 29 de agosto - 23 de septiembre 2025

Search 10:55 AM 9/9/2025

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 #25CZ09 Jessie Drive Industrial
Project Location:	0 E Williams Street
Applicant or Authorized Agent:	Gray Harrell & Walker Gorham
Firm:	Beacon Development
Town Council Public Hearing Date:	September 23, 2025
Project Planner:	Joshua Killian

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 August 29, 2025, 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.

9/11/2025
Date

Planning Director

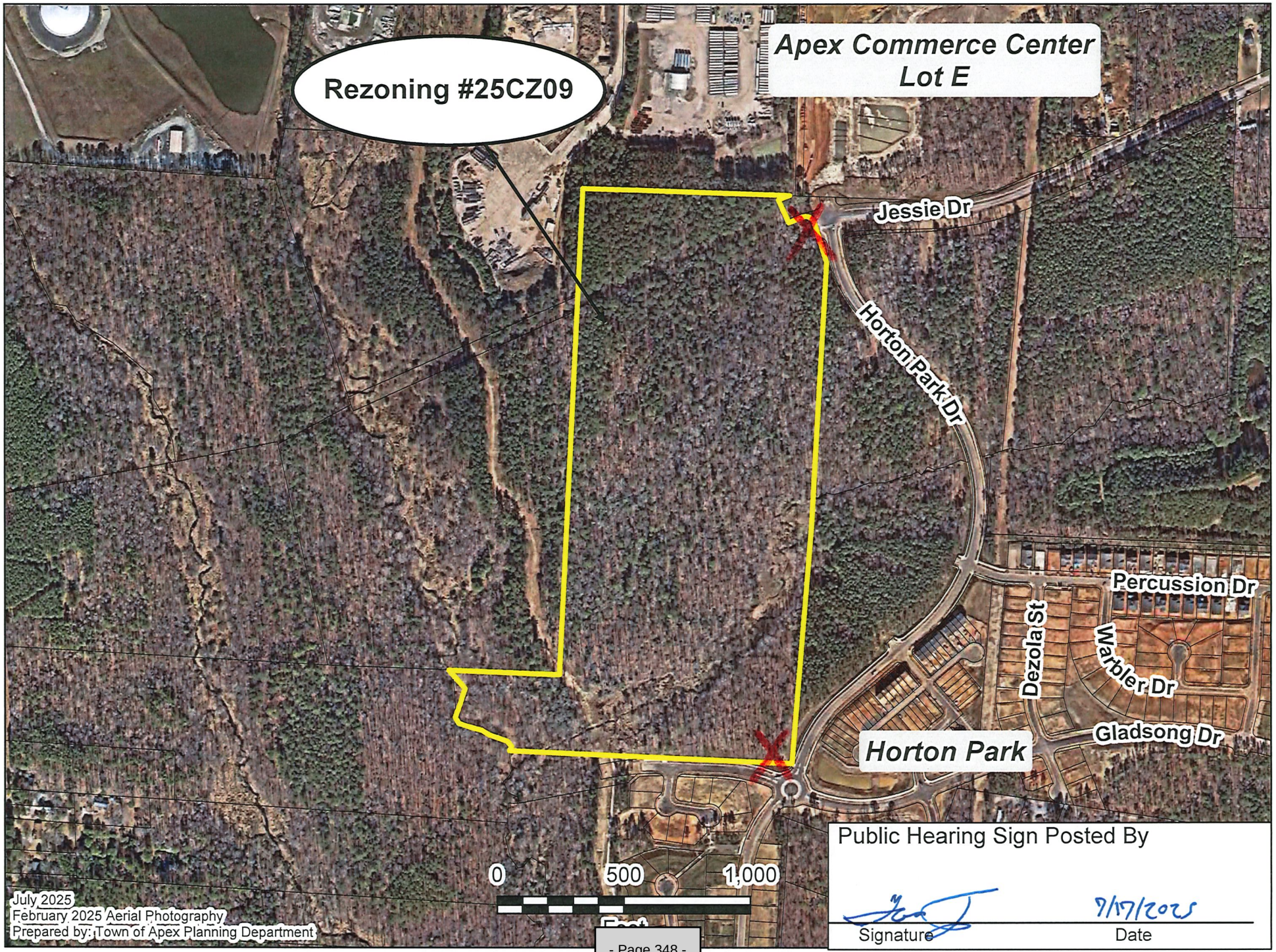
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above State and County, this the 11 day of September, 2025.

JERI CHASTAIN PEDERSON NOTARY PUBLIC My Commission Expires March 19, 2029 WAKE COUNTY, NC SEAL

Jeri Chastain Pederson
Notary Public

My Commission Expires: 03/19/2029



Public Hearing Sign Posted By

Signature

9/17/2025

Date

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #25CZ09 Jessie Drive Industrial

Planning Board Meeting Date: September 8, 2025

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: ±51.82

PIN(s): 0751201670

Current Zoning: Residential Agricultural (RA)

Proposed Zoning: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

2045 Land Use Map: Office Employment/Commercial Services; 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 by the applicant.

Introduced by Planning Board member: Keith Braswell

Seconded by Planning Board member: Jeff Hastings

☑ *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 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 8th day of September 2025.

Attest:

Tim Royal, Planning Board Vice-Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2025.09.08 17:10:10 -04'00'

Amanda Bunce, Assistant Planning Director

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: September 23, 2025

Item Details

Presenter(s): Amanda Bunce, Assistant Planning Director

Department(s): Planning

Requested Motion

Public Hearing and possible motion to approve Rezoning Application No. 25CZ08 Veridea Expansion 3. The applicant, Todd Rechler, RXR Realty seeks to rezone approximately 1.52 acres from Residential Agricultural (RA) to Sustainable Development-Conditional Zoning (SD-CZ) for Veridea. The proposed rezoning is located at 1712 & 1716 E. Williams Street.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board held a public hearing on September 8, 2025 and unanimously recommended approval with the conditions offered by the applicant.

Item Details

The properties to be rezoned are identified as PINs 0740992632 & 0740990489.

Attachments

- PH5-A1: Staff Report - Rezoning Case No. 25CZ08 - Veridea Expansion III
  - Vicinity Map - Rezoning Case No. 25CZ08 - Veridea Expansion III
  - Application - Rezoning Case No. 25CZ08 - Veridea Expansion III
- PH5-A2: Planning Board Report to Town Council - Rezoning Case No. 25CZ08 - Veridea Expansion III

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: 1712 & 1716 E. Williams Street
Applicant/Owner: Todd Rechler, RXR Realty/RXR Len Apex Owner, LLC

PROJECT DESCRIPTION:

Acreage: ±1.52
PINs: 0740992632 & 0740990489
Current Zoning: Residential Agricultural (RA)
Proposed Zoning: Sustainable Development-Conditional Zoning (SD-CZ) for Veridea
2045 Land Use Map: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Town Limits: ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Sustainable Development-Conditional Zoning (SD-CZ #09CZ07); Residential Agricultural (RA)	Future road (under construction); Single-family
South:	Sustainable Development-Conditional Zoning (SD-CZ #09CZ07)	Vacant
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ32); Sustainable Development-Conditional Zoning (SD-CZ #09CZ07)	E Williams St; Single-family; Vacant
West:	Sustainable Development-Conditional Zoning (SD-CZ #09CZ07); Residential Agricultural (RA)	Vacant

Existing Conditions:

The properties proposed to be rezoned total ±1.52 acres and are located on the west side of E. Williams Street. The smaller property contains a single-family home while the larger property is heavily wooded and vacant except for the remains of an abandoned building.

Neighborhood Meetings:

The applicant conducted neighborhood meetings on April 21, 2025 and August 13, 2025. The neighborhood meeting reports are attached.

2045 Land Use Map:

The 2045 Land Use Map classifies the subject properties as Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. The proposed rezoning to Sustainable Development-Conditional Zoning (SD-CZ) is consistent with that land use classification.

WCPSS COORDINATION:
A Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning as no additional residential units are requested as part of this rezoning.

Proposed Uses and Zoning Conditions:
Sec. 2.3.16.D of the Unified Development Ordinance (UDO) states in part:

> "…A parcel or parcels (the "Parcel") of any size may be added to an existing Sustainable Development Conditional Zoning District if (i) any portion of the Parcel is within 2,000 feet of such existing district, (ii) the Responsible Person of the existing district consents in writing and (iii) the Town Council approves a rezoning of the Parcel to Sustainable Development Conditional Zoning District SD-CZ in accordance with Secs. 2.3.3 and 2.3.16. In such event the SD Plan approved for the existing SD-CZ District shall be applicable to the Parcel(s) added to such existing district, and the development densities authorized in the existing SD Plan (including number of residential units and authorized square footage of other land uses) shall be increased on a pro-rata basis based on the size of the Parcel(s) added to the district, unless the Town Council provides otherwise with the consent of the Responsible Person."

If the proposed rezoning is approved, the Veridea SD Plan, Environmental Enhancement Plan, and Pattern Book will be applicable to the subject properties. This is why no additional zoning conditions have been offered for this rezoning.

The applicant has indicated that no increase in the number of residential units is desired with the addition of these properties. If approved, the development densities will be as follows:

- Residential dwelling units: 8,000 (no change)
- Retail: 4,122,424.55 sq ft (0.15% increase)
- Office/Industrial: 14,131,483 sq ft (0.15% increase)

ENVIRONMENTAL ADVISORY BOARD:
This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per Unified Development Ordinance (UDO) Sec. 2.1.9.A.2.c as the proposed rezoning is less than 10 acres.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of Rezoning #25CZ08 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:
The Planning Board held a public hearing on September 8, 2025 and unanimously recommended approval with the conditions 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 classifies the subject properties as Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment. The proposed rezoning to Sustainable Development-Conditional Zoning (SD-CZ) is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest because it will encourage more efficient and compatible development of the properties, provide for the same development standards as

applicable to the undeveloped adjacent properties, and allow for uses that will generate jobs and increase the tax base.

CONDITIONAL ZONING STANDARDS:
The Town Council shall find the SD-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 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 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 District use's compliance with Sec 4.4 *Supplemental Standards,* if applicable.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning 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 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 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 District use is substantially detrimental to adjacent properties.

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning 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 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 #25CZ08
E Williams St
55
Veridea
0
100
200
Feet
August 2025
May 2025 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 #: 25CZ08 Submittal Date: 6-2-25

Fee Paid:

Project Information

Project Name: Veridea Expansion III

Address(es): 1712 and 1716 E Williams Street

PIN(s): 0740992632 and 0740990489

Acreage: 1.52

Current Zoning: RA - Residential Agriculture Proposed Zoning: SD-CZ - Sustainable Development-Conditional

Current 2045 LUM Classification(s): Regional Mixed Use (RMU)

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: 1.52

Area proposed as non-residential development: Acreage: TBD

Percent of mixed use area proposed as non-residential: Percent: TBD

Applicant Information

Name: Todd Rechler, RXR Realty

Address: 625 RXR PLAZA

City: UNIONDALE State: NY Zip: 11556

Phone: 516-506-6000 E-mail: trechler@rxr.com

Owner Information

Name: RXR LEN APEX OWNER LLC

Address: 626 RXR PLAZA

City: UNIONDALE State: NY Zip: 11556-3815

Phone: E-mail:

Agent Information

Name: Jason Barron, Morningstar Law Group

Address: 434 Fayetteville St., Suite 2200

City: Raleigh State: NC Zip: 27601

Phone: 919-590-0371 E-mail: jbarron@morningstarlawgroup.com

Other contacts:

PETITION INFORMATION

Application #: 25CZ08 Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from RA to SD-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	The uses will be consistent with the existing Veridea SD Plan.	21	
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PETITION INFORMATION

Application #: 25CZ08 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.

Consistent with UDO Section 2.3.16(D), these parcels are being added to an existing SD-CZ district known as Veridea. The existing SD-CZ Plan for the SD-CZ district shall be applicable to these parcels. The applicant is not requesting a pro-rata increase in the residential units as otherwise would be allowed under the Veridea SD Plan. All other provisions contained within the Veridea SD Plan will be applicable to these parcels.

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.

These parcels are designated Regional Mixed Use (RMU) on the 2045 Land Use Map. SD zoning is allowable in all mixed use centers include RMU. As such, this rezoning is consistent with the land use map designation.

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 purpose of this proposed conditional zoning is to include these parcels into the existing Veridea Sustainable Development ("Veridea SD"). The Veridea SD surrounds these parcels which will become part of the existing Veridea SD Plan and as such, consistent with 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.

These parcels shall become part of the Veridea SD Plan and all uses will be consistent with the standards provided in the Town of Apex UDO, including any applicable supplemental 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 design of the proposed conditional zoning district will be compatible with surrounding uses as the purpose of this rezoning is to add these parcels to the Veridea SD which is adjacent to these parcels. The parcels will become part of the Verdea SD Plan and the overall scheme of the Veridea SD Plan.

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 guiding principles of the Veridea SD Plan put coexistence with nature and environmental sustainability first place, minimizing environmental impacts and emphasizing 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.

To the applicant's knowledge, there are sufficient public facilities and services to serve the development of these parcels consistent with the proposed rezoning and the Veridea SD Plan.

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 Veridea SD Plan provides a healthy sustainable mixed use community for Apex residents. A guiding principle is to create a community where humanity and nature co-exist in a healthy, supportive, diverse and sustainable condition.

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

These parcels will become part of the existing Veridea SD Plan and will not 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.

The proposed rezoning will not create a nuisance or hazard due to traffic or noise. Development of the property shall be provided by the Veridea SD Plan and will be similar in size, scale, and quality of the surrounding uses in the 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.

The conditional zoning district will comply with all standards imposed on it by all other applicable provisions of the Apex UDO.

AGENT AUTHORIZATION FORM

Application #: 25CZ08 Submittal Date: _____

RxR Len Apex Owner LLC 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: 1712 and 1716 E. Williams St.

The agent for this project is: Jason Barron, Morningstar Law Group

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Jason Barron, Morningstar Law Group

Address: 434 Fayetteville St. Ste. 2200, Raleigh NC 27601

Telephone Number: 919-590-0371

E-Mail Address: jbarron@morningstarlawgroup.com

Signature(s) of Owner(s)*

Todd Rechler, Authorized Person — 5/28/2025

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 #: 25CZ08 Submittal Date: _____

The undersigned, Todd Rechler c/o RxR Len Apex Owner LLC (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 1712 E. Williams St. 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 January 30, 2025, and recorded in the Wake County Register of Deeds Office on January 31, 2025, in Book 019821 Page 01026.

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 January 30, 2025, 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 January 30, 2025, 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 28th day of MAY, 2025.

_____ (seal)
Todd Rechler
Authorized Person
Type or print name

STATE OF ~~NORTH CAROLINA~~ NewYork
COUNTY OF NewYork

I, the undersigned, a Notary Public in and for the County of NewYork, hereby certify that Todd Rechler, 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.

JOHN P. FLANAGAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FL6399279
Qualified in Queens County
Commission Expires October 15, 2027
[NOTARY SEAL]

_____
Notary Public
State of ~~North Carolina~~ NewYork
My Commission Expires: 10-15-2027

AFFIDAVIT OF OWNERSHIP

Application #: 25CZ08 Submittal Date: _____

The undersigned, Todd Rechler c/o RxR Len Apex Owner LLC (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 1716 E. Williams St. 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 December 12, 2025, and recorded in the Wake County Register of Deeds Office on December 16, 2024 in Book 019789 Page 00032.

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 December 12, 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 December 12, 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 28th day of MAY, 2025.

_____ (seal)
Todd Rechler
Authorized Person
Type or print name

STATE OF ~~NORTH CAROLINA~~ NEW YORK
COUNTY OF NEW YORK

I, the undersigned, a Notary Public in and for the County of NEW YORK, hereby certify that Todd Rechler, 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.

_____
Notary Public
State of ~~North Carolina~~ NEW YORK
My Commission Expires: 10-15-2027

JOHN P. FLANAGAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FL6399279
Qualified in Queens County
Commission Expires October 15, 2027
[NOTARY SEAL]

Being two tracts of land now or formerly owned by RXR Len Apex Owner LLC, as described in Deed Book 19821, page 1026 and Deed Book 19789, page 32 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 RXR Len Apex Owner LLC, as described in Deed Book 19821, page 1026 in the Wake County Register of Deeds, being also a corner 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, 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; thence 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 a point 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, 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 a northern line of lands now or formerly owned by RXR Len Apex Owner LLC, as shown as New Tract 4 on Book of Maps 2024, page 630; thence leaving the western right of way line of N.C. Highway 55 and 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; thence North 02°22'35" West a distance of 99.98 feet to an existing iron pipe on a southern line of lands now or formerly owned by RXR Len Apex Owner LLC, as shown as New Tract 4 on Book of Maps 2024, page 630; thence with said common line, North 89°36'58" East a distance of 166.91 feet to the point and place of beginning, containing an area of 66,202 square feet or 1.52 acres.

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Please complete each section of this form and submit with your application.

Please send any questions about this form to: studentassignment-gis-group@wcpss.net.

Developer Company *Information*	
Company *Name*	
Company Phone *Number*	
Developer Representative *Name*	
Developer Representative *Phone Number*	
Developer Representative *Email*	

New Residential Subdivision *Information*	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Projected Dates *Information*	
Subdivision *Completion Date*	
Subdivision *Projected First Occupancy Date*	

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments																	
Other																	

Revised 08/10/2018

Instruction Packet and Affidavit for
Neighborhood Meetings

Town of Apex
Planning Dept
PO Box 250
Apex, NC 27502

T: 919-249-3426
F: 919-267-4987

This packet consists of instructions and templates for conducting a required Neighborhood Meeting. Planning staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types and any long range plan amendments directly associated with such projects prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7.B. The intent of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application. A pre-application neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezonings (including Planned Unit Developments);
- Major Site Plans;
- Minor Site Plans for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, and “Convenience store with gas sales”;
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

INSTRUCTIONS

Prior to submitting an application for a Rezoning; Major Site Plan; Minor Site Plans for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, or “Convenience store with gas sales”; residential Master Subdivision Plan (excluding exempt subdivisions); or Special Use Permit, the applicant must conduct at least one (1) Neighborhood Meeting. **The notices for this Neighborhood Meeting shall not be mailed until after the pre-application meeting with the Technical Review Committee has been held.** This meeting may be held in-person or virtually. Virtual meetings shall provide a dial-in option in addition to a link to participate by internet. The applicant shall submit all forms included in this packet with the initial application submittal.

A second Neighborhood Meeting is required for all Rezonings (including Planned Unit Developments). This meeting shall be held in the month preceding the anticipated public hearing date.

The Neighborhood Meeting must be held in accordance with the following rules:

These groups and individuals must be invited to the meeting:

- The applicant is required to notify the 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, not including the day of mailing. **The applicant shall send an email to addressing.team@apexnc.org to request the notification list as early as possible in order to receive the list in time for the mailing. The list will be provided within 5-10 business days of the initial request.** The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors. An updated list shall be provided by Planning staff prior to the required 2nd meeting for Rezoning applications.

- The applicant shall include with the meeting notice a vicinity map in addition to the materials listed under "Mailing and handout requirements" below.

The meeting must be held within specific timeframes and meet certain requirements:

- For all applications except Rezonings, the meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- For Rezonings, two (2) meetings are required. The first meeting must be held prior to submittal of the application and the second meeting must be held in the month preceding the anticipated public hearing date. The meetings must be held for a minimum of one (1) hour each, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- Meetings cannot be held on Town recognized holidays (http://www.apexnc.org/calendar.aspx).
- In-person meetings:
  - Meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
  - A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.
- Virtual meetings:
  - Meeting shall be held via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant's choice. A dial-in option shall be provided.
  - An attendance sheet must be used to log known attendees at the virtual meeting. Note if no one attended.
- Mailing and handout requirements to help facilitate discussion:
  - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ):
    - A vicinity map and existing zoning map of the area; and
    - An exhibit(s) showing any proposed long range plan amendment(s), if applicable.
  - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; Minor Site Plans for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", and "Convenience store with gas sales"; residential Master Subdivision Plans; and Special Use Permits:
    - A vicinity map and preliminary plans of the proposed development. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the "send plans" box on the sign-in sheet; applicant shall provide reduced copies upon request. For virtual meetings, the applicant must ask meeting participants if they would like any materials emailed/mailed to them; and
    - An exhibit showing any proposed long range plan amendment(s), if applicable.
  - Printed copies (handouts) must equal the number of notices required to be sent.
  - Contact information for the applicant's representative and Town Staff must be provided on the attached "Project Contact Information" form.
  - "Common Construction Issues & Who to Call" sheet (attached) must be included as part of the mailing/handout.
  - A copy of the handout must be included as part of the Neighborhood Meeting report.

- The agenda of the meeting shall include:
    - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
    - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
    - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by attendees, and responses by the applicant, if any, must be noted. For in-person meetings, provide blank comment sheets or notecards for neighbors to submit written comments. For virtual meetings, copy all questions and answers entered into the meeting's chat feature before closing the meeting and save them into a document. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.
- The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet or who otherwise request to be updated of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to the Planning Department, neighbors, and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One (1) reduced copy of the maps and/or plans included in the invitation and presented to the neighbors at the Neighborhood Meeting.

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.

04/04/2025
Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

1712 and 1716 E Williams Street; 0740992632 and 0740990489

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)):

This rezoning will allow the 1.71 acre parcels to be added to the Veridea Sustainable Development.

Therefore, this application is requesting to rezone the parcels to SD-CZ

Estimated submittal date: May 1, 2025

MEETING INFORMATION:

Property Owner(s) name(s): RXR LEN APEX OWNER LLC

Applicant(s): Jason Barron, Morningstar Law Group

Contact information (email/phone): jbarron@morningstarlawgroup.com

Meeting Address: https://morningstarlaw.group/04142025.mtg

Date/Time of meeting**: April 21, 2025, 5:30pm - 6:30pm

Welcome: 5:30pm - 5:35pm Project Presentation: 5:35pm - 5:45pm Question & Answer: 5:45pm-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.

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: Veridea Entitlements Zoning: (Current) RA, (Desired) SD-CZ

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: See Attachment A

Property Owner: RXR LEN APEX OWNER LLC

Address: 626 RXR PLAZA

City: UNIONDALE State: NY Zip: 11556-3815

Phone: Email:

Developer: N/A

Address:

City: State: Zip:

Phone: Fax: Email:

Engineer: N/A

Address:

City: State: Zip:

Phone: Fax: Email:

Builder (if known): N/A

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 (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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: **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.

How to Participate in the April 21, 2025 Neighborhood Meeting

To participate by PC, Mac, iPad, iPhone or Android device, go to https://morningstarlaw.group/04142025.mtg to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
- Dial one of the following numbers:
  - Dial one of the following numbers:
    - +1 301 715 8592
    - +1 305 224 1968
    - +1 309 205 3325
    - +1 312 626 6799
    - +1 646 931 3860
    - +1 929 436 2866
    - +1 253 205 0468
    - +1 253 215 8782
    - +1 346 248 7799
    - +1 360 209 5623
    - +1 386 347 5053
    - +1 507 473 4847
    - +1 564 217 2000
    - +1 669 444 9171
    - +1 669 900 6833
    - +1 689 278 1000
  - Webinar ID: 883 2618 2538
  - Passcode: 689611
  - For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

REGISTRATION QR



If you have difficulty registering, you may call Leticia Shapiro at **(919) 590-0366** or email **tshapiro@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **tshapiro@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

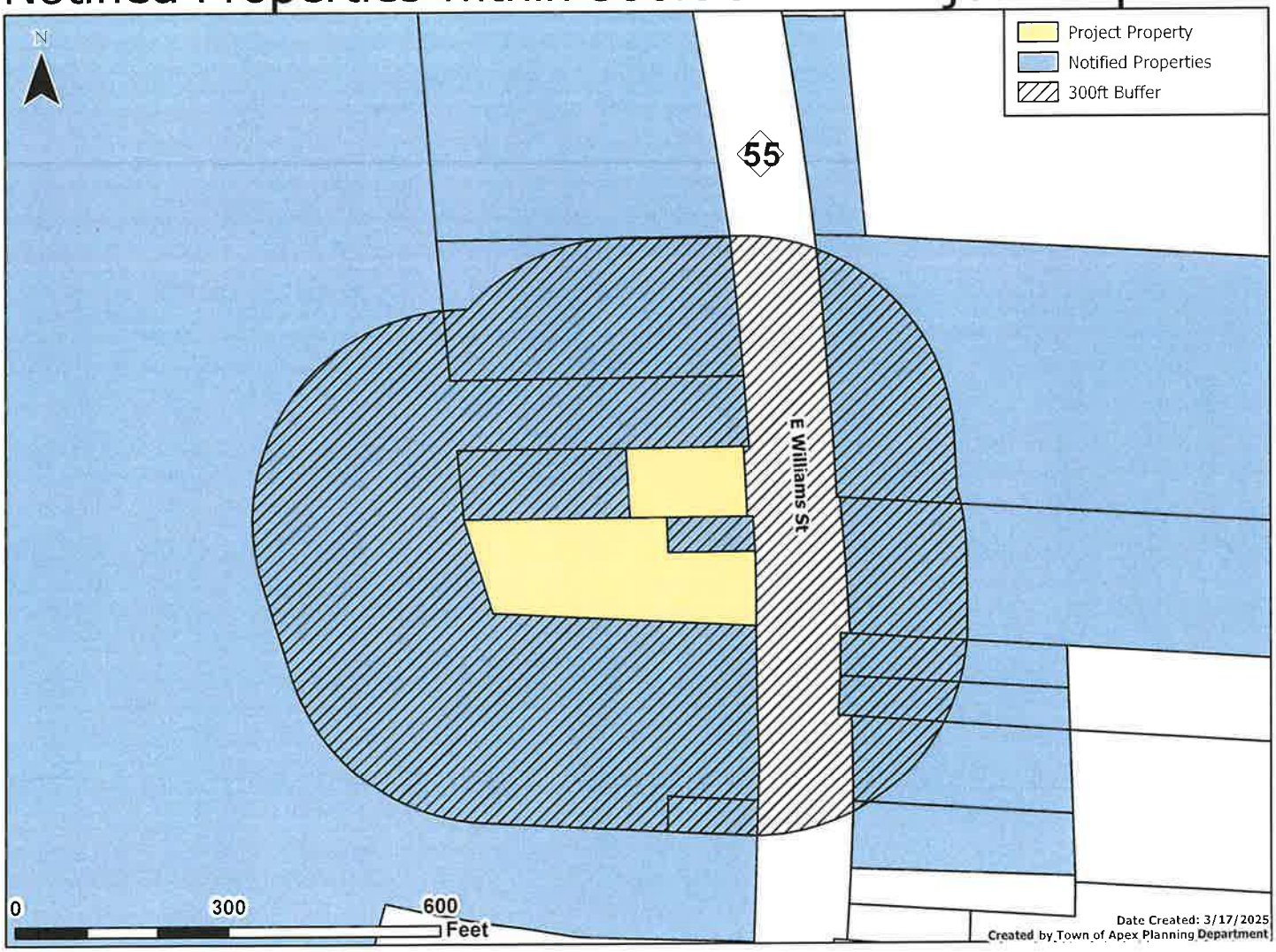
If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **tshapiro@morningstarlawgroup.com**.

Attachment A

Property Information

Property Owner (s)	County Parcel	Real Estate ID(s)	Property Address	Deeded Acres
RXR LEN APEX OWNER LLC	0740992632	0362133	1712 E Williams St	0.38
RXR LEN APEX OWNER LLC	0740990489	0013417	1716 E Williams St	1.33
				TOTAL: 1.71

Notified Properties within 300ft of the Project Properties



SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS		
1725 E WILLIAMS ST	0740996221	HIGDON, ANGELA HICKS HICKS, VICKY KAREN	1725 E WILLIAMS ST	APEX NC 27539-7706	
1713 E WILLIAMS ST	0740996316	JUDD, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27539-7706	
1709 E WILLIAMS ST	0740998418	KAM GROUP INC	413 CHIME CT	CARY NC 27519-5581	
0 E WILLIAMS ST	0750095624	PAGE TWO HOLDINGS LLC RODESSA LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052	
1714 E WILLIAMS ST	0740990631	PAGE, DAVID E HEIRS	ERIN WADE	751 GATEWAY PARK DR APT 310	RALEIGH NC 27601-2160
1700 E WILLIAMS ST	0741900198	RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763	
0 E WILLIAMS ST	0740992565	RXR LEN APEX OWNER LLC	GENERAL COUNSEL	625 RXR PLZ	UNIONDALE NY 11556-3815
1712 E WILLIAMS ST	0740992632	RXR LEN APEX OWNER LLC	625 RXR PLZ	UNIONDALE NY 11556-3815	
1729 E WILLIAMS ST	0740996110	STEELE, CALVIN HEIRS	C/O BRENDA J HAWKINS	103 DAGENHAM LN	CARY NC 27518-9054
0 E WILLIAMS ST	0740996310	STEELE, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27539-7706	
1708 E WILLIAMS ST	0740990896	THOMPSONGAS - SMOKIES LLC	5260 WESTVIEW DR STE 200	FREDERICK MD 21703-8512	
		Current Tenant	1709 E Williams ST	APEX NC 27539	
		Current Tenant	1710 E Williams ST	APEX NC 27539	
		Current Tenant	1712 E Williams ST	APEX NC 27539	
		Current Tenant	1729 E Williams ST	APEX NC 27539	
Created by Town of Apex Planning Department					
Date Created 3/17/2025					

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 Platform

Date of meeting: April 21, 2025 Time of meeting: 5:30pm-6:30pm

Property Owner(s) name(s): RXR LEN APEX OWNER LLC

Applicant(s): RXR LEN APEX OWNER LLC c/o Jason Barron, Morningstar Law Group

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.	No Participants				
2.					
3.					
4.					
5.					
6.					
7.					
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): RXR LEN APEX OWNER LLC

Applicant(s): RXR LEN APEX OWNER LLC c/o Jason Barron Morningstar Law Group

Contact information (email/phone): jbarron@morningstarlawgroup.com/919-590-0371

Meeting Address: Zoom Platform

Date of meeting: April 21, 2025 Time of meeting: 5:30pm-6:30pm

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:
NO PARTICIPANTS

Applicant's Response:

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, Hunter Winstead, 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 Zoom Platform (location/address) on April 21, 2025 (date) from 5:30pm (start time) to 6:30pm (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.

6/2/25
Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Branden C Foster, a Notary Public for the above State and County, on this the 2 day of June, 2025.

SEAL

Branden C Foster
Notary Public

Branden C Foster
Print Name

My Commission Expires: December 12, 2028

BRANDEN C FOSTER NOTARY PUBLIC HARNETT COUNTY, N.C.

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.

July 30, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

1712 and 1716 E Williams Street — 0740992632 and 0740990489

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 seeks to rezone the property to Sustainable Development Conditional Zoning (SD-CZ) in order to add these parcels to the Veridea Sustainable Development Plan.

Estimated submittal date: Application submitted June 2, 2025

MEETING INFORMATION:

Property Owner(s) name(s):	RXR LEN APEX OWNER LLC
Applicant(s):	Leticia Shapiro, Morningstar Law Group
Contact information (email/phone):	tshapiro@morningstarlawgroup.com/ (919) 590-0366
Meeting Address:	https://morningstarlaw.group/08132025.mtg
Date/Time of meeting**:	August 13, 2025, 5:30pm - 6:30pm

Welcome: 5:30pm - 5:35pm Project Presentation: 5:35pm - 5:45pm Question & Answer: 5:45pm-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.

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: Veridea Entitlements Zoning: (Current) RA, (Desired) SD-CZ

Location: See Attachment A

Property PIN(s): See Attachment A Acreage/Square Feet: See Attachment A

Property Owner: RXR LEN APEX OWNER LLC

Address: 625 RXR PLAZA

City: UNIONDALE State: NY Zip: 11556-3815

Phone: _____ Email: _____

Developer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

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 (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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:	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.

How to Participate in the August 13, 2025 Neighborhood Meeting

To participate by PC, Mac, iPad, iPhone or Android device, go to https:/morningstarlaw.group/08132025.mtg to register for the meeting. (Registration is necessary as we are required by the Town of Apex to have a record of attendance.)

- Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
- Dial one of the following numbers:

Dial one of the following numbers:

- +1 301 715 8592
- +1 305 224 1968
- +1 309 205 3325
- +1 312 626 6799
- +1 646 931 3860
- +1 929 436 2866
- +1 253 205 0468
- +1 253 215 8782
- +1 346 248 7799
- +1 360 209 5623
- +1 386 347 5053
- +1 507 473 4847
- +1 564 217 2000
- +1 669 444 9171
- +1 669 900 6833
- +1 689 278 1000

REGISTRATION QR

Webinar ID: 843 6458 2058
Passcode: 596844

- For attendance purposes as required by the Town of Apex, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.

If you have difficulty registering, you may call Leticia Shapiro at **(919) 590-0353** or email **bfoster@morningstarlawgroup.com** prior to the meeting for assistance. If you have difficulty connecting during the meeting, please email **bfoster@morningstarlawgroup.com** and the meeting link will be sent to help assist.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or the Q&A features. We will not use the Chat feature. If you use Raise Hand, a panelist will either unmute you to allow you to speak to solicit your questions/comments.

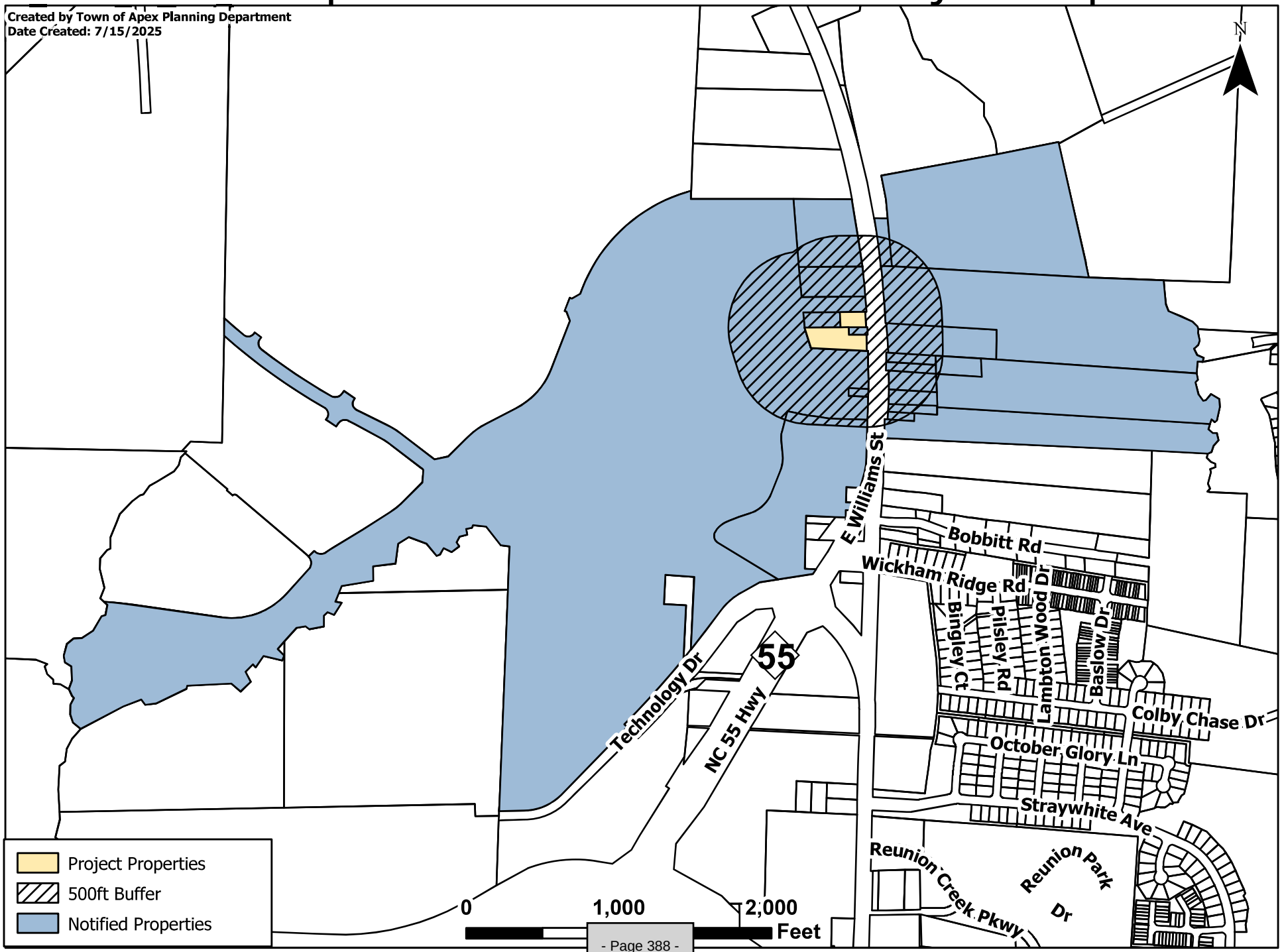
If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at **bfoster@morningstarlawgroup.com**.

Attachment A

Property Information

Property Owner (s)	County Parcel	Real Estate ID(s)	Property Address	Deeded Acres
RXR LEN APEX OWNER LLC	0740992632	0362133	1712 E Williams St	0.38
RXR LEN APEX OWNER LLC	0740990489	0013417	1716 E Williams St	1.33
				TOTAL: 1.71

Notified Properties within 500ft of the Project Properties



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 Zoom Platform

Date of meeting: August 13, 2025 Time of meeting: 5:30pm - 6:30pm

Property Owner(s) name(s): RXR LEN APEX OWNER LLC

Applicant(s): RXR LEN APEX OWNER 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.	No Attendees (See Zoom Attendee Report)				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

Attendee Report				
Report generated time	8/14/2025 14:17			
Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registrants
1712 and 1716 E Williams Street Second Neighborhood Meeting	843 6458 2058	8/13/2025 17:13	77	0
Host Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Leticia Shapiro	tshapiro@morningstarlawgroup.com	8/13/2025 17:13	8/13/2025 18:30
Yes	Leticia Shapiro	tshapiro@morningstarlawgroup.com	8/13/2025 17:13	8/13/2025 17:13
Panelist Details				
Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Sarah Van Every	vanevery@mcadamsco.com	8/13/2025 17:28	8/13/2025 18:06
Attendee Details				
Attended	User Name (Original Name)	First Name	Last Name	Email

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
1701 E WILLIAMS ST	0751003311	ALA COMMERCIAL LLC	700 SPRING FOREST RD STE 400	RALEIGH NC 27609-9124
1725 E WILLIAMS ST	0740996221	HIGDON, ANGELA HICKS HICKS, VICKY KAREN	1725 E WILLIAMS ST	APEX NC 27539-7706
1713 E WILLIAMS ST	0740996316	JUDD, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27539-7706
1709 E WILLIAMS ST	0740998418	KAM GROUP INC	413 CHIME CT	CARY NC 27519-5581
1801 E WILLIAMS ST	0740985947	LUNSFORD, LORINE HEIRS	1801 E WILLIAMS ST	APEX NC 27539-7708
1717 E WILLIAMS ST	0740998381	MURRAY, MARY MURRAY, JOSHUA	1717 E WILLIAMS ST	APEX NC 27539-7706
1713 E WILLIAMS ST	0750096187	PAGE TWO HOLDINGS LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052
0 E WILLIAMS ST	0750095624	PAGE TWO HOLDINGS LLC RODESSA LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052
1714 E WILLIAMS ST	0740990631	PAGE, DAVID E HEIRS	ERIN WADE	751 GATEWAY PARK DR APT 310
1700 E WILLIAMS ST	0741900198	RAYMER, DAVID F RAYMER, SHARON L	4617 FRIENDSHIP RD	APEX NC 27539-8763
0 E WILLIAMS ST	0740992565	RXR LEN APEX OWNER LLC	GENERAL COUNSEL	625 RXR PLZ
1712 E WILLIAMS ST	0740992632	RXR LEN APEX OWNER LLC	625 RXR PLZ	UNIONDALE NY 11556-3815
0 E WILLIAMS ST	0740996013	STEELE, CALVIN HEIRS	C/O BRENDA J HAWKINS	103 DAGENHAM LN
0 E WILLIAMS ST	0740996310	STEELE, GERTRUDE	1713 E WILLIAMS ST	APEX NC 27539-7706
1708 E WILLIAMS ST	0740990896	THOMPSONGAS - SMOKIES LLC	5260 WESTVIEW DR STE 200	FREDERICK MD 21703-8512
0 E WILLIAMS ST	0750085838	TRINITY APEX NORTH 100 LLC	CHET MANN	1508 VON CANNON CIR
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	1713A E Williams ST	APEX NC 27539
		Current Tenant	1729 E Williams ST	APEX NC 27539
		Current Tenant	1709 E Williams ST	APEX NC 27539
		Current Tenant	1710 E Williams ST	APEX NC 27539
		Current Tenant	1712 E Williams ST	APEX NC 27539

Created by Town of Apex Planning Department
Date Created: 7/15/2025

RALEIGH NC 27601-2160

UNIONDALE NY 11556-3815

CARY NC 27518-9054

SANFORD NC 27330-8256

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): RXR LEN APEX OWNER LLC

Applicant(s): RXR LEN APEX OWNER LLC

Contact information (email/phone): _____

Meeting Address: _____

Date of meeting: August 13, 2025 Time of meeting: 5:30pm - 6:30pm

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:

No Attendees

Applicant's Response:

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, Leticia L. Shapiro, 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 Zoom Platform (location/address) on August 13, 2025 (date) from 5:30pm (start time) to 6:30pm (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.

August 14, 2025
Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Branden C Foster, a Notary Public for the above State and County, on this the 14 day of August, 2025.

SEAL

Branden C Foster
Notary Public

Branden C Foster
Print Name

My Commission Expires: December 17, 2028

BRANDEN C FOSTER NOTARY PUBLIC HARNETT COUNTY, N.C.

APEX ENVIRONMENTAL ADVISORY BOARD
Suggested Zoning Conditions

Project Name: Veridea Expansion III Date: 6/2/25

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. 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. 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. *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. 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. **AND/OR** 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.	☐ ☐	☐ ☐	☑ ☑
Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development. 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. *Option 6.1:* Preserve existing trees (percentage-based). Numbers shown may be changed based on project**.** 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.	☐	☐	☑
Option 6.2: 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 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.	☐	☐	☑

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 _____% 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). 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). 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.	☐	☐	☑
OR			
b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	☐	☐	☑

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. 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.*** 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. 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.	☐	☐	☑
AND/OR			
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.	☐	☐	☑
AND/OR			

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.			
Option 6.1: Install pervious pavements where practicable (e.g. when parking maximums are exceeded).			
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.	☐	☐	☑
AND/OR			
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.	☐	☐	☑
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.			
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.	☐	☐	☑
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.			
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.	☐	☐	☑
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.			
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%.			
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.	☐	☐	☑
OR			
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	☐	☐	☑

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. 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. **OR** 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. **OR** c. To reduce irrigation requirements, the project shall select and plant only warm season grasses.	☐ ☐ ☐	☐ ☐ ☐	☑ ☑ ☑
Goal 12. Install community gardens and native pollinator demonstration gardens. 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. 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). 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. 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. **OR** b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	☐ ☐	☐ ☐	☑ ☑

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. 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:
It is the applicant's understanding that this project does not need to meet with the Environmental Advisory Board.
Additional Board Recommendations:

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ08
Veridea Expansion III

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: Todd Rechler, RXR Realty
Authorized Agent: Jason Barron, Morningstar Law Group
Property Addresses: 1712 & 1716 East Williams Street
Acreage: ±1.52 acres
Property Identification Numbers (PINs): 0740992632 & 0740990489
2045 Land Use Map Designation: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Existing Zoning of Properties: Residential Agricultural (RA)
Proposed Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: September 8, 2025 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/50976.

Dianne F. Khin, AICP
Planning Director

Published Dates: August 22-September 8, 2025

https://www.apexnc.org/DocumentCenter/View/51696/25CZ08-PB-public-notice-com...
Municode Infor PlanView iMAPS GeoCivix Thor-Coll Plan 2045 LUM Other favorites
1 of 2

TOWN OF APEX
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OF PUBLIC HEARINGS
CONDITIONAL ZONING #25CZ08
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Dianne F. Khin, AICP
Planning Director

Published Dates: August 22-September 8, 2025

74°F Mostly cloudy
11:01 AM 8/22/2025

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ08
Veridea Expansion III

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: Todd Rechler, RXR Realty
Agente autorizado: Jason Barron, Morningstar Law Group
Dirección de las propiedades: 1712 & 1716 East Williams Street
Superficie: ±1.52 acres
Números de identificación de las propiedades: 0740992632 & 0740990489
Designación actual en el Mapa de Uso Territorial para 2045: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Ordenamiento territorial existente de las propiedades: Residential Agricultural (RA)
Ordenamiento territorial propuesto para las propiedades: Sustainable Development-Conditional Zoning (SD-CZ) for Veridea

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: 8 de septiembre de 2025 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/50976.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 22 de agosto-8 de septiembre de 2025

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2 of 2

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APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ08
Veridea Expansion III

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: Todd Rechler, RXR Realty
Agente autorizado: Jason Barron, Morningstar Law Group
Dirección de las propiedades: 1712 & 1716 East Williams Street
Superficie: ±1.52 acres
Números de identificación de las propiedades: 0740992632 & 0740990489
Designación actual en el Mapa de Uso Territorial para 2045: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Ordenamiento territorial existente de las propiedades: Residential Agricultural (RA)
Ordenamiento territorial propuesto para las propiedades: Sustainable Development-Conditional Zoning (SD-CZ) for Veridea

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: 8 de septiembre de 2025 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/50976.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 22 de agosto-8 de septiembre de 2025

74°F Mostly cloudy
11:02 AM 8/22/2025

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 #25CZ08 Veridea Expansion III
Project Location:	1712 & 1716 East Williams Street
Applicant or Authorized Agent:	Todd Rechler
Firm:	RXR Realty
Planning Board Public Hearing Date:	September 8, 2025
Project Planner:	Amanda Bunce

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 August 22, 2025, 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.

8/25/2025
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 25th day of AUGUST, 2025.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027
SEAL

Notary Public

My Commission Expires: 10/3/2027

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ08
Veridea Expansion III

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: Todd Rechler, RXR Realty
Authorized Agent: Jason Barron, MorningStar Law Group
Property Addresses: 1712 & 1716 East Williams Street
Acreage: ± 1.52 acres
Property Identification Numbers (PINs): 0740992632 & 0740990489
2045 Land Use Map Designation: Regional Mixed Use: Medium Density Residential/High Density Residential/Office Employment/Commercial Services/Industrial Employment
Existing Zoning of Properties: Residential Agricultural (RA)
Proposed Zoning of Properties: Sustainable Development-Conditional Zoning (SD-CZ) for Veridea

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: September 23, 2025 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/50976.

Dianne F. Khin, AICP
Planning Director

Published Dates: August 29-September 23, 2025

https://www.apexnc.org/DocumentCenter/View/51752/25CZ08-TC-public-n...
WebEdits Municode PlanView iMAPS GeoCivix Infor Thor-Coll Plan Other favorites
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 #25CZ08
Veridea Expansion III

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Dianne F. Khin, AICP
Planning Director

Published Dates: August 29-September 23, 2025

83°F Sunny
2:44 PM 8/29/2025

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ08
Veridea Expansion III

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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: 23 de septiembre de 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/50976.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 29 de agosto de 2025 – 23 de septiembre de 2025

https://www.apexnc.org/DocumentCenter/View/51752/25CZ08-TC-public-n...
WebEdits Municode PlanView iMAPS GeoCivix Infor Thor-Coll Plan Other favorites
2 of 2

TOWN OF APEX
POST OFFICE BOX 250
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TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ08
Veridea Expansion III

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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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Fecha y hora de la audiencia pública del Consejo Municipal: 23 de septiembre de 6:00 P.M.

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Mapa de las inmediaciones:



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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 29 de agosto de 2025 – 23 de septiembre de 2025

83°F Sunny
2:45 PM 8/29/2025

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 #25CZ08 Veridea Expansion III
Project Location:	1712 & 1716 East Williams Street
Applicant or Authorized Agent:	Jason Barron
Firm:	MorningStar Law Group
Town Council Public Hearing Date:	September 23, 2025
Project Planner:	Amanda Bunce

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 August 29, 2025, 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.

9/2/2025
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 SEPTEMBER, 2025.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

Notary Public

My Commission Expires: 10/3/2027



Public Hearing Sign Posted By

Signature

6/13/2025

Date

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 25CZ08 Veridea Expansion 3

Planning Board Meeting Date: September 8, 2025

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: 1.52 acres

PIN(s): 0740992632 & 0740990489

Current Zoning: Residential Agricultural (RA)

Proposed Zoning: Sustainable Development-Conditional Zoning (SD-CZ) for Veridea

2045 Land Use Map: Regional Mixed Use: Medium Density Residential/High Density Residential/ Office Employment/Commercial Services/Industrial Employment

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: Jeff Hastings

Seconded by Planning Board member: Daniel Khodaparast

☑ *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 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 8th day of September 2025.

Attest:

Tim Royal, Planning Board Vice-Chair

Amanda Bunce Digitally signed by Amanda Bunce Date: 2025.09.08 17:08:28 -04'00'

Amanda Bunce, Assistant Planning Director

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: UNFINISHED BUSINESS

Meeting Date: September 23, 2025

Item Details

Presenter(s): Shannon Cox, Long Range Planning Manager

Department(s): Planning Department

Requested Motion

This item was continued from the August 12, 2025 Town Council meeting.

Possible motion to amend the Apex Transportation Plan along Hammocks Beach Trail and Mt. Zion Church Road for consistency with the proposed rezoning 24CZ10 Ashburn Planned Unit Development (PUD).

Approval Recommended?

Planning Department staff recommend approval of the proposed amendments.

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

Item Details

A public hearing for this item was held on August 12, 2025. Town Council will consider amendments to the Thoroughfare and Collector Street Plan map and the Bicycle and Pedestrian System Plan map of the Apex Transportation Plan associated with 24CZ10 Ashburn PUD. The proposed amendments would: (1) realign the minor collector street along Hammocks Beach Trail, (2) add a future roundabout at Hammocks Beach Trail and Mt. Zion Church Road, and (2) shift the location of the side path along Hammocks Beach Trail.

Attachments

- UB1-A1: Staff report for the August 12, 2025 Town Council meeting (no changes) - Apex Transportation Plan Amendments - Ashburn PUD
- UB1-A2: Request for the amendments from the applicant - Apex Transportation Plan Amendments - Ashburn PUD
- UB1-A3: Planning Board report to Town Council - Apex Transportation Plan Amendments - Ashburn PUD

This item was continued from the August 12, 2025 Town Council meeting.

Purpose of the Apex Transportation Plan

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

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

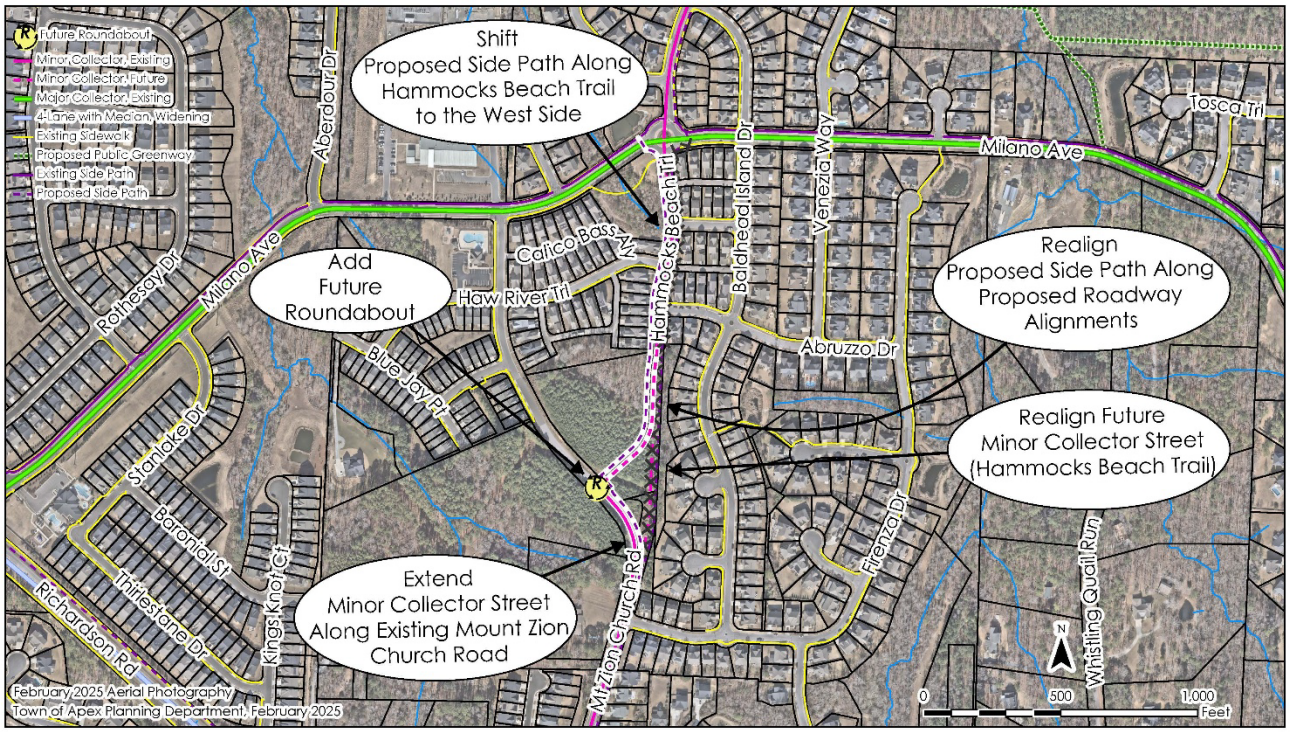


Figure 1. Proposed amendments to the Thoroughfare and Collector Street Plan Map and Bicycle and Pedestrian System Plan Map

Explanation of Proposed Amendments

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

The primary amendment is to realign the future minor collector street to follow Mount Zion Church Road to a proposed roundabout, and then follow Hammocks Beach Trail north to connect to Milano Avenue. The Transportation Plan currently shows the minor collector street continuing directly along Hammocks Beach Trail without a roundabout. If amended, the new alignment and roundabout would allow for construction of the minor

collector street within the property controlled by the rezoning, while avoiding and minimizing impacts to other adjacent properties. A secondary amendment is proposed to shift the planned side path north of the roundabout from the east side of Hammocks Beach Trail to the west of Hammocks Beach Trail. This amendment is also intended to minimize impacts of the road construction on properties outside of the area to be rezoned. Per the minor collector street standard, a sidewalk would still be constructed on the east side of Hammocks Beach Trail. The request for the amendments from the applicant is provided as Attachment 2.

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

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

Date : April 30, 2025

To : June Cowles

Copy : Jenna Shouse
Shannon Cox

From : Thomas F. Craven, PE

Re : Ashburn Subdivision
Mt Zion Church Road and Hammocks Beach Trail
Rezoning # 24CZ10Ashburn PUD and Ashburn Master Subdivision Plan

In order to facilitate the construction of Hammocks Beach Trail north from Mt Zion Church Road within the property currently controlled by the applicant, a Transportation Plan Amendment is necessary to address several changes.

1. A roundabout is proposed to be constructed on Mt Zion Church Road to provide a suitable street connection between the existing Mt Zion Church Road, the proposed extension of Hammocks Beach Trail and the extension of Baronial Street.
2. Realign the location of the Hammocks Beach Trail extension as a Minor Collector to accommodate the proposed Mt Zion Church Road roundabout and shift it off the property line with the Bella Casa Homeowners Association to minimize the impact of the road construction.
3. Shift the side path along Hammocks Beach Trail from the east side of the road to the west side of the road to lessen the impact of the construction along the property east of the proposed Hammocks Beach Trail extension owned by the Bella Casa Homeowners Association. A sidewalk will be constructed along the east side of Hammocks Beach Trail.
4. Improve the existing Mt Zion Church Road between the southern property line of Ashburn and the proposed roundabout on Mt Zion Church Road as a Minor Collector with a side path along the east side of the road and a sidewalk along the west side of the road.

We respectfully request your consideration of these proposed Transportation Plan Amendments.

PLANNING BOARD REPORT TO TOWN COUNCIL

Long Range Plan Amendments

Planning Board Meeting Date: July 14, 2025

Long range plan(s) proposed to be amended:

Transportation Plan

Description of the proposed amendment(s):

Amend the Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian System Plan Map for consistency with the proposed rezoning 24CZ10 Ashburn Planned Unit Development (PUD). This includes: realigning the minor collector street along Hammocks Beach Trail, adding a future roundabout at Hammocks Beach Trail and Mt. Zion Church Road, and shifting the alignment of the future side path to the west side of Hammocks Beach Trail.

Planning Board recommendation:

Motion: To recommend approval as presented.

Introduced by Planning Board member:

Seconded by Planning Board member:

☑ Approval of the proposed amendment(s) as presented

☐ Approval of the proposed amendment(s) with the following conditions or changes:

☐ Denial of the proposed amendment(s)

With 6 Planning Board member(s) voting "aye"

With 0 Planning Board member(s) voting "no"

Reason(s) for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 14th day of July 2025.

Attest:

Keith Braswell, Acting Planning Board Chair

Dianne Khin, Planning Director

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: UNFINISHED BUSINESS

Meeting Date: September 23, 2025

Item Details

Presenter: Joshua Killian, Planner II

Department: Planning

Requested Motion

This item was continued from the August 12th Town Council Meeting.

Possible motion concerning Rezoning Application No. 24CZ10 Ashburn PUD. The applicant, Charles Walker III, Ashburn Development, seeks to rezone approximately 15.3 acres from Rural Residential (RR #07ETJ24) to Planned Unit Development-Conditional Zoning (PUD-CZ). The proposed rezoning is located at 0 & 0 Mt. Zion Church Road.

Approval Recommended?

The Planning Department recommends approval.

The Planning Board held a Public Hearing on July 14, 2025 and by unanimous vote recommend approval of the rezoning with the conditions offered by the applicant.

Item Details

The properties to be rezoned are identified as PINs 0721448562 & 0721442048

Attachments

- UB2-A1: Staff Report - Rezoning Case No. 24CZ10 - Ashburn PUD - Continued from August 12, 2025
  - Application - Rezoning Case No. 24CZ10 - Ashburn PUD - Continued from August 12, 2025
- UB2-A2: Planning Board Report to Town Council - Rezoning Case No. 24CZ10 - Ashburn PUD - Continued from August 12, 2025
- UB2-A3: Attachment A – Legal Description - Rezoning Case No. 24CZ10 - Ashburn PUD - Continued from August 12, 2025
- UB2-A4: Attachment B – PUD Text and Plan Sheets - Rezoning Case No. 24CZ10 - Ashburn PUD - Continued from August 12, 2025

This item was continued from the August 12th Town Council Meeting. The public hearing for this item was closed at the August 12, 2025, meeting and the vote was continued to allow the applicant time to consider how affordable housing could be incorporated into the rezoning.

BACKGROUND INFORMATION:	
Location:	0 & 0 Mt. Zion Church Rd
Applicant:	Ashburn Development
Authorized Agent:	Charles R. Walker III, PLA
Owners:	Anthony and Delois Richardson
PROJECT DESCRIPTION:	
Acreage:	+/- 15.3 acres
PINs:	0721448562 & 0721442048
Current Zoning:	Rural Residential (RR #07ETJ24)
Proposed Zoning:	Planned Unit Development–Conditional Zoning (PUD-CZ)
2045 Land Use Map:	Medium Density Residential
Town Limits:	In ETJ

ADJACENT ZONING & LAND USES:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Single-family residential & Townhomes (Parkside at Bella Casa)
South:	Rural Residential (RR #07ETJ24); Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Single-family residential; Vacant
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Single-family residential (Parkside at Bella Casa); Mt Zion Church Rd
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10 & #15CZ18)	Townhomes (Bella Casa); Single-family residential (Buckhorn Preserve); Mt. Zion Church Rd

EXISTING CONDITIONS:

The site consists of two (2) parcels totaling +/- 15.3 acres. The proposed Ashburn PUD is in the southwest region of Apex, south of Milano Ave, and bisected by Mt. Zion Church Road. The existing Bella Casa and Buckhorn Preserve PUD subdivisions surround the proposed project site to the west, north, and east. The two parcels south of the project western parcel include single-family homes. The lots that are subject to the Ashburn PUD are vacant and wooded with a few areas cleared for existing utility easements and two stream branches on the western parcel.

NEIGHBORHOOD MEETING:

The applicant conducted three neighborhood meetings on October 11, 2023, May 22, 2024, and May 16, 2025. The neighborhood meeting reports are attached.

2045 LAND USE MAP:

The 2045 Land Use Map designates the site as Medium Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning is consistent with the 2045 Land Use Map designation. This designation supports the residential uses and density proposed with Ashburn PUD.

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 high school level.

PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing a Planned Unit Development with uses and development standards as follows:

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. Accessory apartment
2. Single-family
3. Townhouse
4. Recreation Facility, private
5. Park, active
6. Utility, minor

Architectural Conditions:

Townhomes

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it shall be broken horizontally and vertically between, at a minimum, every other unit.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 2 feet out from the front façade or front porch.
6. 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	Decorative shake
Bay window	Decorative air vents on gable
Recessed window	Decorative gable
Decorative window	Decorative cornice
Trim around the windows	Column
Wrap around porch or side porch	Portico
Two or more building materials	Balcony
Decorative brick/stone	Dormer
Decorative trim	

7. Building front facades shall have horizontal relief achieved by the use of recesses and projections.
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. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

Single-family

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 50% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage, if used, shall be accessed by a rear alley, regardless whether it is attached or detached.
6. Garages, if used, will front and be limited to access to public rear alleys.
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	Decorative shake
Bay window	Decorative air vents on gable
Recessed window	Decorative gable
Decorative window	Decorative cornice
Trim around the windows	Column
Wrap around porch or side porch	Portico
Two or more building materials	Balcony
Decorative brick/stone	Dormer
Decorative trim	

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. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

Proposed Design Controls:

Maximum Density	4.8/acre
Maximum Residential Units	74
Minimum Lot Width	
Single-family	30 ft
Townhomes	20 ft
Maximum Building Height	
Single-family	42 ft
Townhomes	45 ft
Maximum Built-Upon Area	70%

Building Setbacks	**Single-Family**	**Townhomes**
Front	10 ft	20 ft
Side	3 ft	0 ft
Rear	20 ft	15 ft
Rear Garage	5 ft	N/A
Corner	8 ft	12 ft
Minimum Building Separation	N/A	8 ft
Buffer/RCA Setbacks	Buildings	Parking
	10 ft	5 ft

Proposed RCA & Buffers:

The proposed PUD complies with the UDO requirements for Resource Conservation Area (RCA). Because the project is planned to be mass graded, the applicant is proposing an additional 5% RCA within the single-family detached areas as required per Section 7.2.5.B of the Town's UDO. All perimeter buffers will comply with the Section 8.2 of the UDO.

Public Facilities:

The Ashburn PUD will be served by Town of Apex water, sanitary sewer, and electrical systems. The utility design will be finalized at Master Subdivision Plan review. A conceptual Layout and Utility Plan is included in the PUD Plan for reference. There is an existing 30-foot Town of Apex Sanitary Sewer easement running north-south within the eastern portion of the property. Five (5) water connections have been identified on the Layout and Utility Plan Sheet: from the north on Blue Jay Point, Mt. Zion Church Road, and Hammocks Beach Trail; from the west on Baronial Street; and from the south Mt. Zion Church Road. Sewer connections are provided from all of the listed streets excluding Mt. Zion Church Rd with an additional connection from the existing on-site easement. The ultimate design for the utilities shall meet the current Town of Apex Master Water and Sewer Plans for approval.

Apex Transportation Plan/Access and Circulation:

Per the Apex Thoroughfare and Collector Street Plan map, Hammocks Beach Trail is designated as a minor collector and has been accommodated within this PUD with a transportation plan amendment. The developer will dedicate right-of-way within the development as opposed to utilizing the alignment currently shown on the Transportation Plan. If the Transportation Plan amendment is approved, the minor collector designation will continue on Mt. Zion Church Rd to a future roundabout, and then follow Hammocks Beach Trl north within the PUD to meet the existing stub street.

The Apex Bicycle and Pedestrian Plan shows a future side path along the east side of Hammocks Beach Trl. The previously mentioned Transportation Plan amendment includes installing the side path on the east side of Mt. Zion Church Rd and continuing north of the roundabout. From that point, the side path will shift from the east side to the west side of Hammocks Beach Trl. A sidewalk will be constructed on the east side of Hammocks Beach Trl per the minor collector street standard. The PUD will provide sidewalks along both sides of all other internal streets including Mt. Zion Church Rd.

ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on September 19, 2024. 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
The project shall install at least three (3) pet waste stations units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.	Added
No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road crossings, utility infrastructure, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The grading shall be designed to minimize impacts to the riparian buffer.	Added

EAB Suggested Conditions	Applicant's Response
In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall permit clover lawns throughout the neighborhood.	Added
All homes shall have a 220/240 outlet in garages for electric vehicle charging.	Added
A solar PV system of at least 4 kW shall be installed on at least 10% of the 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.	Not Added

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the Ashburn Planned Unit Development at their October 30, 2024 meeting. The Advisory Commission unanimously recommended a fee-in-lieu of dedication.

Single-family detached Units: $4,244.42 x 21 = $ 89,132.82
Townhome Units: $2,858.65 x 51 = $ 145,791.15

The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

HOUSING STAFF RECOMMENDATION:

Based on the adopted 2025 Update to the Apex Affordable Housing Plan and the adopted 2025 Update to the Affordable Housing Incentive Zoning Policy, the Housing Program recommends at least 10% (7 units for this development) of the residential units or lots be designated as affordable or workforce housing. This Policy recommendation applies to residential and mixed-use rezoning applications that propose 10 or more residential units. Applicants that meet the 10% unit recommendation may request incentives, based on the policy, that can facilitate development of the affordable or workforce units. The applicant has offered the following condition for affordable housing, based on the 2023 Affordable Housing Incentive Zoning Policy that was effective when the rezoning was submitted on June 3, 2024:

> Prior to recording the first Master Subdivision Final Plat, the developer shall make a donation to the Town of Apex Affordable Housing Fund in the amount equal to 5% of the total number of units at a rate of $218,000.00 per unit. If the 5% of total units calculation results in a fraction between 0.50 and 0.99, the total units shall be rounded up to the nearest whole number. If the 5% of total units calculation results in a fraction between 0.01 and 0.49, the units shall be rounded down to the nearest whole number.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ10 Ashburn PUD as proposed.

PLANNING BOARD RECOMMENDATION:

Planning Board held a public hearing on July 14, 2025 and unanimously recommended approval of Rezoning #24CZ10 Ashburn PUD as proposed.

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 site as Medium Density Residential. Density within the area designated as Medium Density on the 2045 Land Use Map shall not exceed 7 units per acre, with a maximum of 107 residential units in this area. The overall gross density shall not exceed 4.8 units per acre per the PUD. The proposed rezoning is consistent with the 2045 Land Use Map designations. The Ashburn PUD will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map.

The proposed rezoning is reasonable and in the public interest because it will permit a variety of housing types as an infill development, utilizing existing street stubs to provide additional vehicular and pedestrian ingress and egress to the existing residential developments.

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.

1. *Planned Unit Development (PUD-CZ) District*

7. 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 Planning Board 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.

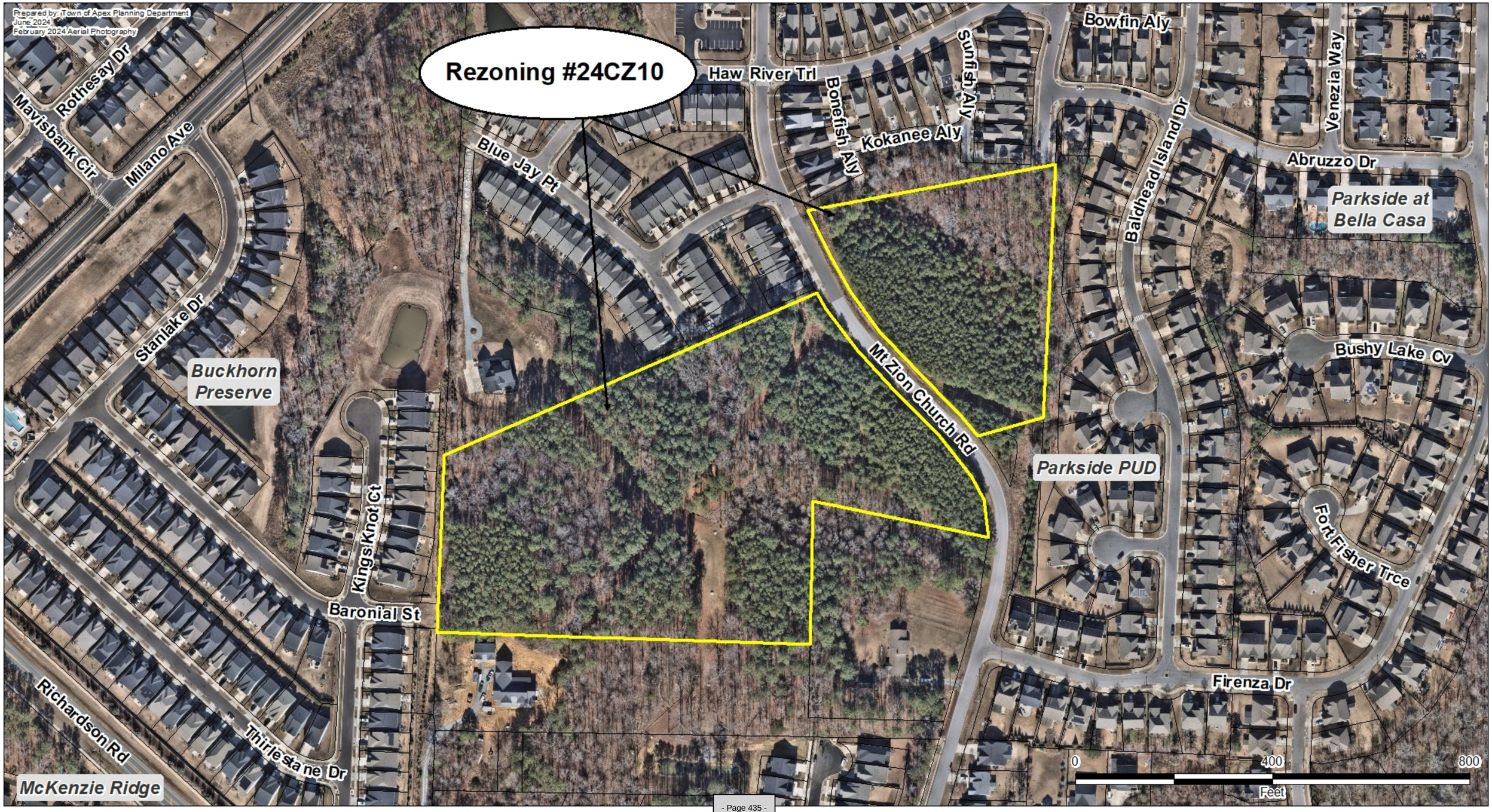
6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

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.


Prepared by: Town of Apex Planning Department
June 2024
February 2024 Aerial Photography
Rezoning #24CZ10
Haw River Trl
Bowfin Aly
Sunfish Aly
Bonefish Aly
Kokanee Aly
Venezia Way
Abruzzo Dr
Baldhead Island Dr
Parkside at Bella Casa
Rothesay Dr
Mavisbank Cir
Milano Ave
Blue Jay Pt
Stanlake Dr
Buckhorn Preserve
Mt Zion Church Rd
Bushy Lake Cv
Parkside PUD
Kings Knot Ct
Baronial St
Fort Fisher Trce
Firenza Dr
Richardson Rd
Thirlestane Dr
McKenzie Ridge
0
400
800
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 #: #24CZ10 Submittal Date:

Fee Paid $ 1753.00 Check #

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Ashburn

Address(es): 0 Mt. Zion Church Rd

PIN(s) 0721448562

0721442048 Acreage: 15.3

Current Zoning: RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: 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: Ashburn Development LLC

Address: 933 Old Knight Road

City: Knightdale State: NC Zip: 27545

Phone: 919-422-3933 E-mail: mike.jordan@jvmgmt.net

Owner Information

Name: Anthony and Delois Richardson

Address: 1825 Car Creek Rd.

City: Sanford State: NC Zip: 27332

Phone: 919-266-4500 E-mail: George@hamrick-galanis.com (Commisioner)

Agent Information

Name: Entitlement Preservation Group / Charles R. Walker III, PLA

Address: 275 North Pea Ridge Rd

City: Pittsboro State: NC Zip: 27312

Phone: 919-625-9760 E-mail: cwalker@epgrouponline.com

Other contacts: Tommy Craven, Priest Craven and Associates Inc 919-781-0300

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: #24CZ10 Submittal Date: _____

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 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.

See attached

2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.

See attached

3) Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.

See attached

PETITION PROCESS INFORMATION

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.

See attached

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.

See attached

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.

See attached

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.

See attached

8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

See attached

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.

See attached

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.

See attached

6.0 PUD Legislative and Compatibility Statements

1. Consistency with the 2045 Land Use Map. The proposed Conditional Zoning (CZ) District uses appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

The 2045 LUM calls for medium-density residential in this area. The tracts total approximately 15.3 AC and the proposal is to not exceed 74 total units. That yields a density of 4.8 units/ AC which meets that standard.

2. Compatibility. The proposed Conditional Zoning (CZ) District uses appropriateness for its proposed location and compatibility with the character of surrounding land uses.

As with the existing properties, the Project will consist of both townhomes and single-family alley-loaded lots. Proposed townhomes will be adjacent to existing townhomes and proposed single-family alley-loaded style lots will be adjacent to existing similar development. The more rural properties to the south will be separated by the extension of Baronial Street and the larger standard single-family lots will also be separated by the extension of Hammocks Beach Trail to the east.

3. Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District uses compliance with Sec 4.4 Supplemental Standards, if applicable.

Dimensional criteria. Single-family alley loaded lots shall meet the following require-ments:

Minimum Lot Size	3800 SQ. FT.
Minimum Lot Width	30 FT.
Minimum Lot Setbacks	
Front	10 FT.
Rear Garage (if option is used)	5 FT. from alley
Side	3 FT.
Rear	20 FT.
Corner Side	8 FT.
Maximum Building Height	50 FT.

Dimensional criteria. Townhomes shall meet the following requirements:

Minimum Lot Size	1800 SQ. FT.
Minimum Lot Width	20 FT.
Minimum Lot Setbacks	
Front	20 FT.
Rear	15 FT.
Corner Side	12 FT.
Maximum Building Height	50 FT.
Minimum Buffer/RCA Setback	10 FT. buildings, 5FT. parking areas

Both uses will have a maximum built-upon area of 70 percent

4. Design minimizes adverse impact. The design of the proposed Conditional Zoning (CZ) District uses minimization of adverse effects, including the 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 PUD has a goal to minimize adverse impacts on surrounding landowners while providing the opportunity for new varied housing in the area. Trash will be contained in Town-approved trash cans within the garages of the units until the day before being collected by the Town. Traffic increase in this area will be minimal, projected traffic as per the TIA. The PUD will exceed the required minimum parking for this type of construction. Finally, after construction, this Project should not have any different levels of noise, odor, glare, and vibration than its existing neighbors.

5. Design minimizes environmental impact. The proposed Conditional Zoning District uses minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The design of the PUD shall meet all minimum requirements as set by the Apex UDO including Resource Conservation Areas, Stormwater treatment, and Supplemental Landscaping

6. Impact on public facilities. The proposed Conditional Zoning (CZ) District use 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 PUD will be extending public water and sewer through these tracts and will provide stubs for future use. The Project will be extending three existing roads, creating a new roundabout connection, and will improve Mt. Zion Church Road along its frontage. The PUD will pay all required facility fees and will provide an expanded tax base once it is complete.

7. Health, safety, and welfare. The proposed Conditional Zoning (CZ) District uses effect on the health, safety, or welfare of the residents of the Town or its ETJ.

As designed, this PUD should not have detrimental impacts on the health, safety, or welfare of the surrounding properties, Town, or ETJ.

8. Detrimental to adjacent properties. Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

As previously stated, this PUD should not have detrimental impacts on the health, safety, or welfare of the surrounding properties, Town, or ETJ.

9. Not constitute a 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.

As previously stated, the impact to traffic will be minimal as per the TIA. The number of people projected to use this PUD will be similar in levels found with the existing surrounding development.

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 PUD follows the other provisions of the Ordinance with one exception:

> The Transportation Plan shows Hammocks Beach Trail connecting directly with Firenza Drive. After identifying right-of-way restrictions and RCA concerns in Bella Casa the design shown has been accepted by the Town Transportation Department and the HOA of Bella Casa.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: #24CZ10 Submittal Date: _____

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 #: #24CZ10 Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: Adjacent to Bella Casa

Nearest intersecting roads: Mt. Zion Church Rd and Milano Ave

Wake County PIN(s): 0721448562 and 0721442048

Township: Buckhorn

Contact Information (as appropriate)

Contact person: Charles R Walker III,PLA

Phone number: 919-625-9760 Fax number: _____

Address: 275 North Pea Ridge Rd Pittsboro NC 27312

E-mail address: cwalker@epgrouponline.com

Owner: George Hamrick

Phone number: 919-266-4500 Fax number: _____

Address: 7417 Knightdale Blvd Suite 103 Knightdale 27545

E-mail address: George@hamrick-galanis.com

Proposed Subdivision/Development Name

1st Choice: Ashburn

2nd Choice *(Optional)*: _____

Town of Apex Staff Approval:

_____ _____

Town of Apex Planning Department Staff Date

#24CZ10

STREET NAME APPROVAL APPLICATION

Application #: N/A extending existing streets Submittal Date: _____

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: _____

Nearest intersecting roads: _____

Wake County PIN(s): _____

Township: _____

Contact information (as appropriate)

Contact person: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Owner: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

STREET NAME APPROVAL APPLICATION

Application #: #24CZ10 Submittal Date: 5/2/2025

# of roads to be named: 3 (2 Street, 1 Alley)

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	Ashburn Valley Drive (new street stub)	11	
2	Ashburn Bally Lane (new street stub)	12	
3	Angel Falls Drive (new street stub)	13	
4	Whitewell Lane (new street stub)	14	
5	Ashburn Glen Alley (new alley)	15	
6	Ashburn Peak Alley (new alley)	16	
7		17	
8		18	
9		19	
10		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

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #24CZ10 Submittal Date: _____

Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Ashburn Subdivision

_____

(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.

Michael Jordan, Manager, 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: Ashburn Development LLC	TOWN OF APEX
BY: _____ Authorized Agent	BY: _____ Authorized Agent
DATE: _____	DATE: _____

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____ Submittal Date: _____

Insert legal description below.

See attached

Legal Description TRACT 1

Beginning at a CONTROL CORNER IRON PIPE SET having coordinates of **N:714695.43, E:2024516.24**; thence with a bearing of **N 79°30'09" E** a distance of **511.74** feet to a IRON ROD FOUND; thence with a bearing of **S 02°38'21" W** a distance of **514.71** feet to a IRON PIPE FOUND; thence with a bearing of **S 74°13'11" W** a distance of **134.17** feet to a IRON PIPE SET; thence and along the Eastern Right of Way of Mount Zion Church Road with a bearing of **N 39°46'07" W** a distance of **14.76** feet to a COMPUTED POINT; thence with a bearing of **N 43°16'07" W** a distance of **28.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°10'11" W** a distance of **27.50** feet to a COMPUTED POINT; thence with a bearing of **N 44°59'53" W** a distance of **53.64** feet to a COMPUTED POINT; thence with a bearing of **N 45°28'43" W** a distance of **53.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°53'23" W** a distance of **53.67** feet to a COMPUTED POINT; thence with a bearing of **N 43°26'50" W** a distance of **52.19** feet to a COMPUTED POINT; thence with a bearing of **N 41°14'19" W** a distance of **25.43** feet to a COMPUTED POINT; thence with a bearing of **N 37°36'11" W** a distance of **25.39** feet to a COMPUTED POINT; thence with a bearing of **N 34°00'02" W** a distance of **25.89** feet to a COMPUTED POINT; thence with a bearing of **N 32°05'39" W** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **N 27°36'38" W** a distance of **26.31** feet to a COMPUTED POINT; thence with a bearing of **N 29°18'23" W** a distance of **13.26** feet to a COMPUTED POINT; thence with a bearing of **N 28°41'19" W** a distance of **51.85** feet to a COMPUTED POINT; thence with a bearing of **N 27°09'54" W** a distance of **104.55** feet to a IRON PIPE SET; which is the Point of beginning, containing approximately 175,840.87 square feet or 4.0367 acres, as shown on a survey entitled " Boundary Survey For Ashburn Development, LLC " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

Legal Description TRACT 2

COMMENCING at a IRON PIPE FOUND having coordinates of **N:713838.8111, E:2023762.5241E**; thence with a bearing of **N 02°48'41" E** a distance of **360.92** feet to a IRON PIPE FOUND; thence with a bearing of **N 66°29'35" E** a distance of **824.42** feet to a IRON PIPE FOUND; thence and along the Western Right of Way of Mount Zion Church Road with a bearing of **S 29°25'34" E** a distance of **12.05** feet to a COMPUTED POINT; thence with a bearing of **S 27°36'38" E** a distance of **28.74** feet to a COMPUTED POINT; thence with a bearing of **S 32°05'39" E** a distance of **28.07** feet to a COMPUTED POINT; thence with a bearing of **S 34°00'02" E** a distance of **28.78** feet to a COMPUTED POINT; thence with a bearing of **S 37°36'11" E** a distance of **29.18** feet to a COMPUTED POINT; thence with a bearing of **S 41°14'19" E** a distance of **28.49** feet to a COMPUTED POINT; thence with a bearing of **S 43°26'50" E** a distance of **54.62** feet to a COMPUTED POINT; thence with a bearing of **S 45°53'23" E** a distance of **54.73** feet to a COMPUTED POINT; thence with a bearing of **S 45°28'43" E** a distance of **53.19** feet to a COMPUTED POINT; thence with a bearing of **S 44°59'53" E** a distance of **53.48** feet to a COMPUTED POINT; thence with a bearing of **S 45°10'11" E** a distance of **26.59** feet to a COMPUTED POINT; thence with a bearing of **S 43°16'07" E** a distance of **25.82** feet to a COMPUTED POINT; thence with a bearing of **S 39°46'07" E** a distance of **25.44** feet to a COMPUTED POINT; thence with a bearing of **S 35°33'43" E** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **S 32°15'36" E** a distance of **25.41** feet to a COMPUTED POINT; thence with a bearing of **S 26°39'44" E** a distance of **24.07** feet to a COMPUTED POINT; thence with a bearing of **S 20°21'19" E** a distance of **23.32** feet to a COMPUTED POINT; thence with a bearing of **S 12°34'16" E** a distance of **23.56** feet to a COMPUTED POINT; thence with a bearing of **S 04°55'42" E** a distance of **23.24** feet to a COMPUTED POINT; thence with a bearing of **S 01°38'37" W** a distance of **24.73** feet to a COMPUTED POINT; thence with a bearing of **S 04°32'08" W** a distance of **3.05** feet to a IRON PIPE SET; thence with a bearing of **N 78°15'38" W** a distance of **361.61** feet to a IRON PIPE FOUND; thence with a bearing of **S 01°09'18" W** a distance of **290.68** feet to a IRON ROD FOUND; thence with a bearing of **N 88°08'03" W** a distance of **759.49** feet to a IRON PIPE FOUND; which is the Point of Beginning, containing approximately 491,617.13 square feet or 11.2860 acres, as shown on a survey entitled "Boundary Survey For Ashburn Development, LLC " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

AGENT AUTHORIZATION FORM

Application #: #24CZ10 Submittal Date: _____

Delois Richardson 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: 0 Mt. Zion Church Rd

The agent for this project is: Charles R. Walker III, PLA

☐ I am the owner of the property and will be acting as my own agent

Agent Name: Charles R. Walker III, PLA Principal Entitlement Preservation Group

Address: 275 North Pea Ridge Rd., Pittsboro NC 27312

Telephone Number: 919-625-9760

E-Mail Address: cwalker@epgrouponline.com

Signature(s) of Owner(s)*

DeLois Richardson

Delois Richardson — Type or print name

4/3/25 — 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 #: #240210 Submittal Date: _____

The undersigned, Delois Richardson (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 0 Mt. Zion Church 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 2/25/2016, and recorded in the Wake County Register of Deeds Office on 1/16/2003, in Book 2003 pg 77 Page 2000 pg 2192.

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 2/25/2016, 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 2/25/2016, 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 3 day of April, 2025.

DeLois Richardson (seal)

Delois Richardson

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 DeLois Richardson, 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.

Deborah L Newman

Notary Public
State of North Carolina
My Commission Expires: 2/6/29

[NOTARY SEAL]

DEBORAH L NEWMAN
Notary Public, North Carolina
Wake County
My Commission Expires
February 06, 2029

Legal Description TRACT 2

COMMENCING at a IRON PIPE FOUND having coordinates of **N:713838.8111, E:2023762.5241E**; thence with a bearing of **N 02°48'41" E** a distance of **360.92** feet to a IRON PIPE FOUND; thence with a bearing of **N 66°29'35" E** a distance of **824.42** feet to a IRON PIPE FOUND; thence and along the Western Right of Way of Mount Zion Church Road with a bearing of **S 29°25'34" E** a distance of **12.05** feet to a COMPUTED POINT; thence with a bearing of **S 27°36'38" E** a distance of **28.74** feet to a COMPUTED POINT; thence with a bearing of **S 32°05'39" E** a distance of **28.07** feet to a COMPUTED POINT; thence with a bearing of **S 34°00'02" E** a distance of **28.78** feet to a COMPUTED POINT; thence with a bearing of **S 37°36'11" E** a distance of **29.18** feet to a COMPUTED POINT; thence with a bearing of **S 41°14'19" E** a distance of **28.49** feet to a COMPUTED POINT; thence with a bearing of **S 43°26'50" E** a distance of **54.62** feet to a COMPUTED POINT; thence with a bearing of **S 45°53'23" E** a distance of **54.73** feet to a COMPUTED POINT; thence with a bearing of **S 45°28'43" E** a distance of **53.19** feet to a COMPUTED POINT; thence with a bearing of **S 44°59'53" E** a distance of **53.48** feet to a COMPUTED POINT; thence with a bearing of **S 45°10'11" E** a distance of **26.59** feet to a COMPUTED POINT; thence with a bearing of **S 43°16'07" E** a distance of **25.82** feet to a COMPUTED POINT; thence with a bearing of **S 39°46'07" E** a distance of **25.44** feet to a COMPUTED POINT; thence with a bearing of **S 35°33'43" E** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **S 32°15'36" E** a distance of **25.41** feet to a COMPUTED POINT; thence with a bearing of **S 26°39'44" E** a distance of **24.07** feet to a COMPUTED POINT; thence with a bearing of **S 20°21'19" E** a distance of **23.32** feet to a COMPUTED POINT; thence with a bearing of **S 12°34'16" E** a distance of **23.56** feet to a COMPUTED POINT; thence with a bearing of **S 04°55'42" E** a distance of **23.24** feet to a COMPUTED POINT; thence with a bearing of **S 01°38'37" W** a distance of **24.73** feet to a COMPUTED POINT; thence with a bearing of **S 04°32'08" W** a distance of **3.05** feet to a IRON PIPE SET; thence with a bearing of **N 78°15'38" W** a distance of **361.61** feet to a IRON PIPE FOUND; thence with a bearing of **S 01°09'18" W** a distance of **290.68** feet to a IRON ROD FOUND; thence with a bearing of **N 88°08'03" W** a distance of **759.49** feet to a IRON PIPE FOUND; which is the Point of Beginning, containing approximately 491,617.13 square feet or 11.2860 acres, as shown on a survey entitled "Boundary Survey For Ashburn Development, LLC " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

Legal Description TRACT 1

Beginning at a CONTROL CORNER IRON PIPE SET having coordinates of **N:714695.43, E:2024516.24**; thence with a bearing of **N 79°30'09" E** a distance of **511.74** feet to a IRON ROD FOUND; thence with a bearing of **S 02°38'21" W** a distance of **514.71** feet to a IRON PIPE FOUND; thence with a bearing of **S 74°13'11" W** a distance of **134.17** feet to a IRON PIPE SET; thence and along the Eastern Right of Way of Mount Zion Church Road with a bearing of **N 39°46'07" W** a distance of **14.76** feet to a COMPUTED POINT; thence with a bearing of **N 43°16'07" W** a distance of **28.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°10'11" W** a distance of **27.50** feet to a COMPUTED POINT; thence with a bearing of **N 44°59'53" W** a distance of **53.64** feet to a COMPUTED POINT; thence with a bearing of **N 45°28'43" W** a distance of **53.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°53'23" W** a distance of **53.67** feet to a COMPUTED POINT; thence with a bearing of **N 43°26'50" W** a distance of **52.19** feet to a COMPUTED POINT; thence with a bearing of **N 41°14'19" W** a distance of **25.43** feet to a COMPUTED POINT; thence with a bearing of **N 37°36'11" W** a distance of **25.39** feet to a COMPUTED POINT; thence with a bearing of **N 34°00'02" W** a distance of **25.89** feet to a COMPUTED POINT; thence with a bearing of **N 32°05'39" W** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **N 27°36'38" W** a distance of **26.31** feet to a COMPUTED POINT; thence with a bearing of **N 29°18'23" W** a distance of **13.26** feet to a COMPUTED POINT; thence with a bearing of **N 28°41'19" W** a distance of **51.85** feet to a COMPUTED POINT; thence with a bearing of **N 27°09'54" W** a distance of **104.55** feet to a IRON PIPE SET; which is the Point of beginning, containing approximately 175,840.87 square feet or 4.0367 acres, as shown on a survey entitled " Boundary Survey For Ashburn Development, LLC " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

#24CZ10

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net

Developer Company *Information*	
Company *Name*	Ashburn Development LLC
Company Phone *Number*	919-422-3433
Developer Representative *Name*	Charles R. Walker III,PLA
Developer Representative *Phone Number*	919-625-9760
Developer Representative *Email*	cwalker@epgrouponline.com

New Residential Subdivision *Information*	
Date of Application for Subdivision	2/2/2024
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Ashburn
Address of Subdivision (if unknown enter nearest cross streets)	0 Mt. Zion Church Rd
REID(s)	0310483 and 0059856
PIN(s)	0721448562 and 0721442048

Projected Dates *Information*	
Subdivision *Completion Date*	approximately 9/25
Subdivision *Projected First Occupancy Date*	approximately 6/26

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	up to 21						21	2000	4000	550K	1.1M	TBD					
Townhomes	up to 58					58		1600	3000	495K	900K	TBD					
Condos																	
Apartments																	
Other																	

Revised 08/10/2018

1ST NEIGHBORHOOD MEETING

#24CZ10

ENTITLEMENT PRESERVATION GROUP

DATE: SEPTEMBER 22, 2023

RE: *MT ZION CHURCH ROAD SUBDIVISION,* 0 MT ZION CHURCH ROAD

DEAR NEIGHBORS,

BEFORE THE SUBMITTAL OF ANY REZONING APPLICATION, THE TOWN OF APEX REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING ON OCTOBER 11, 2023, FROM 6:30 P.M. TO 8:30 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE. TO PARTICIPATE VISIT: HTTPS://MSTEAMS.LINK/JXXO, OR CALL: +1 929-352-2213 286849854#.
ALTERNATIVELY, YOU CAN VISIT:
HTTPS://WWW.MICROSOFT.COM/EN-US/MICROSOFT-TEAMS/JOIN-A-MEETING AND ENTER MEETING ID: 261 467 500 49 AND PASSCODE: SNCEW5

PLEASE NOTE THE TOWN OF APEX REQUIRES A LIST OF ATTENDEES TO BE COLLECTED AND PROVIDED TO THE TOWN. THE CHAT FEATURE WILL BE ENABLED FOR THE MEETING, AND WE ASK THAT YOU ENTER YOUR NAME AND CONTACT INFORMATION WHEN YOU ARRIVE. YOU ARE ALSO WELCOME TO USE THIS FEATURE TO SUBMIT QUESTIONS THROUGHOUT THE MEETING.

THE PURPOSE OF THIS MEETING IS TO DISCUSS A POTENTIAL REZONING OF PROPERTY LOCATED AT 0 MT ZION CHURCH ROAD WITH PIN'S 0721-44-8562 & 0721-44-2048. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO PUD-CZ. WHICH IS A MULTI STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 22 ALLEY-LOADED SINGLE FAMILY DETACHED LOTS AND UP TO 63 TOWNHOMES FOR A TOTAL OF UP TO 85 HOMES.

PLEASE REVIEW THE ATTACHED MEETING NOTICE, VICINITY MAP, PRELIMINARY PLAN AND CONTACT INFORMATION. ZONING CONDITIONS ARE BEING CREATED AND WILL BE READY FOR DISCUSSION AT THE MEETING.

THESE CONDITIONS WILL INTEND TO CONTINUE STYLES OF HOUSING SIMILAR TO THE EXISTING ADJOINING HOMES NORTH OF THIS PROPOSAL AND HONOR THE CURRENT 2045 LUM MEDIUM DENSITY RESIDENTIAL DESIGNATION.

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

SINCERELY,

CHARLES R. WALKER III, PLA
PRINCIPAL

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.

September 20, 2023 (1st. meeting) May 21, 2024 (2nd. meeting)
Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

Address(es)	PIN(s)
0 Mt. Zion Church Road	0721442048
0 Mt. Zion Church Road	0721448562

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)):

A residential community of single family detached homes and townhomes

Estimated submittal date: June 1, 2024

MEETING INFORMATION:

Property Owner(s) name(s): Anthony and Delois Richardson
Applicant(s): Charles R. Walker, III PLA Entitlement Preservation Group
Contact information (email/phone): cwalker@epgrouponline.com - 919-625-9760
Meeting Address: Online - Details Attached
Date/Time of meeting**: 6:30 p.m.

Welcome: 6:30p.m. Project Presentation: 6:35p.m. Question & Answer: 6:45p.m.

**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.

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: Mt. Zion Church Road Zoning: RR to PUD-CZ

Location: 0 Mt. Zion Church Road

Property PIN(s): 0721442048-0721448562 Acreage/Square Feet: 15.32 AC Total

Property Owner: Anthony and Delois Richardson

Address: 1825 Carr Creek Road

City: Sanford State: NC Zip: 27609

Phone: _____ Email: _____

Developer: Ashburn Development, LLC

Address: 933 Old Knight Road

City: Knightdale State: NC Zip: 27545

Phone: 919-422-3933 Fax: _____ Email: Mike.Jordan@JVMGMT.net

Engineer: Priest, Craven & Associates, Inc.

Address: 3803 B Computer Drive, Suite 104

City: Raleigh State: NC Zip: 27609

Phone: 919-781-0300 Fax: 919-782-1288 Email: pca@priestcraven.com

Builder (if known): To Be Determined

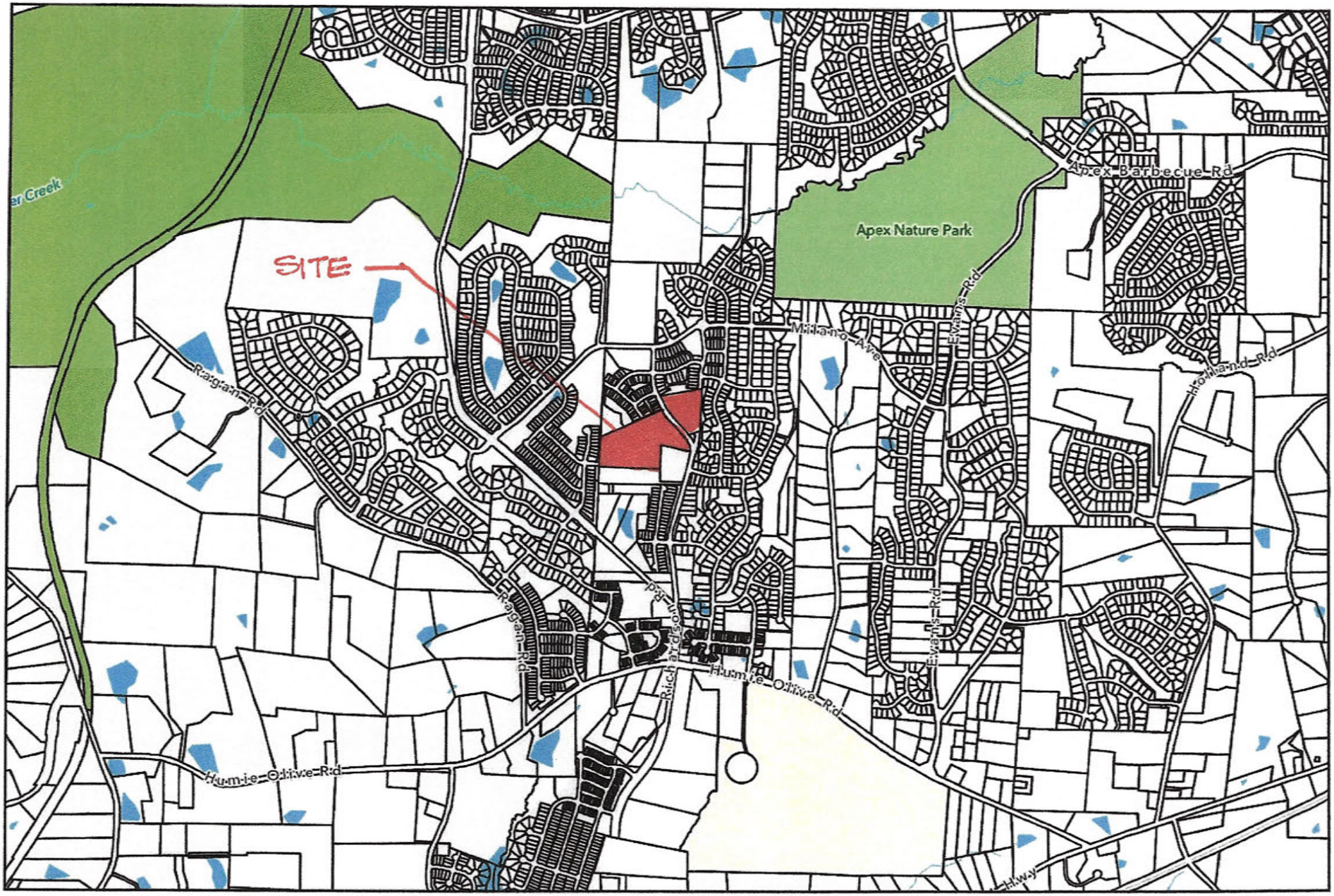
Address: _____

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 (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department **Angela Reincke, Parks Planning Project Manager**	**(919) 372-7468**
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department **Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)**	**(919) 249-3537**
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342



VICINITY MAP

N

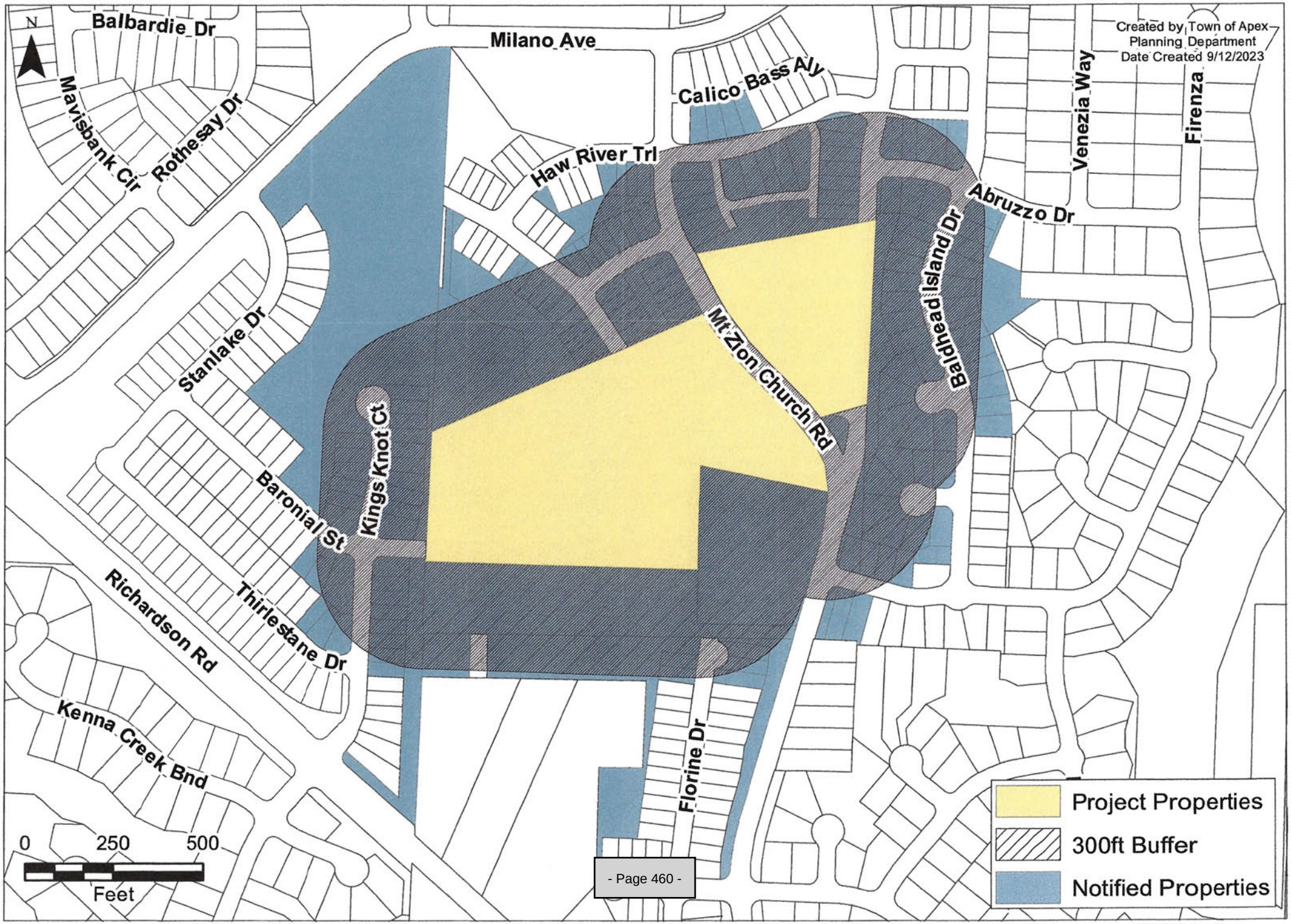
0 800 1,600 3,200 ft

1 inch equals 1,600 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.*

Notified Properties Within 300ft of the Project Properties



SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
1860 BLUE JAY PT	0721348491	ADKINS, CHRISTOPHER ADKINS, CHRISTINA	1860 BLUE JAY PT	APEX NC 27502-9711
2900 THIRLESTANE DR	0721335623	AHMAD, OMAR SHEMNA, RUHINA RIYAZ	2900 THIRLESTANE DR	APEX NC 27502-2527
1955 BALDHEAD ISLAND DR	0721543246	ALLEN, CLINTON MAYO ALLEN, HOLLIE GOODWIN	1955 BALDHEAD ISLAND DR	APEX NC 27502-8567
2328 MT ZION CHURCH RD	0721444631	ANDERSON, DAISY	2328 MT ZION CHURCH RD	APEX NC 27502-9706
2321 MT ZION CHURCH RD	0721445729	ARORA, AKASH LAHIRI, SHINJINI	2321 MOUNT ZION CHURCH RD	APEX NC 27502-9509
1854 HAMMOCKS BEACH TRL	0721449917	ATCHESON, CARLA THURSTON ATCHESON, DANIEL PATRICK	1854 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2701 ELK KNOB TRL	0721531993	ATHOTA, SUDHEER PARUCHURI, JAYASREE	2701 ELK KNOB TRL	APEX NC 27502-8568
1935 KINGS KNOT CT	0721336998	BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL	1935 KINGS KNOT CT	APEX NC 27502-2518
1961 KINGS KNOT CT	0721336855	BALAKRISHNAN, SYAM SUNDER BALAKRISHNAN, MAYA	1961 KINGS KNOT CT	APEX NC 27502-2518
2326 MT ZION CHURCH RD	0721444614	BANA, VIMAL /TR BANA, SONIA /TR	1056 BENDER RIDGE DR	MORRISVILLE NC 27560-8187
2708 SUGAR MOUNTAIN WAY	0721540360	BEATON, STEVEN B BEATON, MALLORY	2708 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
1850 HAMMOCKS BEACH TRL	0721459025	BELICIC, BRIAN BELICIC, BARBARA JEAN	1850 HAMMOCKS BEACH TRL	APEX NC 27502-9694
0 HAMMOCKS BEACH TRL	0721447727	BELLA CASA HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
0 FIRENZA DR	0721439827	BELLA CASA HOMEOWNERS ASSOCIATION, INC	OMEGA ASSOCIATION MANAGEMENT	160 NE MAYNARD RD STE 210 CARY NC 27513-9676
0 CROWDERS RIDGE LN	0721443588	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
2758 ABRUZZO DR	0721550061	BENNETT, CHARLOT LEAH	2758 ABRUZZO DR	APEX NC 27502-4743
1892 BLUE JAY PT	0721440588	BOBBA, JAYAKRISHNA KODALI, YAMINI	1892 BLUE JAY PT	APEX NC 27502-9711
1906 BLUE JAY PT	0721441495	BOWDITCH, THOMAS ROBERT	1906 BLUE JAY PT	APEX NC 27502-9712
1947 BALDHEAD ISLAND DR	0721543317	BRADLEY, LINC JABBAR BRADLEY, LISA ANN	1947 BALDHEAD ISLAND DR	APEX NC 27502-8567
0 BARONIAL ST	0721345696	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	COMMUNITY ASSOCIATION MGMT	PO BOX 79032 CHARLOTTE NC 28271-0030
0 KINGS KNOT CT	0721336396	BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION INC	COMMUNITY ASSOCIATION MANAGEMENT	PO BOX 79032 CHARLOTTE NC 28271-0030
2754 ABRUZZO DR	0721551051	BULLOCK, ROBERT SAMUEL II TRUSTEE TRUSTEE OF ROBERT SAMUEL BULLOCK II LIVING TRUST	2754 ABRUZZO DR	APEX NC 27502-4743
1905 BALDHEAD ISLAND DR	0721542795	BUSTAMANTE, GEORGE ANTHONY BUSTAMANTE, ADA KAREM	1905 BALDHEAD ISLAND DR	APEX NC 27502-8567
1858 HAMMOCKS BEACH TRL	0721449819	CAFFERA, LINDA	1858 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2709 ELK KNOB TRL	0721530952	CANNON, BENJAMIN LOUIS CANNON, STEPHANIE LYNN	2709 ELK KNOB TRL	APEX NC 27502-8568
1884 BLUE JAY PT	0721440604	CHAKRAVARTHY, PRAVEEN KANNAN MURUKANDY, PARVATHY	1884 BLUE JAY PT	APEX NC 27502-9711
2756 ABRUZZO DR	0721551011	CHALBEY, PRAVIN CHAUBEY, MICHELLE	110 SUMMER STATION DR	GUYTON GA 31312-7146
2812 CROWDERS RIDGE LN	0721442731	CHEN, XUEYI	2812 CROWDERS RIDGE LN	APEX NC 27502-9710
1959 BALDHEAD ISLAND DR	0721543241	CHENNUPALLI, DEGURA RAM CHENNUPALLI, JYOTHI SYAMALA	1959 BALDHEAD ISLAND DR	APEX NC 27502-8567
1943 BALDHEAD ISLAND DR	0721542492	CLARK, JOHN MICHAEL III CLARK, JENNIFER MARIE	1943 BALDHEAD ISLAND DR	APEX NC 27502-8567
2712 ELK KNOB TRL	0721540036	CREEHAN, BRAD CREEHAN, HEATHER	2712 ELK KNOB TRL	APEX NC 27502-8568
2805 CROWDERS RIDGE LN	0721442795	CRESPO, JORGE GUAN, ZE MIN	369 AURORA AVE	CLIFFSIDE PARK NJ 07010-2110
2705 ELK KNOB TRL	0721531931	DEERING, MICHELLE DEERING, SCOTT E	1463 HAMLETS CHAPEL RD	PITTSBORO NC 27312-8776
2708 ELK KNOB TRL	0721540171	DION,JAMES J JR DION, NATALIE	2708 ELK KNOB TRL	APEX NC 27502-8568
1953 KINGS KNOT CT	0721336763	DUMBRE, SUHAS LAXMAN BHALERAO, SMITA	1953 KINGS KNOT CT	APEX NC 27502-2518
2751 ABRUZZO DR	0721541883	DUMITRACHE, ALEXANDRU DUMITRACHE, ANCA	2751 ABRUZZO DR	APEX NC 27502-4742
2802 CROWDERS RIDGE LN	0721443757	DWYER, JUDY	2802 CROWDERS RIDGE LN	APEX NC 27502-9710
1939 BALDHEAD ISLAND DR	0721542477	ENGMAN, DUWAYNE ENGMAN, AMY COOK	1939 BALDHEAD ISLAND DR	APEX NC 27502-8567
1915 KINGS KNOT CT	0721347118	ERL, MALLORY MARSHBURN, WILLIAM GM	1915 KINGS KNOT CT	APEX NC 27502-2518
1919 KINGS KNOT CT	0721347114	EVANS, BRANDON L	1919 KINGS KNOT CT	APEX NC 27502-2518
1903 KINGS KNOT CT	0721347300	FELIZA LAO, MA YNNA BAGAYAWA SIQUIOCO, EDUARD JOSEPH	1903 KINGS KNOT CT	APEX NC 27502-2518
2705 RICHARDSON RD	0721431773	FMR INVESTMENTS LLC	PO BOX 1328	CARY NC 27512-1328
2713 ELK KNOB TRL	0721530928	FULLER, GEORGE JACK III JENKINS-FULLER, MONIQUE S	2713 ELK KNOB TRL	APEX NC 27502-8568
1931 KINGS KNOT CT	0721347002	GADDAM, KISHORE-REDDI PULAGAM, SOUJANYA	1931 KINGS KNOT CT	APEX NC 27502-2518
1934 BALDHEAD ISLAND DR	0721541415	GALKOWSKI, JAMES M GALKOWSKI, LORRAINE	1934 BALDHEAD ISLAND DR	APEX NC 27502-8567
2821 HAW RIVER TRL	0721447912	GONG, ZHIHONG	1428 COMMONS FORD PL	APEX NC 27539-6908
2334 MT ZION CHURCH RD	0721444573	GROSS, MATTHEW J GAUSE, INDIA D	2334 MT ZION CHURCH RD	APEX NC 27502-9706
2700 ELK KNOB TRL	0721542009	GUZMAN, SOLEDAD BARRA PEREZ, CLAUDIO	2700 ELK KNOB TRL	APEX NC 27502-8568
1907 BLUE JAY PT	0721443531	HND INVESTMENT TRUST	202 OSWEGO CT	MORRISVILLE NC 27560-8662
1939 KINGS KNOT CT	0721336973	HOSMANI, PRASHANT SIDHARAM ALLISHE, MAHESHWARI MALLINATH	1939 KINGS KNOT CT	APEX NC 27502-2518
2827 HAW RIVER TRL	0721446910	HU, HJAZHI	2827 HAW RIVER TRL	APEX NC 27502-9697
2853 HAW RIVER TRL	0721443930	HUANG, RONG	9109 COBALT RIDGE WAY	CARY NC 27519-9397
1901 BALDHEAD ISLAND DR	0721543810	ILIEV, STILIYAN KOLEV ILIEVA, TSVETELINA GEORGIEVA	1901 BALDHEAD ISLAND DR	APEX NC 27502-8567
1908 BLUE JAY PT	0721442412	JI, IN HWAN LIM, SORI	1908 BLUE JAY PT	APEX NC 27502-9712
1990 FIRENZA DR	0721439845	JOSEPH, KARREL K BOYER, SAMANTHA G	1990 FIRENZA DR	APEX NC 27502-9667
1862 HAMMOCKS BEACH TRL	0721449811	KANDURI, RAJAGOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2815 HAW RIVER TRL	0721448906	KARTALA, SHARAT CHANDRA KOUSH	2815 HAW RIVER TRL	APEX NC 27502-9697
1973 KINGS KNOT CT	0721336553	KASIREDDY, CHANDANA ALSURI, MARUTHI RAM	1973 KINGS KNOT CT	APEX NC 27502-2518
1896 BLUE JAY PT	0721441534	KING, JASON KING, KISHA	1012 BEYER PL	DURHAM NC 27703-6517
2828 HAW RIVER TRL	0721455066	KORAN, STEVEN	2828 HAW RIVER TRL	APEX NC 27502-9697
2901 BARONIAL ST	0721335727	KRIMERMAN, DIMITRY KRIMERMAN, YULIA	2901 BARONIAL ST	APEX NC 27502-2517
1986 FIRENZA DR	0721439894	KUE, JIA KUE, JODY	1986 FIRENZA DR	APEX NC 27502-9667
1922 BALDHEAD ISLAND DR	0721540681	KURRE, VIJAYA KUMAR	1922 BALDHEAD ISLAND DR	APEX NC 27502-8567
1904 BLUE JAY PT	0721441478	LANDE, PRAFULLA BHONSLE, NISHIGANDHA	6086 LAKEVIEW CIR	SAN RAMON CA 94582-4867
2330 MT ZION CHURCH RD	0721444549	LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	920 VISTA DE LEJOS DR	SANTA BARBARA CA 93110-2019
2816 CROWDERS RIDGE LN	0721441687	LEE, HI KWAN LEE, BOO SUN	2816 CROWDERS RIDGE LN	APEX NC 27502-9710
2755 ABRUZZO DR	0721541825	LEVAVA, MADHUSUDHANACHARI KADARI, HEMALATHA	2755 ABRUZZO DR	APEX NC 27502-4742
1982 FIRENZA DR	0721530843	LI, JIAN SUN, JIANWEI	1020 TIMBER MIST CT	CARY NC 27519-7510
1888 BLUE JAY PT	0721440651	LI, QIAO WU, PING	206 FAIRFIELD DR	HORSEHEADS NY 14845-2286
1923 KINGS KNOT CT	0721347110	LI, ZHILI, JIE	1923 KINGS KNOT CT	APEX NC 27502-2518
2820 HAW RIVER TRL	0721456058	LIANG, IRENE PAN, FANG	4010 REEDLAND CIR	SAN RAMON CA 94582-5580
1926 KINGS KNOT CT	0721345059	LIU, LI ELLER, BRIAN	1926 KINGS KNOT CT	APEX NC 27502-2518
2705 SUGAR MOUNTAIN WAY	0721541139	LUND, LONGZHI HU	2705 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
1949 KINGS KNOT CT	0721336767	MADDUKURI, SRIKANTH KUMAR VELICHETI, HEMA VENKATA SIRISHA	1949 KINGS KNOT CT	APEX NC 27502-2518
1918 BALDHEAD ISLAND DR	0721540696	MADDURI, JAIBHARATH KALVAKOTA, SRI HARSHA	1918 BALDHEAD ISLAND DR	APEX NC 27502-8567
2800 CROWDERS RIDGE LN	0721443789	MALDONADO, JOSE MARTORELLI-MALDONADO, ANNMARIE	2800 CROWDERS RIDGE LN	APEX NC 27502-9710
1940 KINGS KNOT CT	0721335925	MANGAL, SHARAD GARG, REKHA	1940 KINGS KNOT CT	APEX NC 27502-2518
2857 HAW RIVER TRL	0721442960	MARGE, ROBERT E MARGE, MARIA N	2857 HAW RIVER TRL	APEX NC 27502-9697
2704 SUGAR MOUNTAIN WAY	0721540397	MCGOWAN, SHANNON	2704 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
2909 BARONIAL ST	0721334834	MEKALA, VIJAYA KRISHNA	2909 BARONIAL ST	APEX NC 27502-2517
1915 BALDHEAD ISLAND DR	0721542645	MILLER, JASON ROY MILLER, SUZANNE MARTIN	1915 BALDHEAD ISLAND DR	APEX NC 27502-8567
2830 HAW RIVER TRL	0721455025	MILLER, TRACEY SUZANNE MILLER, EDWARD LOUIS III	1000 COLWORTH WAY	RALEIGH NC 27614-8244
1929 BALDHEAD ISLAND DR	0721542544	MODRAK, ERIC MODRAK, RACHEL DAWN	1929 BALDHEAD ISLAND DR	APEX NC 27502-8567
1978 FIRENZA DR	0721530891	MOUNTAINLAND ESTATES LLC	PO BOX 4836	LOGAN UT 84323-4836
1886 BLUE JAY PT	0721440833	NALLUSAMY, ARUNAGIRI KRISHNASAMI, YASODA	1886 BLUE JAY PT	APEX NC 27502-9711
2319 MT ZION CHURCH RD	0721445813	NASH, THOMAS E NASH, LISA Y	2319 MOUNT ZION CHURCH RD	APEX NC 27502-9509
2709 SUGAR MOUNTAIN WAY	0721540272	NATARAJAN, PRADEEP KUMAR	306 ASHDOWN FOREST LN	CARY NC 27519-1530
1852 HAMMOCKS BEACH TRL	0721459021	NATIONS, KELLEY	1852 HAMMOCKS BEACH TRL	APEX NC 27502-9694
1920 KINGS KNOT CT	0721345153	NGUYEN, THAI SY TRAN, TINA HUYNH NHU	1920 KINGS KNOT CT	APEX NC 27502-2518
2759 ABRUZZO DR	0721540865	NIETMANN, JAMES TRUSTEE NIETMANN, JANA TRUSTEE	2759 ABRUZZO DR	APEX NC 27502-4742
2910 THIRLESTANE DR	0721334685	NIXON, JOSEPH D NIXON, MONICA J	2910 THIRLESTANE DR	APEX NC 27502-2527
1945 KINGS KNOT CT	0721336862	PAKA, SHARATH PEDDAPALLY, SRILAXMI	1945 KINGS KNOT CT	APEX NC 27502-2518
1911 KINGS KNOT CT	0721347212	PATEL, CHARMI M PATEL, SANGITABEN M	1911 KINGS KNOT CT	APEX NC 27502-2518
2001 FLORINE DR	0721436558	PILLARISHETTY, VAMSHIDHAR CHINNAM, JYOTHI	2001 FLORINE DR	APEX NC 27502-8056
1965 KINGS KNOT CT	0721336651	PINEYRO, KENDRA N SMITH, HARRISON M	1965 KINGS KNOT CT	APEX NC 27502-2518
2824 HAW RIVER TRL	0721456017	POLASIK, STEVEN JOHN POLASIK, ALISON KAYE	2824 HAW RIVER TRL	APEX NC 27502-9697
2317 MT ZION CHURCH RD	0721445807	POLING, JEREMY K POLING, NORMA LYNN	2317 MT ZION CHURCH RD	APEX NC 27502-9706
2750 ABRUZZO DR	0721552040	PRINCE-HENRY, STARLA MICHELLE HENRY, WILLIAM TODD	2750 ABRUZZO DR	APEX NC 27502-4743
1969 KINGS KNOT CT	0721336557	RACHAKONDA, SRINIVAS RACHAKONDA, DEVI	1969 KINGS KNOT CT	APEX NC 27502-2518
2814 CROWDERS RIDGE LN	0721442609	RBCLL LLC	2814 ASHLEY ROSE DR	CARY NC 27519-7503
1894 BLUE JAY PT	0721441516	REID, TAMMY	1894 BLUE JAY PT	APEX NC 27502-9711

1985 FIRENZA DR	0721439668	REILLY, DANIEL THOMAS REILLY, KIMBERLY	1985 FIRENZA DR	APEX NC 27502-9668	
0 MT ZION CHURCH RD	0721448562	RICHARDSON, ANTHONY RICHARDSON, DELOIS	1825 CAR CREEK RD	SANFORD NC 27332	
2432 MT ZION CHURCH RD	0721436885	RICHARDSON, DOROTHY MAE HEIRS	CHARLES WALDEN	2432 MOUNT ZION CHURCH RD	APEX NC 27502-9637
1927 KINGS KNOT CT	0721347006	RYU, WON HEE SHIN, HEEWON	1927 KINGS KNOT CT	APEX NC 27502-2518	
1932 KINGS KNOT CT	0721345044	SACRAPANI, VISHWANATH KOTYADA, MANJESHWARI	1932 KINGS KNOT CT	APEX NC 27502-2518	
1856 HAMMOCKS BEACH TRL	0721449913	SAMS, JOHN T SAMS, PHYLLIS	1856 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
1989 FIRENZA DR	0721439619	SANDERS, DANIEL SANDERS, CHARLA	1989 FIRENZA DR	APEX NC 27502-9688	
1902 BLUE JAY PT	0721441561	SARRO, GERALD SARRO, NORMA LEE	1902 BLUE JAY PT	APEX NC 27502-9712	
1914 BALDHEAD ISLAND DR	0721541712	SCHMELZER, ADAM HENRY SCHMELZER, MARGARET CAROLINE	1914 BALDHEAD ISLAND DR	APEX NC 27502-8567	
2315 MT ZION CHURCH RD	0721445902	SCHMOELLER, EDWARD J SCHMOELLER, CYNTHIA A	2315 MOUNT ZION CHURCH RD	APEX NC 27502-9509	
1909 BALDHEAD ISLAND DR	0721542770	SCHNOKE, MICHAEL CURTIS SCHNOKE, HEATHER MICHELLE	1909 BALDHEAD ISLAND DR	APEX NC 27502-8567	
2700 SUGAR MOUNTAIN WAY	0721541369	SEOW, SOON WEI SU, YING	2700 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
2905 BARONIAL ST	0721334871	SHAH, BHAVIN RAVINDRA SHAH, CHARVI VIRENDRA	2905 BARONIAL ST	APEX NC 27502-2517	
2855 HAW RIVER TRL	0721443900	SHAH, DHYEY	2855 HAW RIVER TRL	APEX NC 27502-9697	
2851 HAW RIVER TRL	0721443960	SHELLER, DAVID A	2851 HAW RIVER TRL	APEX NC 27502-9697	
1951 BALDHEAD ISLAND DR	0721543332	SOPRANO, GIANCARLO SOPRANO, HEATHER	1951 BALDHEAD ISLAND DR	APEX NC 27502-8567	
1905 BLUE JAY PT	0721443513	SRIVASTAVA, JYOTI SRIVASTAVA, TARUN	3320 COOKEFIELD CT	RALEIGH NC 27606-4875	
1923 BALDHEAD ISLAND DR	0721542630	SUEKO LASSITER, ERICA LYNN LASSITER, JEFFREY WAYNE JR	1923 BALDHEAD ISLAND DR	APEX NC 27502-8567	
1926 BALDHEAD ISLAND DR	0721540586	SUPRAMANIAN, MURUGESAN PITCHAI, BHARATHI	1926 BALDHEAD ISLAND DR	APEX NC 27502-8567	
1936 KINGS KNOT CT	0721345030	TADIPATRI, MOHAMMED ESHAK SHAIK, MOUNISHA	1936 KINGS KNOT CT	APEX NC 27502-2518	
2810 CROWDERS RIDGE LN	0721442763	TAUSS, SONJA WILLIAM HOLLAND, EVAN FRANK	2810 CROWDERS RIDGE LN	APEX NC 27502-9710	
1860 HAMMOCKS BEACH TRL	0721449815	TIFFANY, JAMES M	1860 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
1916 KINGS KNOT CT	0721345167	TING, SHUE YING SARAH YEUNG, CHUN MAN JEFFREY	1916 KINGS KNOT CT	APEX NC 27502-2518	
0 FLORINE DR	0721338527	TRI POINTE HOMES HOLDINGS INC	5440 WADE PARK BLVD STE 400	RALEIGH NC 27607-6067	
1901 BLUE JAY PT	0721442579	TUMMINELLI, JOSEPH T	1901 BLUE JAY PT	APEX NC 27502-9712	
1930 BALDHEAD ISLAND DR	0721540590	URUKADLE, RAJENDRA PRASAD	1930 BALDHEAD ISLAND DR	APEX NC 27502-8567	
2323 MT ZION CHURCH RD	0721445745	VARDIS, JOYCE VARDIS, CHRISTOPHER W	2323 MT ZION CHURCH RD	APEX NC 27502-9706	
1907 KINGS KNOT CT	0721347216	VELU, DURAISINGAM NAGARAJAN, ANANDHI	1907 KINGS KNOT CT	APEX NC 27502-2518	
2704 ELK KNOB TRL	0721541150	WALKER, LAURIEANN	2704 ELK KNOB TRL	APEX NC 27502-8588	
2819 HAW RIVER TRL	0721447953	WANG, HAO JIANG, LING	1761 LORENZEN DR	SAN JOSE CA 95124-1741	
0 MT ZION CHURCH RD	0721449210	WINDY ROAD PROPERTIES LLC	218 EDINBURGH DR	CARY NC 27511-6408	
2701 SUGAR MOUNTAIN WAY	0721542200	WOOLLEY, STEVEN WOOLLEY, TAMMY S	2701 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
2918 THIRLESTANE DR	0721334658	WU, TONG	2918 THIRLESTANE DR	APEX NC 27502-2527	
2804 CROWDERS RIDGE LN	0721443726	XU, WEILI	315 S SALEM ST STE 324	APEX NC 27502-1863	
1957 KINGS KNOT CT	0721336669	YASA, JAIPAL REDDY PALLE, RAJITHA	1957 KINGS KNOT CT	APEX NC 27502-2518	
1910 BALDHEAD ISLAND DR	0721541736	YELURI, MARUTHI SEKHAR YELURI, VENKATA PRASANNA RANI	1910 BALDHEAD ISLAND DR	APEX NC 27502-8567	
2332 MT ZION CHURCH RD	0721444566	YU, FEI GONG, FENGYUAN	200 HAWTHORN WOODS RD	APEX NC 27523-9611	
1903 BLUE JAY PT	0721442596	ZHUKOV, OLEKSANDR ZHUKOVA, VIKTORIYA	1903 BLUE JAY PT	APEX NC 27502-9712	
1988 BALDHEAD ISLAND DR	0721531875	ZYALENKA, VALERIY KURNIKAVA, VIKTORYIA	1988 BALDHEAD ISLAND DR	APEX NC 27502-8567	
		APEX TOWN OF	PO BOX 250	APEX NC 27502	
		Current Tenant	2752 Abruzzo DR	APEX NC 27502	
		Current Tenant	2756 Abruzzo DR	APEX NC 27502	
		Current Tenant	1888 Blue Jay PT	APEX NC 27502	
		Current Tenant	1896 Blue Jay PT	APEX NC 27502	
		Current Tenant	1904 Blue Jay PT	APEX NC 27502	
		Current Tenant	1905 Blue Jay PT	APEX NC 27502	
		Current Tenant	1907 Blue Jay PT	APEX NC 27502	
		Current Tenant	1909 Blue Jay PT	APEX NC 27502	
		Current Tenant	2804 Crowders Ridge LN	APEX NC 27502	
		Current Tenant	2806 Crowders Ridge LN	APEX NC 27502	
		Current Tenant	2814 Crowders Ridge LN	APEX NC 27502	
		Current Tenant	2705 Elk Knob TRL	APEX NC 27502	
		Current Tenant	1978 Firenza DR	APEX NC 27502	
		Current Tenant	1982 Firenza DR	APEX NC 27502	
		Current Tenant	2005 Florine DR	APEX NC 27502	
		Current Tenant	2006 Florine DR	APEX NC 27502	
		Current Tenant	2009 Florine DR	APEX NC 27502	
		Current Tenant	2010 Florine DR	APEX NC 27502	
		Current Tenant	2819 Haw River TRL	APEX NC 27502	
		Current Tenant	2820 Haw River TRL	APEX NC 27502	
		Current Tenant	2821 Haw River TRL	APEX NC 27502	
		Current Tenant	2823 Haw River TRL	APEX NC 27502	
		Current Tenant	2830 Haw River TRL	APEX NC 27502	
		Current Tenant	2853 Haw River TRL	APEX NC 27502	
		Current Tenant	2315 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2319 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2321 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2326 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2330 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2332 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2432 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2504 Mt Zion Church RD	APEX NC 27502	
		Current Tenant	2709 Sugar Mountain WAY	APEX NC 27502	

Created by Town of Apex Planning Department
Date Created: 9/12/2023

NEIGHBORHOOD MEETING SIGN-IN SHEET

See Attached Mtg Held 10/11/2023

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: Virtually

Date of meeting: 10/11/2023 Time of meeting: 6:30 PM

Property Owner(s) name(s): Anthony snd Delois Richardson

Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

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.					☐
2.					☐
3.					☐
4.					☐
5.					☐
6.					☐
7.					☐
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): Anthony and Delois Richardson

Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

Contact information (email/phone): cwalker@epgrouponline.com

Meeting Address: Virtual

Date of meeting: 10/11/2023 Time of meeting: 6:30 to 8:30

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:
The need for the extension of Hammocks Beach Trail behind existing lots?

Applicant's Response:
We have to extend the road by Town Code and the extension is shown as required by the Town's Transportation Plan.

Question/Concern #2:
Separation of new vs existing townhomes on the west border?

Applicant's Response:
We exceed the Code and have placed most of the required RCA in this area.

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

CHAT ROOM RECORD FOR NEIGHBORHOOD MTG 10/11/2023 ASHBURN

[9/5 8:23 AM]
Ben Williams joined the conversation.
[9/20 1:49 PM]
Ben Williams named the meeting Mt. Zion Church Road Neighborhood Meeting.
[10/11 5:36 PM]
[10/11 6:01 PM]
10/11 6:01 PM Meeting started
[10/11 6:30 PM]
Jim Galkowski (Guest) and 3 others were invited to the meeting.
[10/11 6:31 PM] Ben Williams
Testing Chat.
[10/11 6:31 PM] Jim Galkowski (Guest)
Jim Galkowski, 919 633 9104 [redacted] 1934 Baldhead Island diive, yes for updates please
[10/11 6:31 PM] Chris A (Guest)
Chris Adkins 1860 Blue Jay [redacted] (919) 412-6921 and please include in updates
[10/11 6:32 PM] Shari Ellis
Shari Ellis-[redacted]
[10/11 6:32 PM] Cindy Schmoeller (Guest)
Cindy Schmoeller 8476508363 [redacted] for updates. We live on Mt Zion Church Rd
[10/11 6:36 PM] Jim Galkowski (Guest)

1. Thank you for the notification and including the community impacted by this development in this meeting. We do hope that Mr. and Mrs Richardson are able to realize their plans for their properties. We respect their rights to develop this land and that the proposed re zoning from RR to PUD is c/w the town's land use plan. We like that the proposed concept design by Mr Walker of the 22 SFR also aligns with the existing homes in the community. We also want to recognize the time that Mr Zegerman and Mr Mahaffey gave to the community.

[10/11 6:36 PM] Jim Galkowski (Guest)

1. Most all town streets run in front of or alongside houses, this development is proposing to have a street run literally in our backyards. Could the town council or staff provide us examples in the Town of Apex, where streets like this already exist so we can 'visit' and get a sense of how this would appear?

[10/11 6:36 PM] Jim Galkowski (Guest)

1. Is this road extension needed when there are no less than 7 existing options on Hammock Beach Trail to exit the community? The road extension will serve only 8 homes or 36% of the proposed 22 homes.
2. Using the public alley will gain these new owners access to their properties and allow for more of a 'yard' and less impervious surface to manage. These 8 homes could exit this parcel via the public alley way, in front of the proposed mail drop area and onto a small stub of the road without constructing the entirety of the road extension. Service vehicles would still be able to enter and use the public alley this same way.

[10/11 6:37 PM] Jim Galkowski (Guest)

who were the HOA reps you met with as my contact wtih Bella casa manager said HOA was taking no action or involvment with this issue

[10/11 6:37 PM] Jim Galkowski (Guest)

1. These Single family homes will be constructed facing into backyards of the Bella Casa Community – would the developer consider re design of the proposed layout to have these houses face West and place the public alley along the RCA instead of the Road extension?

[10/11 6:38 PM] Jim Galkowski (Guest)

1. What is the proposed width of the Hammock Beach Trail road? It appears to have a 50 Ft Right of way and then some figures 27-8-8 ? so is road 27, and each sidewalk, curb and gutter 8 feet with another 7 foot of ? buffer?

[10/11 6:38 PM]
Brad Beaton (Guest) was invited to the meeting.
[10/11 6:38 PM]
Brad Beaton (Guest) was invited to the meeting.

[10/11 6:38 PM] Jim Galkowski (Guest)

1. The proposed Hammock Beach Trail road empties onto Mt Zion Road at what appears to be a very acute angle (140 degrees) in order to look Northwest down the road for traffic coming? Is that correct as that angle would be beyond the range of a normal human's neck rotation?

[10/11 6:38 PM] Jim Galkowski (Guest)

1. It appears on the drawings we received that the proposed extension for Hammock Beach Trail has sidewalks on both sides of the road- is this correct?

[10/11 6:38 PM] Jim Galkowski (Guest)

1. There are no less than 20 children living adjacent to this proposed development- can the applicant speak to the proposed buffers between the development and the road, and the road/RCA area?

[10/11 6:49 PM] Ben Williams
Just reminder to please add your name and contact information to this chat and also to let us know if you would like to be included in plan updates by email.
[10/11 6:51 PM] Brad Beaton (Guest)
Thanks Ben, yes would like to be include in plan updates :
Brad Beaton
bradbeaton@gmail.com
[10/11 6:51 PM] Shari Ellis
Please include me in the plan update emails: [redacted] thank you.
[10/11 7:04 PM] Shari Ellis
Do you need our mailing address as well?
[10/11 7:04 PM] Ben Williams
yes please.
[10/11 7:04 PM] Arno Zegerman
Arno Zegerman - [redacted]
[10/11 7:05 PM] Brad Beaton (Guest)
Brad Beaton
2708 Sugar Mountain Way
Apex, NC 27502
[redacted]

[10/11 7:05 PM] Shari Ellis
Shari Ellis - Compass 3800 Glenwood Ave Suite 150 Raleigh NC 27612
[10/11 7:05 PM] Ben Williams
[redacted]
[10/11 7:06 PM] Cindy Schmoeller (Guest)
2315 Mt Zion Church Rd Cindy and Ed Schmoeller
[10/11 7:06 PM] Jim Galkowski (Guest)
our mailign addresses are 1934 baldhead Island Drive Apex NC 27502 along with 1930, 1926, 1924, 1920 as my neighbors are not able to get on call but will also write an email to Mr Walker
[10/11 7:06 PM]
Brad Beaton (Guest) left the chat.
[10/11 7:07 PM]
Cindy Schmoeller (Guest) left the chat.
[10/11 7:11 PM]
Hosmani Prashant USRE (External) was invited to the meeting.
[10/11 7:12 PM] Jim Galkowski (Guest)
addign a few more addresses, 1918, 1914, 1910 Baldhead Island Drive Apex NC 27502
[10/11 7:13 PM] Hosmani Prashant USRE
1939 kings knot ct
[10/11 7:18 PM]
Murugesan S (Guest) was invited to the meeting.
[10/11 7:18 PM] Arno Zegerman
Richardson Rd will ultimately become a thoroughfare street, like it is north of Olive-Chapel. South of Olive-Chapel, Richardson Rd is a State-owned road. The Town has no control over that road at this time.
[10/11 7:26 PM] Shari Ellis
Could you please introduce yourselves again for the people who signed in late? Thank you.
[10/11 7:26 PM]
Madhu Levaka (Guest) was invited to the meeting.
[10/11 7:26 PM] Chris A (Guest)
Ben are you a Sanderson grad? Class of 91?
like 1
[10/11 7:27 PM] Chris A (Guest)
Ha! Thought so!
[10/11 7:28 PM] Hosmani Prashant USRE
prashant.hosmani@gmail.com
[10/11 7:28 PM] Murugesan S (Guest)
Murugesan Supramanian ([redacted]) 1926 Baldhead Island Dr, Apex, NC 27502
[10/11 7:29 PM] Shari Ellis
Thank you for the information and your time.
[10/11 7:29 PM]
Madhu Levaka (Guest) left the chat.
[10/11 7:29 PM]
Murugesan S (Guest) left the chat.
[10/11 7:29 PM]
Unknown User left the chat.
[10/11 7:29 PM]
Shari Ellis (Guest) left the chat.
[10/11 7:29 PM]

Jim Galkowski (Guest) left the chat.
[10/11 7:29 PM]
Chris A (Guest) left the chat.
[10/11 7:31 PM]
10/11 7:31 PM Meeting ended: 1h 30m 20s
[10/11 7:35 PM]
[10/11 7:37 PM]
10/11 7:37 PM Meeting ended: 1m 52s

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, Charles R. Walker III, PLA, 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 Virtually (location/address) on 10/11/2023 (date) from 6:30 (start time) to 8:00 (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.

1.30.24
Date

By: Charles R. Walker III

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Deborah C. Newman, a Notary Public for the above State and County, on this the 30 day of January, 2024.

SEAL

DEBORAH L. NEWMAN
Notary Public, North Carolina
Wake County
My Commission Expires
2/6/29

Deborah C. Newman
Notary Public

Deborah C. Newman
Print Name

My Commission Expires: 2-6-29

2ND NEIGHBORHOOD MEETING

ENTITLEMENT PRESERVATION GROUP

DATE: MAY 2, 2024

RE: *ASHBURN SUBDIVISION,* 0 MT ZION CHURCH ROAD

DEAR NEIGHBORS,

WE HAVE REVISED THE PROPOSAL FOR THIS PROJECT. AT THAT TIME, IT WAS LISTED AS THE "MT. ZION SUBDIVISION". WE RESUBMITTED THE PLANS AND THE TOWN STAFF HAS ASKED US TO HAVE A SECOND NEIGHBORHOOD MEETING BEFORE THE SUBMITTAL OF REVISED REZONING APPLICATION MOVES FORWARD. THE TOWN OF APEX STILL REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING AGAIN ON MAY 21, 2024, FROM 6:30 P.M. TO 8:00 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE.

To join by phone, call: **+1 929-352-2213** and enter **752857745#**
Alternatively, you can join online at,
https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting
and enter Meeting ID: **265 863 182 676** and Passcode: **8JA9ik**

PLEASE NOTE THE TOWN OF APEX STILL REQUIRES A LIST OF ATTENDEES TO BE COLLECTED AND PROVIDED TO THE TOWN. THE CHAT FEATURE WILL BE ENABLED FOR THE MEETING, AND WE ASK THAT YOU ENTER YOUR NAME AND CONTACT INFORMATION WHEN YOU ARRIVE. YOU ARE ALSO WELCOME TO USE THIS FEATURE TO SUBMIT QUESTIONS THROUGHOUT THE MEETING.

THE PURPOSE OF THIS MEETING IS TO AGAIN DISCUSS A POTENTIAL REZONING OF PROPERTY LOCATED AT 0 MT ZION CHURCH ROAD WITH PIN'S 0721-44-8562 & 0721-44-2048. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO PUD-CZ. WHICH IS A MULTI-STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 21 ALLEY-LOADED SINGLE FAMILY DETACHED LOTS AND UP TO 58 TOWNHOMES.

PLEASE REVIEW THE ATTACHED PRELIMINARY GRAPHICS.

REVISED ZONING CONDITIONS HAVE BEEN CREATED AND WILL BE READY FOR DISCUSSION AT THE MEETING.

THESE CONDITIONS WILL INTEND TO CONTINUE STYLES OF HOUSING SIMILAR THE EXISTING ADJOINING HOMES NORTH OF THIS PROPOSAL AND HONOR THE CURRENT 2045 LUM MEDIUM DENSITY RESIDENTIAL DESIGNATION.

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

SINCERELY,

Charles R. Walker III

CHARLES R. WALKER III, PLA
PRINCIPAL

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.

September 20, 2023 (1st. meeting) May 21, 2024 (2nd. meeting)
Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

Address(es)	PIN(s)
0 Mt. Zion Church Road	0721442048
0 Mt. Zion Church Road	0721448562

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)):

A residential community of single family detached homes and townhomes

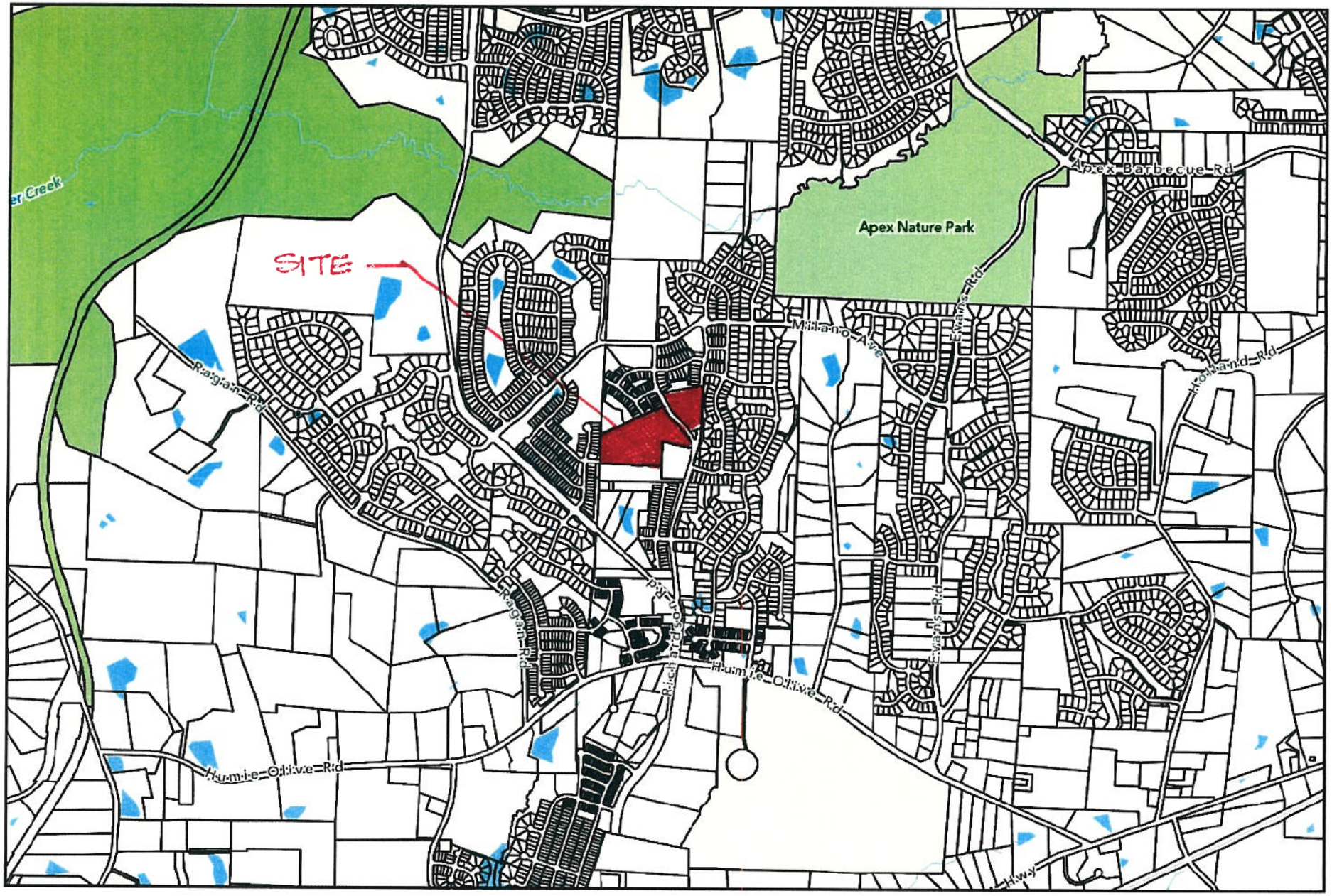
Estimated submittal date: June 1, 2024

MEETING INFORMATION:

Property Owner(s) name(s):	Anthony and Delois Richardson
Applicant(s):	Charles R. Walker, III PLA Entitlement Preservation Group
Contact information (email/phone):	cwalker@epgrouponline.com - 919-625-9760
Meeting Address:	Online - Details Attached
Date/Time of meeting**:	6:30 p.m.

Welcome: 6:30p.m. Project Presentation: 6:35p.m. Question & Answer: 6:45p.m.

**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.



VICINITY MAP

N

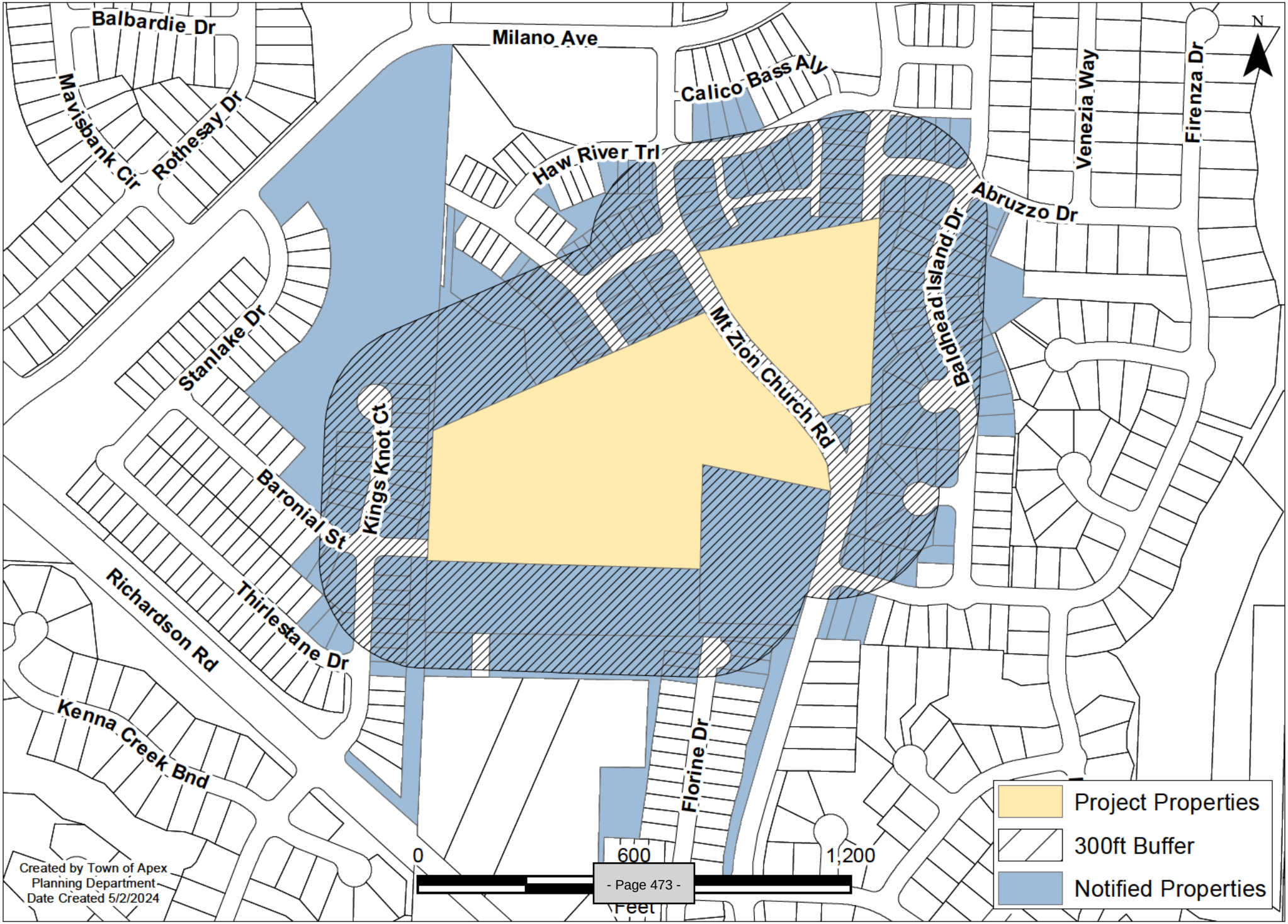
0 800 1,600 3,200 ft

1 inch equals 1,600 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.*

Notified Properties within 300ft of the Project Properties




LOT AREA TABLE:
SIGN LEGEND:
SITE LABELING LEGEND:
REQUIRED PLAN NOTES:
GENERAL NOTES:
HATCH LEGEND
PRELIMINARY FOR REVIEW ONLY
ASHBURN
RESIDENTIAL MASTER SUBDIVISION PLANS
APEX, NC
WAKE, NORTH CAROLINA
PRELIMINARY SUBDIVISION LAYOUT PLAN
PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
SHEET #
C2.00

2705 RICHARDSON RD	0721431773	2705 RICHARDSON ROAD LLC	2705 RICHARDSON RD	APEX NC 27502-7880
1860 BLUE JAY PT	0721348491	ADKINS, CHRISTOPHER BRETT TRUSTEE ADKINS, CHRISTINA MILLER TRUSTEE	1860 BLUE JAY PT	APEX NC 27502-9711
2900 THIRLESTANE DR	0721335623	AHMAD, OMAR SHEMNA, RUHINA RIYAZ	2900 THIRLESTANE DR	APEX NC 27502-2527
1955 BALDHEAD ISLAND DR	0721543246	ALLEN, CLINTON MAYO ALLEN, HOLLIE GOODWIN	1955 BALDHEAD ISLAND DR	APEX NC 27502-8567
2328 MT ZION CHURCH RD	0721444631	ANDERSON, DAISY	2328 MT ZION CHURCH RD	APEX NC 27502-9706
2321 MT ZION CHURCH RD	0721445729	ARORA, AKASH LAHIRI, SHINJINI	2321 MOUNT ZION CHURCH RD	APEX NC 27502-9509
1854 HAMMOCKS BEACH TRL	0721449917	ATCHESON, CARLA THURSTON ATCHESON, DANIEL PATRICK	1854 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2701 ELK KNOB TRL	0721531993	ATHOTA, SUDHEER PARUCHURI, JAYASREE	2701 ELK KNOB TRL	APEX NC 27502-8568
1935 KINGS KNOT CT	0721336998	BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL	1935 KINGS KNOT CT	APEX NC 27502-2518
1961 KINGS KNOT CT	0721336655	BALAKRISHNAN, SYAM SUNDER BALAKRISHNAN, MAYA	1961 KINGS KNOT CT	APEX NC 27502-2518
2326 MT ZION CHURCH RD	0721444614	BANA, VIMAL /TR BANA, SONIA /TR	1056 BENDER RIDGE DR	MORRISVILLE NC 27560-8187
2708 SUGAR MOUNTAIN WAY	0721540360	BEATON, STEVEN B BEATON, MALLORY	2708 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
1850 HAMMOCKS BEACH TRL	0721459025	BELICIC, BRIAN BELICIC, BARBARA JEAN	1850 HAMMOCKS BEACH TRL	APEX NC 27502-9694
0 HAMMOCKS BEACH TRL	0721447727	BELLA CASA HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
0 FIRENZA DR	0721439827	BELLA CASA HOMEOWNERS ASSOCIATION, INC	OMEGA ASSOCIATION MANAGEMENT	160 NE MAYNARD RD STE 210
0 CROWDERS RIDGE LN	0721443588	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
2758 ABRUZZO DR	0721550061	BENNETT, CHARLOT LEAH	2758 ABRUZZO DR	APEX NC 27502-4743
1892 BLUE JAY PT	0721440588	BOBBA, JAYAKRISHNA KODALI, YAMINI	1892 BLUE JAY PT	APEX NC 27502-9711
1906 BLUE JAY PT	0721441495	BOWDITCH, THOMAS ROBERT	1906 BLUE JAY PT	APEX NC 27502-9712
1947 BALDHEAD ISLAND DR	0721543317	BRADLEY, LINC JABBAR BRADLEY, LISA ANN	1947 BALDHEAD ISLAND DR	APEX NC 27502-8567
0 BARONIAL ST	0721345696	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	COMMUNITY ASSOCIATION MGMT	PO BOX 79032
0 KINGS KNOT CT	0721336396	BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION INC	COMMUNITY ASSOCIATION MANAGEMENT	PO BOX 79032
2754 ABRUZZO DR	0721551051	BULLOCK, ROBERT SAMUEL II TRUSTEE TRUSTEE OF ROBERT SAMUEL BULLOCK II LIVING TRUST	2754 ABRUZZO DR	APEX NC 27502-4743
1905 BALDHEAD ISLAND DR	0721542795	BUSTAMANTE, GEORGE ANTHONY BUSTAMANTE, ADA KAREM	1905 BALDHEAD ISLAND DR	APEX NC 27502-8567
1858 HAMMOCKS BEACH TRL	0721449819	CAFFERA, LINDA	1858 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2709 ELK KNOB TRL	0721530952	CANNON, BENJAMIN LOUIS CANNON, STEPHANIE LYNN	2709 ELK KNOB TRL	APEX NC 27502-8568
1884 BLUE JAY PT	0721440604	CHAKRAVARTHY, PRAVEEN KANNAN MURUKANDY, PARVATHY	112 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990
2756 ABRUZZO DR	0721551011	CHAUBEY, PRAVIN CHAUBEY, MICHELLE	2756 ABRUZZO DR	APEX NC 27502-4743
2006 FLORINE DR	0721434576	CHAVES, BERNARDO MEDRADO PENNA ALVES, CAROLINA MEDRADO RIBEIRO	2006 FLORINE DR	APEX NC 27502-8056
2812 CROWDERS RIDGE LN	0721442731	CHEN, XUEYI	2812 CROWDERS RIDGE LN	APEX NC 27502-9710
1959 BALDHEAD ISLAND DR	0721543241	CHENNUPALLI, DEGURA RAM CHENNUPALLI, JYOTHI SYAMALA	1959 BALDHEAD ISLAND DR	APEX NC 27502-8567
1943 BALDHEAD ISLAND DR	0721542492	CLARK, JOHN MICHAEL III CLARK, JENNIFER MARIE	1943 BALDHEAD ISLAND DR	APEX NC 27502-8567
2712 ELK KNOB TRL	0721540036	CREEHAN, BRAD CREEHAN, HEATHER	2712 ELK KNOB TRL	APEX NC 27502-8568
2806 CROWDERS RIDGE LN	0721442795	CRESPO, JORGE GUAN, ZE MIN	369 AURORA AVE	CLIFFSIDE PARK NJ 07010-2110
2705 ELK KNOB TRL	0721531931	DEERING, MICHELLE DEERING, SCOTT E	1463 HAMLETS CHAPEL RD	PITTSBORO NC 27312-8776
2708 ELK KNOB TRL	0721540171	DION, JAMES J JR DION, NATALIE	2708 ELK KNOB TRL	APEX NC 27502-8568
1953 KINGS KNOT CT	0721336763	DUMBRE, SUHAS LAXMAN BHALERAO, SMITA	1953 KINGS KNOT CT	APEX NC 27502-2518
2751 ABRUZZO DR	0721541883	DUMITRACHE, ALEXANDRU DUMITRACHE, ANCA	2751 ABRUZZO DR	APEX NC 27502-4742
2802 CROWDERS RIDGE LN	0721443757	DWYER, JUDY	2802 CROWDERS RIDGE LN	APEX NC 27502-9710
1939 BALDHEAD ISLAND DR	0721542477	ENGMAN, DUWAYNE ENGMAN, AMY COOK	1939 BALDHEAD ISLAND DR	APEX NC 27502-8567
1915 KINGS KNOT CT	0721347118	ERL, MALLORY MARSHBURN, WILLIAM GM	1915 KINGS KNOT CT	APEX NC 27502-2518
1919 KINGS KNOT CT	0721347114	EVANS, BRANDON L	1919 KINGS KNOT CT	APEX NC 27502-2518
1903 KINGS KNOT CT	0721347300	FELIZIA LAO, MA YNNA BAGAYAWA SIQUIOCO, EDUARD JOSEPH	1903 KINGS KNOT CT	APEX NC 27502-2518
2713 ELK KNOB TRL	0721530928	FULLER, GEORGE JACK III JENKINS-FULLER, MONIQUE S	2713 ELK KNOB TRL	APEX NC 27502-8568
1931 KINGS KNOT CT	0721347002	GADDAM, KISHORE-REDDI PULAGAM, SOUJANYA	1931 KINGS KNOT CT	APEX NC 27502-2518
1934 BALDHEAD ISLAND DR	0721541415	GALKOWSKI, JAMES M GALKOWSKI, LORRAINE	1934 BALDHEAD ISLAND DR	APEX NC 27502-8567
2821 HAW RIVER TRL	0721447912	GONG, ZHIHONG	1428 COMMONS FORD PL	APEX NC 27539-6908
2334 MT ZION CHURCH RD	0721444573	GROSS, MATTHEW J GAUSE, INDIA D	2334 MT ZION CHURCH RD	APEX NC 27502-9706
2010 FLORINE DR	0721434563	GURUMURTHY, ANANTHARAMAN RAMPRASAD, AARTHI	2010 FLORINE DR	APEX NC 27502-8056
2700 ELK KNOB TRL	0721542009	GUZMAN, SOLEDAD BARRA PEREZ, CLAUDIO	2700 ELK KNOB TRL	APEX NC 27502-8568
1907 BLUE JAY PT	0721443531	HND INVESTMENT TRUST	202 OSWEGO CT	MORRISVILLE NC 27560-8662
1939 KINGS KNOT CT	0721336973	HOSMANI, PRASHANT SIDHARAM ALLISHE, MAHESHWARI MALLINATH	1939 KINGS KNOT CT	APEX NC 27502-2518
2827 HAW RIVER TRL	0721446910	HU, HUAZHI	2827 HAW RIVER TRL	APEX NC 27502-9697
2853 HAW RIVER TRL	0721443930	HUANG, RONG	9109 COBALT RIDGE WAY	CARY NC 27519-9397
1901 BALDHEAD ISLAND DR	0721543810	ILIEV, STILIYAN KOLEV ILIEVA, TSVETELINA GEORGIEVA	1901 BALDHEAD ISLAND DR	APEX NC 27502-8567
1908 BLUE JAY PT	0721442412	JI, IN HWAN LIM, SORI	1908 BLUE JAY PT	APEX NC 27502-9712
1990 FIRENZA DR	0721439845	JOSEPH, KARREL K BOYER, SAMANTHA G	1990 FIRENZA DR	APEX NC 27502-9667
1862 HAMMOCKS BEACH TRL	0721449811	KANDURI, RAJAGOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2815 HAW RIVER TRL	0721448906	KARTALA, SHARAT CHANDRA KOUSH	2815 HAW RIVER TRL	APEX NC 27502-9697
1973 KINGS KNOT CT	0721336553	KASIREDDY, CHANDANA ALSURI, MARUTHI RAM	1973 KINGS KNOT CT	APEX NC 27502-2518
1896 BLUE JAY PT	0721441534	KING, JASON KING, KISHA	1012 BEYER PL	DURHAM NC 27703-6517
2828 HAW RIVER TRL	0721455066	KORAN, STEVEN	2828 HAW RIVER TRL	APEX NC 27502-9697
2901 BARONIAL ST	0721335727	KRIMERMAN, DIMITRY CO-TRUSTEE KRIMERMAN, YULIA CO-TRUSTEE	2901 BARONIAL ST	APEX NC 27502-2517
1986 FIRENZA DR	0721439894	KUE, XIA KUE, JODY	1986 FIRENZA DR	APEX NC 27502-9667
1922 BALDHEAD ISLAND DR	0721540681	KURRE, VIJAYA KUMAR	1922 BALDHEAD ISLAND DR	APEX NC 27502-8567
1904 BLUE JAY PT	0721441478	LANDE, PRAFULLA BHONSLE, NISHIGANDHA	6086 LAKEVIEW CIR	SAN RAMON CA 94582-4867
2330 MT ZION CHURCH RD	0721444549	LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	920 VISTA DE LEJOS DR	SANTA BARBARA CA 93110-2019
2816 CROWDERS RIDGE LN	0721441687	LEE, HI KWAN LEE, BOO SUN	2816 CROWDERS RIDGE LN	APEX NC 27502-9710
2755 ABRUZZO DR	0721541825	LEVAKA, MADHUSUDHANACHARI KADARI, HEMALATHA	2755 ABRUZZO DR	APEX NC 27502-4742
1982 FIRENZA DR	0721530843	LI, JIAN SUN, JIANWEI	1020 TIMBER MIST CT	CARY NC 27519-7510
1888 BLUE JAY PT	0721440651	LI, QIAO WU, PING	206 FAIRFIELD DR	HORSEHEADS NY 14845-2286
1923 KINGS KNOT CT	0721347110	LI, ZHI LI, JIE	1923 KINGS KNOT CT	APEX NC 27502-2518
2820 HAW RIVER TRL	0721456058	LIANG, IRENE PAN, FANG	4010 REEDLAND CIR	SAN RAMON CA 94582-5580
1926 KINGS KNOT CT	0721345059	LIU, LU ELLER, BRIAN	1926 KINGS KNOT CT	APEX NC 27502-2518
2705 SUGAR MOUNTAIN WAY	0721541139	LUND, LONGZHI HU	2705 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
1949 KINGS KNOT CT	0721336767	MADDUKURI, SRIKANTH KUMAR VELICHETI, HEMA VENKATA SIRISHA	1949 KINGS KNOT CT	APEX NC 27502-2518
1918 BALDHEAD ISLAND DR	0721540696	MADDURI, JAIBHARATH KALVAKOTA, SRI HARSHA	1918 BALDHEAD ISLAND DR	APEX NC 27502-8567
2800 CROWDERS RIDGE LN	0721443789	MALDONADO, JOSE MARTORELLI-MALDONADO, ANNMARIE	2800 CROWDERS RIDGE LN	APEX NC 27502-9710
1940 KINGS KNOT CT	0721335925	MANGAL, SHARAD GARG, REKHA	1940 KINGS KNOT CT	APEX NC 27502-2518
2857 HAW RIVER TRL	0721442960	MARGE, ROBERT E MARGE, MARIA N	2857 HAW RIVER TRL	APEX NC 27502-9697
2704 SUGAR MOUNTAIN WAY	0721540397	MCGOWAN, SHANNON	2704 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
2909 BARONIAL ST	0721334834	MEKALA, VIJAYA KRISHNA	2909 BARONIAL ST	APEX NC 27502-2517
1915 BALDHEAD ISLAND DR	0721542645	MILLER, JASON ROY MILLER, SUZANNE MARTIN	1915 BALDHEAD ISLAND DR	APEX NC 27502-8567
2830 HAW RIVER TRL	0721455025	MILLER, TRACEY SUZANNE MILLER, EDWARD LOUIS III	1000 COLWORTH WAY	RALEIGH NC 27614-8244
1929 BALDHEAD ISLAND DR	0721542544	MODRAK, ERIC MODRAK, RACHEL DAWN	1929 BALDHEAD ISLAND DR	APEX NC 27502-8567
1978 FIRENZA DR	0721530891	MOUNTAINLAND ESTATES LLC	PO BOX 4836	LOGAN UT 84323-4836

1886 BLUE JAY PT	0721440633	NALLUSAMY, ARUNAGIRI KRISHNASAMI, YASODA	1886 BLUE JAY PT	APEX NC 27502-9711
2319 MT ZION CHURCH RD	0721445813	NASH, THOMAS E NASH, LISA Y	2319 MOUNT ZION CHURCH RD	APEX NC 27502-9509
2709 SUGAR MOUNTAIN WAY	0721540272	NATARAJAN, PRADEEP KUMAR	306 ASHDOWN FOREST LN	CARY NC 27519-1530
1852 HAMMOCKS BEACH TRL	0721459021	NATIONS, KELLEY	1852 HAMMOCKS BEACH TRL	APEX NC 27502-9694
1920 KINGS KNOT CT	0721345153	NGUYEN, THAI SY TRAN, TINA HUYNH NHU	1920 KINGS KNOT CT	APEX NC 27502-2518
2759 ABRUZZO DR	0721540865	NIETMANN, JAMES TRUSTEE NIETMANN, JANA TRUSTEE	2759 ABRUZZO DR	APEX NC 27502-4742
2910 THIRLESTANE DR	0721334685	NIXON, JOSEPH D NIXON, MONICA J	2910 THIRLESTANE DR	APEX NC 27502-2527
1945 KINGS KNOT CT	0721336862	PAKA, SHARATH KUMAR CO-TRUSTEES PEDDAPALLY, SRILAXMI CO-TRUSTEES	1945 KINGS KNOT CT	APEX NC 27502-2518
1911 KINGS KNOT CT	0721347212	PATEL, CHARMI M PATEL, SANGITABEN M	1911 KINGS KNOT CT	APEX NC 27502-2518
2001 FLORINE DR	0721436558	PILLARISHETTY, VAMSHIDHAR CHINNAM, JYOTHI	2001 FLORINE DR	APEX NC 27502-8056
1965 KINGS KNOT CT	0721336651	PINEYRO, KENDRA N SMITH, HARRISON M	1965 KINGS KNOT CT	APEX NC 27502-2518
2824 HAW RIVER TRL	0721456017	POLASIK, STEVEN JOHN POLASIK, ALISON KAYE	2824 HAW RIVER TRL	APEX NC 27502-9697
2317 MT ZION CHURCH RD	0721445807	POLING, JEREMY K POLING, NORMA LYNN	2317 MT ZION CHURCH RD	APEX NC 27502-9706
2750 ABRUZZO DR	0721552040	PRINCE-HENRY, STARLA MICHELLE HENRY, WILLIAM TODD	2750 ABRUZZO DR	APEX NC 27502-4743
1969 KINGS KNOT CT	0721336557	RACHAKONDA, SRINIVAS RACHAKONDA, DEVI	1969 KINGS KNOT CT	APEX NC 27502-2518
2814 CROWDERS RIDGE LN	0721442609	RBCLL LLC	7025 ASHLEY ROSE DR	CARY NC 27519-7503
1894 BLUE JAY PT	0721441516	REID, TAMMY	1894 BLUE JAY PT	APEX NC 27502-9711
1985 FIRENZA DR	0721439668	REILLY, DANIEL THOMAS REILLY, KIMBERLY	1985 FIRENZA DR	APEX NC 27502-9668
0 MT ZION CHURCH RD	0721448562	RICHARDSON, ANTHONY RICHARDSON, DELOIS	1825 CAR CREEK RD	SANFORD NC 27332
2432 MT ZION CHURCH RD	0721436885	RICHARDSON, DOROTHY MAE HEIRS	CHARLES WALDEN	2432 MOUNT ZION CHURCH RD
1927 KINGS KNOT CT	0721347006	RYU, WON HEE SHIN, HEEWON	1927 KINGS KNOT CT	APEX NC 27502-2518
1932 KINGS KNOT CT	0721345044	SACRAPANI, VISHWANATH KOTYADA, MANJESHWARI	1932 KINGS KNOT CT	APEX NC 27502-2518
1856 HAMMOCKS BEACH TRL	0721449913	SAMS, JOHN T SAMS, PHYLLIS	1856 HAMMOCKS BEACH TRL	APEX NC 27502-9694
1989 FIRENZA DR	0721439619	SANDERS, DANIEL SANDERS, CHARLA	1989 FIRENZA DR	APEX NC 27502-9668
1902 BLUE JAY PT	0721441561	SARRO, GERALD SARRO, NORMA LEE	1902 BLUE JAY PT	APEX NC 27502-9712
1914 BALDHEAD ISLAND DR	0721541712	SCHMELZER, ADAM HENRY SCHMELZER, MARGARET CAROLINE	1914 BALDHEAD ISLAND DR	APEX NC 27502-8567
2315 MT ZION CHURCH RD	0721445902	SCHMOELLER, EDWARD J SCHMOELLER, CYNTHIA A	2315 MOUNT ZION CHURCH RD	APEX NC 27502-9509
1909 BALDHEAD ISLAND DR	0721542770	SCHNOKE, MICHAEL CURTIS SCHNOKE, HEATHER MICHELLE	1909 BALDHEAD ISLAND DR	APEX NC 27502-8567
2700 SUGAR MOUNTAIN WAY	0721541369	SEOW, SOON WEI SU, YING	2700 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
2905 BARONIAL ST	0721334871	SHAH, BHAVIN RAVINDRA SHAH, CHARVI VIRENDRA	2905 BARONIAL ST	APEX NC 27502-2517
2855 HAW RIVER TRL	0721443900	SHAH, DHYEY	2855 HAW RIVER TRL	APEX NC 27502-9697
2851 HAW RIVER TRL	0721443960	SHELLER, DAVID A	2851 HAW RIVER TRL	APEX NC 27502-9697
1951 BALDHEAD ISLAND DR	0721543332	SOPRANO, GIANCARLO SOPRANO, HEATHER	1951 BALDHEAD ISLAND DR	APEX NC 27502-8567
1905 BLUE JAY PT	0721443513	SRIVASTAVA, JYOTI SRIVASTAVA, TARUN	3320 COOKEFIELD CT	RALEIGH NC 27606-4875
1923 BALDHEAD ISLAND DR	0721542630	SUEKO LASSITER, ERICA LYNN LASSITER, JEFFREY WAYNE JR	1923 BALDHEAD ISLAND DR	APEX NC 27502-8567
2005 FLORINE DR	0721436554	SUN, HEQING	2005 FLORINE DR	APEX NC 27502-8056
1926 BALDHEAD ISLAND DR	0721540586	SUPRAMANIAN, MURUGESAN PITCHAI, BHARATHI	1926 BALDHEAD ISLAND DR	APEX NC 27502-8567
1936 KINGS KNOT CT	0721345030	TADIPATRI, MOHAMMED ESHAK SHAIK, MOUNISHA	1936 KINGS KNOT CT	APEX NC 27502-2518
2810 CROWDERS RIDGE LN	0721442763	TAUSS, SONJA WILLIAM HOLLAND, EVAN FRANK	2810 CROWDERS RIDGE LN	APEX NC 27502-9710
1860 HAMMOCKS BEACH TRL	0721449815	TIFFANY, JAMES M	1860 HAMMOCKS BEACH TRL	APEX NC 27502-9694
1916 KINGS KNOT CT	0721345167	TING, SHUE YING SARAH YEUNG, CHUN MAN JEFFREY	1916 KINGS KNOT CT	APEX NC 27502-2518
0 FLORINE DR	0721338527	TRI POINTE HOMES HOLDINGS INC	5440 WADE PARK BLVD STE 400	RALEIGH NC 27607-6067
1901 BLUE JAY PT	0721442579	TUMMINELLI, JOSEPH T	1901 BLUE JAY PT	APEX NC 27502-9712
1930 BALDHEAD ISLAND DR	0721540590	URUKADLE, RAJENDRA PRASAD	1930 BALDHEAD ISLAND DR	APEX NC 27502-8567
2323 MT ZION CHURCH RD	0721445745	VARDIS, JOYCE VARDIS, CHRISTOPHER W	2323 MT ZION CHURCH RD	APEX NC 27502-9706
2009 FLORINE DR	0721436531	VAZQUEZ, JAVIER LAVECCHIA, LAUREN	2009 FLORINE DR	APEX NC 27502-8056
1907 KINGS KNOT CT	0721347216	VELU, DURAISINGAM NAGARAJAN, ANANDHI	1907 KINGS KNOT CT	APEX NC 27502-2518
2704 ELK KNOB TRL	0721541150	WALKER, LAURIEANN	2704 ELK KNOB TRL	APEX NC 27502-8568
2819 HAW RIVER TRL	0721447953	WANG, HAO JIANG, LING	1761 LORENZEN DR	SAN JOSE CA 95124-1741
0 MT ZION CHURCH RD	0721449210	WINDY ROAD PROPERTIES LLC	218 EDINBURGH DR	CARY NC 27511-6408
2701 SUGAR MOUNTAIN WAY	0721542200	WOOLLEY, STEVEN WOOLLEY, TAMMY S	2701 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
2918 THIRLESTANE DR	0721334658	WU, TONG	2918 THIRLESTANE DR	APEX NC 27502-2527
2804 CROWDERS RIDGE LN	0721443726	XU, WEILI	315 S SALEM ST STE 324	APEX NC 27502-1863
1957 KINGS KNOT CT	0721336669	YASA, JAIPAL REDDY PALLE, RAJITHA	1957 KINGS KNOT CT	APEX NC 27502-2518
1910 BALDHEAD ISLAND DR	0721541736	YELURI, MARUTHI SEKHAR YELURI, VENKATA PRASANNA RANI	1910 BALDHEAD ISLAND DR	APEX NC 27502-8567
2332 MT ZION CHURCH RD	0721444566	YU, FEI GONG, FENGYUAN	200 HAWTHORN WOODS RD	APEX NC 27523-9611
1903 BLUE JAY PT	0721442596	ZHUKOV, OLEKSANDR ZHUKOVA, VIKTORIYA	1903 BLUE JAY PT	APEX NC 27502-9712
1988 BALDHEAD ISLAND DR	0721531875	ZYALENKA, VALERIY KURNIKAVA, VIKTORYIA	1988 BALDHEAD ISLAND DR	APEX NC 27502-8567
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	2752 Abruzzo DR	
		Current Tenant	1884 Blue Jay PT	
		Current Tenant	1888 Blue Jay PT	
		Current Tenant	1898 Blue Jay PT	
		Current Tenant	1904 Blue Jay PT	
		Current Tenant	1905 Blue Jay PT	
		Current Tenant	1907 Blue Jay PT	
		Current Tenant	1909 Blue Jay PT	
		Current Tenant	2804 Crowders Ridge LN	
		Current Tenant	2806 Crowders Ridge LN	
		Current Tenant	2814 Crowders Ridge LN	
		Current Tenant	2705 Elk Knob TRL	
		Current Tenant	1978 Firenza DR	
		Current Tenant	1982 Firenza DR	
		Current Tenant	2819 Haw River TRL	
		Current Tenant	2820 Haw River TRL	
		Current Tenant	2821 Haw River TRL	
		Current Tenant	2823 Haw River TRL	
		Current Tenant	2830 Haw River TRL	
		Current Tenant	2853 Haw River TRL	
		Current Tenant	2315 Mt Zion Church RD	
		Current Tenant	2319 Mt Zion Church RD	
		Current Tenant	2321 Mt Zion Church RD	
		Current Tenant	2326 Mt Zion Church RD	
		Current Tenant	2330 Mt Zion Church RD	
		Current Tenant	2332 Mt Zion Church RD	
		Current Tenant	2432 Mt Zion Church RD	
		Current Tenant	2504 Mt Zion Church RD	
		Current Tenant	2709 Sugar Mountain WAY	

Created by Town of Apex Planning Department
Date Created: 5/2/2024

NEIGHBORHOOD MEETING SIGN-IN SHEET

See attached Meeting Held 5/21/2024

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

Date of meeting: 5/21/2024 Time of meeting: 6:30 PM

Property Owner(s) name(s): George Hamrick

Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

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.					☐
2.					☐
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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): George Hamrick

Applicant(s): Entitlement Preservation Group / Charles R. Walker

Contact information (email/phone): cwalker@epgrouponline.com

Meeting Address: Virtual

Date of meeting: 5/21/2024 Time of meeting: 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: This question came in an e-mail: A group of neighbors that back-up to Hammock Beach Trail on the west or excuse me on the east side of Hammock Beach Trail have requested that Ashburn install a fence and landscaping along the east side of Hammock Beach Trail. There is a very thin separation of open space between Hamrick Beach Trail which we will be constructing and the back of those homes.

Applicant's Response:

Ashburn has agreed to install a 6-foot tall enclosed privacy fence with an evergreen hedge that is planted 5 feet on center for the length of the road from the connection point at the north to where the road starts to turn away from Bella Casa near the south. Can you slide the site plan over so you can see it and start at the north there on Hamrick Beach and slide the cursor down and it would stop right in there where the new street starts to move away from the property line.

Question/Concern #2: Parth Bakshi " I have a question I am a resident of the Buckhorn Preserve and a bunch of us have the same concern that your townhomes on the Buckhorn side are very close to our property and there are not many trees around there and so our privacy and all of that we would like to have a fence as well and some landscaping to protect the privacy of the neighbors on the Buckhorn side.

Applicant's Response:

That is all a part of our resource conversation area, our RCA area, most of which is being left natural. The cross-hatch green area is being left in an undisturbed condition and the pure green area that's labeled play lawn area is part of the RCA that has to be graded and left in an area that can be used for recreational purposes. The homes there where townhome number 79 is, is quite a distance off that property line and a good deal of that separation will be left in a natural condition. Looks to be about 50 feet, we can't measure it with our computer here but that's about 50 feet of separation, and about half of that will be left wooded.

Question/Concern #3:

Jim Galkowski: will the Resource conservation area (RCA) behind the baldhead island homes be left as is? or will it be cleared and then those evergreens planted ?

Applicant's Response:

There was a construction easement or a slope easement that Bella Casa agreed to so that it would facilitate the construction of Hammocks Beach Trail that the Town is requiring to be constructed along there. There is an easement that will be cleared and graded in and there may require some replanting that goes along with that easement agreement.

Question/Concern #4:

Mark Donaldson: Are you planning on providing any amenities, such as playgrounds, pool, etc? Note that residents will not be able to use Bella Casa amenities...!

Applicant's Response:

There are no plans for a pool or recreational center or a clubhouse as part of Ashburn. There is a substantial amount of open space and an open play area that is part of the RCA, but there is not an amenity center, and certainly the residents will know they are not allowed to use Bella Casa's recreational area.

Question/Concern #5

Linda Caffera: *speaking about suggestion that zoning dictates 5.2 homes per acre, that's if you change the zoning, right now the zoning the way it is doesnt dictate such an overintensification of land use.*

Applicant's Response:

No, the current rural residential zoning would not allow that density, but as the towns future land use map points out, the anticipation is that this property would be developed at a medium density. A medium residential density and the 5.2 acres proposed here complies with that designation. The current zoning, would not allow it but that's why we are going through the zoning process and 5.2 units per acre is certainly not intensive. It is relative to how each individual feels about it but based on what is developed all around this property, 5.2 units to the acre is not excessive or over intense. It's in accordance with what's developed around it and in accordance with the towns future land use plan.

Question/Concern #6

Linc Bradley: *Are there any considerations for increased traffic on both Richardson and Mt. Zion roads?*

Applicant's Response:

There will be some increase in traffic obviously, but it won't be significant and the connection with Hammocks Beach will provide some additional relief and other access around and through the vicinity of this development. It is not large enough to require a transportation impact analysis based on the town's regulations, so the anticipation there is, is that it will not have a significant impact on the surrounding street system. There will be improvements along Mt Zion Church Road, it will be widened curb and gutter and a sidewalk will be installed and then Hammocks Beach Trail will also be connected up to help provide additional relief for traffic

Question/Concern #7

Parth Bakshi: *Are you planning to do all phases in one go?*

Applicant's Response:

I don't know if they have actually decided precisely how the construction will be staged but I would expect the first phase will have some or all of the single family detached and some group of townhomes and then later phase will finish out the townhomes

Question/Concern #8

Heather Soprano: *What does the current zoning allow? I.e #homes per acre*

Applicant's Response:

The current zoning rural residential RR, which is essentially a holding district. All of the property in the vicinity was at one time zoned rural residential and as each neighborhood developed, they came in and asked for a zoning change to the zoning that it is currently to allow its development to take place. This piece is not different from Bella Casa or Buckhorn. It's coming in currently in a rural residential holding district. The town governs every aspect of development and as part of it's long range planning has set expectations about what the future land uses for the undeveloped property in town will be, and the future land use expectation for this tract is medium density residential. So as to if the town wants it to be rezoned, that depends on exactly who with the town you're talking to, but the town expects that most of the property in it borders is going to be developed at one point in time. They have rules and regulations and processes in place that govern that development very stringently, and we will be going through that process and complying with every regulation that exists.

Question/Concern #9

Parth Bakshi: *Will you be using existing roads to move materials. I.e through Buckhorn and bella casa.*

Applicant's Response:

Yes. There is no other way to get to the site than to use the existing roads. Certainly, Mt. Zion Church Road will be used for construction access and then due to the constraints of the connections you can see where the access will be, and the roads that will be used for each phase of the development. But yes we will be using the existing roads just like the construction traffic did when your neighborhoods were being constructed.

Question/Concern #10

J. Nietmann: *Can you please share any information on timing (start time, length of project, etc.)?*

Applicant's Response:

Nothing official, but to put it in some generic terms, we think this zoning process will take 4 to 6 months by the time the staff does their reviews and we make changes in accordance with their requirements. Then, it goes to the planning and zoning board and to the council, 6 months. It will then take another 4 to 6 months to get the construction drawings approved assuming that the town council decided to rezone the property, so that's a year. Normally, we will say 10 months to 12 months before any site work could begin. It will probably take 8 months whatever the first phase is to be constructed, and get ready for vertical construction to start. Then vertical construction of the homes is a probably a 3 to 4 month process. So if you add all that up, you're pretty close to 2 years before there is a house ready for purchase in the neighborhood. Then there will be, depending on what the housing market and interest rates and all the things that impact housing sales are at that time, for 79 homes, a year and a half to two years for full development, build out, and sales for the neighborhood.

Question/Concern #11

Linda Caffera:*Why cant the developers culdesac into the small triangular area off Mt Zion Church Road? Instead of invading into Hammocks Beach Trail. And 10 homes with more property will definitely generate less traffic.*

Applicant's Response:

Well the street pattern is not ours. Everywhere there is a road stubbed to the site, we have to connect to it. Everywhere that the town thinks a street should be connected to in the future, we have to provide a stub to that location. Hammocks Beach Trail is on the town's street plan, and they are requiring us to construct it in the alignment that it is shown so we really don't have any choice in that respect.

Question/Concern #12

Drs. Scott & Michelle Deering: *what will be the price point for these homes and what will be the impact on the Apex Friendship schools?*

Applicant's Response:

The price point has not been determined. Who knows how the cost of materials and labor and construction costs might change over the next two years. But they would certainly be on par with the home prices in the neighborhood and new construction typically is more expensive than existing homes in the neighborhood. The price point will not be determined until vertical construction of the homes is pretty far along. What will it do to the schools in the network? As part of this zoning process we complete informational worksheets for Wake Co Schools that tells them how many homes, how many bedrooms, that sort of thing that they use in their projections of student population. I think Wake Co Schools are now beginning to grow again. I know in the past couple of years that the student population has dropped considerably in some cases. I do believe they are back in to some positive numbers on student population growth now but the 79 lots will not have a signific impact on the school system and as we all know Wake Co is constantly building and renovating schools and also reassigning students to schools based on what happens with new development and we expect that will continue

Question/Concern #13

Heather Soprano: *If this project is approved...what is the expected price range of these single family homes and townhomes? Are any of these deemed affordable housing?*

Applicant's Response:

No, this is privately developed housing. It's not government assisted, it's not low income, it's not designated as affordable.

Question/Concern #14

Christie Adkins: *If the RCA is to remain protected why are they marking trees over a certain diameter? Are the townhomes slated to be two story or three story?*

Applicant's Response:

The town has requirements that trees over a certain diameter have to be located in the field and shown on our development plans and labeled. It's just a tree inventory and part of the process, and we locate those trees throughout the site and even in areas that are outside of the RCA area, so we know where those trees are. The town can see it and decide whether a tree, a specific tree, needs to be tried to be saved and included in the RCA or if there is justification for taking it out. The townhomes can be either two or three story depending on the architectural styles and plans that are developed.

Question/Concern #15

Stephanie T: *What department do you submit the school worksheets to? I was recently on a call with Wake County schools and they show that Apex Friendship middle and high have caps still and are over capacity. I didn't hear any plans for new middle and high schools*

Applicant's Response:

We submit it to the Wake Co Public School System. It is a standard form and goes to an e-mail address that they provide or an online information sheet now. We can get that information for you.

Question/Concern #16

Linda Caffera: *I spoke to transportation and planning last week, and neither of them indicated it is the Towns wishes to spend taxpayer money and even build a road. That it may not be built. They also indicated they do not have a desire or mandate for this amount of homes; that it is soley the owners, developers, etc.*

Applicant's Response:

As far as their statement that they don't want to build the roads, I whole heartly agree with that. The town doesn't want to build the roads. The private developers build the roads, and that's what is happening here. I believe you are exactly right, the town itself, especially the transportation department, doesn't care whether there are homes built here or not.

Question/Concern #17

Jim Galkowski: *i understand you all are the design team but your materials reference Ashburn Development LLC That entity is new and only incorporated Dec 2023. Who are the developer team that manage Ashburn Development LLC?*

Applicant's Response:

Yes most real estate development is done through LLC's that are created for that single development and that's what Ashburn Development LLC is. Mike Jordan is a manager of Ashburn Development LLC. He has done a tremendous amount of development in the Triangle in Wake Forest, Raleigh and Knightdale. This may be his 1st project in Apex, but he certainly has been active in this area.

Question/Concern #18

Mark Donaldson: *It looks like the intent of the single family homes is to have rear alley loading. So does that mean no garages face the streetside?*

Applicant's Response:

Yes on the single family the garage entrances, and driveways will come off the alley and into the rear of the home, so no garages will face the public street in the single family detached portion. The townhomes, however, are front loaded driveways that come off the street and will go to the garage that's on the front of the townhome.

Question/Concern #19

Heather Soprano: *What are the next steps after this meeting?*

Applicant's Response:

We will take the questions and the list of attendees from this meeting we will include that in the meeting notice portion of our application to the town. The filing deadline for that is June 1st or the 1st working day of the month. We will file the rezoning and subdivision application on the 1st of the month and it will go through a series of staff reviews. Once it clears those staff reviews, there will be a public hearing and the council will then send it to the planning board. The planning board will make a recommendation back to the council and the council will either approve it or deny it. If they approve it, we will then begin work on the construction drawings for the detailed construction of the streets in the ne[illegible]will go through a round of staff reviews until all of their comments have been addressed and only then would they issue grading permits and co[illegible]gin.

Question/Concern #20

Murugesan Supramanian: *what are the next steps? Will you incorporate the feedback/concerns received today and setup a followup meeting with your solution/proposal?*

There will be at least one public hearing, forgive me I don't know, I am not sure if it's a joint planning board and town council public hearing or if there are separate functions, but there will be other hearings other opportunities for you to provide input in a public forum. Whether we hold another neighborhood meeting to respond to these question or just respond to them in the public hearing I am not certain yet. But we will address the comments and can certainly get the responses back to those of you who give us your e-mail address. If you don't get it there it will be part of our presentation at the public hearings.

Question/Concern #21

Heather Soprano: *What is the average sf of these single family homes and townhomes?*

Applicant's Response:

That is going to depend on the number of stories and the depth of the unit, but they may have even put on a condition. The architectural's are not complete and are still just generic. They are changing, and it's probably going to be awhile before the actual size of the units are nailed down. So I don't have an answer for you on that

Question/Concern #22

Linda Caffera: *Why cant you put less homes bigger homes with more property. You didnt really answer why the necessity to dump over 200 cars conservatively into Bella Casa community and Buckhorn*

Applicant's Response:

The housing market and the pricing that's necessary is just not conducive to do a large lot subdivision on this property, and that's not the intent of the development. The intent is to do something that's similar to what's been done in the neighborhoods around the property. It is to do something that is in compliance with the future land use map which suggests the medium density residential. So the intent is to be like what is around us and not be completely different from it.

Question/Concern #23

Heather Soprano: *Can you share the conditions?*

Applicant's Response:

Sure, Heather if you can send up your e-mail we can forward you the application the PUD document that is going in that will have the condition and justifications. Actually, once they are on file the town will put them up on the website and they will be available to you that way as well.

Question/Concern #24

Parth Bakshi: *I would suggest that you increase RCA sq feet between Buckhorn and Ashburn. The houses are too close and would invade each other's privacy and also protect some of the beautiful tree tops canopy we have around this area*

Applicant's Response:

Please refer to the answer provided for Question #2.

CHAT ROOM RECORD FOR NEIGHBORHOOD MTG 5/22/2024 ASHBURN

[5/22 6:22 PM] Meeting started
[5/22 6:22 PM] Recording has started
Jim Galkowski (Unverified) was invited to the meeting.
Heather Soprano (External) was invited to the meeting.
Parth Bakshi (External) was invited to the meeting.
Drs. Scott & Michelle Deering (Unverified) was invited to the meeting.
Linda Caffera (Unverified) was invited to the meeting.
J. Nietmann (Unverified) was invited to the meeting.
Murugesan Supramanian (Unverified) was invited to the meeting.

[5/22 6:31 PM] Drs. Scott & Michelle Deering: Deering family present

[5/22 6:31 PM]
Adam Schmelzer (Unverified) was invited to the meeting.

[5/22 6:31 PM] Jim Galkowski: Jim Galkowski
[5/22 6:31 PM] Heather Soprano: Heather Soprano [redacted]
[5/22 6:31 PM] Parth Bakshi: Parth Bakshi
[5/22 6:31 PM] Murugesan Supramanian: Murugesan Supramanian
[5/22 6:31 PM] J. Nietmann: Jana Nietmann
[5/22 6:34 PM] Christie Adkins: *Christie Adkins*
[5/22 6:35 PM] Parth Bakshi: Parth Bakshi (2159321395 [redacted])
[5/22 6:35 PM] Jim Galkowski: Email [redacted] c 919 633 9104
[5/22 6:35 PM] Christie Adkins: [redacted]/9196088339)
[5/22 6:35 PM] Adam Schmelzer: Adam Schmelzer [redacted]

[5/22 6:35 PM]
Shannon McGowan (Unverified) was invited to the meeting.

[5/22 6:36 PM] Drs. Scott & Michelle Deering: Deering family; [redacted] and [redacted]

[5/22 6:36 PM]
Linc Bradley (Unverified) was invited to the meeting.
Mark Donaldson (Unverified) was invited to the meeting.
Stephanie T (Unverified) was invited to the meeting.

[5/22 6:42 PM] Jim Galkowski:
will the Resource conservation area (RCA) behind the baldhead island homes be left as is? or will it be cleared and then those evergreens planted ?

[5/22 6:43 PM] Mark Donaldson:
Are you planning on providing any amenities, such as playgrounds, pool, etc? Note that residents will not be able to use Bella Casa amenities...!

[5/22 6:44 PM] Linda Caffera:

speaking about suggestion that zoning dictates 5.2 homes per acre, that's if you change the zoning, right now t he zoning the way it is doesnt dictate such an *overintensification of land use.*

[5/22 6:45 PM] Linc Bradley:

Are there any considerations for increased traffic on both Richardson and Mt. Zion roads?

[5/22 6:47 PM] Mark Donaldson:

Yes,,,,that area that Jim references is in fact RCA and will remain

[5/22 6:48 PM] Mark Donaldson:

It is included within the BC property...

[5/22 6:50 PM] Parth Bakshi (External):

Are you planning to do all phases in one go?

[5/22 6:51 PM] Heather Soprano (External):

What does the current zoning allow? I.e #homes per acre

[5/22 6:51 PM] Parth Bakshi (External):

Will you be using existing tar roads to move materials. I.e through Buckhorn and bella casa.

[5/22 6:51 PM] J. Nietmann:

Can you please share any information on timing (start time, length of project, etc.)?

[5/22 6:52 PM] Linda Caffera:

Why cant the developers culdesac into the small triangular area o*ff* Mt Zion Church Road? Instead of invading into Hammocks Beach Trail. And 10 homes with more property will de*fi*nitely generate less tra*ffi*c.

[5/22 6:53 PM] Drs. Scott & Michelle Deering:

what will be the price point for these homes and what will be the impact on the Apex Friendship schools?

[5/22 6:53 PM]
Raj (Unverified) was invited to the meeting.

[5/22 6:58 PM] Heather Soprano (External)

If this project is approved...what is the expected price range of these single family homes and townhomes?

Are any of these deemed a*ff*ordable housing?

[5/22 6:58 PM] Christie Adkins:

If the RCA is to remain protected why are they marking trees over a certain diameter?

Are the townhomes slated to be two story or three story?

[5/22 7:01 PM] Stephanie T:

What department do you submit the school worksheets to? I was recently on a call with Wake County schools and they show that Apex Friendship middle and *high have caps still and are over capacity. I didn't hear any plans for new middle* and high schools

[5/22 7:02 PM] Linda Caffera:

I spoke to transportation and planning last week, and neither of them indicated it is the Towns wishes to spend taxpayer money and even build a road. That it may not be built. They also indicated they do not have a desire or mandate for this amount of homes; that it is soley the owners, developers, etc.

[5/22 7:02 PM]

Shannon McGowan (Unverified) left the chat.
Shannon McGowan (Unverified) was invited to the meeting.
Shannon McGowan (Unverified) left the chat.
Shannon McGowan (Unverified) was invited to the meeting.

[5/22 7:04 PM] Jim Galkowski:

i understand you all are the design team but your materials reference Ashburn Developm*ent LLC That entity is new and only incorporated Dec 2023. Who are* the developer team that manage Ashburn Development LLC?

[5/22 7:08 PM] Mark Donaldson:

It looks like the intent of the single family homes is to have rear alley loading. So does that mean no garages face the streetside?

[5/22 7:08 PM] Heather Soprano (External)

What are the next steps after this meeting?

[5/22 7:08 PM] Murugesan Supramanian:

what are the next steps? Will you incorporate the feedback/concerns received *today and setup a followup meeting with your solution/proposal?*

[5/22 7:08 PM]

Hosmani Prashant USRE (External) was invited to the meeting.
Hosmani Prashant USRE (External) was invited to the meeting.
Chris Adkins (Unverified) was invited to the meeting.

[5/22 7:09 PM] Heather Soprano (External):

What is the average sf of these single family homes and townhomes?

[5/22 7:10 PM] Linda Caffera:
Why cant you put less homes bigger homes with more property. You didnt really *answer why the necessity to dump over 200 cars conservatively into Bella Casa* community and Buckhorn

[5/22 7:10 PM]
Unknown User left the chat.
Linc Bradley (Unverified) left the chat.

[5/22 7:13 PM] Heather Soprano (External):
Can you share the conditions?

[5/22 7:13 PM] Parth Bakshi (External):
I would suggest that you increase RCA sq feet between Buckhorn and Ashburn. The houses are too close and would invade each other's privacy and also protect *some of the beautiful tree tops canopy we have around this area*

[5/22 7:13 PM]
Unknown User left the chat.
Adam Schmelzer (Unverified) left the chat.

[5/22 7:15 PM] Heather Soprano (External)
Yup! It's above in the chat. Thanks

[5/22 7:16 PM] Drs. Scott & Michelle Deering:
thank you for meeting with us.

[5/22 7:17 PM] Shannon McGowan:
[redacted]Shannon McGowan

[5/22 7:17 PM] Murugesan Supramanian:
Murugesan Supramanian ([redacted]

[5/22 7:17 PM] J. Nietmann:
Jana Nietmann [redacted])

[5/22 7:18 PM] Stephanie T:
Thank you

[5/22 7:18 PM]
Jim Galkowski (Unverified) left the chat.
Shannon McGowan (Unverified) left the chat.

[5/22 7:18 PM] Murugesan Supramanian:
Thank You!

[5/22 7:18 PM]
Murugesan Supramanian (Unverified) left the chat.
Stephanie T (Unverified) left the chat.
J. Nietmann (Unverified) left the chat.
Drs. Scott & Michelle Deering (Unverified) left the chat.
Chris Adkins (Unverified) left the chat.
Mark Donaldson (Unverified) left the chat.
Raj (Unverified) left the chat.
Christie (Unverified) left the chat.

[5/22 7:23 PM] Meeting ended: 1h 1m 18s

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, THOMAS F CRAVEN, 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 ON LINE (location/address) on MAY 21 (date) from 6:30 (start time) to 7:20 (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.

5/23/24
Date

By: THOMAS F CRAVEN
PRIEST, CRAVEN & ASSOCIATES

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Thomas F. Craven, a Notary Public for the above State and County, on this the 23 day of May, 2024.

SEAL

MARY ANN WEAVER
My Comm. Expires
NOTARY PUBLIC
October 25 2027
GRANVILLE COUNTY, NC

Mary Ann Weaver
Notary Public

Mary Ann Weaver
Print Name

My Commission Expires Oct. 25, 2027

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.

See attached, 1st Meeting held 10/11/2023
Date 2nd Meeting held 5/22/2024
3rd Meeting held 4/16/2025

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

Address(es)	PIN(s)
0 Mt. Zion Church Road	0721442048
0 Mt. Zion Church Road	0721448562

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)):
A residential community of single family detached homes and townhomes.

Estimated submittal date: 4/22/2025 (Resubmittal) 6/3/2024 (Original Submittal)

MEETING INFORMATION:

Property Owner(s) name(s):	Anthony and Delois Richardson
Applicant(s):	Charles R. Walker, III PLA Entitlement Preservation Group
Contact information (email/phone):	cwalker@epgrouponline.com - 919-625-9760
Meeting Address:	Online - Details Attached
Date/Time of meeting**:	6:00 p.m.

Welcome: 6:00 p.m. Project Presentation: 6:05 p.m. Question & Answer: 6:15 p.m.

**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.

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: Mt. Zion Church Road Zoning: RR to PUD-CZ

Location: 0 Mt. Zion Church Road

Property PIN(s): 0721442048-0721448562 Acreage/Square Feet: 15.32 AC Total

Property Owner: Anthony and Delois Richardson

Address: 1825 Carr Creek Road

City: Sanford State: NC Zip: 27609

Phone: _____ Email: _____

Developer: Ashburn Development, LLC

Address: 933 Old Knight Road

City: Knightdale State: NC Zip: 27545

Phone: 919-422-3933 Fax: _____ Email: Mike.Jordan@JVMGMT.net

Engineer: Priest, Craven & Associates, Inc.

Address: 3803 B Computer Drive, Suite 104

City: Raleigh State: NC Zip: 27609

Phone: 919-781-0300 Fax: 919-782-1288 Email: pca@priestcraven.com

Builder (if known): To Be Determined

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 (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department **Angela Reincke, Parks Planning Project Manager**	**(919) 372-7468**
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department **Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)**	**(919) 249-3537**
Matt Echols, Utility Engineering Manager (Water & Sewer)	**(919) 372-7505**
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

ENTITLEMENT PRESERVATION GROUP

3rd Neighborhood Meeting

DATE: MARCH 26, 2025

RE: ***ASHBURN SUBDIVISION,*** 0 MT ZION CHURCH ROAD

DEAR NEIGHBORS,

WE HAVE REVISED THE PROPOSAL FOR THIS PROJECT BASED ON REVIEW COMMENTS BY THE TOWN STAFF. IT WAS INITIALLY LISTED AS THE "MT. ZION SUBDIVISION". IT NOW GOES BY THE NAME OF ASHBURN. WE RESUBMITTED THE PLANS FOR CONTINUED REVIEW AND THE TOWN STAFF HAS ASKED US TO HAVE A THIRD NEIGHBORHOOD MEETING BEFORE THE SUBMITTAL OF THE REVISED REZONING APPLICATION MOVES FORWARD. THE TOWN OF APEX STILL REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING AGAIN ON APRIL 16, 2025, FROM 6:00 P.M. TO 7:00 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE.

To join by phone, call: **+1 929-352-2213** and enter **752857745#**
Alternatively, you can join online at,
https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting
and enter Meeting ID: **259 723 230 789** and Passcode: **it2Et2SK**

PLEASE NOTE THE TOWN OF APEX STILL REQUIRES A LIST OF ATTENDEES TO BE COLLECTED AND PROVIDED TO THE TOWN. THE CHAT FEATURE WILL BE ENABLED FOR THE MEETING, AND WE ASK THAT YOU ENTER YOUR NAME AND CONTACT INFORMATION WHEN YOU ARRIVE. YOU ARE ALSO WELCOME TO USE THIS FEATURE TO SUBMIT QUESTIONS THROUGHOUT THE MEETING.

THE PURPOSE OF THIS MEETING IS TO AGAIN DISCUSS A POTENTIAL REZONING OF PROPERTY LOCATED AT 0 MT ZION CHURCH ROAD WITH PIN'S 0721-44-8562 & 0721-44-2048. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO PUD-CZ. WHICH IS A MULTI-STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 21 ALLEY-LOADED SINGLE FAMILY DETACHED LOTS AND UP TO 58 TOWNHOMES.

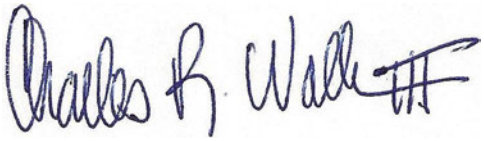
PLEASE REVIEW THE ATTACHED PRELIMINARY GRAPHICS.

REVISED ZONING CONDITIONS HAVE BEEN CREATED AND WILL BE READY FOR DISCUSSION AT THE MEETING.

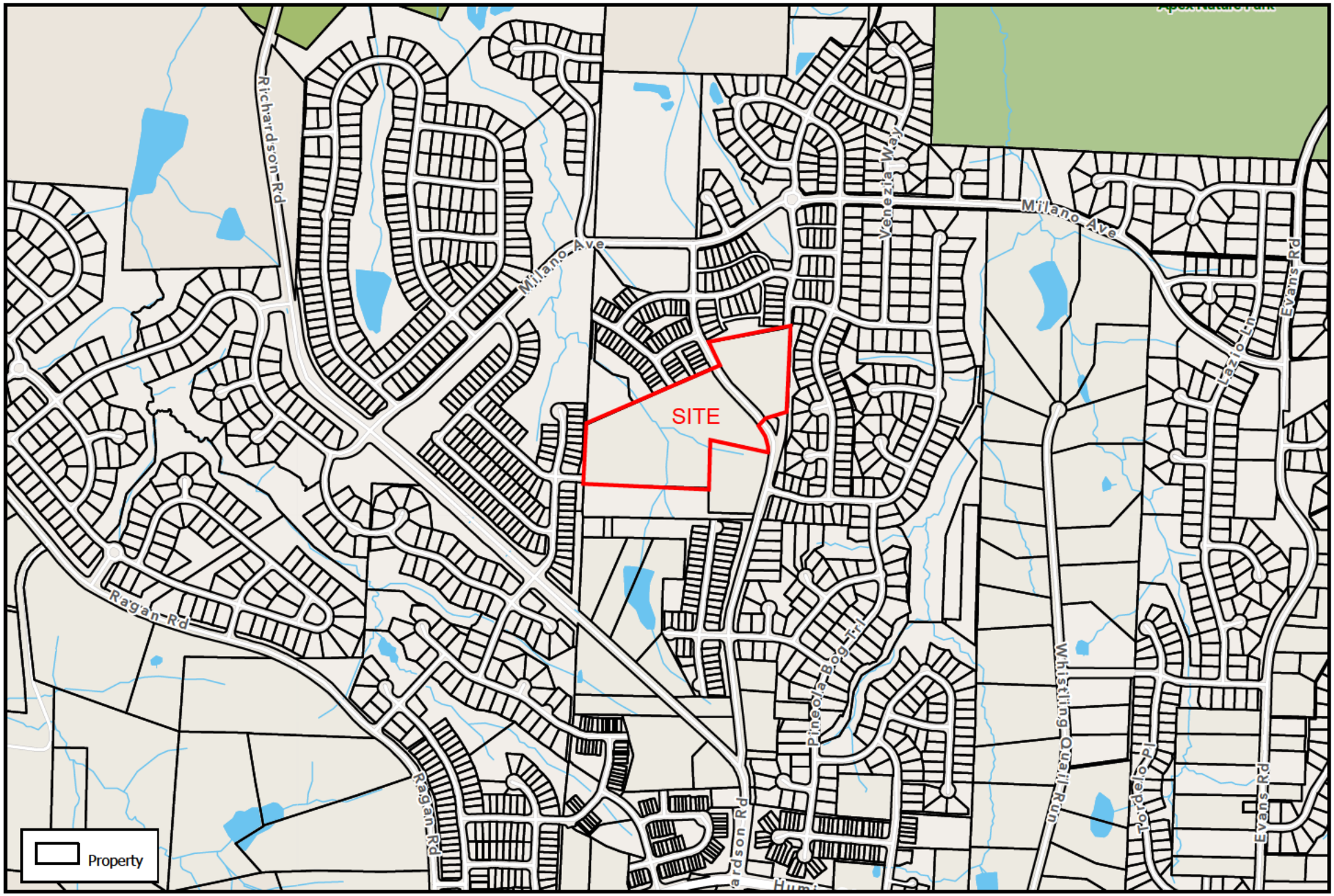
THESE CONDITIONS WILL INTEND TO CONTINUE STYLES OF HOUSING SIMILAR TO THE EXISTING ADJOINING HOMES NORTH OF THIS PROPOSAL AND HONOR THE CURRENT 2045 LUM MEDIUM DENSITY RESIDENTIAL DESIGNATION.

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

SINCERELY,



CHARLES R. WALKER III, PLA
PRINCIPAL



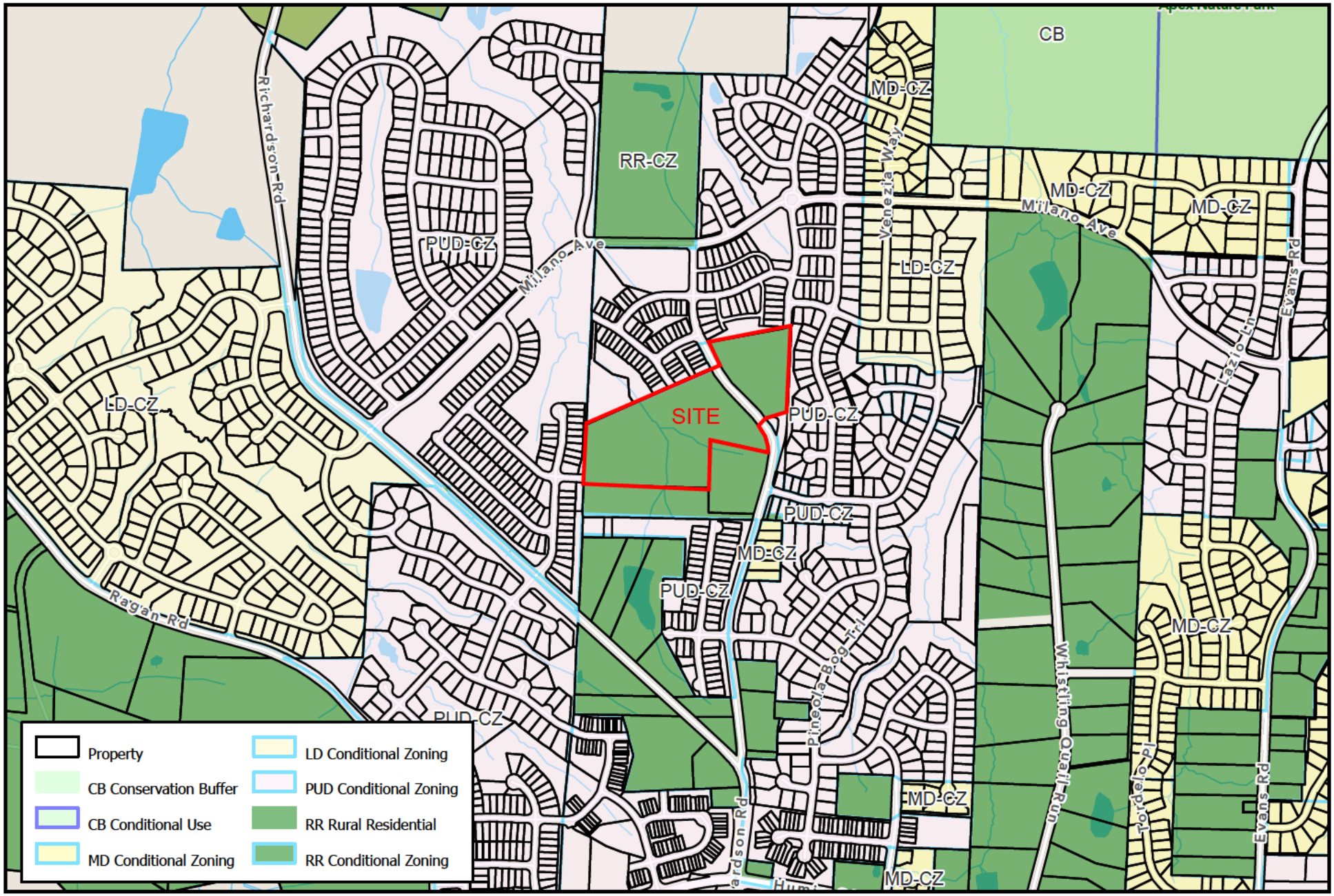
Ashburn Vicinity Map

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.*



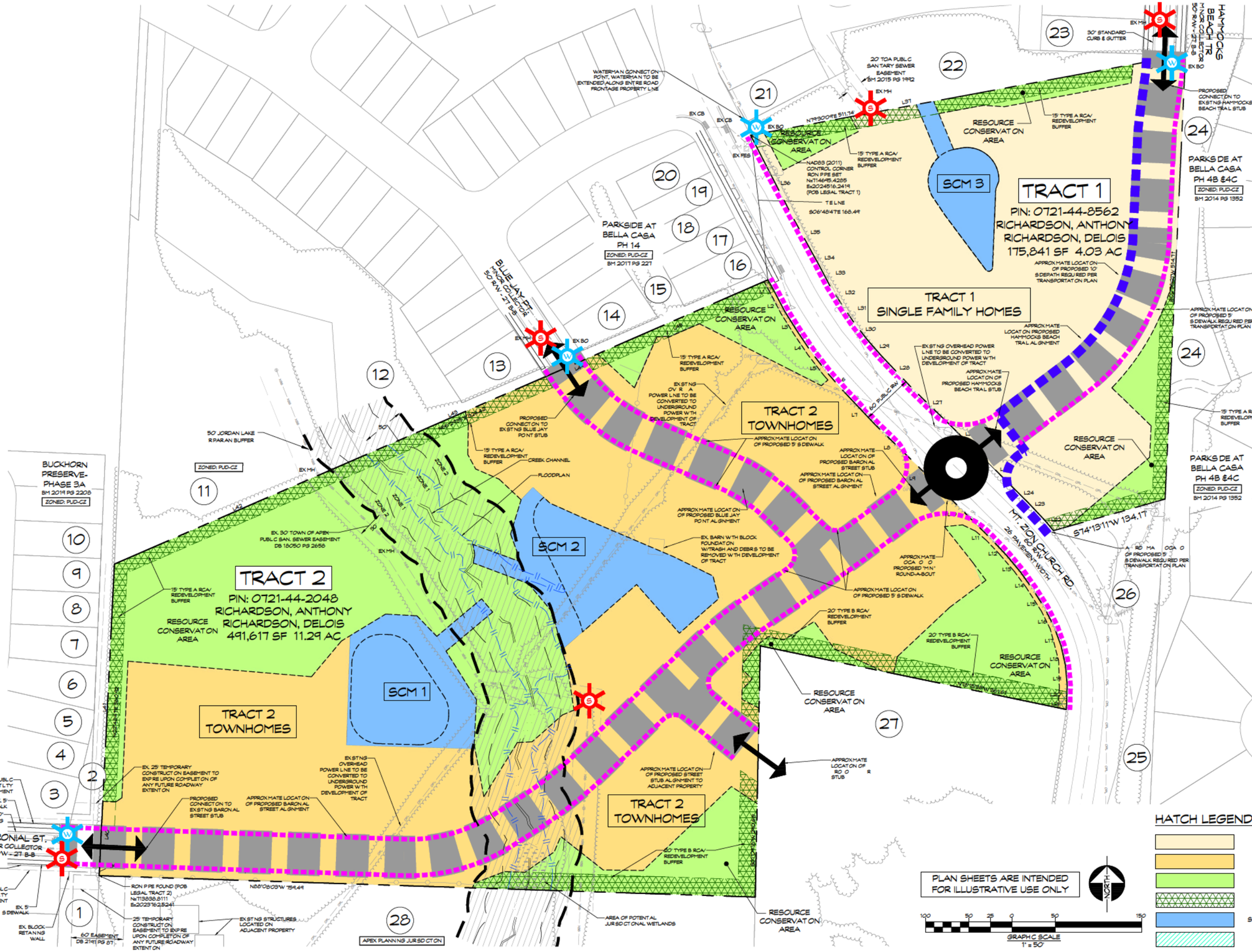
Ashburn Zoning Map

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.*



GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
4. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720012100K, DATED 7/19/22.
5. FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PRIEST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCM DESIGN CALCULATIONS AND FLOOD STUDY.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
9. FINAL LOCATION OF DEVELOPMENT ACCESS AND STREET STUB LOCATIONS TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
8. FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS, AND PLAY LAWN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
9. ALL PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
10. REFER TO PD TEXT DOCUMENTS FOR A DETAILED LISTING OF ALLOWABLE USES, DESIGN INFORMATION STANDARDS, AND ZONING CONDITIONS.
11. ALL CONSTRUCTION AND MATERIALS TO BE INSTRUCT ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF APEX, AND UNLESS SPECIFIED, DEFERS TO THE NC DEPT. OF TRANSPORTATION (NCDOT) STANDARDS, SPECIFICATION, AND DETAILS.
12. THIS PROJECT SHALL UTILIZE FULL TOWN SERVICES - WATER, SEWER, AND ELECTRICITY.
13. THIS PROJECT SHALL NOT UTILIZE PRIVATE SEWAGE DISPOSAL (SEPTIC SYSTEM).
14. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SEE MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT.
15. TREE PROTECTION FENCING MUST BE PLACED:
    a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
    b. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
    c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
16. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

LEGEND:

- PROJECT BOUNDARY
- POTENTIAL ROADWAY ACCESS POINT
- POTENTIAL ROADWAY ALIGNMENT
- POTENTIAL 10' SIDEPATH ALIGNMENT
- POTENTIAL 5' SIDEWALK ALIGNMENT
- SANITARY SEWER CONNECTION POINT
- WATER MAIN CONNECTION POINT

HATCH LEGEND

- SINGLE FAMILY HOME AREA
- TOWNHOME AREA
- RESOURCE CONSERVATION AREA
- PERIMETER BUFFER AREA
- STORMWATER CONTROL MEASURE AREA
- PLAY LAWN AREA

PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

NORTH

100 50 25 0 50 150
GRAPHIC SCALE
1" = 50'

PRELIMINARY FOR REVIEW ONLY

THOMAS F. CRAVEN

ASHBURN
PLANNED UNIT DEVELOPMENT REZONING PLANS
APEX, NC WAKE, NORTH CAROLINA

SCALE	1" 50'
DATE	JUNE 3, 2024
PROJECT NUMBER	2022-008.001
CLIENT	ENTITLEMENT PRESERVATION GROUP
PLAN TYPE	PRELIMINARY

PRELIMINARY LAYOUT AND UTILITY PLAN

TOWN COMMENTS	2.1.2025
TOWN COMMENTS	3/1/2025
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	☐ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803-B Computer Drive, Suite 104 Raleigh, N.C. 27609, Phone 919 / 781-0300, Fax 919 / 782-1288, Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # PD2.0

LOT AREA TABLE:

LOT NO.	AREA (AC)	AREA (SF)
1	0.14	6,316
2	0.09	4,098
3	0.09	3,826
4	0.09	3,810
5	0.09	3,810
6	0.09	3,776
7	0.08	3,609
8	0.07	3,247
9	0.09	3,880
10	0.09	3,843
11	0.09	3,894
12	0.08	3,351
13	0.09	3,767
14	0.09	3,894
15	0.12	5,219
16	0.12	5,246
17	0.10	4,452
18	0.11	4,613
19	0.09	3,937
20	0.10	4,351
21	0.13	5,704
22	0.05	2,181
23	0.05	1,996
24	0.05	1,991
25	0.05	1,981
26	0.05	1,982
27	0.05	1,982
28	0.05	2,202
29	0.05	2,186
30	0.05	1,981
31	0.05	1,980
32	0.05	2,135
33	0.05	1,974
34	0.05	1,974
35	0.05	1,974
36	0.05	1,985
37	0.05	2,188
38	0.05	2,012
39	0.04	1,930
40	0.05	2,124
41	0.05	2,160
42	0.05	1,980
43	0.05	1,980
44	0.05	1,980
45	0.05	2,176
46	0.05	2,194
47	0.05	1,971
48	0.05	1,981
49	0.05	2,229
50	0.04	1,941
51	0.05	1,967
52	0.05	1,993
53	0.05	2,203
54	0.05	2,074
55	0.05	1,984
56	0.05	1,980
57	0.05	1,980
58	0.05	2,160
59	0.05	2,160
60	0.05	1,980
61	0.05	1,980
62	0.05	2,160
63	0.05	2,160
64	0.05	1,980
65	0.05	1,980
66	0.05	1,980
67	0.05	2,160
68	0.05	2,194
69	0.05	1,991
70	0.05	1,991
71	0.05	1,996
72	0.05	2,000
73	0.05	2,161

OPEN SPACE AREA TABLE:

OS NO.	AREA (AC)	AREA (SF)
1000	1.58	68,873
1001	0.34	14,805
1002	0.26	11,315
1003	0.39	16,861
1004	0.13	5,623
1005	0.01	614
1006	0.04	1,672
1007	0.03	1,375
1008	0.01	524
1009	0.03	1,045
1010	0.01	3,041
1011	0.20	8,810

SIGN LEGEND:

1. STOP R1-1
2. SPEED LIMIT 25 R2-1
3. OM4-2 (ALTERNATIVE 1) — FUTURE ROAD EXTENSION
4. RT-8A (TO BE USED WITH SPACES INDICATED AS VAN ACCESSIBLE) — RESERVED PARKING — VAN ACCESSIBLE; RT-8E
5. R1-2
6. W2-6
7. W11-2 AHEAD W16-9P

NORTH

GRAPHIC SCALE 1" = 50'

SITE LABELING LEGEND:

1. 30" STANDARD CURB & GUTTER
2. 30" VALLEY CURB & GUTTER
3. 5' CONCRETE SIDEWALK
4. 6' CONCRETE SIDEWALK
5. 10' ASPHALT PATH
6. TOWN STD CURB RAMP
7. 11' WIDE VAN ACCESSIBLE SPACE
8. 5' WIDE ACCESSIBLE SPACE AISLE
9. 8' WIDE STANDARD ACCESSIBLE SPACE
10. 9' WIDE x 18' DEEP PARKING SPACE
11. 10' WIDE CROSSWALK
12. 24" WIDE WHITE THERMOPLASTIC STOP BAR
13. CURB TRANSITION 30" STD ↔ 30" VALLEY
14. 10' TOWN OF APEX PUBLIC DRY UTILITY EASEMENT

RWE — SEGMENTAL BLOCK RETAINING WALL WITH FENCE/FALL PROTECTION (IF REQ'D) (DESIGN BY OTHERS)

REQUIRED PLAN NOTES:

1. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF BEST MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES
2. TREE PROTECTION FENCING MUST BE PLACED:
   A) ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT,
   B) ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER, AND
   C) AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
3. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).
4. IF BUILDINGS ARE TO BE DEMOLISHED, A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM A NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF THE DEMOLITION.
5. ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENCROACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (I.E. RCA, THE CRITICAL ROOT ZONES OF TREES, PUBLIC UTILITY EASEMENTS AND RIGHTS-OF-WAY), AND SHALL BE CONTAINED ENTIRELY ON SITE.
6. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS, GREENWAY TRAILS, AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND STANDARD DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
7. THE SCREENING OF LOADING DOCKS, ROLL-OUT CONTAINERS, DUMPSTERS, OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND INFLAMMABLES ON THE ROOF, GROUND OR BUILDINGS SHALL MEET THE REQUIREMENT OF SEC. 8.2.5 OF THE UDO. SPECIFICALLY, SCREENING MUST BE DONE SO THAT:
   A) IT IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPING,
   B) SCREENING MATERIALS ARE NOT DIFFERENT FROM OR INFERIOR TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE AND ARE SIMILAR IN MATERIAL AND COLOR,
   C) SCREENING ITEMS ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED,
   D) ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT SIX (6) FEET TALL OR HIGHER MUST BE FENCED AND LANDSCAPED,
   E) DUMPSTER ENCLOSURES MEET THE REQUIREMENTS PLUS BE EIGHT (8) FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS GREATER, AND BE BUILT OF MASONRY MATERIAL WITH OPAQUE GATES. WHERE PRACTICABLE, SHRUBS OR OTHER PLANTS MUST BE PLANTED OUTSIDE THE ENCLOSURE TO VISUALLY SOFTEN THE APPEARANCE.
8. ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
9. PRIOR TO SCHEDULING A FINAL SITE INSPECTION, ALL SITE ITEMS (E.G. LIGHTING, LANDSCAPING, MULCHING, SCREENING FOR DUMPSTERS, MECHANICAL EQUIPMENT, HVAC, ETC., SEEDING & SITE STABILIZATION, AND PARKING AND PAVEMENT MARKING) MUST BE COMPLETED.
10. INDIVIDUAL SIGNS ARE NOT APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS, AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.
11. RETAINING SYSTEMS PROVIDING A CUMULATIVE VERTICAL RELIEF (GREATER THAN FIVE (5) FEET IN HEIGHT WITHIN A HORIZONTAL DISTANCE OF 50 FEET OR LESS, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY WITH ALL ASPECTS WITHIN THE NC BUILDING CODE SEC. 1610. RETAINING SYSTEMS EXISTING THESE CRITERIA WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO START OF WORK. RETAINING STRUCTURE MATERIALS MUST BE AN INTEGRALLY TINTED MEDIUM OR DARK BROWN OR RUST COLOR.

GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
4. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720071210K, DATED 1/19/22.
5. FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PRIEST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCM DESIGN CALCULATIONS AND FLOOD STUDY.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
9. FINAL LOCATION OF DEVELOPMENT ACCESS AND STREET STUB LOCATIONS TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
8. FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS, AND PLAY LAWN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
9. ALL PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
10. REFER TO TEXT DOCUMENTS FOR A DETAILED LISTING OF ALLOWABLE USES, DESIGN INFORMATION STANDARDS, AND ZONING CONDITIONS.
11. ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF APEX, AND UNLESS SPECIFIED, DEFERS TO THE NC DEPT. OF TRANSPORTATION (NCDOT) STANDARDS, SPECIFICATION, AND DETAILS.
12. THIS PROJECT SHALL UTILIZE FULL TOWN SERVICES - WATER, SEWER, AND ELECTRICITY.
13. THIS PROJECT SHALL NOT UTILIZE PRIVATE SEWAGE DISPOSAL (SEPTIC SYSTEM).
14. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF BEST MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT.
15. TREE PROTECTION FENCING MUST BE PLACED:
   a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
   b. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
   c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
16. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER, SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

HATCH LEGEND

- WETLANDS
- PUDE = TOA PUBLIC DRAINAGE EASEMENT
- PRDE = PRIVATE DRAINAGE EASEMENT
- PRIVATE SCM MAINTENANCE & ACCESS ESMT
- TOA PUBLIC UTILITY SANITARY SEWER EASEMENT
- TOA PUBLIC UTILITY WATER EASEMENT
- TOWN OF APEX (TOA) PUBLIC DRY UTILITY EASEMENT
- SDE = 10' X 70' SIGHT DISTANCE ESMT
- RESOURCE CONSERVATION AREA (RCA)
- OPEN SPACE AREA

PRELIMINARY FOR REVIEW ONLY

SCALE:	1"=50'
DATE:	JUNE 3, 2024
PROJECT NUMBER:	2022-008.001
CLIENT:	ENTITLEMENT PRESERVATION GROUP
PLAN TYPE:	PRELIMINARY

ASHBURN
RESIDENTIAL MASTER SUBDIVISION PLANS
APEX, NC — WAKE, NORTH CAROLINA

PRELIMINARY SUBDIVISION LAYOUT PLAN

REVISION #1	TOWN STAFF REVIEW	02/07/2025
REVISION #2	TOWN STAFF REVIEW	05/07/2025

RELEASED FOR CONSTRUCTION: (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803-B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # C2.00

N:\PROJECTS\ENGINEERING\2022-008.001 ASHBURN - APEX DRAWINGS\SHEET PRELIMINARY\C2.00 SUBDIVISION LAYOUT.DWG, Mar 07, 2025 - 8:52 AM, JOHN

2705 RICHARDSON ROAD LLC	2705 RICHARDSON RD	APEX NC 27502-7880	
ADKINS, CHRISTOPHER BRETT TRUSTEE ADKINS, CHRISTINA MILLER TRUSTEE	1860 BLUE JAY PT	APEX NC 27502-9711	
AHMAD, OMAR SHEMNA, RUHINA RIYAZ	2900 THIRLESTANE DR	APEX NC 27502-2527	
ALLEN, CLINTON MAYO ALLEN, HOLLIE GOODWIN	1955 BALDHEAD ISLAND DR	APEX NC 27502-8567	
ANDERSON, DAISY	2328 MT ZION CHURCH RD	APEX NC 27502-9706	
ARORA, AKASH LAHIRI, SHINJINI	2321 MOUNT ZION CHURCH RD	APEX NC 27502-9509	
ATCHESON, CARLA THURSTON ATCHESON, DANIEL PATRICK	1854 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
ATHOTA, SUDHEER PARUCHURI, JAYASREE	2701 ELK KNOB TRL	APEX NC 27502-8568	
AYMES, SHANNON AYMES, ROBERT	1978 FIRENZA DR	APEX NC 27502-9667	
BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL	1935 KINGS KNOT CT	APEX NC 27502-2518	
BALAKRISHNAN, SYAM SUNDER BALAKRISHNAN, MAYA	1961 KINGS KNOT CT	APEX NC 27502-2518	
BANA, VIMAL /TR BANA, SONIA /TR	1056 BENDER RIDGE DR	MORRISVILLE NC 27560-8187	
BEATON, STEVEN B BEATON, MALLORY	2708 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
BELICIC, BRIAN BELICIC, BARBARA JEAN	1850 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
BELLA CASA HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676	
BELLA CASA HOMEOWNERS ASSOCIATION, INC	OMEGA ASSOCIATION MANAGEMENT	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676	
BENNETT, CHARLOT LEAH	2758 ABRUZZO DR	APEX NC 27502-4743	
BOBBA, JAYAKRISHNA KODALI, YAMINI	1892 BLUE JAY PT	APEX NC 27502-9711	
BOWDITCH, THOMAS ROBERT	1906 BLUE JAY PT	APEX NC 27502-9712	
BRADLEY, LINC JABBAR BRADLEY, LISA ANN	1947 BALDHEAD ISLAND DR	APEX NC 27502-8567	
BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	COMMUNITY ASSOCIATION MGMT	PO BOX 79032	CHARLOTTE NC 28271-0030
BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION INC	COMMUNITY ASSOCIATION MANAGEMENT	PO BOX 79032	CHARLOTTE NC 28271-0030
BULLOCK, ROBERT SAMUEL II TRUSTEE TRUSTEE OF ROBERT SAMUEL BULLOCK II LIVING TRUST	2754 ABRUZZO DR	APEX NC 27502-4743	
BUSTAMANTE, GEORGE ANTHONY BUSTAMANTE, ADA KAREM	1905 BALDHEAD ISLAND DR	APEX NC 27502-8567	
CAFFERA, LINDA	1858 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
CANNON, BENJAMIN LOUIS CANNON, STEPHANIE LYNN	2709 ELK KNOB TRL	APEX NC 27502-8568	
CHAKRAVARTHY, PRAVEEN KANNAN MURUKANDY, PARVATHY	112 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990	
CHAUBEY, PRAVIN CHAUBEY, MICHELLE	2756 ABRUZZO DR	APEX NC 27502-4743	
CHAVES, BERNARDO MEDRADO PENNA ALVES, CAROLINA MEDRADO RIBEIRO	2006 FLORINE DR	APEX NC 27502-8056	
CHEN, XUEYI	2812 CROWDERS RIDGE LN	APEX NC 27502-9710	
CHENNUPALLI, DEGURA RAM CHENNUPALLI, JYOTHI SYAMALA	1959 BALDHEAD ISLAND DR	APEX NC 27502-8567	
CLARK, JOHN MICHAEL III CLARK, JENNIFER MARIE	1943 BALDHEAD ISLAND DR	APEX NC 27502-8567	
CREEHAN, BRAD CREEHAN, HEATHER	2712 ELK KNOB TRL	APEX NC 27502-8568	
CRESPO, JORGE GUAN, ZE MIN	369 AURORA AVE	CLIFFSIDE PARK NJ 07010-2110	
DEERING, MICHELLE DEERING, SCOTT E	1463 HAMLETS CHAPEL RD	PITTSBORO NC 27312-8776	
DION, JAMES J JR DION, NATALIE	2708 ELK KNOB TRL	APEX NC 27502-8568	
DUMBRE, SUHAS LAXMAN BHALERAO, SMITA	1953 KINGS KNOT CT	APEX NC 27502-2518	
DUMITRACHE, ALEXANDRU DUMITRACHE, ANCA	2751 ABRUZZO DR	APEX NC 27502-4742	
DWYER, JUDY	2802 CROWDERS RIDGE LN	APEX NC 27502-9710	
ENGMAN, DUWAYNE ENGMAN, AMY COOK	1939 BALDHEAD ISLAND DR	APEX NC 27502-8567	
ERL, MALLORY MARSHBURN, WILLIAM GM	1915 KINGS KNOT CT	APEX NC 27502-2518	
EVANS, BRANDON L	1919 KINGS KNOT CT	APEX NC 27502-2518	
FELIZIA LAO, MA YNNA BAGAYAWA SIQUIOCO, EDUARD JOSEPH	1903 KINGS KNOT CT	APEX NC 27502-2518	
FULLER, GEORGE JACK III JENKINS-FULLER, MONIQUE S	2713 ELK KNOB TRL	APEX NC 27502-8568	
GADDAM, KISHORE-REDDI PULAGAM, SOUJANYA	1931 KINGS KNOT CT	APEX NC 27502-2518	
GALKOWSKI, JAMES M GALKOWSKI, LORRAINE	1934 BALDHEAD ISLAND DR	APEX NC 27502-8567	
GONG, ZHIHONG	1428 COMMONS FORD PL	APEX NC 27539-6908	
GROSS, MATTHEW J GAUSE, INDIA D	2334 MT ZION CHURCH RD	APEX NC 27502-9706	
GURUMURTHY, ANANTHARAMAN RAMPRASAD, AARTHI	2010 FLORINE DR	APEX NC 27502-8056	
GUZMAN, SOLEDAD BARRA PEREZ, CLAUDIO	2700 ELK KNOB TRL	APEX NC 27502-8568	
HND INVESTMENT TRUST	202 OSWEGO CT	MORRISVILLE NC 27560-8662	
HOANG, NHI YEN LE, NHAT MINH	2319 MT ZION CHURCH RD	APEX NC 27502-9706	
HOSMANI, PRASHANT SIDHARAM ALLISHE, MAHESHWARI MALLINATH	1939 KINGS KNOT CT	APEX NC 27502-2518	
HU, HUAZHI	2827 HAW RIVER TRL	APEX NC 27502-9697	
HUANG, RONG	9109 COBALT RIDGE WAY	CARY NC 27519-9397	
ILIEV, STILIYAN KOLEV ILIEVA, TSVETELINA GEORGIEVA	1901 BALDHEAD ISLAND DR	APEX NC 27502-8567	
JI, IN HWAN LIM, SORI	1908 BLUE JAY PT	APEX NC 27502-9712	
JOSEPH, KARREL K BOYER, SAMANTHA G	1990 FIRENZA DR	APEX NC 27502-9667	
KANDURI, RAJAGOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
KARTALA, SHARAT CHANDRA KOUSH	2815 HAW RIVER TRL	APEX NC 27502-9697	
KASIREDDY, CHANDANA ALSURI, MARUTHI RAM	1973 KINGS KNOT CT	APEX NC 27502-2518	
KORAN, STEVEN	2828 HAW RIVER TRL	APEX NC 27502-9697	
KRIMERMAN, DIMITRY CO-TRUSTEE KRIMERMAN, YULIA CO-TRUSTEE	2901 BARONIAL ST	APEX NC 27502-2517	
KUE, XIA KUE, JODY	1986 FIRENZA DR	APEX NC 27502-9667	
KURRE, VIJAYA KUMAR	1922 BALDHEAD ISLAND DR	APEX NC 27502-8567	
LANDE, PRAFULLA BHONSLE, NISHIGANDHA	6086 LAKEVIEW CIR	SAN RAMON CA 94582-4867	
LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	920 VISTA DE LEJOS DR	SANTA BARBARA CA 93110-2019	
LEE, HI KWAN LEE, BOO SUN	2816 CROWDERS RIDGE LN	APEX NC 27502-9710	
LEVAKA, MADHUSUDHANACHARI KADARI, HEMALATHA	2755 ABRUZZO DR	APEX NC 27502-4742	
LI, JIAN SUN, JIANWEI	1020 TIMBER MIST CT	CARY NC 27519-7510	
LI, QIAO WU, PING	206 FAIRFIELD DR	HORSEHEADS NY 14845-2286	

LI, ZHI LI, JIE	1923 KINGS KNOT CT	APEX NC 27502-2518	
LIANG, IRENE PAN, FANG	4010 REEDLAND CIR	SAN RAMON CA 94582-5580	
LIU, LU ELLER, BRIAN	1926 KINGS KNOT CT	APEX NC 27502-2518	
LUND, LONGZHI HU	2705 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
MADDUKURI, SRIKANTH KUMAR VELICHETI, HEMA VENKATA SIRISHA	1949 KINGS KNOT CT	APEX NC 27502-2518	
MADDURI, JAIBHARATH KALVAKOTA, SRI HARSHA	1918 BALDHEAD ISLAND DR	APEX NC 27502-8567	
MALDONADO, JOSE MARTORELLI-MALDONADO, ANNMARIE	2800 CROWDERS RIDGE LN	APEX NC 27502-9710	
MANGAL, SHARAD GARG, REKHA	1940 KINGS KNOT CT	APEX NC 27502-2518	
MARGE, ROBERT E MARGE, MARIA N	2857 HAW RIVER TRL	APEX NC 27502-9697	
MCGOWAN, SHANNON	2704 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
MEKALA, VIJAYA KRISHNA	2909 BARONIAL ST	APEX NC 27502-2517	
MILLER, JASON ROY MILLER, SUZANNE MARTIN	1915 BALDHEAD ISLAND DR	APEX NC 27502-8567	
MILLER, TRACEY SUZANNE MILLER, EDWARD LOUIS III	1000 COLWORTH WAY	RALEIGH NC 27614-8244	
MODRAK, ERIC MODRAK, RACHEL DAWN	1929 BALDHEAD ISLAND DR	APEX NC 27502-8567	
NALLUSAMY, ARUNAGIRI KRISHNASAMI, YASODA	1886 BLUE JAY PT	APEX NC 27502-9711	
NATARAJAN, PRADEEP KUMAR	306 ASHDOWN FOREST LN	CARY NC 27519-1530	
NATIONS, KELLEY	1852 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
NGUYEN, THAI SY TRAN, TINA HUYNH NHU	1920 KINGS KNOT CT	APEX NC 27502-2518	
NIETMANN, JAMES TRUSTEE NIETMANN, JANA TRUSTEE	2759 ABRUZZO DR	APEX NC 27502-4742	
NILSSON, KARL ROBERT	1856 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
NIXON, JOSEPH D NIXON, MONICA J	2910 THIRLESTANE DR	APEX NC 27502-2527	
PAKA, SHARATH KUMAR CO-TRUSTEES PEDDAPALLY, SRILAXMI CO-TRUSTEES	1945 KINGS KNOT CT	APEX NC 27502-2518	
PATEL, CHARMI M PATEL, SANGITABEN M	1911 KINGS KNOT CT	APEX NC 27502-2518	
PILLARISHETTY, VAMSHIDHAR CHINNAM, JYOTHI	2001 FLORINE DR	APEX NC 27502-8056	
PINEYRO, KENDRA N SMITH, HARRISON M	1965 KINGS KNOT CT	APEX NC 27502-2518	
POLASIK, STEVEN JOHN POLASIK, ALISON KAYE	2824 HAW RIVER TRL	APEX NC 27502-9697	
POLING, JEREMY K POLING, NORMA LYNN	2317 MT ZION CHURCH RD	APEX NC 27502-9706	
PRINCE-HENRY, STARLA MICHELLE HENRY, WILLIAM TODD	2750 ABRUZZO DR	APEX NC 27502-4743	
RACHAKONDA, SRINIVAS RACHAKONDA, DEVI	1969 KINGS KNOT CT	APEX NC 27502-2518	
RAPALO, ROBERTO MANUEL RAPALO, DALILA	1896 BLUE JAY PT	APEX NC 27502-9711	
RBCLL LLC	7025 ASHLEY ROSE DR	CARY NC 27519-7503	
REID, TAMMY	1894 BLUE JAY PT	APEX NC 27502-9711	
REILLY, DANIEL THOMAS REILLY, KIMBERLY	1985 FIRENZA DR	APEX NC 27502-9668	
RICHARDSON, ANTHONY RICHARDSON, DELOIS	1825 CAR CREEK RD	SANFORD NC 27332	
RICHARDSON, DOROTHY MAE HEIRS	CHARLES WALDEN	2432 MOUNT ZION CHURCH RD	APEX NC 27502-9637
RYU, WON HEE SHIN, HEEWON	1927 KINGS KNOT CT	APEX NC 27502-2518	
SACRAPANI, VISHWANATH KOTYADA, MANJESHWARI	1932 KINGS KNOT CT	APEX NC 27502-2518	
SANDERS, DANIEL SANDERS, CHARLA	1989 FIRENZA DR	APEX NC 27502-9668	
SARRO, GERALD SARRO, NORMA LEE	1902 BLUE JAY PT	APEX NC 27502-9712	
SCHMELZER, ADAM HENRY SCHMELZER, MARGARET CAROLINE	1914 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SCHMOELLER, EDWARD J SCHMOELLER, CYNTHIA A	2315 MOUNT ZION CHURCH RD	APEX NC 27502-9509	
SCHNOKE, MICHAEL CURTIS SCHNOKE, HEATHER MICHELLE	1909 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SEOW, SOON WEI SU, YING	2700 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
SHAH, BHAVIN RAVINDRA SHAH, CHARVI VIRENDRA	2905 BARONIAL ST	APEX NC 27502-2517	
SHAH, DHYEY	2855 HAW RIVER TRL	APEX NC 27502-9697	
SHELLER, DAVID A	2851 HAW RIVER TRL	APEX NC 27502-9697	
SOPRANO, GIANCARLO SOPRANO, HEATHER	1951 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SRIVASTAVA, JYOTI SRIVASTAVA, TARUN	3320 COOKEFIELD CT	RALEIGH NC 27606-4875	
SUEKO LASSITER, ERICA LYNN LASSITER, JEFFREY WAYNE JR	1923 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SUN, HEQING	2005 FLORINE DR	APEX NC 27502-8056	
SUPRAMANIAN, MURUGESAN PITCHAI, BHARATHI	1926 BALDHEAD ISLAND DR	APEX NC 27502-8567	
TADIPATRI, MOHAMMED ESHAK SHAIK, MOUNISHA	1936 KINGS KNOT CT	APEX NC 27502-2518	
TAUSS, SONJA WILLIAM HOLLAND, EVAN FRANK	2810 CROWDERS RIDGE LN	APEX NC 27502-9710	
TIFFANY, JAMES M	1860 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
TING, SHUE YING SARAH YEUNG, CHUN MAN JEFFREY	1916 KINGS KNOT CT	APEX NC 27502-2518	
TRI POINTE HOMES HOLDINGS INC	5440 WADE PARK BLVD STE 400	RALEIGH NC 27607-6067	
TUMMINELLI, JOSEPH T	1901 BLUE JAY PT	APEX NC 27502-9712	
URUKADLE, RAJENDRA PRASAD	1930 BALDHEAD ISLAND DR	APEX NC 27502-8567	
VAZQUEZ, JAVIER LAVECCHIA, LAUREN	2009 FLORINE DR	APEX NC 27502-8056	
VELU, DURAISINGAM NAGARAJAN, ANANDHI	1907 KINGS KNOT CT	APEX NC 27502-2518	
WALKER, LAURIEANN	2704 ELK KNOB TRL	APEX NC 27502-8568	
WANG, HAO JIANG, LING	1761 LORENZEN DR	SAN JOSE CA 95124-1741	
WINDY ROAD PROPERTIES LLC	218 EDINBURGH DR	CARY NC 27511-6408	
WOOLLEY, STEVEN WOOLLEY, TAMMY S	2701 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
WU, TONG	2918 THIRLESTANE DR	APEX NC 27502-2527	
XU, WEILI	315 S SALEM ST STE 324	APEX NC 27502-1863	
YASA, JAIPAL REDDY CO-TRUSTEES PALLE, RAJITHA CO-TRUSTEES	1957 KINGS KNOT CT	APEX NC 27502-2518	
YELURI, MARUTHI SEKHAR YELURI, VENKATA PRASANNA RANI	1910 BALDHEAD ISLAND DR	APEX NC 27502-8567	
YU, FEI GONG, FENGYUAN	200 HAWTHORN WOODS RD	APEX NC 27523-9611	
ZHANG, HUA SHI, LINGLING	2323 MT ZION CHURCH RD	APEX NC 27502-9706	
ZHUKOV, OLEKSANDR ZHUKOVA, VIKTORIYA	1903 BLUE JAY PT	APEX NC 27502-9712	
ZYALENKA, VALERIY KURNIKAVA, VIKTORYIA	1988 BALDHEAD ISLAN	APEX NC 27502-8567	

APEX TOWN OF	PO BOX 250	APEX NC 27502
Current Tenant	2752 Abruzzo DR	APEX NC 27502
Current Tenant	1884 Blue Jay PT	APEX NC 27502
Current Tenant	1888 Blue Jay PT	APEX NC 27502
Current Tenant	1904 Blue Jay PT	APEX NC 27502
Current Tenant	1905 Blue Jay PT	APEX NC 27502
Current Tenant	1907 Blue Jay PT	APEX NC 27502
Current Tenant	1909 Blue Jay PT	APEX NC 27502
Current Tenant	2804 Crowders Ridge LN	APEX NC 27502
Current Tenant	2806 Crowders Ridge LN	APEX NC 27502
Current Tenant	2814 Crowders Ridge LN	APEX NC 27502
Current Tenant	2705 Elk Knob TRL	APEX NC 27502
Current Tenant	1982 Firenza DR	APEX NC 27502
Current Tenant	2819 Haw River TRL	APEX NC 27502
Current Tenant	2820 Haw River TRL	APEX NC 27502
Current Tenant	2821 Haw River TRL	APEX NC 27502
Current Tenant	2823 Haw River TRL	APEX NC 27502
Current Tenant	2830 Haw River TRL	APEX NC 27502
Current Tenant	2853 Haw River TRL	APEX NC 27502
Current Tenant	2315 Mt Zion Church RD	APEX NC 27502
Current Tenant	2321 Mt Zion Church RD	APEX NC 27502
Current Tenant	2326 Mt Zion Church RD	APEX NC 27502
Current Tenant	2330 Mt Zion Church RD	APEX NC 27502
Current Tenant	2332 Mt Zion Church RD	APEX NC 27502
Current Tenant	2432 Mt Zion Church RD	APEX NC 27502
Current Tenant	2504 Mt Zion Church RD	APEX NC 27502
Current Tenant	2709 Sugar Mountain WAY	APEX NC 27502

NEIGHBORHOOD MEETING SIGN-IN SHEET

See attached Meeting Held 4/17/2025

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

Date of meeting: 4/16/2024 Time of meeting: 6:00 PM

Property Owner(s) name(s): Anthony and Delois Richardson

Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

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.					☐
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14.					☐

Use additional sheets, if necessary.

1. Summary

Meeting title	Ashburn Subdivision - 3rd Neighborhood Meeting
Attended participants	10
Start time	4/16/25, 5:43:30 PM
End time	4/16/25, 7:03:32 PM
Meeting duration	1h 20m 1s
Average attendance time	36m 19s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Ben Williams	4/16/25, 5:43:32 PM	4/16/25, 7:03:21 PM	1h 19m 49s	[redacted]	[redacted]	Organizer
Tommy Craven, Chuck Walker, Greg Elkins	4/16/25, 5:44:02 PM	4/16/25, 7:03:32 PM	1h 19m 30s			Presenters
Amy Foster	4/16/25, 6:01:02 PM	4/16/25, 6:35:25 PM	34m 23s			
Brandon Poythress	4/16/25, 6:01:03 PM	4/16/25, 6:34:19 PM	33m 15s			
Mark Donaldson (Unverified)	4/16/25, 6:01:06 PM	4/16/25, 6:32:50 PM	31m 44s			
James galkowski (Unverified)	4/16/25, 6:01:44 PM	4/16/25, 6:36:00 PM	34m 16s			
Chris Adkins (Unverified)	4/16/25, 6:02:04 PM	4/16/25, 6:37:42 PM	31m 36s			
Heather Soprano (External)	4/16/25, 6:03:26 PM	4/16/25, 6:10:42 PM	7m 16s	[redacted]	[redacted]	
Edward Schmoeller	4/16/25, 6:07:10 PM	4/16/25, 6:34:30 PM	27m 20s			
Chris Adkins (Unverified)	4/16/25, 6:18:56 PM	4/16/25, 6:22:53 PM	3m 57s			

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Ben Williams	4/16/25, 5:43:32 PM	4/16/25, 7:03:21 PM	1h 19m 49s	[redacted]	Organizer
Tommy Craven, Chuck Walker, Greg Elkins	4/16/25, 5:44:02 PM	4/16/25, 7:03:32 PM	1h 19m 30s		Presenter
Amy Foster	4/16/25, 6:01:02 PM	4/16/25, 6:35:25 PM	34m 23s		
Brandon Poythress	4/16/25, 6:01:03 PM	4/16/25, 6:34:19 PM	33m 15s		
Mark Donaldson (Unverified)	4/16/25, 6:01:06 PM	4/16/25, 6:32:50 PM	31m 44s		
James galkowski (Unverified)	4/16/25, 6:01:44 PM	4/16/25, 6:36:00 PM	34m 16s		
Chris Adkins (Unverified)	4/16/25, 6:02:04 PM	4/16/25, 6:37:42 PM	35m 38s		
Heather Soprano (External)	4/16/25, 6:03:26 PM	4/16/25, 6:10:42 PM	7m 16s	[redacted]	
Edward Schmoeller	4/16/25, 6:07:10 PM	4/16/25, 6:34:30 PM	27m 20s		

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): Anthony and Delois Richardson

Applicant(s): Entitlement Preservation Group, Charles R. Walker III, PLA

Contact information (email/phone): 919-625-9760

Meeting Address: Virtual

Date of meeting: 4/16/2025 Time of meeting: 6:00 p.m.

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:

Please see attached list beginning after this page.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

List of Participant Concerns & EPG/PCA Responses

---

1. Zoning Difference: Rural Residential vs. PUD CZI

- **Concern (Amy Foster):** What is the difference between rural residential and the PUD CZ?
- **Response (EPG/PCA):** Rural residential is a low-density zoning usually on the town's outskirts. The plan adheres to the future land use plan, which calls for medium density. The proposed development mixes single-family homes and townhomes.

---

2. Roundabout Phase

- **Concern (Mark Donaldson):** In which phase will the roundabout be constructed?
- **Response (EPG/PCA):** No later than Phase 2, as both sides of the street rely on connecting to Mount Zion Church Road.

---

3. Property Border Details

- **Concern (Brandon Poythress):** Requested a clearer PDF showing the retaining wall and border with his property.
- **Response (EPG/PCA):** Retaining wall will be on the developer’s side of the property line. Construction won’t cross the boundary.

---

4. Elevation & Grading Near Brandon's Property

- **Concern:** How will the grading be handled near the retaining wall?
- **Response:** Street will be below the wall; grading details aren't final yet. They'll ensure a proper grade transition.

---

5. Utility Easement Concerns

- **Concern:** Utilities (water, sewer, gas) run through the area where the wall connects.
- **Response:** EPG/PCA acknowledged and agreed to note it for the construction drawing phase.

---

6. Retaining Wall Fence

- **Concern:** Will a fence be required on the retaining wall for safety?
- **Response:** Not determined yet. The town of Apex will dictate fencing needs based on standards.

---

7. Pedestrian Access / Possible Staircase

- **Concern:** Would a staircase near the retaining wall be possible for neighborhood kids?
- **Response:** Developer will look into it during construction planning.

---

8. Traffic Circle Distance

- **Concern (James):** How far is the traffic circle from the intersection of Mount Zion and Firenze?
- **Response:** It will be before the curve approaching Firenze from Mount Zion.

---

9. Phase Details

- **Concern (Mark):** Which phases contain single-family homes?
- **Response:** Both Phases 1 and 2 will include single-family homes.

---

10. Fence and Landscaping Commitment

- **Concern (James):** Will there be a 6-foot vinyl fence and plantings behind homes near Bald Head Island Drive?
- **Response:** Yes, that commitment remains in the plan.

---

11. Sidewalks & Multi-use Paths

- **Concern (Amy):** Will sidewalks be present throughout the development?
- **Response:** Yes, either sidewalks or multi-use paths on both sides of the streets.

---

12. Access to Digital Plans

- **Concern (Brandon):** Can he get a digital version of the plans in PDF?
- **Response:** Yes. If he provides an email, they'll send the PDF. Also, might be available via the town website.

---

13. Distance to Play Area

- **Concern (Chris Adkins):** How far is the wooded buffer between his house and the proposed play area?
- **Response:** Estimated to be over 100–150 feet.

---

14. Traffic Impact on Mount Zion & Richardson

- **Concern (Amy):** Will the project address traffic issues at Mount Zion and Richardson?
- **Response:** The traffic increase doesn't warrant TIA-level improvements; only planned improvement is the roundabout.

---

15. Construction Timeline

- **Concern (Brandon & Edward):** When will construction begin and how long will it last?
- **Response:** Estimated start in 15–18 months. Build-out around 2 years.

---

16. Mail Depot Location

- **Concern (James):** Where will the Phase 1 & 2 mail depot be located?
- **Response:** Indicated on the map near the traffic circle.

---

17. Townhome Driveway Location

- **Concern (Brandon):** Will townhome driveways be in front of each unit?
- **Response:** Yes, all townhomes are front-loaded.

---

18. What Happens if Zoning Isn't Approved

- **Concern:** What's next if the zoning isn't approved?
- **Response:** The project wouldn't move forward in its current form; contract purchase would be canceled.

---

19. Stormwater Control Ponds

- **Concern (Brandon):** Will the stormwater ponds outlet to the creek?
- **Response:** Yes.

---

20. Distance from Property to Retaining Wall

- **Concern (Brandon):** Rough estimate of distance from his property line to the retaining wall?
- **Response:** About 10 feet.

---

21. Builder Info

- **Concern:** Will homes be custom or sold to large builders like Pulte or Lennar?
- **Response:** Not finalized, but developers tend to use regional builders.

---

22. Total Number of Single-Family Homes

- **Concern (Edward):** Count of single-family homes?
- **Response:** 21 (including 3 on the south side of the road).

---

23. Lot Size & Home Dimensions

- **Concern:** Dimensions of townhome and single-family lots?
- **Response:** Townhomes approx. 90'x22–24'; single-family lots approx. 30'x115'–130'.

---

24. Style of Homes

- **Concern (Edward):** Will homes match Bella Casa style?
- **Response:** Similar but more updated/urban. EPG/PCA offered to share visuals via email.

---

25. Tree Preservation in Conservation Areas

- **Concern (Brandon):** Will forested conservation areas remain intact?
- **Response:** Yes, those areas are protected and required to be saved.

Transcript

April 16, 2025, 9:43PM

BW Ben Williams 0:08

We are going to record, so I got that set up just now and what I want to do is mute.
You can join whenever you want.
Alright, I got that muted.
Hey, it's up and I wanna turn down the sound.
No.

GE EPG/PCA 1:15

All right, you're in.
Cool.
Yeah, you're bottom right?
Oh yeah, and you're seeing me and I.
Good morning or good afternoon.
I'm sorry. It's been a long day.

BP Brandon Poythress 17:36

Good afternoon.

AF Amy Foster 17:36

Hi.

GE EPG/PCA 17:39

Appreciate you coming in for the what is this the third meeting?
I think so.
Third meeting, yes.
For Ashburn, we are in the we believe we are in the short rows of plan evolution and we're we're doing our last bit of tweaks with the town staff and then we'll be moving forward fairly soon into the public hearing process.
I we assume that you guys have looked through the the letter we sent within and it did have the updated plan correct, yes, yes.

So I guess the best thing to do is to find out if any of you have any specific questions on the state of the site plan now.

MD Mark Donaldson 18:13
Popcorn. I have no idea.

BP Brandon Poythress 18:28
Hey there.

AF Amy Foster 18:28
I have a number of questions. I see that.
The I I see some of the changes that happen, but what specifically is the difference between the rural residential and the PUD Czi tried to look it up and I found some information but it wasn't.

GE EPG/PCA 18:46
And Amy, thanks for your question.

AF Amy Foster 18:46
Fully.

GE EPG/PCA 18:48
I I do want to say before we get started, I know people will be coming in, as you know.
As we as we already started, but feel free to type any of the questions that that you have into the chat feature that that helps us.
We'll you know if your question if you got your question on your mind while we're answering one, if you'll just type it in there, I'll introduce the questions and and we'll we'll get those answered.

AF Amy Foster 19:04
Ah.

GE EPG/PCA 19:12
This is also being recorded, so we'll so we'll be able.

Able to respond to those questions as well, but just just if you guys can use the chat feature that would be fantastic.
And Amy, to answer your question, in general, the rural residential is a is a very low density zoning that kind of sits out in the outskirts of the town until a zoning case like this comes through. We have to adhere to the future land use plan which called. For medium density residential in this area.
And that was the genesis of the site plan and the zoning case that we have today, which is a mixture of single family homes and townhomes.
You want to go ahead and share the layout. Some of the questions that are coming in are are specific to the layout.
Are they muted?
'Cause I see lines through their mics.
They've muted themselves, OK.
I'm sorry. Well, that's good.
Which is you, me, me, me, me, me questions. Or do you wanna talk a little bit about the? I just wanna say this is this is the state-of-the-art of the plan as it stands right now.
Go ahead and tell me some questions, Ben, and we'll kind of go from there.
Mark's question is what phase is the roundabout included?
That would be done.
I would say no later than phase two.
Because because both both sides of the street rely on connecting to Mountain Zion Church Road, so it will be fairly fairly early in the process.
Anymore. Yeah. Brandon has a question, he says.
My question is that the neighbor along the South side of the project.
My question is, as the neighbor along the South side of the project, how is the border with?
How is the border with my property?
I sent a couple of emails requesting a larger map and PDF that I can zoom into in order to see if I could understand the retaining wall and how the border with my property will be handled.
OK.
He's the one that lives on in, in the house.
What's the same?
You hear me?

BP Brandon Poythress 21:34
Yes, yes. How are you?

GE EPG/PCA 21:36
I'm fine.
Are you the? Is that?
Are you the one that built the house on the South side of the project?

BP Brandon Poythress 21:42
Correct.
Can you hear me OK?

GE EPG/PCA 21:51
Brandon.
He's asking if we can hear him.
We can't hear you at the moment.
We had you for a second, but we've lost you now.

BP Brandon Poythress 22:07
Are you?
Am I here now?

GE EPG/PCA 22:08
There you go. We got you.
Go ahead.

BP Brandon Poythress 22:10
OK. Yes.

GE EPG/PCA 22:12
You are the one that built the house on the to the South of this project. OK, OK.

BP Brandon Poythress 22:14
That's that's correct. That's correct, yes.

GE EPG/PCA 22:19
The street that comes through the the existing townhome is required because of grading on.
Has some retaining wall needs that run along the right of way.

BP Brandon Poythress 22:33
Right.

GE EPG/PCA 22:34
Between between the street and your house would be a retaining wall almost to the Creek, but the construction would be held completely on our side and would not go, would not cross your boundary.

BP Brandon Poythress 22:45
What do they? What do you guys currently show as far as what are they doing?
Any kind of vegetative buffer, anything. Or do you have any elevation?
I know this is early in the process, but do you have a sense of, you know, that street Baronial street is obviously way at its current ending of asphalt? Is a lot lower than my than my property level up at my house level, where the retaining wall will?
Be do you know?
At this point, if you're from the property line to the wall.
Going to decrease elevation as much as you can before the wall, it's going to be relatively flat.

GE EPG/PCA 23:22
We have to.
We have to obviously meet the grades of the existing asphalt, so it's going to be up to us to grade the to make that grade connection and then ultimately lead to the roundabout at Mount Zion Church Road. The retaining wall in that area, Ben.
Or Greg, the retaining wall is holding is is holding the street and the street would be below the retaining wall.
Is that correct? Correct he?
Would he wouldn't see it from his property.
There you go.

And whether how steep we grade down from the property line, I don't think we we come to that conclusion yet.

BP Brandon Poythress 23:57
You don't have that info yet, OK?
I just wanna make a note for you because we're. I just want you to think about this as you're going to construction drawings.
My existing water and sewer.
Go through a separate recorded easement.
That pretty much outlines the existing temporary construction easement.
So if you're connecting one retaining wall that exists to the other.
I believe that depending on how far down you have to go on your, you know on that grading, right? Just know that.
Make a note that in that little corner where your cursor is over there, right near the two joining of the retaining walls, it appears that the existing retaining wall is going to join your retaining wall.
Roll right off the end of that retaining wall is where my water, sewer, and gas.
All travel.

GE EPG/PCA 24:43
OK.
So we get to blow up your house and then hose it down.

BP Brandon Poythress 24:47
There you go.
So just wanted, you know, you'll see the meter there and the stub ups there, but I just wanted you to realize that it it's about 3 foot deep or 4 foot deep there.
I just don't have your grading's going to take place. Just wanted you to know that.
And then are you planning, I'm assuming do you anticipate that, that the retaining wall height will be such that it will require a fence similar to the one that's on the above the retain wall that's existing for the existing neighborhood?

GE EPG/PCA 25:14
We have not gotten that far into the process.

Brandon Poythress 25:17
OK.

EPG/PCA 25:18
Boronia is a town of Apex will be a town of Apex Rd.
So we will be building the road to their standards, so I'm sure if they feel the need for retaining wall, I'm sure there are a fence on top of the retaining wall. I'm sure they will tell us.

Brandon Poythress 25:33
OK. And then I'll ask my probably what is my last question, which is?
Something to consider also and not obviously not a make it or break it kind of thing, but.
We've my children and the children in the neighborhood play a lot together and they cross right at the end of said retaining wall.
Not necessarily asking you as the developers to do anything special, but if it was something that depending on how the construction drawings go, kind of where I'm talking about the utilities go.
Even if we had to participate some way.
But maybe even doing a a staircase there or something may be beneficial.
I realize I'm talking about two children, but there's a ton of back and forth. There's probably usually at my house.
There's between 10 and 15 of the kids from that neighborhood, so.

EPG/PCA 26:24
Well, I promise you we'll look into that further down through the construction drawing process. I don't.
I'd be.
I would be afraid to start throwing this into the part of the zoning case because I don't know what the staff would start doing to us and we're so close to getting to public hearing. I'm I'm just a little afraid of that.

Brandon Poythress 26:37
That's right.

Understood. OK.
I appreciate you guys answering my questions.
I realize that some of the info you may not have at this stage, so.

GE EPG/PCA 26:48
All right.
Thank you.
Thank you, Brandon.
What's the next one Ben James wants to know how far from the intersection of Mount Zion to, and I don't how to pronounce the street name, Fornsia frenzy, FIRENZE.
Will the traffic circle be located? So how far from the intersection of Mount Zion?
Will that traffic circle be located?
If you're driving Mount Zion Church Road and you're driving toward that entrance, which is part of Bella Casa, the the roundabout will be in place before the curve before the curve to get to forensia.
OK.
Mark said, just to be clear, phase one and phase two are single family homes.
Phase One is phase one is single family homes.
Phase two starts the townhomes.
On the West side of on the West side of Mount Mount Zion or townhomes on the east side are single family homes.
Maybe talking about these eight that are part of phase two as well, I apologize.
I'm sorry, I didn't realize we'd broken up phase two up in that area.
Yes, phase one and two will include single family homes. I apologize.
All right, James has another question.
Will the developer still on in your statement of placing A6 foot, vinyl fence and plantings every six feet towards the homes on on rear lots of bald head Island Drive where Hammock Beach extension is.
Yes.
Yes, we promised a fence implanting there and that is still the case, OK.
Amy notes that it's hard to read our version.
I assume sidewalks will be in all areas of the development.
Mount Zion, Bald head, etc.
All the streets within this project will have sidewalk on both sides.

Or a multi use path or excuse me, I forgot we have a multi use path and part of it.
Yes, there will be pedestrian.
There'll be pedestrian ways on both sides of the road.
In some cases it'll be a multi use path and in some cases it will be a sidewalk.
So where would that multi use path be?
It is on.
It is currently on the West side of Hammocks Beach Rd.
And Brandon has said, is it possible to get the digital version of the plans in Apdf?
If we have your e-mail, yes, can they also download them from the town?
I'm. I'm not sure you know a lot of times they have that development activity websites on each of the town's websites.
We'll just get just who asked for that.
Brandon Brennan, if you in your in the.
In the chat area, just type in your e-mail address and we will get it to you.
You did it great.
Yeah, and and I don't think I said this at the beginning of the meeting, but if everyone will take an opportunity, if you're willing to disclose your e-mail addresses, that's the best way we can keep that line of communication open.
And I would assume we'll just say this. Anyone who puts their e-mail address into the chat will will get the same emails.
Including the the layout.
Another question.
OK.

ES Edward Schmoeller 31:04
OK.

GE EPG/PCA 31:05
Uh.

CA Chris Adkins 31:05
My chats not working.
Can I just verbally ask a question?

GE EPG/PCA 31:08
Sure, sure.

CA Chris Adkins 31:10
My computer does not like Microsoft Teams never does.

GE EPG/PCA 31:14
Sorry, sorry Chris.

CA Chris Adkins 31:16
That's all right.
So I'm the house.
That's where that circled 11 is above phase four.

GE EPG/PCA 31:24
Yes.

CA Chris Adkins 31:25
Do you know like the how many feet is from the property line to the beginning of that play area where they're still wooded area?

GE EPG/PCA 31:36
I would say it's over 100 feet.

CA Chris Adkins 31:39
OK.
I mean, I see the 2.47 acres, but there's really no measurement or anything there.

GE EPG/PCA 31:45
Yeah, I would say.
Yeah, I'd say over 100 feet.

CA Chris Adkins 31:49
OK.

GE EPG/PCA 31:52

And yeah, I was a little closer to 150.

Yeah, but is that all he had, Chris?

CA Chris Adkins 31:58

All right. Thanks. Yep, that's it.

Thank you.

GE EPG/PCA 32:01

OK.

And.

Amy notes.

Not sure where this ends, but considering there will be, there will now be eighty additional homes.

With increased traffic and cars, does this project do anything to address the intersection out at Mount Zion and Richardson?

No, the the the traffic counts that this thing generates doesn't even show up on a Tia as far as new traffic is concerned.

But there is but the the improvements that you see, including the roundabout and and the completion of Mount Zion across our front is is the limitation of the transportation issues.

And Brandon asks when is construction planning to start after public hearings are completed by phase? I would say you're we're probably 15 to 18 months away before Bulldogger shows up.

And what do you think?

The build out will be two years.

You mean how long?

Yeah, about two years.

That'll be that would include house completion.

Edward asked.

If you will zoom into the to the traffic circle.

ES Edward Schmoeller 33:35

OK.

It's not saying we're OK.

GE EPG/PCA 33:41

Did that help?

James would like to know where the Postal mail depot for phase one and two will be.

In that area right there.

ES Edward Schmoeller 34:06

Or by the circle.

Oh no.

GE EPG/PCA 34:11

I'm sorry.

ES Edward Schmoeller 34:19

I know I had on my mic on.

GE EPG/PCA 34:22

Oh, OK.

ES Edward Schmoeller 34:24

But anyway, this is Edward.

GE EPG/PCA 34:25

Don't.

ES Edward Schmoeller 34:26

So the circle's gone beyond Mount Zion.

GE EPG/PCA 34:29

Yes.

ES Edward Schmoeller 34:30

OK.

Thank you.
Sorry, I didn't realize I was not on mute.

GE EPG/PCA 34:34
No problem, no problem.
Just don't curse at us.
That's all we ask.

ES Edward Schmoeller 34:37
And I'm not going to do that.
Thank you.
And hammock speech, right?
Hammock speech.
Yeah. Hammond speech is gonna meet up. That's where the new circle's gonna.
Church Road, which will slow down the traffic on Mount Zion. Mm hmm.
It's one good thing, yeah.
I'll try to figure out how to mute.
Just give me a second.

GE EPG/PCA 35:01
It should be located across the top of your screen, towards the right near the button that says leave.

ES Edward Schmoeller 35:08
Yeah, I I just.
You know, I'm so used to zoom. I used to use teams and zoom on my job, but mostly zoom.
Anyway, I'll try to figure out.
Sorry about that.

GE EPG/PCA 35:20
No problem.
So we took out the little Half Moon behind the those three lots.
No, I think we've got OK Christmas pay. An older. All right, that's fine.

ES Edward Schmoeller 35:42

In here.

Control shift.

M.

GE EPG/PCA 35:54

I was gonna say if if I can meet people, but if they don't have unmute then that's dangerous, OK?

I think we mailed.

I think we mailed this plan, OK?

It was before we all right.

It's just something I noticed that's.

Boronial ends into Richardson on the right of this drawing, correct.

Left no.

Boronia goes picks up from existing the the existing end of boronia across our site and we'll meet up at the traffic circle at Mount Zion.

Richardson Richardson is further South.

And you guys are welcome.

I mean, you know, given the fact that we're waiting for you to type in questions, I mean there haven't been the chat's great, but you're also willing, I mean perfectly perfectly fine to unmute and and chat with us if it's quicker to get your answers.

ES Edward Schmoeller 37:34

So just to clarify, I think what was conveyed.

Again, this is Edward.

The start of construction is about 18 months out from here this month.

GE EPG/PCA 37:47

Yes, that would be.

That would be a conservative estimate.

Yes, 15 to 18.

ES Edward Schmoeller 37:53

OK.
Thank you.

GE EPG/PCA 38:08
Brandon wants to know if the driveways for the townhomes will be in front of each unit, specifically on boronial.
Yes. Yeah, all the townhomes. All the townhomes are front loaded. All the single families are alley loaded.
I don't believe we could have beaten you into submission that quickly.
If the new zoning is not approved, what would be next?
Then the contractor purchase would would would be cancelled.
This development would not move forward, not in this form, no.
Is that a concern?
That we won't get approved.
That we won't get zoning.
We are always we are always hopeful that we have done our job to generate a project that we hope that the staff and the Council will support.
You know, comment from James that looked like a lot of work with the town and the staff to adjust the plan.
Thank you for keeping good communication open.
Well, we we know that that's.
That's helpful for everyone involved and we don't have a problem with that, but we, we sure do.
Appreciate your recognition.
Thank you.
And Brandon wants to know if the seven control pond outlet will the seven control ponds outlet to the Creek.
Yes.
Ultimately they will, yes.

BP Brandon Poythress 42:06
Hi. Hey, this is Brandon again.
Do you have if do you?
I assume I might be able to see it better on the digital plan.
Do you estimate a distance from that property line that shares my property to the

retaining wall roughly?
Do you think that's 10 feet 20 feet?
Do you know from this drawing?

GE EPG/PCA 42:27
Closer to 10 than 20, yeah.

BP Brandon Poythress 42:30
Got it.
And then that that hatched area right north of that is the sidewalk, correct?

GE EPG/PCA 42:35
Correct.

BP Brandon Poythress 42:39
Thank you.

GE EPG/PCA 42:48
Hey, Cortana on top of that.
Yeah, that's what it looked like, yeah.

BP Brandon Poythress 43:31
Do you?
Do you guys already know?
And if you can't disclose, I totally am fine.
Do you already know if who your buyer are you?
Are you?
Are these gonna be customers?
This probably just gonna be flipped to like a Pulte or a Lenore.

GE EPG/PCA 43:45
That has not been completely figured out yet, but I will tell you that the people that the developers of this project tend to use regional builders.

BP Brandon Poythress 43:55
Great.

GE EPG/PCA 43:58
Can't guarantee that, but that that's their that's their tendency.

BP Brandon Poythress 44:02
I got you.

ES Edward Schmoeller 44:15
Another quick question for you gentlemen.
I counted 18 homes on that one side. Is that correct?

GE EPG/PCA 44:25
I'm sorry which side this the the single family.

ES Edward Schmoeller 44:28
That's single family.
Yes, all 21. Wow. OK, thanks.

GE EPG/PCA 44:29
21.
You're missing the three on the South side of the road.

ES Edward Schmoeller 44:38
Oh, OK.
Yes, I do encounter.

BP Brandon Poythress 45:04
You know what size?
The pads look to be are they 40 foot deep?
What are the the townhome pads are those trying to figure out? What approximate sizes may be of those homes?

I realize it was multiple stories.
Different. OK. They're 90 feet by 2022 or 24.

GE EPG/PCA 45:22
That would be the lot, yes.

BP Brandon Poythress 45:24
Yeah.

ES Edward Schmoeller 45:31
And what about the single family homes average size for that?

GE EPG/PCA 45:38
Zoom up on the do you have those right?
There they usually they start.
They're probably the minimum is about 1:15 and go up to 130 maybe.
One thirtyish something along there.

BP Brandon Poythress 45:59
OK.
So these are going to be kind of those like homes that are going way up Richardson that are skinny and close together.

GE EPG/PCA 46:05
Yes.

BP Brandon Poythress 46:06
Yeah.

GE EPG/PCA 46:08
And served by an ally.
So we're not, we're not putting any more driveways on Mount Zion.

ES Edward Schmoeller 46:25

So they got a roundabout is alley on a single family home side.
Is that what it is?

GE EPG/PCA 46:32
All the single family homes are alley served, yes.

ES Edward Schmoeller 46:35
OK.
So that's a alley between them, with SCM in the middle. OK.

GE EPG/PCA 46:40
Yes, right.
The stormwater pond in the middle of the loop and it's a it's a a loop back on Hammock Beach.

ES Edward Schmoeller 46:47
OK.
Thank you.

BP Brandon Poythress 47:01
So after this meeting, when do you anticipate you're gonna be able to submit plans and go for public hearing?

GE EPG/PCA 47:08
Like 30 days from public hearing. Is that right?
I don't know that I've seen a date, but yeah, I think we're expecting about 30 days.
Yeah, the staff is.
The staff is gonna tell us what that date is, but we anticipate it would be the next 30 to 45 days.

BP Brandon Poythress 47:27
Gotcha.

ES Edward Schmoeller 47:35
The hi, this is Edward again.

GE EPG/PCA 47:37
Yes.

ES Edward Schmoeller 47:38
Do you know if the homes are going to be styled as such as the Bella Casa townhomes and also Bella Casa homes that are in the area there going to be somewhat the same style I guess?

GE EPG/PCA 47:53
I think there probably will be a little bit more of a of an urban update than what's in Bella Casa in that area. The the health, the the homes are a few years older.
So it my guess it would be more things like angular buildings if you give us the. If you give us your e-mail address, there are some representative architecture in the in the PUD book that goes to staff.
We could.
We could possibly snip out those pages and send those to you.
To what the idea is right now.

ES Edward Schmoeller 48:32
OK.
Great. Thank you.

GE EPG/PCA 48:34
You're welcome.
And others has taken quite a while with and having our third neighborhood meeting.
I just hope.
I hope you hear believe that we've been.
I want every step of the way that we believe that we've been, we have improved the site and the site plan.

BP Brandon Poythress 49:41
Yeah, looks like a nice plan on your resource conservation areas.
Are you not planning?

Are you leaving existing forest in those different areas, or just depend on your final grading plan?

GE EPG/PCA 49:52
Those areas are required to be saved.

BP Brandon Poythress 49:57
So your limits are grading are the where the shading changes.

GE EPG/PCA 49:58
Before.
Yes.

BP Brandon Poythress 50:31
Great. Well, I think I've had all my questions answered, so I'm probably going to go ahead and disconnect and look forward to seeing how you guys progress.

GE EPG/PCA 50:38
Thank Miranda.
Thank you for your participation, Brandon.

ES Edward Schmoeller 50:44
We're going to be dropping off too, so thanks again for holding these meetings. I really appreciate it.

GE EPG/PCA 50:49
Thanks Edward.
Edward, thank you.

ES Edward Schmoeller 50:51
Mm hmm.

GE EPG/PCA 51:04
After everyone abandons us before saving.

AF Amy Foster 51:23

I don't think I have any other questions either either. So thank you for. Thank you for holding this and appreciate all you're doing.

GE EPG/PCA 51:33

Thank you very much.

Just also three.

Or is it 222?

Yeah. We have Chris and James with us.

Still. OK. Chris James, do you have any questions for us?

OK.

Chris, it's all up to you.

Do you have any other questions?

Everyone has left the meeting. We're gonna keep this open until 7:00 to meet the town standards.

Ben Williams stopped transcription

Chat Room Text

Ben Williams joined the conversation.
Ben Williams joined the conversation.
Monday, March 24
Ben Williams named the meeting Ashburn Subdivision - 3rd Neighborhood Meeting.
Ben Williams named the meeting Ashburn Subdivision - 3rd Neighborhood Meeting.
Tommy Craven and 2 others were invited to the meeting.
Tommy Craven and 2 others were invited to the meeting.
Wednesday, April 2
Yesterday
Meeting started at Yesterday 5:43 PM
Yesterday 5:43 PM Meeting started
Ben Williams started recording to the cloud
Yesterday 5:43 PM Ben Williams started recording to the cloud
Unknown User and 2 others were invited to the meeting.
Mark Donaldson (Unverified) and 2 others were invited to the meeting.
Unknown User was invited to the meeting.
James galkowski (Unverified) was invited to the meeting.
Unknown User was invited to the meeting.
Chris Adkins (Unverified) was invited to the meeting.
What phase is the roundabout included? by Unknown User
Mark Donaldson (Unverified)
Yesterday 6:02 PM

What phase is the roundabout included?

Heather Soprano (External) was invited to the meeting.
Heather Soprano (External) was invited to the meeting.
Thank you by Amy Foster
Amy Foster (External)
Yesterday 6:03 PM

Thank you

My question as the neighbor along the south... by Brandon Poythress
Brandon Poythress (External)
Yesterday 6:04 PM

My question as the neighbor along the south side of the project is how is the border with my property. I sent a couple of emails requesting a larger map in a .pdf that I could zoom into in order to see if I can understand the retaining wall and how the border with my property will be handled.

How far from intersection of Mt zion to Fir... by Unknown User
James galkowski (Unverified)
Yesterday 6:04 PM

How far from intersection of Mt zion to Firenze will traffic circle be located

can you hear me? by Brandon Poythress
Brandon Poythress (External)
Yesterday 6:05 PM

can you hear me?

So, to be clear....Phase 1 and Phase 2 are ... by Unknown User
Mark Donaldson (Unverified)
Yesterday 6:05 PM

So, to be clear....Phase 1 and Phase 2 are the single family homes?

Edward Schmoeller (External) was invited to the meeting.
Edward Schmoeller (External) was invited to the meeting.
Will the developer still honor your stateme... by Unknown User
James galkowski (Unverified)
Yesterday 6:07 PM

Will the developer still honor your statement of placing a 6 ft vinyl fence and plantings every 6 feet towards the homes on rear lots of baldhead island drive where hammock beach extension is denited?

It's hard to read our version. I assume sid... by Amy Foster
Amy Foster (External)
Yesterday 6:11 PM

It's hard to read our version. I assume sidewalks will be put in all areas of development? Mt. Zion, Baldhead, etc.?

Where would be the multiuse path? by Edward Schmoeller
Edward Schmoeller (External)
Yesterday 6:13 PM

Where would be the multiuse path?

thx by Edward Schmoeller
Edward Schmoeller (External)
Yesterday 6:13 PM

thx

Is it possible to get the digital version o... by Brandon Poythress

Brandon Poythress (External)
Yesterday 6:13 PM

Is it possible to get the digital version of this plan in pdf?

Assuming town approval next month, when do ... by Unknown User
Mark Donaldson (Unverified)
Yesterday 6:13 PM

Assuming town approval next month, when do you anticipate construction to start?

Link brandon@halliam.com by Brandon Poythress
Brandon Poythress (External)
Yesterday 6:13[redacted]

[redacted] ... me too, please

Edward Schmoeller[redacted]

TY for answering my 2 questions[redacted]

Not sure where this ends, but considering there will now be 80 additional homes with increased traffic and cars, does this project do anything to address the intersection at Mt. Zion and Richardson?

When is construction planning to start after public hearings are completed? By phase.

would you mind showing the circle. Since you have zoomed into the PDF?

Where is postal mail depot for the phase 1-2

Thank you

so, the cicrle would be on Mt Zion. Yes

Yes, like the traffic circle

*I like the traffic circle there

Chris Adkins (Unverified) was invited to the meeting.

Chris Adkins (Unverified) left the chat.

I figured it out. THX

Baronial ends into Richardson on the right of this drawing, correct?

*left

end of the day, sorry!

Ahhh, Baronial is in Buckhorn, got it.

The driveways for the townhomes be in front of each unit, is that correct on Baronial St.

Thanks

Chris Adkins (Unverified) left the chat.

Chris Adkins (Unverified) was invited to the meeting.

If the new zoning isn't approved, what would be next?

Or is that even a concern?

You all lots of work w town staff to adjust plan. TY for keeping good communication open

Will the sediment control ponds outlet to the existing creek?

Yes, appreciate these meetings.

yes, thank you for holding these meetings.

ASHBURN

PROPOSED PUD APEX, NORTH CAROLINA

ORIGINAL SUBMITTAL JUNE 3,2024 RESUBMITTAL FEBRUARY 7, 2025 RESUBMITTAL MARCH 7, 2025 RESUBMITTAL APRIL 4, 2025 RESUBMITTAL MAY 2, 2025 RESUBMITTAL JUNE 6, 2025 RESUBMITTAL SEPTEMBER 15,2025



Developer/Applicant:
Ashburn Development LLC
933 Old Knight Road, Knightdale N. Carolina
(919) 422-3933 - Mike Jordan - Mike.Jordan@jvmgmt.net

Master Planning/Authorized Agent:
Entitlement Preservation Group
275 North Pea Ridge Road, Pittsboro N. Carolina
(919) 625-9760 cwalker@epgrouponline.com

Engineering/Surveying
Priest Craven and Associates Inc
3803 B Computer Drive Suite 104, Raleigh N. Carolina
(919) 919-781-0300 PCA@PriestCraven.com Firm#: C-0488

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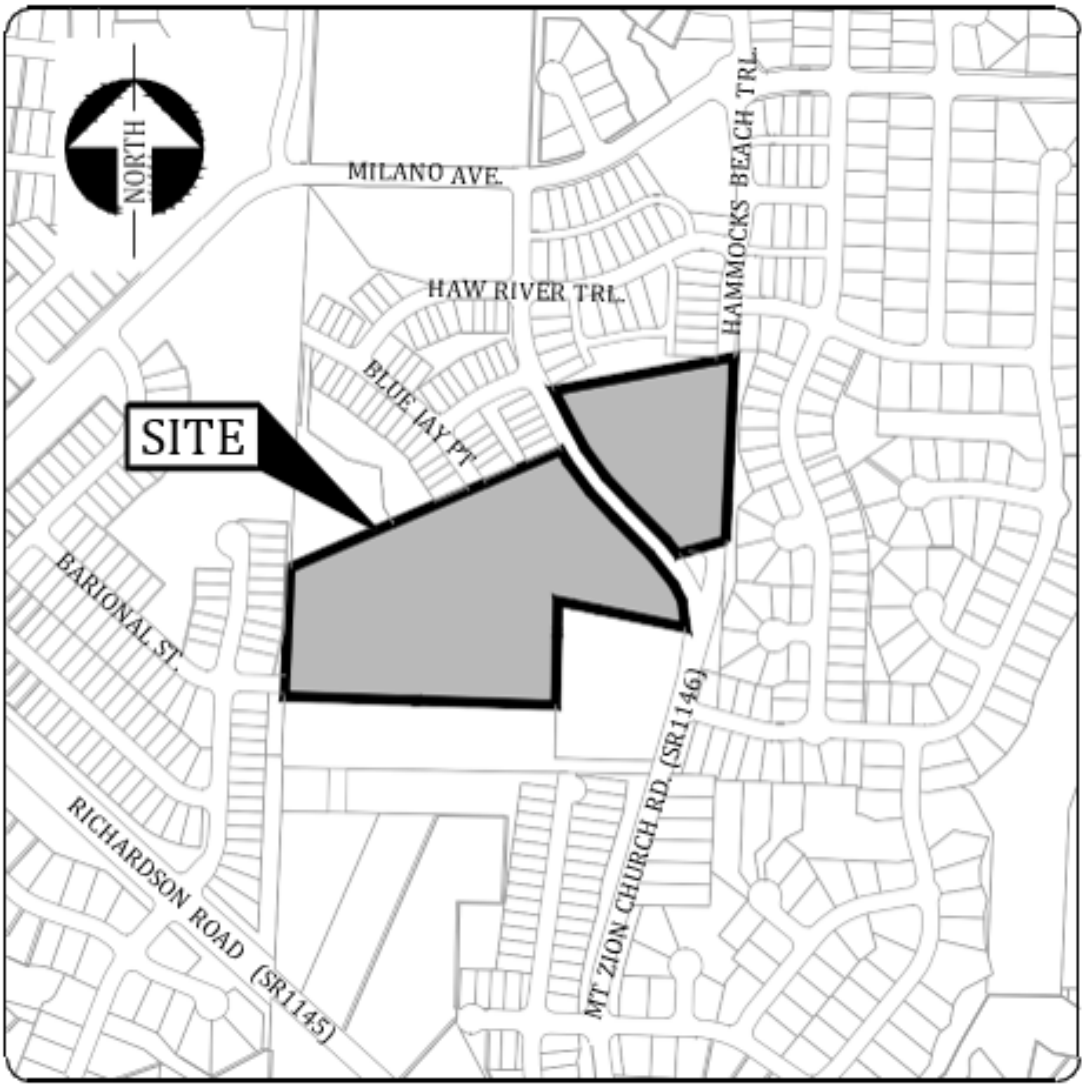
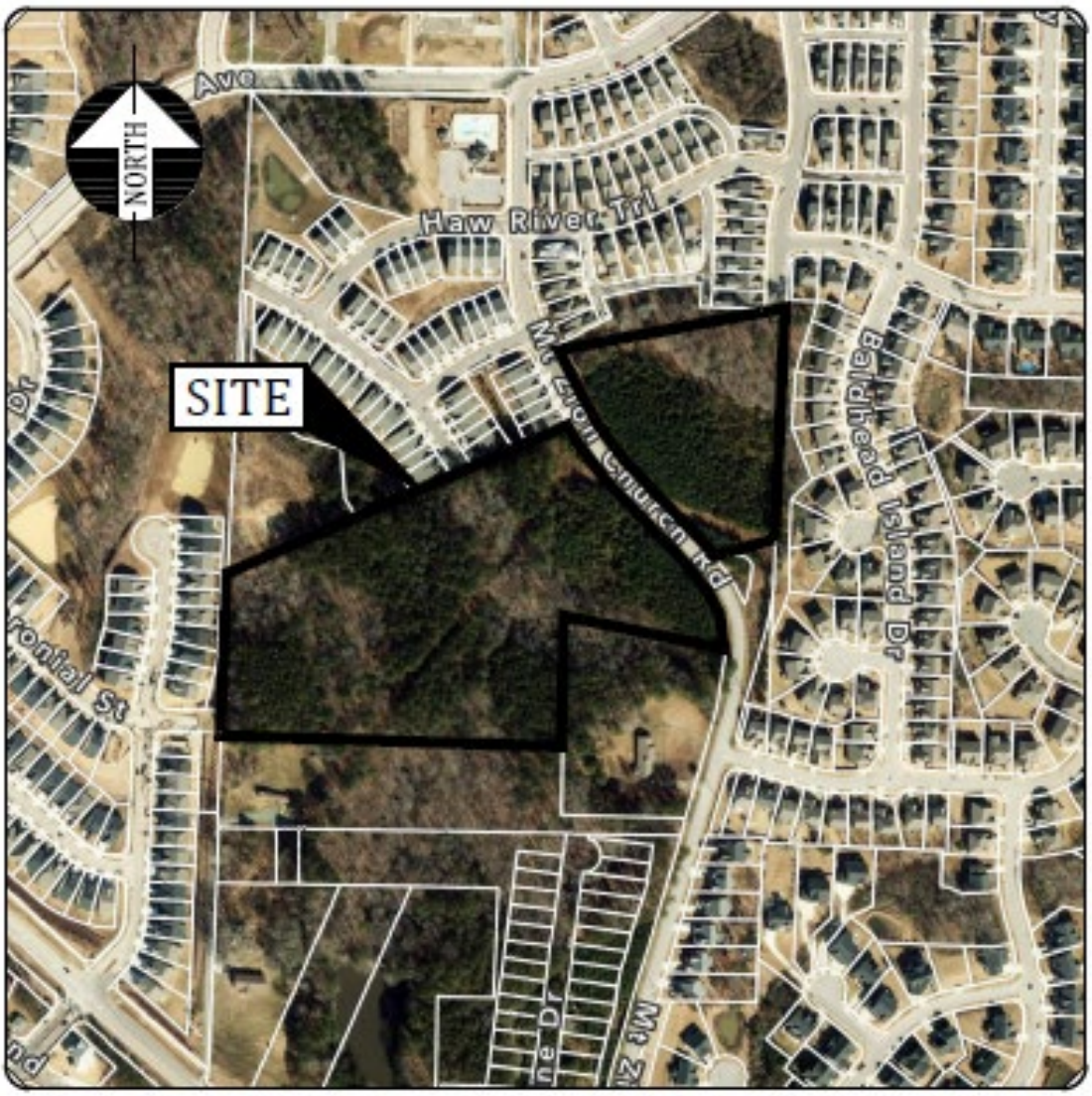
2.0 – Vicinity Maps



VICINITY MAP



AERIAL MAP

3.0 –Overall PUD Data

Name of PUD	Ashburn
Property Owners	Anthony and Delois Richardson 1825 Car Creek Road Sanford, NC 27332
Prepared by	Entitlement Preservation Group 275 North Pea Ridge Road Pittsboro, N. Carolina 27312 919-625-9760 cwalker@epgrouponline.com Priest Craven and Associates Inc 3803 Computer Drive Suite 104 Raleigh, N. Carolina 27609 919-718-3800 PCA@PriestCraven.com
Developer	Ashburn Development LLC 933 Old Knight Road, Knightdale N. Carolina Mike.Jordan@jvmgmt.net
2045 LUM Designation	Medium Density Residential
Total Acreage	15.3
Area designated Mixed Use on LUM	none
Proposed Building Heights	Max 42 ft. Single Family Detached Max 45 ft. Townhomes
Watershed Protection Overlay	Primary, Jordan Lake Basin
Current Zoning	Rural Residential (RR)
Proposed Zoning	Planned Unit Development (PUD-CZ)
Site Address	0 Mt. Zion Church Road (both tracts)
Property Identification Number	0721448562 and 0721442048

4.0 Purpose Statement and PUD Standards

This document and the accompanying exhibits submitted herewith (collectively, the "PUD") are provided pursuant to the Town of Apex Unified Development Ordinance ("UDO") Planned Unit Development provisions. This PUD addresses the development of approximately 15.3 acres on Mt. Zion Church Road, near the intersection of Mt. Zion Church Road and Milano Avenue. The Properties are currently vacant.

Ashburn is a proposed Planned Unit Development in the Buckhorn Township in Apex, N. Carolina.

The tracts are surrounded on three sides by the existing Bella Casa and Buckhorn Preserve subdivisions that were constructed over the last 10 years and existing rural properties to the South. Currently, both Bella Casa and Buckhorn Preserve have a combination of townhomes and alley-loaded, single-family detached style lots.

The goals of the PUD, in return for greater flexibility in site design requirements, are 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.

Ashburn PUD will have both single-family detached, alley-loaded and townhomes in the community, it is designed to respect environmental features, extend existing development styles and have a well-connected pedestrian network. The PUD will match the density envisioned by the Medium Density Residential Land Use Map ("LUM") designation and will be generally consistent with the Apex Comprehensive Plan's ("Peak Plan") goals for accommodating a mix of housing types to serve the Town's growing and increasingly diverse population, as well as a well-connected pedestrian network, and protection of environmental and natural resources.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

(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: The uses permitted within The Ashburn PUD are permitted within this designation in UDO Section 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 Ashburn PUD will have both residential single-family detached and townhomes in the community. It is not shown as a mixed-use designation on the 2045 LUM.

(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: This PUD specifies intensity and dimensional standards for the PUD. The PUD's standards, which includes multiple pedestrian connections are consistent with the UDO's vision for Planned Unit Developments – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, Ashburn will comply with all other requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code. The proposed PUD will comply with all applicable Supplemental Use Standards in UDO Section 4.4.

(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: Ashburn PUD will feature sidewalks throughout. Sidewalks will connect the PUD and the adjacent Bella Casa and Buckhorn Preserve neighborhoods improving pedestrian connectivity.

Specifically:
Transportation Plan, the proposed PUD street network, will require an amendment to the current Transportation Plan. Hammocks Beach Trail and Baronial Street extensions will now intersect Mt. Zion Church Road with a small roundabout as specified by the Town Staff.

Parks Plan, the PUD is not part of the current New Park Search Area, meaning the developers of the PUD will pay a fee-in-lieu for local improvements.

Greenway Plan, does not designate any extensions in the area; however, as part of the Transportation amendment, the cross section of Hammocks Beach Trail within the PUD will now include a ten-foot wide pedestrian path.

(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: The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting as much sensitive environmental features possible and being mindful of existing residential development. Generally, the Development will extend three existing streets: Hammocks Beach Trail, Blue Jay Point and Baronial Street and adding two direct connections to Mt. Zion Church Road. The Development will also provide a stub street to the southern property line.

(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 proposed development is compatible with the character of the existing and planned uses in the surrounding area. This PUD is surrounded by single-family lots, single family lots that are alley loaded and townhomes. This PUD will extend existing alley-loaded lots from Bella Casa and extend existing townhome areas from Buckhorn Preserve.
Ashburn PUD will provide high quality housing supply to the Town and improve overall pedestrian connectivity in the area. The proposed overall maximum density of 4.8 units/acre, together with the offered architectural conditions, will ensure the PUD is compatible with existing neighborhoods in the area.

(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: Ashburn PUD will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

5.0 Consistency with Conditional Zoning Standards

Ashburn PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. See the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

6.0 Proposed Design Controls

PERMITTED USES
The Rezoned lands may be used for, and only for, the uses listed 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 Uses	
Single-Family	Permitted
Townhomes	Permitted
Accessory Apts.	
HOA shall not restrict the construction of ADU	Permitted
Recreational	
Parks, active	Permitted
Recreational, private facility	Permitted
Utilities	
Minor	Permitted

OVERALL

Total Project Area	15.3 Acres
Maximum Built-Upon Area	70%
Maximum Residential Units	74
Maximum Residential Density and Buffers)	4.8 Dwelling Units /AC (incl. RCA, ROW

SINGLE-FAMILY

Minimum Lot Size	3800 SQ. FT.
Minimum Lot Width	30 FT.
Minimum Lot Setbacks	
Front	10 FT.
Corner	8 FT.
Side	3 FT.
Rear	20 FT.
Rear Detached Garage	5 FT. from alley easement
Maximum Building Height	42 FT.
RCA	1.41 AC (35%)

TOWNHOME

Minimum Lot Size	1800 SQ. FT.
Minimum Lot Width	20 FT.
Minimum Lot Setbacks	
Front	20 FT.
Corner	12 FT.
Side	0 FT.
Rear	15 FT.
Min. Building Separation	8 FT.

Maximum Building Height	Up to 45 FT. from FFE to highest peak
RCA	3.39 AC (30%)
Minimum Buffer/RCA Setback	10 FT. buildings, 5FT. parking areas

7.0 Proposed Architectural Controls

Townhomes

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

2. The roofline cannot be a single mass; it shall be broken horizontally and vertically between, at a minimum, every other unit.

3. Garage doors shall have windows, decorative details or carriage-style adornments on them.

4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.

5. The garage cannot protrude more than 2 feet out from the front façade or front porch.

6. 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

7. Building front facades shall have horizontal relief achieved by the use of recesses and projections.

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. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

Single-Family Detached

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 50% of the building designs.

3. Eaves shall project at least 12 inches from the wall of the structure.

4. Garage doors shall have windows, decorative details or carriage-style adornments on them.

5. The garage, if used, shall be accessed by a rear alley, regardless whether it is attached or detached.

6. Garages, if used, will front and be limited to access to public rear alleys.

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 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. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

8.0 Affordable Housing

Prior to recording the first Master Subdivision Final Plat, the developer shall make a donation to the Town of Apex Affordable Housing Fund in the amount equal to 5% of the total number of units at a rate of $218,000.00 per unit. If the 5% of total units calculation results in a fraction between 0.50 and 0.99, the total units shall be rounded up to the nearest whole number. If the 5% of total units calculation results in a fraction between 0.01 and 0.49, the units shall be rounded down to the nearest whole number.

9.0 Conceptual Building Elevations

While building elevations are conceptual, actual elevations shall be substantially consistent with those provided.

Townhomes


















Single-Family Detached







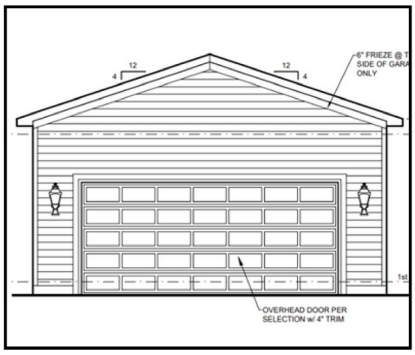


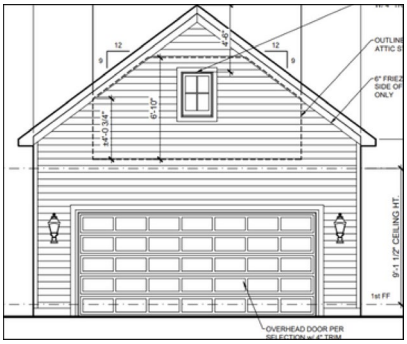


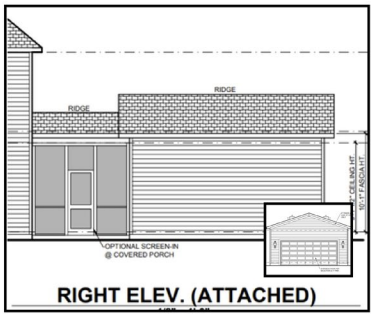


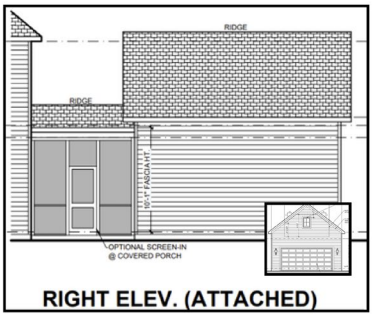
Detached Garage Units



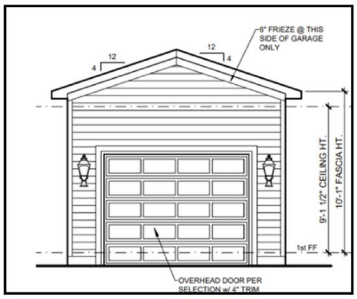


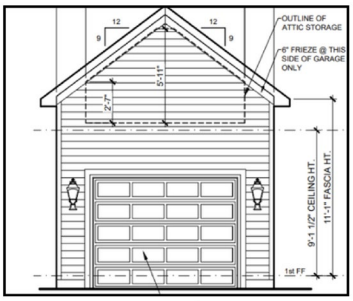


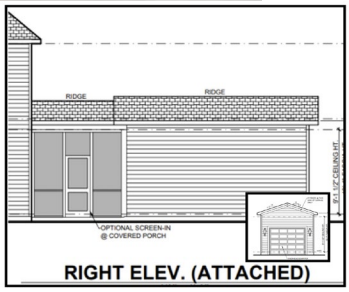


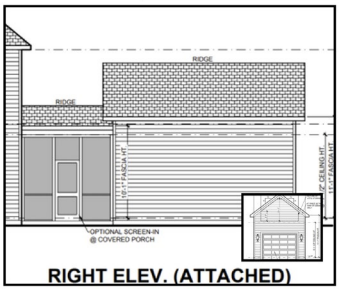












10.0 Proposed Parking

Parking shall comply with minimum parking standards set forth in UDO Section 8.3.

11.0 Proposed Signage

Signage shall comply with UDO Section 8.7.

In addition, the PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), sidewalks, or side paths.

12.0 Natural Resource and Environmental Data

The Property is within the Jordan Lake Watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.8.

RESOURCE CONSERVATION AREA (RCA)
The PUD will be mass graded, it shall designate a minimum of 30% of the Property as RCA on the townhome portion of the PUD and 35% on the single-family portion.

FLOODPLAIN
The PUD is not located in a designated current or future 100-year floodplain as shown on the Town of Apex's Flood Risk Information System (FRIS) or FEMA FIRM Panel 3720072100K with an effective date of July 19, 2022.

HISTORIC STRUCTURES
There are no known historic structures present on the Property.

ENVIRONMENTAL COMMITMENTS SUMMARY
The following environmental conditions shall apply to the Development:

- The PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), sidewalks, or side paths.

- The PUD shall install at least three (3) pet waste stations units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.

- The PUD shall plant drought resistant warm season grasses throughout the development to minimize irrigation and chemical use.

- Stormwater control devices shall be designed and constructed 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.

- Landscaping shall include at least four (4) native hardwood tree species throughout the Development.

- No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road crossings, utility infrastructure, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The grading shall be designed to minimize impacts to the riparian buffer.

- Any outdoor lighting installed on private amenities, signs, landscaping, walls, or fences in common areas shall be full cutoff LED fixtures with a maximum color temperature of 3000k. This condition shall not apply to lighting on Single-family lots, Townhome lots, or street lighting.

- At least 75% of plants shall be native species. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
- The PUD shall preserve at least 15% of existing tree canopy.
- At least 50% of the total units shall include solar conduit in building design.
- The developer shall install at least 2 electric vehicle charging stations in common area parking lots.
- All homes shall have a 220/240 outlet in garages for electric vehicle charging.
- In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall not restrict clover lawns throughout the neighborhood.
- Homeowner Association covenants shall not restrict solar panel installation throughout the neighborhood.

13.0 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 Section 6.1 of the UDO.

The PUD shall provide additional water quality stormwater controls to reduce the overall nitrogen export for the site to less than 10 lbs/ac/yr through the installation of State approved Stormwater Control Measures (SCMs). The final selection of the SCMs used to reduce the nitrogen export from the site shall be selected by the design team and coordinated with staff during Subdivision and Construction Document design and review.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO**.**

14.0 Parks, Recreation and Cultural Resources Commission

This PUD was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on 10/30/24, and a fee-in-lieu of dedication was recommended.

Single-family detached Units: $ 4,244.42 x 21 = $ 89,132.82

Townhome Units: $ 2,858.65 x 51 = $ 145,791.15

The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

15.0 Public Facilities

The 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:

GENERAL ROADWAY INFRASTRUCTURE
Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect as of the submission date of this rezoning.

The planting in the proposed Roundabout will replace the requirement of the entrance landscape median.

TRANSPORTATION IMPROVEMENTS
The following conditions regarding transportation improvements apply. Access and improvements proposed along NCDOT roadways are subject to Town of Apex and NCDOT review and approval at the time of site and subdivision plans.

1. Developer shall extend Baronial Street from its existing stub to Mt Zion Church Rd as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
2. Developer shall construct and dedicate right of way for a Residential Street stub street from Baronial Street to Parcel PIN 0721436885.

3. Developer shall extend Blue Jay Point from its existing stub to Baronial St as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
4. Developer shall extend Hammocks Beach Trail based on a Minor Collector Street typical section, a 27-foot-wide curb and gutter street, and dedicate a reduced (50-foot-wide) right of way, with a 5-foot-wide sidewalk on the east side and 10-foot-wide Side Path on the west side.
5. Developer shall construct a single-lane, four legged mini roundabout at the intersection of Mt Zion Church Rd and the extensions of Hammocks Beach Trail and Baronial Street.
6. Developer shall construct improvements and dedicate right of way along Mt. Zion Church Road, for the entire project frontage, is based on a Residential Street typical section north of the mini-roundabout and based on the Minor Collector Street typical section south of the mini-roundabout. North of the mini-roundabout Developer shall construct 5-foot-wide sidewalks on both sides. South of the mini-roundabout Developer shall construct a 5-foot-wide sidewalk on the west side and a 10-foot-wide Side Path on the east side.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

- Per UDO requirements for residential development with a PUD zoning designation, sidewalks shall be provided along both sides of all streets.

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 Plan or 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 master plans for water and sewer. A conceptual utility plan is included in the PUD Concept Plan for reference. An exception will be needed that the Water Main along Mt. Zion will be installed within the NCDOT right-of-way.

OTHER UTILITIES

Electricity will be provided by Duke Energy Progress or Apex Electric, depending on whether Apex Electric is capable of serving the Property. Phone, cable, and gas will be provided by the Developer and shall meet Town of Apex standards as outlined in the UDO.

16.0 Phasing Plan

The PUD will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

17.0 Consistency with Land Use Plan

The PUD proposes density than is recommended by the Medium Density Residential Land Use Map designation, it is generally consistent with the goals of the 2045 Land Use Map. The Medium Density Residential designation recommends "single-family and townhome residential uses" that will extend existing similar development/ The proposed maximum density of 4.8 units/acre is consistent with recommended density for Medium Density Residential, as defined in the Comp Plan. The PUD, together with conditions of this PUD, will extend a mixture of single-family and townhome housing, and providing more pedestrian connections.

- Protection of environmental and natural resources.
- A variety of housing types are available to a range of incomes.
- Extend medium density residential uses

18.0 Compliance with UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of Ashburn. 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.

ASHBURN

APEX, NC

REZONING: 24CZ10

811 Know what's below. Call before you dig.

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

PLANNED UNIT DEVELOPMENT PLAN DRAWINGS FOR A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

PROJECT STATISTICS

PROPERTY OWNER	ANTHONY & DELOIS RICHARDSON 1825 CAR CREEK RD. SANFORD, NC 27332
DEVELOPER	ASHBURN DEVELOPMENT, LLC 933 OLD KNIGHT ROAD KNIGHTDALE, NC 27545
APPLICANT	ENTITLEMENT PRESERVATION GROUP 275 NORTH PEA RIDGE RD PITTSBORO, NC 27312
EXISTING USE	VACANT
PROPOSED USE(S)	SINGLE FAMILY, TOWNHOUSE
EXISTING ZONING	RR
PROPOSED ZONING	PUD-CZ
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
RIVER BASIN	CAPE FEAR
FEMA FLOOD PANEL *THIS SITE DOES NOT CONTAIN FEMA DESIGNATED FLOOD ZONES*	2100K
HISTORIC STRUCTURES LOCATED ON SITE	NONE

AREA CALCULATIONS

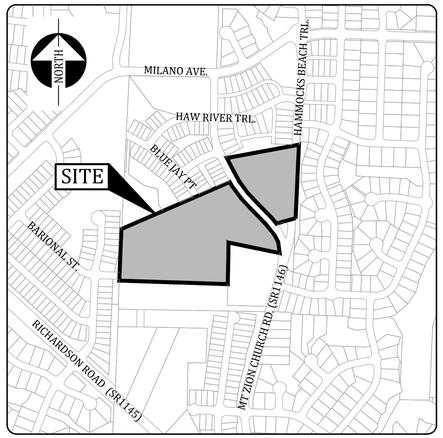
AREA DESIGNATED AS MIXED USE ON 2045 LAND USE MAP		NA/0.00 AC
AREAS OF MIXED USE PROPOSED AS NON-RESIDENTIAL DEVELOPMENT		0.00 AC/0%
GROSS AREA OF PROJECT BASED ON SURVEY		15.32 AC
AREA IN TRACT 1 (SINGLE FAMILY)		4.03 AC
AREA IN TRACT 2 (TOWNHOMES)		11.29 AC
PLAY AREA REQUIRED (0.006 AC PER D.U., 0.3 AC MIN.)	0.006 AC PER DWELLING UNIT, 0.3 AC MINIMUM	
RESOURCE CONSERVATION AREA REQUIRED OVER ENTIRE DEVELOPMENT	*30% PER 8.1.2.C	4.80 AC
AREA REQUIRED IN SINGLE FAMILY TRACT	35%	1.41 AC
AREA REQUIRED IN TOWNHOME TRACT	30%	3.39 AC
*5% ADDITIONAL RCA REQUIRED FOR SINGLE FAMILY TRACT PER 7.2.5.B.8		
MAXIMUM BUILT UPON AREA	70%	10.72 AC

BUILDING SETBACK REQUIREMENTS

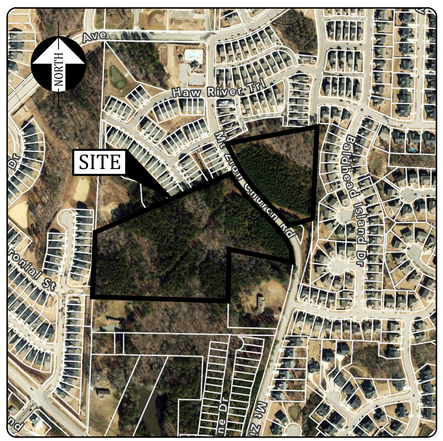
SINGLE FAMILY (REAR ALLEY) SETBACKS		TOWNHOUSE SETBACKS	
FRONT	10'	FRONT	20'
CORNER	8'	CORNER	12'
SIDE	3'	SIDE	0'
REAR	20'	REAR	15'
REAR DETACHED GARAGE	5'	MIN. BUILDING SEPARATION	8'
FROM BUFFER OR RCA			10'

MAXIMUM ALLOWABLE BUILDING HEIGHT

UP TO 42' FOR DETACHED SINGLE FAMILY HOMES
UP TO 45' FROM FFE TO HIGHEST PEAK FOR TOWNHOMES



VICINITY MAP 1"= 500'



AERIAL MAP 1"= 400'

PARKS AND RECREATION SITE DATA TABLE

DATE REVIEWED BY PRCR ADVISORY COMMISSION: 10/30/2024

☒ **FEE-IN-LIEU OF DEDICATION:**

21	SINGLE-FAMILY DETACHED UNITS X $4,244.42 PER UNIT =	$ 89,132.82
51	SINGLE-FAMILY ATTACHED UNITS X $2,858.65 PER UNIT =	$ 145,791.15
0	MULTI-FAMILY UNITS X $2,516.93 PER UNIT =	$
	TOTAL FEE-IN-LIEU:	$ 234,923.97

☐ **ACRES OF LAND DEDICATION** _____

☐ **PUBLIC GREENWAY TRAIL CONSTRUCTION** YES ☐ NO ☒

SHEET LIST

SHEET #	SHEET TITLE
PD0.0	COVER SHEET
PD1.0	EXISTING CONDITIONS PLAN
PD2.0	PRELIMINARY LAYOUT AND UTILITY PLAN

DEVELOPER

ASHBURN DEVELOPMENT, LLC
933 OLD KNIGHT ROAD
KNIGHTDALE, NC 27545

APPLICANT

ENTITLEMENT PRESERVATION GROUP
CHARLES R. WALKER III, PLA
275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312
PHONE: 919-625-9760
EMAIL: CWALKER@EPGROUPONLINE.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
3. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
4. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720072100K, DATED 7/19/22.
5. FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PRIEST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCM DESIGN CALCULATIONS AND FLOOD STUDY.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.

UTILITY EXCEPTION TABLE

The following items have been approved as exceptions for this drawing by the Town of Apex Department Director(s), and to the best of my knowledge and belief, this drawing conforms to the requirements established by the Director(s) allowing deviation from the Standard Specifications and Standard Details of the Town of Apex. The signature below represents that the requesting Engineer has been granted a variance ONLY for the items listed. The developer/engineer/contractor is solely responsible for meeting all applicable requirements.

APPROVED EXCEPTION	DIRECTOR GRANTING EXCEPTION
1.	
2.	
3.	

By: _____ Date: _____
Requesting Engineer

NORTH CAROLINA PROFESSIONAL ENGINEER THOMAS F. CRAVEN
PRELIMINARY FOR REVIEW ONLY

PROPOSED SEWER FLOWS:

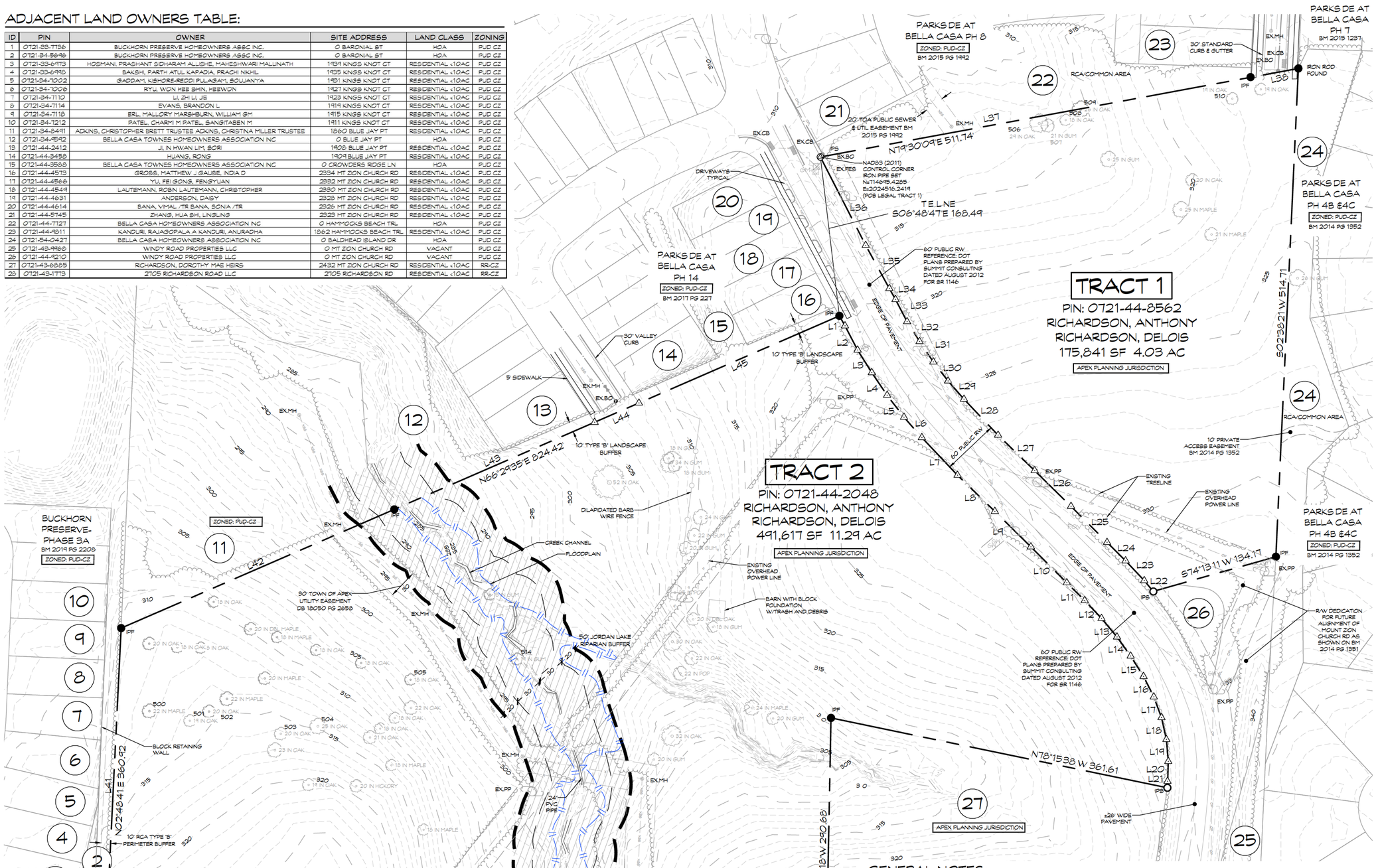
NUMBER OF SINGLE FAMILY HOMES:	21 UNITS
NUMBER OF TOWNHOMES:	51 UNITS
AVG DAILY FLOW PER HOME:	300 GPD/UNIT
TOTAL AVERAGE DAILY FLOW:	21,600 GPD (15.0 GPM)

REVISIONS:	SUBMITTAL DATE:	6/3/2024	SHEET #
REVISION 2	TOWN STAFF REVIEW:	3/7/2025	
REVISION 3	TOWN STAFF REVIEW:	4/4/2025	
REVISION 4	TOWN STAFF REVIEW:	5/2/2025	
REVISION 5	TOWN STAFF REVIEW:	6/5/2025	
REVISION 6	TOWN STAFF REVIEW:	9/2/2025	PD0.0
RELEASED FOR CONSTRUCTION DATE:		NOT RELEASED	

24CZ10

ADJACENT LAND OWNERS TABLE:

ID	PIN	OWNER	SITE ADDRESS	LAND CLASS	ZONING
1	0721-33-7736	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	0 BARONIAL ST	HOA	PUD CZ
2	0721-34-5646	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	0 BARONIAL ST	HOA	PUD CZ
3	0721-33-6713	HOSMANI, PRASHANT SIDHARAM ALLISHE; MAHESHWARI MALLINATH	1934 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
4	0721-33-6995	BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL	1935 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
5	0721-34-7002	GADDAM, KISHORE-REDDY PULAGAM, SOUJANYA	1951 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
6	0721-34-7006	RYU, WON HEE SHIN, HEEWON	1927 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
7	0721-34-7110	LI, ZHI LI, JE	1923 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
8	0721-34-7114	EVANS, BRANDON L	1919 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
9	0721-34-7116	ERL, MALLORY MARSHBURN, WILLIAM GM	1915 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
10	0721-34-7212	PATEL, CHARMI M PATEL, SANGITABEN M	1911 KNGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
11	0721-34-6441	ADKINS, CHRISTOPHER BRETT TRUSTEE ADKINS, CHRISTINA MILLER TRUSTEE	1860 BLUE JAY PT	RESIDENTIAL <10AC	PUD CZ
12	0721-34-5542	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	0 BLUE JAY PT	HOA	PUD CZ
13	0721-44-2412	JI, N HWAN LIM, SORI	1909 BLUE JAY PT	RESIDENTIAL <10AC	PUD CZ
14	0721-44-3456	HUANG, RONG	1909 BLUE JAY PT	RESIDENTIAL <10AC	PUD CZ
15	0721-44-3568	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	0 CROWDERS RIDGE LN	HOA	PUD CZ
16	0721-44-4573	GROSS, MATTHEW J; GAUSE, INDIA D	2334 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
17	0721-44-4566	YU, FEI GONG, FENGYUAN	2332 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
18	0721-44-4549	LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	2330 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
19	0721-44-4631	ANDERSON, DAISY	2328 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
20	0721-44-4614	BANA, VIMAL /TR BANA, SONIA /TR	2326 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
21	0721-44-5745	ZHANG, HUA SHI, LINGLING	2323 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
22	0721-44-7121	BELLA CASA HOMEOWNERS ASSOCIATION INC	0 HAMMOCKS BEACH TRL	HOA	PUD CZ
23	0721-44-4611	KANDURI, RAJAGOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL	RESIDENTIAL <10AC	PUD CZ
24	0721-54-0421	BELLA CASA HOMEOWNERS ASSOCIATION INC	0 BALDHEAD ISLAND DR	HOA	PUD CZ
25	0721-43-9968	WINDY ROAD PROPERTIES LLC	0 MT ZION CHURCH RD	VACANT	PUD CZ
26	0721-44-4210	WINDY ROAD PROPERTIES LLC	0 MT ZION CHURCH RD	VACANT	PUD CZ
27	0721-43-6885	RICHARDSON, DOROTHY MAE HEIRS	2432 MT ZION CHURCH RD	RESIDENTIAL <10AC	RR-CZ
28	0721-43-1773	2705 RICHARDSON ROAD LLC	2705 RICHARDSON RD	RESIDENTIAL <10AC	RR-CZ



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S29°25'34"E	12.05	L24	N45°10'11"W	27.50
L2	S27°36'38"E	28.74	L25	N44°54'53"W	53.64
L3	S32°05'39"E	28.07	L26	N45°28'43"W	53.65
L4	S34°00'02"E	28.78	L27	N45°53'23"W	53.67
L5	S37°36'11"E	29.18	L28	N43°26'50"W	52.19
L6	S41°14'19"E	28.49	L29	N41°14'19"W	25.43
L7	S43°26'50"E	54.62	L30	N37°36'11"W	25.39
L8	S45°53'23"E	54.73	L31	N34°00'02"W	25.84
L9	S45°28'43"E	53.19	L32	N32°05'39"W	24.72
L10	S44°54'53"E	53.48	L33	N27°36'38"W	26.31
L11	S45°10'11"E	26.54	L34	N29°18'23"W	13.26
L12	S43°16'07"E	25.82	L35	N28°41'19"W	51.85
L13	S39°46'07"E	25.44	L36	N27°09'54"W	104.55
L14	S35°33'43"E	24.72	L37	N79°30'09"E	460.35
L15	S32°15'36"E	25.41	L38	N79°30'09"E	51.39
L16	S26°39'44"E	24.07	L39	N02°48'41"E	8.62
L17	S20°21'19"E	23.52	L40	N02°48'41"E	50.00
L18	S12°34'16"E	23.56	L41	N02°48'41"E	302.30
L19	S04°55'42"E	23.24	L42	N66°29'35"E	313.49
L20	S01°38'37"W	24.73	L43	N66°29'35"E	230.03
L21	N04°32'08"E	9.05	L44	N66°29'35"E	50.81
L22	N39°46'07"W	14.76	L45	N66°29'35"E	230.09
L23	N43°16'07"W	28.65			

SURVEY LINETYPES

- PROPERTY LINE
- P/L NOT SURVEYED
- EASEMENT
- ADJOINER
- FENCE LINE
- SANITARY SEWER (XSS)
- STORM SEWER (XST)
- UNDERGROUND POWER (UPL)
- FIBER OPTIC/COMMUNICATION (XFO)
- TRAFFIC SIGNAL (TS)
- WATERLINE (XWL)
- UNDERGROUND TELEPHONE (UT)
- 100 YR FLOODPLAIN
- GUARD RAIL

SURVEY SYMBOL LEGEND

AC UNIT		SWAMP	
BFV	BACK FLOW VALVE	TP	TELEPHONE PEDESTAL
	BOLLARD	TMH	TELEPHONE MANHOLE
CP	CABLE PEDESTAL	TBM	TEMPORARY BENCHMARK
CV	CABLE VAULT		TREE
	CATCH BASIN	UE	UNDERGROUND ELECTRIC
	CLEAN OUT	UP	UNDERGROUND POWER
CB	COMMUNICATION BOX	UT	UNDERGROUND TELEPHONE
	CURB INLET		UTILITY POLE
	ELECTRIC BOX	WL	WATER LINE
EV	ELECTRICAL VAULT	HB	WATER LINE HOTBOX
	FIRE HYDRANT		WATER LINE MANHOLE
FL	FENCE LINE		WATER METER
FO	FIBER OPTIC		WATER VALVE
FOV	FIBER OPTIC VAULT	W	WELL
	FLARED END SECTION		YARD INLET
G	GAS		
	GAS VALVE		
	GRATED INLET		
GW	GUY WIRE		
IV	IRRIGATION VALVE		
	LIGHT POLE		
OH	OVERHANG		
OE	OVERHEAD ELECTRIC		
RCP	REINFORCED CONCRETE DRAINAGE PIPE		
	SEWER MANHOLE		
	STORM MANHOLE		
JB	STORM JUNCTION BOX		

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- PF — IRON PIPE FOUND

HATCH LEGEND

- TRASH/DEBRIS
- EXISTING RIPRAP

GENERAL NOTES:

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2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
4. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720072100K, DATED 7/19/22.
5. FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PRIEST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCM DESIGN CALCULATIONS AND FLOOD STUDY.
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7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
9. STREAM BUFFER WHERE CONFIRMED BY THE TOWN OF APEX WITH BUFFER CALL 19-007.

REFERENCES:

BM 2019 PG 2208
BM 2017 PG 227
BM 2015 PG 1992
BM 2015 1237
BM 2014 PG 1352
BM 2013 PG 1590

811 Know what's below. Call before you dig.

NORTH

100 50 25 0 50 150
GRAPHIC SCALE
1" = 50'

PRELIMINARY FOR REVIEW ONLY

ASHBURN

PLANNED UNIT DEVELOPMENT REZONING PLANS

APEX, NC — WAKE, NORTH CAROLINA

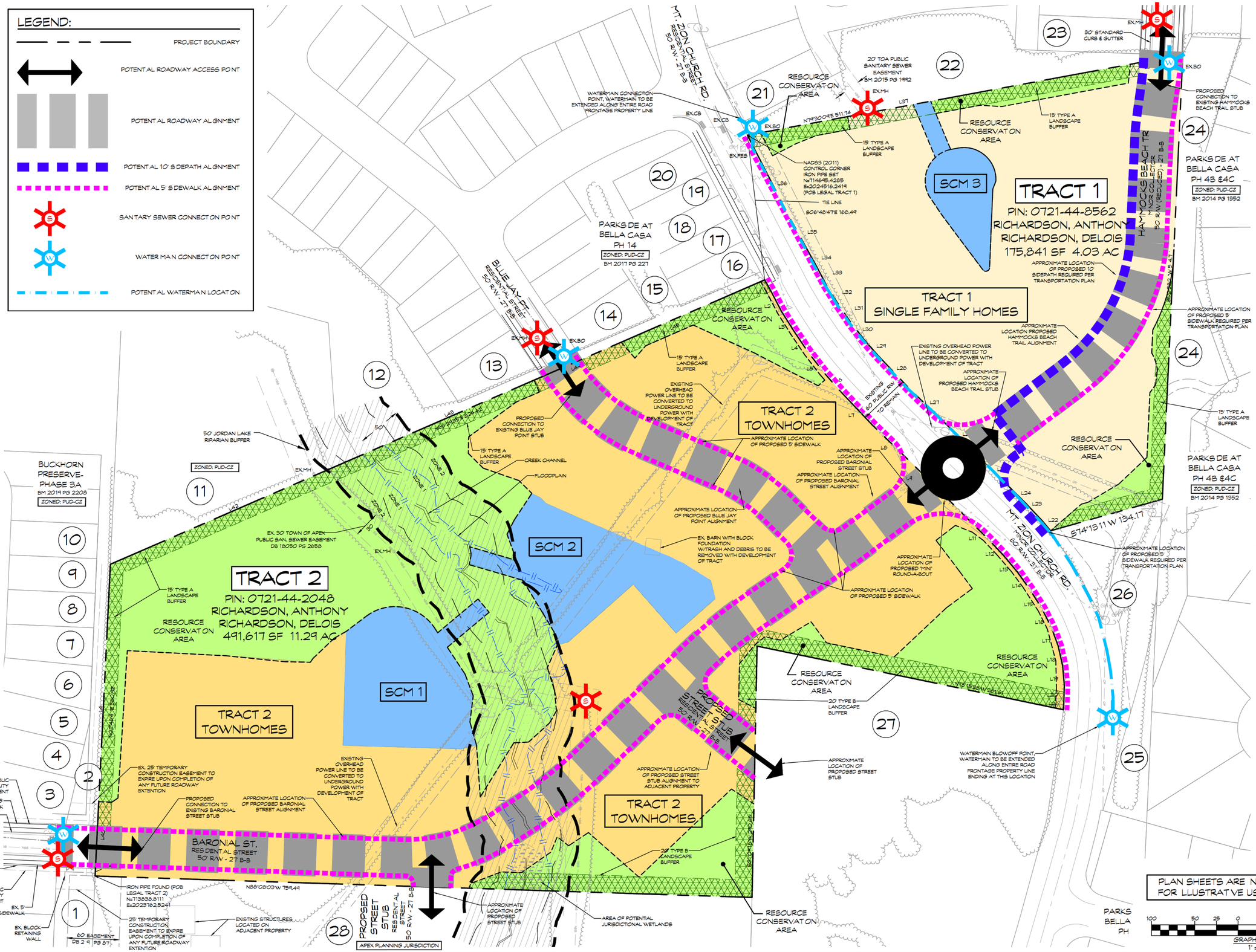
SCALE	1"=50'
DATE	JUNE 3, 2024
PROJECT NUMBER	2022-008.001
CLIENT	ENTITLEMENT PRESERVATION GROUP
PLAN TYPE	PRELIMINARY

EXISTING CONDITIONS PLAN

OWNER COMMENTS	2.7.2025
OWNER COMMENTS	3.7.2025
OWNER COMMENTS	4.4.2025
OWNER COMMENTS	5.2.2025
OWNER COMMENTS	6.5.2025
RELEASED FOR CONSTRUCTION DATE (SEE COVER)	■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # PD1.0



GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THE SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
4. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720071210OK, DATED 7/19/22.
5. FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PRIEST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCM DESIGN CALCULATIONS AND FLOOD STUDY.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
9. FINAL LOCATION OF DEVELOPMENT ACCESS AND STREET STUB LOCATIONS TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
8. FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS, AND PLAY LAWN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
9. ALL PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
10. REFER TO PD TEXT DOCUMENTS FOR A DETAILED LISTING OF ALLOWABLE USES, DESIGN INFORMATION STANDARDS, AND ZONING CONDITIONS.
11. ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF APEX, AND UNLESS SPECIFIED, DEFERS TO THE NC DEPT. OF TRANSPORTATION (NCDOT) STANDARDS, SPECIFICATION, AND DETAILS.
12. THIS PROJECT SHALL UTILIZE FULL TOWN SERVICES - WATER, SEWER, AND ELECTRICITY.
13. THIS PROJECT SHALL NOT UTILIZE PRIVATE SEWAGE DISPOSAL (SEPTIC SYSTEM).
14. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SEE MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT.
15. TREE PROTECTION FENCING MUST BE PLACED:
    a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
    b. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
    c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
16. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

UTILITY NOTES:

1. ALL DEVELOPMENT / REZONING PLANS MUST MEET THE NEW / CURRENT TOWN OF APEX MASTER WATER AND SEWER PLANS. REZONING OR NEW SITE DEVELOPMENT PLANS DO NOT GUARANTEE THE UTILITY LOCATION, ALIGNMENTS, AND DESIGN FOR TOWN APPROVAL. UTILITY DESIGNS WILL BE SUBJECT TO CHANGE UNTIL CONSTRUCTION DESIGNS ARE APPROVED.
2. THIS PLAN SET WILL BE UNDER THE NEW 2024 SPEC (EFFECTIVE DATE: JUNE 11, 2024), SINCE THIS PLAN WAS NOT INCD REVIEW BEFORE THE EFFECTIVE DATE.
3. ANY REQUESTED UTILITY EXCEPTION MUST BE FILED ON THE EXCEPTION FORM THAT IS LOCATED IN THE CD PROJECT PACKET. NO EXCEPTIONS WILL BE APPROVED UNLESS THIS FORM(S) IS COMPLETED AND SIGNED BY TOWN ADMINISTRATION.
4. IN PREPARING ENGINEERING DESIGN PLANS, ALL ELEVATIONS SHALL BE TIED TO NC GRID SYSTEM AND THE BENCHMARK SHALL BE DESCRIBED ON THE PLANS. A FIELD SURVEY OF ALL WATERWAYS AND WATERBODIES WITHIN PROJECT AREA MUST BE PERFORMED, INCLUDING BUT NOT LIMITED TO: CREEKS, STREAMS, RIVERS, LAKES, PONDS, DITCHES, AND CULVERTS. SURVEY MUST INCLUDE ADEQUATE POINTS TO ACCURATELY REPRESENT THE CROSS SECTION OF THE WATERWAY/WATERBODY, I.E. TOP OF BANK, TOE, CENTERLINE, ETC. 100-2 TOWN OF APEX STANDARD SPECIFICATIONS AND DETAILS: ADOPTED FEBRUARY 23, 2021

HATCH LEGEND

- SINGLE FAMILY HOME AREA
- TOWNHOME AREA
- RESOURCE CONSERVATION AREA
- PERIMETER BUFFER AREA
- STORMWATER CONTROL MEASURE AREA

ASHBURN

PLANNED UNIT DEVELOPMENT REZONING PLANS

APEX NC — WAKE NORTH CAROLINA

SCALE	1"=50'
DATE	JUNE 3 2024
PROJECT NUMBER	2022-008.001
CLIENT	ENTITLEMENT PRESERVATION GROUP
PLAN TYPE	PRELIMINARY

PRELIMINARY LAYOUT AND UTILITY PLAN

OWNER COMMENTS	2.7.2025
OWNER COMMENTS	3.7.2025
OWNER COMMENTS	4.4.2025
OWNER COMMENTS	5.2.2025
OWNER COMMENTS	6.5.2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # PD2.0

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #24CZ10
Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Authorized Agent: Charles R. Walker III, Entitlement Preservation Group
Property Addresses: 0 & 0 Mt Zion Church Rd
Acreage: ±15.3 acres
Property Identification Numbers (PINs): 0721442048 & 0721448562
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
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

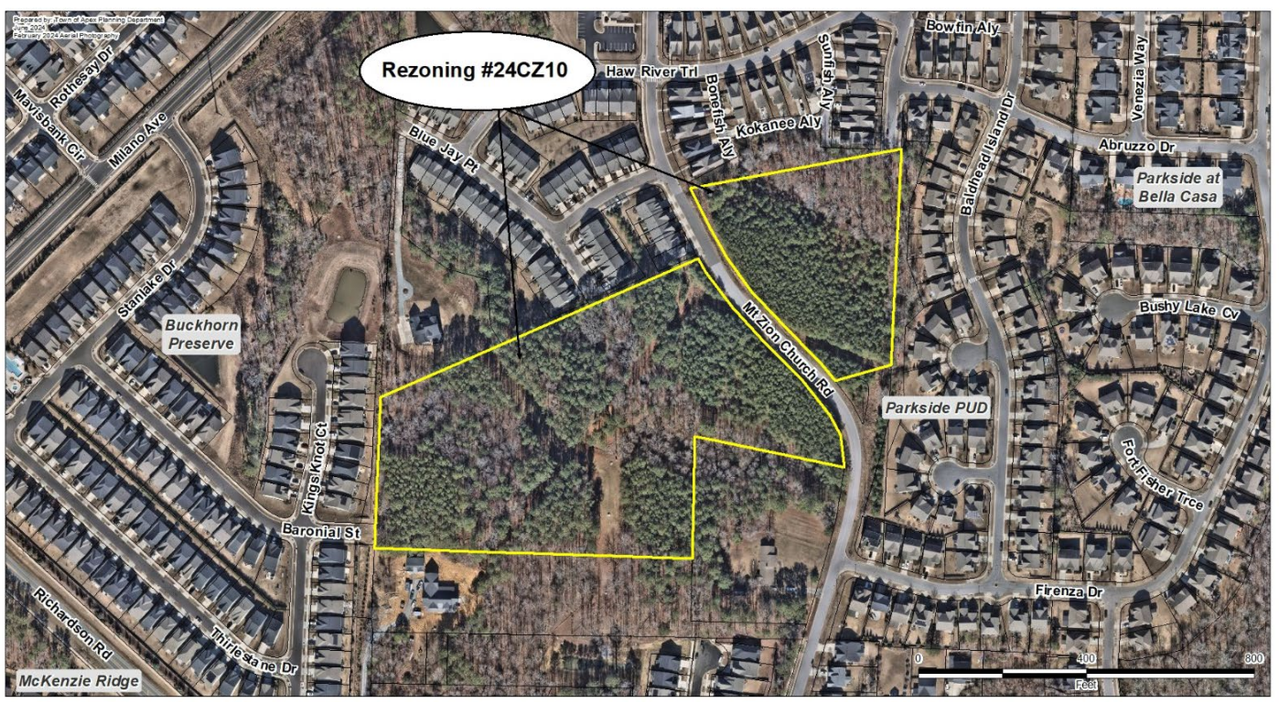
Planning Board Public Hearing Date and Time: July 14, 2025 4:30 PM

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 300 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/47319.

Dianne F. Khin, AICP
Planning Director

Published Dates: June 27 - July 14, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10
Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
Dirección de las propiedades: 0 & 0 Mt Zion Church Rd
Superficie: ±15.3 acres
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Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
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

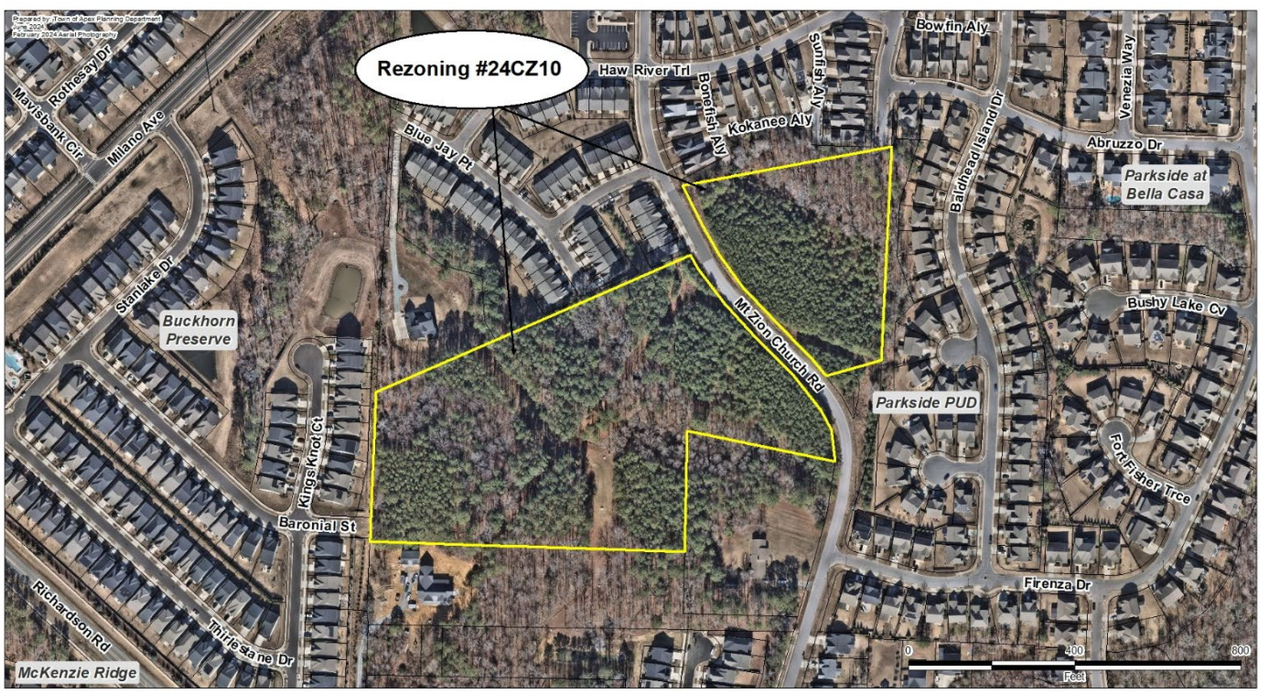
Fecha y hora de la audiencia pública de la Junta de Planificación: 14 de julio de 2025 4:30 P.M.

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 300 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/47319.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 27 de junio – 14 de julio de 2025

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All tools | Edit | Convert | E-Sign | 24CZ10 Ashbur... ... | Share

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #24CZ10
Ashburn PUD

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Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: July 14, 2025 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.

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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 300 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/47319.

Dianne F. Khin, AICP
Planning Director

Published Dates: June 27 - July 14, 2025

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All tools | Edit | Convert | E-Sign | 24CZ10 A...ined PN | Share

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10
Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
Dirección de las propiedades: 0 & 0 Mt Zion Church Rd
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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: 14 de julio de 2025 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.

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Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 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/47319.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 27 de junio – 14 de julio de 2025

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6/27/2025

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 #24CZ10 Ashburn PUD
Project Location:	0 & 0 Mt. Zion Church Rd
Authorized Agent:	Charles R. Walker III, PLA
Firm:	Entitlement Preservation Group
Planning Board Public Hearing Date:	July 14, 2025
Project Planner:	Joshua Killian, Planner II

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 June 27, 2025, 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 300' 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 300' of the land subject to notification.

6/30/2025
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 30th day of June, 2025.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

Notary Public

My Commission Expires: 10/3/2027

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #24CZ10
Ashburn PUD

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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicants: Mike Jordan, JV Management and Ashburn Development LLC
Authorized Agent: Charles R. Walker III, Entitlement Preservation Group
Property Addresses: 0 & 0 Mt Zion Church Rd
Acreage: ±15.3 acres
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Existing Zoning of Properties: Rural Residential (RR)
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

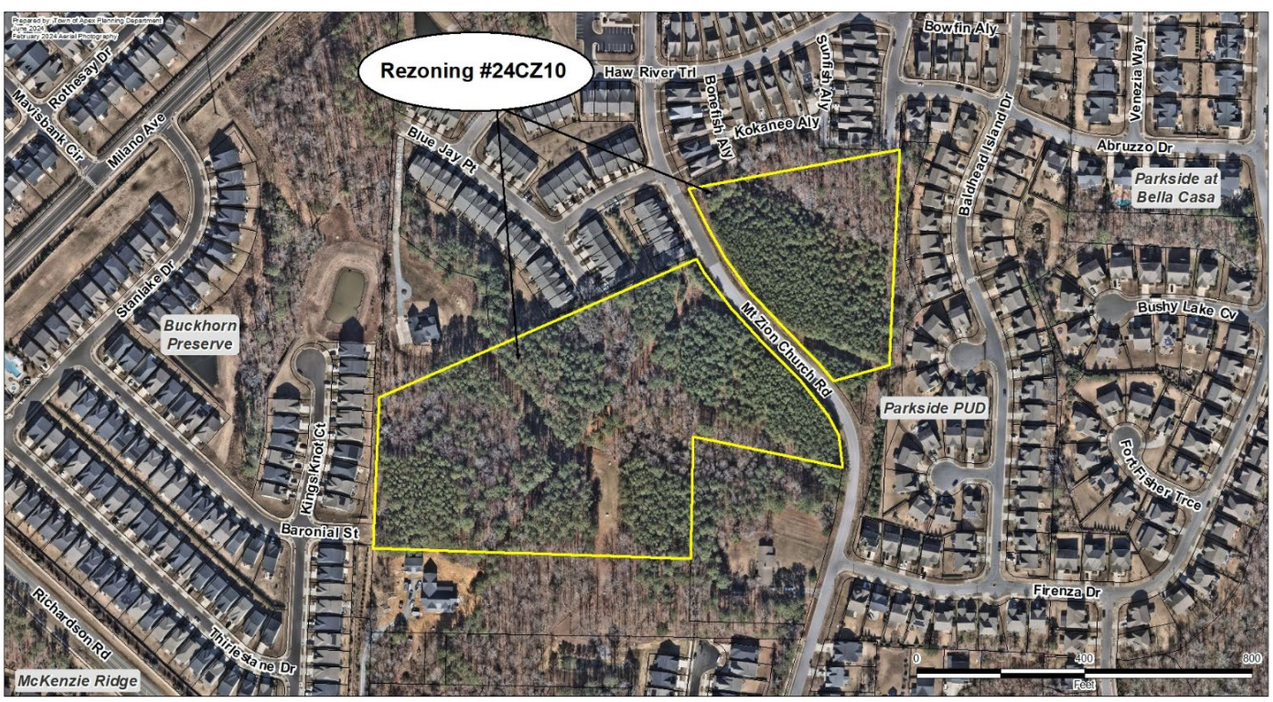
Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: August 12, 2025 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 (322 N Mason 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/47319.

Dianne F. Khin, AICP
Planning Director

Published Dates: July 21 - August 12, 2025

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10
Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
Dirección de las propiedades: 0 & 0 Mt Zion Church Rd
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Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

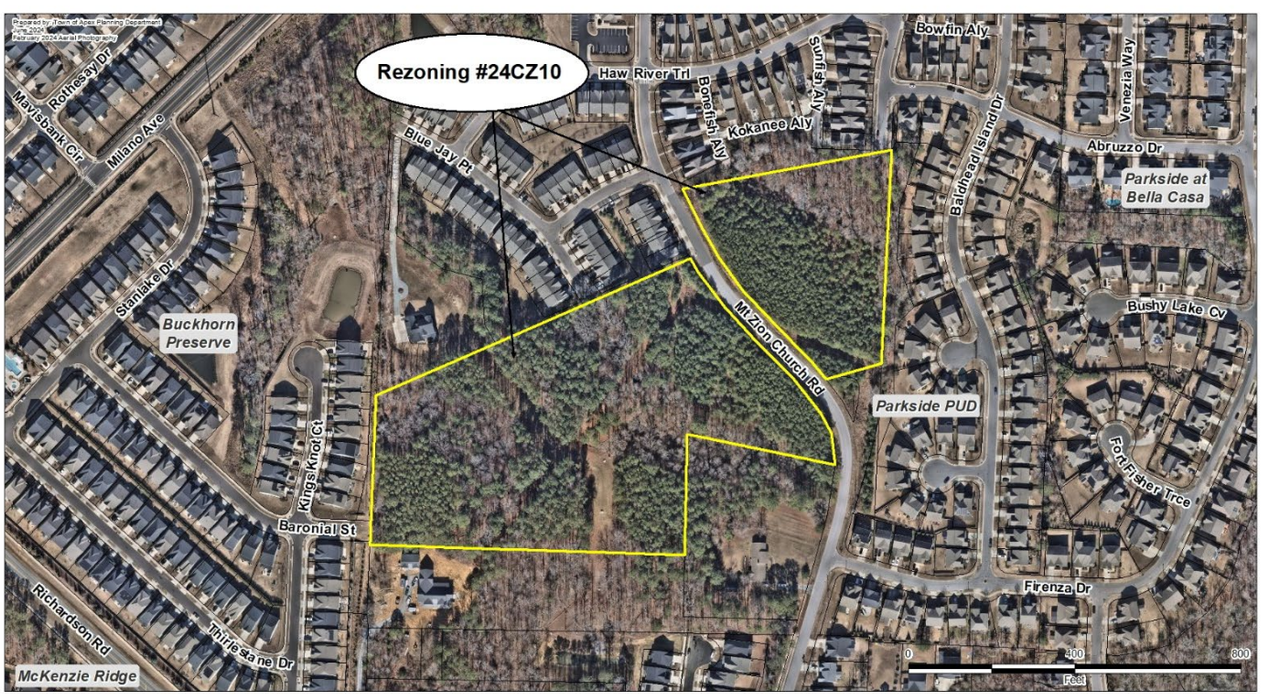
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 12 de agosto de 2025 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 (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 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/47319.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de julio - 12 de agosto de 2025

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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 #24CZ10
Ashburn PUD

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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicants: Mike Jordan, JV Management and Ashburn Development LLC
Authorized Agent: Charles R. Walker III, Entitlement Preservation Group
Property Addresses: 0 & 0 Mt Zion Church Rd
Acreage: ±15.3 acres
Property Identification Numbers (PINs): 0721442048 & 0721448562
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
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

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: August 12, 2025 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 (322 N Mason 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:



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Dianne F. Khin, AICP
Planning Director

Published Dates: July 21 - August 12, 2025

Reminders: 2 | All folders are up to date. | Microsoft Exchange | 100%
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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 #24CZ10
Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
Dirección de las propiedades: 0 & 0 Mt Zion Church Rd
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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: 12 de agosto de 2025 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 (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 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/47319.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de julio - 12 de agosto de 2025

Reminders: 2 All folders are up to date. d to: Microsoft Exchange 100%
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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 #24CZ10 Ashburn PUD
Project Location:	0 & 0 Mt. Zion Church Rd
Authorized Agent:	Charles R. Walker III, PLA
Firm:	Entitlement Preservation Group
Town Council Public Hearing Date:	August 12, 2025
Project Planner:	Joshua Killian, Planner II

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 July 21, 2025, 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.

7/21/2025
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 21st day of July, 2025.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

SEAL

Notary Public

My Commission Expires: 10/3/2027

TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

Public Hearing was closed; vote was continued to September 23, 2025

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #24CZ10
Ashburn PUD

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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

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Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

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Town Council Public Hearing Date and Time: August 12, 2025 6:00 PM

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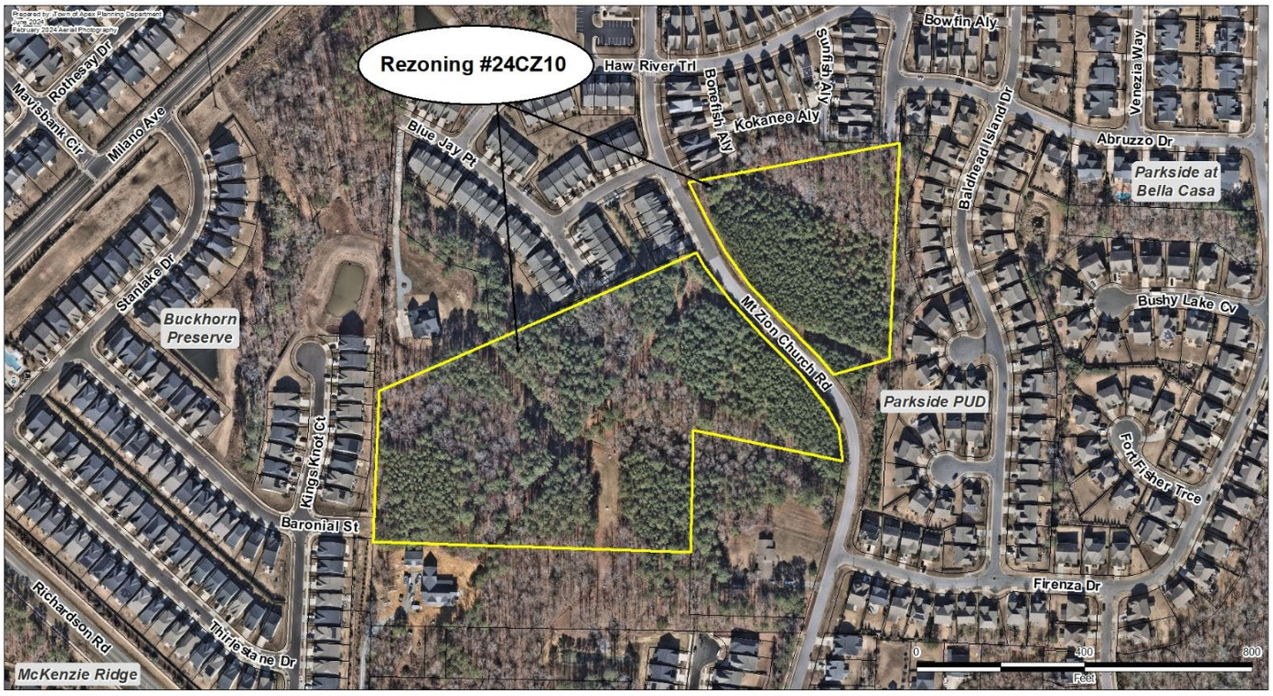
Vicinity Map:



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Dianne F. Khin, AICP
Planning Director

Published Dates: July 18 - ~~August 12, 2025~~ September 23, [illegible]

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

Se terminó la audiencia pública; la votación ha sido postergada al 23 de septiembre de 2025

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10
Ashburn PUD

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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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: 12 de agosto de 2025 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.

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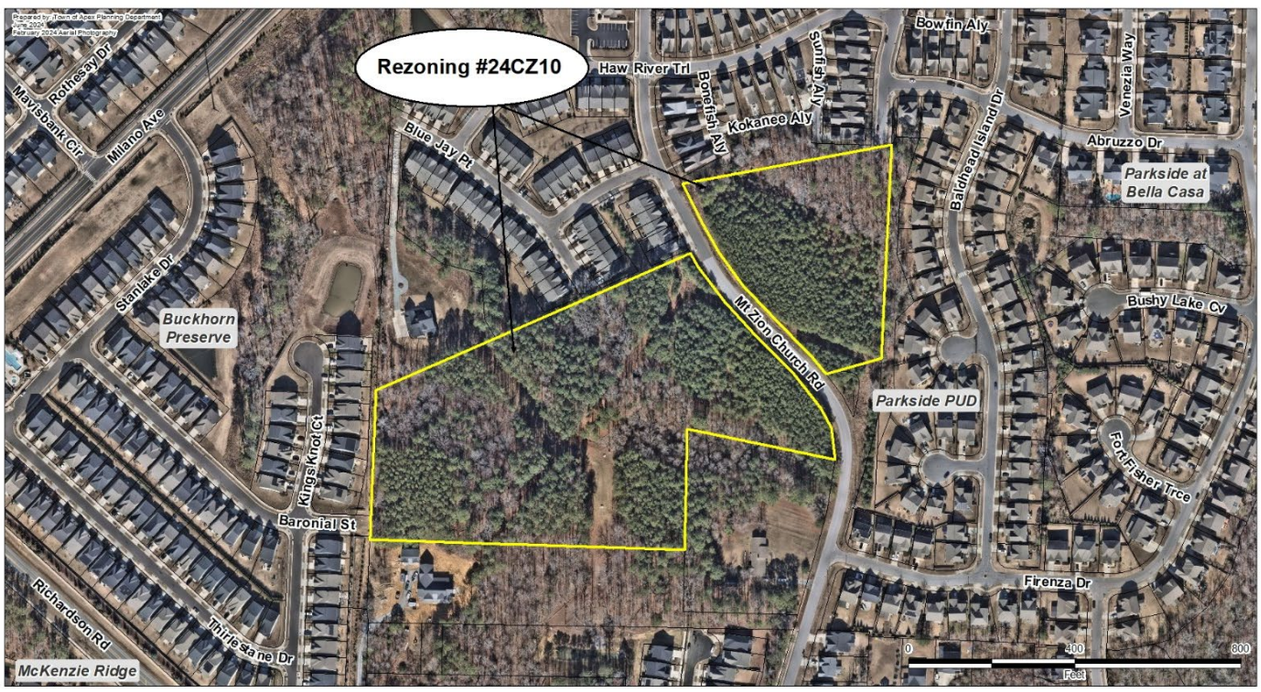
Mapa de las inmediaciones:



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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 18 de julio - ~~12 de agosto~~ 23 de se[illegible]025

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TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

Public Hearing was closed; vote was continued to September 23, 2025

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #24CZ10
Ashburn PUD

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Dianne F. Khin, AICP
Planning Director

Published Dates: July 18 - ~~August 12, 2025~~ September 23, 2025

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TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

Se terminó la audiencia pública; la votación ha sido postergada al 23 de septiembre de 2025

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10
Ashburn PUD

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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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: 18 de julio - ~~12 de agosto~~ 23 de septiembre de 2

4:01 PM
9/16/2025

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 26, 2024

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: June 3, 2024
- Name of development: 24CZ10 Ashburn PUD
- Address of rezoning: 0 Mt Zion Church Rd (PINs 07214485622, 0721442048)
- Total number of proposed residential units: 85 max
- Type(s) of residential units proposed: up to 22 single-family dwelling and up to 63 townhomes

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:

☐ 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,

8.30.24
Susan W. Pullium, MSA
Senior Director

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #24CZ10 Ashburn PUD

Planning Board Meeting Date: July 14, 2025

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: +/- 15.3 acres

PIN(s): 0721448562 & 0721442048

Current Zoning: Rural Residential (#07ETJ24)

Proposed Zoning: Planned Unit Development–Conditional Zoning (PUD-CZ)

2045 Land Use Map: Medium Density Residential

Town Limits: In 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: To recommend approval as presented.

Introduced by Planning Board member: Alyssa Byrd

Seconded by Planning Board member: Steven Rhodes

☐ *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:

As presented.

☐ *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 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 14th day of July 2025.

Attest:

Keith Braswell, Acting Planning Board Chair

Dianne Khin Digitally signed by Dianne Khin Date: 2025.07.14 17:30:12 -04'00'

Dianne Khin, Planning Director

Legal Description TRACT 1

Beginning at a CONTROL CORNER IRON PIPE SET having coordinates of **N:714695.43, E:2024516.24**; thence with a bearing of **N 79°30'09" E** a distance of **511.74** feet to a IRON ROD FOUND; thence with a bearing of **S 02°38'21" W** a distance of **514.71** feet to a IRON PIPE FOUND; thence with a bearing of **S 74°13'11" W** a distance of **134.17** feet to a IRON PIPE SET; thence and along the Eastern Right of Way of Mount Zion Church Road with a bearing of **N 39°46'07" W** a distance of **14.76** feet to a COMPUTED POINT; thence with a bearing of **N 43°16'07" W** a distance of **28.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°10'11" W** a distance of **27.50** feet to a COMPUTED POINT; thence with a bearing of **N 44°59'53" W** a distance of **53.64** feet to a COMPUTED POINT; thence with a bearing of **N 45°28'43" W** a distance of **53.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°53'23" W** a distance of **53.67** feet to a COMPUTED POINT; thence with a bearing of **N 43°26'50" W** a distance of **52.19** feet to a COMPUTED POINT; thence with a bearing of **N 41°14'19" W** a distance of **25.43** feet to a COMPUTED POINT; thence with a bearing of **N 37°36'11" W** a distance of **25.39** feet to a COMPUTED POINT; thence with a bearing of **N 34°00'02" W** a distance of **25.89** feet to a COMPUTED POINT; thence with a bearing of **N 32°05'39" W** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **N 27°36'38" W** a distance of **26.31** feet to a COMPUTED POINT; thence with a bearing of **N 29°18'23" W** a distance of **13.26** feet to a COMPUTED POINT; thence with a bearing of **N 28°41'19" W** a distance of **51.85** feet to a COMPUTED POINT; thence with a bearing of **N 27°09'54" W** a distance of **104.55** feet to a IRON PIPE SET; which is the Point of beginning, containing approximately 175,840.87 square feet or 4.0367 acres, as shown on a survey entitled " Boundary Survey For Ashburn Development, LLC " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

Legal Description TRACT 2

COMMENCING at a IRON PIPE FOUND having coordinates of **N:713838.8111, E:2023762.5241E**; thence with a bearing of **N 02°48'41" E** a distance of **360.92** feet to a IRON PIPE FOUND; thence with a bearing of **N 66°29'35" E** a distance of **824.42** feet to a IRON PIPE FOUND; thence and along the Western Right of Way of Mount Zion Church Road with a bearing of **S 29°25'34" E** a distance of **12.05** feet to a COMPUTED POINT; thence with a bearing of **S 27°36'38" E** a distance of **28.74** feet to a COMPUTED POINT; thence with a bearing of **S 32°05'39" E** a distance of **28.07** feet to a COMPUTED POINT; thence with a bearing of **S 34°00'02" E** a distance of **28.78** feet to a COMPUTED POINT; thence with a bearing of **S 37°36'11" E** a distance of **29.18** feet to a COMPUTED POINT; thence with a bearing of **S 41°14'19" E** a distance of **28.49** feet to a COMPUTED POINT; thence with a bearing of **S 43°26'50" E** a distance of **54.62** feet to a COMPUTED POINT; thence with a bearing of **S 45°53'23" E** a distance of **54.73** feet to a COMPUTED POINT; thence with a bearing of **S 45°28'43" E** a distance of **53.19** feet to a COMPUTED POINT; thence with a bearing of **S 44°59'53" E** a distance of **53.48** feet to a COMPUTED POINT; thence with a bearing of **S 45°10'11" E** a distance of **26.59** feet to a COMPUTED POINT; thence with a bearing of **S 43°16'07" E** a distance of **25.82** feet to a COMPUTED POINT; thence with a bearing of **S 39°46'07" E** a distance of **25.44** feet to a COMPUTED POINT; thence with a bearing of **S 35°33'43" E** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **S 32°15'36" E** a distance of **25.41** feet to a COMPUTED POINT; thence with a bearing of **S 26°39'44" E** a distance of **24.07** feet to a COMPUTED POINT; thence with a bearing of **S 20°21'19" E** a distance of **23.32** feet to a COMPUTED POINT; thence with a bearing of **S 12°34'16" E** a distance of **23.56** feet to a COMPUTED POINT; thence with a bearing of **S 04°55'42" E** a distance of **23.24** feet to a COMPUTED POINT; thence with a bearing of **S 01°38'37" W** a distance of **24.73** feet to a COMPUTED POINT; thence with a bearing of **S 04°32'08" W** a distance of **3.05** feet to a IRON PIPE SET; thence with a bearing of **N 78°15'38" W** a distance of **361.61** feet to a IRON PIPE FOUND; thence with a bearing of **S 01°09'18" W** a distance of **290.68** feet to a IRON ROD FOUND; thence with a bearing of **N 88°08'03" W** a distance of **759.49** feet to a IRON PIPE FOUND; which is the Point of Beginning, containing approximately 491,617.13 square feet or 11.2860 acres, as shown on a survey entitled "Boundary Survey For Ashburn Development, LLC " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

ASHBURN

PROPOSED PUD APEX, NORTH CAROLINA

ORIGINAL SUBMITTAL JUNE 3,2024 RESUBMITTAL FEBRUARY 7, 2025
RESUBMITTAL MARCH 7, 2025 RESUBMITTAL APRIL 4, 2025
RESUBMITTAL MAY 2, 2025 RESUBMITTAL JUNE 6, 2025
RESUBMITTAL SEPTEMBER 15,2025



Developer/Applicant:
Ashburn Development LLC
933 Old Knight Road, Knightdale N. Carolina
(919) 422-3933 - Mike Jordan - Mike.Jordan@jvmgmt.net

Master Planning/Authorized Agent:
Entitlement Preservation Group
275 North Pea Ridge Road, Pittsboro N. Carolina
(919) 625-9760 cwalker@epgrouponline.com

Engineering/Surveying
Priest Craven and Associates Inc
3803 B Computer Drive Suite 104, Raleigh N. Carolina
(919) 919-781-0300 PCA@PriestCraven.com Firm#: C-0488

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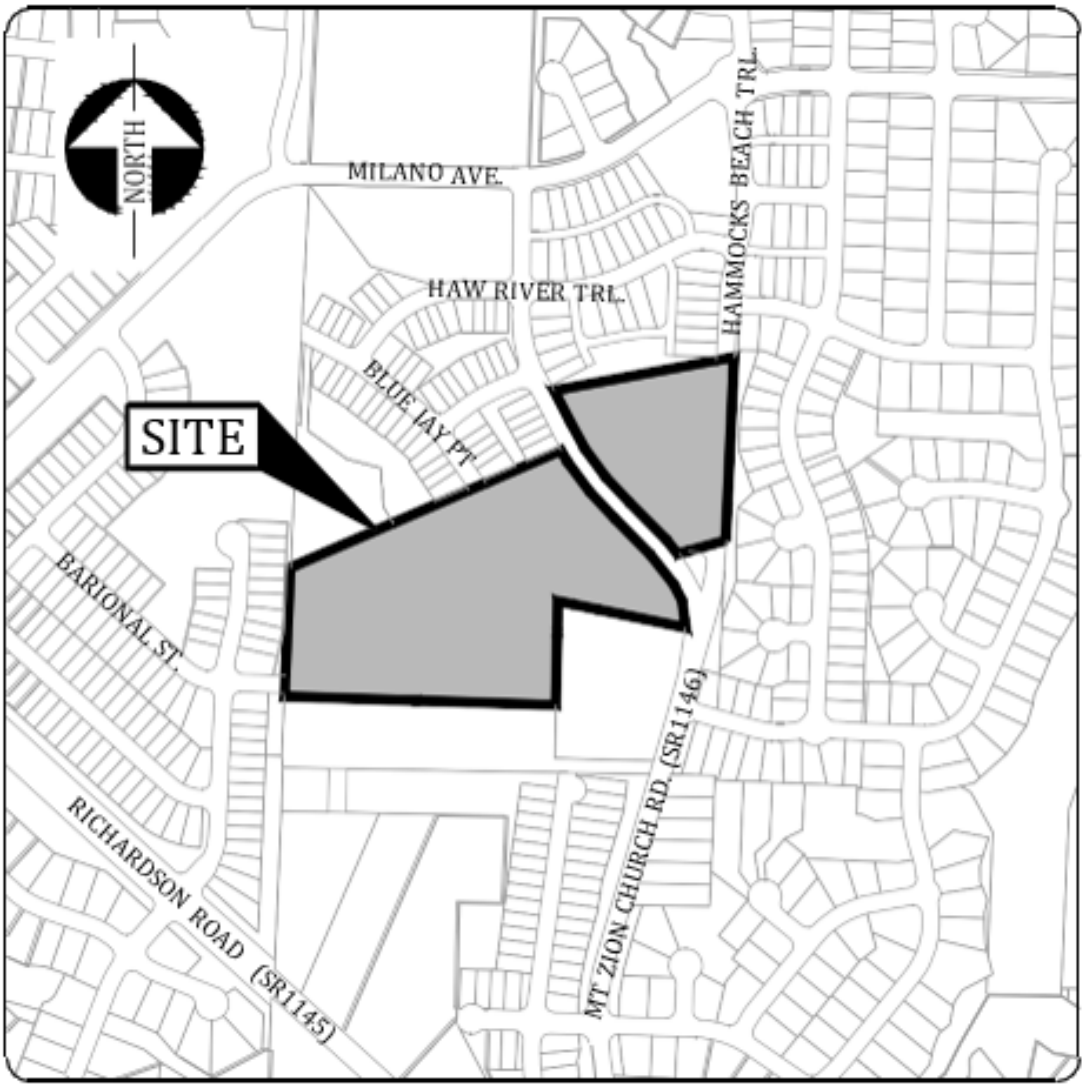
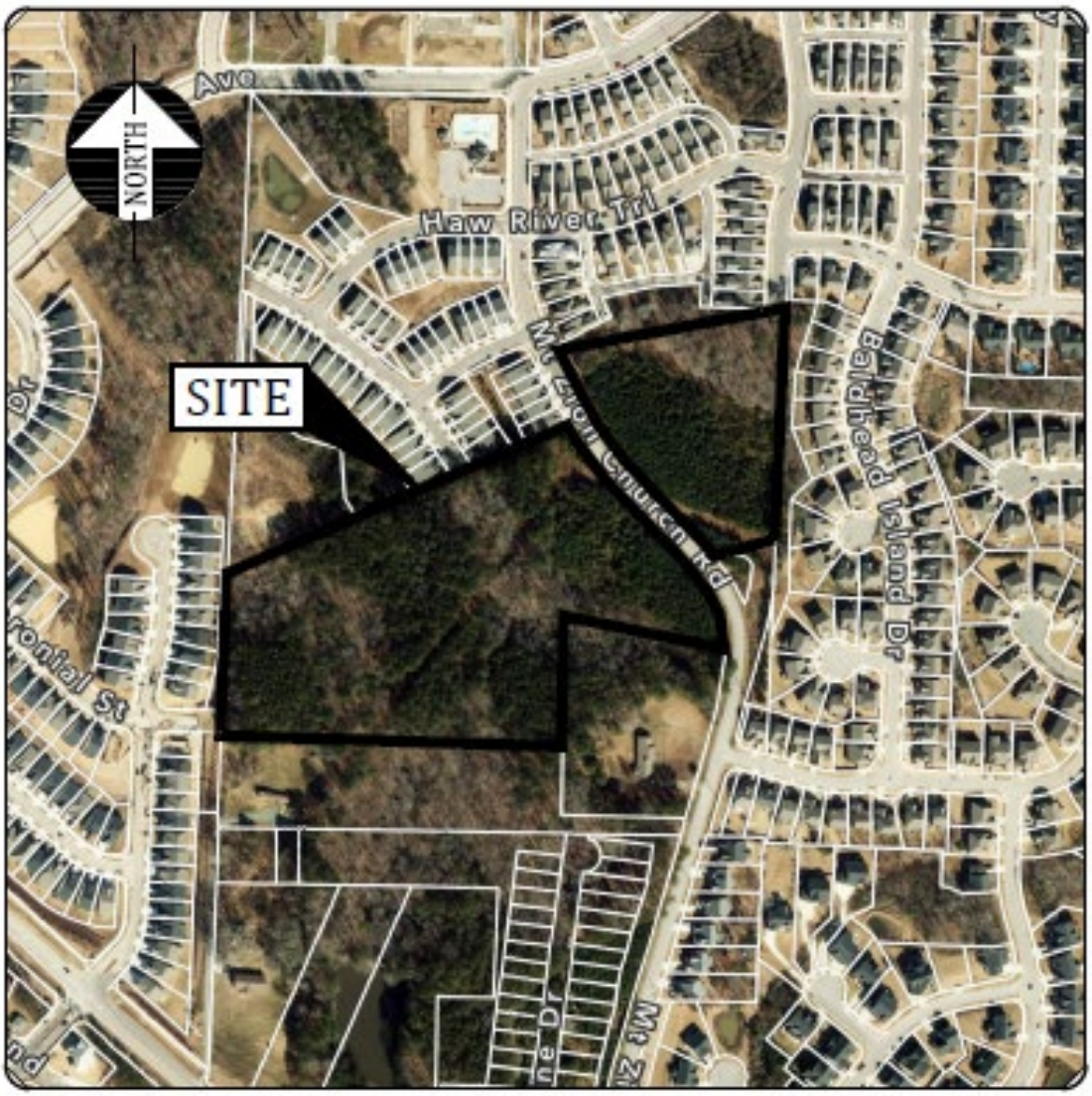
2.0 – Vicinity Maps



VICINITY MAP



AERIAL MAP

3.0 –Overall PUD Data

Name of PUD	Ashburn
Property Owners	Anthony and Delois Richardson 1825 Car Creek Road Sanford, NC 27332
Prepared by	Entitlement Preservation Group 275 North Pea Ridge Road Pittsboro, N. Carolina 27312 919-625-9760 cwalker@epgrouponline.com Priest Craven and Associates Inc 3803 Computer Drive Suite 104 Raleigh, N. Carolina 27609 919-718-3800 PCA@PriestCraven.com
Developer	Ashburn Development LLC 933 Old Knight Road, Knightdale N. Carolina Mike.Jordan@jvmgmt.net
2045 LUM Designation	Medium Density Residential
Total Acreage	15.3
Area designated Mixed Use on LUM	none
Proposed Building Heights	Max 42 ft. Single Family Detached Max 45 ft. Townhomes
Watershed Protection Overlay	Primary, Jordan Lake Basin
Current Zoning	Rural Residential (RR)
Proposed Zoning	Planned Unit Development (PUD-CZ)
Site Address	0 Mt. Zion Church Road (both tracts)
Property Identification Number	0721448562 and 0721442048

4.0 Purpose Statement and PUD Standards

This document and the accompanying exhibits submitted herewith (collectively, the "PUD") are provided pursuant to the Town of Apex Unified Development Ordinance ("UDO") Planned Unit Development provisions. This PUD addresses the development of approximately 15.3 acres on Mt. Zion Church Road, near the intersection of Mt. Zion Church Road and Milano Avenue. The Properties are currently vacant.

Ashburn is a proposed Planned Unit Development in the Buckhorn Township in Apex, N. Carolina.

The tracts are surrounded on three sides by the existing Bella Casa and Buckhorn Preserve subdivisions that were constructed over the last 10 years and existing rural properties to the South. Currently, both Bella Casa and Buckhorn Preserve have a combination of townhomes and alley-loaded, single-family detached style lots.

The goals of the PUD, in return for greater flexibility in site design requirements, are 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.

Ashburn PUD will have both single-family detached, alley-loaded and townhomes in the community, it is designed to respect environmental features, extend existing development styles and have a well-connected pedestrian network. The PUD will match the density envisioned by the Medium Density Residential Land Use Map ("LUM") designation and will be generally consistent with the Apex Comprehensive Plan's ("Peak Plan") goals for accommodating a mix of housing types to serve the Town's growing and increasingly diverse population, as well as a well-connected pedestrian network, and protection of environmental and natural resources.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

(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: The uses permitted within The Ashburn PUD are permitted within this designation in UDO Section 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 Ashburn PUD will have both residential single-family detached and townhomes in the community. It is not shown as a mixed-use designation on the 2045 LUM.

(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: This PUD specifies intensity and dimensional standards for the PUD. The PUD's standards, which includes multiple pedestrian connections are consistent with the UDO's vision for Planned Unit Developments – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, Ashburn will comply with all other requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code. The proposed PUD will comply with all applicable Supplemental Use Standards in UDO Section 4.4.

(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: Ashburn PUD will feature sidewalks throughout. Sidewalks will connect the PUD and the adjacent Bella Casa and Buckhorn Preserve neighborhoods improving pedestrian connectivity.

Specifically:
Transportation Plan, the proposed PUD street network, will require an amendment to the current Transportation Plan. Hammocks Beach Trail and Baronial Street extensions will now intersect Mt. Zion Church Road with a small roundabout as specified by the Town Staff.

Parks Plan, the PUD is not part of the current New Park Search Area, meaning the developers of the PUD will pay a fee-in-lieu for local improvements.

Greenway Plan, does not designate any extensions in the area; however, as part of the Transportation amendment, the cross section of Hammocks Beach Trail within the PUD will now include a ten-foot wide pedestrian path.

(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: The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting as much sensitive environmental features possible and being mindful of existing residential development. Generally, the Development will extend three existing streets: Hammocks Beach Trail, Blue Jay Point and Baronial Street and adding two direct connections to Mt. Zion Church Road. The Development will also provide a stub street to the southern property line.

(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 proposed development is compatible with the character of the existing and planned uses in the surrounding area. This PUD is surrounded by single-family lots, single family lots that are alley loaded and townhomes. This PUD will extend existing alley-loaded lots from Bella Casa and extend existing townhome areas from Buckhorn Preserve.
Ashburn PUD will provide high quality housing supply to the Town and improve overall pedestrian connectivity in the area. The proposed overall maximum density of 4.8 units/acre, together with the offered architectural conditions, will ensure the PUD is compatible with existing neighborhoods in the area.

(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: Ashburn PUD will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

5.0 Consistency with Conditional Zoning Standards

Ashburn PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. See the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

6.0 Proposed Design Controls

PERMITTED USES
The Rezoned lands may be used for, and only for, the uses listed 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 Uses	
Single-Family	Permitted
Townhomes	Permitted
Accessory Apts.	
HOA shall not restrict the construction of ADU	Permitted
Recreational	
Parks, active	Permitted
Recreational, private facility	Permitted
Utilities	
Minor	Permitted

OVERALL

Total Project Area	15.3 Acres
Maximum Built-Upon Area	70%
Maximum Residential Units	74
Maximum Residential Density and Buffers)	4.8 Dwelling Units /AC (incl. RCA, ROW

SINGLE-FAMILY

Minimum Lot Size	3800 SQ. FT.
Minimum Lot Width	30 FT.
Minimum Lot Setbacks	
Front	10 FT.
Corner	8 FT.
Side	3 FT.
Rear	20 FT.
Rear Detached Garage	5 FT. from alley easement
Maximum Building Height	42 FT.
RCA	1.41 AC (35%)

TOWNHOME

Minimum Lot Size	1800 SQ. FT.
Minimum Lot Width	20 FT.
Minimum Lot Setbacks	
Front	20 FT.
Corner	12 FT.
Side	0 FT.
Rear	15 FT.
Min. Building Separation	8 FT.

Maximum Building Height	Up to 45 FT. from FFE to highest peak
RCA	3.39 AC (30%)
Minimum Buffer/RCA Setback	10 FT. buildings, 5FT. parking areas

7.0 Proposed Architectural Controls

Townhomes

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

2. The roofline cannot be a single mass; it shall be broken horizontally and vertically between, at a minimum, every other unit.

3. Garage doors shall have windows, decorative details or carriage-style adornments on them.

4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.

5. The garage cannot protrude more than 2 feet out from the front façade or front porch.

6. 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

7. Building front facades shall have horizontal relief achieved by the use of recesses and projections.

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. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

Single-Family Detached

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 50% of the building designs.

3. Eaves shall project at least 12 inches from the wall of the structure.

4. Garage doors shall have windows, decorative details or carriage-style adornments on them.

5. The garage, if used, shall be accessed by a rear alley, regardless whether it is attached or detached.

6. Garages, if used, will front and be limited to access to public rear alleys.

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 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. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

8.0 Affordable Housing

Prior to recording the first Master Subdivision Final Plat, the developer shall make a donation to the Town of Apex Affordable Housing Fund in the amount equal to 5% of the total number of units at a rate of $218,000.00 per unit. If the 5% of total units calculation results in a fraction between 0.50 and 0.99, the total units shall be rounded up to the nearest whole number. If the 5% of total units calculation results in a fraction between 0.01 and 0.49, the units shall be rounded down to the nearest whole number.

9.0 Conceptual Building Elevations

While building elevations are conceptual, actual elevations shall be substantially consistent with those provided.

Townhomes


















Single-Family Detached







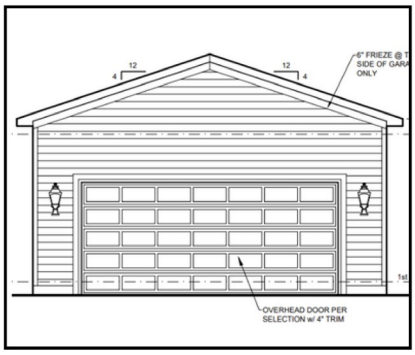


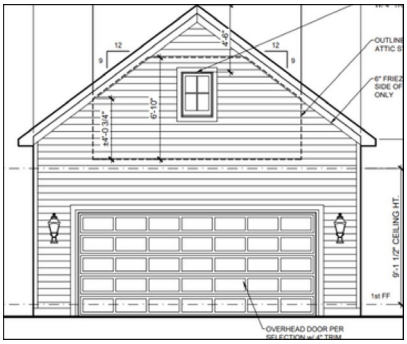


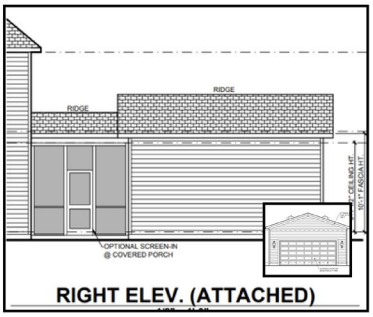


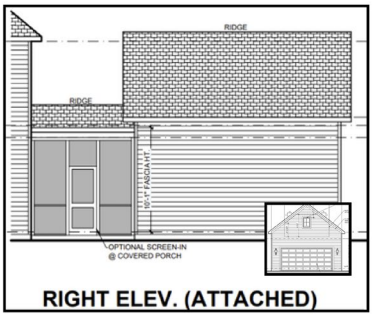
Detached Garage Units

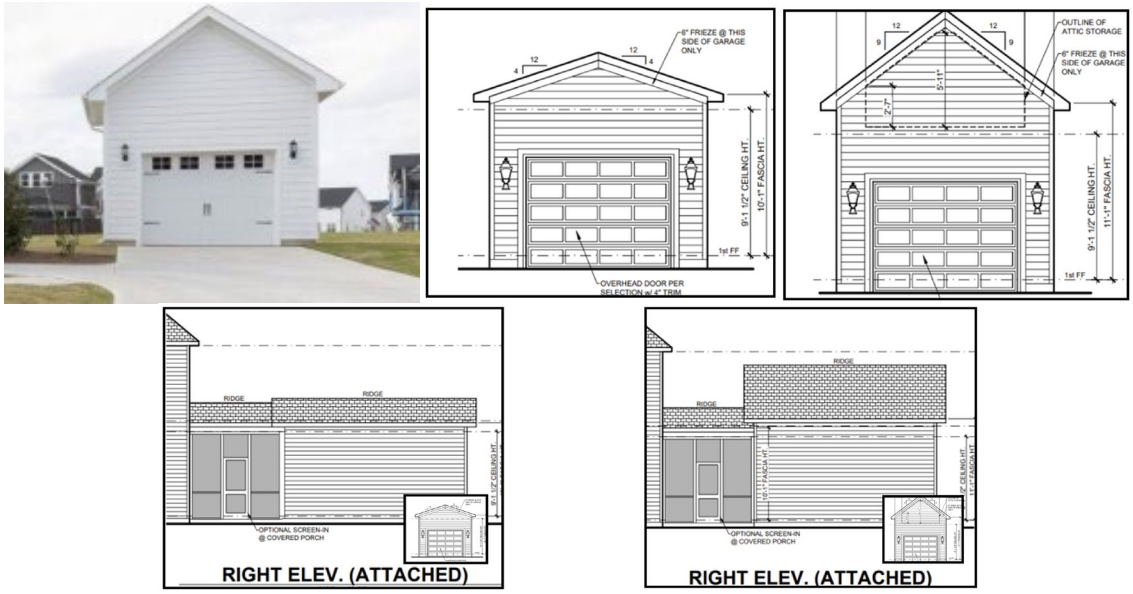












10.0 Proposed Parking

Parking shall comply with minimum parking standards set forth in UDO Section 8.3.

11.0 Proposed Signage

Signage shall comply with UDO Section 8.7.

In addition, the PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), sidewalks, or side paths.

12.0 Natural Resource and Environmental Data

The Property is within the Jordan Lake Watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.8.

RESOURCE CONSERVATION AREA (RCA)
The PUD will be mass graded, it shall designate a minimum of 30% of the Property as RCA on the townhome portion of the PUD and 35% on the single-family portion.

FLOODPLAIN
The PUD is not located in a designated current or future 100-year floodplain as shown on the Town of Apex's Flood Risk Information System (FRIS) or FEMA FIRM Panel 3720072100K with an effective date of July 19, 2022.

HISTORIC STRUCTURES
There are no known historic structures present on the Property.

ENVIRONMENTAL COMMITMENTS SUMMARY
The following environmental conditions shall apply to the Development:

- The PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), sidewalks, or side paths.

- The PUD shall install at least three (3) pet waste stations units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.

- The PUD shall plant drought resistant warm season grasses throughout the development to minimize irrigation and chemical use.

- Stormwater control devices shall be designed and constructed 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.

- Landscaping shall include at least four (4) native hardwood tree species throughout the Development.

- No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road crossings, utility infrastructure, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The grading shall be designed to minimize impacts to the riparian buffer.

- Any outdoor lighting installed on private amenities, signs, landscaping, walls, or fences in common areas shall be full cutoff LED fixtures with a maximum color temperature of 3000k. This condition shall not apply to lighting on Single-family lots, Townhome lots, or street lighting.

- At least 75% of plants shall be native species. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
- The PUD shall preserve at least 15% of existing tree canopy.
- At least 50% of the total units shall include solar conduit in building design.
- The developer shall install at least 2 electric vehicle charging stations in common area parking lots.
- All homes shall have a 220/240 outlet in garages for electric vehicle charging.
- In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall not restrict clover lawns throughout the neighborhood.
- Homeowner Association covenants shall not restrict solar panel installation throughout the neighborhood.

13.0 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 Section 6.1 of the UDO.

The PUD shall provide additional water quality stormwater controls to reduce the overall nitrogen export for the site to less than 10 lbs/ac/yr through the installation of State approved Stormwater Control Measures (SCMs). The final selection of the SCMs used to reduce the nitrogen export from the site shall be selected by the design team and coordinated with staff during Subdivision and Construction Document design and review.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO**.**

14.0 Parks, Recreation and Cultural Resources Commission

This PUD was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on 10/30/24, and a fee-in-lieu of dedication was recommended.

Single-family detached Units: $ 4,244.42 x 21 = $ 89,132.82

Townhome Units: $ 2,858.65 x 51 = $ 145,791.15

The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

15.0 Public Facilities

The 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:

GENERAL ROADWAY INFRASTRUCTURE
Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect as of the submission date of this rezoning.

The planting in the proposed Roundabout will replace the requirement of the entrance landscape median.

TRANSPORTATION IMPROVEMENTS
The following conditions regarding transportation improvements apply. Access and improvements proposed along NCDOT roadways are subject to Town of Apex and NCDOT review and approval at the time of site and subdivision plans.

1. Developer shall extend Baronial Street from its existing stub to Mt Zion Church Rd as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
2. Developer shall construct and dedicate right of way for a Residential Street stub street from Baronial Street to Parcel PIN 0721436885.

3. Developer shall extend Blue Jay Point from its existing stub to Baronial St as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
4. Developer shall extend Hammocks Beach Trail based on a Minor Collector Street typical section, a 27-foot-wide curb and gutter street, and dedicate a reduced (50-foot-wide) right of way, with a 5-foot-wide sidewalk on the east side and 10-foot-wide Side Path on the west side.
5. Developer shall construct a single-lane, four legged mini roundabout at the intersection of Mt Zion Church Rd and the extensions of Hammocks Beach Trail and Baronial Street.
6. Developer shall construct improvements and dedicate right of way along Mt. Zion Church Road, for the entire project frontage, is based on a Residential Street typical section north of the mini-roundabout and based on the Minor Collector Street typical section south of the mini-roundabout. North of the mini-roundabout Developer shall construct 5-foot-wide sidewalks on both sides. South of the mini-roundabout Developer shall construct a 5-foot-wide sidewalk on the west side and a 10-foot-wide Side Path on the east side.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

- Per UDO requirements for residential development with a PUD zoning designation, sidewalks shall be provided along both sides of all streets.

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 Plan or 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 master plans for water and sewer. A conceptual utility plan is included in the PUD Concept Plan for reference. An exception will be needed that the Water Main along Mt. Zion will be installed within the NCDOT right-of-way.

OTHER UTILITIES

Electricity will be provided by Duke Energy Progress or Apex Electric, depending on whether Apex Electric is capable of serving the Property. Phone, cable, and gas will be provided by the Developer and shall meet Town of Apex standards as outlined in the UDO.

16.0 Phasing Plan

The PUD will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

17.0 Consistency with Land Use Plan

The PUD proposes density than is recommended by the Medium Density Residential Land Use Map designation, it is generally consistent with the goals of the 2045 Land Use Map. The Medium Density Residential designation recommends "single-family and townhome residential uses" that will extend existing similar development/ The proposed maximum density of 4.8 units/acre is consistent with recommended density for Medium Density Residential, as defined in the Comp Plan. The PUD, together with conditions of this PUD, will extend a mixture of single-family and townhome housing, and providing more pedestrian connections.

- Protection of environmental and natural resources.
- A variety of housing types are available to a range of incomes.
- Extend medium density residential uses

18.0 Compliance with UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of Ashburn. 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.

ASHBURN

APEX, NC

REZONING: 24CZ10

811 Know what's below. Call before you dig.

VERTICAL DATUM - NAVD88
HORIZONTAL DATUM - NAD83

PLANNED UNIT DEVELOPMENT PLAN DRAWINGS FOR A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

PROJECT STATISTICS

PROPERTY OWNER	ANTHONY & DELOIS RICHARDSON 1825 CAR CREEK RD. SANFORD, NC 27332
DEVELOPER	ASHBURN DEVELOPMENT, LLC 933 OLD KNIGHT ROAD KNIGHTDALE, NC 27545
APPLICANT	ENTITLEMENT PRESERVATION GROUP 275 NORTH PEA RIDGE RD PITTSBORO, NC 27312
EXISTING USE	VACANT
PROPOSED USE(S)	SINGLE FAMILY, TOWNHOUSE
EXISTING ZONING	RR
PROPOSED ZONING	PUD-CZ
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
RIVER BASIN	CAPE FEAR
FEMA FLOOD PANEL *THIS SITE DOES NOT CONTAIN FEMA DESIGNATED FLOOD ZONES*	2100K
HISTORIC STRUCTURES LOCATED ON SITE	NONE

AREA CALCULATIONS

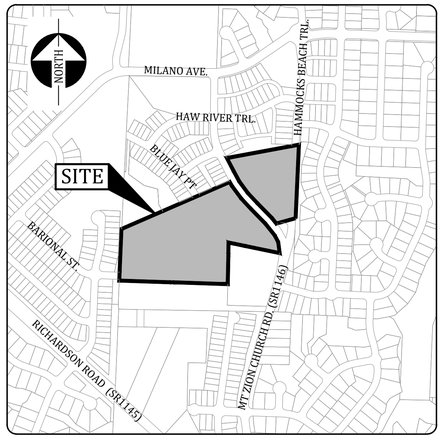
AREA DESIGNATED AS MIXED USE ON 2045 LAND USE MAP		NA/0.00 AC
AREAS OF MIXED USE PROPOSED AS NON-RESIDENTIAL DEVELOPMENT		0.00 AC/0%
GROSS AREA OF PROJECT BASED ON SURVEY		15.32 AC
AREA IN TRACT 1 (SINGLE FAMILY)		4.03 AC
AREA IN TRACT 2 (TOWNHOMES)		11.29 AC
PLAY AREA REQUIRED (0.006 AC PER D.U., 0.3 AC MIN.)	0.006 AC PER DWELLING UNIT, 0.3 AC MINIMUM	
RESOURCE CONSERVATION AREA REQUIRED OVER ENTIRE DEVELOPMENT	*30% PER 8.1.2.C	4.80 AC
AREA REQUIRED IN SINGLE FAMILY TRACT	35%	1.41 AC
AREA REQUIRED IN TOWNHOME TRACT	30%	3.39 AC
*5% ADDITIONAL RCA REQUIRED FOR SINGLE FAMILY TRACT PER 7.2.5.B.8		
MAXIMUM BUILT UPON AREA	70%	10.72 AC

BUILDING SETBACK REQUIREMENTS

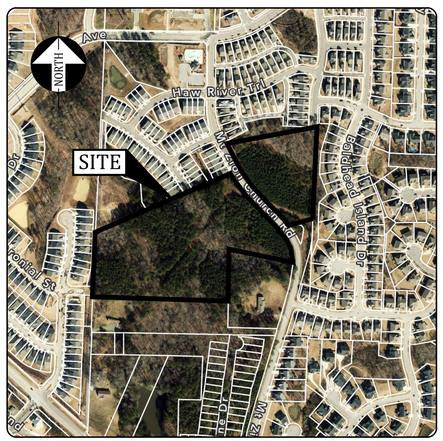
SINGLE FAMILY (REAR ALLEY) SETBACKS		TOWNHOUSE SETBACKS	
FRONT	10'	FRONT	20'
CORNER	8'	CORNER	12'
SIDE	3'	SIDE	0'
REAR	20'	REAR	15'
REAR DETACHED GARAGE	5'	MIN. BUILDING SEPARATION	8'
FROM BUFFER OR RCA			10'

MAXIMUM ALLOWABLE BUILDING HEIGHT

UP TO 42' FOR DETACHED SINGLE FAMILY HOMES
UP TO 45' FROM FFE TO HIGHEST PEAK FOR TOWNHOMES



VICINITY MAP 1"= 500'



AERIAL MAP 1"= 400'

PARKS AND RECREATION SITE DATA TABLE

DATE REVIEWED BY PRCR ADVISORY COMMISSION: 10/30/2024

☒ **FEE-IN-LIEU OF DEDICATION:**

21	SINGLE-FAMILY DETACHED UNITS X $4,244.42 PER UNIT =	$ 89,132.82
51	SINGLE-FAMILY ATTACHED UNITS X $2,858.65 PER UNIT =	$ 145,791.15
0	MULTI-FAMILY UNITS X $2,516.93 PER UNIT =	$
	TOTAL FEE-IN-LIEU:	$ 234,923.97

☐ **ACRES OF LAND DEDICATION** _____

☐ **PUBLIC GREENWAY TRAIL CONSTRUCTION** YES ☐ NO ☒

SHEET LIST

SHEET #	SHEET TITLE
PD0.0	COVER SHEET
PD1.0	EXISTING CONDITIONS PLAN
PD2.0	PRELIMINARY LAYOUT AND UTILITY PLAN

DEVELOPER

ASHBURN DEVELOPMENT, LLC
933 OLD KNIGHT ROAD
KNIGHTDALE, NC 27545

APPLICANT

ENTITLEMENT PRESERVATION GROUP

CHARLES R. WALKER III, PLA
275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312
PHONE: 919-625-9760
EMAIL: CWALKER@EPGROUPONLINE.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

GENERAL NOTES:

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2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
3. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
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5. FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PRIEST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCM DESIGN CALCULATIONS AND FLOOD STUDY.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.

UTILITY EXCEPTION TABLE

The following items have been approved as exceptions for this drawing by the Town of Apex Department Director(s), and to the best of my knowledge and belief, this drawing conforms to the requirements established by the Director(s) allowing deviation from the Standard Specifications and Standard Details of the Town of Apex. The signature below represents that the requesting Engineer has been granted a variance ONLY for the items listed. The developer/engineer/contractor is solely responsible for meeting all applicable requirements.

APPROVED EXCEPTION	DIRECTOR GRANTING EXCEPTION
1.	
2.	
3.	

By: _____ Date: _____
Requesting Engineer

PROPOSED SEWER FLOWS:

NUMBER OF SINGLE FAMILY HOMES:	21 UNITS
NUMBER OF TOWNHOMES:	51 UNITS
AVG DAILY FLOW PER HOME:	300 GPD/UNIT
TOTAL AVERAGE DAILY FLOW:	21,600 GPD (15.0 GPM)

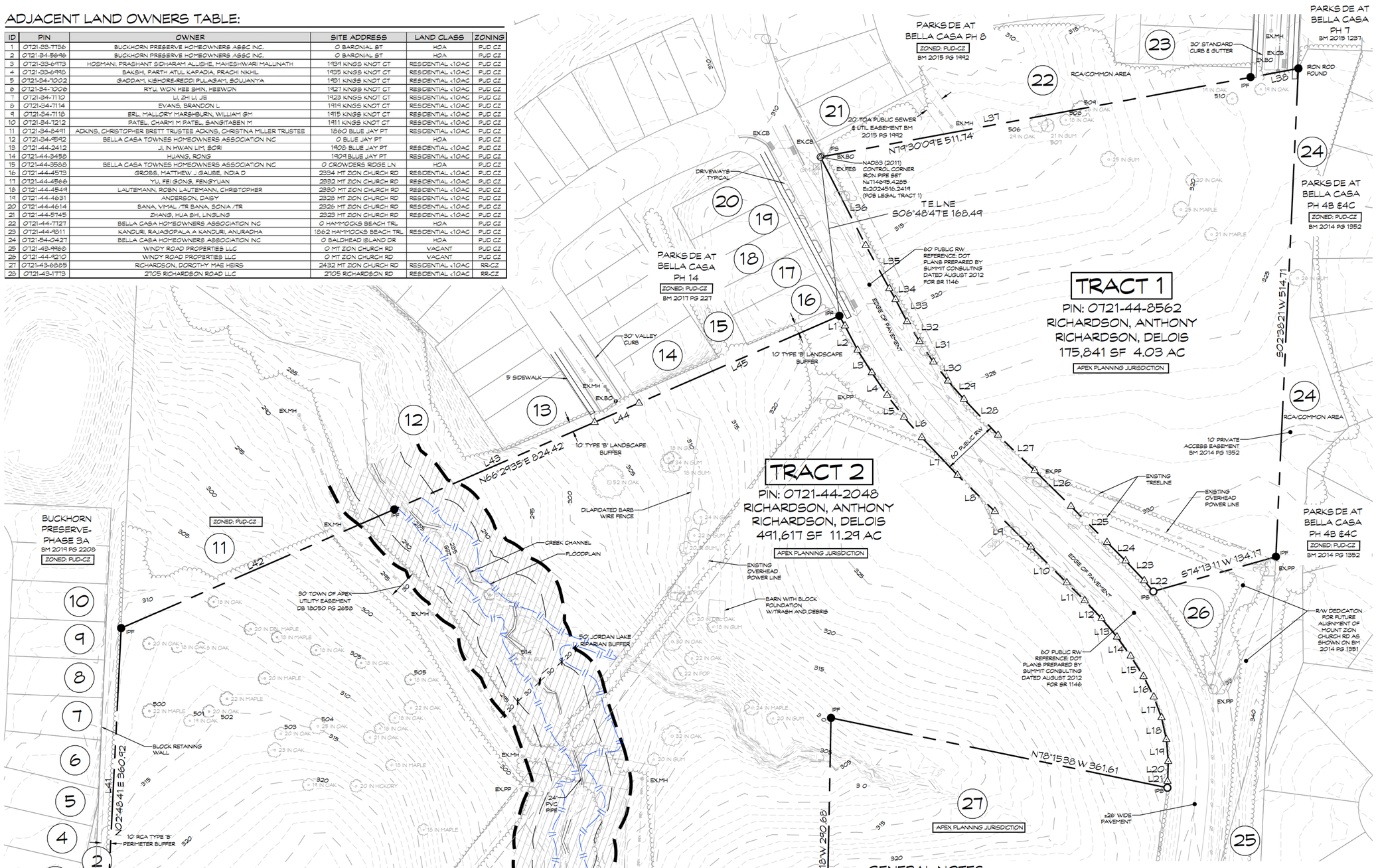
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT THOMAS F. CRAVEN
PRELIMINARY FOR REVIEW ONLY

REVISIONS:	SUBMITTAL DATE:	6/3/2024	SHEET #
REVISION 2	TOWN STAFF REVIEW:	3/7/2025	
REVISION 3	TOWN STAFF REVIEW:	4/4/2025	
REVISION 4	TOWN STAFF REVIEW:	5/2/2025	
REVISION 5	TOWN STAFF REVIEW:	6/5/2025	
REVISION 6	TOWN STAFF REVIEW:	9/2/2025	PD0.0
RELEASED FOR CONSTRUCTION DATE:		NOT RELEASED	

24CZ10

ADJACENT LAND OWNERS TABLE:

ID	PIN	OWNER	SITE ADDRESS	LAND CLASS	ZONING
1	0721-33-7736	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	0 BARONIAL ST	HOA	PUD CZ
2	0721-34-5646	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	0 BARONIAL ST	HOA	PUD CZ
3	0721-33-6713	HOSMANI, PRASHANT SIDHARAM ALLISHE; MAHESHWARI MALLINATH	1934 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
4	0721-33-6995	BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL	1935 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
5	0721-34-7002	GADDAM, KISHORE-REDDY PULAGAM, SOUJANYA	1951 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
6	0721-34-7006	RYU, WON HEE SHIN, HEEWON	1927 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
7	0721-34-7110	LI, ZHI LI, JE	1923 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
8	0721-34-7114	EVANS, BRANDON L	1919 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
9	0721-34-7116	ERL, MALLORY MARSHBURN, WILLIAM GM	1915 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
10	0721-34-7212	PATEL, CHARMI M PATEL, SANGITABEN M	1911 KINGS KNOT CT	RESIDENTIAL <10AC	PUD CZ
11	0721-34-6491	ADKINS, CHRISTOPHER BRETT TRUSTEE ADKINS, CHRISTINA MILLER TRUSTEE	1860 BLUE JAY PT	RESIDENTIAL <10AC	PUD CZ
12	0721-34-5542	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	0 BLUE JAY PT	HOA	PUD CZ
13	0721-44-2412	JI, N HWAN LIM, SORI	1909 BLUE JAY PT	RESIDENTIAL <10AC	PUD CZ
14	0721-44-3456	HUANG, RONG	1909 BLUE JAY PT	RESIDENTIAL <10AC	PUD CZ
15	0721-44-3588	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	0 CROWDERS RIDGE LN	HOA	PUD CZ
16	0721-44-4573	GROSS, MATTHEW J; GAUSE, INDIA D	2334 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
17	0721-44-4566	YU, FEI GONG, FENGYUAN	2332 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
18	0721-44-4549	LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	2330 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
19	0721-44-4631	ANDERSON, DAISY	2328 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
20	0721-44-4614	BANA, VIMAL /TR BANA, SONIA /TR	2326 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
21	0721-44-5745	ZHANG, HUA SHI, LINGLING	2323 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD CZ
22	0721-44-7121	BELLA CASA HOMEOWNERS ASSOCIATION INC	0 HAMMOCKS BEACH TRL	HOA	PUD CZ
23	0721-44-4611	KANDURI, RAJAGOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL	RESIDENTIAL <10AC	PUD CZ
24	0721-54-0421	BELLA CASA HOMEOWNERS ASSOCIATION INC	0 BALDHEAD ISLAND DR	HOA	PUD CZ
25	0721-43-9968	WINDY ROAD PROPERTIES LLC	0 MT ZION CHURCH RD	VACANT	PUD CZ
26	0721-44-4210	WINDY ROAD PROPERTIES LLC	0 MT ZION CHURCH RD	VACANT	PUD CZ
27	0721-43-6885	RICHARDSON, DOROTHY MAE HEIRS	2432 MT ZION CHURCH RD	RESIDENTIAL <10AC	RR-CZ
28	0721-43-1773	2705 RICHARDSON ROAD LLC	2705 RICHARDSON RD	RESIDENTIAL <10AC	RR-CZ



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S29°25'34"E	12.05	L24	N45°10'11"W	27.50
L2	S27°36'38"E	28.74	L25	N44°54'53"W	53.64
L3	S32°05'39"E	28.07	L26	N45°28'43"W	53.65
L4	S34°00'02"E	28.78	L27	N45°53'23"W	53.67
L5	S37°36'11"E	29.18	L28	N43°26'50"W	52.19
L6	S41°14'19"E	28.49	L29	N41°14'19"W	25.43
L7	S43°26'50"E	54.62	L30	N37°36'11"W	25.39
L8	S45°53'23"E	54.73	L31	N34°00'02"W	25.84
L9	S45°28'43"E	53.19	L32	N32°05'39"W	24.72
L10	S44°54'53"E	53.48	L33	N27°36'38"W	26.31
L11	S45°10'11"E	26.54	L34	N29°18'23"W	13.26
L12	S43°16'07"E	25.82	L35	N28°41'19"W	51.85
L13	S39°46'07"E	25.44	L36	N27°09'54"W	104.55
L14	S35°33'43"E	24.72	L37	N79°30'09"E	460.35
L15	S32°15'36"E	25.41	L38	N79°30'09"E	51.39
L16	S26°39'44"E	24.07	L39	N02°48'41"E	8.62
L17	S20°21'19"E	23.52	L40	N02°48'41"E	50.00
L18	S12°34'16"E	23.56	L41	N02°48'41"E	302.30
L19	S04°55'42"E	23.24	L42	N66°29'35"E	313.49
L20	S01°38'37"W	24.73	L43	N66°29'35"E	230.03
L21	N04°32'08"E	3.05	L44	N66°29'35"E	50.81
L22	N39°46'07"W	14.76	L45	N66°29'35"E	230.09
L23	N43°16'07"W	28.65			

SURVEY LINETYPES

- PROPERTY LINE
- P/L NOT SURVEYED
- EASEMENT
- ADJOINER
- FENCE LINE
- SANITARY SEWER (XSS)
- STORM SEWER (XST)
- UNDERGROUND POWER (UPL)
- FIBER OPTIC/COMMUNICATION (XFO)
- TRAFFIC SIGNAL (TS)
- WATERLINE (XWL)
- UNDERGROUND TELEPHONE (UT)
- 100 YR FLOODPLAIN
- GUARD RAIL

SURVEY SYMBOL LEGEND

	AC UNIT		SWAMP
BFV	BACK FLOW VALVE		TELEPHONE PEDESTAL
	BOLLARD		TELEPHONE MANHOLE
	CABLE PEDESTAL		TEMPORARY BENCHMARK
CV	CABLE VAULT		TREE
	CATCH BASIN	UE	UNDERGROUND ELECTRIC
	CLEAN OUT	UP	UNDERGROUND POWER
CB	COMMUNICATION BOX	UT	UNDERGROUND TELEPHONE
	CURB INLET		UTILITY POLE
	ELECTRIC BOX	WL	WATER LINE
EV	ELECTRICAL VAULT	HB	WATER LINE HOTBOX
	FIRE HYDRANT		WATER LINE MANHOLE
FL	FENCE LINE		WATER METER
FO	FIBER OPTIC		WATER VALVE
FOV	FIBER OPTIC VAULT	W	WELL
	FLARED END SECTION		YARD INLET
G	GAS		
	GAS VALVE		
	GRATED INLET		
GW	GUY WIRE		
IV	IRRIGATION VALVE		
	LIGHT POLE		
OH	OVERHANG		
OE	OVERHEAD ELECTRIC		
RCP	REINFORCED CONCRETE DRAINAGE PIPE		
	SEWER MANHOLE		
	STORM MANHOLE		
JB	STORM JUNCTION BOX		

PROPERTY CORNERS

- CONC MONUMENT SET
- CONC MONUMENT FOUND
- PROP CORNER FOUND
- COMPUTED POINT
- CONTROL CORNER
- IRON PIPE SET
- PF — IRON PIPE FOUND

HATCH LEGEND

- TRASH/DEBRIS
- EXISTING RIPRAP

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4. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720072100K, DATED 7/19/22.
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6. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
9. STREAM BUFFER WHERE CONFIRMED BY THE TOWN OF APEX WITH BUFFER CALL 19-007.

REFERENCES:

BM 2019 PG 2208
BM 2017 PG 227
BM 2015 PG 1992
BM 2015 1237
BM 2014 PG 1352
BM 2013 PG 1590

811 Know what's below. Call before you dig.

NORTH

100 50 25 0 50 150
GRAPHIC SCALE
1" = 50'

PRELIMINARY FOR REVIEW ONLY

ASHBURN

PLANNED UNIT DEVELOPMENT REZONING PLANS

APEX, NC — WAKE, NORTH CAROLINA

SCALE	1"=50'
DATE	JUNE 3, 2024
PROJECT NUMBER	2022-008.001
CLIENT	ENTITLEMENT PRESERVATION GROUP
PLAN TYPE	PRELIMINARY

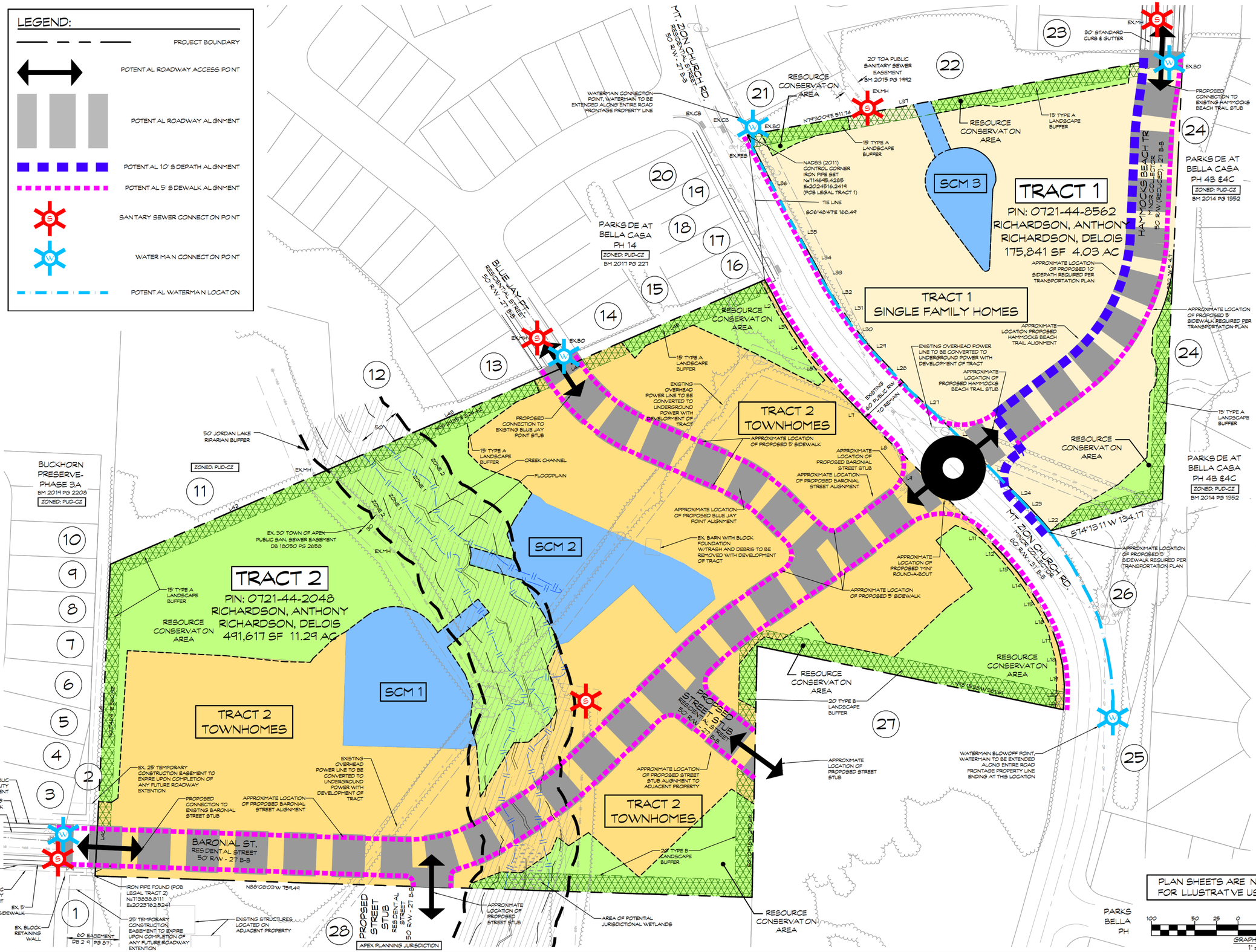
EXISTING CONDITIONS PLAN

OWNER COMMENTS	2.7.2025
OWNER COMMENTS	3.7.2025
OWNER COMMENTS	4.4.2025
OWNER COMMENTS	5.2.2025
OWNER COMMENTS	6.5.2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO □ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # PD1.0



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7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
9. FINAL LOCATION OF DEVELOPMENT ACCESS AND STREET STUB LOCATIONS TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
8. FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS, AND PLAY LAWN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
9. ALL PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
10. REFER TO PD TEXT DOCUMENTS FOR A DETAILED LISTING OF ALLOWABLE USES, DESIGN INFORMATION STANDARDS, AND ZONING CONDITIONS.
11. ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF APEX, AND UNLESS SPECIFIED, DEFERS TO THE NC DEPT. OF TRANSPORTATION (NCDOT) STANDARDS, SPECIFICATION, AND DETAILS.
12. THIS PROJECT SHALL UTILIZE FULL TOWN SERVICES - WATER, SEWER, AND ELECTRICITY.
13. THIS PROJECT SHALL NOT UTILIZE PRIVATE SEWAGE DISPOSAL (SEPTIC SYSTEM).
14. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SEE MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT.
15. TREE PROTECTION FENCING MUST BE PLACED:
    a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT;
    b. ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
    c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
16. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

UTILITY NOTES:

1. ALL DEVELOPMENT / REZONING PLANS MUST MEET THE NEW / CURRENT TOWN OF APEX MASTER WATER AND SEWER PLANS. REZONING OR NEW SITE DEVELOPMENT PLANS DO NOT GUARANTEE THE UTILITY LOCATION, ALIGNMENTS, AND DESIGN FOR TOWN APPROVAL. UTILITY DESIGNS WILL BE SUBJECT TO CHANGE UNTIL CONSTRUCTION DESIGNS ARE APPROVED.
2. THIS PLAN SET WILL BE UNDER THE NEW 2024 SPEC (EFFECTIVE DATE: JUNE 11, 2024), SINCE THIS PLAN WAS NOT IN CD REVIEW BEFORE THE EFFECTIVE DATE.
3. ANY REQUESTED UTILITY EXCEPTION MUST BE FILED ON THE EXCEPTION FORM THAT IS LOCATED IN THE CD PROJECT PACKET. NO EXCEPTIONS WILL BE APPROVED UNLESS THIS FORM(S) IS COMPLETED AND SIGNED BY TOWN ADMINISTRATION.
4. IN PREPARING ENGINEERING DESIGN PLANS, ALL ELEVATIONS SHALL BE TIED TO NGRID SYSTEM AND THE BENCHMARK SHALL BE DESCRIBED ON THE PLANS. A FIELD SURVEY OF ALL WATERWAYS AND WATERBODIES WITHIN PROJECT AREA MUST BE PERFORMED, INCLUDING BUT NOT LIMITED TO: CREEKS, STREAMS, RIVERS, LAKES, PONDS, DITCHES, AND CULVERTS. SURVEY MUST INCLUDE ADEQUATE POINTS TO ACCURATELY REPRESENT THE CROSS SECTION OF THE WATERWAY/WATERBODY, I.E. TOP OF BANK, TOE, CENTERLINE, ETC. 700-2 TOWN OF APEX STANDARD SPECIFICATIONS AND DETAILS: ADOPTED FEBRUARY 23, 2021

HATCH LEGEND

- SINGLE FAMILY HOME AREA
- TOWNHOME AREA
- RESOURCE CONSERVATION AREA
- PERIMETER BUFFER AREA
- STORMWATER CONTROL MEASURE AREA

ASHBURN

PLANNED UNIT DEVELOPMENT REZONING PLANS

APEX NC — WAKE NORTH CAROLINA

SCALE	1"=50'
DATE	JUNE 3 2024
PROJECT NUMBER	2022-008.001
CLIENT	ENTITLEMENT PRESERVATION GROUP
PLAN TYPE	PRELIMINARY

PRELIMINARY LAYOUT AND UTILITY PLAN

OWN COMMENTS	2.7.2025
OWN COMMENTS	3.7.2025
OWN COMMENTS	4.4.2025
OWN COMMENTS	5.2.2025
OWN COMMENTS	6.5.2025

RELEASED FOR CONSTRUCTION DATE (SEE COVER) ■ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488

SHEET # PD2.0

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: NEW BUSINESS

Meeting Date: September 23, 2025

Item Details

Presenter(s): Katie Schwing, Senior Planner – Long Range Transit

Department(s): Planning Department

Requested Motion

Possible motion to accept the Apex Transit Prioritization Study.

Approval Recommended?

Planning staff recommend acceptance of the Apex Transit Prioritization Study.

The Planning Board unanimously recommended acceptance of the Apex Transit Prioritization Study at their September 8, 2025 meeting.

Item Details

Town of Apex staff conducted the Apex Transit Prioritization Study (ATPS) to identify priorities for local transit improvement and expansion. This study is not a full Transit Plan for the Town. Rather, the study is intended to provide prioritized recommendations for programming transit investments over approximately the next five years.

The study provides two sets of prioritized recommendations: one set for proposed fixed route transit service improvements and expansion, and one set for other projects that would support transit in Town.

The final recommendations have been adjusted from the draft recommendations based on feedback received during the public comment period that lasted from June 26th through August 3rd, 2025.

The study also includes a map of the proposed fixed route recommendations that will inform proposed recommendations for amendments to the Town's Transit Plan Map. The amendments would come before Town Council at a later date, pending study acceptance.

Attachments

- NB1-A1: Staff Report - Apex Transit Prioritization Study Acceptance
- NB1-A2: Apex Transit Prioritization Study - Final Study Report
- NB1-A3: Appendix A: Summary of Transit-Related Plans and Studies
- NB1-A4: Appendix B: Public Engagement and Communications Plan
- NB1-A5: Appendix C: Public Input Summary
- NB1-A6: Appendix D: Route Analysis Summary

STAFF REPORT
Apex Transit Prioritization Study

September 23, 2025 Town Council Meeting

Town of Apex staff have been working on the Apex Transit Prioritization Study (ATPS) to identify priorities for local transit improvement and expansion within approximately the next five years. The ATPS report details the study process and final staff recommendations.

The Town Council will hear an overview of the ATPS and will consider acceptance of the work. Note, this is not an adopted Town of Apex plan and, therefore, a public hearing will not be held at this time. If the ATPS is accepted, an amendment to the Town's adopted Transit Plan Map reflecting the proposed routing will be considered at a later date and a public hearing will be held.

The full ATPS report document, along with supporting materials, is available on the project website at: www.publicinput.com/TransitStudy.

Overview

This study is not a full Transit Plan for the Town. Rather, it is meant to set clear priorities to guide transit implementation and investments in the near term. This study is intended to provide:

- Priorities for transit improvement and expansion;
- Recommendations for programming transit investments over the next five years; and
- Recommendations for revisions to the Town's Transit Plan Map.

The study was conducted between January 2024 and September 2025. Funding assistance was provided by the Wake Transit Community Funding Area (CFA) program for survey and outreach support.

Process

The study included four major tasks:

- Task 1: Review existing local and regional transit plans and policies.
- Task 2: Gather public feedback to understand local preferences.
- Task 3: Analyze feedback and other data to develop potential options.
- Task 4: Develop, refine, and finalize recommendations.

Review of Existing Plans

Over a dozen different plans and documents were compiled and reviewed to understand the current transit planning context, as well as ensure any future recommendations are consistent with the local and regional transit vision. The full summary is included as Appendix A to the study report. Overall, there has been a significant amount of transit planning work in Wake County and in the Apex area over the past decade, and Apex community members have been active participants in engagement opportunities.

Some key takeaways include:

- The Wake Transit Plan and investment strategy have brought both funding, as well as greater regional coordination, to transit providers within Wake County, which led not only to the launch of GoApex Route 1 as part of the Community Funding Area (CFA) program, but also improvements to regional routes that provide connections from Apex to Cary, Raleigh, and beyond.

- The S-line Transit Oriented Development and Mobility Hub projects led by NCDOT identified downtown Apex as a future mobility hub location, which could serve as a multimodal gateway to downtown, as well as a transit transfer point.

- Additionally, over the past several years, the local Apex community has shown support for transit options to connect to regional destinations as well as local service to access jobs, shopping, and recreational opportunities. Downtown Apex is a key destination, and Eva Perry Regional Library appears to be the local destination where access is most desired that is not currently served by GoApex Route 1. Further, residents have expressed a desire for more access from residential areas to connect to key destinations in Town, as well as additional regional connections to places such as Holly Springs, Fuquay-Varina, and Morrisville.

Public Engagement

Public engagement for the ATPS was conducted in two phases and was guided by the Public Engagement and Communications Plan included in Appendix B of the study report. The goals of Phase 1 were to raise awareness about the study, gather input on overall community transit preferences, and better understand the current rider experience. Phase 2 was primarily intended to share and gather feedback on the draft recommendations for new transit routes and other projects.

During Phase 1, an online survey was open to the entire community between March and May 2024, and an onboard survey was conducted with riders of GoApex Route 1 in May 2024. The online survey campaign included robust outreach to raise awareness and encourage the larger community to participate. Staff conducted three in-person tabling events (at Eva Perry Library, Apex EarthFest, and Apex PeakFest) and distributed information through both digital and print media. As a result, the survey garnered a total of 920 participants. The onboard survey was not advertised to the same extent as it was a much more constrained audience, but staff did include a poster on the GoApex bus and added an update to the Town's Transit News and Updates page notifying riders of the onboard survey.

During Phase 2, the community was requested to review and provide online comments on the draft recommendations through an online comment form found on the project webpage between June 26, 2025 and August 3, 2025. The awareness campaign was smaller than the initial online survey campaign and primarily focused on digital messaging. However, staff did also conduct two tabling events (Apex EarthFest and Apex PeakFest) to notify the community of the upcoming request and provided flyers at other Town facilities and events. There were a total of 41 participants who offered thoughtful input on the draft recommendations through the online comment form.

Summary of Public Input

Results from the public surveys and comment form are available in the Public Input Summary in Appendix C of the ATPS report.

Some notable takeaways from the 2024 online survey include the following:

- The most preferred option for improvement/expansion was almost a tie for "Add a new local bus route" and "Increase frequency of service on GoApex Route 1". These were followed by "Complete

improvements at GoApex bus stops" and "Increase span of service on GoApex Route 1 (nights/Sundays)".

- The most important local destination was identified as Downtown Apex, followed by retail areas with superstores, and parks.
- The highest-ranked target populations to serve were low-income residents, seniors, and people with disabilities.
- The most important factors "required for me to consider riding" were feeling of safety and security at the bus stop, feeling of safety and security in the vehicle, and safe and convenient walking path to the bus stop and destination.
- Other important ridership likelihood factors were:
    - Reliability/on-time service
    - Short distance from bus stop to home and destination
    - Frequent service (30 minutes or shorter)

Some notable takeaways from the 2024 onboard survey include the following:

- Customer Usage
    - 63% reported that they rode 4 or more days a week
    - 64% reported their usual trip purpose was "work"
    - 65% reported that they did not have a car available
    - 37% reported transferring to GoCary and/or GoTriangle routes
- Demographics
    - 52% reported a household income under $40,000
    - 13% reported that they have a disability that prevents driving
    - 11% reported using a language other than English at home (and 6 additional customers declined to take the survey due to limited English or Spanish proficiency)
    - 27% reported being age 24 or younger (and several riders were not approached to take the survey as they appeared under age 18)
    - 25% reported being age 59 or older

Additionally, riders ranked weekend service, availability of shelters or seats at bus stops, but running on time, and frequency of service as the most important service characteristics to improve.

Analysis

Staff took the information gathered in the first two main tasks and worked to create, test, and compare different options for transit improvement and expansion that could be feasible for the five-year study timeframe. There were two main considerations for the development and comparison of fixed route concepts: (1) priority areas to serve with transit in Apex, and (2) building logical routes.

To identify priority areas to serve with transit, staff considered:

- Key destinations, as identified through public preferences
- Population and job centers
- Connections to regional transit routes
- Planning context

To consider whether a route would be logical, staff considered:

- Initial placement of new bus stops
- Route run-time
- Anticipated costs
- Logistical feasibility
- Customer utility

More information about each of these factors is provided in the full report document.

Development of Recommendations

As staff reviewed public input and worked through fixed route options, it became clear that two sets of recommendations would be needed in response to public feedback and emerging transit needs in Apex. Recommendations were compiled into Set 1, which includes recommendations for fixed route transit service improvement and expansion, and Set 2, which includes recommendations for other, non-fixed route service projects and studies to help support public transit in Town.

Staff then requested public feedback on the draft recommendations in summer 2025 before they were finalized. A summary report of the 2025 public comments results is included in the Public Input Summary in Appendix C of the ATPS document. Full results for two key questions from the form are shown in Table 1 and Table 2.

Table 1: Results Summary for "Do you agree with the inclusion of the recommendations in Set 1: Fixed Route Service Improvement/Expansion?"

Set 1: Fixed Route Recommendations	Agree	Somewhat Agree	Sum of Agree and Somewhat Agree	Disagree	Not Sure
1. GoApex Route 1 service expansion/improvements	78%	4%	82%	18%	0%
2. New fixed route between Pine Plaza and Pleasant Park	64%	15%	78%	16%	5%
3. Revise existing GoApex Route 1	60%	22%	82%	15%	4%
4. Implement a new fixed route to Veridea East Village	52%	23%	75%	14%	11%
5. Implement a new fixed route to Lufkin Rd area	21%	43%	64%	23%	13%

Table 2: Results Summary for "Do you agree with the inclusion of the recommendations in Set 2: Other Recommendations (non-fixed route service, capital projects, and planning projects)?"

Set 2: Other Project Recommendations	Agree	Somewhat Agree	Sum of Agree and Somewhat Agree	Disagree	Not Sure
1. Continue to support federally-required GoApex Door to Door complementary ADA service	71%	18%	88%	6%	6%
2. Explore options to serve seniors and those with disabilities outside the GoApex Door to Door Service Area.	57%	25%	82%	14%	4%
3. Support Phase 1 of the proposed downtown Mobility Hub	64%	16%	80%	14%	6%
4. Evaluate land use policies for transit-supportive development as part of Peak Plan 2055	72%	12%	84%	8%	8%
5. Investigate Transit Signal Prioritization	52%	36%	88%	8%	4%
6. Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed-route service area.	36%	28%	64%	22%	14%
7. Continue to support improved pedestrian and bicycle connections to transit.	82%	16%	98%	2%	0%

Other comments provided in the form included the following:

- Desire to know more about the finalized routing and bus stop locations for any proposals.
- Concern over costs for expanding services and potential strain on future budget.
- Interest in exploring options for expanding the GoApex Door to Door service for seniors and other non-fixed route transit options like microtransit.

Final Recommendations and Implementation Plan

Staff used the feedback received to finalize the recommendations as shown in Table 3, Figure 1, and Table 5.

Table 3: Summary of Fixed Route Service Recommendations

Priority Order	Fixed Route Service Recommendations
1	Implement GoApex Route 1 expansion and improvements already recommended for funding in FY25 and FY26 (bulleted items may be timed independently): • Increased frequency Monday-Saturday • Sunday service

Priority Order	Fixed Route Service Recommendations
	• Continuing bus stop improvements
2	Revise the existing GoApex Route 1 routing to provide better access in the following areas (bulleted items may be timed independently): • Access to downtown/Town Hall Campus area in both route directions • Chapel Ridge Road • Hughes Street/Broadstone Way
3	Implement a new fixed route following the Pine Plaza/Pleasant Park routing concept, with the same frequency and span as approved for GoApex Route 1
4	Implement a new fixed route to serve the Veridea East Village area, timed with the Western Wake Tech campus and mixed-use center development

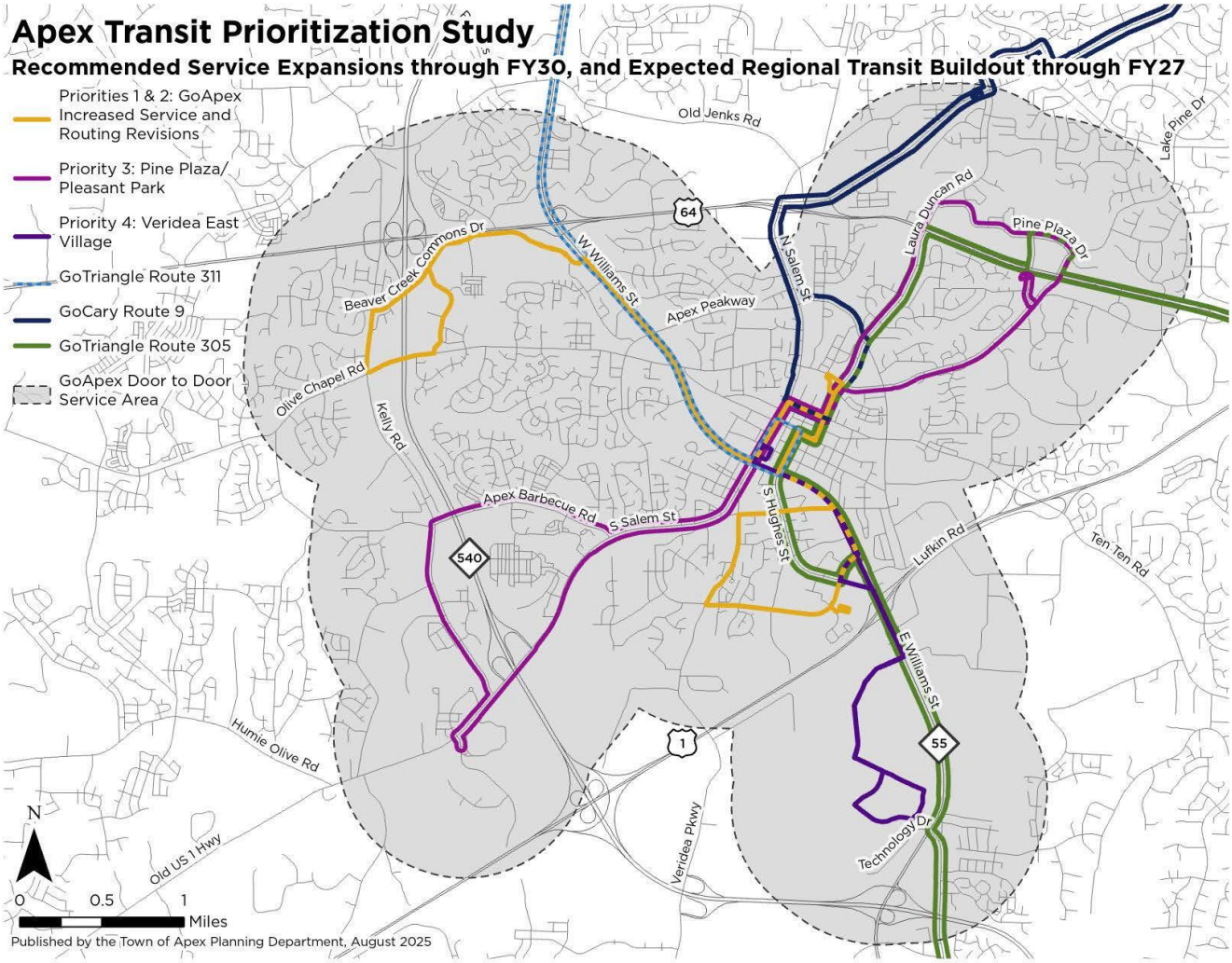


Figure 1. Final Fixed Route Recommendations

Table 3. Summary of Other Recommendations

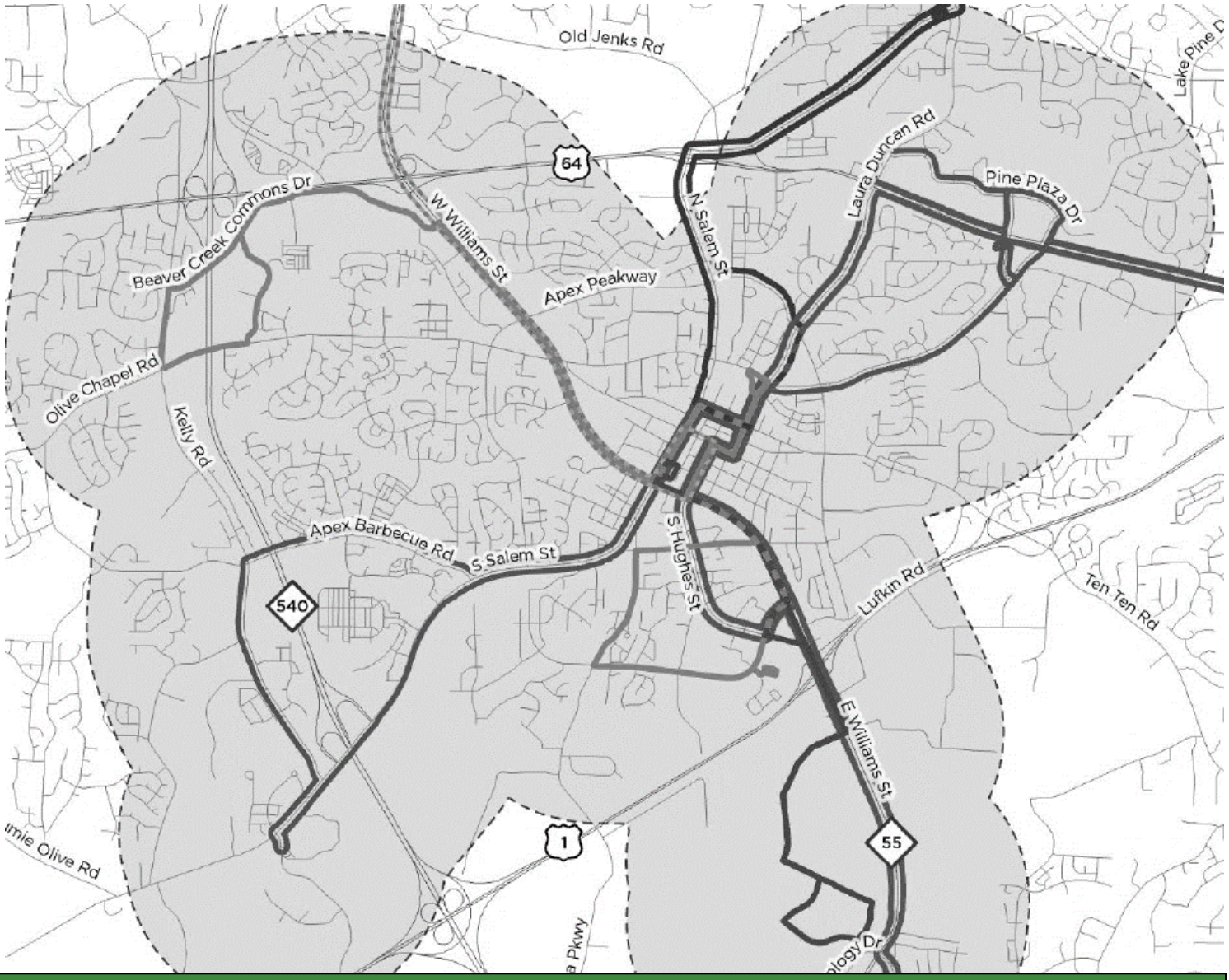
Priority Order	Other (Non-Fixed Route Service) Recommendations
1	Support Phase 1 of the proposed downtown mobility hub, which would provide a bus transfer area in downtown Apex.
2	Evaluate land use policies for transit-supportive development as part of Peak Plan 2055 - the Town's comprehensive plan update beginning in 2025.
3	Explore options to serve seniors and those with disabilities outside the federally-required GoApex Door to Door Service Area.
4	Continue to support improved pedestrian and bicycle connections to transit.
5	Investigate transit signal prioritization, which would allow buses to travel more efficiently.
6	Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed-route service area.

Staff also developed a proposed implementation plan through FY30 that addresses the recommendations in priority order. It is provided in the full report. The first task will likely be to bring forward proposed amendments to the Town's Transit Plan Map, which is a part of the Town's comprehensive plan. Further tasks will be to develop funding applications, conduct further service planning to refine fixed route concepts and select future bus stop locations, and coordinate advance planning tasks for the other project recommendations.

Overall, this document should serve as a clear guide to staff on local transit priorities for the next approximately five years. However, these recommendations could be subject to change over time as new priorities are identified or local conditions change, such as through updates to the Town's comprehensive plan. It is staff's intent to keep the community informed and offer additional opportunities for input as service improvement and expansion projects progress.

Planning Board Recommendation:
The Planning Board unanimously recommended acceptance of the Apex Transit Prioritization Study at their September 8, 2025 meeting.

Staff Recommendation:
Planning Department staff recommend acceptance of the Apex Transit Prioritization Study.



Town of Apex

Transit Prioritization Study

August 2025

Prepared by
The Town of Apex Planning Department

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Appendix C: Public Input Summary
Appendix D: Route Analysis Summary

EXECUTIVE SUMMARY

The purpose of the Town of Apex Transit Prioritization Study (ATPS) is to determine the priorities for local transit in the Town of Apex over approximately the next five years.

This study is not a full update of the Transit Plan Map for the Town. Rather, it is meant to set clear priorities to guide transit implementation and investments in the near term. This study is intended to provide:

- Priorities for transit expansion, including planning-level cost estimates and benefits;
- Recommendations for programming transit investments over the next five years; and
- Recommendations for revisions, if needed, to the Town's Transit Plan Map.

The study was conducted between January 2024 and September 2025. Funding assistance was provided by the Wake Transit program for survey and outreach support.

The study included four major tasks:

- Task 1: Review existing local and regional transit plans and policies to understand transit context and ensure any recommendations are in keeping with the overall vision for transit in the area.
- Task 2: Gather public feedback to understand local preferences.
- Task 3: Analyze feedback and other data to develop potential options.
- Task 4: Develop, refine, and finalize recommendations.

Task 1 and Task 2 included two major outreach activities: an online survey open to the entire community between March and May 2024, as well as an onboard survey on GoApex Route 1 that was available in May 2024. Task 3 and Task 4 included in depth analysis of the survey results and other data, and development of recommendations. The draft recommendations were released for public comment in Summer 2025. Feedback gathered was used to finalize the recommendations in this report.

The resulting recommendations are summarized in Table ES- 1 and Table ES- 2. There are two sets of recommendations:

- Set 1 includes recommendations for fixed route transit service improvement and expansion. These are also shown in Figure ES- 1, along with regional transit routes assumed to be in place by FY27.
- Set 2 includes recommendations for other, non-fixed route service projects and studies to help support public transit.

Table ES- 1. Summary of Fixed Route Service Recommendations

Priority Order	Fixed Route Service Recommendations
1	Implement GoApex Route 1 expansion and improvements already recommended for funding in FY25 and FY26 (bulleted items may be timed independently): • Increased frequency Monday-Saturday • Sunday service • Continuing bus stop improvements
2	Revise the existing GoApex Route 1 routing to provide better access in the following areas (bulleted items may be timed independently): • Access to downtown/Town Hall Campus area in both route directions

Priority Order	Fixed Route Service Recommendations
	• Chapel Ridge Road • Hughes Street/Broadstone Way
3	Implement a new fixed route following the Pine Plaza/Pleasant Park routing concept, with the same frequency and span as approved for GoApex Route 1
4	Implement a new fixed route to serve the Veridea East Village area, timed with the Western Wake Tech campus and mixed-use center development

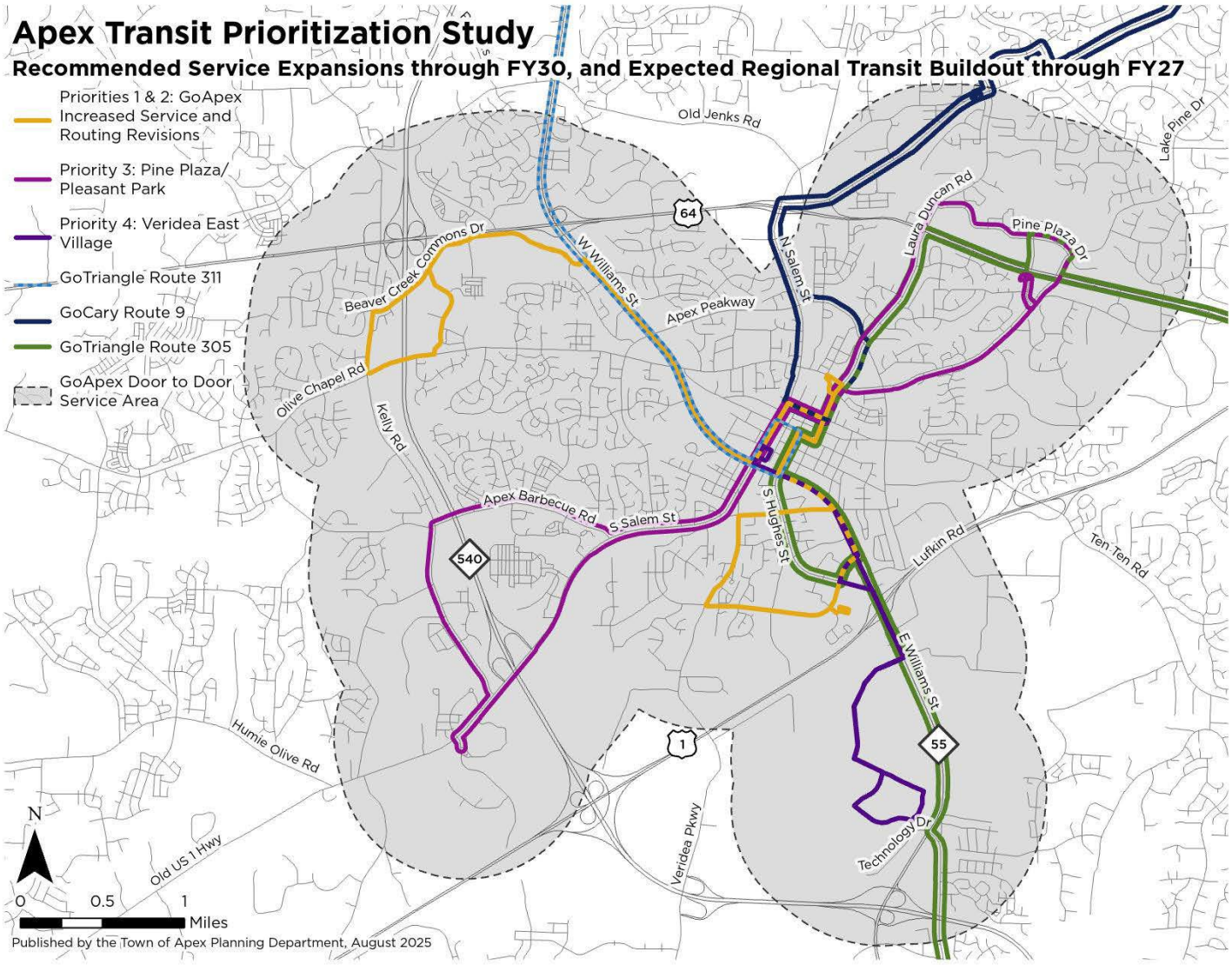

Figure ES- 1. Final Fixed Route Recommendations

Table ES- 2. Summary of Other Recommendations

Priority Order	Other (Non-Fixed Route Service) Recommendations
1	Support Phase 1 of the proposed downtown mobility hub, which would provide a bus transfer area in downtown Apex.
2	Evaluate land use policies for transit-supportive development as part of Peak Plan 2055 - the Town's comprehensive plan update beginning in 2025.
3	Explore options to serve seniors and those with disabilities outside the federally-required GoApex Door to Door Service Area.
4	Continue to support improved pedestrian and bicycle connections to transit.
5	Investigate transit signal prioritization, which would allow buses to travel more efficiently.
6	Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed route service area.

The proposed implementation plan is shown in Table ES- 3 and addresses recommendations in priority order. The first task will likely be to bring forward proposed amendments to the Town's Transit Plan Map, which is a part of the Town's Comprehensive Plan. Further tasks will be to develop funding applications, conduct further service planning to refine fixed route concepts and select future bus stop locations, and coordinate advance planning tasks for the other project recommendations.

Overall, this document should serve as a clear guide to staff on local transit priorities for the next approximately five years. However, these recommendations could be subject to change over time as new priorities are identified or local conditions change, such as through updates to the Town's comprehensive plan. It is the intent to keep the community informed and offer additional opportunities for input as service improvement and expansion projects progress.

Table ES- 3. Estimated Timeline for Implementation

Recommendation Type	Description	FY26	FY27	FY28	FY29	FY30
Fixed Route	Transit Plan Map	Develop and present updates to Town Council				
Fixed route	GoApex Route 1 Revisions - increased frequency	Implement Spring 2026				
Fixed route	GoApex Route 1 Revisions – Sunday service	Implement as soon as feasible				
Fixed route	GoApex Route 1 Revisions – Bus Stop Improvements	Improvements at approx. 12 stops	Improvements at approx. 12 stops	Continue improvements as funding allows		
Fixed route	GoApex Route 1 Revisions – Downtown Routing Changes	Finalize routing, identify bus stop needs, begin design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service		
Fixed route	GoApex Route 1 Revisions – Chapel Ridge Rd Changes	Finalize routing, identify bus stop needs, begin design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service		

Recommendation Type	Description	FY26	FY27	FY28	FY29	FY30
Fixed Route	Pine Plaza/Pleasant Park route concept	Finalize routing, identify bus stop needs	Bus stop design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service	
Fixed Route	Veridea East Village route concept		Finalize routing, identify bus stop needs	Bus stop design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service
Other	Mobility Hub Phase 1	Investigate funding sources for Phase 1		Anticipated beginning of Phase 1 design	Anticipated beginning of Phase 1 acquisition	Anticipated beginning of Phase 1 construction
Other	Peak Plan 2055	Coordinate possible updates for transit-supportive development with plan update process				
Other	Options for seniors and those with disabilities outside the required GoApex Door to Door service area AND Explore options to serve others (those who are not seniors or individuals with disabilities)		Conduct initial scoping options and apply for study funding support	Conduct study	Work through any grant funding applications and/or contract requests	Implement as determined by previous planning work

Recommendation Type	Description	FY26	FY27	FY28	FY29	FY30
	outside the general fixed route service area					
Other	Improved pedestrian and bicycle connections to transit.	Coordinate with internal staff on project prioritization, work through any special grant funding applications, and implement as determined by previous planning work				
Other	Investigate transit signal prioritization		Coordinate with internal staff and external partners (such as Town of Cary and NCDOT) and apply for study funding support	Conduct study	Work through any grant funding applications and/or contract requests	Implement as determined by previous planning work

INTRODUCTION

The purpose of the Town of Apex Transit Prioritization Study (ATPS) is to determine the next priorities for local transit in the Town of Apex.

GoApex Route 1 was identified as the Town's highest-priority transit route in Apex *Advance Apex: The 2045 Transportation Plan* (Transportation Plan). Following adoption of the Transportation Plan, Route 1 was further studied through the *Apex Circulator Study*, and service launched in July 2022. While the Transit Plan Map of the Transportation Plan identifies other locations for transit, no priorities are specified, and no actual routes are identified.

This study is not a full update of the Transit Plan Map for the Town. Rather, it is meant to set clear priorities to guide transit implementation and investments over approximately the next five years. This study is intended to provide:

- Priorities for transit expansion, including planning-level cost estimates and benefits;
- Recommendations for programming transit investments over the next five years; and
- Recommendations for revisions, if needed, to the Town's Transit Plan Map.

The study was conducted between January 2024 and September 2025. Funding assistance was provided by the Wake Transit program for survey and outreach support.

BACKGROUND

Funding Context

The Town is an active participant in the Wake Transit Program. According to the program's website, "The Wake Transit program is a taxpayer-supported investment approved by voters in 2016 to optimize public transportation in Wake County."[1] Wake Transit investments are guided by a 10-year vision plan, the *Wake Transit Plan*, and an annual programming of projects in the Wake Transit Work Plan. Funding for Wake Transit is made possible through a half-cent sales tax, portions of vehicle registration fees and vehicle rental tax revenues, federal and state contributions, existing local revenues that fund current transit services, and fares.[2] Regional transit routes operated through Apex are funded through the Wake Transit program rather than the Town's local funds. In addition, the Wake Transit program manages a Community Funding Area Program (CFAP). The CFAP provides matching funds on an application basis for towns outside of Raleigh and Cary to design and develop transit projects that meet their local needs. The Town of Apex uses this funding for a portion of the cost of GoApex Route 1 and GoApex Door to Door services. The Town also leverages the local option to use up to $5.00 of the Municipal Vehicle Tax for public transportation.

Regional Planning Context

Existing Service

While GoApex Route 1 is the only local transit route, there are two regional routes currently operated by transit partners that serve the Town of Apex. GoCary Apex-Cary Express (ACX) operates between downtown Cary and downtown Apex hourly on weekday mornings (6:00 AM – 8:25 AM) and afternoons (4:35 PM – 6:57 PM). GoTriangle Route 305 operates between Raleigh, Cary, Apex, and Holly Springs. The route operates hourly between Apex and Raleigh from approximately 6:00 AM - 9:30 PM on Monday through Friday, 7:00 AM - 9:00 PM on Saturday, and 7:00 AM - 7:00 PM on Sunday. An exhibit showing the two existing regional transit routes, along with local GoApex Route 1, is provided as Figure 1.

[1] https://www.goforwardnc.org/wake-county/
[2] https://www.goforwardnc.org/wake-county/

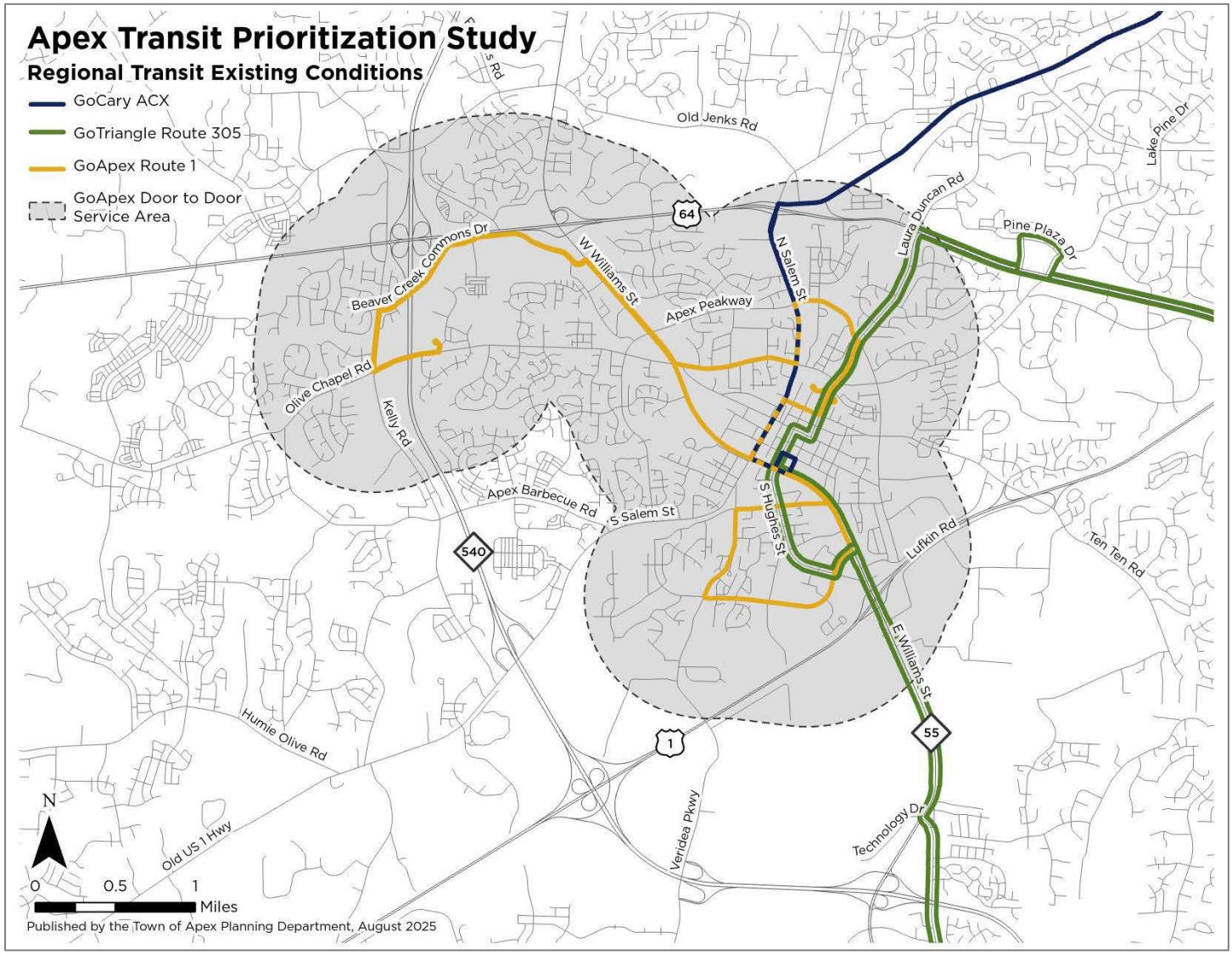

Figure 1. Existing Transit Routes

Programmed Service

"Programmed" service refers to new or improved transit service that has been identified for a specific year and has been included in funding models. Regional transit service in Apex is expected to improve in the near term, associated with the Wake Transit program.

- GoTriangle anticipates re-instating former Route 311, which provides a connection from Apex into Research Triangle Park (RTP) along NC 55. Start of service is anticipated in fiscal year (FY) 2027.
- GoCary is actively working to add stops and increase service on the GoCary ACX, which will be re-branded GoCary Route 9 (formerly referred to as Route 12). These service improvements are anticipated in FY 2026.
- In FY 2027, GoTriangle anticipates implementing the third phase of improvements to Route 305. This will include 30-minute peak weekday frequency as well as improvements to bus stops.

The Town also has programmed improvements to GoApex Route 1. Increased frequency (30-minute service) on Monday-Saturday is anticipated to begin in April 2026 and Sunday service is expected to be added as soon as it is feasible. In addition, the Town will continue to improve bus stops on an incremental basis. Matching funding for all of these GoApex improvements has been awarded or recommended through the CFAP.

These programmed services are shown in Figure 2 and are assumed for purposes of this study to be the base transit buildout conditions for fiscal year (FY) 2027.

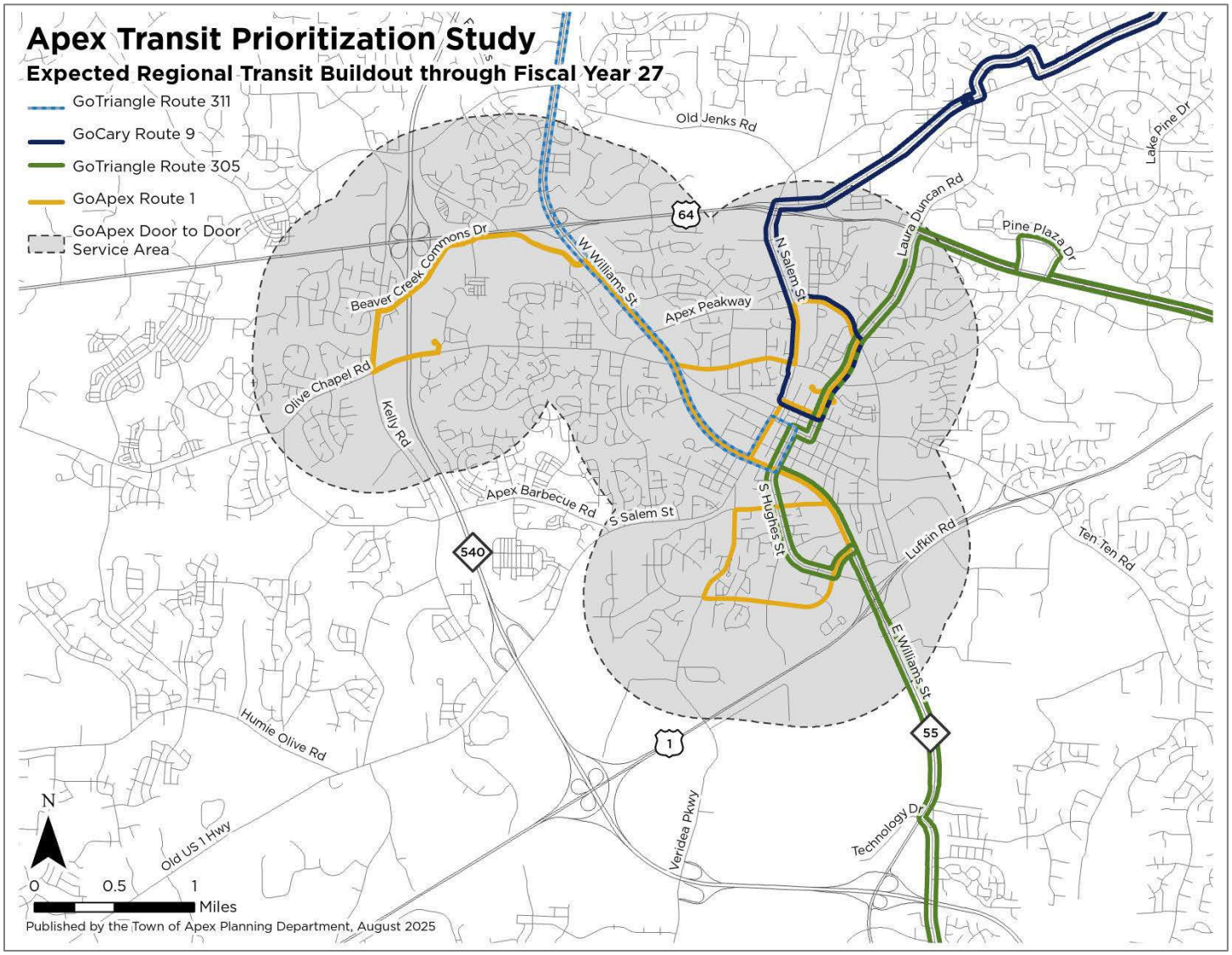

Figure 2. Expected Regional Transit Buildout through Fiscal Year 2027

Planned Service

"Planned" service refers to new or improved transit service that has been documented and adopted as a future vision, but has not yet been programmed for a specific year and may not yet be included in funding models. While the Town

has a Transit Plan Map identifying roads that may be served by transit in the future, there are currently no planned new routes.

While the ATPS is intended to prioritize future local service, a concurrent update to the 10-year Wake Transit Plan, identifying the regional vision and investment strategy, has also been underway. At the time of preparing this report, the draft Wake Transit Plan Update includes recommendations for additional transit improvements in Apex by 2035, including:

- 15-minute service along GoCary Route 9.
- A new route from Fuquay-Varina, Holly Springs, and Apex to RTP along NC 55.
- A new route from Apex to RTP along Salem Street and Davis Drive.
- A new express route from Apex into Raleigh using US 1.

The draft Wake Transit Plan Update also recommends additional funding, without identifying specific projects, for:

- New mobility hubs.
- Projects that could advance regional rail opportunities.
- Improvements to bus stops.
- The Community Funding Area Program.

Other Planned or Programmed Projects

At both the local and regional level there are also ongoing investments in projects that are supportive of transit.

- GoApex bus stop improvements – The Town's Capital Improvement Plan (CIP) anticipates an annual allocation of $200,000 toward improving existing GoApex bus stops. For the past three years, the Town has secured matching funding through the CFAP (for a total of $200,000 per year, with $100,000 in local funds and $100,000 in CFAP funds).
- GoTriangle bus stop improvements – GoTriangle is currently working through design plans for improvements to bus stops along existing Route 305. They have also completed improvements for a future stop serving planned Route 311.
- Apex Mobility Hub – The North Carolina Department of Transportation (NCDOT) partnered with the Town of Apex to complete a feasibility study for a future mobility hub that could serve bus transit as well as future passenger rail. The mobility hub was identified for land adjacent to the S-Line railroad at E. Moore Street in downtown Apex. At the time of the ATPS, the environmental document was underway. Future phases (design, right of way, construction) are not funded. The proposed funding for new mobility hubs included in the draft Wake Transit Plan Update could serve as a source of funding for the first phase of the Apex Mobility Hub.
- Pedestrian and bicycle infrastructure projects – The Town is committed to improving opportunities for biking and walking. A prioritization process is used to program projects annually. The process includes considerations for facilities that will provide connectivity to bus stops.

Existing Plans

Several plans and documents were compiled and reviewed to understand the current transit planning context and ensure any future recommendations are consistent with the local and regional transit vision. A summary of the plans that were reviewed is found in Table 1 and the full summary is included as Appendix A.

Table 1. Documents included in the Summary of Previous Transit-Related Plans and Studies

Document Name	Approving Body	Approval Date	Geographic Area
Western Wake Comprehensive Operations Analysis	Cary Town Council	October 2018	Western Wake County
Wake Transit Community Funding Area Program Management Plan	CAMPO Executive Board and GoTriangle Board of Directors	November 2018	Wake County and RTP
Advance Apex: The 2045 Transportation Plan	Apex Town Council	February 2019	Apex Planning Area
Apex Downtown Master Plan & Parking Study	Apex Town Council	December 2019	Apex Planning Area
Apex Circulator Study	Apex Town Council	June 2020	Apex Planning Area
Wake Transit Vision Plan	CAMPO Executive Board and GoTriangle Board of Directors	April 2021	Wake County
Wake Bus Plan - 2023	CAMPO Executive Board and GoTriangle Board of Directors	May 2023	Wake County
GoCary Short Range Transit Plan	CAMPO Executive Board and GoTriangle Board of Directors	May 2023	GoCary Service Area
GoTriangle Short Range Transit Plan	CAMPO Executive Board and GoTriangle Board of Directors	May 2023	GoTriangle Service Area in Wake County
S-Line Transit-Oriented Development Study (NCDOT) – Apex Playbook	NCDOT and Municipal Partners	July 2023	Apex Planning Area
Capitol Area Metropolitan Planning Organization Coordinated Public Transit-Human Services Transportation Plan (CAMPO CPT-HSTP)	CAMPO Executive Board	September 2024	Raleigh Urbanized Area
Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities	Apex Town Council	November 2024	Apex Planning Area - Friendship and New Hill Communities

Overall, there has been a significant amount of transit planning work in Wake County and in the Apex area over the past decade, and Apex community members have been active participants in engagement opportunities.

The Wake Transit Plan and investment strategy have brought both funding, as well as greater regional coordination, which led not only to the launch of GoApex Route 1 as part of the CFAP, but also brought improvements to regional routes that provide connections from Apex to Cary, Raleigh, and beyond.

The S-line Transit Oriented Development and Mobility Hub projects led by NCDOT identified downtown Apex as a future mobility hub location, which could serve as a multimodal gateway to downtown, as well as a transit transfer point.

Additionally, the Apex community has shown support for the desire for transit options to connect to regional destinations as well as local service to access jobs, shopping, and recreational opportunities. Downtown Apex is a key destination, and Eva Perry Regional Library appears to be the local destination where access is most desired that is not

currently served by GoApex Route 1. Further, residents have expressed a desire for additional connections from residential areas to connect to key destinations in Town, as well as additional regional connections to places such as Holly Springs, Fuquay-Varina, and Morrisville.

PUBLIC ENGAGEMENT

Public engagement for the ATPS was conducted in two phases and was guided by a Public Engagement and Communications Plan developed for the ATPS and included in Appendix B. The first phase was primarily intended to raise awareness about the study and gather input on overall transit preferences. During this phase, interested stakeholders were encouraged to subscribe for email updates about the study. The second phase was primarily intended to share and gather feedback on draft recommendations for new transit routes and other studies.

Phase One

A major task of the ATPS was to understand key transit preferences from the community. This involved requesting public input early in the process to help guide the analysis and development of recommendations. This early input was gathered primarily through two public surveys conducted in Spring 2024. Input was also gathered from the Apex Transit Advisory Committee (TAC), a Town board of appointed community members whose charge was to review local transit plans and policies and provide recommendations to staff and Town leadership. TAC members reviewed draft survey questions and helped to interpret survey results, as well as provided their own thoughts for project input.

The first public survey was posted online through Publicinput.com and was open to anyone in the community. It was conducted between March 26, 2024 and May 15, 2024 and asked participants to share information about:

- Their awareness and experience riding local transit.
- Types of destinations that are important to serve with transit.
- Potential users who should be prioritized in service considerations.
- Service factors important to them to consider riding local transit.
- Preferences among proposed improvements.

The survey results were posted in the form of an online dashboard that allows users to create custom filters of the results.

The other public survey was conducted onboard the GoApex bus and was targeted to current GoApex riders. It was conducted between May 11, 2024 and May 18, 2024. In contrast to the online survey, the onboard survey focused more on the current riding experience for users. It asked for information about their current riding habits, satisfaction level with different service characteristics, and demographic information. A summary report of the onboard survey is found in Appendix C.

Riders who had completed the online survey were also eligible to take the onboard survey, and vice versa.

Strategies from the Public Engagement and Communications Plan developed for the ATPS were used to ensure the public was aware of these survey opportunities. Supporting marketing and outreach activities for these surveys included:

- In-person outreach:
    - Planning Department booth at Apex EarthFest, April 2024
    - Pop-up table at Eva Perry Library, April 2024
    - Planning Department booth at Apex PeakFest, May 2024
    - Distribution of study postcards at several dozen Apex businesses and multi-family residential communities as well as the Apex Town Hall, Senior Center, and Community Center

- Online outreach:
    - Two posts on the Town of Apex Facebook page
    - Notification on Apex Transit News and Updates webpage
    - Email blast to the Town's Transit Plans and Services and All Long Range Plans email lists
- Printed materials:
    - Postcards with QR code to the online survey to distribute as needed
    - Poster placed in the bus with QR code to the online survey
    - Poster placed in the bus notifying riders of the onboard survey
    - Advertisement in *Suburban Living Magazine* (April/May 2024 issue)
    - Advertisement in the Apex Utility Bill mailer (April 2024 bills)

Phase Two

A second round of public engagement was completed in Summer 2025 in order to gather feedback on the draft staff recommendations. The project webpage was updated with the draft recommendations and an online comment survey was made available between June 27, 2025 and August 3, 2025. A summary report of the public comments results is provided in Appendix C.

Supporting marketing and outreach activities for this phase included:

- In-person outreach:
    - Planning Department booth at Apex EarthFest, April 2025
    - Planning Department booth at Apex PeakFest, May 2025
    - Distribution of study postcards at multi-family residential communities, Apex Town Hall, Senior Center, Community Center, and at a CommUniversity event
    - Presentation to Town Council, June 2025
- Online outreach:
    - One post on the Town of Apex Facebook page
    - One post on the Town of Apex Instagram page
    - Notification in the "All in Apex" newsletter
    - Notification on Apex Transit News and Updates webpage
    - Email blast to the Town's Transit Plans and Services and All Long Range Plans email lists
- Printed materials:
    - Postcards with QR code to the online survey to distribute as needed
    - Poster placed in the bus with QR code to the online survey

ANALYSIS

The main purpose for the analysis task was to create, test, and compare different options for transit improvement and expansion in the five-year study timeframe. There were two main considerations for the development and comparison of fixed route concepts: (1) priority areas to serve with transit in Apex and (2) logical routes.

To identify priority areas to serve with transit, staff considered:

- Key destinations, as identified through public preferences
- Population and job centers
- Connections to regional transit routes
- Planning context

To consider whether a route would be logical, staff considered:

- Initial placement of new bus stops
- Route run-time
- Anticipated costs
- Logistical feasibility
- Customer utility

More information about each of these factors is provided in the following sections.

Priority Areas to Serve with Transit

Key Destinations

Key service destinations were identified primarily from the online survey results, including preferred land use types as well as specific points where users desired bus access (based on an online map pin-drop exercise).

Prioritized land use types are shown below. Minor adjustments to the land use categories as they were listed in the survey were made during the analysis. Those adjustments were to: (1) remove single-family residential as a land use type for prioritization, since those areas cover much of Apex and are not helpful in determining destinations to serve, and (2) revising multi-family to include affordable multi-family and transit-oriented development, and (3) remove a category called “other” since those destinations were captured in the “pin-drop” exercise.

1. Downtown Apex
2. Public Parks and Community Centers
3. Retail Areas with Superstores
4. Hospitals or Medical Centers
5. Schools
6. Affordable Multi-family and Transit-oriented Development
7. Smaller Retail Areas
8. Office/Industrial Employment Centers

The top six ranked destination categories were analyzed. Each category was given a base weight according to their rank (first priority got a weight of 6, second 5, etc.). Then, within each category, an adjustment factor was applied to subgroupings based on the likelihood of whether trips would be made by car, foot, or bus. For example, a neighborhood park would start with a weight of 5, then have an adjustment factor of .5, since most trips would be by foot or car, which would result in a total weight of 2.5.

The top six ranked destination categories were then mapped along with the FY2027 Base Transit Scenario, which includes programmed transit expansions, as shown in Figure 3. The weighted and ranked key destination categories were mapped with the FY2027 Base Transit Scenario in Figure 4.

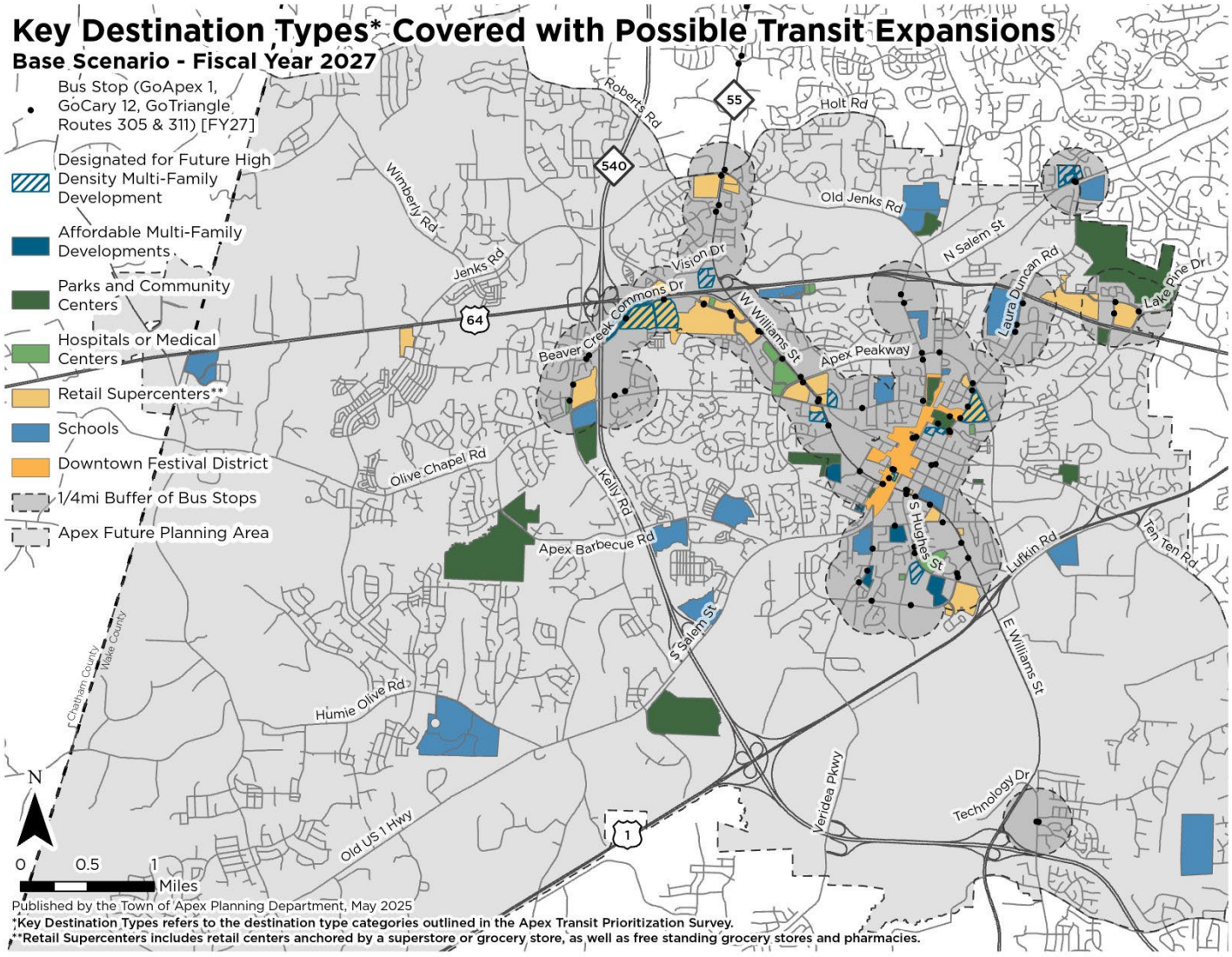

Figure 3. Key Destination Types and Coverage of the FY2027 Base Transit Scenario

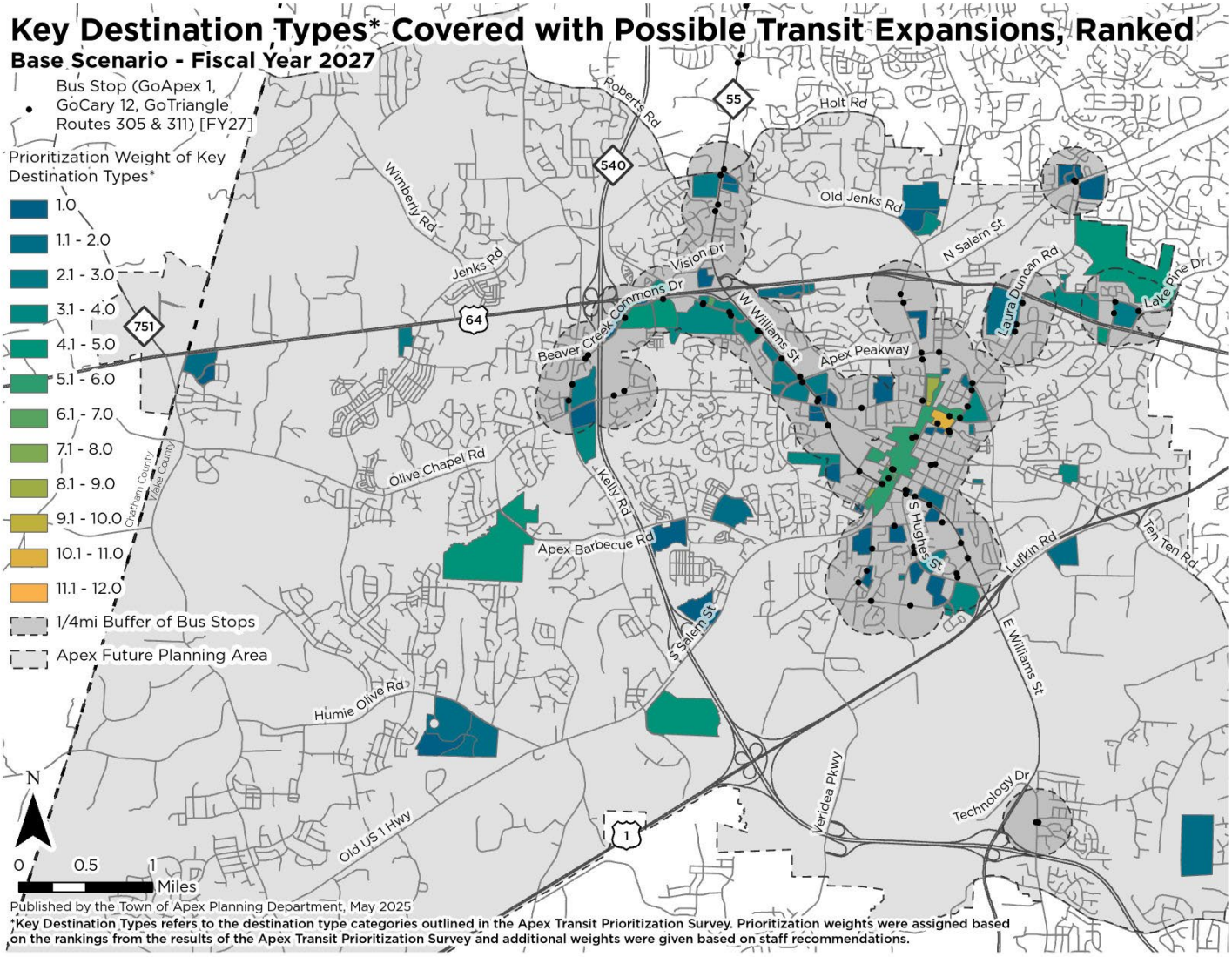

Figure 4. Weighted and Ranked Key Destination Types and Coverage of the FY2027 Base Transit Scenario

The survey also provided an opportunity for respondents to identify specific locations in Town that they would want to access by transit by dropping pins on a map. These "pin-drops" gathered from the online survey were aggregated into hexagonal areas to account for imprecision of users dropping pins on the online map. Each hexagon represents close to 35 acres. Aggregated pin-drop areas with the number of pins per hexagon are shown in Figure 5. These areas are mapped with the FY2027 Base Transit Scenario in Figure 6. Areas with the largest aggregation of pin drops (more than 15 per hexagon) included areas near:

- Downtown Apex
- Apex Town Hall/Senior Center/Community Center/Hunter Street Park area
- Eva Perry Library

- Broadstone Station/Walmart area
- Beaver Creek Commons area
- Olive Chapel Village area

Areas with between 5 and 15 pin drops included:

- Several local parks (Pleasant Park, Nature Park, Apex Community Park)
- Beaver Creek Crossings area
- Pine Plaza Drive retail area
- Sweetwater area
- Friendship schools area
- Apex High School area

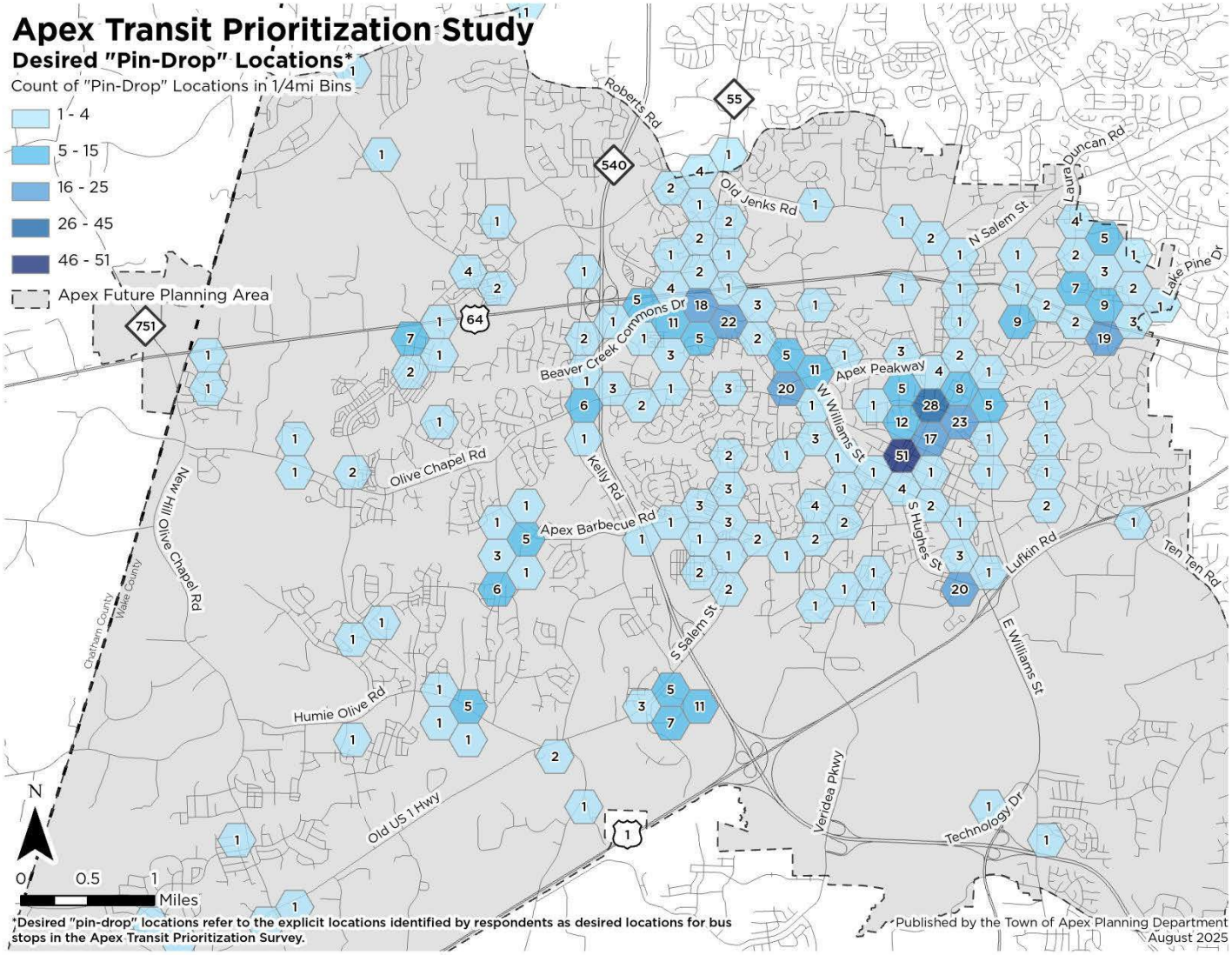

Figure 5. Aggregated "Pin-Drop" Locations Identified for Transit Access

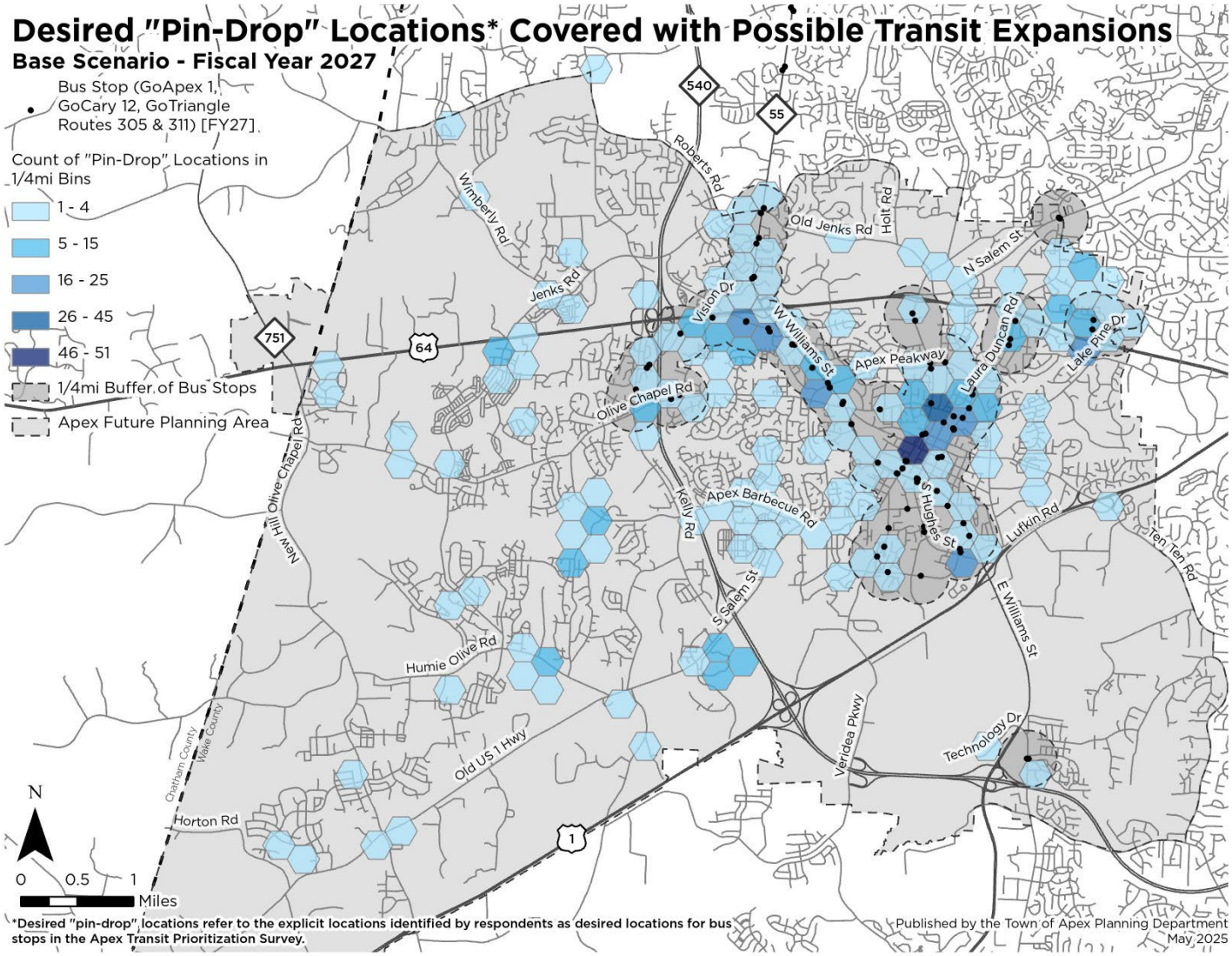

Figure 6. Aggregated "Pin-Drop" Locations with the FY2027 Base Transit Scenario

Jobs and Population

Both total population and the relative density and distribution of population were analyzed to identify what areas may be more supportive of transit service in the near term. Population estimates were mapped using a combination of American Community Survey (ACS) 2019-2023 five-year population estimates at the Census Block Group level, and population expected to be added by 2030 through the pipeline of residential development, including: developments that were approved on or after July 1, 2023 (including those completed or under construction), as well as rezoning applications that are approved but currently do not have an active development in progress. Projected population by Census Block Group is mapped with the FY2027 Base Transit Scenario in Figure 7.

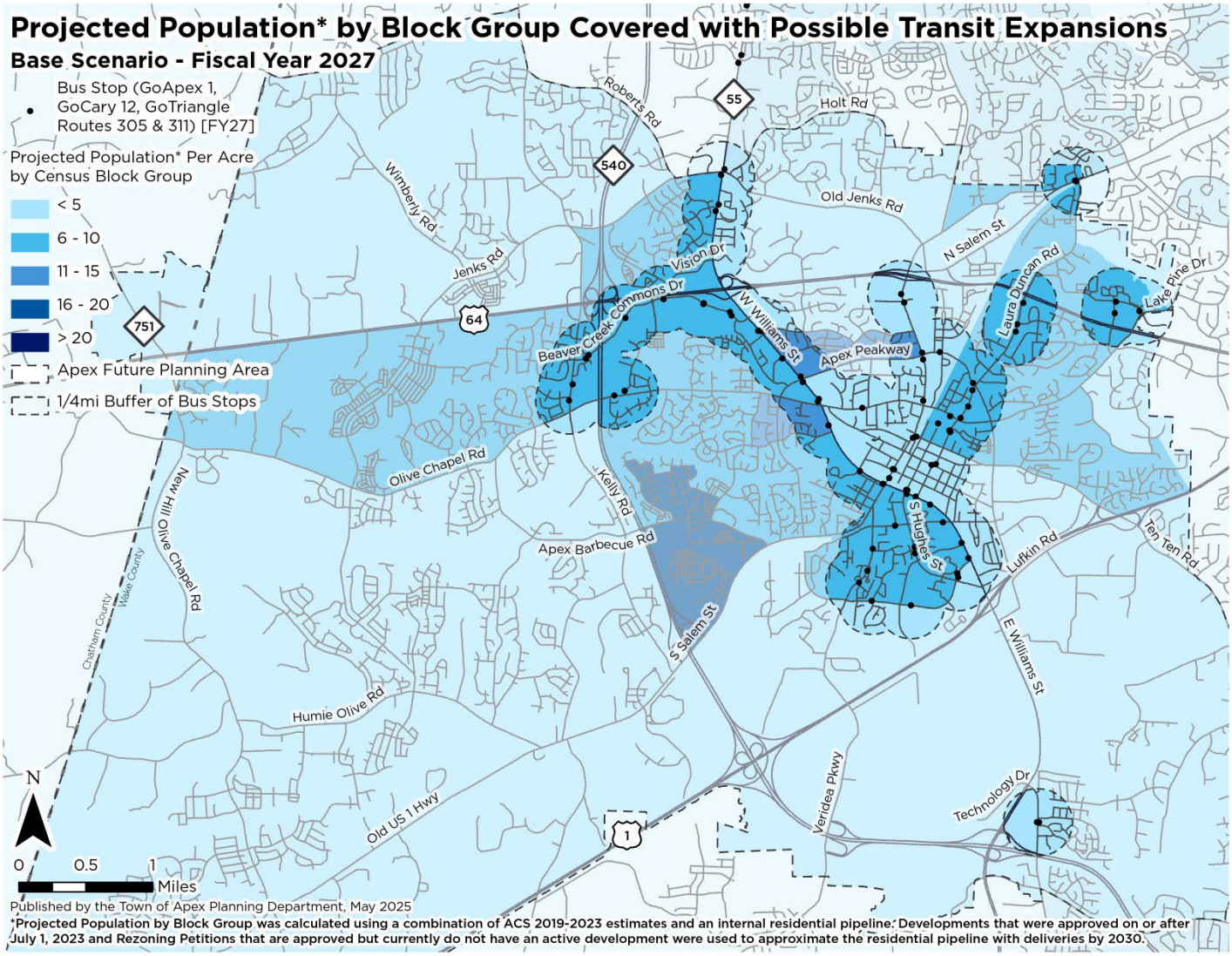

Figure 7. Projected Population and the FY2027 Base Transit Scenario

Areas that were identified with the highest projected population per acre, at about 16-20 people per acre, include the Depot 499 development area and (between South Salem Street, NC 540, and Apex Barbecue Road) and parts of the Scotts Mill neighborhood (north of Apex Barbecue Road). These areas were followed by parts of Golder's Green and Haddon Hall (near Apex Peakway between W Williams St and N Salem St) and the area around Glen Arbor and Peakway Village (near Olive Chapel Rd and Apex Peakway), at around 11-15 people per acre.

Projected jobs per acre by 2030 were mapped, using a combination of US Bureau of Labor Statistics (BLS) Longitudinal Employer-Household Dynamics (LEHD) maps data, and added jobs based on the anticipated pipeline of commercial development, including: developments that were approved on or after July 1, 2022 (including those completed or under construction), as well as rezoning applications that are approved but currently do not have an active development in progress.

Since LEHD jobs data is assigned to block groups like the population data from the US Census, the projected jobs point files were aggregated to hexagonal areas, and projected development pipeline jobs were added to these hexagons. Resulting projected jobs are shown in Figure 8 and are shown along with the FY2027 Baseline Transit Scenario Figure 9.

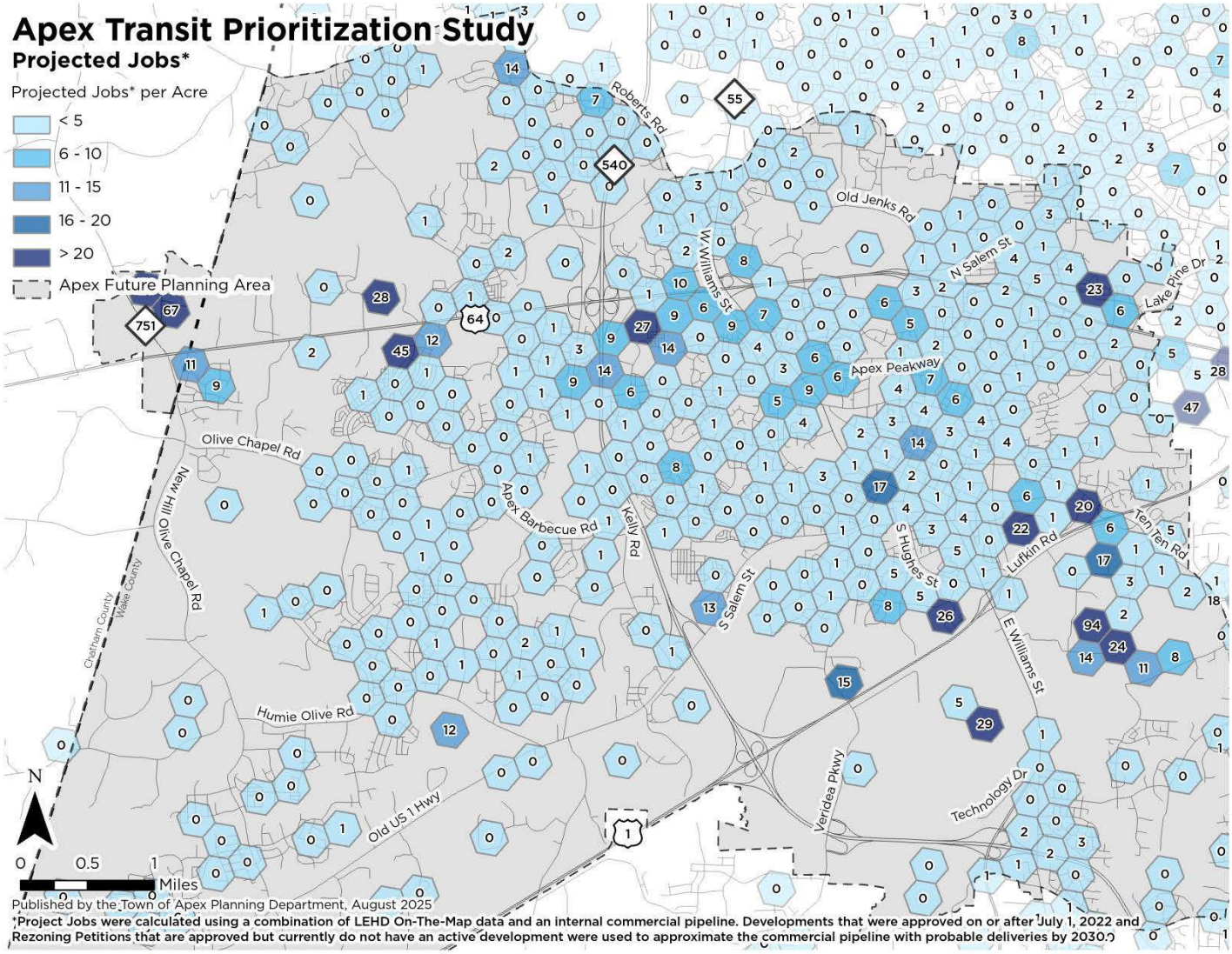

Figure 8. Aggregated Projected Jobs

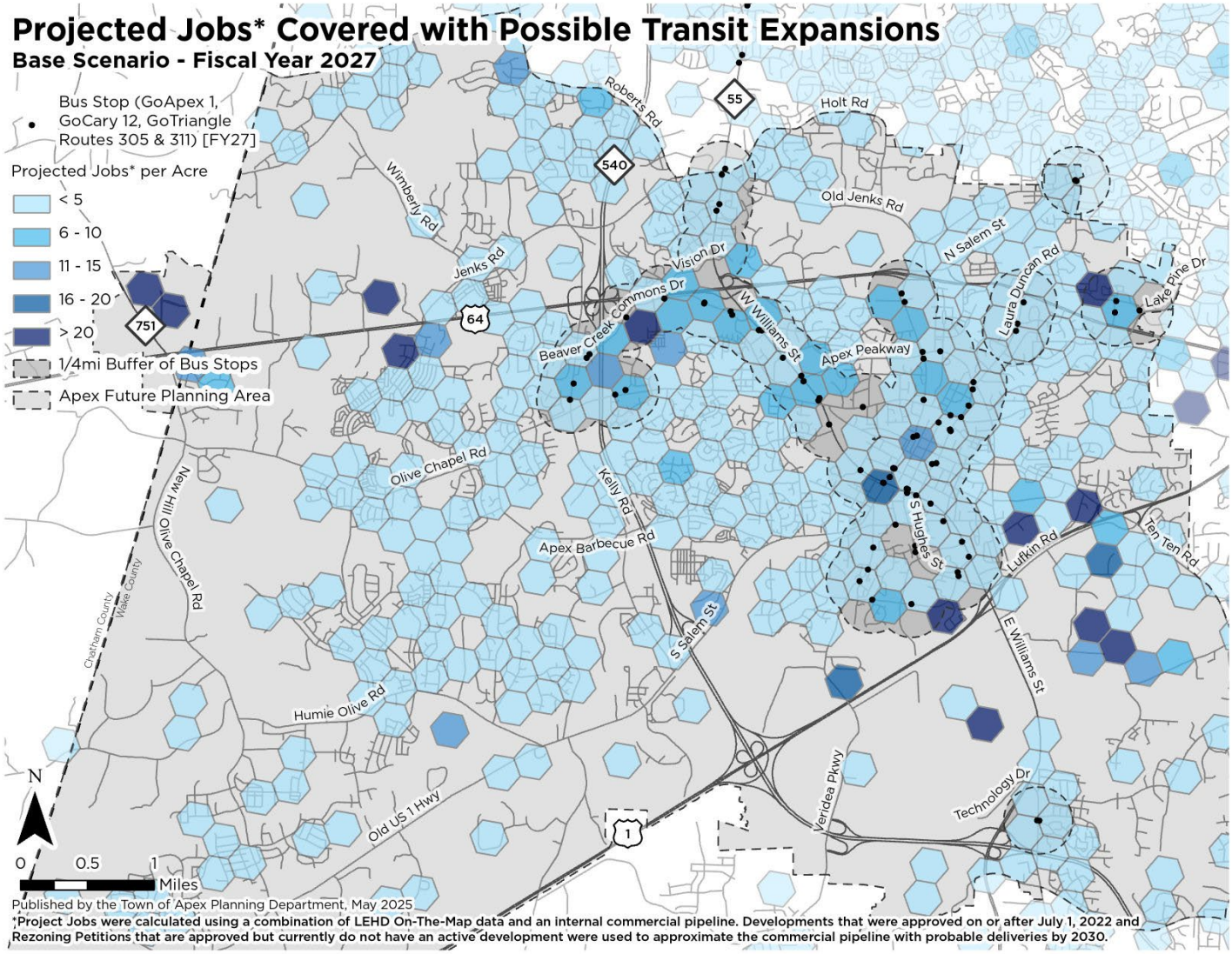

Figure 9. Projected Jobs and the FY2027 Base Transit Scenario

Areas with the greatest projected job density, at over 20 jobs per acre, include several retail and industrial areas:

- Cash Corporate Center/Production Drive/Lufkin Rd business park area
- Energy Drive/Investment Blvd business park area
- Apex Gateway light Industrial area (near NC-751 and US-64)
- Sweetwater retail area
- Beaver Creek Crossings retail area
- Pine Plaza Drive retail area (Costco/Academy Sports area)
- Apex Light Industrial area (near US-64 and Goodwin Rd)
- Broadstone Station/Walmart area

Several additional areas, were identified with projected jobs of around 11-20 jobs per acre included smaller retail and office centers and schools.

In addition to mapping out total jobs, the number of retail and accommodation and food services jobs were estimated, which tend to have a higher transit propensity than other types of jobs.

Connectivity to Regional Transit

In addition to GoApex Route 1, Apex is also served by regional transit routes, as described above. Connectivity to regional routes that are already programmed through the Wake Transit Program to be in service before 2030 were considered as part of the development and analysis of recommendations. These include the GoTriangle Route 305, GoTriangle Route 311, and GoCary Route 9 (previously referred to as GoCary Route 12) shown in Figure 2.

Planning Context

The Context Areas Map from the Transportation Plan shown in Figure 10 was used to inform priority areas to serve with transit. The map includes areas designated as Transit-Oriented Development context areas, where the design and scale of future development is encouraged to enable active transportation, with a comprehensive and interconnected network of walkable streets. This includes the Beaver Creek Commons Drive, Depot 499, and Veridea area, among other areas. The map also designates a Town Center context area, which offers a mix of housing types within proximity to employment, shopping, and community activity and features slower traffic speeds and an emphasis on active transportation. These two areas were identified in the Apex Transportation Plan as priority areas to serve with transit, as well as bicycle and pedestrian projects. This context was especially influential in considering potential routes to the area generally bounded by US 1, NC 55 and NC 540. This is the future location for Veridea, which is largely intended to be a transit-oriented development, and Wake Tech Community College. During the final stages of this study it was also announced that this area will be the home of the future North Carolina Children's Hospital. This area would not show up in survey preferences or land use designations because it is currently undeveloped.

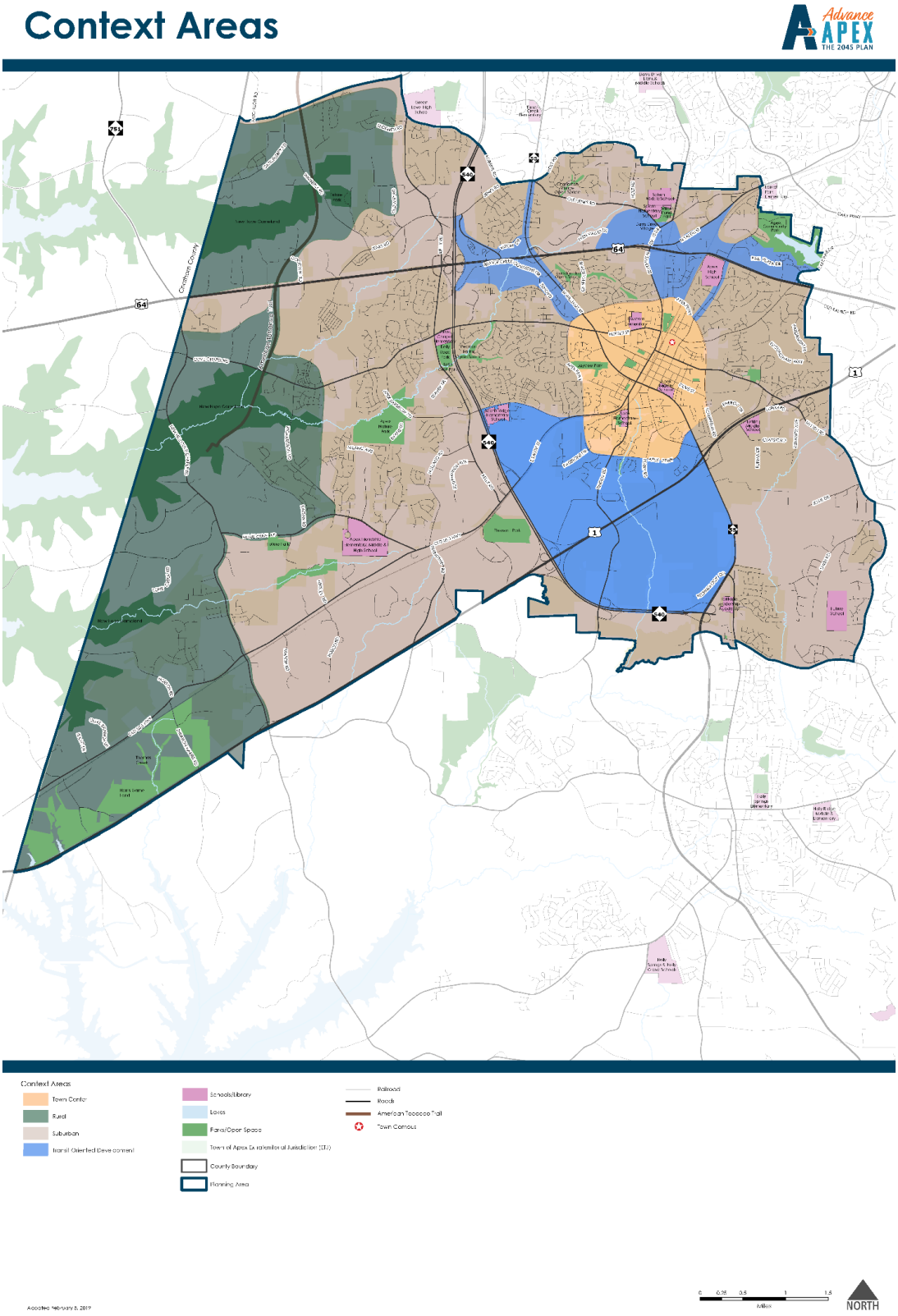

Figure 10. Context Areas Map from Advance Apex: The 2045 Transportation Plan

Logical Transit Routing

While this study did not include the detailed, turn-by-turn study of specific routes; in developing potential route concepts, the practicalities of providing service were considered, including: the need for bus stops, route run-time, number of vehicles needed, logistical feasibility, and high-level costs.

New Bus Stops

The need for additional bus stops to be placed with any new routing were considered. When developing route concepts, preliminary bus stop locations were manually selected based on nearby destinations, pedestrian connectivity, typical spacing standards (about every 1/4-mile to 1/3-mile along the routing), installation feasibility, and ability to transfer to other routes. These stops were used to estimate the potential destinations, population, and jobs served by the route concept. The stop locations used for the analysis have *not* been fully vetted and would need to be evaluated before any new routing is finalized.

Run-Time and Vehicles Needed

"Run-time" is the amount of time it would take to reliably serve a proposed route concept. Run-time and providing a straightforward and convenient schedule for riders were factored into the concepts. Different run time options were initially investigated, but it was determined that routes with both a run time and schedule based on 60-minute or 30-minute frequency would provide the best structure to allow for easy-to-read schedules, transfers between routes, and maximized vehicle efficiency.

It was also assumed that any new fixed route services would follow a schedule with 30-minute service frequency on Monday-Saturday between 6am-8pm and hourly service from 8pm-10pm, with hourly service on Sunday between 7am and 9pm. This follows the current schedule practice of GoCary, the contracted operating provider for GoApex Route 1. Using this assumption, it was possible to determine whether one or two vehicles would be needed to serve each proposed route concept. Span, frequency, and vehicle need assumptions used to inform the route concepts are summarized in Table 2.

Table 2. Span, Frequency, and Vehicle Assumptions for Route Concepts

Fixed Route Service Assumptions	Span at 30-minute frequency	Span at 60-minute frequency	Daily Hours (vehicle revenue hours + deadhead)	Approx. Days of Service Per Year	Total Yearly Hours
Hour-long routes (**2** vehicles needed for 30-minute frequency)					
Weekday	6am-8pm	8pm-10pm	32	255	8,160
Saturday	6am-8pm	8pm-10pm	32	51	1,632
Sunday	n/a	7am-9pm	15	57	855
Totals				363	10,647
30-minute-long routes (**1** vehicle needed for 30-minute frequency)					
Weekday	6am-10pm	n/a	17	255	4,335
Saturday	6am-10pm	n/a	17	51	867
Sunday	7am-9pm	n/a	15	57	855
Totals				363	6,057

Costs Assumptions

General cost assumptions were used to create high-level cost estimates for each routing concept based on the number of vehicle-hours operated per day, the number of new bus stops required, as well as the projected increase in the number of GoApex Door to Door paratransit service trips that the new service would enable. The assumptions are shown in Table 3. These estimates are subject to change based on more detailed information, but provide general guidance on the anticipated cost of the route recommendations.

Table 3. Cost Assumptions

Item	Cost Assumption	Unit
Fixed Route Operating Cost (Per Vehicle)	$120	per hour
ADA Paratransit Operating Cost (Per Vehicle)	$96	per hour
Bus Stop Installation Cost	$20,000	per bus stop

Logistical Feasibility

The ability of a bus to travel the routing with minimal difficulties was considered, as well as areas where it would be possible to safely serve bus stops and allow passengers to cross the road where needed. Where possible, difficult turns and private property were avoided. Again, because these concepts are still preliminary, additional evaluation would be required to finalize any new routes. Additionally, route concepts were considered that provide the ability to transfer between routes at a central location, in this case at the proposed downtown mobility hub location.

Customer Utility

To refine concepts, route utility and legibility for customers were also considered. This included:

- Maximizing two-way service options and reducing large one-way loops,
- Reducing redundant routing where possible, and
- Allowing access to a centralized mobility hub to allow for timed transfers between routes.

Based on the factors related to priority areas to serve transit and logical transit routing, a variety of routing options were developed and tested. Based on a comparison of performance across all factors, review by the Transit Advisory Committee, and review by staff across multiple departments; a refined list of five draft recommendations were proposed for public review and comment. Details of the analysis for those five recommendations are included in Appendix D. Final recommendations are included in the next section.

RECOMMENDATIONS

The final recommendations are based on information gathered from the public feedback and analysis tasks. They include a set of recommended future fixed route service improvements and expansions, as well as a set of recommended supporting projects. They are outlined separately below.

Fixed Route Service Recommendations

As Apex has grown, demand for more travel options, including transit, has increased. Several options for possible fixed route service expansion were explored. In general, compared to demand-response service, fixed route transit service provides a more structured, regular service schedule that doesn't change based on daily demand, with predictable/established stop locations. Fixed route service provides the ability to handle higher levels of ridership over time and transfers to other services more efficiently, as well as provides the opportunity to coordinate land use and transportation goals to help support more transportation-efficient land use patterns.

Based on the analysis and public feedback, fixed route recommendations are shown in Table 4.

Table 4. Summary of Fixed Route Service Recommendations

Priority Order	Fixed Route Service Recommendations
1	Implement GoApex Route 1 expansion and improvements already recommended for funding in FY25 and FY26 (bulleted items may be timed independently): • Increased frequency Monday-Saturday • Sunday service • Continuing bus stop improvements
2	Revise the existing GoApex Route 1 routing to provide better access in the following areas (bulleted items may be timed independently): • Access to downtown/Town Hall Campus area in both route directions • Chapel Ridge Road • Hughes Street/Broadstone Way
3	Implement a new fixed route following the Pine Plaza/Pleasant Park routing concept, with the same frequency and span as approved for GoApex Route 1
4	Implement a new fixed route to serve the Veridea East Village area, timed with the Western Wake Tech campus and mixed-use center development

The above recommendations include any required ADA paratransit service area expansions, as well as the addition of bus stops to serve new areas. It is a federal requirement to include complementary ADA-accessible paratransit services, to federal specifications, for any all-day, local fixed route transit service in the US that benefits from federal funding assistance. An exhibit depicting all conceptual route recommendations, along with the resulting ADA paratransit service area is provided as Figure 11. Descriptions of each route concept follow the exhibit.

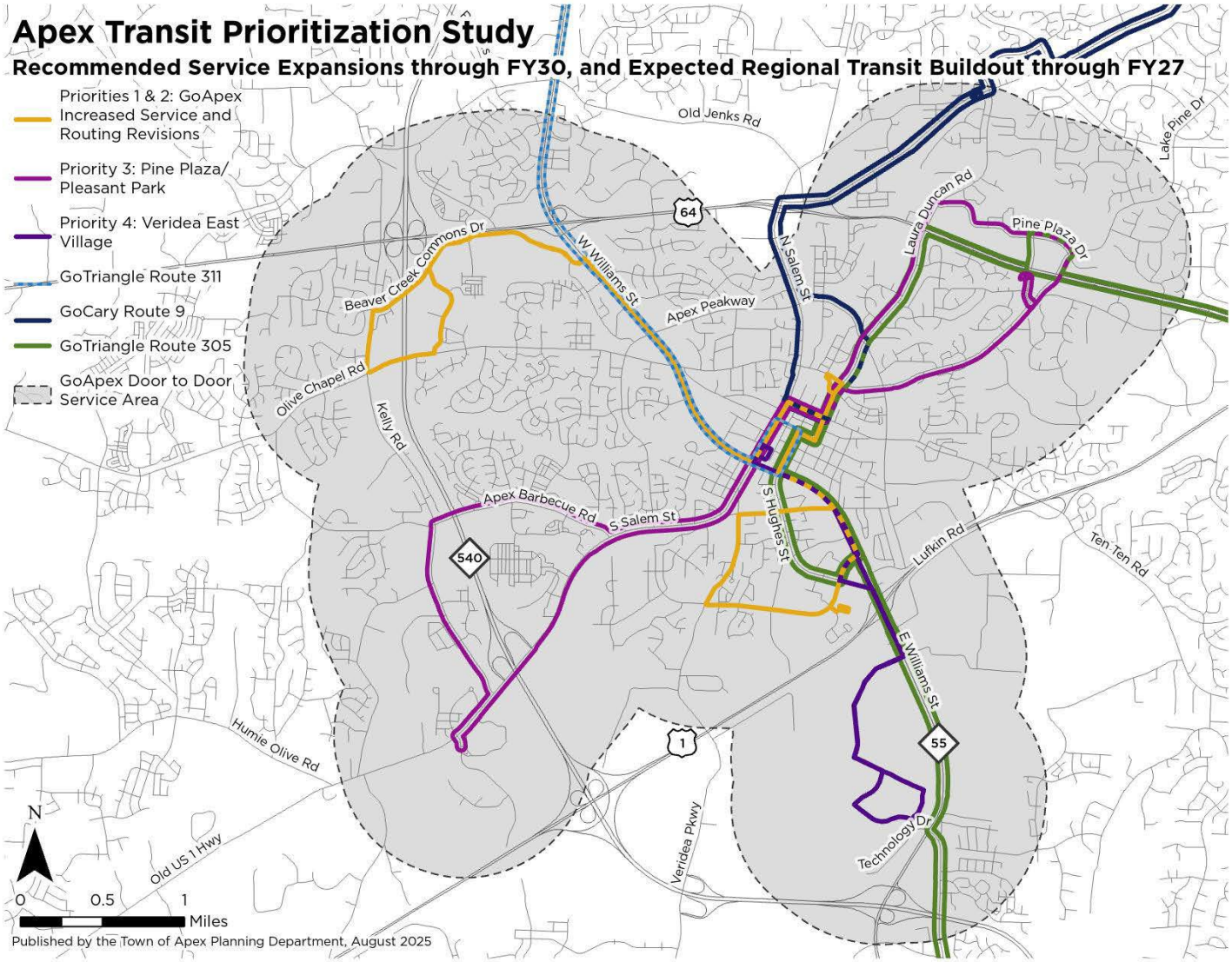

Figure 11. Final Fixed Route Recommendations

Priority 1: Implement Funded GoApex Route 1 Changes

Over the past two years, observations have been made of GoApex Route 1 operations, performance, and feedback provided from riders and the public to identify incremental changes to improve rider utility. For the FY26 CFA grant cycle, funding approval was successfully secured to add Sunday service, as well as increase GoApex Route 1 frequency Monday-Saturday (beginning in Q4). Staff have been working through options with the Town's contracted service providers to make these changes.

CFA funding approval has also been successfully secured for GoApex bus stop improvements for three grant cycles (FY24, FY25, and FY26). Future applications are anticipated to eventually bring all GoApex bus stops up to the standards set in the Town's Bus Stop Improvement Policy.

Priority 2: Revise GoApex Route 1

Access to downtown/Town campus area in both directions

One of the most frequent transit requests heard from Apex residents is the desire to access Downtown Apex. Currently, GoApex Route 1 does serve downtown, but its looping structure means that downtown is only accessed once per hour. For riders it can take up to 45 minutes to either reach downtown, or return from downtown, which lessens the appeal when comparing to other travel options. Updating the routing to serve downtown in both route directions means that it would be no more than 15-20 minutes to access downtown, as well as to get back to one's trip origin when leaving.

Chapel Ridge Road

In 2024, Town Council approved a Transit Plan Map amendment to show future local routing along Chapel Ridge Road. This amendment was put forward in response to a new roadway connection of Chapel Ridge Road to Beaver Creek Commons Drive as part of a new multi-family development with more than 300 units (including many affordable units). Adding a bus stop in this area would provide access to the new residents without compromising the run time of Route 1 because it would create a short loop at the end of the route. However, this change would result in the closure of Bus Stop #16029 on Kelly Rd at Evening Star Drive.

Hughes Street/Broadstone Way

Another frequent request from customers is closer access to Walmart at Apex Peakway and Broadstone Station Way. Currently, the nearest GoApex bus stop is located on Apex Peakway at Hughes Street, near the Cambridge Village senior living community. There is a traffic signal with signalized pedestrian crossing at this location. However, there is a significant grade change from the bus stop to the main Walmart store entrance. Staff have preliminarily explored closer bus stop options which all have some drawbacks. The intersection of Apex Peakway and Broadstone Way currently lacks a pedestrian crosswalk, and requires an unprotected left turn from Broadstone Way to the Peakway.

Priority 3: Implement a new Pine Plaza to Pleasant Park Route

This proposed route concept would connect two of the highest-requested transit access points that aren't currently served by GoApex: Eva Perry Library and Pleasant Park, with Downtown Apex and GoApex Route 1. This proposed route would also service the Pine Plaza Drive area, which includes retail and multifamily development, as well as the Depot 499 development where hundreds of new apartment units are currently under construction. The route is proposed to have the same frequency and span as approved for the improved GoApex Route 1.

Priority 4: Implement a new Veridea East Village Route

This proposed routing concept would serve a new mixed development currently under development review and construction in the southern area of Apex. Veridea East Village is planned to have retail and office uses, as well as apartments, townhomes, and single-family homes, and will also be the new location of the Conlon Western Wake Technical Community College campus, slated to open within a few years. This area falls within the Town's Transit-Oriented Development Context Area.

Other Recommendations

Additional recommendations are proposed in response to public feedback and emerging transit needs in Apex. These are projects and studies that could expand access to services in various ways beyond the fixed route recommendations. Additional recommendations are summarized in Table 5.

Table 5. Summary of Other Recommendations

Priority Order	Other (Non-Fixed Route Service) Recommendations
1	Support Phase 1 of the proposed downtown Mobility Hub, which would provide a bus transfer area in downtown Apex.
2	Evaluate land use policies for transit-supportive development as part of Peak Plan 2055 - the Town's comprehensive plan update beginning in 2025.
3	Explore options to serve seniors and those with disabilities outside the federally-required GoApex Door to Door Service Area.
4	Continue to support improved pedestrian and bicycle connections to transit.
5	Investigate transit signal prioritization, which would allow buses to travel more efficiently.
6	Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed route service area.

Priority 1: Support Phase 1 of the Apex Mobility Hub Plan

The Town of Apex has partnered with NCDOT on a series of planning studies to identify a location for a possible future passenger rail station and mobility hub in the Downtown area. This work is being done to help prepare for future passenger rail service in North Carolina along the S-line. The proposed hub is near Moore and Salem Streets. The NCDOT/Apex Mobility Hub Plan envisions the area to initially serve as a general transit transfer area ("Phase 1") offering a centralized location to facilitate transfers between routes, and for buses and operators to layover (take a break between trips), and could be operated independent of potential future passenger rail service. The Phase 1 recommendation includes amenities such as covered seating, lighting, security features, bicycle and automobile parking, a breakroom/storage building for operators, and possibly restrooms. Most of the regional routes in the FY2027 Base Transit Scenario and the proposed local routes included as recommendations of this study meet in downtown. This hub will be an important transfer station for riders to transfer between the proposed bus routes. Downtown was also the top destination identified in the public survey. The proposed hub would provide convenient access into downtown.

Priority 2: Evaluate land use policies for transit-supportive development as part of Peak Plan 2055

The Town's Comprehensive Plan, called Peak Plan 2055, is the long-term vision for planning and transportation in Town over a 30-year time horizon. The work on the Town's comprehensive plan update kicked off in July 2025 and is expected to take a little over 18 months to complete. It is an opportunity to gather feedback from the community and plan ahead for big and small changes to improve the quality of life for current and future residents.

The current iteration of the Plan, Advance Apex, introduced Transit-Oriented Development Context Areas for the Town. These are envisioned as areas that are oriented around a transit corridor and where "the design and scale of the development in this context encourages active transportation, with a comprehensive and interconnected network of walkable streets".[3] With this update, there is an opportunity to dive deeper into planning for transit-supportive development and to integrate recommendations from the S-Line Transit Oriented Development Study.

Priority 3: Explore options to serve seniors and individuals with disabilities outside the federally-required GoApex Door to Door Service Area

The GoApex Door to Door service area currently follows the minimum service area requirement of covering an area out to ¾-mile around the GoApex fixed routing. This service area does not cover all of Apex. Providing a reliable and

[3]

affordable option for seniors and those with disabilities could help reduce isolation and increase ability to meet medical and personal transportation needs.

As GoTriangle and GoCary begin operating all-day local service in Apex, this will bring the provision of their own complementary paratransit services, known GoTriangle Access, and GoCary Door to Door, respectively. Staff have already begun discussions with these operators as part of the CAMPO Mobility Coordination Committee on how to coordinate these services in Town.

For seniors and those with disabilities who live in Apex, but not within the GoApex Door to Door service area or other complementary ADA transit service areas, the only current public option is GoWake Access, operated by Wake County. GoWake Access offers demand-response transit service to select users, including seniors and those with disabilities through their Elderly and Disabled Transportation Assistance Program (EDTAP). This program is available to anyone over age 60 or with a verified disability, and typically operates Monday through Saturday, 6 a.m. to 6 p.m., excluding holidays. Trips are booked in advance as capacity allows. The funding availability for this program is limited, and so it can be common to experience a wait list or to be denied a trip once the daily or monthly quota is met.

The purpose of this recommendations is to explore the need for additional transportation services in Apex for seniors and individuals with disabilities and to make recommendations on possible strategies to address those service gaps.

Priority 4: Continue to support improved pedestrian and bicycle connections to transit

As Apex grows, the Town has been working towards increasing bicycle and pedestrian system connectivity to increase safety, accessibility, and quality of life. The Town has a Bicycle and Pedestrian System Plan Map that shows planned improvements, as well as a prioritization system for funding new projects. One factor in the current sidewalk prioritization process includes proximity to bus stops. Staff recommend continuing this coordination in order to boost accessibility to bus stops.

Additionally, staff have received feedback about the need for safe pedestrian crossing options in Town. This recommendation includes crosswalk and lighting needs for pedestrians making their way to and from bus stops.

Priority 5: Investigate transit signal prioritization along transit corridors

Transit signal prioritization refers to a tool that is used to shorten wait times for transit vehicles at traffic signals to help increase trip time reliability and reduce travel times.[4] There are different types and technologies available that usually involve hardware on a bus and traffic signal and software to communicate between them. Example uses include programming a signal to hold a green phase longer if it senses a bus approaching, or providing an early green light to a waiting transit vehicle.

These systems require evaluation by a traffic engineer to determine the appropriateness in different areas, as well as integrating transit signal priority with other needs, such as emergency vehicles. The Town of Apex is currently working on traffic signal prioritization for emergency vehicles, and will be upgrading its traffic signals over time to be able to make use of these types of technologies.

[4] National Academies of Sciences, Engineering, and Medicine. 2020. Transit Signal Priority: Current State of the Practice. Washington, DC: The National Academies Press. https://doi.org/10.17226/25816.

Priority 6: Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed route service area

In addition to the recommendations listed above, there may be important mobility needs identified for community members who are neither elderly nor have a disability, and in areas that may not be a good fit for fixed route transit expansion. Examples of ideas that could be investigated include limited shuttle services to public destinations or public events, microtransit on-demand service in limited areas or to fixed route services, ride vouchers for transportation network company (TNC) services like Uber or Lyft for when GoApex services are not operating, etc. It is important to note that some of these options may not be eligible for federal or Wake Transit grant funding.

Changes from Draft Recommendations

Draft recommendations were released for public review and comment during Phase 2 of the public engagement process. Several changes were made based on the feedback received. These changes are reflected in the description of recommendations above. They included:

Fixed Route Service Recommendations

- **Removing a proposed new fixed route Concept that would use Center Street, Ten Ten Road, Lufkin Road, and Reliance Avenue** – This route was proposed to serve the employment center, two multi-family neighborhoods, and Lufkin Road Middle School. There were very few "pin-drops" in this area during the first phase of public engagement. Public support was also very low during the second phase of public engagement, with only 21% of respondents indicating they "Agree" with this route. Other public comments cited concern overall with the cost of providing transit service. Given these comments and the five-year anticipated implementation timeframe for study recommendations; this route was removed from final recommendations. It could be considered for future implementation.
- **Reprioritizing revisions to GoApex Route 1** – This service change was initially placed after the proposed Pine Plaza/Pleasant Park routing concept. However, it was revised to be a higher priority as it would be a cost-neutral change, could be implemented on an accelerated timeline, and would not be as reliant on a new transfer location as a second route would. Phase 2 public comments suggested this had a very similar support rating as the proposed Pine Plaza/Pleasant Park new routing concept.

Other Recommendations

- **Removed supporting federally-required GoApex Door to Door complementary ADA service from the list –** this was included as an initial recommendation but was removed as it is more accurately a requirement than a recommendation, and was instead included as an assumed task in the proposed fixed route service recommendations.
  Reprioritizing the Apex Mobility Hub – this was initial placed after the recommendation to explore options to serve seniors and those with disabilities outside the GoApex Door to Door service area. However, the timeline for the mobility hub planning, funding, and project advancement activities may require a higher priority of staff attention and funding match in the near term, especially as the Wake Transit Bus Plan update gets underway in 2026. These two items had similar approval ratings in the Phase 2 public comments.
  Reprioritizing support for improved pedestrian and bicycle connections to transit – this recommendation was the highest-rated recommendation in the Phase 2 public comments and was a clear priority for many respondents. It was moved ahead of exploring transit signal prioritization and exploring transit options for others outside the general fixed route service area.

IMPLEMENTATION PLAN

In addition to developing recommendations, the necessary steps required to implement these recommendations within the study timeframe of approximately five years were considered. Many of these recommendations will require a multi-year implementation process.

Based on the local context, fixed route service expansion typically requires a three-step process, over approximately three years. The timeframe could vary depending on the project.

1. (Year 1) Finalize routing, apply for grant funding, design bus stops.
2. (Year 2) Acquire right-of-way or easements if needed and begin to install bus stops (may extend beyond one year, depending on property needs).
3. (Year 3) Complete bus stops and start operations.

The other recommendations (non-fixed route service, capital projects, and planning activities) will also likely take multiple years to complete depending on the budget, time, and coordination necessary.

A sample Implementation Plan is provided in Table 6 based on the recommendations, subject to change.

Table 6. Estimated Timeline for Implementation

Recommendation Type	Description	FY26	FY27	FY28	FY29	FY30
Fixed Route	Transit Plan Map	Develop and present updates to Town Council				
Fixed Route	GoApex Route 1 Revisions - increased frequency	Implement Spring 2026				
Fixed Route	GoApex Route 1 Revisions – Sunday service	Implement as soon as feasible				
Fixed Route	GoApex Route 1 Revisions – Bus Stop Improvements	Improvements at approx. 12 stops	Improvements at approx. 12 stops	Continue improvements as funding allows		
Fixed Route	GoApex Route 1 Revisions – Downtown Routing Changes	Finalize routing, identify bus stop needs, begin design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service		
Fixed Route	GoApex Route 1 Revisions – Chapel Ridge Rd Changes	Finalize routing, identify bus stop needs, begin design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service		

Recommendation Type	Description	FY26	FY27	FY28	FY29	FY30
Fixed Route	Pine Plaza/Pleasant Park route concept	Finalize routing, identify bus stop needs	Bus stop design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service	
Fixed Route	Veridea East Village route concept		Finalize routing, identify bus stop needs	Bus stop design	Complete bus stop design, secure right-of-way as needed, and begin bus stop installation	Complete bus stop installation and implement service
Other	Mobility Hub Phase 1	Investigate funding sources for Phase 1		Anticipated beginning of Phase 1 design	Anticipated beginning of Phase 1 acquisition	Anticipated beginning of Phase 1 construction
Other	Peak Plan 2055	Coordinate possible updates for transit-supportive development with plan update process				
Other	Options for seniors and those with disabilities outside the required GoApex Door to Door service area AND Explore options to serve others (those who are not seniors or individuals with disabilities)		Conduct initial scoping options and apply for study funding support	Conduct study	Work through any grant funding applications and/or contract requests	Implement as determined by previous planning work

Recommendation Type	Description	FY26	FY27	FY28	FY29	FY30
	outside the general fixed route service area					
Other	Improved pedestrian and bicycle connections to transit.	Coordinate with internal staff on project prioritization, work through any special grant funding applications, and implement as determined by previous planning work				
Other	Investigate transit signal prioritization		Coordinate with internal staff and external partners (such as Town of Cary and NCDOT) and apply for study funding support	Conduct study	Work through any grant funding applications and/or contract requests	Implement as determined by previous planning work

Estimated Operating Costs

Table 7 offers a possible, estimated cumulative annual operating cost through FY30 if the proposed fixed route recommendations are implemented. Table 8 provides estimated annual cost estimates by proposed route. The data in these tables are high-level estimates only and are based on the service and cost assumptions listed in the Analysis section above, plus accounting for inflation after FY27. The estimates include operating and administrative expenses, but not capital expenses (such as bus stop installations, or facilities). They also include possible cost breakdowns if these operating projects receive funding through the Wake Transit CFA Program, which is not guaranteed.

Table 7. Estimated Cumulative Operating Costs and Match

Operating Year	Est. Cumulative Annual Operating Cost	Assumed CFA Funding Level	Possible CFA Funding: Program Match	Possible CFA Funding: Local Match	Service Included
FY26	$1,100,000	50%	$550,000	$550,000	Route 1 with expanded Sunday service and expanded frequency beginning in Q4 only
FY27	$1,300,000	65%	$845,000	$455,000	Route 1 with expanded frequency all year
FY28	$1,350,000	65%	$877,500	$472,500	Above plus no new service
FY29	$2,800,000	65%	$1,820,000	$980,000	Above plus Pine Plaza/Pleasant Park route
FY30	$3,700,000	65%	$2,405,000	$1,295,000	Above plus Veridea East Village Loop route

Table 8. Estimated Operating Costs by Route Concept

Service Expansion Cost Estimates (high-level)	Approx. Annual Operating Cost - Fixed Route (FY27 - $120/hr)	Approx. Annual *increase* in Door to Door cost	Total	Total local match if assuming CFA approval
GoApex Revised	$1,277,640	$(16,649)	$1,260,991	$ 441,347
Pine Plaza/Pleasant Park	$1,277,640	$129,966	$1,407,606	$ 492,662
Veridea East Village	$726,840	$17,968	$744,808	$260,683

Estimated Capital Costs

Estimated costs for bus stops needed to support the proposed route concepts are provided in Table 9. These estimates are high-level and are subject to change as bus stop needs are refined and designs are developed. These represent estimates for construction only and do not include any costs associated with design or property acquisition. These costs are also assumed to be independent of the ongoing bus stop improvements already approved for funding or programmed in the Town's Capital Improvement Plan through FY30.

Table 9. Estimated Capital Costs for Bus Stop Installation by Route

Bus Stop Expansion Cost Estimates (high-level)	Approx. New Bus Stops Needed	Approx. Bus Stop Install Cost	Assumed CFA Funding Level	Possible CFA Funding: Program Match	Total local match if assuming CFA approval
GoApex Revised	5	$100,000	65%	$65,000	$35,000
Pine Plaza/Pleasant Park	20	$400,000	65%	$260,000	$140,000
Veridea East Village	5	$100,000	65%	$65,000	$35,000
Total	30	$600,000	65%	$390,000	$210,000

Estimated costs for other recommendations will be guided by future studies.

Apex Transit Prioritization Study

Summary of Previous Transit-Related Plans and Studies

Part of Task 1: Gather and Analyze Data

Apex Planning Department Staff
January, 2025

Apex Transit Prioritization Study:

Summary of Previous Transit-Related Plans and Studies

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Introduction

This summary document includes a brief overview of relevant transit-related local and regional plans and studies in the past decade, with a focus on gleaning relevant feedback received from public outreach to help inform future recommendations for the Apex Transit Prioritization Study. Table 1, below, shows the name, approving body, year of approval, and geographic area for each included document. A summary of key plan recommendations follows.

Table 1. Documents included in the plan summary

Document Name	Approving Body	Approval Date	Geographic Area
Western Wake Comprehensive Operations Analysis	Cary Town Council	October 2018	Western Wake County
Wake Transit Community Funding Area Program Management Plan	CAMPO Executive Board and GoTriangle Board of Directors	November 2018	Wake County and RTP
Advance Apex: The 2045 Transportation Plan	Apex Town Council	February 2019	Apex Planning Area
Apex Downtown Master Plan & Parking Study	Apex Town Council	December 2019	Apex Planning Area
Apex Circulator Study	Apex Town Council	June 2020	Apex Planning Area
Wake Transit Vision Plan	CAMPO Executive Board and GoTriangle Board of Directors	April 2021	Wake County
Wake Bus Plan - 2023	CAMPO Executive Board and GoTriangle Board of Directors	May 2023	Wake County
GoCary Short Range Transit Plan	CAMPO Executive Board and GoTriangle Board of Directors	May 2023	GoCary Service Area
GoTriangle Short Range Transit Plan	CAMPO Executive Board and GoTriangle Board of Directors	May 2023	GoTriangle Service Area in Wake County
S-Line Transit-Oriented Development Study (NCDOT) – Apex Playbook	NCDOT and Municipal Partners	July 2023	Apex Planning Area
Capitol Area Metropolitan Planning Organization Coordinated Public Transit-Human Services Transportation Plan (CAMPO CPT-HSTP)	CAMPO Executive Board	September 2024	Raleigh Urbanized Area
Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities	Apex Town Council	November 2024	Apex Planning Area - Friendship and New Hill Communities

Plan Summaries

Western Wake Comprehensive Operations Analysis (2018)

The Western Wake Comprehensive Operations analysis was completed in 2018, prior to the launch of the Town of Apex's bus service. This document was created for GoCary by the consulting firm Nelson\Nygaard to "assess the strengths and opportunities of transit service in western Wake County", including the Cary, Apex, and Morrisville areas (pg. 3). The study was initiated by the decline in ridership on GoCary's network between 2014 and 2016 from 300,000 riders to 250,000, despite the increase in population in the area. The study included a transit market analysis and a service analysis, and public outreach was conducted in Cary, Apex, and Morrisville. The report produced recommendations on alignment, schedule, vehicles, bus stops, and operating costs.

Market Analysis Factors

The specific factors considered in the transit market analysis and the findings relevant to the Town of Apex are summarized below.

- Population and population density
    - Population density in Apex was relatively low, with areas of 1-4 and 5-8 people per acre.
    - Of the top five most densely populated locations identified in the study area, none were located in Apex.
- Employment and employment density
    - Job density in the Apex area was mostly concentrated in two key areas, including:
        - Downtown Apex
        - The US 1 and US 64 intersection area to the east of Apex
- Transit Demand
    - The project team created a map (pictured below) based on (uncited) national research on the propensity for transit usage based on socioeconomic data, including race and ethnicity, annual income, and vehicle ownership. The map uses data from 2015 and 2016. Areas shown in red correspond with a projected demand to support service with 15-minute frequency, areas shown in in orange projected to support 30-minute frequency, areas shown in yellow to support 60-minute frequency, and areas shown blue to support only demand-response service.



Figure 1: Transit Propensity Map of Apex from the Western Wake Comprehensive Operations Analysis (2018)

- Major activity centers
  - Notable activity centers in Apex that could generate transit demand were:
    - Downtown Apex
    - Apex WakeMed Healthplex
    - Beaver Creek Commons/Crossings
    - Pinnacle Park industrial area
- Travel Flows
  - This section of the report included data on travel patterns.
    - Estimated regional daily commute trips to/from the Apex area:
      - >5,000 trips/day
        - Apex to Raleigh
      - 2,501 – 5,000 trips/day
        - Apex to Cary
      - 1,001 – 2,500 trips/day
        - Apex to Durham
        - Raleigh to Apex
        - Cary to Apex
        - Within Apex
      - 500 – 1,000 trips/day
        - Apex to Chapel Hill
        - Apex to RTP
        - Apex to Morrisville
        - Durham to Apex

- Local Commute Trips – trips within the study area (Apex, Morrisville, and Cary). This metric does not include directionality.
    - 51-100 trips/day
        - Western Apex to/from Morrisville
    - 26-50 trips/day
        - Eastern Apex to/from Morrisville
        - Apex to/from Southwest Cary
        - Apex to/from Crossroads Cary

Results of Public Outreach

Two open houses each were held in Apex, Cary, and Morrisville. 79% of the online survey respondents lived in Apex. Key findings from the survey were:

- Expanding service to new areas was of particularly high priority, specifically in Apex and Morrisville where no local service existed at the time.
- Fixed route service was preferred over demand response service at a rate of two to one.
- Respondents were evenly split on whether they preferred slower service with shorter walking distances to stops, or faster service with longer walking distances to stops.
- More frequent peak-hour service was preferred to an expanded span of service with earlier morning and later evening trips, though only slightly.

Two scenarios were proposed at each meeting. Scenario 1 focused on expanding local fixed route services in the communities of Apex, Morrisville, and Cary; Scenario 2 focused on providing coverage-focused micro-transit service. Respondents who preferred Scenario 1 favored the focused expansion of service in West Cary as well as fixed circulator service in Morrisville and Apex. It was frequently expressed that the predictability of fixed route service was desirable and perceived as more reliable. Respondents who preferred Scenario 2 favored the flexibility of micro-transit service and noted the benefit of covering a larger area.

Wake Transit Community Funding Area Program Management Plan (2018)

The Community Funding Area Program (CFAP) was created as part of the investment strategy approved by Wake County voters branded as the Wake Transit Plan (2017-2027) to fulfill one of the four main goals to “enhance access to transit” (see summary of updated Wake County Transit Plan below). The CFAP leverages tax revenue and local funds to

develop community-based public transportation and make transit supportive investments in Wake County municipalities outside Raleigh and Cary that would otherwise have limited access to fixed-route services. Adopted in November 2018, the Wake Transit Community Funding Area Program Management Plan (CFA-PMP) outlines the eligibility criteria for projects as well as performance metrics for projects that receive funding. This a competitive program.

The Town of Apex is one of eleven eligible entities (ten Wake County towns, plus the RTP Foundation), that are eligible to receive funding from CFAP. For a given project to receive funding from CFAP, it must provide a 50% match for all funds and meet other reporting requirements.

It is noted that Apex is the most active participant in the CFAP, using awarded funds to plan service, operate GoApex Route 1, and improve bus stops and sidewalks near transit.

Advance Apex: The 2045 Transportation Plan (2019)

Advance Apex: The 2045 Transportation Plan (Advance Apex) was adopted in February 2019 to set the Town's multimodal transportation priorities through 2045. The plan establishes a vision for the transportation network in Apex and identifies a set of projects, policies, and actions that will allow for incremental progress toward that vision. Advance Apex included extensive stakeholder engagement. Based on stakeholder feedback, “Mobility and Connectivity” was identified as a key Planning Theme, to: “Create a balanced transportation system that connects people to destinations with a safe, efficient, progressive, and equitable network that accommodates drivers, pedestrians, bicyclists, and transit users” (p.11). Key takeaways from stakeholder outreach pertaining to transit include:

- Integrate transportation investments and land use decisions
    - “Many residents felt that the Town’s rapid growth had contributed to traffic congestion and safety issues, as transportation improvements failed to keep pace with development. Transportation decisions should be integrated with the land development process in the future to ensure sustainable growth” (p. 9).
- Enhance transit accommodations.
    - “While most in Apex travel by personal vehicle, many future opportunities exist to enhance the community’s local transit system as well as connections to the regional transit network” (p. 10).
- More specific feedback received during focus group discussions is summarized below:

- 25% of respondents in the development focus group meeting said that prioritizing transit facilities and growth is the most important transportation strategy to implement as Apex grows - tied with increasing traffic capacity by widening roads and integrating transportation and land use planning to help people travel without cars and reduce trip lengths. (Appendix A – Outreach Summary, p. A51)
- With such a mixed response, it was determined that a blend of each strategy, as well as implementing Transportation Demand Management (TDM), would be the most appropriate approach to ease the significant strain on the transportation network.
    - Transit was listed as one of three most important elements for retail, office, multifamily, and industrial areas. (Appendix A – Outreach Summary, p. A18-A20)
- The Steering Committee stated that having transit to both Wake Tech and RTP is important and that commercial uses are needed [to support transit]. (Appendix A – Outreach Summary, p. A35)
- The Steering Committee suggested using demographics to inform transit services, including looking at 55+ communities.
- The Steering Committee would like there to be a connection between transit and bike/ped recommendations. (Appendix A – Outreach Summary, p. A35)
- Most participants in the Downtown Focus Group were in favor of supporting transit to and around downtown Apex. (Appendix A – Outreach Summary, p. A75)

Advance Apex sets Context Areas where different transportation elements are encouraged or discouraged to support the desired land use, and vice versa. Transit-Oriented Development (TOD) was established as one of those context areas to help guide density, development patterns, and priority areas for transit investment. Although a separate context area, the Town Center was also identified as an area where transit service should be a high priority.

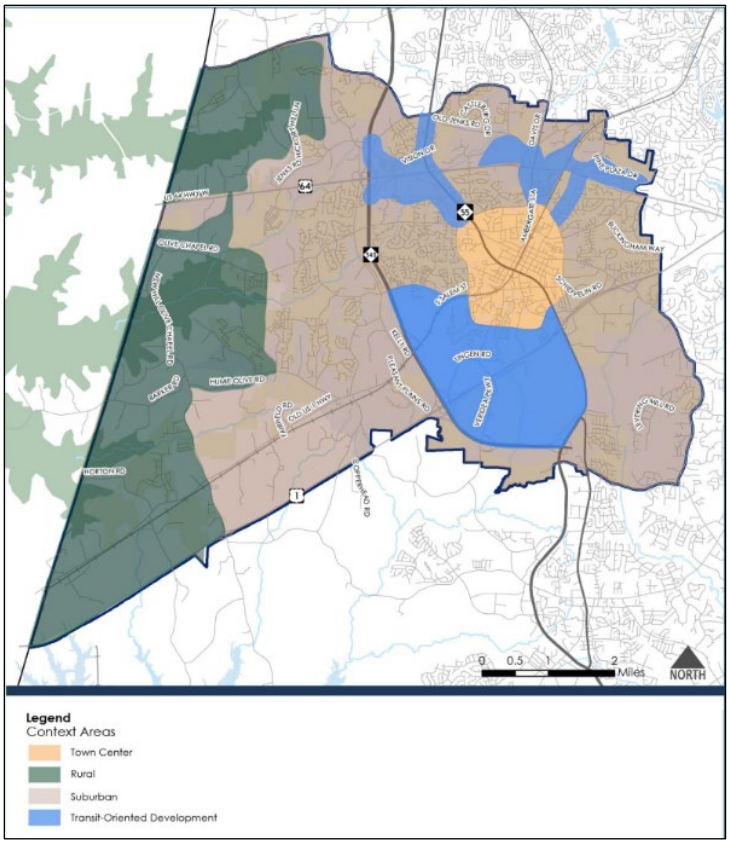


Figure 2: Map from Advance Apex (2019) showing Town Center Context Area in orange and Transit-Oriented Development Context Areas in blue

The Transit Element of the plan is found in Chapter 7. Recommendations include:

- Continue coordination with GoTriangle and GoCary in preparation for regional transit service expansions to Apex.
- Pursue funding through the Wake Transit Community Funding Area Program implement the circulator route recommended in the Western Wake Comprehensive Operations Analysis.
- Support future transit by enabling transit-supportive development near future transit station locations and along future transit corridors. The updated future land use map provides for increased density in many of these areas to support future transit service.
- Implement recommendations from Bike Apex that improve bicycle and pedestrian connections to existing bus stops in preparation for enhanced service.
- Work with GoTriangle and other regional partners to find ways to accommodate the future rail system and preserve rights-of-way.
- Formalize the Town of Apex transit committee and use this group as a formal means to progress toward implementation of the recommended transit projects.

- Continue to review parking requirements in the UDO as transit improvements are made, considering reductions as appropriate within the Transit-Oriented Development context area and possible requirements to provide park and ride spaces near major transit stops.
- Continue to actively engage with TPAC, providing input on regional plans that may impact Apex and ensuring that Apex has a voice in the process.

This plan also establishes the Town's Transit Plan Map which shows potential future transit service and improvements. This map has been updated several times since plan approval. It is noted that the Transit Plan Map does not set defined service plans, rather it shows where service or mobility hubs may be located in the future. The map established the circulator route that would become GoApex Route 1 as the highest-priority local transit service, but did not establish other priorities for local routes.

Apex Downtown Master Plan & Parking Study (2019)

Adopted in December 2019, this plan outlines several recommendations to enhance the Town's historic downtown.

One of the project's stated goals is to "Create Connections to Downtown". Multi-modal connectivity to downtown was identified as a critical element of bringing more people downtown safely.

A top ten priority project included building a mobility hub near NC 55 and Salem Street to serve as an iconic, multi-modal gateway for Downtown.

Multi-modal transportation was the second most popular approach to manage parking in a 130-person public workshop with 25% picking it as their preferred method. Strategies to improve multi-modal transportation relate to other ways of reaching downtown without a car. These strategies may include adding more bicycle racks in conspicuous (well-lit) locations, investigating the potential for a bikeshare program, designating an Uber/Lyft loading zone along Salem Street, or working with regional transit providers (GoTriangle and GoCary) to enhance service near/ through Salem Street and utilizing the future GoApex Route 1 service along NC55/Williams Street. The project team also discussed the potential of a downtown trolley service, but the idea was tabled in favor of other strategies and priorities for managing parking.

Apex Circulator Study (2020)

The Apex Circulator Study was completed in 2020 and outlined the detailed service planning for the route that became GoApex Route 1, which launched in 2022. The document included a summary of public input. Over 500 community members participated in an online survey or at pop-up events around town. The public input served to finalize the routing and operations plan for the route. Some key takeaways from the survey include:

- The only "top ten" destination identified in the survey that is not served by GoApex Route 1 is the Eva Perry Regional Library.
- Other local destination not served by the current route with multiple mentions include the Jenks Rd area, Apex Barbecue Rd, Laura Duncan Rd/64, and Ten Ten Rd/Center St.
- There were also requests for connections to areas outside of Town, including Holly Springs, Fuquay-Varina, Wake Tech south campus, and Morrisville.
- There were some concerns about the level of use of the service and if it would be worth the expense.
- There were multiple requests for 30-minute frequency.

Wake County Transit Plan Update (2021)

This document is an update to the original Wake County Transit Plan that was adopted in 2016. The purpose of this document is to guide transit investment projects funded by a half-cent local sales tax and other revenue sources. The plan is to be updated every four years; accordingly, there will be a new update in 2025.

The four goals, or "Big Moves", of the Wake County Transit Plan are:

- Big Move 1: Connect Regionally
- Big Move 2: Connect All Wake County Municipalities
- Big Move 3: Frequent, Reliable Urban Mobility
- Big Move 4: Enhanced Access to Transit

Apex is noted as one of the "outer-area towns of Wake County" that saw most of the population growth from 2010-2017 – identifying the town as a viable location for more bus service. Additionally, parts of Apex are expected to have an increased need for transit by 2035, based on projected population and job growth in the region. These changes can be seen in Figures 4 and 5.

In “Big Move 1” Apex is not shown in the 2030 plan as having rail or BRT service, but it is shown as an option for future expansion of commuter rail to Apex.

Town of Apex is one of the communities identified in “Big Move 2” to connect all Wake County municipalities. According to this plan, the GoTriangle Route 305, which provides service from Apex to Raleigh, fulfils that goal. Peak services are provided or planned to and between Apex and other communities and destinations such as Holly Springs, Cary, and RTP as illustrated in Figure 3.

The key takeaway from “Big Move 4” is that Apex is one of the identified Community Funding Areas, eligible to apply for up to a 50 percent match of funding for locally designed transit services.

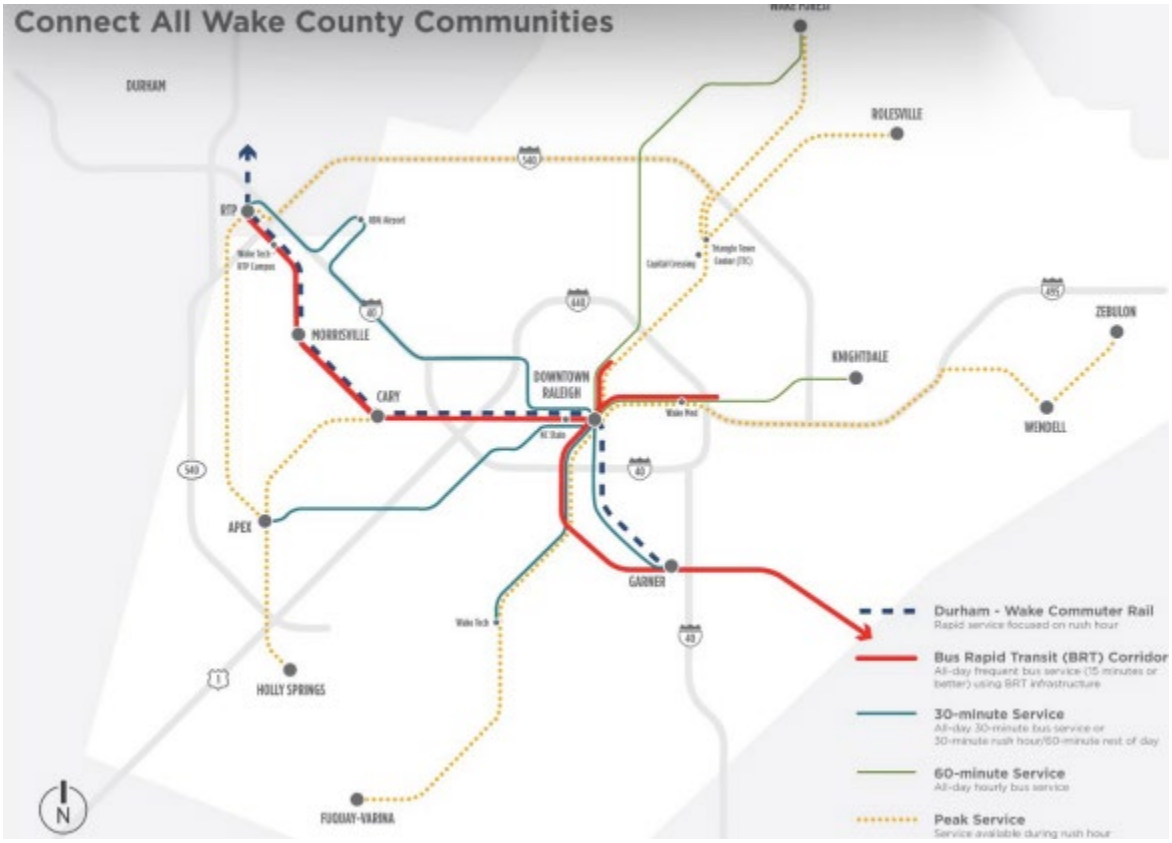


Figure 3: Map from the Wake County Transit Plan (2021) illustrating “Big Move 2: Connect All Wake County Communities”

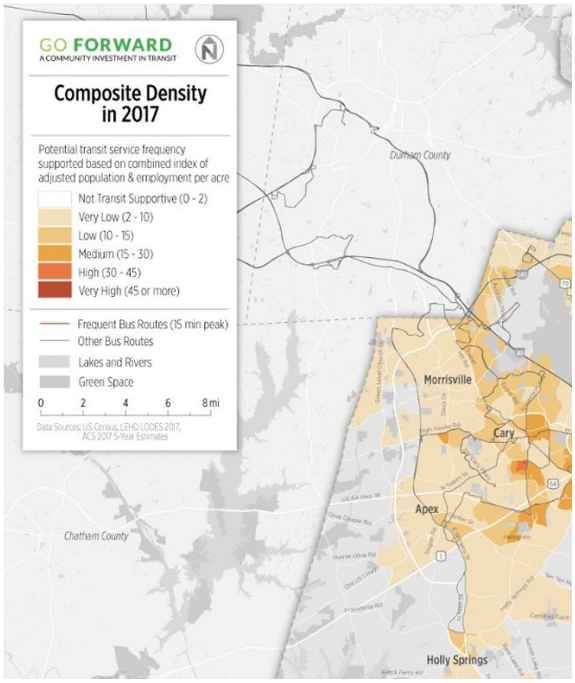


Figure 4: Map from the Wake County Transit Plan (2021) illustrating estimated population and employment density in 2017

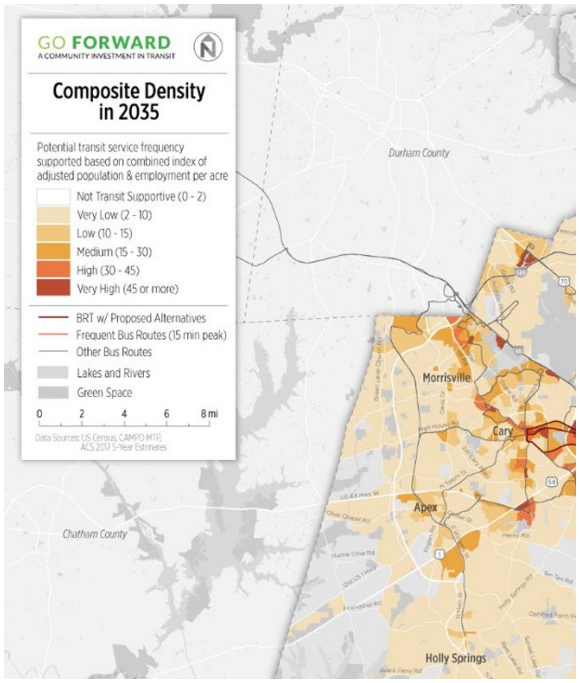


Figure 5: Map from the Wake County Transit Plan (2021) illustrating projected population and employment density in 2035

Wake Bus Plan (2023)

The Wake Bus Plan update, approved in May 2023 replaced the bus plan originally adopted in 2019. This document focuses on bus services and capital projects sponsored by the City of Raleigh (GoRaleigh), GoTriangle, and the Town of Cary (GoCary). The complementary Short Range Transit Plans for each agency follow this plan but add more detail.

Projects funded through the Community Funding Area (CFA) program were not reviewed by the Wake Bus Plan, therefore, GoApex Route 1 is not included in this document. However, several plan recommendations, including improvements to GoTriangle Route 305, the reinstatement of GoTriangle Route 311, and the new GoCary Route 12, would serve Apex.

GoCary Short Range Transit Plan (2023)

The GoCary – FY2025 to FY2027 Short Range Transit Plan follows guidance from the overarching regional Wake Transit Plan and Wake Bus Plan. The document serves as a framework to:

- Guide service investments funded through the Wake Transit Plan (Fiscal Years 2025 - 2027)
- Reflect GoCary goals and objectives in the short-term and align with Wake Transit Plan objectives.
- Identify projects for programming and funding in operating and capital models.
- Engage members of the public to ensure their feedback and needs are included in Wake Transit Plan Funded investments.

Pertaining to Apex, GoCary operates two bus routes – ACX (an express route between Cary and Apex's downtowns) and GoApex Route 1 (the town circulator, contracted by the Town of Apex). GoApex Route 1 operates in 60-minute frequencies all day, Monday through Saturday, from 6:00am – 10:00 pm. The ACX is runs hourly from 6-8:30am and 4:30-7pm on weekdays with no service on weekends.

The document notes the following takeaways on funding, ridership, and future projects:

- Funding for GoApex Route 1 contract comes from the Community Funding Areas Program and the Town of Apex.
- ACX ridership is continuously low.
- There is an operating project approved for FY25 to convert the ACX from express service to local service and extend the operating hours to daily all-day service that operates on 30-minute intervals on weekdays and on 60-minute intervals on Saturdays.

GoTriangle Short Range Transit Plan (2023)

Published in May 2023, the GoTriangle FY2025 to FY2027 Short Range Transit Plan follows guidance from the overarching regional Wake Transit and Wake Bus Plans. The document serves as a framework to:

- Guide service investments funded through the Wake Transit Plan (Fiscal Years 2025 - 2027)
- Reflect GoTriangle goals and objectives in the short-term and align with Wake Transit Plan objectives.
- Identify projects for programming and funding in operating and capital models.
- Engage members of the public to ensure their feedback and needs are included in Wake Transit Plan Funded investments.

Regarding Apex, Routes 305 and 311 have historically serviced the area. However, Route 311 was suspended in 2020 during the Covid-19 Pandemic and has not been restored. The

remaining Route 305 had the highest operating cost per boarding of the regional routes in 2021 at around $36.

Among the identified operating projects for the FY25-FY27 planning period, GoTriangle is set to complete a multi-year overhaul of Route 305 in phases. Phase 1 calls for all day service in Apex in FY24. Phase 2, which is slated for FY25, introduces weekend service to Apex at 60-minute frequencies. Phase 3 would improve the connection to Holly Springs, with all trips serving the town on 30-minute peak weekday frequencies and 60-minute off-peak and weekend frequency in FY27. Another project is to reinstate Route 311 between Apex and RTP as an hourly peak-period service in FY 2027.

NCDOT S-Line Transit-Oriented Development Study – Apex Playbook (2023)

Published in July 2023, the S-Line Transit-Oriented Development (TOD) Study was created in collaboration with NCDOT, the Town of Apex, and eight other municipal partners. The community playbooks that were produced as part of the study were uniquely tailored to each community's needs to help execute the vision and framework of TOD elements that will support the integration of passenger rail and other multi-modal travel options into the community.

In the analysis of the Town of Apex's previous planning work, the final report found that the Town is well equipped to guide new development towards TOD outcomes. The study identifies two areas adjacent to downtown Apex for transit-oriented development land uses: one near Center Street and North Salem Street, and the other near the intersection of Williams Street and South Salem Street. It is anticipated that these areas would support future passenger rail service, bus service, bicycle and pedestrian connections, and other multi-modal opportunities.

The proposed action plan is separated on the near-, mid-, and long-term recommendations related to land use policies, redevelopment opportunities, and bicycle and pedestrian infrastructure needs to support TOD.

Capital Area Metropolitan Planning Organization Coordinated Public Transit-Human Service Transportation Plan Update (CPT-HSTP) (2024)

Updated and adopted in September 2024, this document is a regional plan that seeks to coordinate transit services with a focus on needs for seniors, people with disabilities, and those with low-incomes, and is a federal requirement for the use of federal 5310 funds

(funding program to improve mobility for seniors, people with disabilities, and those with low incomes). While the plan offers many transit-related recommendations at the regional level, key needs identified include:

- Need #3: There are continued challenges with dialysis transportation due to limited capacity and/or jurisdictional boundaries.
- Need #11: There is a mismatch between the location of affordable housing and available jobs, requiring reliable transportation to job interviews and employment.
- Need #13: There is no direct transportation to medical providers in Orange County (Chapel Hill/Carrboro) from Apex.
- Need #14: Vulnerable populations have safety concerns (due to their personal circumstances) when using public transit.
- Need #19: There is a need for public transit service to the New Hill neighborhood to the west of Apex.
- Need #26: There is a lack of awareness regarding public transportation in the CAMPO region.
- Need #35: ADA paratransit service is expected to become increasingly complicated as service areas expand and overlap.

Information gathered from stakeholder and community engagement in Apex found that there is a call to expand regional service to more rural areas of the county. Additionally, outreach done at a Senior Center pop-up found that residents wanted more transit in the New Hill area.

Western Big Branch Area Plan: Encompassing Portions of the Friendship and New Hill Communities (2024)

Adopted on November 21, 2024, the Western Big Branch Area Plan documents recommended amendments to the Town of Apex 2045 Land Use Map and 2045 Transportation Plan. Much of the plan study area is envisioned to have rural density residential land uses and will likely not support fixed-route transit. However, the plan included a Transportation Recommendation to further explore a potential transit connection between Downtown Apex and Pleasant Park, on the eastern side of the plan area.

Conclusion

Overall, there has been a significant amount of transit planning work in Wake County and in the Apex area over the past decade, and Apex community members have been active

participants in engagement opportunities. The Wake Transit Plan and investment strategy have brought opportunities to plan and implement transit projects in Town and led not only to the launch of GoApex Route 1 but also brought improvements to regional routes that provide connections from Apex to Raleigh, Cary, and (eventually) Research Triangle Park. Additionally, there is work to plan a mobility hub near downtown Apex which could serve as a transit connection point to other travel modes as well as a gateway to downtown in the future.

Reviewing these various plans, it appears that when presented with options, the Apex community has for the most part supported the need for fixed-route transit services to connect to regional destinations as well as local service to access jobs, shopping, and recreational opportunities, even if many would not use the service themselves. Downtown Apex appears to be a key destination, and The Eva Perry Regional Library appears to be the local destination where access is most desired that is not currently served by GoApex. Further, there appears to be a desire for additional connections from residential areas to connect to key destinations in town, as well as additional regional connections to places such as Holly Springs, Fuquay-Varina, and Morrisville.

Engagement and Communications Plan

Apex Transit Prioritization Study

1. BACKGROUND

In 2024, the Planning Department began a project to determine the next priorities for transit in Apex.

The purpose of the project is not to be a full transit plan for the Town. Rather, it is meant to use existing plans and public feedback, as well as conduct analysis and additional public feedback, to set some clearer priorities for what comes next for local transit in Apex after the launch of GoApex Route 1. When the planning was initially done for Advance Apex, the Town's current long-range transportation plan, several possible transit alignments were identified in Town. The route that became GoApex Route 1 was identified as the top priority. However, there was not a clear order identified for any subsequent routes.

Since GoApex Route 1 has been in service, we've gotten requests for service to other parts of Town, and other service types (ex. service to local parks, and demand response service to areas outside the GoApex Door to Door area). The general sense from Town Council is that there is support for transit expansion, and we have opportunities to apply for grant funding through the Wake Transit funding program, and potentially other programs, to help support expansion projects.

The expected outcome of the project will be to ready ourselves for funding future opportunities. That would include:

- Setting the top priorities and having a ballpark idea of their costs and benefits to the Town.
- Determining if we need to make any edits to the town's Transit Plan Map (or other planning maps).
- Determining if there are smaller projects we can go ahead and apply for FY25 funding, or if we will need to develop projects further in FY24/25 for funding application for FY26.

As far as communication, the overall plan is as follows:

- Build awareness of the project and the feedback opportunities.
- Provide a project webpage that is updated frequently.
- Conduct an onboard and an online public survey.
- Conduct a public comment period for the draft priorities.
- Continue to promote and share information about existing transit services in all communications.

Communication and engagement will take place mainly during two campaigns for this effort.

Campaign 1: Build awareness for the project and encourage people to complete the surveys. he online survey will be live approximately April 1, 2024 – May 15, 2024.

Campaign 2: Build awareness of the draft priorities and encourage feedback – Summer 2025.

2. OVERALL ENGAGEMENT STRATEGY

Gathering public input about local transit preferences and experiences will be a major component of this study and will be critical to developing meaningful recommendations. The overall engagement strategy for this project is to gather as valuable input from on the front end of the project in order to use that timely input to develop recommendations, while maintaining transparency throughout the project.
The major public engagement tasks will include developing a project webpage through PublicInput.com, as well as developing public surveys to capture current GoApex rider experiences and wider community preferences. Results from the feedback will be used to develop draft recommendations. A secondary public

engagement task will be to request review and feedback on the draft recommendations prior to review by Town Council.

3. EXPECTED OUTCOME

Provide clear and accessible information and gather a wide sample of all Apex residents and community members' opinions on their transit priorities for the Town in order to build a set of priorities that are widely understood and accepted. We'd also like to make sure that key audiences are well represented.

4. KEY MESSAGES

Campaign 1: Webpage and public survey
Hey Apex! What's next for transit?

The GoApex Route 1 launch put Apex on the transit map. Now we're looking forward! **We want your feedback on priorities for future transit growth and improvements.**

Take the transit prioritization survey! Available now through May 15th
www.apexnc.org/transitsurvey

Campaign 2: Public Comment Period
Apex Town Staff heard your input from last year's public surveys, analyzed different options, and have developed draft recommendations for transit improvements and expansions in Town over the next few years.

Now we want your feedback on these draft priorities before they are presented to Town Council. Check on the Draft Priorities on the project webpage and let us know what you think!

Hey Apex
What's next in transit?

Town Staff heard the feedback you provided us last year. Now, we have a draft list of priorities to expand and improve local transit service in Apex!

Review the draft priorities and provide your comments at the project webpage, *www.apexnc.org/transitstudy*

The comment form will be open until August 1st.

Scan this QR
code to visit the project webpage.
www.apexnc.org/transitstudy

5. TARGET AUDIENCES

- Current GoApex riders (both Route 1 and Door to Door)
- Current, past or future GoApex riders
- Riders of other transit service in Town - GoCary ACX or GoTriangle Rt 305
- People who have interacted with transit issues in town previously or shown an interest in transit
- Major stakeholders or groups immediate GoApex service or this project

- Transit-reliant populations
    - Population age 70 and over
    - Population between ages 13-21
    - Population with a Disability
    - Households with No Vehicle Available

- Historically Underserved/Title VI populations
    - Minority population
    - Limited English Proficiency Households
    - Low Income Households

6. STRATEGIC OUTREACH IDEAS FOR KEY AUDIENCES

Audience	Strategies/Tactics
All Audiences	• Project Website • Town Social Media Posts • All in Apex email newsletter • Utility bill mailer – print and email
Riders or Potential Riders:	
Current GoApex riders	• Channel Card on the Bus • Service Updates on real-time app from GoCary • Request that the GoWake Access reservation team inform Door to Door customers about the project
Past or future GoApex riders	• Send emails using the Transit Plans and Services email list and Long Range Planning email list • In-person events
People who have interacted with transit issues in town previously or shown an interest in transit	• Send info to people who have made requests over email
Transit-Reliant Populations:	
• Population age 70 and over	• Utility bill mailer • Messaging in the Senior Center/senior newsletter
• Population between ages 13-21	• Channel Card on bus • Social Media
• Population with a Disability	• Reach out to partners to spread the word (GoApex Door to Door, CAMPO Mobility Coordination Committee, [illegible]ks and Rec specialized recreation programs)

Audience	Strategies/Tactics
• Households with No Vehicle Available	• Utility bill mailer
Historically-Underserved Populations:	
• Minority population	• In-person Town Events, flyers to places of worship
• Low Income Households	• Utility Bill Mailer • Leave flyers with Western Wake Crisis Ministries and White Oak Foundation, affordable housing developments
• Limited English Proficiency Households	• Translate key documents into Spanish • Ensure the website and survey are translatable
Major stakeholders:	
Apex Transit Advisory Committee	• Provide updates at in-person quarterly meetings • Send email updates directly to the group as needed
Town Leadership	• Use Council email updates to provide project updates as needed • Plan for a Planning Board and Town Council presentation prior to acceptance
Town Staff	• Review project ideas with key department staff
CAMPO/Wake Transit Partners	• Provide an update at a TPAC meeting
GoCary	• Encourage all main staff to join the Transit Plans and Services email list • Plan to coordinately bi-weekly starting in July
GoWake Access	• Encourage all main staff to join the Transit Plans and Services email list
Local Non-profit Organizations	• Encourage all main staff to join the Transit Plans and Services email list • Encourage them to pass survey info on to their clients
Other	
Local News Media	• Post a news item on main Town webpage when the survey opens - Consult with Apex Communications team for ideas

7. TACTICS FOR CAMPAIGN 1

Tactic	Category	Description	Due
Suburban Living Ad	Print	Place an ad for the survey in the April/May issue of SL	2/25/24
Public Input Project Page	Digital	Managed by Planning Dept staff	Go Live needed ahead of 3/20/24
Utility Bill Insert	Print	Buckslip size while survey is live. Planning would develop the content and Communications would need to do the design. Planning can also get the translation done. Ideally would be in color on white paper, but could be in gray-scale. **Run 4/1/24 and 4/15/24**	3/20/24
GoApex Channel Card (11x24)	Print	Develop a channel card for the GoApex bus letting people know about the project and providing a QR code to the project webpage and/or survey. This channel card could stay on the bus for the duration of the project	3/27/24
GoApex Channel Card (11x24)	Print	Basic info channel card letting riders know they may be asked to take the rider survey	4/1/24
Flyer	Print	1,000 Double-sided (English and Spanish), color, postcard-sized flyers with invitation for online survey, distributed at in-person events, town facilities, multi-family apartment communities and area businesses	4/1/24
Homepage Square	Digital	Place homepage square on the apexnc.org website for the duration of the survey.	4/1/24
eBill	Digital	Placed in eBill, which reaches approximately 15,000 email addresses across 2 cycles.	4/1/24 & 4/15/24
Email	Digital	Email sent to listserv on Public Input that would be interested in transit. Planning to manage email.	4/1/24
Library Pop-Up	In-Person	Work with Eva Perry Library to host a bus reading event with information on the transit survey	4/16/2025
Social Media	Social	Facebook, Instagram, post promoting the survey	4/5/24
eNewsletter	Digital	Distributed to approximately 2,600 email addresses.	4/1/24 & 5/1/24
Apex EarthFest	In-Person	Town Dept booth with project information and survey flyer	4/20/24
Apex PeakFest	In-Person	Town Dept booth with project information and survey flyer	5/4/2024
Social (last call)	Social	Reminder post for a “last call” to get last survey completions	5/10/24

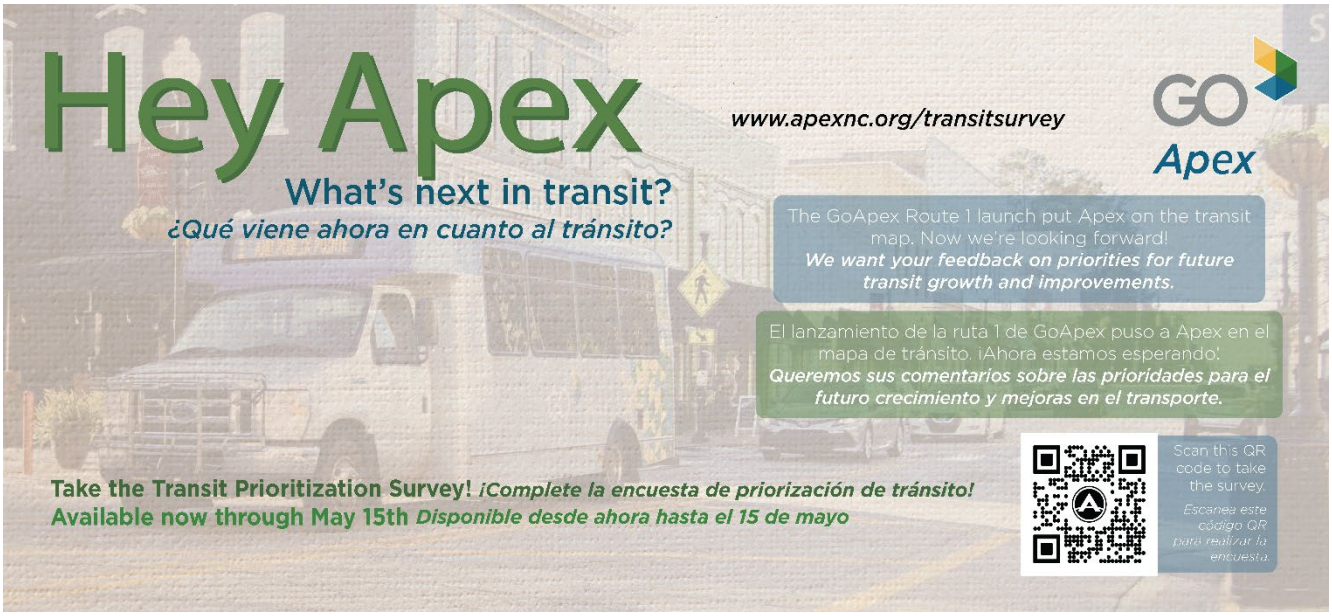
Examples of graphics used for Campaign 1 are below.

Postcard Flyer Side 1 (English) and Side 2 (Spanish):





Channel Card poster to place on GoApex Bus (English and Spanish):



Advertisement in Suburban Living Magazine (English):



Utility Bill Mailer Side 1 (English) and Side 2 (Spanish):



Channel Card poster for Onboard Survey to place on GoApex Bus (English):



Channel Card poster for Onboard Survey to place on GoApex Bus (English):



8. TACTICS FOR CAMPAIGN 2

Tactic	Category	Description	Due
Email Banner	Digital	Banner updated from 2024 project with new wording	6/20/25
Public Input Project Page updates	Digital	Managed by Planning.	6/25/25
Informational Video	Digital	To embed/link on the project webpage. A recorded PowerPoint presentation with staff going through the recommendations and maps.	6/25/25

Transit News and Updates page	Digital	Planning to place an update and link to project page.	6/25/25
E-blast	Digital	Email sent to listserv on Publicinput Transit Plans and Updates and All Long Range Plans lists. Planning to manage email. Wording for banner: Provide comments on the draft recommendations through August 3rd!	6/25/25
GoApex Channel Card (11x24) **OR** **Ground signs**	Print	Develop a channel card for the GoApex bus letting people know about the project and providing a QR code to the project webpage. OR Since it's been difficult to ensure that channel cards remain up in the bus, another tactic could be placing ground signs in strategic locations around key bus stops. This could work multi-purpose with both riders and those that live near the bus stops frequently seeing the signage	Designed by 6/30/25
Postcard	Print	Have available for events, front desks, etc. Need assistance from Comms for the design, Planning can print.	6/30/25
"All in Apex" eNewsletter	Digital	Distributed to approximately 3,600 email addresses.	7/1/25
Social Media	Social	Facebook, Instagram posts promoting the public comment period	7/3/25
Town Employee eNewsletter	Digital	Distributed to approximately 650 email addresses.	7/15/25
Town News	Web	Project notification on the Town homepage points people to project page	7/15/25
~~**Utility Bill Insert**~~	~~Print~~	~~Buckslip size while survey is live. Planning would develop the content and Communications would need to do the design. Planning can also get the translation done. Ideally would be in color on white paper, but could be in gray-scale.~~ ~~**Run 6/15/25 and 7/1/25**~~	Unavailable for this project timeline
~~**eBill**~~	~~Digital~~	~~Placed in eBill, which reaches approximately 15,000 email addresses across 2 cycles.~~	Unavailable for this project timeline

Examples of graphics used for Campaign 2 are below.

Postcard Flyer Side 1 (English) and Side 2 (Spanish):





Channel Card poster to place on GoApex Bus (English and Spanish):



9. BUDGET

Item	Creative	Print	Produced By
Channel Cards	internal	$150	Communications
Flyers	internal	$500	Planning/Communications
Posters	internal	$100	Planning/Communications
Utility Bill Mailers	internal	$1,250	Planning/Communications
Total Estimated Budget	***$2,000***		

10. EVALUATION

- Include socioeconomic questions in the online and onboard survey
- If we are particularly low on responses halfway through the survey period, we may need to ramp up outreach

Appendix C: Public Input Summary

Public engagement for the ATPS was conducted in two phases and was supported by a Public Engagement and Communications Plan developed for the project and included in Appendix B. This Public Input Summary document summarizes the results from the Phase 1 surveys, Phase 2 comment form, and input sought from key stakeholders.

Throughout the project, Town staff engaged the Town's Transit Advisory Committee. During Phase 1, members provided feedback on the overall project scope, draft survey questions, target audiences, possible outreach activities, and provided valuable insight into the survey results. During Phase 2, members provided input and feedback on draft route concepts, project recommendations and priorities before the public comment period launched.

Phase One

Online Survey

The Phase 1 online public survey was posted online through Publicinput.com and was open to anyone in the community. It was conducted between March 26, 2024 and May 15, 2024 and asked participants to share information about:

- Their awareness and experience riding local transit.
- Types of destinations that are important to serve with transit.
- Potential users who should be prioritized in service considerations.
- Service factors important to them to consider riding local transit.
- Preferences among proposed improvements.

A summary of the survey questions and responses is attached. There were a total of 920 participants.

The survey results were also posted in the form of an online dashboard using Microsoft PowerBI that allows users to create custom filters of the results. The dashboard can be found at: https://app.powerbigov.us/view?r=eyJrIjoiZDdiOWY0ODktYWMyMC00YzMxLWJhYTktZTA5OWUyODIwY2MyIiwidCI6IjFjNmU1MzFhLWE5MTYtNGUzZi1hNWJkLTRmYTMzNTkxZTRhOCJ9

Some notable takeaways from the online survey include the following:

- The most preferred option for improvement/expansion was almost a tie for "Add a new local bus route" and "Increase frequency of service on GoApex Route 1", followed by "Complete improvements at GoApex bus stops" and "Increase span of service on GoApex Route 1 (nights/Sundays)".
- The most important local destination was identified as Downtown Apex, followed by retail areas with superstores, and parks.
- The highest-ranked target populations to serve were low-income residents, seniors, and people with disabilities.
- The most important factors "required for me to consider riding" were feeling of safety and security at the bus stop, feeling of safety and security in the vehicle, and safe and convenient walking path to the bus stop and destination.

- Other important ridership likelihood factors were:
    - Reliability/on-time service
    - Short distance from bus stop to home and destination
    - Frequent service (30 minutes or shorter)

Onboard Survey

Another, separate survey was conducted onboard the GoApex bus between May 11 and May 18, 2024. The onboard survey focused on the current riding experience for users. It asked for information about their current riding habits, satisfaction level with different service characteristics, and demographic information. A full summary report of the onboard survey is attached.

Some notable takeaways from the onboard survey include the following:

Customer Usage

- 63% reported that they rode 4 or more days a week
- 64% reported their usual trip purpose was “work”
- 65% reported that they did not have a car available
- 37% reported transferring to GoCary and/or GoTriangle routes

Demographics

- 52% reported a household income under $40,000
- 13% reported that they have a disability that prevents driving
- 11% reported using a language other than English at home (and 6 additional customers declined to take the survey due to limited English or Spanish proficiency)
- 27% reported being age 24 or younger (and several riders were not approached to take the survey as they appeared under age 18)
- 25% reported being age 59 or older

Phase Two

Stakeholder Outreach

During this phase staff not only sought input from the Transit Advisory Committee, but also the following stakeholders:

- Internal Town Departments:
    - Community Development and Neighborhood Connections
        - Discussed coordinating provision of transit service near potential affordable housing developments
    - Economic Development
        - Discussed projected job growth and potential transit needs
    - Parks, Recreation and Cultural Resources
        - Discussed support for including Town Parks as potential transit destinations
    - Planning
        - Discussed routing to various destinations and areas with population growth

    - Public Works
        - Discussed potential bus stop maintenance needs
    - Transportation and Infrastructure Development
        - Discussed potential capital projects needed to support transit service and accessibility
- External Stakeholders
    - GoCary staff (serving as a technical advisor)
        - Discussed logistics and feasibility of initial fixed route concepts
    - Wake County transportation planning staff
        - Discussed transportation needs for future Wake Tech campus
    - Wake Tech planning staff
        - Discussed transportation needs for future Wake Tech campus
- Town Council
    - Presented preliminary recommendations at the June 10, 2025 Town Council meeting and sought initial feedback from members

Public Comment Form

A second round of public engagement was completed in summer 2025 in order to gather feedback on the draft staff recommendations. The project webpage was updated with the draft recommendations and an online comment survey was made available between June 27, 2025 and August 3, 2025. A summary report of the public comments results is attached and results of two key questions from the form are below. There were a total of 41 participants for the public comment form.

Table 1: Results Summary for "Do you agree with the inclusion of the recommendations in Set 1: Fixed Route Service Improvement/Expansion?"

Set 1: Fixed Route Recommendations	Agree	Somewhat Agree	Sum of Agree and Somewhat Agree	Disagree	Not Sure
1. GoApex Route 1 service expansion/improvements	78%	4%	82%	18%	0%
2. New fixed route between Pine Plaza and Pleasant Park.	64%	15%	78%	16%	5%
3. Revise existing GoApex Route 1	60%	22%	82%	15%	4%
4. Implement a new fixed route to Veridea East Village	52%	23%	75%	14%	11%
5. Implement a new fixed route to Lufkin Rd area	21%	43%	64%	23%	13%

Table 2: Results Summary for "Do you agree with the inclusion of the recommendations in Set 2: Other Recommendations (non-fixed route service, capital projects, and planning projects)?"

Set 2: Other Project Recommendations	Agree	Somewhat Agree	Sum of Agree and Somewhat Agree	Disagree	Not Sure
1. Continue to support federally-required GoApex Door to Door complementary ADA service	71%	18%	88%	6%	6%
2. Explore options to serve seniors and those with disabilities outside the GoApex Door to Door Service Area.	57%	25%	82%	14%	4%
3. Support Phase 1 of the proposed downtown Mobility Hub	64%	16%	80%	14%	6%
4. Evaluate land use policies for transit-supportive development as part of Peak Plan 2055	72%	12%	84%	8%	8%
5. Investigate Transit Signal Prioritization	52%	36%	88%	8%	4%
6. Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed-route service area.	36%	28%	64%	22%	14%
7. Continue to support improved pedestrian and bicycle connections to transit.	82%	16%	98%	2%	0%

Attachment 1: 2024 Online Survey Results Summary

Apex Transit Prioritization Study Survey

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS	SUBSCRIBERS
2,120	920	32,702	1,437	19

Are you aware of the following transit services that operate in or near Apex?

	Yes	No
GoApex Route 1	80% Yes	20% No
GoApex Door to Door	29% Yes	71% No
GoTriangle Route 305 (Holly Springs – Apex –Raleigh)	37% Yes	63% No
GoCary Route ACX (Apex-Cary Express)	43% Yes	57% No
GoWake Access specialized transportation programs (such as Medicaid transport, Elderly and Disabled Transportation Program, Rural General Public Program, etc.)	33% Yes	67% No
Any other public transit services that operate in the Triangle Region (such as GoTriangle, GoCary, GoRaleigh, etc.)	67% Yes	33% No

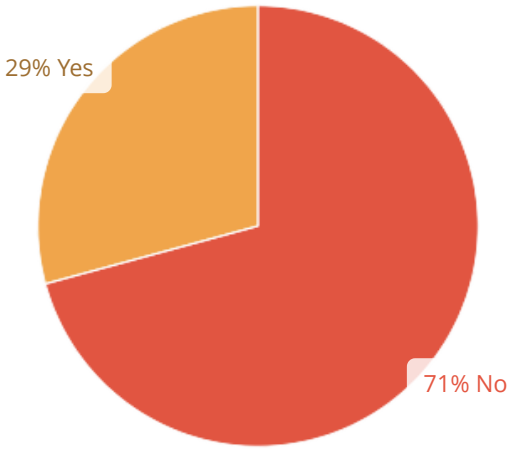
880 respondents

Do you ride the following transit services that operate in or near Apex? Please select the response that best matches your experience in the last year:

	Never Ride	Ride once or twice	Ride rarely - less than once per month	Ride occasionally - at least once per month	Ride frequently - at least once per week
GoApex Route 1	80% Never Ride	11% Ride once or twice	5% Ride rarely - less than once per month	3% Ride occasionally - at least once per month	1% Ride frequently - at least once per week
GoApex Door to Door	99% Never Ride	1% Ride once or twice	- Ride rarely - less than once per month	- Ride occasionally - at least once per month	1% Ride frequently - at least once per week
GoTriangle Route 305 (Holly Springs – Apex –Raleigh)	96% Never Ride	2% Ride once or twice	1% Ride rarely - less than once per month	- Ride occasionally - at least once per month	- Ride frequently - at least once per week
GoCary Route ACX (Apex - Cary Express)	94% Never Ride	4% Ride once or twice	2% Ride rarely - less than once per month	- Ride occasionally - at least once per month	1% Ride frequently - at least once per week
GoWake Access specialized transportation programs (such as Medicaid transport, Elderly and Disabled Transportation Program, Rural General Public Program, etc.)	99% Never Ride	1% Ride once or twice	- Ride rarely - less than once per month	- Ride occasionally - at least once per month	- Ride frequently - at least once per week
Any other public transit service in the Triangle Region (GoTriangle, GoCary, GoRaleigh, etc.)	88% Never Ride	7% Ride once or twice	4% Ride rarely - less than once per month	2% Ride occasionally - at least once per month	1% Ride frequently - at least once per week

798 respondents

Are you aware that the Town currently receives a 50% matching grant from the Wake Transit funding program for GoApex operations, with the remainder currently paid for through local motor vehicle fees?



787 respondents

How did you hear about this survey (select all that apply)?

30%	Facebook	230 ✓
30%	Email from the Transit Plans and Services email list	227 ✓
14%	Other	104 ✓
13%	Apex Town Website (apexnc.org)	98 ✓
9%	Scanned a QR code from a flyer, or poster on the bus	71 ✓
9%	From someone else/word of mouth	71 ✓
5%	Other social media	37 ✓
0%	X (formerly Twitter)	1 ✓

763 Respondents

From what source would you prefer to receive GoApex news and updates? Please feel free to provide specific sources, such as social media accounts or websites.

websites

17 days ago

Facebook

17 days ago

E-mail

17 days ago

Social media

19 days ago

Email updates

20 days ago

Apex Senior Center bulletin board

21 days ago

Flyers

21 days ago

Town of Apex website

22 days ago

Facebook and Suburban Living

22 days ago

Websites

23 days ago

Apex Senior Center Newsletter.

23 days ago

Apex Senior center

23 days ago

Website

23 days ago

email, facebook, instagram, utilities bill

23 days ago

email

23 days ago

Email

24 days ago

Facebook
Flyers in bills are great mechanism for me
Local TV news

24 days ago

Facebook

24 days ago

email

24 days ago

email, social media, newsletter

25 days ago

Email

25 days ago

Social Media - Facebook

25 days ago

Websites

25 days ago

Email

25 days ago

Social media, FB, town newsletter, email blast

25 days ago

email

26 days ago

Facebook

26 days ago

Email

27 days ago

email

28 days ago

email - ddaloisio@gmail.com

one month ago

Town of Apex Senior Center or Specialized Recreation

one month ago

Social media

one month ago

Twitter or truth social

one month ago

Do not use social media

one month ago

Town of Apex website, reddit

one month ago

Email and informative website

one month ago

Email

one month ago

Face book

one month ago

Apex Facebook pages

one month ago

Email

one month ago

Email from town and mail. Would really like a paper map for use at home and reference.

one month ago

email or texts

one month ago

Mail

one month ago

Newsletters or Facebook

one month ago

Mailing campaign

one month ago

Town website?

one month ago

From Go Apex transit

one month ago

email

one month ago

Not at this time

one month ago

Social Media (videos marketed towards our feed/advertisements)

one month ago

Email

one month ago

WRAL

one month ago

Email

one month ago

I would request you to have Go Apex route to go up to DRB Linden and Sweetwater community as we have a lot of elderly here who would like to use that

one month ago

Housing community newsletter

one month ago

Social media accounts and mail flyers

one month ago

Facebook, email

one month ago

Facebook

one month ago

Flyer in the Apex utility bill and Instagram

one month ago

Facebook is ok

one month ago

Town of Apex website

one month ago

Town council continual reporting on the expense and use info, as well as correlation with increased homeless and panhandling presence reports in Apex.

one month ago

Email

one month ago

Email

one month ago

mail

one month ago

Website

one month ago

Emails

one month ago

Facebook

one month ago

allmanj50@yahoo.com

one month ago

Email

one month ago

Email & social media

one month ago

This is good, email.

one month ago

Library

one month ago

town website

one month ago

ToA Newsletter or website

one month ago

Facebook

one month ago

Weissv@hotmail.com

one month ago

Town website and public notice push notifications not mail

one month ago

Personal text, Town of Apex utility bill, Town of Apex magazine

one month ago

None.

one month ago

Social
Media - inst , fb

one month ago

Sending it along the with the utility bills is a great option, which would be hard to miss.

one month ago

Monthly Town of Apex email

one month ago

Utilities bill is great because everyone who lives in Apex will receive a bill each month.

one month ago

thru emails

one month ago

website and mail

one month ago

Social media, Go agency websites, email

one month ago

Right here in emails

one month ago

Email, Nextdoor, Local Apex subreddit, local Facebook group

one month ago

Website

one month ago

Facebook

one month ago

Nextdoor

one month ago

Email newsletter

one month ago

Woodcreek Facebook

one month ago

Email, town of apex website, apex connect app

one month ago

I am grateful we have a bus system.

one month ago

Email, Facebook

one month ago

Town INSTAGRAM

one month ago

Email

one month ago

Town emails, Facebook,

one month ago

Website and social media are fine.

one month ago

Facebook, email

one month ago

Email from town of apex

one month ago

social media, email

one month ago

Town of Apex

one month ago

Facebook

one month ago

Town Council members candidate FB pages

one month ago

Facebook

one month ago

Email

one month ago

Apex Town Website

one month ago

Social media

one month ago

emails

one month ago

Facebook

one month ago

Town of Apex emails.

one month ago

Facebook

one month ago

Town of apex

one month ago

Facebook and Instagram

one month ago

Facebook

one month ago

Apex planning dept

one month ago

Social media

one month ago

Facebook, X

one month ago

Email and social media are fine

one month ago

Through TOA

one month ago

None because I think it's a waste of money

one month ago

Except for special events like peakfest or pigfest, I would likely not take public transit in apex.

one month ago

email

one month ago

Facebook

one month ago

Email

one month ago

email

one month ago

Email and town website

one month ago

Social media

one month ago

social media

one month ago

Email lists or Town of Apex website

one month ago

Social media

one month ago

Facebook

one month ago

Email from the Transit Plans and Services email list

one month ago

Email

one month ago

We do not need to add an additional bus that will raise our taxes! We are all struggling!

one month ago

Town of Apex Facebook page

one month ago

Email

one month ago

Email, website

one month ago

Apex planning notifications

one month ago

Nextdoor

one month ago

I'd like to join the email list. I didn't know there was one.

one month ago

utility bill

one month ago

Facebook

one month ago

Town app

one month ago

Flyers that come with the utility bills

one month ago

Mail in flyers/cards as many people don’t have social media

one month ago

social media & the apex website

one month ago

email newsletter

one month ago

Apex community forum

one month ago

Facebook and email

one month ago

None

one month ago

Terry M's Facebook

one month ago

Facebook

one month ago

I never see anyone on the bus. Grant and county taxes are taxpayer $. Eventually, you run out of other people's money. I'd rather my tax dollars support local small businesses and/or parking deck.

one month ago

Town of Apex official communication channels (website, email, socials, mailers or whatever they do to communicate)

one month ago

social media

one month ago

TC needs to stop telling folks that this does not cost Apex any money. Vehicle fees should cover more urgent needs- not an additional busline

one month ago

Social media that I'm already on. You will need to be on multiple platforms to reach different age groups.

one month ago

Email or Facebook

one month ago

Facebook page Apex Community Forum

one month ago

Email and street banner / stations and stops

one month ago

Email is ok. As we age we may be using the system more and really appreciate it

one month ago

Email and phone - I am hoping to request a change in the GoApex route to include the FoodLion/Aldi/Walgreen area at 55.

one month ago

email list

one month ago

Email

one month ago

Facebook is good

one month ago

Email, Town of Apex Facebook page

one month ago

Facebook, monthly Town of Apex utility bill

one month ago

Really would like a go apex stop at the library

one month ago

Facebook

one month ago

Facebook, email, and the town programs books

one month ago

Instagram and text

one month ago

I would be willing to sign up on an email list

one month ago

Social media -Facebook, Instagram
Town of Apex website & newsletter

one month ago

email, social, town website, physical mail (USPS)

one month ago

Facebook apex group or Reddit. News sites

one month ago

Email.

one month ago

Social media, email

one month ago

Facebook or email list

one month ago

Facebook

one month ago

Town of Apex

one month ago

Facebook, Town of Apex website

one month ago

Email or town FB page, senior newsletter

one month ago

Anything for senior citizens who can no longer drive, or don't live very close to the but stops

one month ago

Town Website or Twitter.

one month ago

email is fine

one month ago

Email is good

one month ago

FB then Town Government website

one month ago

Social media

one month ago

Email

one month ago

Email

one month ago

Email from the town of Apex

one month ago

Emails from the town

one month ago

Social Media or Email

one month ago

email

one month ago

Email

one month ago

email

one month ago

I have never rode a city bus. Therefore I have no idea if I got on the bus, would I ride for an hour to get to Beaver Creek? Then where and how long would I have to shop? It would be nice to get a flier of information maybe a schedule that newbie's would understand. I would love to catch the bus but where? Maybe you grew up riding the bus. Some of us didn't. Help us.

one month ago

Email

one month ago

Monthly utility bill news update

one month ago

Emails from town.

one month ago

Email from the Transit Plans and Services email list

one month ago

email

one month ago

Email. Instagram.

one month ago

Email.

one month ago

Email, instagram, facebook.

one month ago

email

one month ago

Email list - I am not signed up but if there is one, I will sign up after completing this survey!

one month ago

Email

one month ago

No preference

one month ago

Email from town

one month ago

Town of Apex

one month ago

Email

one month ago

email

one month ago

Email

one month ago

town instagram page

one month ago

Email is fine from the Town of Apex.

one month ago

tarheels685@gmail.com

one month ago

Social media, email

one month ago

Emails

one month ago

Email

one month ago

Next door

2 months ago

I could care less this is a waste of tax money and should be pay as you go. The buses are almost always empty. This masquerades as a green initiative when it is just the opposite. Running empty buses pollutes.

2 months ago

Website

2 months ago

Facebook

2 months ago

Facebook, Town Website, Town Council push updates

2 months ago

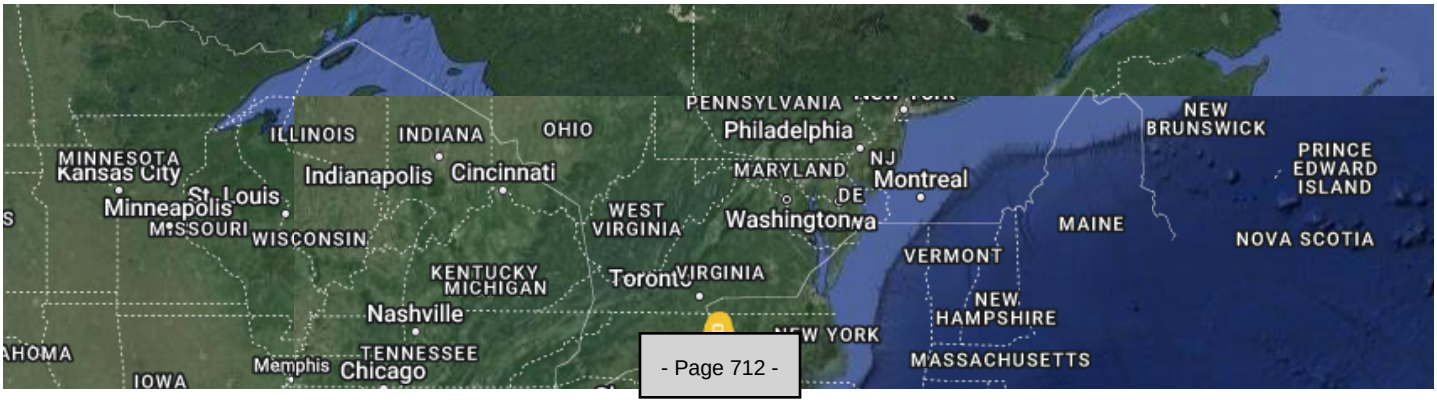
In your opinion, which are the most important types of destinations to provide transit service to in Apex?

Drag your choices, in priority order, into the box above the list of destinations.

79%	Downtown Apex	Rank: 3.11	324 ✓
77%	Retail areas with Superstores (ex. Walmart, Target, Costco)	Rank: 3.34	316 ✓
77%	Public Parks and Community Centers	Rank: 3.45	319 ✓
73%	Hospitals or Medical Centers	Rank: 3.75	302 ✓
64%	Residential Neighborhoods - Apartments and townhomes	Rank: 4.78	263 ✓
65%	Residential Neighborhoods - Single-family homes	Rank: 5.54	269 ✓
62%	Schools	Rank: 5.76	254 ✓
62%	Smaller Retail areas	Rank: 5.77	257 ✓
59%	Office/Industrial Employment Centers	Rank: 5.89	242 ✓
30%	Other	Rank: 7.59	123 ✓

412 Respondents

Please place up to three (3) "pins" on the interactive map showing the top three (3) locations that you think are most important to provide improved transit service to in the Apex area. Click on the orange bus stop pin symbol above the map to pick up a pin. When you drop your pin in the map, a comment box will appear. Please name the destination or provide an address in the comment box.
If you have trouble placing the pins, you may write in your three top locations in the comment box below.





John Brown Community Center

14 days ago

NC 55_Lake Cameron Appts. Access to Go Apex bus

14 days ago

downtown

14 days ago

community center

14 days ago

medical center

14 days ago

Would be so nice not to have to drive here.

16 days ago

This one seems obvious to me.

16 days ago

Target

16 days ago

Beaver Creek

16 days ago

Downtown Apex

16 days ago

Access to this shopping center would be great.

17 days ago

We live so close to the library but have to cross 64 which is unsafe. Would love a bus stop there.

17 days ago

There are 2 large apartment complexes on Lake Pine Drive right behind Costco. Would LOVE to have that included as there are many seniors....like us.

17 days ago

While I support the specialized transit services to help those in need, the apex public transit system should be discontinued

17 days ago

I don't think we need public transportation. No one uses it now.

19 days ago

Might help with parking issues.

19 days ago

Apex Nature Park

19 days ago

Somewhere in this shopping center.

19 days ago

Stops at Wake Tech please

20 days ago

walmart

21 days ago

downtown apex

21 days ago

apex community park

21 days ago

Walmart

23 days ago

Lidl/Food Lion

23 days ago

Target to TJ Maxx Home because hard to walk between those two stores.

23 days ago

To small restaurants across from Senior Center. Route from Library to Food Lion to Senior Center

23 days ago

For Eva Perry Library but also walking distance to Car dealerships.

23 days ago

Target, TJ Maxx Home

24 days ago

UNC Family Medicine

24 days ago

Eva Perry Library

24 days ago

By breeze thru 30139 or by townes at westford

24 days ago

reaching the other side of Apex

25 days ago

Connecting to school campuses to afford other options for young adults to get to & back from further distanced schools and to reach the library or businesses where many have jobs etc

25 days ago

1. Low income housing zone, 2. Community center, 3. Schools that low income housing is zoned to

25 days ago

reaching more Western neighbors

25 days ago

Apex High School

27 days ago

Justice Heights

27 days ago

Shangri-La

27 days ago

Downtown Apex

one month ago

Pleasant Park

one month ago

Salem and Apex BBQ

one month ago

Jordan Pointe Pool
Vicious Fishes on US 1
Tap Station Downtown

one month ago

Corner of Grappenhall and Salem, anything connecting Scott's Mill (my closest bus stop is a 30 minute walk). Also, in regards to priorities, you have to prioritize connecting the neighborhoods to the business and community areas. If you bus doesn't serve any of the neighborhoods then you have people like me walking 30 minutes to catch a bus.

one month ago

medical service

one month ago

Transportation to downtown to support small business

one month ago

Physical activities should be a property and transport to parks is a must

one month ago

Food lion

one month ago

Downtown apex

one month ago

Community center from home

one month ago

Apex high

one month ago

Depo 499 Development

one month ago

Many new families are being based at Turner Creek ES or Salem ES and might need to have a better way to get there. I understand students have WCPSS transportation, but families cannot participate in school activities nor enroll without transport. I have worked with many families that don't have a car when they first get to Wake County because they are coming from over seas.

one month ago

Folks need to shop. Walmart is cheaper than Target, but your Route 1 covers Walmart. So Target would be a sensible option.

one month ago

Economically disadvantaged families need access to schools, parks and everything!

one month ago

lot of people from this single family homes are not able to commute to downtown or medical centers

one month ago

Suvidha Market

one month ago

Pelicans SnoBalls

one month ago

Apex Nature Park

one month ago

Downtown Apex to Apex Neighborhoods

one month ago

Upcoming shopping area

one month ago

Single family homes

one month ago

Costco

one month ago

Apex Nature Park

one month ago

Target

one month ago

Apex Nature Park

one month ago

This is too difficult to use on a device. I'm not answering this question.

one month ago

New hill
Jordan Pointe

one month ago

My top 3 priorities: Cary Amtrak, Downtown Apex, Depot 399 (new high density living and retail area)

one month ago

Downtown Apex

one month ago

High density residential

one month ago

Cary Amtrak

one month ago

Downtown aleviate parking shortage

one month ago

unserved future high density area

one month ago

Apex High School, Apex Middle School, Apex Community Park

one month ago

Shangri La Mobile HomePark
Lidl

one month ago

Friendship road

one month ago

Pleasant park, apex nature park, beaver creek crossings

one month ago

Another shopping area outside of the main part of town with another area of town houses too. Just a general area for more possible stops.

one month ago

Popular park destination.

one month ago

Because it's a central hub and next to Town Hall.

one month ago

Kelly Road Park

one month ago

Ashley Downs

one month ago

Kelly Road and Barbecue Road

one month ago

Mustang Charlies

one month ago

Residential area

one month ago

Beaver creek

one month ago

downtown

one month ago

Hospital, Grocery Store, school

one month ago

First priority

one month ago

Downtown apex, Hudson hall shopping center,

one month ago

Down town apex

one month ago

Apex HS

one month ago

homes and shopping

one month ago

Homes and grocery

one month ago

access to wakemed

one month ago

Downtown, Beaver Creek, Everywhere else idk

one month ago

Downtown

one month ago

None are needed

one month ago

APEX DOWNTOWN,
REGIONAL TRANSIT HUB,
FOOD LION ,APEX

one month ago

Help Seniors get to and from the Apex Denior Center

one month ago

Western Wake Crisis Ministry

one month ago

Beaver Creek Shopping Center
Downtown/Town Center

one month ago

Research Triangle park

one month ago

Hospital, Shopping, Downtown

one month ago

downtown

one month ago

beaver creek

one month ago

community center

one month ago

Shopping

one month ago

Hospital

one month ago

Downtown

one month ago

near harris teeter on Apex Peakway

one month ago

near Beaver Creek apts on nc 55

one month ago

near food lion on nc 55

one month ago

Pleasant Plains Park, Downtown Apex, Next new retail/restaurants (friendship station, sweetwater, depot 499?)

one month ago

TMSA SCHOOL

one month ago

All Apex Schools, downtown, and grocery stores.

one month ago

Waverly Place

one month ago

Costco shopping center

one month ago

Walmart

one month ago

Pleasant Park

one month ago

Apex, HS

one month ago

Downtown, Chatham and Salem

one month ago

Library, Lidl, Apex Community Park. (Nice use of map in the survey!)

one month ago

Apex Community Park: This would be an excellent addition.

one month ago

LIBRARY: Highest priority. Again, please have the bus pull into the parking lot for riders who are older/disabled and carrying heavy books.

one month ago

Lidl: good prices for the frugal, which probably overlaps with the bus rider demographic. Although not far from a stop currently, the in-parking-lot service is needed when carrying heavy purchases.

one month ago

Where everyone works

one month ago

Popular new park with parking problems

one month ago

AFHS High School - lack of student parking spots make transportation from after school activities a hardship

Pleasant Park

Downtown Apex

one month ago

convenient access for people servicing (or buying) vehicles at autopark

one month ago

The Green at Scotts Mill. Public transportation will never work unless you can walk from your home or office to the bus stop.

one month ago

Costco

one month ago

More routes into downtown cary would be really nice. The current apex/downtown connector has such limited schedule its hard to be able to use it.

one month ago

Eva perry library

one month ago

retail

one month ago

Hospital

one month ago

Downtown Apex

one month ago

Cinema, concentration of retail, hotels, office buildings

one month ago

Place with a high concentration of retail (walkability needs to be improved though).

one month ago

Downtown terminus, next to parking lot if needed to leave a car or wait for a pickup

one month ago

Library

one month ago

Common Area for multiple neighborhoods

one month ago

Pleasant Park

one month ago

Downtown

one month ago

Costco plaza

one month ago

Library

one month ago

Hard to cross 64 on bike/foot. Bus will help

one month ago

Near hospital and shopping

one month ago

Along hwy 55 because it is so bad for pedestrians and bikes.

one month ago

It would only let me place one pin.

one month ago

Something more along olive chapel

one month ago

close to my neighborhood (Scotts Mill)

one month ago

pleasant park

one month ago

1)Hope Community Church Apex campus/Camden Reunion Park Apartments
2) Pleasant Park
3) Apex Friendship High School

one month ago

Southern Peak Brewery

one month ago

Hunter Street Park (Gazebo)

one month ago

Pleasant Park (center)

one month ago

shopping and the library

one month ago

access to this large open outdoor space

one month ago

mid downtown

one month ago

dentist

one month ago

grocery

one month ago

Seems mandatory

one month ago

Lots of people.

one month ago

Lots of restaurants and smaller retailers. Worried super centers like Wal-Mart require too many purchases for people to take on public transport.

one month ago

Lots of people here.

one month ago

Shopping , high density housing

one month ago

#3

one month ago

#2

one month ago

#1

one month ago

Beaver Creek area for park and ride and convenience.

one month ago

Beaver Creek area for park and ride and convenience.

one month ago

Downtown evenings to relieve parking and provide an alternative to driving if enjoying offerings.

one month ago

Shopping

one month ago

Downtown Apex

one month ago

Access to Senior Center

one month ago

Bus stop

one month ago

Bus stop

one month ago

Apex HS

one month ago

Food Lion

one month ago

Target

one month ago

Downtown Apex

one month ago

I am on mobile so I will comment here :)
1. Vicious Fishes on Friendship or the AFHA school/neighborhood near it. A designated parking area (just a common parking garage?) dedicated to people parking there and taking the bus would be awesome. Currently no point driving to Walmart parking there and then taking the bus if I'm already driving.
2. As close to the Cary auto park as possible while still being in Apex, ha! Would be nice to get to downtown or wherever when a car is being worked on.
3. A neighborhood on Friendship, one of the monstrous ones or if there's not really any stops near where senior citizens live I think it would be nice to figure out a way for bus stops to be closer to their houses/neighborhoods.
2.

one month ago

Costco and Shopping mall

one month ago

Family and children to magnet schools

one month ago

Worker transit is key. If we can move a worker's car out of down town, this frees up parking for 5 customers
(worker with a 8 hour shift, Dinner out on salem street is maybe an hour)

one month ago

In Apex peakway mall

one month ago

Stops at
medical centers/doctors
More stops on apex peakway (especially once bridge is built)

one month ago

Near residential areas

one month ago

Community Center

one month ago

Downtown Apex

one month ago

here-shopping

one month ago

here, access to food, shops

one month ago

here, access to food, shops

one month ago

I would use the GoApex to go downtown if it came by my neighborhood

one month ago

Apex Town Hall and Community Centers
Wake Urgent Care
Eva Perry Library

one month ago

Small Shopping for groceries

one month ago

I think this transportation is a waste of tax papers money

one month ago

Beaver Creek

one month ago

Downtown near Salem & Chatham
A stop that allows riders to access buses going to other locations
Beaver Creek shopping area

one month ago

Villages of apex south.
Apex friendship highschool
Sweet water commercial section

one month ago

Other routes: Apex to Cary Train Station would be very useful.
Apex downtown to parks when there is a concert or public event.

one month ago

Access to hospital

one month ago

Retail shopping

one month ago

groceries and general shopping

one month ago

The peakway should be expanded to include a tram with frequent stops ferrying riders around core Apex into downtown

one month ago

Retail shopping

one month ago

Access to medical care is very importand

one month ago

Medical facility

one month ago

downtown - Salem Street for shops and restaurants

one month ago

Brussels Dr.
Apex Nature Park
Target/Lowes

one month ago

Brussels Drive townhomes

one month ago

Movie theater

one month ago

Neighborhood stop

one month ago

Senior center

one month ago

Target/lowes

one month ago

post office

one month ago

good downtown location

one month ago

food lion

one month ago

lidl

one month ago

skate park

one month ago

still convenient distance from home

one month ago

near home

one month ago

Downtown

one month ago

Near another shopping center / Kelly road park / greenway access.

one month ago

Near 2 affordable grocery stores

one month ago

Apex / peakway near Shangri La and townhome neighborhoods near by.

one month ago

Downtown Apex, Beaver Creek, and Sweetwater Town Center

one month ago

Groceries/retail/dentist/specialty drs in this general area

one month ago

High school
Middle school
Elem school

one month ago

Downtown Apex

one month ago

Community Center/Senior Center

one month ago

Downtown

one month ago

Hunter Park

one month ago

Library

one month ago

Wake Med on Williams - back for appointments, Apex Senior Center and Targe

one month ago

Currently, the route hits key areas, but I am proposing to add a stop at 55 close to Aldi, Walgreens, Food Lion. There is a big shopping plaza in the area and a lot of residential apartments with many residents.

one month ago

A route down Apex Barbecue from the Apex Nature park all the way to Salem to the new Depot 499 would be amazing for residents

one month ago

Publix

one month ago

Because there is a planned retail center in this area as well as so many townhomes etc, would love to have a bus stop and route here

one month ago

Aldi/Walgreens/Food Lion - nit shopping plaza here and residential apartment with a large number of residents

one month ago

Would love to have a bus stop on a route down Apex Barbecue near St. Mary Magdalene. There are quite a few older adults and some younger adults with special needs in this area that would benefit from public transportation.

one month ago

Compare Foods

one month ago

Somewhere near XL Sportsworld

one month ago

SweetWater Complex

one month ago

Apex Nature Park or somewhere near Bella Casa entrances.

one month ago

Hunter street in front of skate park

one month ago

Laura Duncan for the high school students

one month ago

Eva Perry library
Pleasant park
Auto park Honda/ Kia car area

one month ago

Downtown Apex, Beaver Creek, Sweetwater Town Center

one month ago

Walmart area

one month ago

Post office

one month ago

Pleasant park

one month ago

Hunter street Park

one month ago

Koka booth

one month ago

There should be a 64 loop that intersects with the current route.

one month ago

Pleasant park

one month ago

Costco

one month ago

Cary Train Station

one month ago

Pleasant Park

one month ago

downtown Apex

one month ago

Downtown

one month ago

Beaver Creek, Lidl, downtown Apex

one month ago

This would be a god location to shop

one month ago

New Hill post office would be a close location for me

one month ago

common shopping destination

one month ago

common shopping destination

one month ago

1. Stop at Peak Plaza.
2. Stop near Schedflin Road

one month ago

Downtown Apex, new sweetwater development on 64/richardson, connecting to other “go” routes in Cary/raleigh

one month ago

Beaver Creek General Area

one month ago

Apex Baptist Church

one month ago

Richardson Road and Olive Chapel

one month ago

Beaver Creek

one month ago

downtown

one month ago

I would take GoApex more frequently, but it takes me half an hour to walk to the nearest current bus stop, across the on/off ramps of 64, from home. At that point I'm just going to take Uber.

one month ago

Neighborhoods

one month ago

Better connections to Cary without having to go to downtown Cary and take another bus

one month ago

Richardson and Olive Chapel

New Hill stops

one month ago

Richardson and Olive Chapel

one month ago

Beaver creek

one month ago

Downtown

one month ago

Apex high school/costco area, car dealership area on 64.

one month ago

Senior center

one month ago

Library is more important than something like the Costco shopping center. It is silly to think anyone is going shopping at Costco or Academy Sports via transit. Could you imagine? The bus would need a trailer to carry all of the paper towels and toilet paper...

Overall, the Town cannot expect to serve everything with one route. Take a page from Cary. A loop route on the Peakway (or something approximating that loop until it is done) and a couple of other key routes (NC 55, Salem St., Hunter/Olive Chapel) that interconnect would do the trick well.

one month ago

WakeMed ER

one month ago

Better service for the Villages area would be idea as this is a more densely populated area.

Overall, the Town cannot expect to serve everything with one route. Take a page from Cary. A loop route on the Peakway (or something approximating that loop until it is done) and a couple of other key routes (NC 55, Salem St., Hunter/Olive Chapel) that interconnect would do the trick well.

one month ago

With new development approved, there will be increased multifamily in this area that needs to be better served.

one month ago

Eva Perry Library

one month ago

Apex Senior Center

one month ago

parking is horrible here; a stop here would help me at least.

one month ago

the shopping places here

one month ago

Transit access to the ATT would be nice for Seniors

one month ago

Transit access to Apex Nature Park

one month ago

If Pleasant Park doesn't currently have access to Transit, it would be important to include this as an option for kids and elderly.

one month ago

Would be nice to ride the bus to parks and not deal with parking

one month ago

Not specifically here, but somewhere along this stretch of Salem.

one month ago

Sweetwater Town Center to downtown area

one month ago

busy area with huge traffic backups on 55. thrift store, fast food, smaller independent restaurants.

one month ago

town hall area, which is getting busier and is also near Food Lion, restaurants, and a busy thrift store Guardian Angel.

one month ago

downtown Apex-which has very limited parking and lots of people, particularly during festivals and special events.

one month ago

Koka Booth Amphitheatre, Pleasant Park

one month ago

future train station - rail system should be a priority to connect Apex to other municipalities - is rail more cost effective than all of the vans and buses I see

one month ago

shopping center

one month ago

downtown apex

one month ago

Compare Foods

one month ago

Wake Tech Campus

one month ago

WakeMed ED & Physician Practices

one month ago

Big shopping

one month ago

Wake Med Apex
Walmart
Target/Lowe's/Beaver Creek Crossing

one month ago

Downtown Apex

one month ago

Wake Med E/R

one month ago

Beaver Creek Shopping Center

one month ago

The Senior Center

one month ago

library

one month ago

target

one month ago

town hall/community center

one month ago

And senior Center

one month ago

Eva Perry

one month ago

Town hall campus

one month ago

Library

one month ago

Seems like the plans are neglecting the schools and neighborhoods along Apex Barbeque Rd

one month ago

BEaver Creek

one month ago

Downtown Apex

one month ago

WakeMed Apex is critical

one month ago

Downtown

one month ago

Walmart

one month ago

Target/beaver Creek

one month ago

Walmart Supercenter. As a frequent shopper of this location, I see many people go to this location for their groceries

one month ago

Wake Med E.R. Dept

one month ago

UNC Fam Med

one month ago

I really have no idea, sorry

one month ago

Downtown apex, beaver creek, library

one month ago

Walmart

one month ago

Beaver creek

one month ago

Senior center

one month ago

Apex Senior Center
downtown Apex
Beaver Creek Crossroads

one month ago

Park

one month ago

Library

one month ago

I have problems placing pins on mobile. My three locations are downtown Apex, Publix Pointe, and Costco.

one month ago

The beaver creek area def needs at least two or three stops given the size of the center (the Panera section, Target/Lpwes, movie theater/Old Navy end)

one month ago

My house is off old Raleigh road in Heatherwood

one month ago

Eva Perry has lots of services

one month ago

Target/ chick fil a and restaurants/ sky high defy / shopping

one month ago

Not sure where the current systems even travel to

one month ago

community center/park and new restaurants

one month ago

Recreation!

one month ago

Downtown Apex retail.

one month ago

Major retail center of Apex.

one month ago

Publix and the surrounding shops. This area is already serviced by bus, although occasionally they've been short a driver so it gets missed on the schedule. Also, I often walk with my friend from Homestead Park to Dugout/Publix and crossing Kelly Road is a bit uncomfortable. The legal route is to cross at the corner of Olive Chapel and Kelly Rd, but realistically we see a lot of people jaywalking across Kelly Rd (as have we on occasion - only when safe!). Having a crosswalk partway down Kelly Road, possibly at Evening Star Dr, would make the bus stops and local neighborhoods much more easily and safely connected.

I know beggars can't be choosers, but some traffic calming around this area would be cool - slightly narrowed lanes at a hypothetical crosswalk or something else to make sure drivers are paying attention to pedestrians, something like that. It's a high traffic area, but also a road that many people like to cross, and between driver convenience and pedestrian safety, I prefer safety. As someone who walks, takes transit, AND drives, I'd rather give up a bit of driving convenience for a lot of safety. Plus, if it feels safer, more people will walk, which will reduce traffic, hopefully alleviating a bit of the inconvenience.

Sorry for the long essay - I just love walking in this area but would love if it was a bit safer and more pleasant. I think my friends in Homestead Park and Ashley Downs feel the same way, as we often meet up at the Dugout together :)

one month ago

My neighborhood! There are no major thoroughfares directly attached; however, I hope as the residences directly south of us get built, we can increase connectivity. I'd love to be able to get to a bus on Olive Chapel directly.

one month ago

target

one month ago

Shopping and restaurants

one month ago

Community Center, Pleasant Park, Walmart

one month ago

My house

one month ago

Walmart

one month ago

I am disabled and live at 3709 Sawyers Mill Dr in the county. We have no bus service. I have

one month ago

Beaver Creek shopping area

one month ago

Community center area

one month ago

Community Center

one month ago

RDU Airport

one month ago

friendship schools

one month ago

Trader Joe's

one month ago

hospital

one month ago

food - lion - affordable groceries

one month ago

downtown

one month ago

Healthplex

one month ago

Walmart supercenter and other Retail places.

one month ago

Pleasant Park

one month ago

Shopping Centers

one month ago

Hospital and Medical Centers

one month ago

Hospital and Medical Centers

one month ago

None. I think the transit program is not really needed. When I see the Go Apex Bus when I am driving around town, I have yet to see anyone on the buses. Only 1 or 2 times have I seen anyone at a bus stop. Why spend money on a project that nobody is using. Why not use those funds for other projects that people are actually using.

one month ago

My sister has no transportation and would love to go to the community center activities during the day!

one month ago

St Mary Magdalene church
The fire station at the corner of apex bbq and Kelly Rd

one month ago

All major Apex parks.

one month ago

Downtown

one month ago

Apex Friendship HS - they currently have no late bus options

one month ago

Downtown Apex

one month ago

Beaver Creek
Apex Community Park
Library

one month ago

Costco shopping center

one month ago

- Wakemed Healthplex/Medical Centers off of Williams St. (People need access to health care)
- Area schools/parks/community centers (people need access to wholesome recreation and education)
- supercenters/shopping centers (people need access to food/clothes/low-entry jobs)

one month ago

Beaver Creek

one month ago

Target

one month ago

Downtown Apex

one month ago

Downtown Apex (as a business owner there) could benefit by transit vs lack of parking

one month ago

Central point for homes.

one month ago

library, costco, grocery

one month ago

downtown

one month ago

Access to local parks, schools, restaurants

one month ago

Many new homes in this area with no safe way to cross over 64. Closest way to safely cross is Creekside Landing Drive making the closest bus stop 2 miles away at the Regal theater.

one month ago

senior Center and Town Hall.

one month ago

Public Library. I see many young people going there to study, meet tutors etc.

one month ago

Home Store/McDonalds on Williams St., a stop closer to Walmart on Apex Peakway where you didn't have to cross the street from the Assisted Living complex and it would also be closer to the new Stone Glen Apartments entrance. Stone Glen stop needs to be a priority with its affordable housing status.

2 months ago

Harris teeter

2 months ago

Costco

2 months ago

I don't think transit service needs to be improved. Low usage shows it is not needed to expand at this time.

2 months ago

Haddon Hall

2 months ago

Apex peakway and williams/55

2 months ago

Target

2 months ago

Hunter street at villages south

2 months ago

Eva Perry Library

2 months ago

Costco

2 months ago

Hunter St park

2 months ago

Downtown Apex, up and back from Community Center to Williams Street, to allow for 2-way, hop on and off

2 months ago

John Brown Community Center and Senior Center

2 months ago

Please rank the following priorities for serving target users or uses for transit service in Apex.

70%	Focus on transit options for low-income residents	Rank: 2.68	260 ✓
76%	Focus on transit options for seniors	Rank: 2.72	281 ✓
71%	Focus on transit options for persons with disabilities	Rank: 3.03	263 ✓
66%	Focus on local commuters	Rank: 3.10	242 ✓
63%	Focus on transit options for teens (note, youth ages 12 and older may ride GoApex without an adult)	Rank: 3.88	231 ✓
59%	Focus on regional non-work or all-day travel	Rank: 4.76	219 ✓
52%	Focus on regional commuters	Rank: 4.82	193 ✓
26%	Other	Rank: 5.94	95 ✓

369 Respondents

I would say prioritize lower income riders, but given housing market, not sure how many actually can afford to live in Apex

14 days ago

We don't ride the bus because there's no access to it where we live by costco. We go to the senior center all the time but have to drive. Would love to take the bus

17 days ago

Have park and ride places to popular crowded places.

17 days ago

Poll Questions 'Other' Responses:

Shut the current system down as it is wasteful and focus solely on the specialized program - which should be coordinated with Wake County

17 days ago

Focus on another option to travel besides Uber/Lyft to minimize drinking and driving

26 days ago

Don’t believe this is needed

one month ago

Focus on everyone. If you create a robust transportation system for everyone to ride then you will have a variety of people riding. I do think we are going to have a national issue as more seniors come of age and are moving to isolated neighborhoods like Apex (I moved to Apex to care for my isolated parents that can only get places by car. When they visit me in the city and ride the bus then I see them thriving and more independent.)

one month ago

local to work

one month ago

Rail connection CYN

one month ago

Special event routes.

one month ago

Terrible traffic is caused by commuters from other towns crossing Apex. Until Wake County establishes a mass transit system for commuters into the RTP, Apex will have terrible traffic. Widen roads and stop wasting taxpayer dollars with this little bus.

one month ago

Regional Transport around Apex for RTP commuters from other towns

one month ago

None … nobody uses it

one month ago

Love to get locals to use public transportation but that's a challenge for those who have money and love the flexibility. Parking issues and inability to drive are bigger motivators than gas prices or climate change.

one month ago

Event attendance

one month ago

Event attendance to lessen parking issues

one month ago

I think the age is too young to be without an adult

one month ago

Other than doing this sort of survey, how many surveys you've been /you plan to do:
How many people actually want any form of transit, compared to spending that part of the money on something else, which could be much more important?
Particularly, how effective of such transit, what's the return for such money spent (and don't call it investment, it's anything but investment)
Do you have reliable, the bare minimum, the essential data of how the past and current transit service is been running?
How many of policy makers actually ride ANY kind of transit bus? (I did, and it was a total waste of public money, and close to total waste of every minute of several hours of riding them)

one month ago

no one is using it

one month ago

None

one month ago

Focus on bridging gaps for neighborhoods that have to walk 45 min+ to get anywhere

one month ago

I use the GoApex to get to and from work

one month ago

Get rid of the bus service.

one month ago

Nobody rides the buses needs to be shut down

one month ago

Parents driving kids to school instead of taking the school bus.

one month ago

The last question's 6th ranking for "focus on transit options for persons with disabilities" is not a real question. The Town's transit service is required to provide that service. Asking people to rank something you are required to do is silly.

one month ago

There are no options outside of work hours. It might be worth advertising to test a public transit weekend where people can use GoApex or GoCary for the night until a reasonable time, like 9pm or 10pm.

one month ago

Airports

one month ago

Focus on community not on transit

one month ago

Focus on people who would like to get around the different areas in Apex. Current GoApex Rt is good, but unfortunately there is no service to the people north of 64

one month ago

Survey does not allow someone to say none to all. Did not prioritize, kept default.

2 months ago

Close too busineeses

2 months ago

Other: nightlife options

2 months ago

Focus on local shuttle to reduce traffic and parking issues. For example, create a Route that goes in the reverse direction so that it doesn't take an hour to return home from destination.

2 months ago

How important are each of the following factors to whether you would consider riding transit in Apex?

	Required for me to consider riding	Would make me more likely to ride	Neutral or would not make me more likely to ride
Free service (no fare)	13% Required for me to consider riding	46% Would make me more likely to ride	41% Neutral or would not make me more likely to ride
Short distance from home to nearest bus stop (1/4-mile or less)	35% Required for me to consider riding	46% Would make me more likely to ride	19% Neutral or would not make me more likely to ride
Short distance from bus stop to my destination (1/4 mile or less)	34% Required for me to consider riding	45% Would make me more likely to ride	21% Neutral or would not make me more likely to ride
Picks up and drops off right at my destination	12% Required for me to consider riding	54% Would make me more likely to ride	33% Neutral or would not make me more likely to ride
Safe and convenient walking path to the bus stop and destination	50% Required for me to consider riding	33% Would make me more likely to ride	17% Neutral or would not make me more likely to ride
Feeling of safety and security at the bus stop	60% Required for me to consider riding	25% Would make me more likely to ride	15% Neutral or would not make me more likely to ride
Feeling of safety and security in the vehicle	61% Required for me to consider riding	23% Would make me more likely to ride	16% Neutral or would not make me more likely to ride
Bench at the bus stop	13% Required for me to consider riding	45% Would make me more likely to ride	42% Neutral or would not make me more likely to ride
Covered shelter at the bus stop	16% Required for me to consider riding	53% Would make me more likely to ride	31% Neutral or would not make me more likely to ride
Bike racks at the bus stop	4% Required for me to consider riding	25% Would make me more likely to ride	71% Neutral or would not make me more likely to ride

	Required for me to consider riding	Would make me more likely to ride	Neutral or would not make me more likely to ride
Trip time is comparable to driving a private vehicle	21% Required for me to consider riding	56% Would make me more likely to ride	24% Neutral or would not make me more likely to ride
Frequent service – 30 minutes or shorter between trips	28% Required for me to consider riding	52% Would make me more likely to ride	20% Neutral or would not make me more likely to ride
Available late-night service (after 10pm)	5% Required for me to consider riding	29% Would make me more likely to ride	66% Neutral or would not make me more likely to ride
Available weekend service (Saturday and Sunday)	17% Required for me to consider riding	59% Would make me more likely to ride	24% Neutral or would not make me more likely to ride
Convenient transfers to other bus routes	15% Required for me to consider riding	53% Would make me more likely to ride	32% Neutral or would not make me more likely to ride
Reliability - confidence that the bus will arrive on time	47% Required for me to consider riding	40% Would make me more likely to ride	13% Neutral or would not make me more likely to ride
Availability of high-quality real-time transit updates	33% Required for me to consider riding	52% Would make me more likely to ride	16% Neutral or would not make me more likely to ride
Other (Please specify in comments)	13% Required for me to consider riding	17% Would make me more likely to ride	71% Neutral or would not make me more likely to ride

550 respondents

Nothing would make me more likely to utilize the system.

17 days ago

Requiring masks on transit would be needed for me to use it.

17 days ago

I think to get car drivers to consider taking the bus you need to have a park and ride place so drivers could easily drive there and easily park and let the bus take you to a popular place so you don't have to fight the downtown traffic.

17 days ago

I would not ever ride the bus

19 days ago

Frequency of buses is key. I eneded up walking to my destination which was 1.5 miles away because that was faster than waiting for the bus based upon the time I needed to be at my destination.

19 days ago

Bus routes at neighborhoods. Why does it just go around where stores are when the people who want it can't drive to get to the stores. More neighborhood stops would also likely get a break with the city ver crowding of cars on the road.

19 days ago

Greater visibility of the existence of the service; I didn't know this was available

20 days ago

Near to the community

21 days ago

Bike rack on the bus; connections to other transit services

23 days ago

Low environmental impact of bus fuel/type

24 days ago

Seeking routes for teens 14+ to ride the bus for work. Helps with independence and parent transportation during their work hours.

25 days ago

I need reliable public transport communte ro Raleigh withought 3 transfers please

26 days ago

Other city locations (Raleigh and Durham

one month ago

This service has been wonderful and improved greatly in last year in trms of communication, updates and staff's customer service. Previously drivers often shared that their manifolds were unrealistic. Thanks for this service.

one month ago

Honestly I am probably never going to ride a bus as long as I have the ability to drive my own vehicle. But if I were in a position where I needed this type of transportation is how I answered these questions. I currently hardly ever see anyone on our transit bus and it makes me wonder if this is the most efficient use of our funds. I would need to see overall cost of running this Go Apex compared to how many people actually NEED and USE this service to be supportive of our tax dollars continuing to go toward this service.

one month ago

Coordinated connection with train arrivals and departures at Cary Depot CYN

one month ago

Not a bus, buses are never on time when you need them.

one month ago

Resident focused needs, such as getting downtown events without parking congestion. Discontinue routes bringing homeless panhandlers in from Raleigh.

one month ago

Local traffic is not the problem. It is the commuter traffic from other towns crossing Apex into the RTP!

one month ago

I have never lived so close to town to have the opportunity to experience riding the bus. I therefor do not know how. Where would I catch the bus? would I ride all day until they go where I wanted to go? When would I get picked back up, or would I get picked up?

one month ago

Knowing that my fare cost can support someone else who has trouble paying. Pay it forward program.

one month ago

Express and frequent rides from Apex to RTP

one month ago

Apex is not a metro area like bustling cities like NY, LA, SF or cities like Europe where many reside in smaller city centers. It is a mix between suburb and rural. Having a bus circling around where you rarely see people even walking around only consumes tax dollars that can be allocated to other projects. Per Arno Zegerman, the Apex bus gets no more than 50 riders per day. At a cost of $800K/year to operate, this serves to be a very costly mode of transportation which he believes should be expanded in order to promote ridership. While he does have experience with train and bus transportation since he was born in the Netherlands, Apex is in no way near comparable to the Netherlands. With him believing that it is, his assumptions are unreasonable and unfounded.

one month ago

Reserved space in the vehicle for shopping/grocery bags

one month ago

Built an app

one month ago

Priority destinations that allow me to switch to a car-free life: LIBRARY, medical appointments, groceries, and basic shopping -- plus access to broader Triangle when needed.

one month ago

I think the major thing preventing me from riding the bus is it doesn't take me to any destinations I want to go to. I live in downtown apex and it feels like the only places the buses may take me to is beaver creek commons, which if I'm going there to go shopping I'll likely just drive since its much quicker even though I hate driving in that area. I would also like to replace my commutes to RTP with bus trips but GoTriangle cancelled the service from Apex to RTP. We also cannot conveniently or reliably take the bus into Cary or Raleigh during weekends

one month ago

So far, the closest bus route is about a mile from my house. While I would like to try the bus, most of the time I am driving to store (not convenient to walk a mile with groceries) or out of Apex.

one month ago

Audio-visual announcements of stops (text is very important, think of old parents who cannot understand spoken English well)

one month ago

This should have a fee AND not run after 8pm. If it's free AND late crime and transients WILL GO UP-It is already.

one month ago

I'd like to get to the airport!!!!!

one month ago

My home is off the beaten path, making public transportation impractical for me. Used it routinely when I lived in Pittsburgh and Denver. That said our local car use is <1,500 miles a year as we work from home and no longer enjoy leaving our neighborhood. Apex's intense pro-development stance and promotion has greatly lessened Apex's quality of life. Small town it's not. We resent the replacement of trees/nature/slower lifestyle with traffic, rudeness, and so many buildings. Apex seems fine with clear cutting and wetland removal, reasoning more people=more town revenue=happiness. Don't agree.

one month ago

Child Friendly for young kids under 5

one month ago

I'm never going to ride this so don't care about any of these

one month ago

Accessibility to get on and off bus and assistance always available

one month ago

Not needing to ride the entire route to make a round trip. A five minute ride to my destination is great, but a 45 minute ride back makes it hard to use the bus unless I have a ton of time to kill

one month ago

I wish the route operated in both directions around the circle.

one month ago

You have to look at preexisting neighborhoods and help. There are big neighborhoods and folks who are not right at the edge have a long way to walk.

one month ago

In addition to transport, we are looking at spending more $ on a service no one uses? I see the buses frequently and have only seen riders once. and the claim is that use is, "bursty"?

one month ago

It's already bad enough that Apex has inconsistent side walks… how are teens supposed to get out of the house to do anything safely? Not safe to walk, hello to bikes on single lane roads without bike lanes

Make these bus stops accessible to neighborhoods so the teens can actually walk to them to then take the bus to a destination

Why isn't there bus options near schools like Apex Friendship middle / high school??

one month ago

It would be great to have bus stops at or very near high-density neighborhoods that would then take people to retail/restaurant destinations. (Example Bella Casa to downtown Apex, Sweetwater to downtown Apex). My family would absolutely take public transport if we could go from near our neighborhood out to dinner or shopping. This would be huge for our town! And would greatly help those who would like to drink alcohol and travel safely. This would also help teens get from place to place safely.

one month ago

Drive on/off platform for small mobility scooter

one month ago

I don't currently ride because the closest stop is 1.4 miles with a decent hill to get there. I don't need it to be 1/4 mile distance, but, 1/2 mile from my neighborhood would make riding more of an option

one month ago

Bike rack on bus so bike will be available to me at destination. Alternatively - bike share available at low cost.

one month ago

Kid/family friendly

one month ago

Public Transit would be substantially important to the growing need in Apex. Not just job creation, but allowing for our communities most vulnerable to access transportation to meet their medical and household needs. It would open new opportunities for those who are without, and make traveling to their destinations achievable. It is critically lacking right now, and has been for a long period of time. This needs to start now.

one month ago

Maybe an app for alerts on service delays or planning your route. The London transit app is amazing for finding a route esp for disabled travelers or new to an area

one month ago

Na

2 months ago

Drop off cannot be to far from actual destination. Ie. Public's grocery store drop off not in front of store

2 months ago

Shorter duration of ride... In other words, have routes that go in opposite directions so that a rider doesn't have to make the entire loop to return back home. Example, now if I get on aty (very convenient) closest stop and want to go to the grocery store, I can get there quickly, but to go home take 45 minutes because I have to ride the entire Route 1 loop.

2 months ago

If the Town were to pursue transit expansion in the next couple of years, which option would you prefer the most? (if you select "Explore a different option" please feel free to write in your idea(s) in the comment box below).

56%	Add a new local bus route	Rank: 2.13	202 ✓
56%	Increase frequency of service on GoApex Route 1	Rank: 2.23	201 ✓
52%	Complete improvements at every existing GoApex Route 1 bus stop (shelter, trash receptacle, bike racks at about half of stops, and bench at remaining stops)	Rank: 2.37	186 ✓
51%	Increase span of service on GoApex Route 1 (i.e., add late night and/or Sunday service)	Rank: 2.40	182 ✓
30%	Do not expand transit service	Rank: 2.43	108 ✓
25%	Explore a different option (specify in comments)	Rank: 2.80	91 ✓

360 Respondents

Again I think you need park and rides.

17 days ago

Add more transit service with convenient connections to allow people to access more destinations around town

17 days ago

I never see anyone on the busses. I would be interested to learn what the actual ridership is.

19 days ago

More routes

20 days ago

Reliable transit to and from Wake Tech campuses, along with other education centers

20 days ago

I don't know enough about the routes to make suggestions. I think the general public needs to be "marketed" this stuff to have any idea about it. Unless an individual has a specific need for public transportation most don't have enough info because they haven't sought out the info.

one month ago

I do not think there is enough utilization of the current transit service to consider expanding. I rarely see anyone (or only 1 person) on the bus at a time. I truly don't think the Town of Apex needs this service. If anything, I think changing it to a pick up/drop off reservation service would be better. I have a homebound Father that needs assistance getting to and from doctor appointments and he cannot get to a bus stop and wait for the bus and then the route doesn't get him there

one month ago

Keep the door-to-door for seniors and those with disabilities please. Add some options to nearby cities such as Wilmington and charge fee,if necessary.

one month ago

Less time to go from one place to another

one month ago

We hardly ever see even one person other than the bus driver on the Go Apex bus and the bus goes right by our house every day it's in operation. I just wonder if this is truly a need right now for our town. Just want our tax dollars to spent as wisely as possible. Not against providing help but if the costs are outweighing the actual benefits for the town I'm not for continuing this same service.

one month ago

Connect with Cary bus service to go to the Cary Amtrak station or look into an option of Amtrak stopping at the Apex train station.

one month ago

Apex-Cary route with coordinated connection with train arrivals and departures at Cary Depot CYN

one month ago

Please look at Rail based solutions (light rails, subways) they are on time more often and do not interfere with existing traffic too much

one month ago

Create bus routes connecting schools specially Thales or Peak Charter or Day care or Preschool not having Wake county bus service, from various communities specially on Olive Chappel, Kelly and Richardson Rd etc.

one month ago

Increase cary apex express to weekends- would use especially since parking in cary is challenging

one month ago

It's a pipe dream, but a triangle-wide light rail system would make sense for our metro area, especially when compared to communities of a similar size

one month ago

Would love to maybe have a bus route that connects to downtown Cary from apex

one month ago

Wake County needs to develop system for commuters from other towns to get to RTP without crossing Apex!

one month ago

I don't have an option on this question.

one month ago

Regional commuter routes

one month ago

Should continue to see increased ridership on route 1. Only increase service to increase ridership. reducing Cost/passenger should be a goal. FY 22-23 cost/passenger was $39.00 per passenger. FY 23-24 estimate is $58.00 per passenger. Set ridership goals each year with the budget. FY 22-23 12,075 passengers, FY 23-24 15,500 passengers (estimate), FY 24-25 20,000 passengers goal.

one month ago

Provide dependable timely services for low income individuals to avail themselves of service/support entities (ie clinics, dorcas, wwcm, senior center, food pantry)

one month ago

Direct connectivity from Apex Downtown to RDC

one month ago

Express and frequent route from Apex and RTP

one month ago

Per Arno Zegerman, if you build it then people will come. Expanding to the current bus route will not bring more riders. It should be treated as a proof of concept that has not yielded the benefits it intended since its inception. As he admitted, there were no KPIs set to determine if it is successful or not. Without drawing lines in the sand, what you have is guess work and hope.

one month ago

Realistic commuting option to major job centers like Raleigh and RTP

one month ago

Increase ridership on the existing route prior to adding routes, etc. I don't have an answer on how to do this. That is why you are paid the big bucks:)

one month ago

Whenever I see transit buses around town they seem mostly empty. Would like to see smaller, more efficient vehicles that are better sized to Apex ridership levels.

one month ago

A must have is a bus stop close to my home

one month ago

I feel like the biggest thing would be improving connection points to the region. Downtown Cary is a great transit hub that we cannot access via public transit except on a few hours the day on weekdays.

one month ago

Add priority/bus-only lanes.

one month ago

Find a different way to fund the apex portion of the bill

one month ago

Do not waste tax payer money on this service that is barely used. Grants may cover it for now, but it will not always cover it. Any expansion to the service or the routes, including any improvements to the stops, is an absolute waste of tax payer money and therefore derelict of duties by the town council.

one month ago

An outbound and inbound route, for instance if I wanted to take the bus from shackelford and apex peakway to food lion (one near town hall) I would have to ride the route all the way around. A 1hour route just to go pick up some groceries, that is super inconvenient and does not incentivize me to not drive my car. If I could do that same trip in a reasonable time (during peak driving its about 15 minute by car one way so something in comparison) I would use the bus more often than not.

one month ago

This service is hardly used as it stands. It should be focused on people who don't have transportation to work or medical care for low income not a novelty as it is now

one month ago

Don’t make mistakes like at West Cary Park, where the bus stop is on a very busy road and so far from shopping that people push carts to the stop and leave them. Does not feel physically safe, either.

one month ago

Also add service direct to Raleigh, Durham, and Chapel Hill.

one month ago

I would like to see more door to door pick up as someone that cannot walk far

one month ago

Consider point-to-point service if it better meets user needs for no additional cost to taxpayers

one month ago

not a good use of taxes

one month ago

Don’t add another bus

one month ago

How about stop wasting taxpayer money when hardly anyone uses this

one month ago

I would like to see a volunteer network of drivers

one month ago

Trams, protected bike paths, and light rail would be game changers

one month ago

It'd also be nice to have a route to downtown Durham

one month ago

2nd above should be done regardless of this survey. Riders should not sit in the rain or hot sun and absolutely should be able to have a bench to sit on.

one month ago

I think people with disability, seniors and teens would benefit most from the service and they need to be marketed to

one month ago

A different option that should be considered is enhanced service on days there are events downtown Apex. Parking is getting so limited on event days and often restricts us from attending.

one month ago

Bella Casa stops

one month ago

Transit for special events (Apex Pride, Peakfest, parades, etc)

one month ago

Operate the route in both directions

one month ago

Ability to go to downtown without parking hassle.

one month ago

Look at utilization of current services - seems like there is no demand for these types of services and we are not utilizing our funds properly (e.g. remove the local tax that covers this service.)

one month ago

Work with wake and other municipalities to increase interconnectivity and form a cohesive public transit system like the MBTA including transit to DTR areas for events

one month ago

Focus on getting bus access in large neighborhoods not on edge

one month ago

Current buses are nearly empty wasting a lot of money and fuel.

one month ago

Apex does not need a second route. I see the first bus 3-4 times daily at different locations and rarely see anyone riding. Route 1 was touted as a success with 12000 riders last year but you don't actually count people, just amount of rides. one person riding can make multiple rides by getting on and off more than once. it was misrepresentatived..

one month ago

Don’t expand when current bus is not utilized. I think if route 1 does not get ridership to increase the whole program should be canceled

one month ago

Busses are mostly empty. This is a wasted service. Discontinue the service would be the best benefit to tax payers.

one month ago

I would love to see a new route in Apex between Depot 499, down Apex Barbecue and to Apex Nature Park

one month ago

I am proposing an additional stop close to the Aldi/Walgreens/Food Lion shops and the residential apartments around it.

one month ago

A reverse route of the existing Route 1 would make me much more likely to use it. Alternatively, a second route splitting the existing route with an overlap in downtown would be more appealing making it a maximum 30 minute loop, not 60.

one month ago

Please put a stop on the north side of 64, it would make me so much more likely to take the bus and catch other regional transit like the Apex-Cary route, and there are two grocery stores at the 55/Jenks intersection that would help serve this part of town better. I don't drive so it's not at all convenient for me to walk half an hour to Beaver Creek just to catch a bus. I would also very much like an express route to the airport!

one month ago

Need a bus going the opposite direction. Example if I go to Beaver Creek from Town Hall I have to wait for the bus to come around and ride it through the entire loop again to get back to my origination point

one month ago

Maybe a route that starts at Peak Plaza and run down to Walmart, and loops back.

one month ago

I have no car and bike to locations. It makes it hard when go apex 1 doesn’t run frequently or close to my location. I have to bike 30 minutes if I avoid the most direct (unsafe) route on olive chapel.

one month ago

I don't know which of these options fits, but I think my too-young-to-drive teens would take advantage of the bus service if it served our neighborhood (Bella Casa).

one month ago

Get rid of bus service.

one month ago

Connect more conveniently to other bus systems (like GoCary)

one month ago

I would certainly ride more frequently to and from work if the bus went to my work and was more frequent. I work near Apex mosque and live near Apex Healthplex (two very close locations) but at this time, I have to either leave way early or arrive to work late with how the schedule is. And walk quite a distance, so it’s not worth it for me. I would love to take the bus to and from work daily, but it’s just not convenient or efficient for me.

one month ago

extend bus route to reach more neighborhoods. Currently closest stop is 3.5 miles from our house, which makes it very difficult to use.

one month ago

Stop at Eva Perry library

one month ago

Include additional Neighborhoods to be served. i.e. Stillwater

one month ago

I am a senior and would need door to door services. My priority would be a door to door route.
More seniors might choose Apex as their residence if this kind of transportation was available.

one month ago

Increase availability of GoCary and Route 305. The times offered are clearly for work commuters, but there is a big opportunity for evening use for people dining, shopping, etc. also the GoApex route should be adjusted in evening hours to be for the more likely use of connecting various neighborhoods to dining/nightlife vs going to Beaver Creek and Walmart. Then daytime service should be for those things.

one month ago

Would love to see a bus or tram do a small loop through downtown Apex and to some of the local parks. Making it convenient for families with little kids to enjoy the town, events, etc.

one month ago

real time location data

one month ago

More stops along or in existing neighborhoods

one month ago

We are currently too far from the bus route to take the bus. A route that reaches all the schools (we are near Apex Friendship) would be helpful.

one month ago

Would expanding service really encourage people to ride the bus? Definitely not a rail system ...too costly for the average senior on taxes for the little use they would get Perhaps expand the medical pickup services for Seniors and let the Seniors know about the service (email or USPS). Many Seniors don't know about services available to them.

one month ago

I don’t want buses at all. They ruin communities and lead to even higher taxes and more people crammed into less space. They always lose money and have low ridership. The costs far outweigh the benefits. Regardless of how much grant money is received, grants from the government come from taxes. If you must create a bus line, send it the airport where it stands a chance of being used.

one month ago

Go outside town boundaries for stops

one month ago

Connecting bus routes with greenways / park trailheads or parking lots would be a tremendous value to Apex residents. Allow bikes to board as well.

one month ago

The current route is way too long and no one wants to ride a bus for an hour plus to get anywhere around Apex when it takes 5-10 minutes to drive.

one month ago

Commuter trains with several stops along Apex (Friendship-PleasantPark-Downtown-...-Cary railway station-...-Raleigh) and to Durham through RTP (using current freight rails)

one month ago

Improve GoApex Route 1 stops and route. Current route is extremely inefficient and the stops are mostly useless. Clearly it was designed by people who had no interest in taking this route on a day to day basis. The same route needs can be made so much more useful by actually taking it to places where people who are interested in public transit and minimizing their carbon footprint, would like to go e.g. government offices and buildings, grocery, library, schools, post offices etc.

one month ago

The town should not expand this service at all. If ridership is low now having more buses would just be a waste of money.

one month ago

Look at options that help those who cannot afford to use public transportation.

one month ago

Add additional bike path connectivity in addition or replacement of new public transportation.

one month ago

Locations requiring a car. Duke Gardens. Raulston Arboretum. Nature counts!

one month ago

Discontinue or make it pay to ride.

2 months ago

Ensure crosswalks are close to each bus stop (bus stop across from my neighborhood on Olive Chapel has no crosswalk requiring people to jaywalk.

2 months ago

FINISH THE PEAKWAY.
The bus route being one way is incredibly inconvenient. My destination could be one stop away, but to get there (or back) I would need to ride the entire 1-hr long route.

2 months ago

Bus stop not near house. Too far to walk to access bus

2 months ago

Make Route 1 work and in demand and add a 2nd route in high demand area, frequent trips perhaps between a group of apartment complexes and the closest affordable grocery store (e.g., not Publix) AND publicize the ridership levels once it gets to a good level, along with some estimate of the number fewer cars on the road or parking spaces used, etc. Only then, when people see 2 good routes well used, will the Town residents believe it's worth the money.

2 months ago

What other ideas do you have to make transit more useful to you or those in your household (whether or not you are a rider)?

Provide accessible bus stop to get to Go Apex. Willing to pay.

14 days ago

I have never ridden bus in Apex, so honestly don't know anything about current service. Is there an app?

14 days ago

Incentives for riding -- be it a prize, some sort of state tax break, etc. Also, having transit readily available and promoted on the event's website during busy town events, like PeakFest, would be great.

15 days ago

Would love to take bus to the senior center & shopping centers if there was a route near us.

17 days ago

Nothing

17 days ago

Park and Ride

17 days ago

More service to Cary and service that conveniently connects to the RDU airport

17 days ago

There is nothing you could do to make me ride the bus.

19 days ago

Greater visibility! I have been wanting public transit and didn't know that it was available.

20 days ago

I am 84 and have macular degeneration and soon will not be driving. I cannot walk far and am a quarter of a mile out of the required range for door to door pick up at Olive Chapel and Kelly Road. It would be so nice if this service would be expanded. I love going to the Senior Center in Apex for exercise and other classes. When I no longer drive, I will not be able to get there.

23 days ago

Would really like a bus route to go to or close to the Eva Perry Library (even on Old Raleigh Road by road to library) and that route would go to the Senior Center. Library to Food Lion to shops across from Town Hall/Senior Center.

24 days ago

Thanks for asking for input. Regional would be best (Holly Springs, Apex, Cary); frequency, safety and reliability are key

24 days ago

later run times. closer stops to residential neighborhoods. If I decide to have an evening out I would have to leave by 9pm or earlier to catch the last bus and would still have to park my car to the closest stop which defeats the idea of riding

25 days ago

People in this region aren’t going to utilize it.

one month ago

Door to door service like the go Cary door to door by payment of a fair of $4 oneway

one month ago

I think there should be a teen program to educate teens and their guardians on the bus program which would allow them to explore other areas, Cary for example.

one month ago

Offer citizens the ability to call and reserve a pick up to an appointment and a return. We have plenty of seniors that would use this service. I think more would use this service over the current bus route.

one month ago

Transit is simply not useful to my family at all right now, but we would very much like it to be! There is no bus stop within a mile of our house, and the service is so infrequent that even if there was, we could not reliably get anywhere. Apex would be such a charming walkable town with Transit options that allowed us to have alternatives to motor vehicles

one month ago

I am lucky to have reliable transportation, but everyone knows the bus would save gas and encourage development without those enormous parking lots. I especially would like to ride the bus to the many festivals in the downtown. I find myself spoiled and not willing to wait for the infrequent stops in order to do my shopping etc by public transportation. I live within a 8 minute walk to the stop on Kelly Rd. at Publix so I do have a viable option to ride.

one month ago

please add New Hill,NC near the USPS as bus stop to medical and other shopping places in downtown.

one month ago

A way to report great service by bus drivers. A few have been exceptional and others were good too.

one month ago

There should be more bus stops near where I live, more to the south-west.

one month ago

Pick up where I live...

one month ago

?

one month ago

Add more buses and routes for elderly and promote it

one month ago

Provide park and ride service.
Police presence near the bus stops for safety.

one month ago

Provide transportation when there is a demand.

one month ago

Possibly for events in Apex when parking is limited, have a vehicle transport people. Timing frequency on regular days.

one month ago

Large parking areas at main transit hubs.
Direct transit to downtown Raleigh or Cary

one month ago

Pick up available for Thales teens, route 1 is a few minutes too early for them to be able to ride it home from school.

one month ago

We would love if it came to the stops every 30 mins instead of once an hour.

one month ago

A way to connect with a bus to the airport would be nice

one month ago

If expansion is possible, run routes beyond downtown to where most people live.

one month ago

1-Post where you're stops are
2- post transfer sites and times when transfers are available to another bus lope

one month ago

Bus service smith farm to newsweet water and beaver Creek shops

one month ago

Definitely would recommend an easy to use app!

one month ago

Going from apex to down town cary would be fantastic. Having Cary to apex would be great too

one month ago

Wake County needs to develop system for commuters from other towns to get to RTP without crossing Apex!

one month ago

Educate, send out information about the bus service. Could be in the monthly billing? I have no idea how the bus works. Does it take hours to get to your destination? Send out schedules, fees ect.

one month ago

more frequent buses, more stops.

one month ago

Provide busses where passengers will ride. Saying they will ride is not enough. Should see increased ridership.

one month ago

I don't really have any other ideas

one month ago

Great service to local events like peak fest to avoid driving. Add residential stops etc

one month ago

Publish the schedule more widely and identify the bus stops available.

one month ago

The population that currently exists has targeted needs: Seniors, low income and disabled. Compared to the rest of the population, this appears to be a much smaller subset of the current population. Like in metro and other like areas, scheduled pick-ups for the aforementioned population may be more economical and reasonable.

one month ago

The bus route should cover more residential and shopping areas so that more people can use it.

one month ago

There are stops somewhat close to where I live but I've never ridden. For exercise we end up walking instead even if it's a couple of miles.

one month ago

Having a stop closer to our house, connecting to more places (restaurants, retail, parks), later hours of service

one month ago

Trainings for tweens/teens, people with disabilities

one month ago

During downtown events have more availability/frequency to surrounding neighborhoods so that people wanting to attend don't have to take cars

one month ago

Expand the door to door service to senior citizens and include more shopping centers that are outside the current door to door service area.

one month ago

Additional education about the routes and transit services available. For example, I was not aware of the door to door pick services.

one month ago

Very Short local safe and clean (electric?) rides to local destinations (downtown shops, senior center, library)

one month ago

I am glad that the current route goes to destinations required by low-income riders, such as Western Wake Crisis Ministry and the laundromat. If a bus fare is required, please consider a waiver or discount for seniors, the disabled, and the low income.

one month ago

Consider school input to time stops - for example APEX middle dismisses at 3:00 but there is not a bus nearby until almost an hour later.

one month ago

It is apparent by the ridership that it is too soon to have a bus service in Apex. It must be made more convenient to a person's home. Why would I drive my car to a bus stop? Makes no sense.

one month ago

Again, more connection points to the region. If I think about my weekday trips its likely work (RTP the 315 is dead), Lidl (we walk or go to coming back from work), Eva perry library. On weekends we typically end up at Patel in Cary for groceries (Apex Asian markets have been disappointing to us), Costco (A bus route to costco would be awesome, parking there is so tough). However The times I MOST miss the bus is when going to events or the airport. Going to PNC Arena on bus would be awesome, same for going to the soccer games in Cary. Going to Koka booth for the lantern festival or the outdoor concerts and all their other events would be amazing. We often go to the NC symphony in Raleigh but we must drive. When Apex held the Christmas parade we saw people attempting to take the bus but then abandoning their plans since the bus was cancelled or excessively delayed. Having public transit for high traffic events would be amazing. My wife has attempted to use the bus for some errands (running to post office, Suvidha, grand india mart) and has ended up walking home as that was quicker/more convenient. It feels disappointing that we live in downtown apex but have so little regional transit options. Sure the 305 exists but its left me stranded a few times, and its hourly in a limited window and not on weekends.

one month ago

Android application where you can reliably see bus locations and search for the way to get somewhere using public transit.

one month ago

Please charge and do not make it late night OR connect to big ger cities.

one month ago

Benches, trash cans, and covered areas

one month ago

Frequent weekend service. I don’t work in Apex so weekday service doesn’t help me but I would be eager to get around town without driving on weekends and especially Friday and Saturday nights after 10pm.

one month ago

closer stops to where we live (Scott's Mill)

one month ago

Parents would like to know that their kids are behaving appropriately. That burden should not just fall on the driver. The driver should feel comfortable driving teens around but Inwoukd be interested in a feedback loop.

Also; adding Pleasant Park would mean the world for a lot of younger riders!

one month ago

Inbound and outbound routes, allowing me to go out and back from my home area to do things around town fairly quickly.

one month ago

I would really love to be able to take public transportation to work in Raleigh. If there were a train system, the Apex buses would have to provide access to several train stops.

one month ago

I live over by Costco, the Apex stop is too far from my home to want to use it. There are a lot of apartments that could result in more riders.

one month ago

Not available in my current area. Needs to be accessible by all residents.

one month ago

Haven't used it yet bc bus stop still to far from our house (near nature park). Would love stops near the Nature Park, Friendship HS, Pleasant Plains park

one month ago

Are there car seats for young kids? Is it stroller friendly? Would the driver be willing to help with lifting a stroller into the bus?

one month ago

This is a waste - I see empty busses driving around Apex throughout the day. Widen the roads & increase traffic flow instead

one month ago

Faster buses

one month ago

Cooler bus stops

one month ago

The transit service seems to be a big step down from personal vehicles.

one month ago

Make the stops more accessible with seating options at every stop for disabled people. Even if there is an annual paid service for medical appointment pick ups to the nearby hospital facilities that would be a good idea.

one month ago

Educate residents on usage. Make the routes and schedules easy to navigate.

one month ago

It's such a great start and service but I think to be ultimately successful and help connect apex as a community and put us on a gold standard for the triangle area we would need to have more routes. Especially stopping in neighborhoods so people actually have a bus stop within "walking" distance and not a bus stop that they'd have to drive to, which kind of defeats the purpose. I think it's AWESOME that it's being considered and fought for though!!! Definitely a line or two towards the friendship area to get all the insanely large neighborhood ppl too.

one month ago

Maybe incentives for riding the bus would increase occupancy

one month ago

Make it easier and safer to access bus stops by bike/Greenway. When there are no stops close to home, it would be great to have a safe way to get there by bike

one month ago

needs more access.

one month ago

The service has to be more frequent. My adult grand daughter has tried to use the triangle and Apex system but it is not workable when it takes three hours with transfers to get to destination.

one month ago

Drop off at Library!

one month ago

Extend bus service days and hours

one month ago

I know that many people have to drive to be able to get to a bus stop safely or bike multiple miles on open road. Making it easier to get to bus stops and making them closer would help

one month ago

Costco

one month ago

make sure you tie into GoCary and GoRaleigh as seamlessly as possible

one month ago

If I could commute in a timely way to my office in downtown Durham, or into downtown Raleigh I would be a regular rider

one month ago

I don't know the current routes for the Apex bus. But I think having service to the Cary Train Station would be wonderful. Not sure is there are connecting buses that go to RDU airport but that would be nice. Cab and Uber/Lyft to airport from Apex are expensive, as is long-term parking.

one month ago

Currently it is too limiting to be very effective. Frequency needs to be increased and stop options need to be increased to create more appeal.

one month ago

Older kids should be targeted for rides to the parks from neighborhoods. Has pleasant park been added to a route but I understand this could have negative impact on route times.

one month ago

Closer stops to my neighborhood (Bella Casa). There currently isn't a walkable path or completed side walks from my house to any bus stop so we do not utilize this transportation.

one month ago

Expand the frequency of the service we currently have. Waiting an hour for the bus is such a long window. I would prefer we get the wait time down to 15 min max before new routes are launched.

one month ago

Disabled riders need to be able to travel with their families.

one month ago

Transit for special events (Apex Pride, Peakfest, parades, etc)

one month ago

Most of us need to drive first before you can get to ride a bus, the network is currently not existent

one month ago

Eliminate the bus service - no one uses it and it's generating a lot of greenhouse gases and jamming up traffic unnecessarily.

one month ago

Need another route option! The one now is not convenient for most neighborhoods outside the central loop.

one month ago

Waste of money for a service no one uses- claim is “bursty” use. Grants run out taxpayers can’t afford to pay a driver hours every day. Gas emissions are problematic- if people actually road the bus, it could be helpful- but overall bad environmental decision

one month ago

I don't ride.

one month ago

Rather than 1 loop that always goes on the same direction, having the route work both ways would be helpful so people could go more directly to their destination if it is a stop prior to the one where they get on.

one month ago

Make it easy for riders to bring bikes and strollers.

one month ago

We don’t really need it.

one month ago

It’s been wonderful. I did not know that service was available to Holly Springs or door pick ipy

one month ago

Not have bus stops so far away, that in theory you would need a car ride to catch a bus stop…. Needs to have more walking bus stops near residential neighborhoods & schools (not just long the major roads that you can’t even sawfly walk to as is)

one month ago

I am proposing an additional stop close to the Aldi/Walgreens/Food Lion shops and the residential apartments around it.

one month ago

I really just think we need stops at neighborhoods. I think people are less likely to drive multiple miles to then get on a bus. If there were stops at high-density neighborhoods, my family would absolutely hop on a bus to get downtown or to BeaverCreek, community center, etc. This would be amazing for Apex!!

one month ago

It won’t. It doesn’t meet our schedules. Our lifestyles, or our needs. Generally this is more suited for those who are in need of transport due to lower/fixed income or seniors. I don’t see it as a viable option for the majority of the population with today’s society.

one month ago

I love the bus. I don't use it as frequently as I could because the path is significantly longer than it would take me to walk. However, a reverse route or split route would make it better. I also would feel better about allowing my kids to ride if they didn't have to go all over town.

Additionally, I'd like to see routes spur out from downtown. If there were a primary downtown loop that several routes took and then broke out toward different residential areas, I think we'd see more riders. For example, send one from the depot toward Haddon Place. Send one toward Shepherds Vinyard. Send one down S. Salem. Send one down Olive Chapel, etc.

one month ago

Maybe a “scavenger hunt” for kids? My children really want to ride, but we’re not always sure where to go (beyond the library) and the only time we have free time is Sunday really

one month ago

Bus and or any transit should be able to replace car trips for the general public. Bikes and strollers should also be a priority for those who wish to bring them.

one month ago

I think an app or mobile webpage to show the map and location of buses is necessary

one month ago

A route up and down Salem Street (like a streetcar?) would make shops much more accessible regardless of the parking situation. Maybe it could run from Town Hall to Tap Station and back with several stops along the way.

one month ago

I was not even aware we had a transit service in Apex. I don't use socia media. So we need another way to inform residents.

one month ago

Mail bus schedules to all Apex residents, have bus schedules to pick up at the library, Eva Perry Middle Creek

one month ago

Work with DoT to update roads

one month ago

More busses, stops, expanding locations.

one month ago

N/A

one month ago

Get rid of free bus service.

one month ago

provide more public education on how to use the bus route

one month ago

If the bus dropped off near my work and was more frequent even if during the hours I have to commute.

one month ago

I'd love to be able to reach a bus station from our house without a vehicle to get to the bus station.

one month ago

more accessibility for seniors and differently abled

one month ago

Post schedule on social media? Maybe more information for those who don't typically use public transportation- to make them more comfortable trying it

one month ago

improve and limit the number os car in and around the schools

one month ago

Overall, the Town cannot expect to serve everything with one route. Take a page from Cary. A loop route on the Peakway (or something approximating that loop until it is done) and a couple of other key routes (NC 55, Salem St., Hunter/Olive Chapel) that interconnect would do the trick well.

one month ago

Better/More sidewalks

one month ago

Get regional rail to the airport

one month ago

light rail!!!!!

one month ago

public transit is needed now, and will be needed even more so with all the townhouses and high density housing being built. please continue to offer services and more importantly inform the public about the options and ease of use so people become more likely to think about using the bus rather than drive! the Raleigh area is far behind many areas that use transit as a way of life-promote routes, transfer options, environmental issues, student independence, traffic congestion more since so many people are either unaware of the bus routes or have never taken a bus in their life!

one month ago

I think the plan is short sighted. It does not include service into the ever expanding areas of Apex, Western Big Branch, Olive Chapel, New Hill. Nor does it include a mass plan for connectivity to other municipalities from a central hub, rail or large buses to reduce the number of transit vehicles. This plan doesn't even go out as far with a future route to Pleasant Park, and it was proposed to be a destination. Really?????

one month ago

See above.

one month ago

Would primarily use to get downtown or to bars for a night out. So late night/weekend service is key to make this useful.

one month ago

Stop using tax money on transit causing taxes to increase exponentially every year.

one month ago

Bus route maps that are easier to read

one month ago

my personal reservations are not knowing when the bus is going to come and proximity to places of interest. If there was an app or a dashboard showing the bus location on a map and an estimated arrival time, that would be most helpful. :) Raleigh has this (or used to). It would also be nice to have a stop nearer to my house. I live on Gablefield Lane.

one month ago

Transit stops in high density residential locations

one month ago

Route on ten ten

one month ago

Library a must for the kids

one month ago

More convenient and easy app to know what transportation options are available.

one month ago

More understanding of the bus routes and times

one month ago

what about transportation to Nature parks from specific lots in the town

one month ago

Make sure that Bus Stops are within at least a decent walking distance from home to stop. In the inclement weather this is a CRITICAL factor to be able to get the transportation and not suffer weather consequences.

one month ago

It would be nice to know where the bus is in real time.

one month ago

Expand service

one month ago

Get rid of it and save the taxpayers money. If you must have it, take it to the airport.

one month ago

The biggest improvements in my mind would be to increase the stop locations to include more community locations like the library and parks, and increasing the frequency of stops.

one month ago

Please have the bus stop at the ENTRANCE to the Senior Center!

one month ago

Connectivity is very important - the closer a bus stop is to home or destination, the more likely I am to use it. It's also important that transit is not prohibitively slow - I am able to drive, and am willing to have my trips take longer if it means I dont have the stress/cost of driving. But, if it takes 4x as long, I'm not likely to exercise the option. In order for transit to really succeed, it needs to be pleasant and convenient for riders, which means it needs to be given some infrastructural priority. The more pleasant and convenient it is, the more people will use it, and thus the less traffic will be clogging our roads! :)

one month ago

Heavy promotion of current offerings via email and social media. Include encouragement for use of public transit for all town events. Make it stroller friendly.

one month ago

I have a vision impairment that prevents me from driving in the dark AM/PM. But the closest GoApex bus is at food lion or the community center a mile from my home. Would love a stop on Old Raleigh road somewhere - we have sidewalk so a bench or shelter would fit I think.

one month ago

I have enjoyed riding the GoApex route 1 bus every time I have used it. A shelter to get out of the hot sun when waiting for the bus would be my top suggestion.

one month ago

Sidewalks & greenways available in entirety of Apex. Develop train service to downtown Cary, downtown Raleigh and DPAC area from downtown Apex.

one month ago

The better the sidewalk system becomes across all of Apex, the more likely I would feel comfortable using public transit and knowing I could safely reach my intended destination. Apex is not a pedestrian friendly town; it has improved in pedestrian safety in the last few years but it is still not pedestrian friendly in enough areas.

one month ago

Be able to walk from my home to the bus stop.

one month ago

The current route does not go close enough to most residential areas around Apex

one month ago

More frequency and more stops along the Beaver Creek retail areas as well as downtown Apex. Connect with greenways / parks trailheads and other bus routes.

one month ago

Transit options to and from public high schools would be helpful as well as reliable transfers to other towns

one month ago

Shorter more frequent routes

one month ago

None

one month ago

More bus routes, express routers to RTP and Raleigh, smaller wait time

Commuter trains with several stops along Apex (Friendship-PleasantPark-Downtown-...-Cary railway station-...-Raleigh) and to Durham through RTP (using current freight rails)

one month ago

I used to take Cary transit every single day because the routes are designed well. I havent been able to consistently use Apex route 1 because how badly its designed. Please take inputs from people who actually have interest in using public transit and improve the existing route before wasting money on new inefficient routes. We also need to make sure there is proper walking path to get to the bus stops. I have to play a game of tic-tac-toe between sidewalks and traffic lights to get to the bus stops between my home and destination and it discourages me to take the bus because i dont want to be killed by these stupid drivers who have no concern for pedestrian crossing.

one month ago

IF we are not riders there is nothing that can be done to encourage riding. The exception is PeakFest, Peak City Pig Fest, Peak City FIlm Fest, Apex Music Fest

one month ago

Would be helpful to have this option service the high schools without late buses.

one month ago

Route to the Cary train station

one month ago

Have zoning push for density around transportation hubs.
Plan for light rail or other mass transit on current rail corridors.

one month ago

Same as above

one month ago

More side walks in the more outlying areas that are in the town corporate limits.

one month ago

An up to date app with information would be helpful especially if route is interrupted by community events like Peak Fest. Routs last year still showed pickups down Salem Street even though it was closed. Communication is key and that is lacking sometimes when it's not the normal situation or the bus is out of service.

The current text for updates language on the sign is confusing for new riders when it no longer applies. It says nothing about the app that Apex really uses now.

2 months ago

Higher frequency during the day. If I am just going to quickly pick something up at the store, I don't want to have to wait 1 hour before the next bus comes

2 months ago

Use it to go to schools and grocery stores as direct routes with limited stops. Just 2 or 3 stops and be dependable with the time so kids are not late or waiting around.

2 months ago

Quit wasting money and energy increasing pollution on something not used and very few want. Focus on provide better salaries for firefighters and police. Servothat we really need and is your core mission.

2 months ago

Nothing

2 months ago

Finish the Peakway (stop investing in this until that initial promise is done)

2 months ago

Lots of pedestrians walk in the west entrance to Target, where there is no walkway. Recommend adding a stop in front of Target, or an improved walkway.

2 months ago

Make bus pick up near neighborhoods.

2 months ago

Buses aren't reliable enough/frequent enough to convince someone to use them over using a car

2 months ago

Here's one... Require parking farther away from Peak Fest or the July 4th bash this year and run branded shuttles from the event to main parking areas to publicize GoApex existence.

2 months ago

Please share any othe - Page 767 - ou have on this topic.

promote services so that residents think about riding the bus

14 days ago

I am all for Public transit, but often it is inefficient, dirty, and germy, so I typically only use it if it saves me time.

15 days ago

The system is a waste of taxpayer money. I find it ironic that the town council is focused on affordable housing, but then adds expensive services to our budget that drive our and cost of housing up

17 days ago

I believe that convenient and frequent transit service in Apex is important even if I do not use it very often

17 days ago

Consider integrating a light rail system into the network, because trains are cool and reduce the pressure placed on the road network

20 days ago

I think that what our town is doing is very, very important. I'm glad that GoApex is free, especially since our area isn't accustomed to efficient public transportation.

23 days ago

The art installed (sidewalk murals) makes the bus stops attractive and appealing. Also would make all people feel valued and like riding the bus is a privilege

25 days ago

It would be great to have Go Apex right in from of our home, since my parents doesn't have any car.

one month ago

I couldn't say I would ever ride the bus, no offense, so what we really need to improve is not immediately clear to me. I loved riding the bus in Europe as it was considered a normal mode of transport, but I'm not sure that can be done here. I would not add any new routes, but focus on the quality of the routes we have now. I'm more interested in travel by train, but also think we've missed that opportunity to build here

one month ago

It is absolutely vital for the economic success of Apex that you build a robust transit system.

one month ago

I think that public transportation should be available to everyone no matter what area or community that you live.

one month ago

Please take steps to make our town less automobile dependent and safer for pedestrians and cyclists

one month ago

I just want to thank all the efforts you all are making to work on this. I know that many people need public transportation and I would prefer to see urban planning that didn't include the wasted space on parking lots.

one month ago

please add New Hill,NC near the USPS as bus stop to medical and other shopping places in downtown.

one month ago

Any chance of transportation to Orange or Chatham County with minimal transfers rather than four or so? I was trying for a work position in Orange Co. but it required 4 transfers and by car only 25 minutes.

one month ago

Make an appointment

one month ago

Survey way too long

one month ago

I would love to see some stats on how much money is going toward this service and how much usage it's actually getting to see how much of a need this service is for our town. I can only go on what I see and I seriously hardly ever see more than 1 or 2 people on this Go Apex bus. That may be just because there aren't many riders during the times I see the bus or that our location is not a popular location for riders but would just like to know how much the service is actually being used before supporting it further and definitely before any expansion is done. Thank you.

one month ago

Go electric. Gas or diesel engines running or idiling all day presents a negative impact on the community.

one month ago

Maybe to spread awareness setup a both at the Apex/Cary events/festivals/farmers markets to pass out fliers about the routes and times with links to where they are posted.

I don't use social media so putting anything on there is hidden from me.

one month ago

Educate school age how to ride public transportation so they the more likely to use it

one month ago

We really enjoy the bus and appreciate it as an option for transportation in Apex. It has been very helpful to our family.

one month ago

Looking for analysis of increase homeless and panhandling presence in correlation to start of regional bus routes. There appears to be a negative return on investment for the taxpayer on this project thus far.

one month ago

I don't drive anymore and being able to get around to other places besides Apex would be a great experience

one month ago

Wake County needs to develop system for commuters from other towns to get to RTP without crossing Apex!

one month ago

People need to know what they are getting into when they step on the bus. They need information. Education...

one month ago

Recently, I used GoCary ACX peak hour service. Only 1 rider each way to Cary Depot. Next spring Go Cary plans to expand service to all day. "Wishing" increased ridership is not a good goal. Taxpayers expect to see good passenger increases for support.

one month ago

I like the commuter rail plan for the Triangle. You lot (the city government) should consider involving yourselves in that somehow. (you can learn more at readyforrailnc.com)

one month ago

This whole transit is an absolute waste of money, time and effort by the town of Apex. Constantly see these buses riding around with nobody on them. Nobody's at the bus stops or the buses are parked waiting for somebody to request a ride.. it would make more sense if you bought every homeowner a powered scooter. Study after study, proves that mass transit does not work and is not remotely profitable or reasonable unless you have dense population, which Apex does not.

one month ago

Better connectivity would help

one month ago

Thank you doing this survey. Clients of WWCM depend on this service.

one month ago

Express and frequent route from Apex and RTP would help me commute to work. Buses with bike racks are helpful to cover the distance between the bus stops and the destination.

one month ago

This survey is a great start to get feedback, assuming that a large representative population responds to it. Premise that Apex is unique vs assuming that it is like a metro or cities in Europe and simply applying the same principles. Treat the current Apex bus is a proof of concept and place a time limit to run it to determine efficacy. If it is not efficatious, then suspend the effort and allocate funds to other things that will be more beneficial to the residents of Apex. Acknowledge Apex for what it is then see what it can be as the population grows and its needs change. Just because many who are moving here in Apex and NC overall come from states with large metro areas, Apex is not structured like those cities.

one month ago

There should be a minimum fare instead of free service so that no nuisance is created on bus and it feels safe and secure to travel.

one month ago

Get an established ridership prior to just throwing money at transit. A great problem to have would be high demand but I'm not seeing the demand to justify a big expansion. Incremental improvement.

one month ago

As you know, getting folks to quit cars is tough. Is there anyway to get service to RDU from Beaver Creek?

one month ago

We loved the bus. We took it all the time to get to downtown (don't need to find parking) when we lived near Beaver Creek. Unfortunately our new home is not close enough to a stop. We miss it so much.

one month ago

Short ride time and wait time is important

one month ago

I have never seen anyone ride the bus?! I love the idea of bus service in Apex, but not sure it is a need worth spending money on.

one month ago

Ridership levels in Apex do not seem to support the expense or off-set CO2 emissions from car trips. The Apex transit plans seem to be public transit for the sake of having public transit instead of solving an acute need of the citizens.

one month ago

This is a great benefit to a this Town. As the town continues to grow, it is also great that the Town is thinking about the future and what the future transit needs may be.

one month ago

Safety is most important.
Need to keep small town localized feel (special feeling when riding transit in apex, different from highly populated urban areas. Small town Trollies? Or the opposite, a very different modern look, electric, sleek?

one month ago

A policy should be established on when face masks are required. Some trigger based on current viral health risks. I still double mask everywhere because of a medical vulnerability. My activities are very limited -- grocery stores, but not restaurants. The library to borrow books but not to use the indoor space for reading or activities. Riding the bus is one of my longest periods of indoor air exposure, which makes me a bit nervous as the only person in a face mask usually.

one month ago

Increase awareness of the existing service through the media.

one month ago

I don't use the bus system myself, but that doesn't mean it shouldn't exist for others.

one month ago

Consider hub and spokes model with Apex downtown being a hub (and also havinf P+R).

one month ago

THIS IS NOT IMPROVING OUR TOWN. YOU SHOULD HAVE TO BE A RESIDENT TO RIDE.

one month ago

Expanding public transportation in a town where 40-60 of its 60,000 residents are using it each day does not seem like a wise financial choice to me.

one month ago

Do not waste tax payer money on this service that is barely used. Grants may cover it for now, but it will not always cover it. Any expansion to the service or the routes, including any improvements to the stops, is an absolute waste of tax payer money and therefore derelict of duties by the town council.

one month ago

Keep up the good work.

one month ago

Stops at or near large neighborhoods in Apex would be helpful.

one month ago

would consider a ride share or point to point on demand service as an option to have more value for the service you are trying to provide (minimal ridership and a variety of destinations spread out all over).

one month ago

Never will make a big impact on things. Best focus is people who have no other options

one month ago

This is a waste / if you factor in the cost to have these busses drive around empty, it would be more cost effective to issue vouchers for Uber rides - even a limousine service would probably cost less

one month ago

Please share the cost to the town of Apex/rider/day. Include all costs and include the grant as well as that grant is factored into a cost irrespective of whether apex pays for it or not. Be transparent on the number of TOTAL riders per day.

one month ago

N/A

one month ago

Need to become way more disability friendly. Especially more accessible and more assistance provided for people needing help.

one month ago

Thank you for making this service available.
I like the idea of offering special rides. For example a ride to a Canes game or a Bull game.

one month ago

I rarely see any riders whatsoever on the busses, and I think painting the bus stop sidewalks was wasteful spending.

one month ago

We don't need transit. Focus money on roads first and stop the high density development. If we have it, it should be paid fully by rider fees not by non-riders.

one month ago

Cancel the program and give us all a tax rate reduction.

one month ago

I think it’s a great service to have for others in Apex, but I would probably not use this service.

one month ago

Bus stops are too far away. Easier for me to just drive myself. Especially if it were for groceries.

one month ago

Many times I see the bus is empty and spewing fumes in the air and adding to traffic. In my opinion, we should end this service.

one month ago

Make sure bus stop is lighted in the evenings.

one month ago

We need to stop adding things to our town that will increase taxes! It all adds up!

one month ago

Waste of money

one month ago

I think Transit design planning is making bad decisions on overall urban design. Density is too high and town community services will not scale. Similar to trying to accomplish mundane tasks at DMV. Offices are too small and can not handle demand.

one month ago

Even with a matching grant, this is not a usefully, or sustainable option in our area and only is relevant for a very small portion of the community as shown by number of riders. Busses are always empty

one month ago

I think Raleigh and Cary have sponsors for some of their stops. This might be too much trouble but might get shelters and benches faster.

one month ago

Promote school buses, a lot of traffic issues are caused by parents who don't use bus services!!! Have stores offer discounts for using public transportation

one month ago

Install stops after intersections to prevent accidents where vehicles go around bus in intersections.

one month ago

Accessibility for strollers is key - this was not an easy task when we rode.

one month ago

Expand the frequency of the service we currently have. Waiting an hour for the bus is such a long window. I would prefer we get the wait time down to 15 min max before new routes are launched.

one month ago

Take the streets back to pedestrians, close roads on downtown on weekends, make a remote parking lot with local bus picking up and shuttling to and from

More sidewalks - REAL protected bike lanes

one month ago

Again, I feel like our elected officials and town staff should review utilization and make data driven decision regarding the future of such services - from what I am seeing first-hand the buses have low to no utilization and the town is adding services that do not meet public needs regardless of funding sources.

Additionally, the buses are terrible inefficient and are terrible for our environment - I wish the town would focus on things like parking for the downtown area to help our downtown area continue to grow.

one month ago

I understand how grants work - in the end- it’s still taxpayer $

one month ago

Biggest waste of time and money in Apex looking at all the empty buses around town.

one month ago

Spend less money on car infrastructure, and more on moving people.

one month ago

Use these buses to transport school kids and that would reduce carpool vehicles

one month ago

Please have routes for Stillwater/frienship area

one month ago

Thank you for this service. When we moved here there wasn't much available to seniors.
I would like to be able to get off in between stops if far away.

one month ago

Focus on the teens- this is an under served demo

We want them off their devices and outside… yet we give them no way to responsibly get from the neighborhood to go places - again, especially since apex has horrible sidewalk infrastructure

one month ago

I am proposing an additional stop close to the Aldi/Walgreens/Food Lion shops and the residential apartments around it.

one month ago

It would be great to have bus stops at or very near high-density neighborhoods that would then take people to retail/restaurant destinations. (Example Bella Casa to downtown Apex, Sweetwater to downtown Apex). My family would absolutely take public transport if we could go from near our neighborhood out to dinner or shopping. This would be huge for our town! And would greatly help those who would like to drink alcohol and travel safely. This would also help teens get from place to place safely.

one month ago

Share ridership numbers so we can provide an informed opinion.

one month ago

Spend less money on car infrastructure and more on moving people. I agree with improving bus services.

one month ago

I'd love to see some sort of downtown apex promotion for using the bus. Maybe the bus has some flyer to give to passengers for discounts or you take a selfie on the bus and you get some sort of discount. Americans aren't familiar with using the bus and aren't familiar with how easy it can be. We need to get people on once to show them it can be beneficial especially when the construction begins on Saunders st lot.

one month ago

I spent almost 10 years in Baltimore in the 00s and took the bus everywhere. The population there is about the same as Raleigh + Apex, never mind Cary. It was such a huge disappointment when I was planning my move to the area and found out how terrible the transit was - granted, this was just before Covid, but the reason why I ended up in Apex in the first place is because I was originally planning to go to Morrisville and couldn't even get to and from work with the bus, and I ended up finding an apartment within walking distance of work here. But I couldn't get to the train station, I couldn't get to the airport, I couldn't get much of anywhere interesting except by Uber because buses either just didn't run there, or they only ran for a couple hours in the morning and a couple hours in the evening. I don't even mind paying a monthly fee (although I realize that would be a dealbreaker for others), but I need the service to be available closer to me, and not take almost two hours just to get to, say, the Cary train station.

one month ago

Transit is ultra important and will only continue to be more important. Investing now is an investment in Apex's future.

one month ago

Add a second route when ridership us 50% or greater. In the mean time, expand hours of existing line and market the service more.

one month ago

There are very few people that ride these buses it needs to be shut down. The town continues to raise taxes and waste the tax payers money on programs like this

one month ago

Get rid of free bus service.

one month ago

I love the idea of public transportation, but the frequency of service and lack of proximity to my work prevent me from using it daily. If you add a stop near Apex mosque, that would be ideal for me.

one month ago

I've ridden the entire bus route as part of peak academy. It is really nice. I appreciate its existence and I would like to see people be able to use it more.

one month ago

See above

one month ago

Thanks for all you do! The free GoApex and GoCary is so appealing, and I want to use it, but the times just don't make sense for me. Thanks!

one month ago

A cute downtown like Apex needs a charming option as described above to move people through downtown. Parking is becoming a challenge and not as enjoyable to get there and home easily. Would love wider sidewalks to enjoy. Please work to attract new businesses down town to keep the town lively.

one month ago

wheelchair access to drop off and pick up locations
Parking near locations to reduce traffic /parking downtown

one month ago

I use when having to have a vehicle serviced in Cary or Raleigh. Some connectors are less frequent/desirable

one month ago

Also include in the Covered Shelter/Bench stops, a digital Message Board, notifying the expectant riders of the next Bus/Shuttle in English, Spanish and other languages within Apex. This allows for current up to the minute information, current time, and Temperature.

one month ago

Important to have available, we lack high density housing to have it make sense to most people. It is really easy to just jump in our car and drive to where we want to go, so mass transit holds little appeal, unlike living somewhere that driving your own car is both expensive and more trouble then mass transit

one month ago

Thank you for doing this!

one month ago

It's a bad idea. Stop focusing on high density apartments, townhomes, condos and bus lines and spend our money on fixing roads.

one month ago

Before adding more bus routes, fixes issues with current roads (example Salem Street in the morning and afternoon at the Thales schools, Hwy 55 at Salem Street). Im tired of being trapped in my neighborhood of Haddon Hall because of school traffic on Salem and Blackburn.

one month ago

Apex (and the Triangle in general) is growing *quickly*, and having everyone drive is not an option. 55, Kelly Road, and 64 are already uncomfortably busy, especially 55. Adding extra lanes has not helped for other cities and towns in the country - just look at Capitol Blvd in Raleigh. That road is ugly, loud, smelly, truly a miserable road, and yet despite being a million lanes wide, traffic is still awful and stressful. Let's not make the same mistake Raleigh did!

One idea that I think might help our neighbors reimagine the town: pedestrianizing Salem Street (just the downtown Apex stretch) once a week. It looks like there's a project similar to this " Salem Streetscape & Saunders Gathering Space "; and we already can do it during events. I think doing it once a week will show people how nice it can be to have a pedestrian zone without the smog and noise of constant vehicular traffic.

Maybe one way we can prioritize buses is to allow buses (and ONLY buses) on Salem Street that day. This might be a bit of an unrealistic goal - but to me, showing that buses have the priority in our pedestrian areas will get people thinking of them more - and using them more! Maybe if we dont want buses on Salem Street directly during pedestrianized days, there might be some other way to encourage and recommend them. Perhaps in the coming years we can consider closing a road or two near downtown to only local traffic (i.e. residents and delivery trucks), people with disabled tags, and buses, once a week. Anything to get people on the bus! :)

Choosing which roads are right for this, and making sure thru-traffic have alternate routes, might be difficult, especially since there's a lot of residential roads directly off downtown. I dont have a good understanding of how traffic flows in aggregate, so I'm not sure which roads are good or bad thoroughfares for buses servicing downtown vs cars trying to go *through* downtown.

Speaking of the residential roads right near downtown - some of the houses in that area, for example along Center Street, are getting older. By no means do I think we should kick people out of their homes. But, have we considered opening up the zoning for the blocks near downtown, so that anyone buying those lots has the option to convert to small businesses, or even a mixed residential/commercial use? Something like, someone operating a small business on the same lot as their home. I'm not sure if this has already been discussed or considered, but that kind of development could encourage more people in the area to walk around their neighborhood.

one month ago

Keep up the surveys and asking us for input, it’s appreciated

one month ago

With the addition of a 55+ community across from the Ashley Downs East Entrance, there should be a bus stop at that intersection. The bus stop up the fairly steep Olive Chapel hill would be less accessible for seniors. Also, not transit related, but there should be a crosswalk at that location in order to access the greenway through the Pearson Farms Neighborhood.

one month ago

Not a big need for transit in Apex. I would focus on improving road and sidewalk infrastructure first.

one month ago

I would love to attend quaterly meetings or town hall open forums on how to make our public transit options better for future. This is imperative! Releasing a survey once every 3 years is not going to work while our area is growing and evolving at such a rapid pace. We need to take regular inputs from new people coming in and quickly disregard ideas which dont apply anymore. More agility is what I would hope for if we want to really make some solid progress in this area.

one month ago

NA

one month ago

If low- income housing is a concern, the Town needs to be prepared to assist with the influx of low-income persons: greater accessibility of public transportation, improved bike lanes, sidewalks, crosswalks, etc., thoughtful placement and longer-term low-income housing apartments/townhomes, micro-home village(s), etc.

one month ago

Pedestrian bridge over 64 at Kelly Rd.

one month ago

Based on usage I believe this is a waste of time and resources. Please concentrate efforts on something else. Also survey is flawed since forces those that believe the same thing into its faulty layout.

2 months ago

Finish the Peakway, please. Stop spreading our taxpayer money so thin that no projects get completed and we continually ask for more funding come ballot time.

2 months ago

Love the idea of local transit as I age.

2 months ago

I love that we have dipped a toe into public transit. We cannot give up too soon just because there isn't much uptake now. Talk to other municipalities (as I'm sure you have) like ours who DO have high ridership... What do they do? The people of Apex don't really know what would make them get out of their cars, but something has worked somewhere... Let's learn from others (as I'm sure you are already doing), I have high confidence in Town Leadership and Management.

2 months ago

Which area best describes where you live? Select one option below. Click to enlarge the map.



- 16% In/Near Apex, Area 4: Central Apex area, including Scotts Mill, Whitehall Manor, Dogwood Ridge, Cameron Woods, Ashley Downs (northwest of S. Salem St., east of I-540, south of Olive Chapel Rd., and west of Apex Peakway/...
- 14% In/Near Apex, Area 1: Downtown Apex area, including Historic downtown, The Villages of Apex South, Old Mill Village, Justice Heights, Apex Mobile Estates
- 12% In/Near Apex, Area 11: Friendship area, near Friendship Rd., Humie Olive Rd., Bella Casa, Friendship Station, Stillwater (west of I-540, north of US-1, south of Beaver Creek, east of New Hill area)
- 11% In/Near Apex, Area 10: Western Olive Chapel Rd. area, including Abbington, Publix Pointe, Kelly West, Sweetwater (south of US-64, west of I-540, north of Beaver Creek)
- 10% IIn/Near Apex, Area 7: Eastern area, including Shepherds Vineyard, Knollwood, Buckingham, Waterford Green, Investment Blvd (east of Laura Duncan Rd., south of US-64, north of US-1, and east of Apex Peakway/Schieffelin ...
- 8% In/Near Apex, Area 3: Southern Apex area, including S Hughes St., Salem Village, Irongate, Cambridge Village, Broadstone Station (north of US-1, west of East Williams St, south of S. Salem St, and east of I-540)
- 8% In/Near Apex, Area 6: Haddon Hall area, including Orchard Villas, Crossroads Ford, Villages of Apex North (east of W. Williams St., north of Apex Peakway, west of Laura Duncan Rd., and south of US-64)
- 5% In/Near Apex, Area 8: Northeastern area, including Walden Woods, Old Jenks Rd, Lake Pine Plaza, Townes at North Salem, Apex Community Park (north of US-64 and East of I-540)
- 5% In/Near Apex, Area 5: Beaver Creek Commons area, including Beaver Creek Crossings, Hempstead, Beckett Crossing, Carriage Downs, Olive Chapel Park, Wakemed Apex Healthplex (west of W. Williams St., north of Olive Chapel ...
- 4% In/Near Apex, Area 12: New Hill Area, including New Hill Holleman Rd/New Hill Olive Chapel Rd, Jordan Pointe, New Hope Estates, Barker Rd., Bonsal (north of US-1, east of Chatham County, south of Beaver Creek, West of F...
- 8% Others

491 respondents

Do you currently work or attend school? Select all that apply.



495 respondents

Which area best describes where you primarily work or attend school? Select one option. Click to enlarge the map.



- 15% Raleigh
- 13% Not applicable
- 11% In/Near Apex, Area 1: Downtown Apex area, including Historic downtown, The Villages of Apex South, Old Mill Village, Justice Heights, Apex Mobile Estates
- 11% Cary or Morrisville
- 8% Research Triangle Park
- 6% In/Near Apex, Area 4: Central Apex area, including Scotts Mill, Whitehall Manor, Dogwood Ridge, Cameron Woods, Ashley Downs (northwest of S. Salem St., east of I-540, south of Olive Chapel Rd., and west of Apex Peakway/...
- 5% In/Near Apex, Area 11: Friendship area, near Friendship Rd., Humie Olive Rd., Bella Casa, Friendship Station, Stillwater (west of I-540, north of US-1, south of Beaver Creek, east of New Hill area)
- 4% In/Near Apex, Area 7: Eastern area, including Shepherds Vineyard, Knollwood, Buckingham, Waterford Green, Investment Blvd (east of Laura Duncan Rd., south of US-64, north of US-1, and east of Apex Peakway/Schieffelin R...
- 3% In/Near Apex, Area 3: Southern Apex area, including S Hughes St., Salem Village, Irongate, Cambridge Village, Broadstone Station (north of US-1, west of East Williams St, south of S. Salem St, and east of I-540)
- 3% In/Near Apex, Area 6: Haddon Hall area, including Orchard Villas, Crossroads Ford, Villages of Apex North (east of W. Williams St., north of Apex Peakway, west of Laura Duncan Rd., and south of US-64)
- 3% Durham County, other than Research Triangle Park area
- 3% In/Near Apex, Area 5: Beaver Creek Commons area, including Beaver Creek Crossings, Hempstead, Beckett Crossing, Carriage Downs, Olive Chapel Park, Wakemed Apex Healthplex (west of W. Williams St., north of Olive Chapel ...
- 3% In/Near Apex, Area 10: Western Olive Chapel Rd. area, including Abbington, Publix Pointe, Kelly West, Sweetwater (south of US-64, west of I-540, north of Beaver Creek)
- 11% Others

420 respondents

Do you currently work or attend school from home?

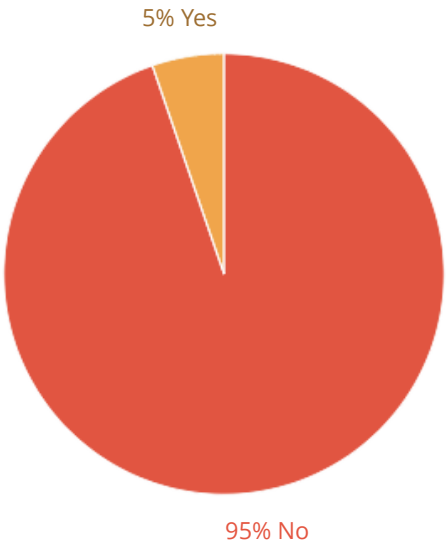
47%	No	220 ✓
31%	Yes - primarily from home	145 ✓
23%	Yes - occasionally from home	107 ✓

What option best describes your racial identity? Select all that apply.

80%	White or Caucasian	365 ✓
8%	Other	37 ✓
5%	Black, African, or African-American	22 ✓
5%	Asian (other than South Asian)	21 ✓
4%	South Asian	19 ✓
1%	Native American, American Indian, or Alaska Native	5 ✓
0%	Native Hawaiian or Pacific Islander	0 ✓

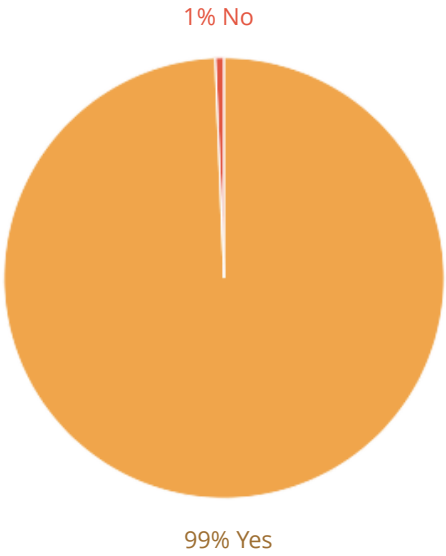
456 Respondents

Do you consider yourself of Hispanic origin?



455 respondents

Do you speak English very well?



472 respondents

If you don't speak English very well, what language do you prefer to speak?

Chinese would be great for my parents.

one month ago

None

one month ago

Persian

one month ago

English is not my native, but I prefer speaking it to other languages.

one month ago

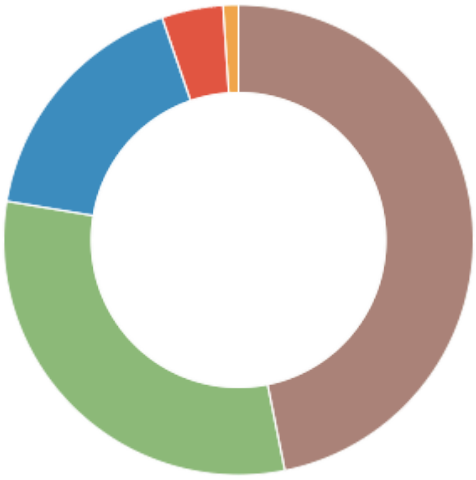
Spanish

one month ago

Portuguese

one month ago

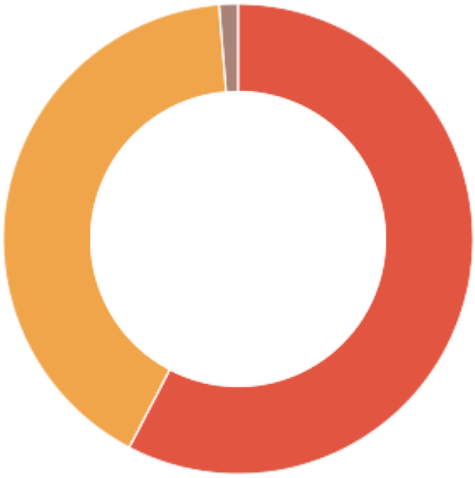
What range best fits your age?



- 47 % **31-50**
- 31 % **51-65**
- 17 % **over age 65**
- 4% **22-30**
- 1% **21 or under**

474 respondents

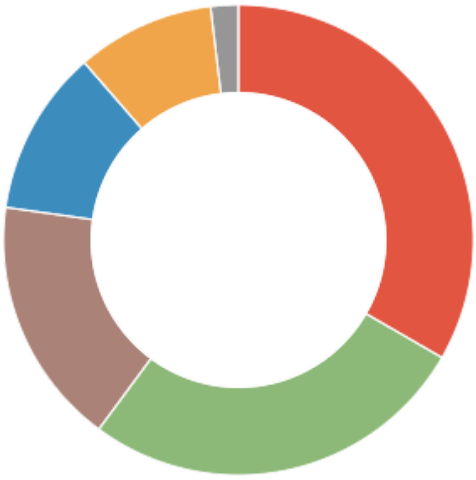
What option best represents your gender identity?



- 58 % **Female**
- 41 % **Male**
- 1% **Other/Non-binary**

463 respondents

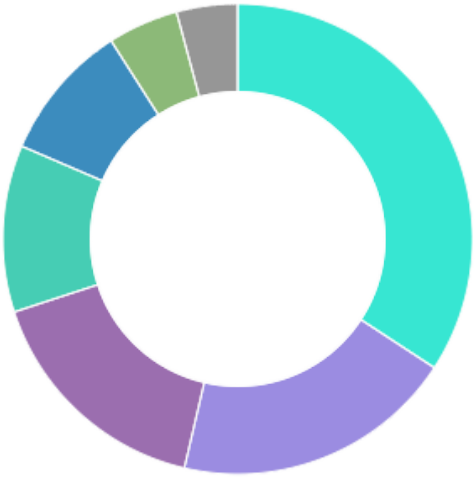
How many people currently live in your household (including yourself)?



- 33% **2**
- 27% **4**
- 17% **3**
- 11% **5**
- 9% **1**
- 2% **Others**

474 respondents

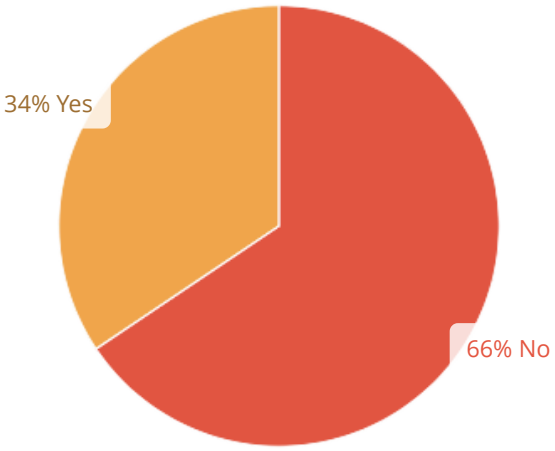
What range best describes your **household** income?



- 34% **More than $150,000 per year**
- 19% **Not sure or prefer not to answer**
- 16% **$90,001 to $120,000 per year**
- 11% **$120,001 to $150,000 per year**
- 9% **$60,001 to $90,000 per year**
- 5% **$40,001 to $60,000 per year**
- 4% **Others**

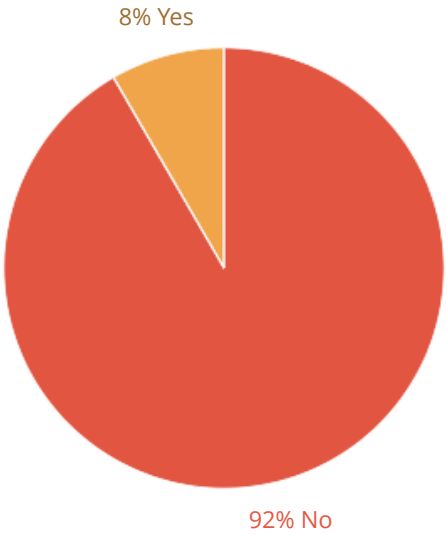
453 respondents

Are there children age 12-18 in your household?



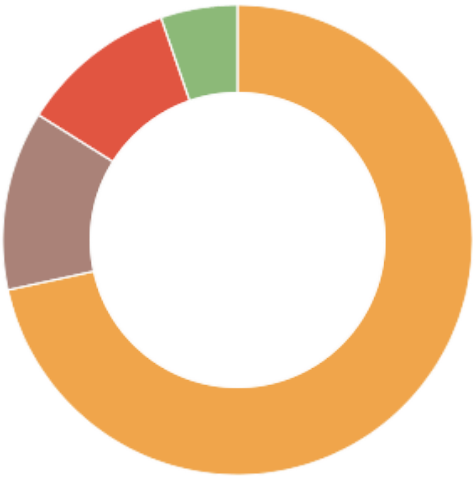
465 respondents

Does anyone in your household age 16 or older have a disability that prevents them from driving alone at any point?



466 respondents

Does everyone in your household age 16 or older, generally have a vehicle available to use when needed?



- 72 % **Yes**
- 12 % **No**
- 11 % **Yes, but not everyone has a drivers license or they choose not to drive**
- 5% **No, but not everyone has a drivers license or they choose not to drive**

454 respondents

Attachment 2: 2024 Onboard Survey Results Summary

A Survey of GoApex Route 1 Customers

May 11-18, 2024

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Introduction

Figure 1 Map of GoApex Route 1

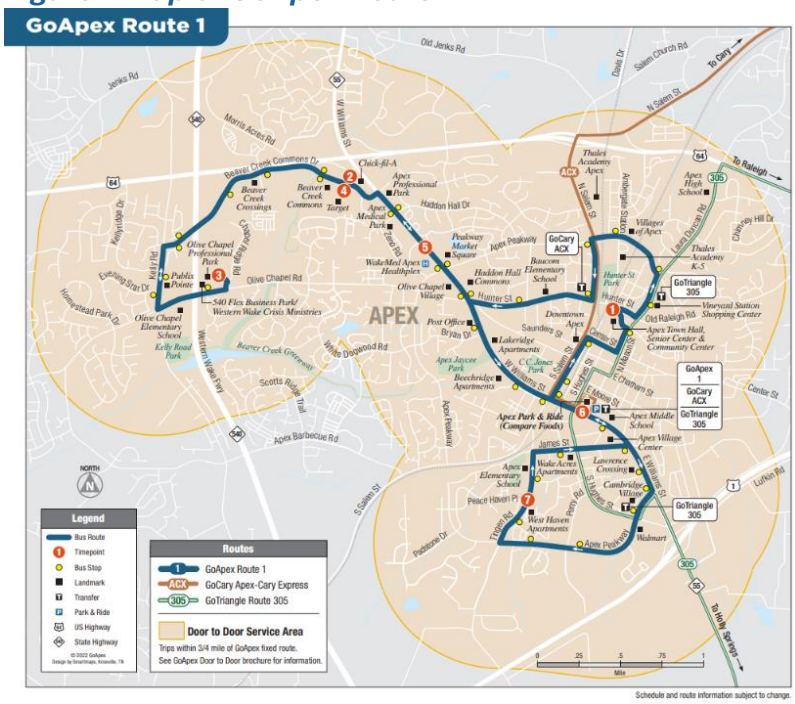


Figure 2 Sampling Trips

Sampling		
Route 1 makes	16	round trips per day
for	6	days per week
or total of	96	trips per week
Of these, the sample includes:	8	trips on each of the 5 week days
or a weekday total of...	40	weekday trips
Plus	16	Saturday trips
For a total of	56	of the 96 Route 1 trips in a week
Or...	58%	of all GoApex Route 1 weekly trips

Overview

A survey of passengers using GoApex Route 1 was conducted by CJI Research, LLC between May 11 and May 18, 2024.

A total of 56 trips were included in the sample. This constitutes more than half (58%) of all GoApex Route 1 weekly trips. This sampling approach is shown in more detail in Figure 5 on page 8.

A trip is defined as beginning and ending at the Apex Town Hall. For this survey, only one surveyor was used. The surveyor had prior experience conducting similar surveys of GoRaleigh, GoTriangle, and GoCary passengers.

The surveyor worked eight hour shifts which, except for one day, coincided with either the morning or afternoon/evening shift of the operators. On one day, Wednesday, May 15, the surveyor's shift was designed to include midday trips from 10:11 AM until 6:02 PM.

In order to provide sufficient weekend coverage, 8 trips were surveyed on each of two Saturdays, May 11 from 2:11 PM until 10:02 PM, and May 18 from 6:11 AM until 2:02 PM for a total of 16 trips. If GoApex had valid ridership records by day-of-week, a sample known to be representative of ridership levels would have been used. However, coverage of 58% of all trips assures that the ridership in general will be well represented.

Weather

The weather during the survey was not optimal. It was cloudy all week, but according to the surveyor rained during his survey duties only on Tuesday, although there was some fog or light drizzle on other days while he was surveying. Also, a Town official reported that there was some heavy rain that week, perhaps during hours when the surveyor was not in Apex. Poor weather is more likely to suppress optional transit use than work trips. It may have had some negative impact on ridership, especially when bus stops lack shelter.

The CJI Onboard Survey Process

The CJI survey process involves approaching all bus passengers who appear to be at least 16 years old, asking them to complete the survey. This approach minimizes the risk of unconscious bias and helps maximize the sample size. However, not all passengers who board the bus are included in the final sample. Reasons for exclusion include:

- Passengers who have already completed the survey during the multi-day survey period
- Language barriers. Passengers who speak languages other than English or Spanish; Two spoke Russian, three spoke Chinese, and one identified his language simply as "African."
- Refusals
- CJI policy to only survey passengers who appear to be at least 16 years old due to concerns with propriety and reliability.

The sample size is small, with only 41 riders surveyed. This is due to GoApex being a relatively new service with growing, but still low ridership. Also, ridership during the survey week may have been reduced by inclement weather. While the sample is too small for reliable cross-tabulation, it is sufficient to provide a first-time, broad brush description of the riders.

Survey Logs

The CJI survey process requires maintaining logs for each surveyed trip, separate from the questionnaire. The log records boardings and reasons for many who board are not surveyed. A total of 173 people boarded the bus during the survey. Those not surveyed included passengers who had already completed the survey (87), those who appeared younger than 16 (31), non-English/Spanish speakers (6), and refusals (8). These categories total 132 and are included in the overall boarding count[1].

Figure 3 Data Collection Log Totals

Log of data collection

Not surveyed because:	Already did survey	87
	Language barrier	6
	Refused	8
	Under the age of 16	31
Total who boarded but were not surveyed		132
Completed a questionnaire & included in sample		41
Total boardings		173

An example of the log form and the relationship of a questionnaire to the log form is shown in Figure 4 on the following page. For each trip the surveyor is provided with a trip-log form printed on a large envelope. The log contains basic trip information like date, time, etc. but also space for tallying the outcome of each rider-boarding during the trip. The outcomes include the number of riders refusing to take the survey, those saying they had already completed the survey, those who spoke neither English nor Spanish, those who were younger than 16, and those who completed the survey. All of this log information is data entered along with the responses to the survey.

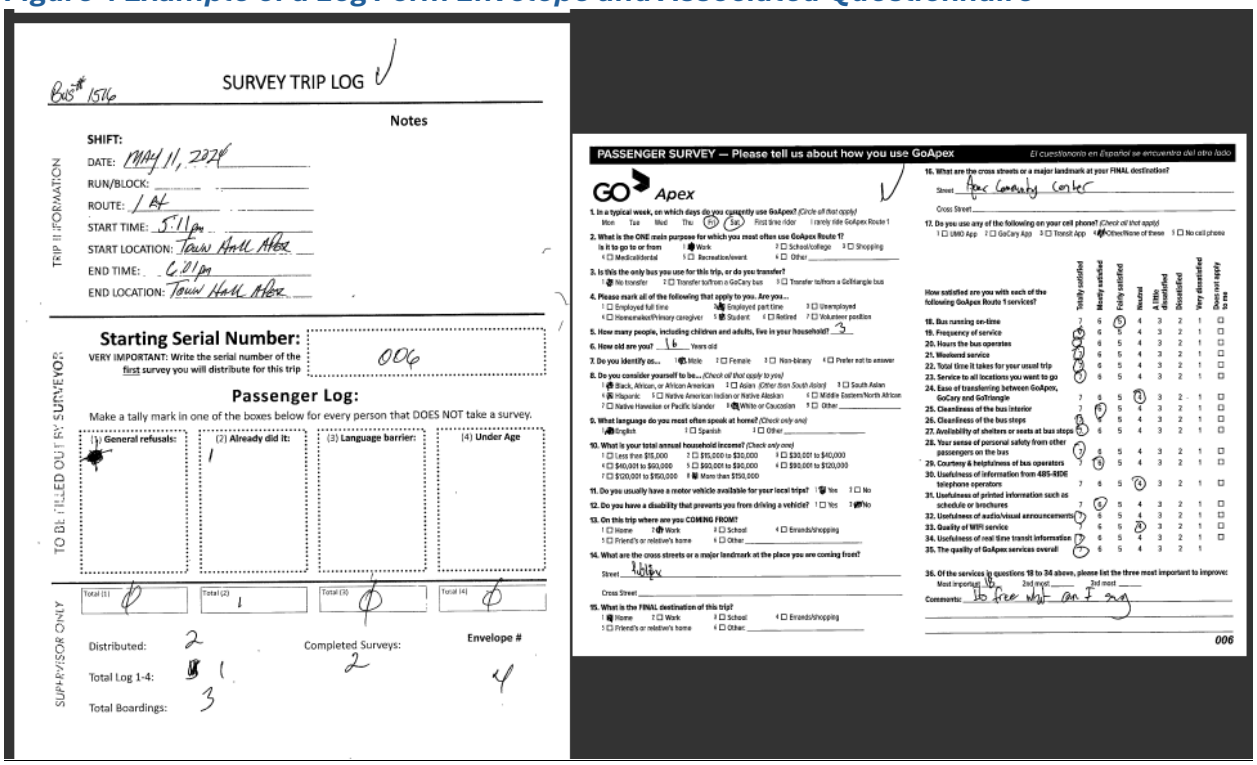
The envelopes are numbered. Because the surveyor shift included eight trips, the log-envelopes are numbered 1-8. In the illustration, the envelope is #4, and thus represents the fourth trip of the shift.

The CJI survey management system requires that the questionnaires be serial numbered in the lower right corner of the questionnaire. In the example, the serial number is 006. As each questionnaire is completed, it is inserted into the log-envelope so that the two sources of information can be associated

[1] Note that the count of boardings contains the same people more than once. It is a count of all *boardings,* not of separate individuals boarding. This is the standard measure of ridership.

during data entry. In the example below, only one questionnaire is shown because of lack of space in the figure. However, each log- envelope will contain as many questionnaires as were completed on the particular trip from Apex Town Hall and back to the Town Hall. In this case, the log shows that two questionnaires were completed during this trip, and though only one is shown here, both were in the log-envelope.

Figure 4 Example of a Log Form Envelope and Associated Questionnaire



The Sample

Figure 5 on the following page provides an example of the trips targeted during two days of the survey period, Tuesday May 14 and Wednesday May 15. On Tuesday the survey targeted afternoon and evening passengers and was conducted on all eight highlighted trips from 2:11 PM to 10:02 PM. On the following day, the sample targeted mid-day passengers. All highlighted trips between 10:11 AM until 6:02 PM were surveyed.

Figure 5 Example of Trips Sampled in Two Days

TUESDAY May 14

Monday - Saturday Route GA1: GoApex Route 1 Paddle

Block Login: 9901

Clock In	Lv Gar						Last TP	Fuel	Clock Out
5:39 AM	5:54 AM						10:02 PM	10:18 PM	10:33 PM

Route GA1: GoApex Route 1			*Route GA1: GoApex Route 1 (Circulator-Eastbound)*					
DEPART Town Hall/ Hunter St.	eaver Cree Comm (Chick-Fil-A)	live Chape Prof. Park	eaver Cree Comm (Lowe's/ Target)	WakeMed Healthplex	mpare Foo Park and Ride Eastboun d	Tingen Rd At Peace Haven Pl	mpare Foo Park and Ride Westbou nd	ARRIVE Town Hall/ Hunter St.
ID#16000	*ID#16021*	*ID#16031*	*ID#16045*	*ID#16049*	*ID#16061*	*ID#16077*	*ID#16085*	*ID#16000*
6:11 AM	6:21 AM	6:29 AM	6:38 AM	6:40 AM	6:43 AM	6:52 AM	6:55 AM	7:02 AM
7:11 AM	7:21 AM	7:29 AM	7:38 AM	7:40 AM	7:43 AM	7:52 AM	7:55 AM	8:02 AM
8:11 AM	8:21 AM	8:29 AM	8:38 AM	8:40 AM	8:43 AM	8:52 AM	8:55 AM	9:02 AM
9:11 AM	9:21 AM	9:29 AM	9:38 AM	9:40 AM	9:43 AM	9:52 AM	9:55 AM	10:02 AM
10:11 AM	10:21 AM	10:29 AM	10:38 AM	10:40 AM	10:43 AM	10:30 AM	10:34 AM	11:02 AM
11:11 AM	11:21 AM	11:29 AM	11:38 AM	11:40 AM	11:43 AM	11:52 AM	11:55 AM	12:02 PM
12:11 PM	12:21 PM	12:29 PM	12:38 PM	12:40 PM	12:43 PM	12:52 PM	12:55 PM	1:02 PM
1:11 PM	1:21 PM	1:29 PM	1:38 PM	1:40 PM	1:43 PM	1:52 PM	1:55 PM	**2:02 PM**
2:11 PM	2:21 PM	2:29 PM	2:38 PM	2:40 PM	2:43 PM	2:52 PM	2:55 PM	3:02 PM
3:11 PM	3:21 PM	3:29 PM	3:38 PM	3:40 PM	3:43 PM	3:52 PM	3:55 PM	4:02 PM
4:11 PM	4:21 PM	4:29 PM	4:38 PM	4:40 PM	4:43 PM	4:52 PM	4:55 PM	5:02 PM
5:11 PM	5:21 PM	5:29 PM	5:38 PM	5:40 PM	5:43 PM	5:52 PM	5:55 PM	6:02 PM
6:11 PM	6:21 PM	6:29 PM	6:38 PM	6:40 PM	6:43 PM	6:52 PM	6:55 PM	7:02 PM
7:11 PM	7:21 PM	7:29 PM	7:38 PM	7:40 PM	7:43 PM	7:52 PM	7:55 PM	8:02 PM
8:11 PM	8:21 PM	8:29 PM	8:38 PM	8:40 PM	8:43 PM	8:52 PM	8:55 PM	9:02 PM
9:11 PM	9:21 PM	9:29 PM	9:38 PM	9:40 PM	9:43 PM	9:52 PM	9:55 PM	10:02 PM

WEDNESDAY May 15

Monday - Saturday Route GA1: GoApex Route 1 Paddle

Block Login: 9901

Clock In	Lv Gar						Last TP	Fuel	Clock Out
5:39 AM	5:54 AM						10:02 PM	10:18 PM	10:33 PM

Route GA1: GoApex Route 1			*Route GA1: GoApex Route 1 (Circulator-Eastbound)*					
DEPART Town Hall/ Hunter St.	eaver Cree Comm (Chick-Fil-A)	live Chape Prof. Park	eaver Cree Comm (Lowe's/ Target)	WakeMed Healthplex	mpare Foo Park and Ride Eastboun d	Tingen Rd At Peace Haven Pl	mpare Foo Park and Ride Westbou nd	ARRIVE Town Hall/ Hunter St.
ID#16000	*ID#16021*	*ID#16031*	*ID#16045*	*ID#16049*	*ID#16061*	*ID#16077*	*ID#16085*	*ID#16000*
6:11 AM	6:21 AM	6:29 AM	6:38 AM	6:40 AM	6:43 AM	6:52 AM	6:55 AM	7:02 AM
7:11 AM	7:21 AM	7:29 AM	7:38 AM	7:40 AM	7:43 AM	7:52 AM	7:55 AM	8:02 AM
8:11 AM	8:21 AM	8:29 AM	8:38 AM	8:40 AM	8:43 AM	8:52 AM	8:55 AM	9:02 AM
9:11 AM	9:21 AM	9:29 AM	9:38 AM	9:40 AM	9:43 AM	9:52 AM	9:55 AM	10:02 AM
10:11 AM	10:21 AM	10:29 AM	10:38 AM	10:40 AM	10:43 AM	10:30 AM	10:34 AM	11:02 AM
11:11 AM	11:21 AM	11:29 AM	11:38 AM	11:40 AM	11:43 AM	11:52 AM	11:55 AM	12:02 PM
12:11 PM	12:21 PM	12:29 PM	12:38 PM	12:40 PM	12:43 PM	12:52 PM	12:55 PM	1:02 PM
1:11 PM	1:21 PM	1:29 PM	1:38 PM	1:40 PM	1:43 PM	1:52 PM	1:55 PM	**2:02 PM**
2:11 PM	2:21 PM	2:29 PM	2:38 PM	2:40 PM	2:43 PM	2:52 PM	2:55 PM	3:02 PM
3:11 PM	3:21 PM	3:29 PM	3:38 PM	3:40 PM	3:43 PM	3:52 PM	3:55 PM	4:02 PM
4:11 PM	4:21 PM	4:29 PM	4:38 PM	4:40 PM	4:43 PM	4:52 PM	4:55 PM	5:02 PM
5:11 PM	5:21 PM	5:29 PM	5:38 PM	5:40 PM	5:43 PM	5:52 PM	5:55 PM	6:02 PM
6:11 PM	6:21 PM	6:29 PM	6:38 PM	6:40 PM	6:43 PM	6:52 PM	6:55 PM	7:02 PM
7:11 PM	7:21 PM	7:29 PM	7:38 PM	7:40 PM	7:43 PM	7:52 PM	7:55 PM	8:02 PM
8:11 PM	8:21 PM	8:29 PM	8:38 PM	8:40 PM	8:43 PM	8:52 PM	8:55 PM	9:02 PM
9:11 PM	9:21 PM	9:29 PM	9:38 PM	9:40 PM	9:43 PM	9:52 PM	9:55 PM	10:02 PM

Patterns of Using GoApex

The questionnaire. The following section, which begins on page 12, examines responses to the survey questions. For this reason, the questionnaire (English version only) is presented on the following two pages as a reference. The actual questionnaire as administered differs in appearance from the copies shown below because the final layout for printing placed all questions on a single page with English on the front and Spanish on the back of the page. The actual layout and the Spanish version are shown in Appendix A, page 22.

1. **In a *typical week,* on which days do you currently use GoApex? *(Circle all that apply)***

   Mon Tue Wed Thu Fri Sat First time rider I rarely ride GoApex Route 1

2. **What is the ONE main purpose for which you *most often* use GoApex Route 1?**
   Is it to go to or from 1 Work 2 School/college 3 Shopping
   4 Medical/dental 5 Recreation/event 6 Other_____

3. **Is this the only bus you use for this trip, or do you transfer?**

   1 No transfer - 2 Transfer to/from a GoCary bus 3 Transfer to/from a GoTriangle bus

4. **Please mark *all* of the following that apply to you. Are you…**

   1 Employed full time 2 Employed part time 3 Unemployed
   4 Homemaker/Primary caregiver 5 Student 6 Retired 7 Volunteer position

5. **How many people, including children and adults, live in your household?** _____

6. **How old are you?** _____ **Years old**

7. **Do you identify as...** 1 Male 2 Female 3 Non-binary 4 Prefer not to answer

8. **Do you consider yourself to be... (*Please check all that apply to you*)**

   1 Black, African, or African American 2 Asian (Other than South Asian) 3 South Asian
   4 Hispanic 5 Native American Indian or Native Alaskan 6. Middle Eastern/North African
   7 Native Hawaiian or Pacific Islander 8 White or Caucasian 9 Other _____

9. **What language do you most often speak at home? *(Check only one)***

   1 English 2 Spanish 3 Other: _____ _____

10. **What is your total annual household income? *(Check only one)***

    1 Less than $15,000 2 $15,000 to $30,000 3 $30,001 to $40,000
    4 $40,001 to $60,000 5 $60,001 to $90,000 6 $90,001 to $120,000
    7 $120,001 to $150,000 8 More than $150,000

11. **Do you usually have a motor vehicle available for your local trips?** 1 Yes 2 No

12. **Have you a disability that prevents you from driving a vehicle?** 1 Yes 2 No

13. **On this trip where are you COMING FROM?**

    1 Home 2 Work 3 School 4 Errands/shopping 5 Friend's or relative's home 6 Other

14. **What are the cross streets or a major landmark at the place you are coming from?**

    Street: _____
    Cross Street _____

15. **What is the FINAL destination of this trip?**

    1 Home 2 Work 3 School 4 Errands/shopping 5 Friend's or relative's home 6 Other

16. **What are the cross streets or a major landmark at your FINAL destination**

    Street: _____
    Cross Street _____

17 Do you use any of the following on your cell phone (all that apply)?

1 UMO App 2 GoCary App 3 Transit App 4 Other 5 None of these 6 No cell phone

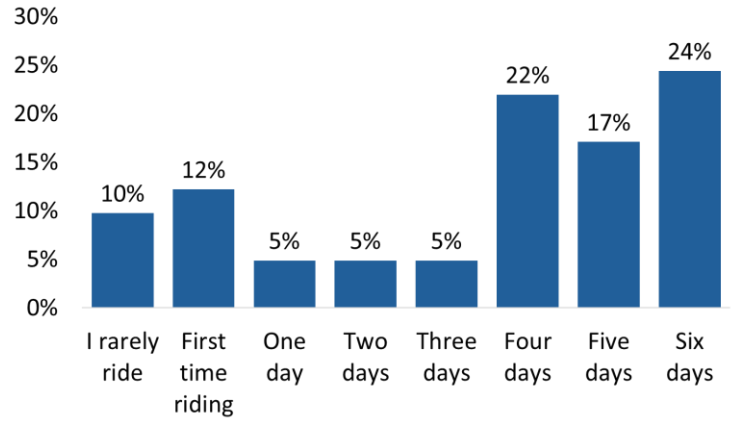
How satisfied are you with each of the following GoApex Route 1 services?	Totally satisfied	Mostly satisfied	Fairly	Neutral	A little dissatisfied	Dissatisfied	Very dissatisfied	Does not apply to me
18 Bus running on-time	7	6	5	4	3	2	1	○
19 Frequency of service	7	6	5	4	3	2	1	○
20 Hours the bus operates	7	6	5	4	3	2	1	○
21 Weekend service	7	6	5	4	3	2	1	○
22 Total time it takes for your usual trip	7	6	5	4	3	2	1	○
23 Service to all locations you want to go	7	6	5	4	3	2	1	○
24 Ease of transferring between GoApex, GoCary and GoTriangle	7	6	5	4	3	2	1	○
25 Cleanliness of the bus interior	7	6	5	4	3	2	1	○
26 Cleanliness of the bus stops	7	6	5	4	3	2	1	○
27 Availability of shelters or seats at bus stops	7	6	5	4	3	2	1	○
28 Your sense of personal safety from other passengers on the bus	7	6	5	4	3	2	1	○
29 Courtesy & helpfulness of bus operators	7	6	5	4	3	2	1	○
30 Usefulness of information from 485-RIDE telephone operators	7	6	5	4	3	2	1	○
31 Usefulness of printed information such as schedule or brochures	7	6	5	4	3	2	1	○
32 Usefulness of audio/visual announcements	7	6	5	4	3	2	1	○
33 Quality of *WIFI* service	7	6	5	4	3	2	1	○
34 Usefulness of real time transit information	7	5	5	4	3	2	1	○
35 The quality of GoApex services overall	7	5	5	4	3	2	1	■

36 Of the services in questions 0 to 34 above, please list the three most important to *improve*?

1. Most important _____ 2nd most important 3rd most important

Comments: _____

Figure 6 Days per Week Using GoApex

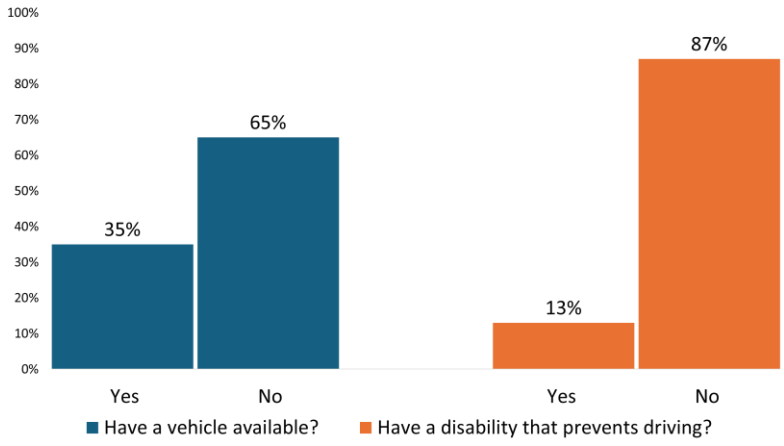


Frequency of Using GoApex

Most passengers who use GoApex use it quite intensively: 63% say they use it four or more days per week.

The one to three day riders account for only 15%. Twelve percent (12%) say they are first time riders. They are a healthy base for recruiting new riders. The service and marketing challenge is to retain them as regular riders.

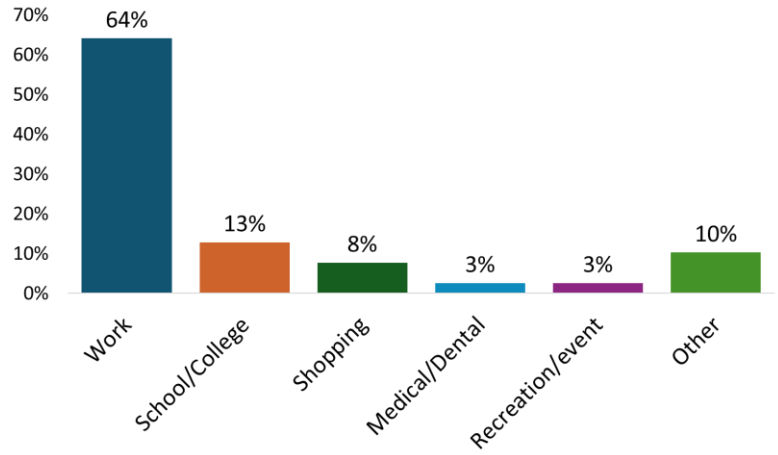
Figure 7 Depending on GoApex



Transit Dependency

Most GoApex riders (65%) have no vehicle as a local transportation option. On the other hand, 35% do have a vehicle, but choose to use GoApex, a sign that GoApex can probably build a customer base that uses its service for its convenience and perhaps its economy. Only 13% say they have a disability that prevents them from driving, a small but important customer segment.

Figure 8 Usual Trip Purpose on GoApex

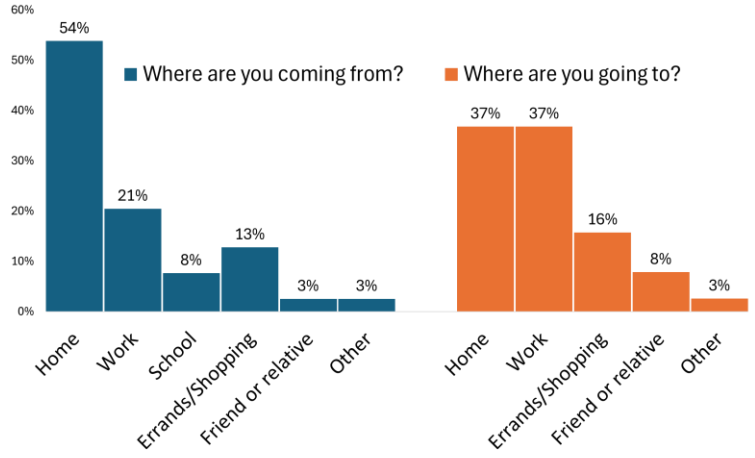


Usual GoApex Trip Purpose

Most GoApex users 16 or older (64%) ride to/from work, while 13% use it for trips to school. Work and school trips are associated with regular and frequent local travel. Less frequent trip purposes like shopping (8%), medical appointments (3%), and recreation (3%) totaled 14%. Another 10% cited "Other" unlisted purposes.

Finally, 10% volunteered that while work was their usual purpose, they also use GoApex for shopping and/or recreation. (They are not shown in the chart.)

Figure 9 Trip Origin and Destination

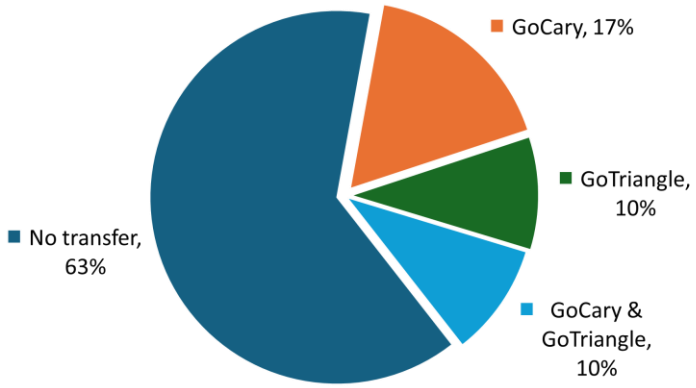


Trip Origin & Destination

When surveyed, most riders (54%) said they were coming from home while another 21% were coming from work. The final destinations respondents cited were evenly split between home (37%) and work (also 37%).

School was the trip origin for 13% but, oddly, no one in the sample cited school as their destination. The very small sample means that no conclusions should be reached based on this odd result. GoApex planners suspect that many students use the bus after school to go home, visit friends or for other purposes but get to school in another way.

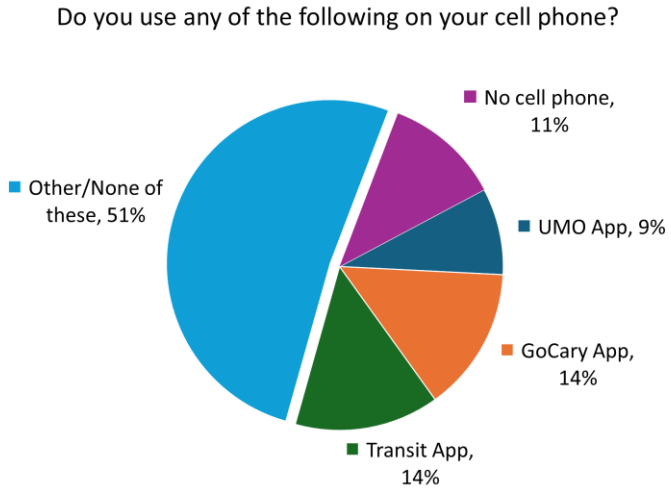
Figure 10 Transferring



Transferring

Almost two-thirds (63%) of the respondents made no transfer. Others transferred to or from GoCary (17%), GoTriangle (10%) or both of these systems (10%).

Figure 11 Transit Apps



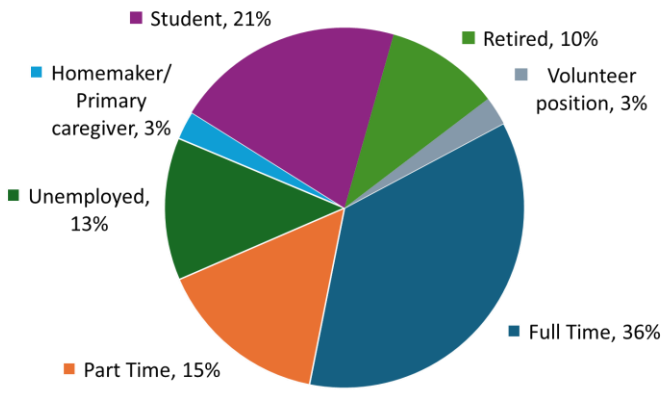
Transit Apps

Approximately half (51%) of GoApex riders 16 or older have no app at all or at least none of the apps listed in the questionnaire and shown on the right side of the pie chart in Figure 11. Another 11% have no cell phone.

The Transit app (14%), the GoCary app (14%) and the UMO app (9%) share 37% of the transit app market among GoApex survey respondents..

Demographics

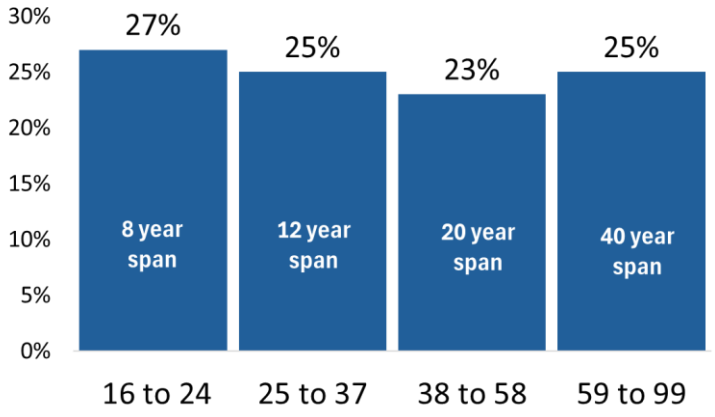
Figure 12 Employment



Employment

A plurality (36%) of GoApex riders in the sample are employed full time and another 15% are employed part-time. Thus, the system is a factor in local labor mobility. In addition, 21% are students. This means that a total of 72% are either in the work-force or are preparing for it.

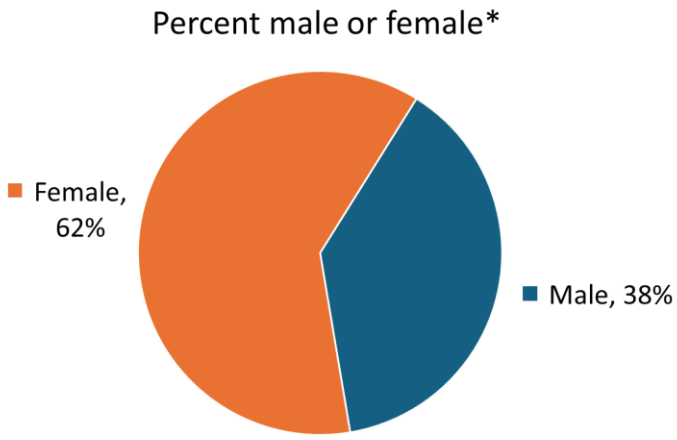
Figure 13 Age in Quartiles



Age

Riders in most transit systems tend to be young[2]. GoApex is no exception. The youngest (approximate) quartile (27%) consists of riders from 16 to 24, a span of only 8 years. This compares to the oldest quartile from 59 to 99, a span of 40 years. Each quartile contains close to the same percentage of riders but a wider age span. This means that the ridership tends to be young.

Figure 14 Gender Identity



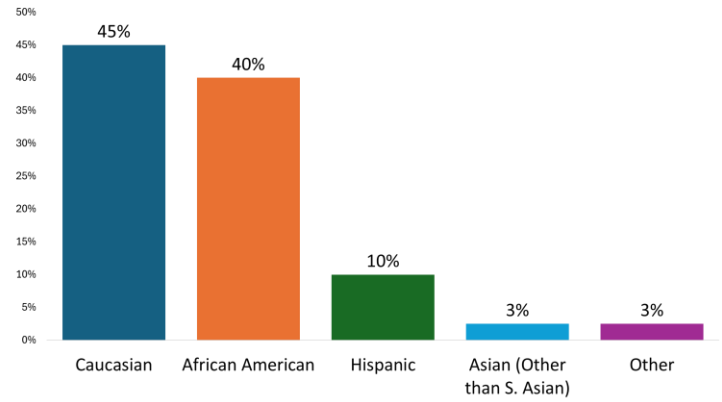
*No respondents identified themselves as non-binary. Two respondents skipped the question.

Gender Identity

Nationally, bus transit users are more likely to be women (56%) than men (44%)*. That is true of GoApex riders in the sample, with 62% identifying as female and 38% male. However, the reverse is true for the several North Carolina transit systems CJI surveyed from 2018 to 2023 GoCary, for example has ratio of 54% male to 43% female and 3% other. The comparable percentages for GoRaleigh are 58%, 39%, and 3%.
[*See *Who Rides Public Transportation,* an APTA research publication by CJI Research. Page 43]

[2] Riders who appeared to be younger than 16 were not approached. See page 6. Thirty-one (31) of those who boarded were not surveyed for this reason. Although some of the 31 were probably counted more than once (since there is not way to track this), this suggests that there may be a significantly larger cohort of young riders than the survey results show. In future surveys it may be useful to use a younger age eligibility criterion.

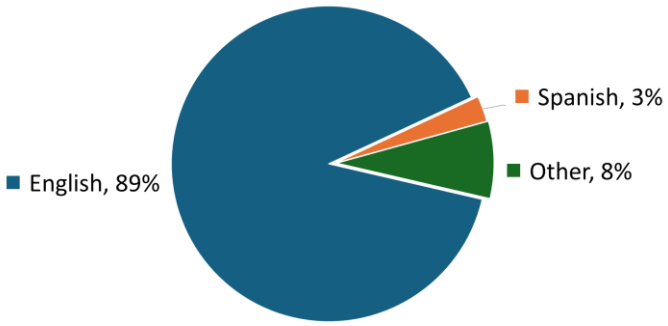
Figure 15 Race and Ethnicity



Race & Ethnicity

GoApex passengers are almost equally Caucasian (45%) and African American (40%). Another 10% identity only as Hispanic, while 3% said they are Asian (other than South Asian), and 3% "Other," which they did not specify.

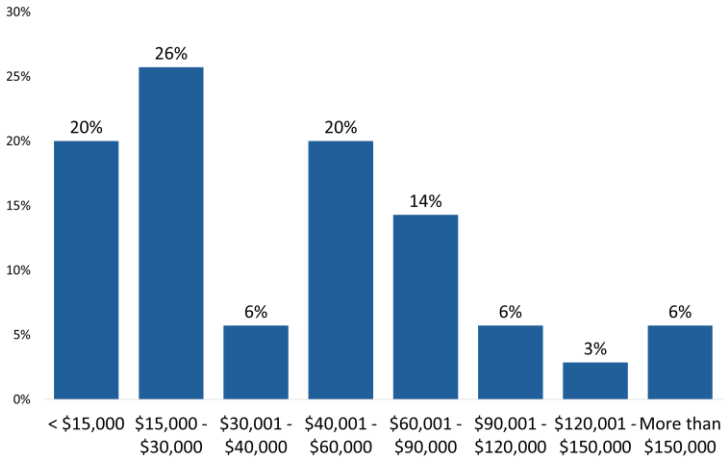
Figure 16 Language Most Often Spoken at Home



Language

Asked what language they most often speak at home, 89% said they speak English, 3% Spanish and 8% another language. In this small sample (40 responded to the question and one skipped it) three respondents (8%) said they speak a language other than English or Spanish. One said his household speaks French, but he completed the survey in English. The other two did not specify a language[3].

Figure 17 Household Income



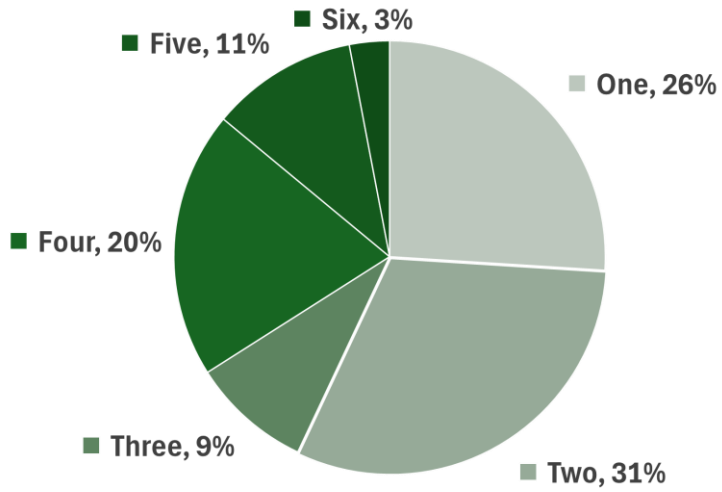
Household Income

As tends to be true of bus transit passengers in the United States, most GoApex riders in the sample are of low income households. A total of 46% cite their household incomes as $30,000 or less. A total of 72% cite household incomes of less than $60,000.

In comparison, median household income in North Carolina is $65,000, and in Wake County it is $97,000. In Apex, median Household income according to the ACS 5-year estimates, 2018-2022 was $129,688.

[3] Several people did not complete the survey because they indicated they spoke neither English nor Spanish. Two indicated that they spoke Russian, three spoke Chinese, and one identified his language simply as "African."

Figure 18 Household Size



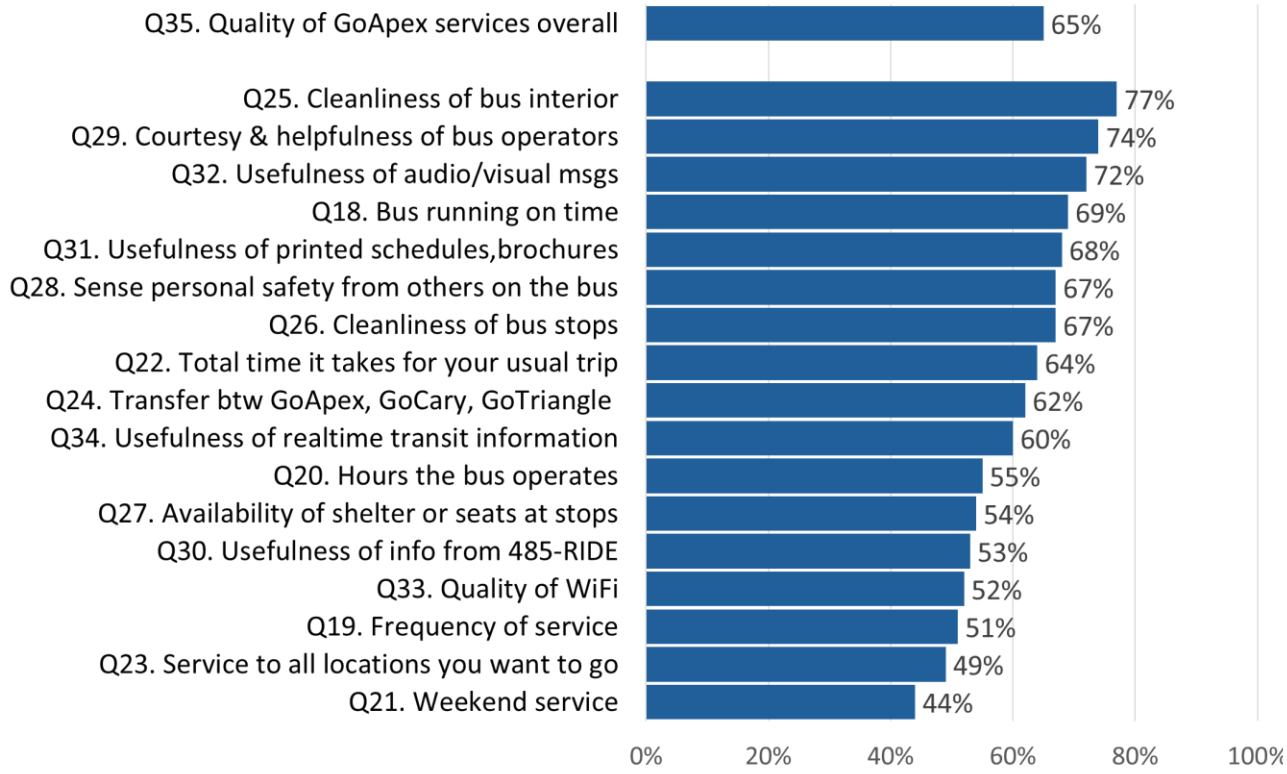
Household Size

GoApex rider households range from one to six people, including adults and children. The mean number of persons per household is 2.7.

Unfortunately, with such a small sample it is not feasible to examine the relationship between household income and household size.

Customer Satisfaction

Figure 19 Customer Satisfaction: Percent Totally Satisfied



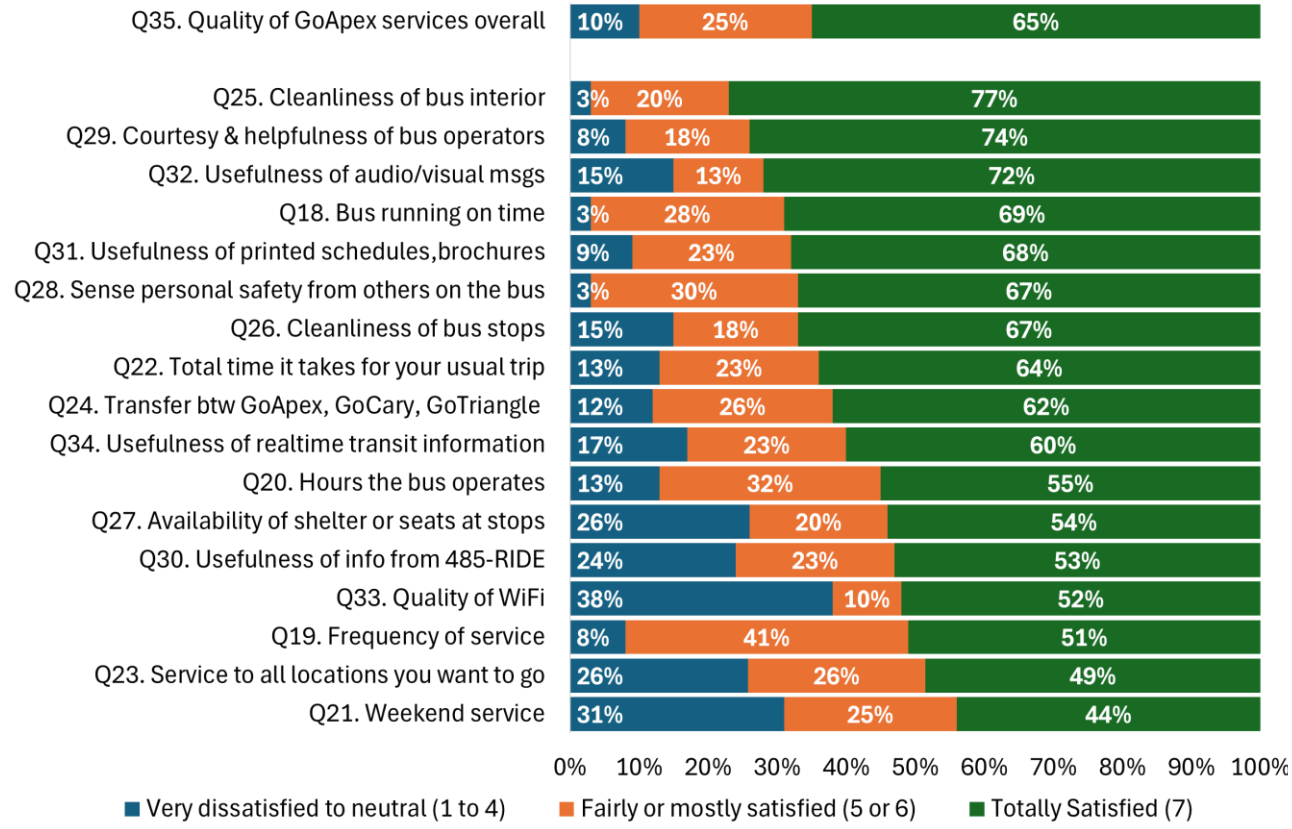
Customer Satisfaction Ratings

Respondents were asked to rate each of 17 aspects of GoApex service using a scale of 1 to 7 on which 7 means "Totally Satisfied," and 1 means "Very Dissatisfied." Figure 19 displays only the percentage giving the score of Totally Satisfied and arranges them in descending order.

In most customer satisfaction surveys of urban transit riders, on-time performance ("Bus running on time") tends to score poorly, but in Apex, it is in the top four in terms of satisfaction.

Conversely, at the bottom of the list are three service elements that are most expensive to improve, the level of weekend service (44%), service to all locations you want to go to (49%), and frequency of service (51%).

Figure 20 Customer Satisfaction - Three Levels



Customer Satisfaction Ratings in More Detail

Showing the lowest and upper middle scores along with the top score adds nuance to the satisfaction ratings.[4] We see, for example, that while frequency of service is third from the bottom of the chart in terms of the "Total Satisfaction" score (51%), 41% rate their attitude as "fairly" or "mostly satisfied." This means that although the percentage giving the top score was quite low, this was not because the negative score was high. In fact, a total of 92% gave a positive rating.

This highest negative to neutral scores are 38% for "Quality of WiFi," 31% for "Weekend service," 26% for both "Service to all locations you want to go" and "Ease of transferring between GoApex, GoCary, and GoTriangle ."

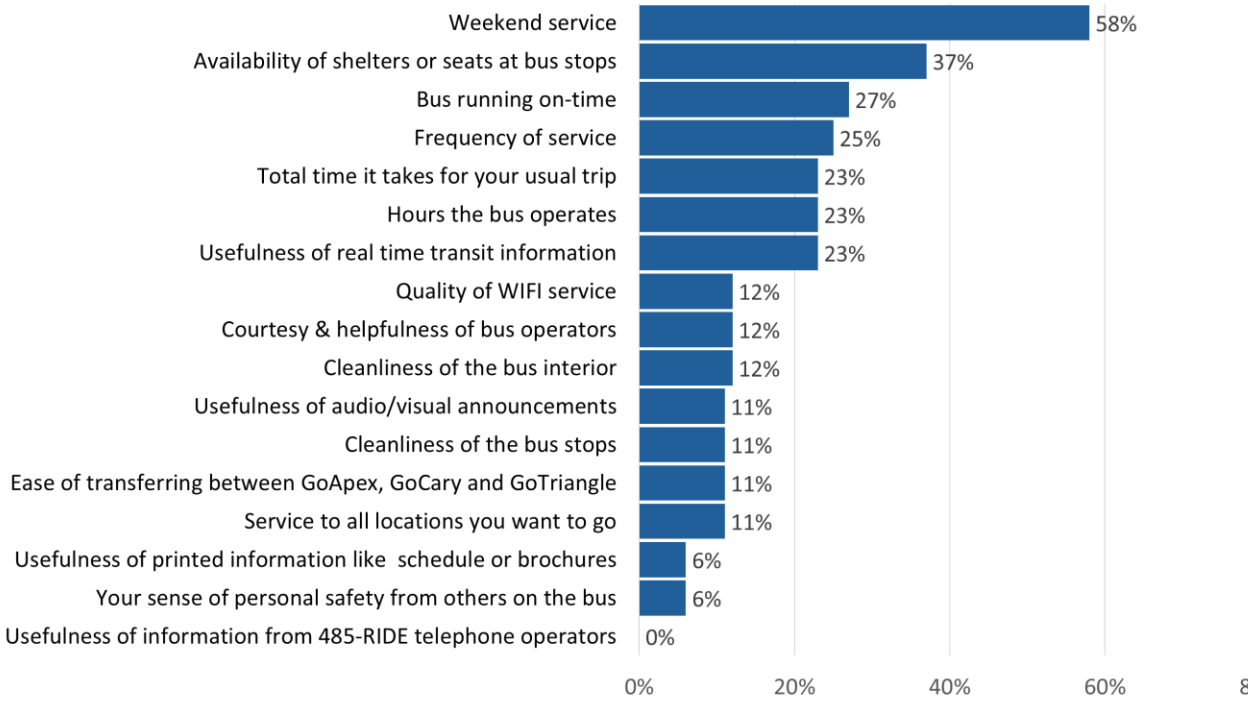
It is important to note that computation of the percentages excludes those who said the service did not apply to them. In 6 of the 17 aspects of service this fact should be considered in interpreting Figure 19, Figure 20, and Figure 21. Those items and the percent saying the service did not apply to them are:

Q33 Satisfaction with quality of WiFi	24%
Q30 Usefulness of info from 485-RIDE	21%
Q31 Usefulness of printed information like schedule or brochure	18%
Q24 Ease of transfer btwn GoApex, GoCary, GoTriangle	13%
Q32 Usefulness of audio/visual announcements	11%
Q34 usefulness of realtime transit information	8%

The low score of WiFi service obviously affects only those trying to use it, and many do not. Except for ease of transferring, the other items all involve information which some, but not all, riders use

[4] The seven point scores are collapsed into three points because using the full distribution makes the chart extremely difficult to read and interpret. The reader who wants to see the full distribution will find it in Appendix D, Page 30. Figure 20 breaks the scores at the neutral score of 4 so that any score of 5, 6 or 7 is either moderately positive ((in orange in the chart) or very positive (green in the chart)

Figure 21 Which Aspect of Service Are Most Important to Improve?



Top Three Services to Improve

Passengers were asked to specify which of the 17 service components were most important to improve, second most, and third most. This helps prioritize which aspects of service are of greatest concern to riders.

In Figure 21, the four aspects of service that are at the top of the improvement priorities are not unique to GoApex. These are among the top priorities of passengers on many smaller (and some larger) bus systems:

- Weekend service,
- Shelters and/or seats at bus stops,
- The bus running on time, and
- Frequency of service.

In general, these priorities are consistent with the scores shown in Figure 20. Weekend service had a high negative to neutral rating (31%) as did availability of shelter or seats at bus stops (26%). However, on-time performance had a relatively high positive rating (69%) and low negative rating (3%), yet it appears among the top aspects of services to be improved. Similarly, frequency of service scores low on Total Satisfaction (51% positive) but is not exceptionally high in its negative score (8%). The implication is that there is always room for improvement. It is important, then, to take both the ratings and the prioritization of the top three into account when considering priorities for service improvement.

Appendix A: Questionnaire

PASSENGER SURVEY — Please tell us about how you use GoApex

El cuestionario en Español se encuentra del otro lado

GO Apex

1. In a typical week, on which days do you currently use GoApex? *(Circle all that apply)*
Mon Tue Wed Thu Fri Sat First time rider I rarely ride GoApex Route 1

2. What is the ONE main purpose for which you most often use GoApex Route 1?
Is it to go to or from 1 ☐ Work 2 ☐ School/college 3 ☐ Shopping
4 ☐ Medical/dental 5 ☐ Recreation/event 6 ☐ Other _____

3. Is this the only bus you use for this trip, or do you transfer?
1 ☐ No transfer 2 ☐ Transfer to/from a GoCary bus 3 ☐ Transfer to/from a GoTriangle bus

4. Please mark all of the following that apply to you. Are you...
1 ☐ Employed full time 2 ☐ Employed part time 3 ☐ Unemployed
4 ☐ Homemaker/Primary caregiver 5 ☐ Student 6 ☐ Retired 7 ☐ Volunteer position

5. How many people, including children and adults, live in your household? _____

6. How old are you? _____ Years old

7. Do you identify as... 1 ☐ Male 2 ☐ Female 3 ☐ Non-binary 4 ☐ Prefer not to answer

8. Do you consider yourself to be... *(Check all that apply to you)*
1 ☐ Black, African, or African American 2 ☐ Asian *(Other than South Asian)* 3 ☐ South Asian
4 ☐ Hispanic 5 ☐ Native American Indian or Native Alaskan 6 ☐ Middle Eastern/North African
7 ☐ Native Hawaiian or Pacific Islander 8 ☐ White or Caucasian 9 ☐ Other _____

9. What language do you most often speak at home? *(Check only one)*
1 ☐ English 2 ☐ Spanish 3 ☐ Other _____

10. What is your total annual household income? *(Check only one)*
1 ☐ Less than $15,000 2 ☐ $15,000 to $30,000 3 ☐ $30,001 to $40,000
4 ☐ $40,001 to $60,000 5 ☐ $60,001 to $90,000 6 ☐ $90,001 to $120,000
7 ☐ $120,001 to $150,000 8 ☐ More than $150,000

11. Do you usually have a motor vehicle available for your local trips? 1 ☐ Yes 2 ☐ No

12. Do you have a disability that prevents you from driving a vehicle? 1 ☐ Yes 2 ☐ No

13. On this trip where are you COMING FROM?
1 ☐ Home 2 ☐ Work 3 ☐ School 4 ☐ Errands/shopping
5 ☐ Friend's or relative's home 6 ☐ Other _____

14. What are the cross streets or a major landmark at the place you are coming from?

Street _____

Cross Street _____

15. What is the FINAL destination of this trip?
1 ☐ Home 2 ☐ Work 3 ☐ School 4 ☐ Errands/shopping
5 ☐ Friend's or relative's home 6 ☐ Other: _____

16. What are the cross streets or a major landmark at your FINAL destination?

Street _____

Cross Street _____

17. Do you use any of the following on your cell phone? *(Check all that apply)*
1 ☐ UMO App 2 ☐ GoCary App 3 ☐ Transit App 4 ☐ Other/None of these 5 ☐ No cell phone

How satisfied are you with each of the following GoApex Route 1 services?	Totally satisfied	Mostly satisfied	Fairly satisfied	Neutral	A little dissatisfied	Dissatisfied	Very dissatisfied	Does not apply to me
18. Bus running on-time	7	6	5	4	3	2	1	☐
19. Frequency of service	7	6	5	4	3	2	1	☐
20. Hours the bus operates	7	6	5	4	3	2	1	☐
21. Weekend service	7	6	5	4	3	2	1	☐
22. Total time it takes for your usual trip	7	6	5	4	3	2	1	☐
23. Service to all locations you want to go	7	6	5	4	3	2	1	☐
24. Ease of transferring between GoApex, GoCary and GoTriangle	7	6	5	4	3	2	1	☐
25. Cleanliness of the bus interior	7	6	5	4	3	2	1	☐
26. Cleanliness of the bus stops	7	6	5	4	3	2	1	☐
27. Availability of shelters or seats at bus stops	7	6	5	4	3	2	1	☐
28. Your sense of personal safety from other passengers on the bus	7	6	5	4	3	2	1	☐
29. Courtesy & helpfulness of bus operators	7	6	5	4	3	2	1	☐
30. Usefulness of information from 485-RIDE telephone operators	7	6	5	4	3	2	1	☐
31. Usefulness of printed information such as schedule or brochures	7	6	5	4	3	2	1	☐
32. Usefulness of audio/visual announcements	7	6	5	4	3	2	1	☐
33. Quality of WIFI service	7	6	5	4	3	2	1	☐
34. Usefulness of real time transit information	7	6	5	4	3	2	1	☐
35. The quality of GoApex services overall	7	6	5	4	3	2	1	

36. Of the services in questions 18 to 34 above, please list the three most important to improve:
Most important _____ 2nd most _____ 3rd most _____

Comments: _____

ENCUESTA DE PASAJEROS — Cuéntenos cómo usa GoApex

GO Apex

1. En una semana normal, ¿en qué días utiliza GoApex actualmente? *(Circule todo lo que aplique)*
Lun Mar Mie Jue Vie Sab Pasajero por 1ra vez Rara vez viajo en GoApex Ruta 1

2. ¿Cuál es el ÚNICO propósito principal para el cual utiliza con mayor frecuencia GoApex Ruta 1?
¿Es para ir o venir? 1 ☐ Trabajo 2 ☐ Escuela/colegio 3 ☐ Compras
4 ☐ Médico/dental 5 ☐ Recreación/evento 6 ☐ Otro _____

3. ¿Es este el único autobús que utiliza para este viaje o hace transbordo?
1 ☐ Sin transbordo 2 ☐ Transbordo de/a un autobús GoCary 3 ☐ Transbordo de/a un autobús GoTriangle

4. Por favor marque todo lo siguiente que se aplique a usted. Eres...
1 ☐ Empleado tiempo completo 2 ☐ Empleado medio tiempo 3 ☐ Desempleado
4 ☐ Ama/o de casa/cuidador primario 5 ☐ Estudiante 6 ☐ Jubilado 7 ☐ Puesto de voluntario

5. ¿Cuántas personas, incluidos niños y adultos, viven en su hogar? _____

6. ¿Cuántos años tiene? _____ Años

7. ¿Te identificas como...? 1 ☐ Masculino 2 ☐ Femenino 3 ☐ No binario 4 ☐ Prefiero no contestar

8. ¿Te consideras ser...? *(Marque todo lo que aplique a usted)*
1 ☐ Negro, Africano o Afroamericano 2 ☐ Asiático *(excepto el sur de Asia)* 3 ☐ Sur de Asia
4 ☐ Hispano 5 ☐ Indio Nativo Americano o Nativo de Alaska 6 ☐ Medio Oriente/Norte de África
7 ☐ Nativo Hawaiano o Isleño del Pacífico 8 ☐ Blanco o Caucásico 9 ☐ Otro _____

9. ¿Qué idioma hablas más a menudo en casa? *(Marque solo uno)*
1 ☐ Inglés 2 ☐ Español 3 ☐ Otro _____

10. ¿Qué idioma hablas con mayor frecuencia en casa? *(Marque solo uno)*
1 ☐ Menos de $15,000 2 ☐ $15,000 a $30,000 3 ☐ $30,001 a $40,000
4 ☐ $40,001 a $60,000 5 ☐ $60,001 a $90,000 6 ☐ $90,001 a $120,000
7 ☐ $120,001 a $150,000 8 ☐ Más de $150,000

11. ¿Suele tener un vehículo de motor disponible para sus viajes locales? 1 ☐ Sí 2 ☐ No

12. ¿Tiene alguna discapacidad que le impide conducir un vehículo? 1 ☐ Sí 2 ☐ No

13. En este viaje ¿DE DÓNDE VIENES?
1 ☐ Casa 2 ☐ Trabajo 3 ☐ Escuela 4 ☐ Mandados/compras
5 ☐ Casa de un amistad o pariente 6 ☐ Otro _____

14. ¿Cuáles son los cruces de calles o punto de referencia importante del lugar de donde vienes?

Calle _____

Cruce de calles _____

15. ¿Cuál es el destino FINAL de este viaje?
1 ☐ Casa 2 ☐ Trabajo 3 ☐ Escuela 4 ☐ Mandados/compras
5 ☐ Casa de un amistad o pariente 6 ☐ Otro _____

16. ¿Cuáles son los cruces de calles o punto de referencia importante en su destino FINAL?

Calle _____

Cruce de calles _____

17. ¿Utilizas alguno de los siguientes en tu teléfono celular? *(Marque todo lo que aplique)*
1 ☐ App UMO 2 ☐ App GoCary 3 ☐ App Transito 4 ☐ Otro/Ninguno de estos 5 ☐ Sin celular

¿Qué tan satisfecho está con cada uno de los siguientes servicios de GoApex Ruta 1?	Totalmente satisfecho	Mayormente satisfecho	Bastante satisfecho	Neutral	Un poco insatisfecho	Insatisfecho	Muy insatisfecho	No aplica a mi
18. El autobús circula a tiempo	7	6	5	4	3	2	1	☐
19. Frecuencia de servicio	7	6	5	4	3	2	1	☐
20. Horas en que opera el autobús	7	6	5	4	3	2	1	☐
21. Servicio de fin de semana	7	6	5	4	3	2	1	☐
22. Tiempo total que tarda su viaje habitual	7	6	5	4	3	2	1	☐
23. Servicio a todos los lugares que quieras ir	7	6	5	4	3	2	1	☐
24. Facilidad de transbordo entre GoApex, GoCary y GoTriangle	7	6	5	4	3	2	1	☐
25. Limpieza del interior del autobús	7	6	5	4	3	2	1	☐
26. Limpieza de las paradas de autobús	7	6	5	4	3	2	1	☐
27. Disponibilidad de refugios o asientos en las paradas de autobús	7	6	5	4	3	2	1	☐
28. Su sentido de seguridad personal frente a otros pasajeros en el autobus	7	6	5	4	3	2	1	☐
29. Cortesía y amabilidad de los operadores	7	6	5	4	3	2	1	☐
30. Utilidad de la información del los operadores telefónicos de 485-RIDE	7	6	5	4	3	2	1	☐
31. Utilidad de la información impresa como horario o folletos	7	6	5	4	3	2	1	☐
32. Utilidad de los anuncios audiovisuales	7	6	5	4	3	2	1	☐
33. Calidad del servicio WIFI	7	6	5	4	3	2	1	☐
34. Utilidad de la información de tránsito en tiempo real	7	6	5	4	3	2	1	☐
35. La calidad general de servicios de GoApex	7	6	5	4	3	2	1	

36. De los servicios de preguntas 18 a 34 arriba, enumere los tres más importantes para mejorar:
Lo más importante _____ 2do más _____ 3º más _____

Comentarios: _____

Appendix B: Passenger Comments

Usual Frequency (Derived from Q1)	Q35.Ovall.Qual Satisfaction with quality of GoApex service overall	Q36.Most Most important to improve	Comments
First time riding	Totally satisfied	Bus running on-time	Great 1st ride!
First time riding	Totally satisfied		Two trips going at one time
First time riding	Totally satisfied	Cleanliness of the bus stops	Very useful. Convenient
I rarely ride	Totally satisfied	Bus running on-time	Great Service
I rarely ride	Totally satisfied		The bus service is fine for me
One day	Totally satisfied		Great experience
One day	Totally satisfied	Weekend service	Need Sunday Service
Three days	Mostly satisfied	Weekend service	Needs to have weekend availability. Hours need to be more. I come from Durham. Other than that, great
Two days			A1 service. Staff members are always on time and great personality
Two days	Totally satisfied	Bus running on-time	It's free, what can I say?
Four days	Neutral		I don't have a problem with GoApex. Chairs should be cleaner.
Four days	Fairly satisfied	Usefulness of audio/visual announcements	I wish it stayed operating an hour longer as it affects my work. Also, the screen is broken.
Four days	Mostly satisfied	Bus running on-time	It would help if it did announcements. Haven't worked yet this year.
Four days	Mostly satisfied	Weekend service	Just start it on Sunday too
Four days	Totally satisfied		Morning driver OK
Four days	Totally satisfied	Weekend service	Sunday service would be great from noon to 7:00 PM. More seats and shelters would be appreciated. Some drivers could be a bit more friendly.
Five days	Totally satisfied		Best Ride
Five days	Totally satisfied		Gracias
Five days	.	Usefulness of real time transit information	Thanks
Five days	Fairly satisfied	Availability of shelters or seats at bus stops	Wish all stops had seats and bus came more often
Six days	Totally satisfied		Can we expand the route to Costco?
Six days	Totally satisfied	Frequency of service	Expand shelters; very important
Six days	Totally satisfied	Service to all locations you want to go	I suggest extended weekend services to include Sundays. This may improve the commute rate of residents.

Six days	Totally satisfied	Availability of shelters or seats at bus stops	Most stops don't have shelters or seats. When it rained last week, it was horrible because I couldn't wait for the bus due to not having shelter from the rain, so I had to wait 2 hours before walking more
Six days	Totally satisfied		My girlfriend is legally Blind. She needs the bus for work. We need it for doctors' appointments. This bus is integral for kids to spend time together as they become more responsible and independent.
Six days	Totally satisfied		The route should run to the public library. Sitting at the senior center for 15 minutes allows more than enough time. Silly to have a beautiful library with limited access.
Six days	Totally satisfied		Wish bus ran on Sunday and ran later

Appendix C: Origins and Destinations

The data on origins and destinations in this small sample are inadequate to generate much analysis and detailed mapping. The raw data were "cleaned" in the sense that landmarks were manually converted to addresses and misspellings were corrected. Some respondents omitted their geographic information, probably because they did not know the cross-streets or perhaps out of a concern for privacy. This behavior is typical in such surveys.

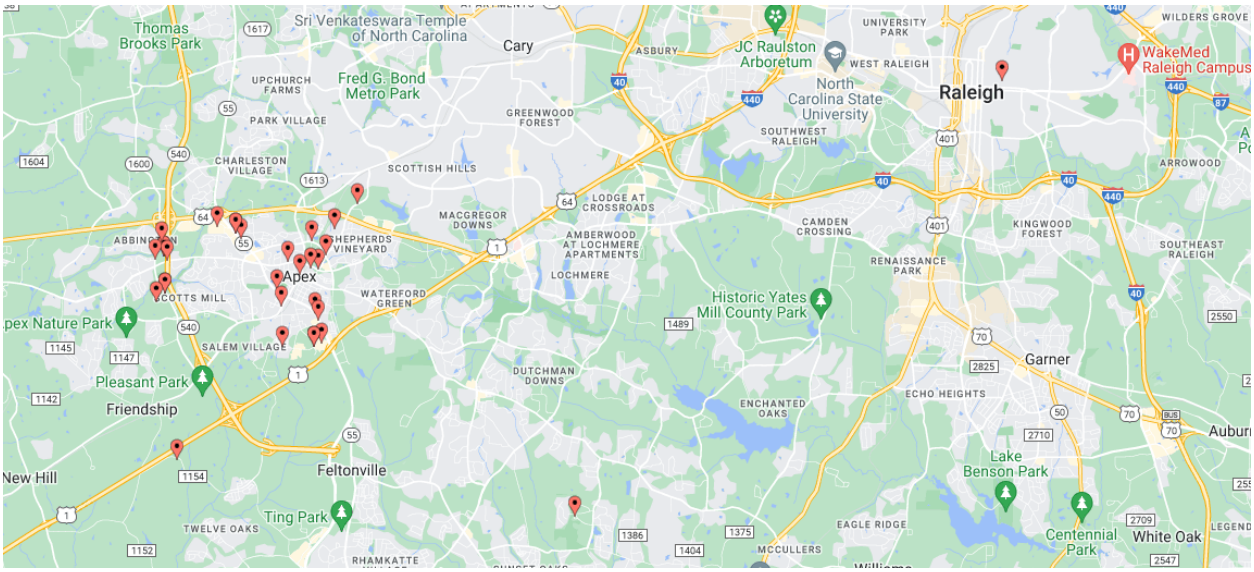
Although the total sample includes 41 responses, only 27 respondents provided a point of origin, and only 21 a destination that could be interpreted. As the ridership grows, the level of detail and the usefulness of the geographic information will increase.

Figure 22 Paired Points of Origin and Destination

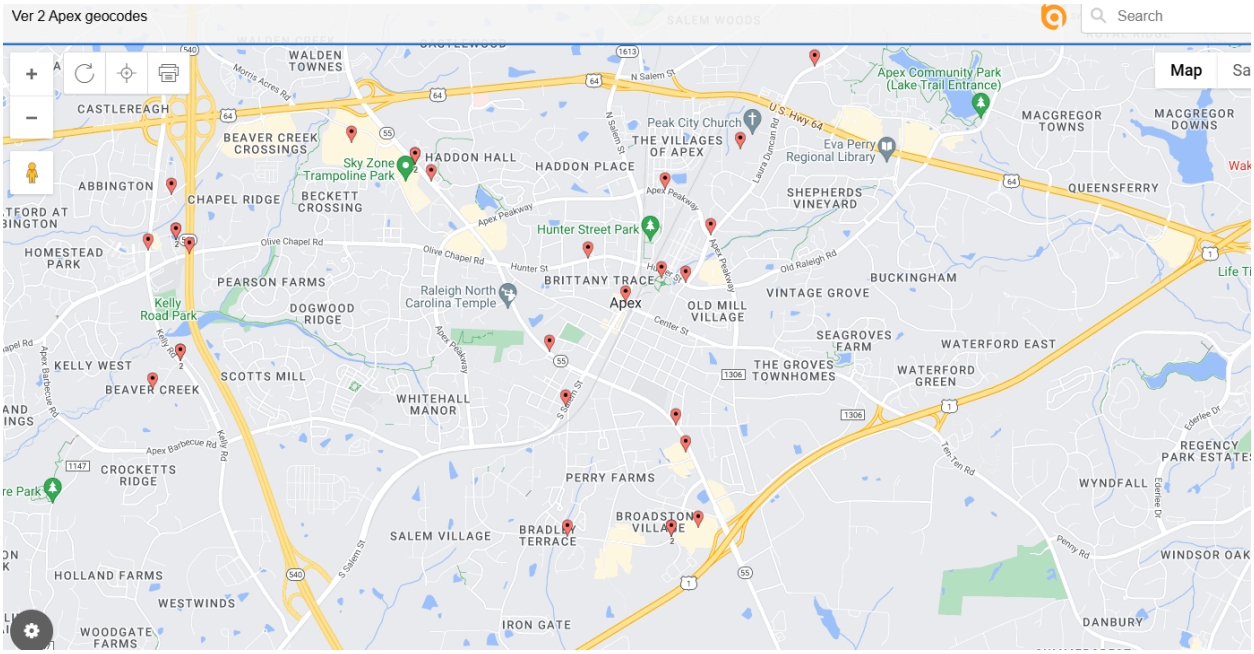
Q14 Origin	Q16 Paired destination
1335 W Williams St	73 Hunter St
214 Blount St, Raleigh	W Williams St & Upchurch St
73 Hunter St	73 Hunter St
73 Hunter St	
Ambergate Station & Apex Peakway	1571 Beaver Creek Commons Dr
Apex High School 1501 Laurra Duncan Rd	
Apex Peakway & Shackleton Rd	W Williams & Apex Peakway
Broadstone Way & Apex Peakway	
Broadstone Way & Apex Peakway	
Diamond Dove Ln & Beaver Creek Commons Dr	Beaver Creek Commons Dr & Vision Dr
E Willliams St & Hwy 55	209 Harwood St
Hadden Hall Dr & Williams St	Hughes St & E Williams
Hadden Hall Dr & Williams St	63 Hunter St
Hunter	Hadden Hall Rd & Blackburn Rd
Hunter St & Laura Duncan Rd	Apex Peakway & Hwy 55
Hwy 55 & James St	Beaver Creek & Hwy 55
Jamison Woods Ln & Jamison Park Dr, Cary NC	830 E William St
Justice Heights & S Salem St	Beaver Creek & Hwy 55
Kelly Rd & Evening Star Dr	Olive Chapel Rd & Apex Peakway
Lidl Market Apex Peakway & Laura Duncan Rd	
Olive Chapel Rd & Williams St	N Main St & Center St
Publix Olive Chapel Rd & Kelly	53 Hunter St
Town of Apex & Garner Town	
Upchurch St & W Williams St	Lowes 1101 Beaver Creek Commons Dr
Walmart S Hughes & Hwy 55	Hunter St & Hwy 55
Walmart S Hughes & Hwy 55	Harris Teeter 750 W William St
Woods Creek School 7451 Woods Creek Rd	Mosstree Drive & Torrence Dr

Points of Origin

TOTAL AREA VIEW, INCLUDING OUTLIERS

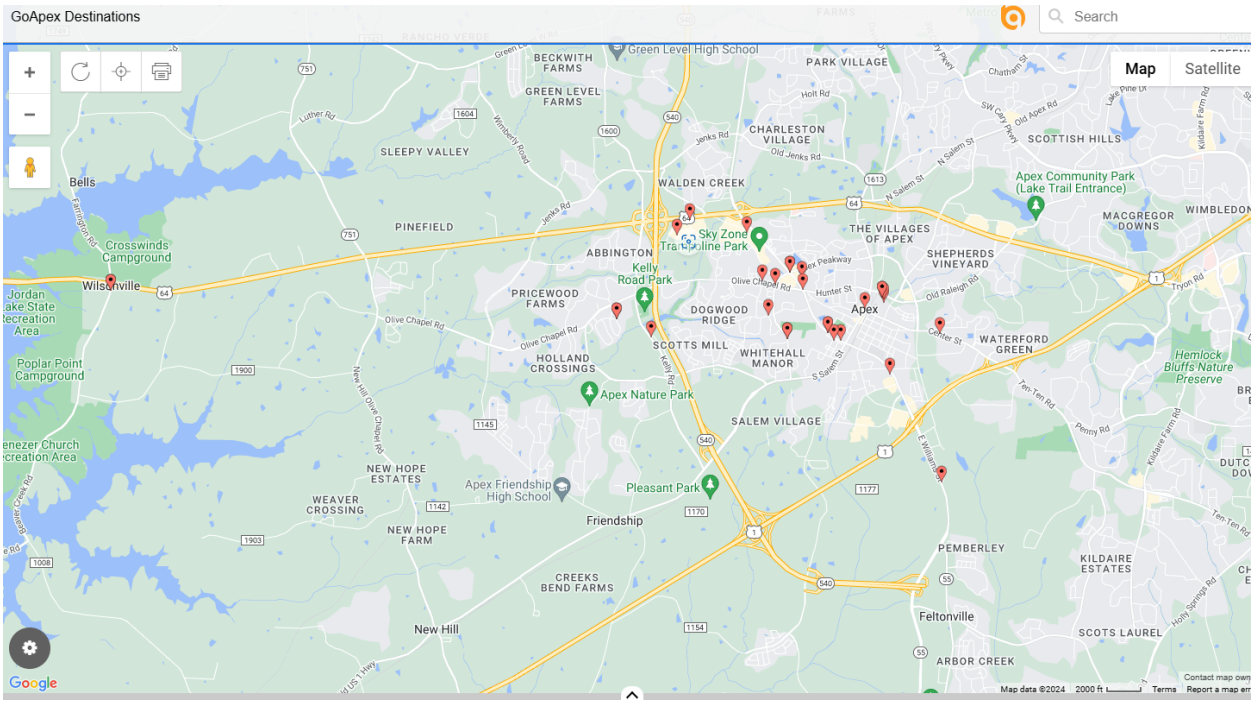


Focused view, including only central service area

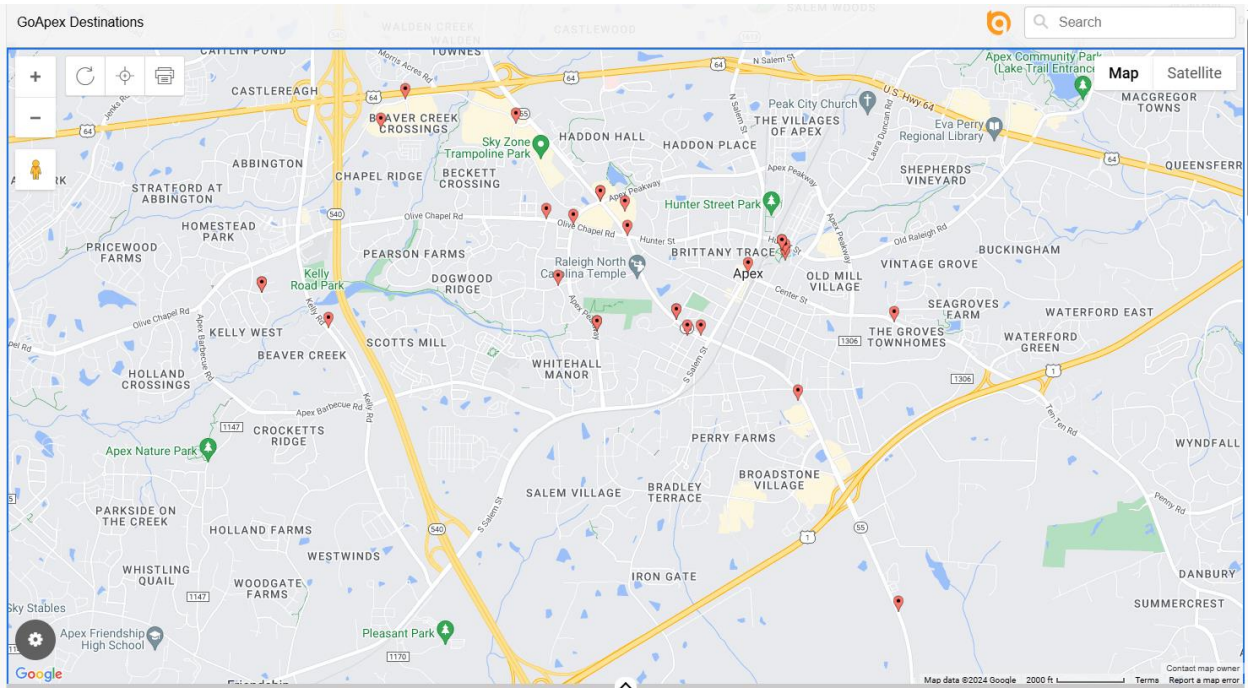


Points of Destination

TOTAL AREA VIEW, INCLUDING OUTLIERS



VIEW, FOCUSED PRIMARILY ON CENTRAL SERVICE AREA



Appendix D: Detailed Responses as Counts and Percentages

		Count	Column %
Usual. Frequency (Derived from Q1): In a typical week, on which days do you currently used GoApex?	One day	2	5%
	Two days	2	5%
	Three days	2	5%
	Four days	9	22%
	Five days	7	17%
	Six days	10	24%
	First time riding	5	12%
	I rarely ride	4	10%
Q2.Purpose Main purpose for which you most often use GoApex	Work	25	64%
	School/College	5	13%
	Shopping	3	8%
	Medical/Dental	1	3%
	Recreation/event	1	3%
	Other	4	10%
Transfer	No transfer	26	63%
	GoCary	7	17%
	GoTriangle	4	10%
	GoCary & GoTriangle	4	10%
Employment	Full Time	14	36%
	Part Time	6	15%
	Unemployed	5	13%
	Homemaker/Primary caregiver	1	3%
	Student	8	21%
	Retired	4	10%
	Volunteer position	1	3%
Number of people in household	One	9	26%
	Two	11	31
	Three	3	9
	Four	7	20
	Five	4	11
	Six	1	3

Agegroup Age group	16 to 23	8	21%
	24 to 30	7	18%
	31 to 43	5	13%
	44 to 50	5	13%
	51 or older	14	36%
Q7.Gender Do you identify as...?	Male	15	38%
	Female	24	62%
Ethnic.Id Self-identified Ethnic/Racial background	Black/African-American	16	40%
	Asian (Other than S. Asian)	1	3%
	S. Asian	0	0%
	Hispanic	4	10%
	Native American Indian or Native Alaskan	0	0%
	Middle Eastern/N African	0	0%
	Native Hawaiian or Pacific Islander	0	0%
	White/Caucasian	18	45%
	Other	1	3%
Q9.Lang.At.Home What language do you most often speak at home?	English	34	89%
	Spanish	1	3%
	Other	3	8%
Q10. Income What is your total annual household income?	< $15,000	7	20%
	$15,000 - $30,000	9	26%
	$30,001 - $40,000	2	6%
	$40,001 - $60,000	7	20%
	$60,001 - $90,000	5	14%
	$90,001 - $120,000	2	6%
	$120,001 - $150,000	1	3%
	More than $150,000	2	6%
Q11.Veh.Avail Do you usually have a motor vehicle available for your local trips?	Yes	14	35%
	No	26	65%
Q12.Disability Do you have a disability that prevents you from driving a vehicle?	Yes	5	13%
	No	34	87%

Q13.Coming.From On this trip, where are you coming FROM?	Home	21	54%
	Work	8	21%
	School	3	8%
	Errands/Shopping	5	13%
	Friend or relative home	1	3%
	Other	1	3%
Q15.Fnl.Dest What is the FINAL destination of this trip?	Home	14	37%
	Work	14	37%
	Errands/Shopping	6	16%
	Friend or relative home	3	8%
	Other	1	3%
Q17.App Do you use any of the following on your cell phone?	UMO App	3	9%
	GoCary App	5	14%
	Transit App	5	14%
	Other/None of these	18	51%
	No cell phone	4	11%
Q17.2ndMention	Transit App	1	100%
Q18.On.Time Satisfaction with the bus running on time	Neutral	1	3%
	Fairly satisfied	2	5%
	Mostly satisfied	9	23%
	Totally satisfied	27	69%
Q19.Frequency Satisfaction with Frequency of service	Dissatisfied	1	3%
	A little dissatisfied	1	3%
	Neutral	1	3%
	Fairly satisfied	5	13%
	Mostly satisfied	11	28%
	Totally satisfied	20	51%
Q20.Hours Satisfaction with Hours the bus operates	Very dissatisfied	1	3%
	Dissatisfied	1	3%
	A little dissatisfied	1	3%
	Neutral	2	5%
	Fairly satisfied	2	5%
	Mostly satisfied	10	26%
	Totally satisfied	21	55%
Q21.Wknd.Srv Satisfaction with Weekend service	Does not apply to me	3	8%
	Very dissatisfied	5	13%
	Dissatisfied	2	5%
	A little dissatisfied	4	10%
	Fairly satisfied	1	3%
	Mostly satisfied	8	21%
	Totally satisfied	16	41%

Q22.Total.time Satisfaction with Total time for usual trip	Very dissatisfied	1	3%
	Dissatisfied	1	3%
	A little dissatisfied	1	3%
	Neutral	2	5%
	Fairly satisfied	1	3%
	Mostly satisfied	8	21%
	Totally satisfied	25	64%
Q23.Srv.to.Locs Satisfaction with Service to all locations you want to go	Dissatisfied	1	3%
	A little dissatisfied	3	8%
	Neutral	6	15%
	Fairly satisfied	2	5%
	Mostly satisfied	8	21%
	Totally satisfied	19	49%
Q24.Trnsfr.Ease Satisfaction with Ease of transfer btwn GoApex, GoCary, GoTriangle	Does not apply to me	5	13%
	A little dissatisfied	2	5%
	Neutral	2	5%
	Fairly satisfied	3	8%
	Mostly satisfied	6	15%
	Totally satisfied	21	54%
Q25.Clean.Interior Satisfaction with Cleanliness of the bus interior	Very dissatisfied	1	3%
	Fairly satisfied	1	3%
	Mostly satisfied	7	18%
	Totally satisfied	30	77%
Q26.Clean.Stops Satisfaction with Cleanliness of bus stops	Very dissatisfied	1	3%
	Dissatisfied	1	3%
	Neutral	4	10%
	Fairly satisfied	3	8%
	Mostly satisfied	4	10%
	Totally satisfied	26	67%
Q27.Avail.Shltr.Seat Satisfaction with Availability of shelter or seats at stops	Very dissatisfied	1	3%
	Dissatisfied	4	10%
	A little dissatisfied	2	5%
	Neutral	3	8%
	Fairly satisfied	2	5%
	Mostly satisfied	6	15%
	Totally satisfied	21	54%

Q28.Sns.Pers.Sfty Satisfaction with Your sense of personal safety from others on bus	Neutral	1	3%
	Fairly satisfied	5	13%
	Mostly satisfied	7	18%
	Totally satisfied	26	67%
Q29.Oprtr.Court.Help Satisfaction with Operator courtesy and helpfulness	Neutral	3	8%
	Fairly satisfied	2	5%
	Mostly satisfied	5	13%
	Totally satisfied	28	74%
Q30.Usfl.Phone.Inf Satisfaction with Usefulness of info from 485-RIDE	Does not apply to me	8	21%
	Very dissatisfied	1	3%
	Dissatisfied	1	3%
	A little dissatisfied	1	3%
	Neutral	4	11%
	Fairly satisfied	2	5%
	Mostly satisfied	5	13%
	Totally satisfied	16	42%
Q31.Usfl.Print Satisfaction with Usefulness of printed information like schedule or brochure	Does not apply to me	7	18%
	Very dissatisfied	1	3%
	Neutral	2	5%
	Fairly satisfied	2	5%
	Mostly satisfied	5	13%
	Totally satisfied	21	55%
Q32.Usfl.Aud.Vic Satisfaction with Usefulness of audio/visual announcements	Does not apply to me	4	11%
	Very dissatisfied	1	3%
	A little dissatisfied	3	8%
	Neutral	1	3%
	Fairly satisfied	1	3%
	Mostly satisfied	3	8%
	Totally satisfied	23	64%
Q33.Qual.WiFi Satisfaction with quality of WiFi	Does not apply to me	9	24%
	Very dissatisfied	3	8%
	Dissatisfied	1	3%
	A little dissatisfied	3	8%
	Neutral	4	11%
	Fairly satisfied	1	3%
	Mostly satisfied	2	5%
	Totally satisfied	15	39%

Q34.UsflRl.Tm.Info Satisfaction with usefulness of realtime transit information	Does not apply to me	3	8%
	Very dissatisfied	2	5%
	A little dissatisfied	2	5%
	Neutral	2	5%
	Fairly satisfied	5	13%
	Mostly satisfied	3	8%
	Totally satisfied	21	55%
Q35.Ovall.Qual Satisfaction with quality of GoApex service overall	A little dissatisfied	1	3%
	Neutral	3	8%
	Fairly satisfied	5	14%
	Mostly satisfied	4	11%
	Totally satisfied	24	65%
Q36.Most Most important to improve	Bus running on-time	6	27%
	Frequency of service	3	14%
	Weekend service	5	23%
	Service to all locations you want to go	1	5%
	Ease of transferring between GoApex, GoCary and GoTriangle	1	5%
	Cleanliness of the bus stops	1	5%
	Availability of shelters or seats at bus stops	3	14%
	Usefulness of audio/visual announcements	1	5%
	Usefulness of real time transit information	1	5%

Q36.2nd Second most important to improve	Frequency of service	2	11%
	Hours the bus operates	3	17%
	Weekend service	2	11%
	Total time it takes for your usual trip	3	17%
	Ease of transferring between GoApex, GoCary and GoTriangle	1	6%
	Cleanliness of the bus stops	1	6%
	Availability of shelters or seats at bus stops	2	11%
	Your sense of personal safety from other passengers on the bus	1	6%
	Courtesy & helpfulness of bus operators	1	6%
	Usefulness of printed information such as schedule or brochures	1	6%
	Usefulness of audio/visual announcements	1	6%
Q36.3rd Third most important to improve	Hours the bus operates	1	6%
	Weekend service	4	24%
	Total time it takes for your usual trip	1	6%
	Service to all locations you want to go	1	6%
	Cleanliness of the bus interior	2	12%
	Availability of shelters or seats at bus stops	2	12%
	Courtesy & helpfulness of bus operators	1	6%
	Quality of WIFI service	2	12%
	Usefulness of real time transit information	3	18%

Appendix E: Limited Comparisons of GoApex 2024 to GoCary 2023

		GoApex	GoCary
Frequency per week	One day	9%	5%
	Two days	6%	13%
	Three days	6%	15%
	Four days	27%	10%
	Five days	21%	25%
	Six (or 7) days	30%	32%
Trip purpose	Work	64%	65%
	School/College	13%	5%
	Shopping	8%	19%
	Medical/Dental	3%	2%
	Recreation/event	3%	5%
	Other	10%	4%
Employment	Full Time	36%	39%
	Part Time	15%	19%
	Unemployed	13%	7%
	Homemaker/Primary caregiver	3%	7%
	Student	21%	20%
	Retired	10%	8%
	Volunteer position	3%	
Gender identity	Male	38%	56%
	Female	62%	44%
Race/ethnicity	Black/African-American	40%	33%
	Asian (Other than S. Asian)	3%	14%
	S. Asian	0%	
	Hispanic	10%	21%
	Native American Indian or Native Alaskan	0%	3%
	Middle Eastern/N African	0%	
	Native Hawaiian or Pacific Islander	0%	
	White/Caucasian	45%	24%
	Other	3%	6%
Language spoken at home	English	89%	79%
	Spanish	3%	18%
	Other	8%	3%
Vehicle available	Vehicle	35%	35%
	No vehicle	65%	65%
Use of a transit app	Transit app	38%	42%
	No transit app	51%	57%
	No cell	11%	1%

Attachment 3: 2025 Public Comment Form Results Summary

Apex Transit Prioritization Study Draft Recommendations - Feedback Form 2025

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
492	57	1,137	95

Do you agree with the inclusion of the recommendations in Set 1: Fixed Route Service Improvement/Expansion?

1. Implement GoApex Route 1 expansion/improvements already recommended for funding in FY25 and FY26: Sunday service, increased frequency Monday-Saturday, and continuing Bus Stop Improvements.	78% Agree	4% Somewhat Agree	18% Disagree	- Not Sure
2. Implement a new fixed route between Pine Plaza (Costco area) and Pleasant Park.	64% Agree	15% Somewhat Agree	16% Disagree	5% Not Sure
3. Revise existing GoApex Route 1 to provide better access to downtown, Walmart and Chapel Ridge Rd (each change could be implemented independently).	60% Agree	22% Somewhat Agree	15% Disagree	4% Not Sure
4. Implement a new fixed route between downtown and the Veridea East Village area, timed with the Western Wake Tech campus opening and mixed-use center development.	52% Agree	23% Somewhat Agree	14% Disagree	11% Not Sure
5. Implement a new fixed route between downtown, the multi-family apartments on Ten Ten Road, and industrial area on Lufkin Road.	21% Agree	43% Somewhat Agree	23% Disagree	12% Not Sure

56 responses

Please use the space below to add any details about your response to the question above about recommendations in Set 1: Fixed Route Service Improvement/Expansion.

These routes don't make sense. You are not actually going into community park or pleasant park. It seems more like you are prioritizing giving certain neighborhoods access to downtown, but not clear why you are prioritizing some not others. If it's low income housing access, you should explain whether and why the routes include wealthier neighborhoods includes those to the southeast where this is little or no affordable housing.

4 days ago

Would like to see service from the Peakway/White Sogwood for downtown accessibility. To get downtown via pedestrian access this neighborhood has to cross high speed and/or busy commuter streets.

5 days ago

This is a tremendous waste of tax dollars that we should no longer do. The cost is ever increasing, and these buses drive around town emitting exhaust all day and they are mostly empty. If our own town employees who recommend these services do not use them then why do they think the community will? The town tax dollars would be better spent if we had an individual ride service for people that needed a ride.

11 days ago

More timely routes will provide residents transportation options, getting them to local businesses quicker and with less stress and thereby, possibly, more often.

11 days ago

We really need to add shaded bus stops to the list of priorities. The fact that i have to stand in the sun and may get rained-on really discourages me from taking the bus often, especially as our temperatures are going higher and higher and rainfall getting more and more unexpected due to climate change.

16 days ago

Increased frequency is a big improvement we absolutely need with GoApex 1. But connecting Costco area is also a big need that should be prioritized. I love recommendations 2 (because of connectivity to library and Cosctco) and 3 (because of the improved stops for Route 1).

16 days ago

disagreement with the recommendations unless there is data supporting the additions (e.g., is ridership there to support such expansions/additions).

23 days ago

If route 1 is revised and removed from current stops, can we offer sooner options for those that or loosing their stops?

23 days ago

Wake Tech and mixed-use center will have diverse and periodic use. Ie, go to classes / work daily from surrounding areas.

Downtown is still too small for larger population to have frequent use.

25 days ago

The route betweeen Pine Plaza and Pleasant park is long overdue and should be top priority. It connects multiple stores, shopping areas, and recreation areas. It provides the largest transportation footprint possible.

26 days ago

This will increase crime in the Apex area

26 days ago

Expand current route frequency before adding new. 1 hour waits is not sustainable or helpful in the long run.

26 days ago

The revised GoApex option (Concept B) seems to connect the most high-demand destinations.

one month ago

The survey should ask whether the respondent rides the bus and if they are bus dependent (without a car). Non-riders might think the bus does not have adequate value. Entirely different demographic!
I am thrilled about the Pine Plaza / Pleasant Park route. Reaching the library is my highest personal priority. The four mile roundtrip walk from my home is at the limits of my physical capacity as a senior, but tolerable during pleasant cool weather. Reaching the library with a roller cart full of heavy books is currently impossible during rain, ice, and especially EXTREME SUMMER HEAT. Some interim periodic or pop-up shuttle is needed for the three years until this library route is likely to launch. The two passenger Parks & Recreation buses appear underused. Whenever I get off the 305 bus at Mason Street, I see those shuttles just sitting unused in the town parking lot.
Greater frequency for the Route One will definitely make this more efficient for bus-dependent people and more attractive to folks who own a car. I hope the Walmart stop improvement means a covered bench will be located right near the store, rather than requiring the lengthy walk with packages.
I have less personal need for other routes at this point. I recommend prioritizing service for the lowest-income communities and the senior residences where riders are likely to be bus-dependent. Bus access to WakeTech seems smart!

one month ago

We should secure funding for the expanded services from town and county sources as much as possible. The people of Apex should pay for this with local taxes because we can - we're as well of as anyone else in the county. Wake County govt should probably support the project also, given it gets all of our property tax money. Do not depend on funding from the NC state legislature, which is fickle, or the federal Congress, which is broke.

one month ago

Would like to see expanded services further out Olive Chapel Rd

one month ago

I dont understand that you are developing is west of 540 into oblivion, but you are not even suggesting more routes out by us at Jenks/Richardson Rds. Not even the door to door coverage area reaches west/ past Kelly Rd.

one month ago

Any interest in expanding to include Apex Nature Park area and Bella Casa.

one month ago

Beaver Creek (Target, Petsmart...) / Apex Crossing (Food Lion, Aldi..) areas need to be connected to downtown through greenways and bus routes.

one month ago

I think constant improvements to the existing GoApex Route 1 is important to increasing ridership and providing better overall service. I'm not sure about a new fixed route to the Veridea East Village area as the area is not developed yet, so probably not high priority. Lastly, I disagreed on a new fixed route between downtown and areas around Lufkin Road because I do not think covers very important areas compared to other areas of Apex.

one month ago

My family (including our adult daughter with disabilities who can not drive) us thrilled to see the route 2!! Hope that route comes to fruition, and there is a bus stop at Apex BBQ and Townside Dr at the Scotts Mill entrance by Saint Mary Magdalene. It looks like this might even go by Eva Perry (?). Yes!! Bus stop at Eva Perry please!!

one month ago

Thank you for your time and energy spent researching these projects. Our “small town” is growing so fast, and hopefully the additional bus services will help alleviate some of the traffic near downtown, the community center, Costco.

one month ago

Increased service is a wonderful way to experiment if ridership will increase when bus frequency increases.

I am most excited about bus access to Eva Perry library and the Pine Plaza area. Pedestrian crossing of US-64 is pretty treacherous.

one month ago

How about a possible route for the library in Apex ?

one month ago

Previous comment is relative to the Ten-Ten Road route.

one month ago

I think that a route connecting Sweetwater and Downtown Apex, even if double the length, may have more than double the ridership.

one month ago

Would like to see service to Apex Friendship School campus.

one month ago

None of these routes take into consideration the Alex Peakway extensions. Would routes change in the future Peakway is a full circle?

one month ago

Prioritize the order of the proposed fixed route service recommendations. They are currently listed in the staff-recommended priority order.

89%	1. Implement GoApex Route 1 expansion/improvements already recommended for funding in FY25 and FY26: Sunday service, Increased frequency Monday-Saturday, Continuing bus stop improvements	Rank: 1.59	17 ✓
84%	2. Implement a new fixed route between Pine Plaza (Costco area) and Pleasant Park.	Rank: 2.19	16 ✓
79%	3. Revise existing GoApex Route 1 to provide better access to downtown, Walmart and Chapel Ridge Rd (each change could be implemented independently)	Rank: 3.00	15 ✓
16%	Other	Rank: 3.00	3 ✓
79%	4. Implement a new fixed route between downtown and the Veridea East Village area, timed with the Western Wake Tech campus opening and mixed-use center development.	Rank: 4.07	15 ✓
79%	5. Implement a new fixed route between downtown, the multi-family apartments on Ten Ten Road, and industrial area on Lufkin Road.	Rank: 4.07	15 ✓

19 Respondents

Do you agree with the inclusion of the recommendations in Set 2: Other Recommendations (non-fixed route service, capital projects, and planning projects)?

1. Continue to support federally-required GoApex Door to Door complementary ADA service, and expand required service area as fixed-route service expands.	71% Agree	18% Somewhat Agree	6% Disagree	6% Not Sure
2. Explore options to serve seniors and those with disabilities outside the federally-required GoApex Door to Door Service Area.	57% Agree	25% Somewhat Agree	14% Disagree	4% Not Sure
3. Support Phase 1 of the proposed downtown Mobility Hub, which would provide a bus transfer area in downtown (see link to Mobility Hub study in the Resources tab on the project webpage).	64% Agree	16% Somewhat Agree	14% Disagree	6% Not Sure
4. Evaluate land use policies for transit-supportive development as part of Peak Plan 2055 - the Town's comprehensive plan update beginning in 2025.	72% Agree	12% Somewhat Agree	8% Disagree	8% Not Sure
5. Investigate Transit Signal Prioritization, which would allow buses to travel more efficiently.	52% Agree	36% Somewhat Agree	8% Disagree	4% Not Sure
6. Explore options to serve others (those who are not seniors or individuals with disabilities) outside the general fixed-route service area.	36% Agree	28% Somewhat Agree	22% Disagree	14% Not Sure
7. Continue to support improved pedestrian and bicycle connections to transit.	82% Agree	16% Somewhat Agree	2% Disagree	- Not Sure

51 responses

Please use the space below to add any details about your response to the question above about recommendations in Set 2: Other Recommendations (non-fixed route service, capital projects, and planning projects).

You should review where all of the funding for town development is going. I know that's broad, but if you look at it, it seems like a lot of being diverted to southeast apex around Bella casa. Other than affordable housing projects. Or to Abbington (why, for example, were they one of the first to get repaved? No one drives there?). Why don't old neighberhoods around downtown get any focus? It seems like parks, greenway connections, bus routes, etc. all get put over there. And what we get near downtown is a repaved parking lot (instead of a park), a parking sensor app (so people in southeast apex can park easier there when they leave their oasis), a "streetscaped" new downtown in a couple years, a delayed tunstall house renovation (which may be dedicated only to seniors), etc. literally southeast apex is 10 minutes away by vehicle from downtown but everyone in neighborhoods near downtown still have to drive, but we get no bus stops. And they turn apex downtown into a social district with no place for kids to go, in a family town. They could have built a park near downtown but they didn't, they wanted to keep that in southeast apex. It's just exhausting watching the diversion to southeast apex. Please try to plan bus routes, if you do them, to include stops in neighborhoods like Waterford green, seagroves farm, Beckett crossing, dogwood ridge, and haddon hall. Also please ensure the bus actually stops at parks - not just so the person has to walk another 20 minutes to the entrance.

4 days ago

Stretching resources too thin may impact resources for the greatest number of riders. The reasonable person test is a necessity here in my opinion.

5 days ago

Sidewalk connectivity and safety measures are continued issues for pedestrian access to bus service.

5 days ago

see comment 1

11 days ago

I would like to see Transit Signals as a a tip-top priority. With the traffic on our roads if the bus is crawling along with everyone else it will make the service less attractive to use. If folks can get around a bit quicker than their cars when doing in town stuff I believe they would more likely adopt "mini" mass transit lifestyle.

11 days ago

I am not sure of priorities in this set since I do not have data or information on usage of buses by seniors and disabled people in Apex. If ridership is low for that category, we are better off spending $$ where we can get use out of it. I would absolutely love dedicated lanes for buses and better land use policies to have a transit forward community.

16 days ago

is there data to support the recommendations? Is there demand for what's being recommended?

23 days ago

Need a way to get to airport and come back. Given RDU is growing fast, more people are using the airport, and this trend will continue. Time to at least think about it. I'm sure the bus won't be running empty most of the time.

25 days ago

Every senior or person with disabilities should have access to the door-to-door service regard less of their location.

26 days ago

Make pedestrian and bike access go all the way from Downtown Apex to the American Tobacco Trail entrance on Olive Chapel Rd. There is one tiny section on Olive Chapel Rd that doesnt have sidewalk/bike coverage. If you all could fix that so people could actually take Olive Chapel Rd with their bikes the whole way between DT and the ATT, it would be amazing!

one month ago

Improving safety of pedestrian travel to the bus stops shoulf be a priority. A lot of people are not using crosswalk which poses a serious risk. Please consider more lights and/or crosswalk for pedestrians.

one month ago

More park-and-ride options to take advantage of GoTriangle routes.

one month ago

Better connections to adjacent communities (i.e., bring people into Apex from Cary, Holly Springs, and Fuquay.

one month ago

For Door-to-Door service, I think disabled and frail elderly individuals who must have the support to reach medical appointments and basic amenities should always receive priority. But including seniors with minor medical limitations would be helpful. Note that I am eligible based on age for the Wake County Access program, which would have theoretically helped me reach a specialist medical appointment for minor outpatient surgery and related procedures. But I have never been successful in being one of the lucky first callers to Wake Access. Users can only attempt reservations at 7am on the morning before an appointment. Apparently, all slots fill up within about six minutes. This becomes a long-shot lottery where folks compete by ringing in repeatedly, trying to reach a human. The town could easily provide a better reservation-based option for seniors traveling outside the current bus service.
Crosswalk Signal Prioritization also needs to be optimized for pedestrians. Catching a bus on time can be hampered by long waits to cross a major street. I often get stuck at Salem & Hunter, then somethings further delayed by a passing train, when racing for the once-an-hour GoTriangle 305.
Bus route schedules need to be easier to find. There should be plexiglass holders inside the Route One bus with printed schedules for all three buses that currently travel through Apex. Bus schedules should be available at the Halle, the Senior Center, the Library, and Town Hall.
Given weather extremes, we really need covered benches. I have waited in torrential rain and miserable heat because an appointment could not be cancelled without a penalty fee. I have also delayed errands because the thunderstorm or heat warning was at a dangerour level. Thank you for making the buses "blissfully airconditioned" inside.
I saw an obscure reference that the proposed multi-modal transit hub would not have a restroom. That is cruel. Any regular bus rider knows that finding a bathroom before hopping from long bus route to the next long bus route can become an emergency. Maybe there is some technical solution where regular bus riders can register for a free pass that electronically unlocks the restroom. Or I would gladly pay a quarter for coin-operated access when a bathroom is urgently needed. As a senior post-menopausal female who had a hysterectomy to treat uterine cancer -- anticipating bathroom access impacts me every single day. Please, please, please. Restrooms for bus riders is actually my most crucial comment, even more important than my desire to reach the library!

one month ago

I agree

one month ago

Yes to providing more access to seniors outside of fixed route service area

one month ago

See set #1 above

one month ago

I think that continued support of the Door to Door service is important for people who need a special transportation service to get where they need to go. The Apex Mobility Hub is great for making transportation very central right next to downtown Apex. I wasn't totally sure about #4 and I do not know much about Peak Plan 2055. Keeping bus services efficient is important for increasing ridership. There is still a lack of plans for western Apex, Olive Chapel Road, and Sweetwater Town Center areas so I support #6. Having more ways to get around Town is great.

one month ago

Anything that expands or improves the bus system in Apex we are for. We rarely use the bus as is because there are no stops near us in Cameron Park. Our daughter will someday possibly use the door to door, but any expansion to that service would be great

one month ago

Phasing service outside the federally required area seems like a better way to explore this need.

I don't understand the Transit Signal Prioritization. If that means dynamically controlling traffic lights in the presence of buses, I guess that is ok. Definitely don't want it to be prioritized to the point that it annoys too many drivers causing some loss of support for public transit.

More important than connections for pedestrians and cyclists to me is safety when moving through the downtown area. Not sure if that's the focus of this survey, but I would want to avoid funding connection improvements that people avoid for safety concerns. Meeting regulations is not the same as individuals safety "feelings".

one month ago

What, if any crossing improvements are planned for the widening of 55, especially at Salem St?

one month ago

Overall, do you think these study recommendations (both sets) capture the highest-priority local transit needs in Apex over the next 0-5 years? Why or why not?

No. You are clearly favoring some neighborhoods over others. You need to review your map to make sure it is not unfair and isn't serving areas where town leadership lives unfairly. If you want to service affordable housing areas or seniors, prove it - show us why your proposed routes serve the most from that population possible. I doubt your options do. I bet it aligns with southeast apex diversion.

4 days ago

Somewhat agree. I would live to see the neighborhoods attached to the Peakway as well as inside the Peakway have access to public transit.

5 days ago

no I do not, this is a tremendous waste of taxpayer money and should be eliminated

11 days ago

Yes, the sets address but are not the end all. The city needs manage transportation options that reflect the changing needs of the residents to ensure a healthy population and economy.

11 days ago

Yes, I think the plan presented is well thought out for the near future. If all goes well with the plan getting around town to do in-outs by bus would be a very viable and useful option for the resident.

11 days ago

Yes. Some of the needs we have been vocalising are well captured in these options but its a very dense survey and I am afraid its discouraging people from commenting. I wish this was split into 2 surveys for sets 1 and 2 at different times through the year.

16 days ago

no. also need to include other more viable/sustainable options like Wilson NC on-demand micro transit service

23 days ago

Yes. Provides expanded access to downtown

25 days ago

Builders are building fast, road will change, population will increase. Watch out the study will be out of date soon.

25 days ago

Yes because they keep up with ongoing development in Apex.

26 days ago

Yes. Expanding the access to shops and public spaces, whether by bus or by door-to-door service should be a priority.

26 days ago

Yes. I think these recommendations would greatly increase the ability of Apex residents to use the local transit

26 days ago

yes

26 days ago

No, town money should only be spent on improving sidewalks

26 days ago

Yes and No. I think you are leaving out other transit ideas that might be appreciated (like motorized scooters) and better sidewalks/trail access between destinations. I would love to take the trails between more destinations.

one month ago

While public transport is wonderful and should be the norm, keep in mind that many people will not use it. Please ensure some part of the budget is used to provide improvements to pedestrian, bike, and personal vehicle travel. Thank you!

one month ago

No, the buses are not being used because we have sprawl. With the exception of downtown the stores, businesses and medical facilities a spread far apart.

one month ago

Yes, if they all get funded

one month ago

YES! Excellent and thoughtful work by all involved.

one month ago

Yes, town leaders have done a good job planning for transit needs. I think more effort should be made to distinguish the feedback from "riders" who depend on the bus everyday and from "non-riders" who might not consider the bus important. I have seen residents comment on social media that the Route One bus always appears to be empty -- that is not true!
When I am waiting on Hunter Street for the bus, neighbors sometimes ask why I am just standing there without my dogs. Locals who walk their own dogs down that street everyday do not even notice that the bus stop exists. Many residents are unaware that the bus route is free and that useful destinations can be reached. More marketing is needed on bus convenience once the frequency improves.
I assume that transit staff are paying attention to and advocating for proposed regional bus changes that would help Apex residents reach Raleigh and Cary more efficiently. I ride the express bus periodically (hours are too limited) and the 305 bus regularly. For an older population, specialist medical appointments are the best example of traveling by bus for essential services that do not exist in Apex. There are times that I would like to reach Holly Springs and Fuquay-Varina by bus as well.

one month ago

Yes - there's a good mix of improvements to existing options, development of new options that coincide with expansions in the town, and consideration for those whose mobility is more limited.

one month ago

Yes

one month ago

Good to progress our Apex area.

one month ago

No, doesn't go far enough to service us out here west of 540

one month ago

currently Apex greenways are not connected together, Connect the greenways together.

one month ago

Yes, I believe that many of the plans capture the needs of local transit around Apex.

one month ago

Yes . Focusing on a new route with stops along Apex BBQ would allow Scotts Mill, Cameron Park, Dogwood Ridge, Depot 499 residents, and all other residents down Apex BBQ to get to parks, shops, restaurants, medical buildings etc. Love it! Need it! And we'd finally be able to frequently use it!

one month ago

Yes. We have seen so much growth and expansion here in Apex since moving here in 1985! Supporting public transportation in and around Apex Amy help to alleviate some of the congestion, as well as provide safe transportation for Seniors and those with disabilities. Thank you for your hard work.

one month ago

I think so. It seems service frequency and service area are expanding and that seems positive to me.

The Veridea connection seems important especially in parallel with the siting of the Wake Tech facility.

one month ago

I would like to see service between downtown and the Apex Friendship school campus.

one month ago

Do you have any other comments or questions to share about these draft recommendations?

I discovered that my homebase bus stop on Hunter Street will be eliminated as part of the route changes. For me personally, that change counterbalances any planned improvements. There needs to be ample warning posted at the bus stop and inside the bus, giving riders a chance to protest the stop elimination, before that stop gets removed. The Town of Cary and GoTriangle give very prominent warning about proposed modifications that will disrupt the life logistics for specific riders. This information is buried on a tiny-scale planning map. Removing stops must not be done casually.

15 hours ago

Thanks for doing them. But recommend more diligence to prove out the needs and not being unfair.

4 days ago

I wanted to throw this out there if its possible to consider using existing CSX infrastructure for connectivity with existing passenger rails that go through Durham and Cary. Or can we start a test rail between Durham, Cary, Apex and Raleigh using CSX infrastructure.

16 days ago

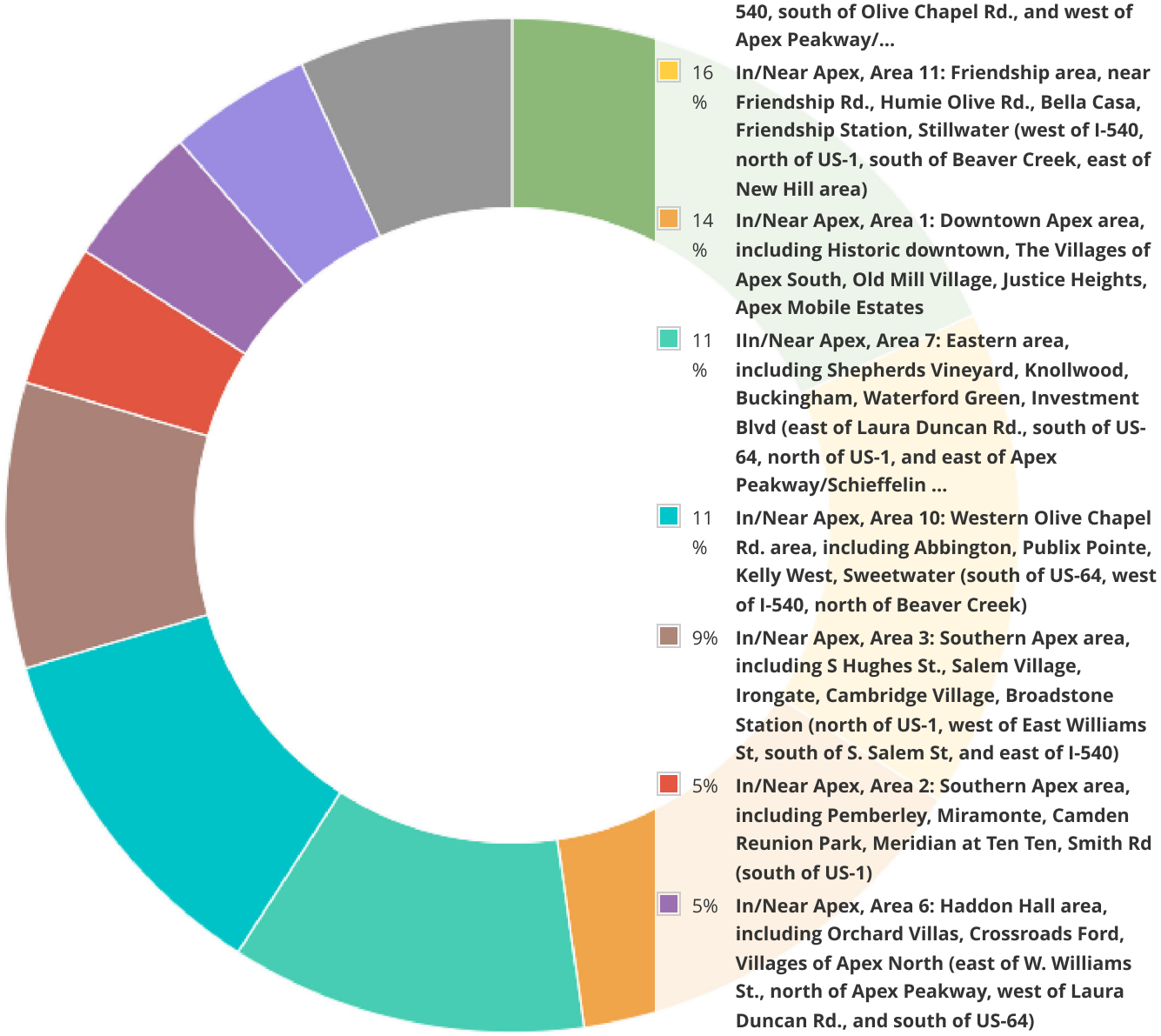
also need to include other more viable/sustainable options like Wilson NC on-demand micro transit service

23 days ago

Wish to have some access to places beyond Apex. Would be nice to have a shuttle to go between RDU <=> Apex

25 days ago

Which area best describes where you live? Select one option below. Click to enlarge the map.



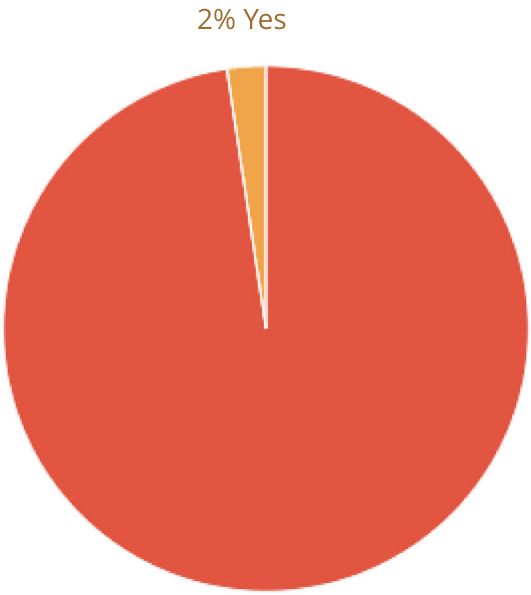
44 respondents

What option best describes your racial identity? Select all that apply.

86%	White or Caucasian	37 ✓
5%	Black, African, or African-American	2 ✓
5%	Asian (other than South Asian)	2 ✓
5%	Other	2 ✓
2%	South Asian	1 ✓
0%	Native American, American Indian, or Alaska Native	0 ✓
0%	Native Hawaiian or Pacific Islander	0 ✓

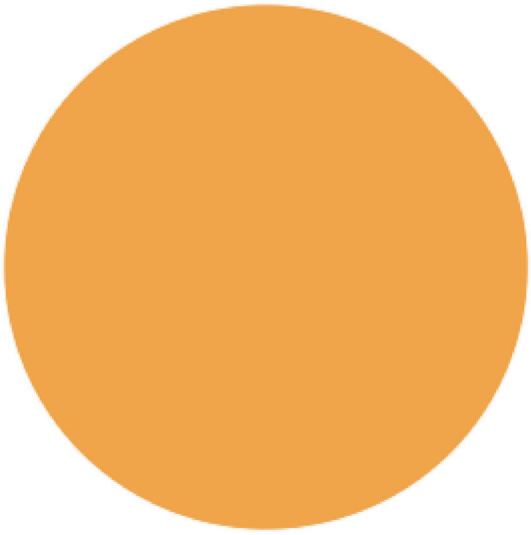
43 Respondents

Do you consider yourself of Hispanic origin?



42 respondents

Do you speak English very well?



100% Yes

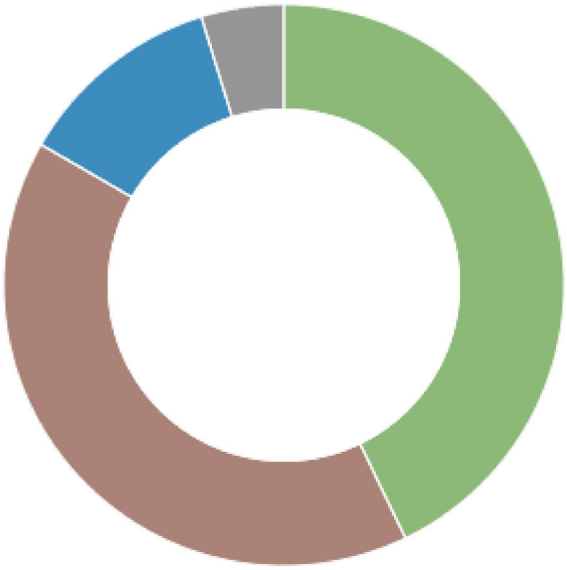
43 respondents

If you don't speak English very well, what language do you prefer to speak?

Greek

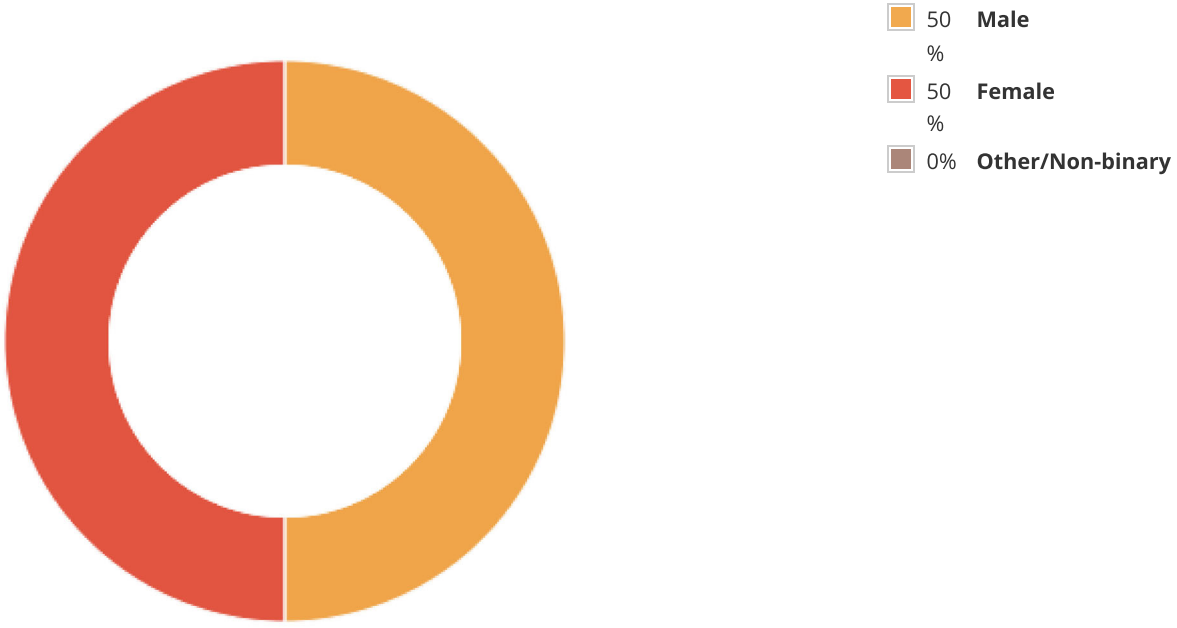
one month ago

What range best fits your age?



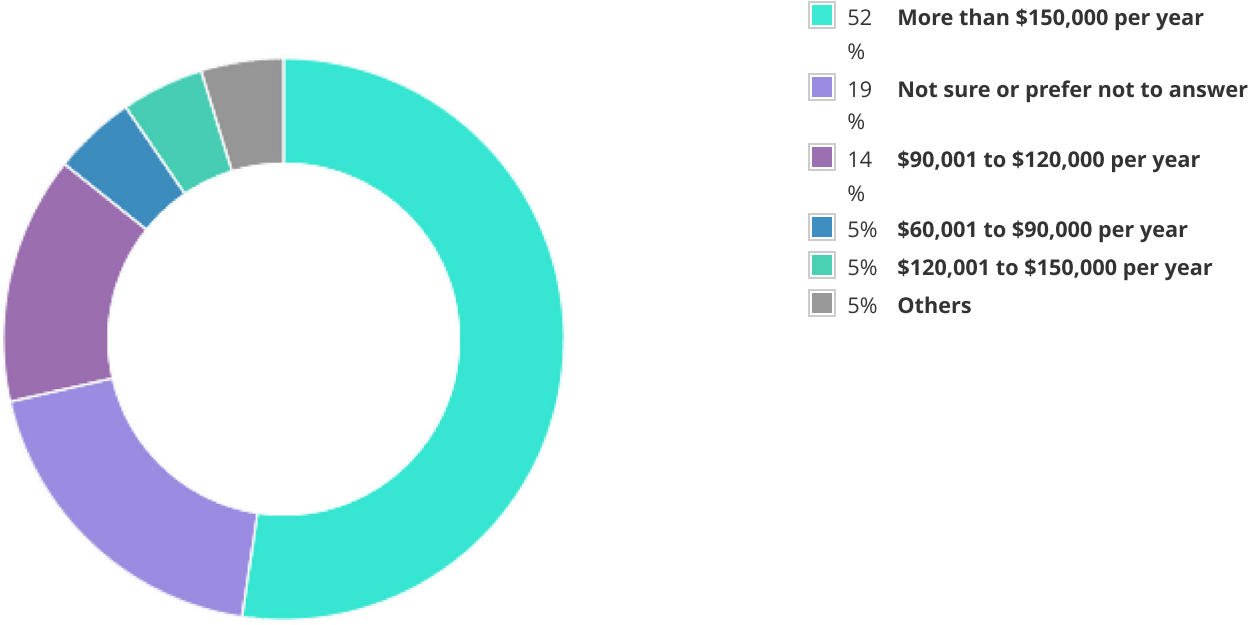
42 respondents

What option best represents your gender identity?



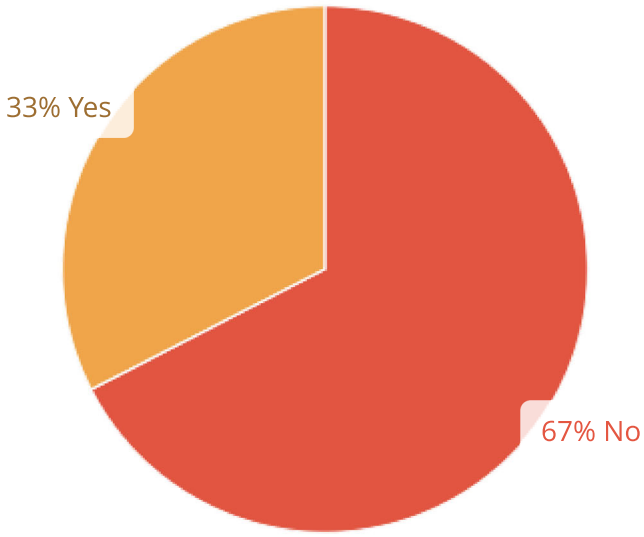
42 respondents

What range best describes your **household** income?



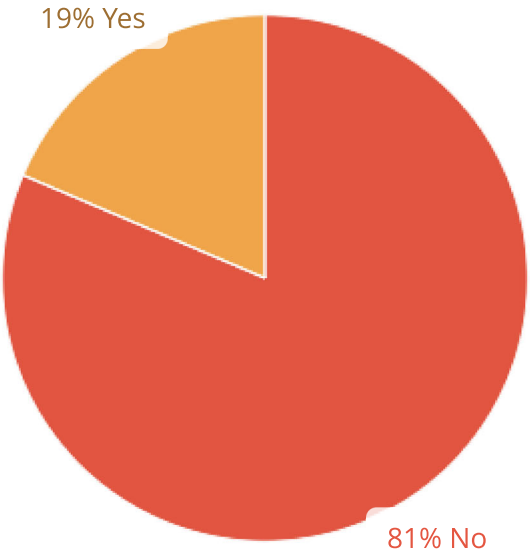
42 respondents

Are there children age 12-18 in your household?



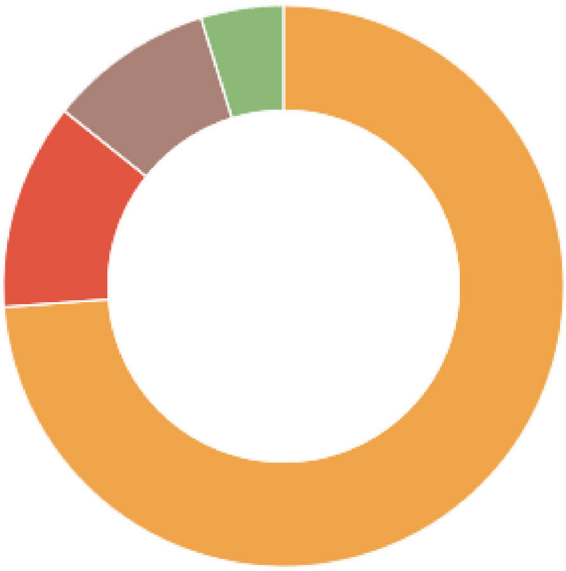
43 respondents

Does anyone in your household age 16 or older have a disability that prevents them from driving alone at any point?



43 respondents

Does everyone in your household age 16 or older, generally have a vehicle available to use when needed?



- 74 % **Yes**
- 12 % **Yes, but not everyone has a drivers license or they choose not to drive**
- 10 % **No**
- 5% **No, but not everyone has a drivers license or they choose not to drive**

42 respondents

Do you agree with the Draft Recommendations for Fixed Route Service Improvement/Expansion for the Apex Transit Prioritization Study?

No data to display...

Do you agree with the Draft Recommendations for Fixed Route Service Improvement/Expansion for the Apex Transit Prioritization Study?

No data to display...

Do you agree with the Draft Recommendations for Other Projects for the Apex Transit Prioritization Study?

No data to display...

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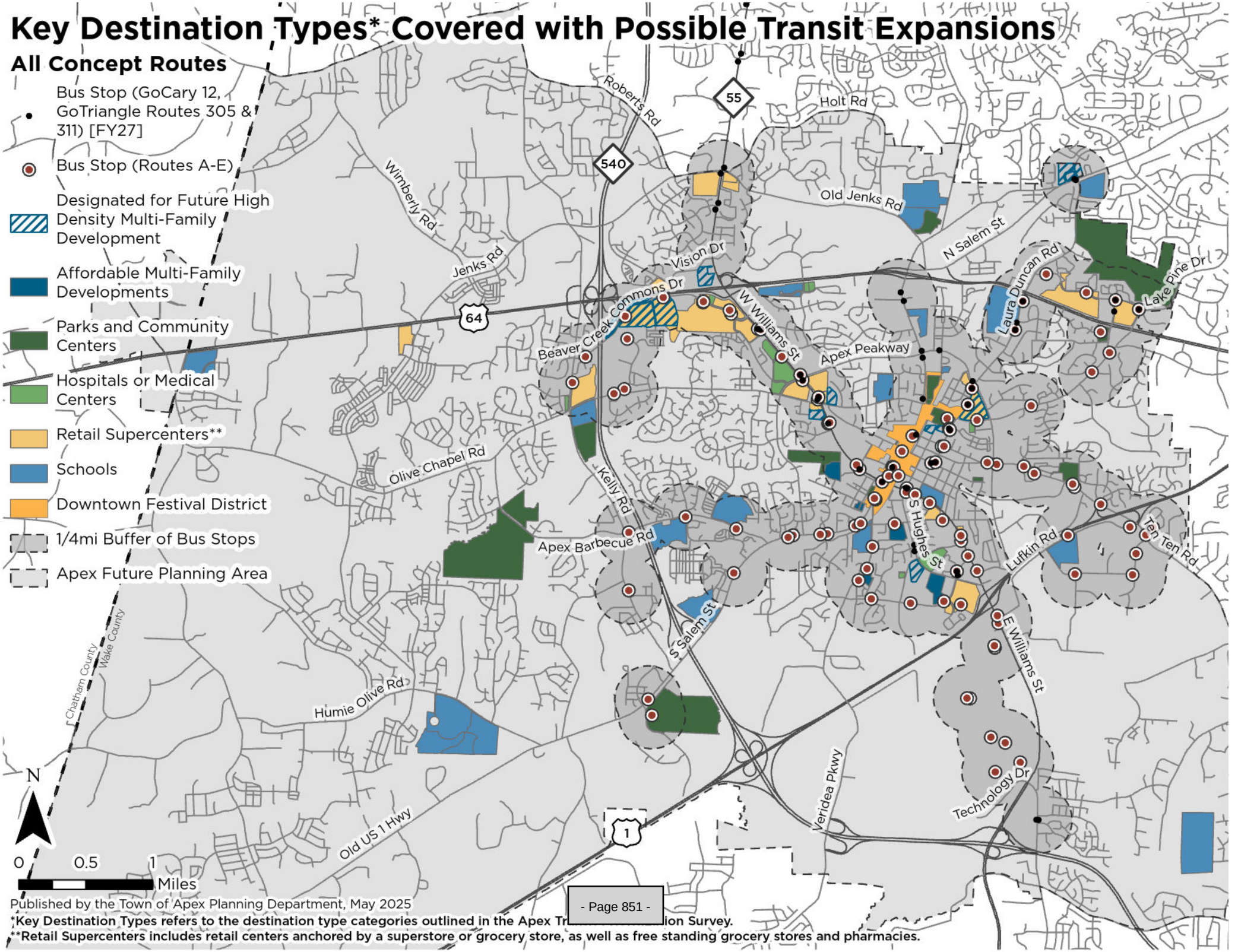
APPENDIX D: ROUTE ANALYSIS SUMMARY – All Routes

Key Destination Types* Covered with Possible Transit Expansions



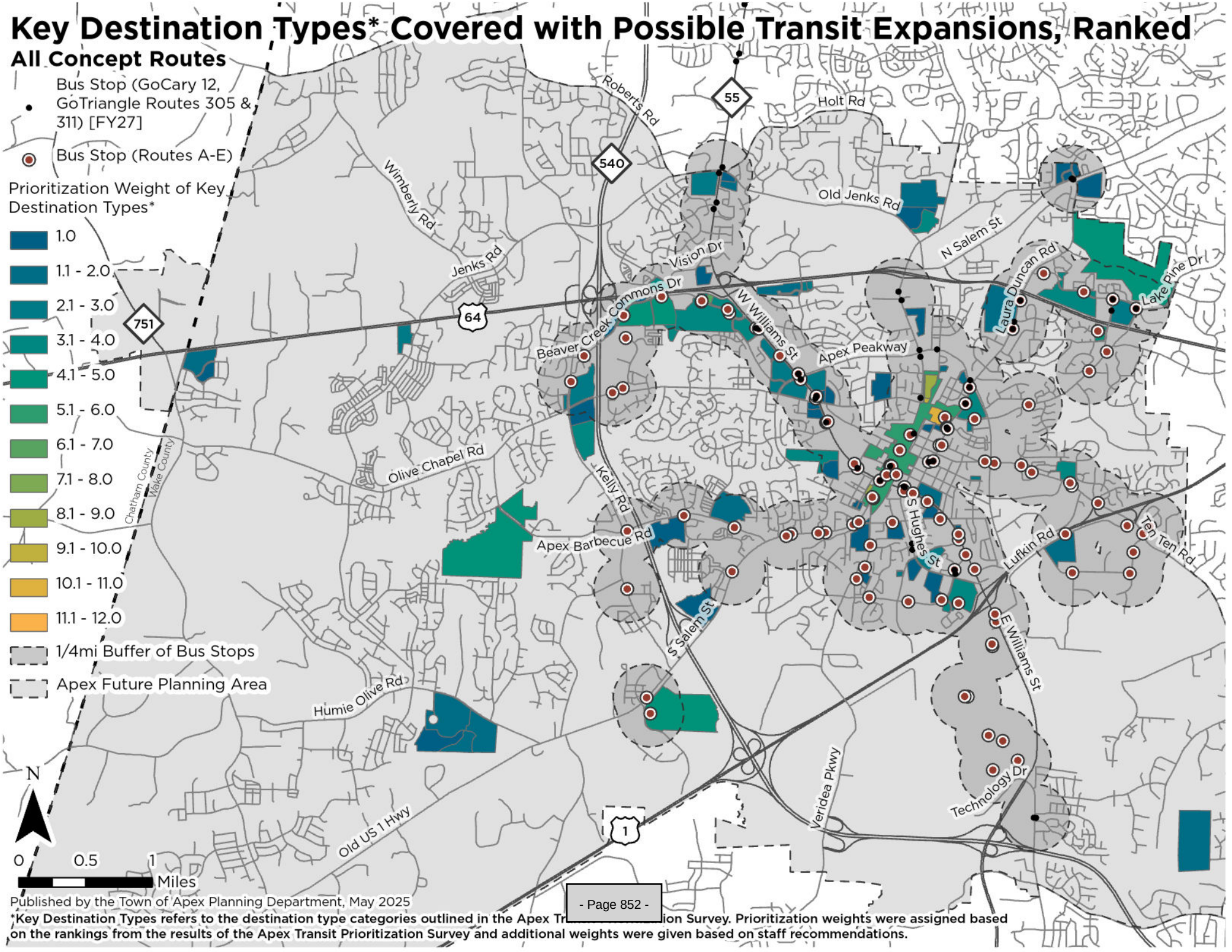
Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey.

**Retail Supercenters includes retail centers anchored by a superstore or grocery store, as well as free standing grocery stores and pharmacies.

Key Destination Types* Covered with Possible Transit Expansions, Ranked

All Concept Routes

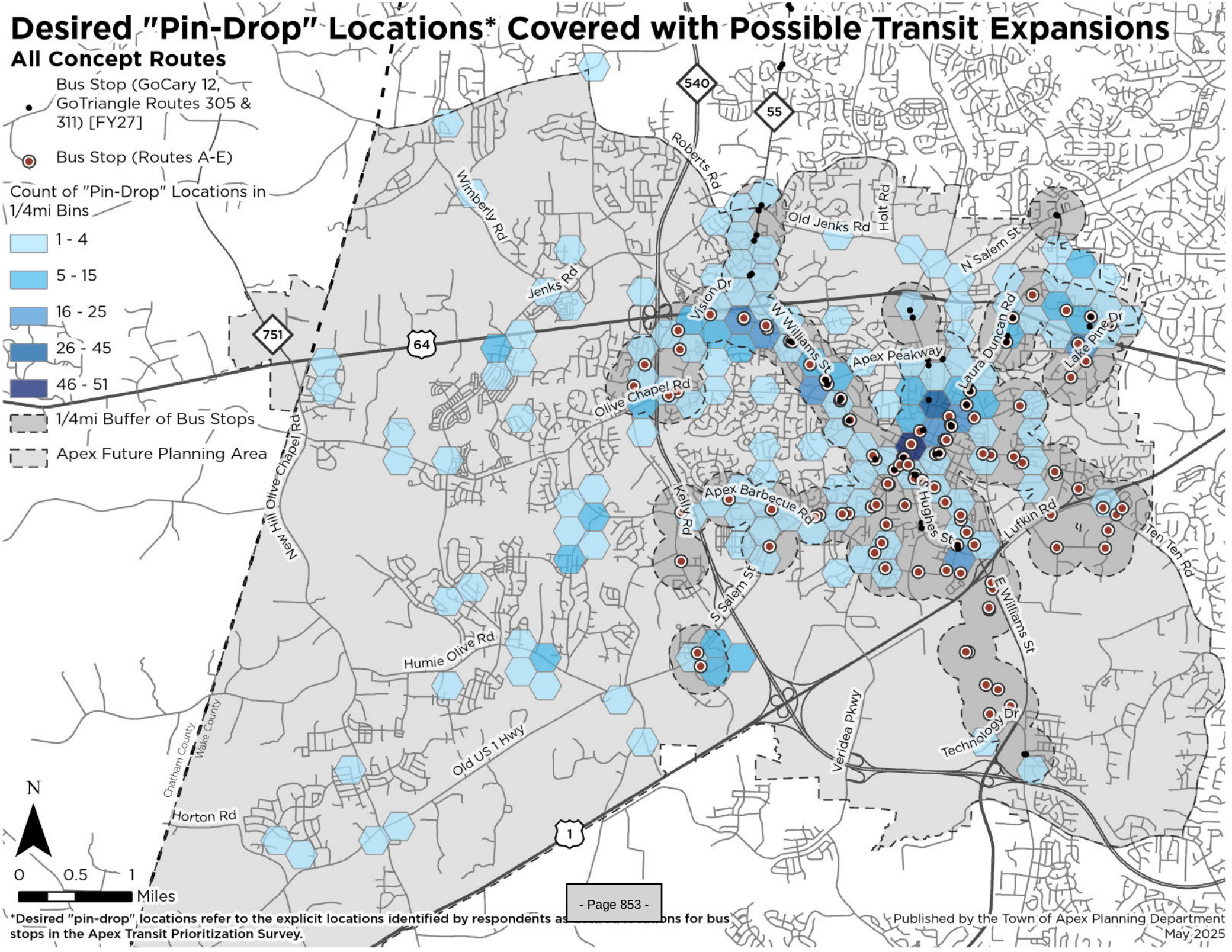


Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey. Prioritization weights were assigned based on the rankings from the results of the Apex Transit Prioritization Survey and additional weights were given based on staff recommendations.

Desired "Pin-Drop" Locations* Covered with Possible Transit Expansions

All Concept Routes

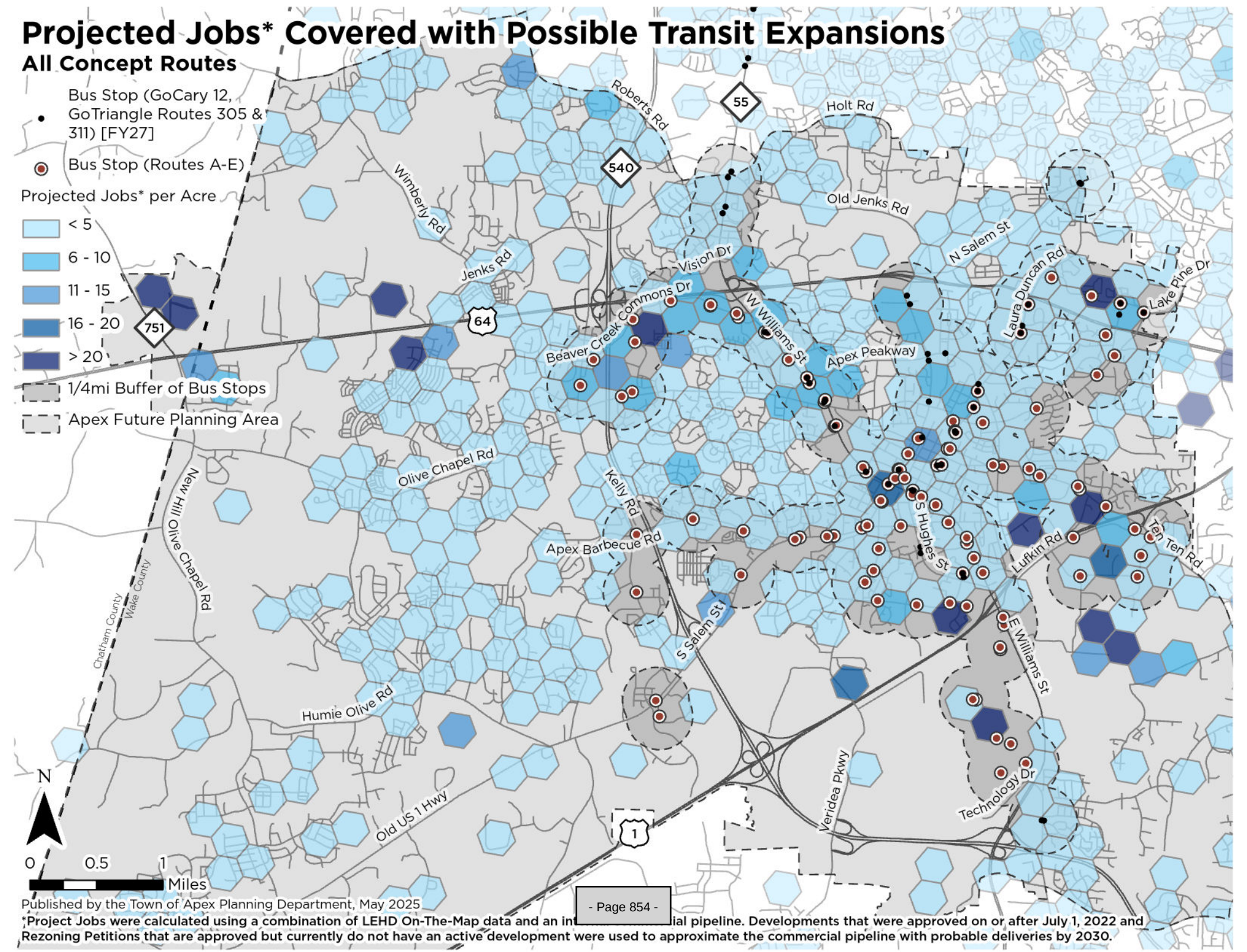


*Desired "pin-drop" locations refer to the explicit locations identified by respondents as [illegible]ons for bus stops in the Apex Transit Prioritization Survey.

Published by the Town of Apex Planning Department
May 2025

Projected Jobs* Covered with Possible Transit Expansions

All Concept Routes

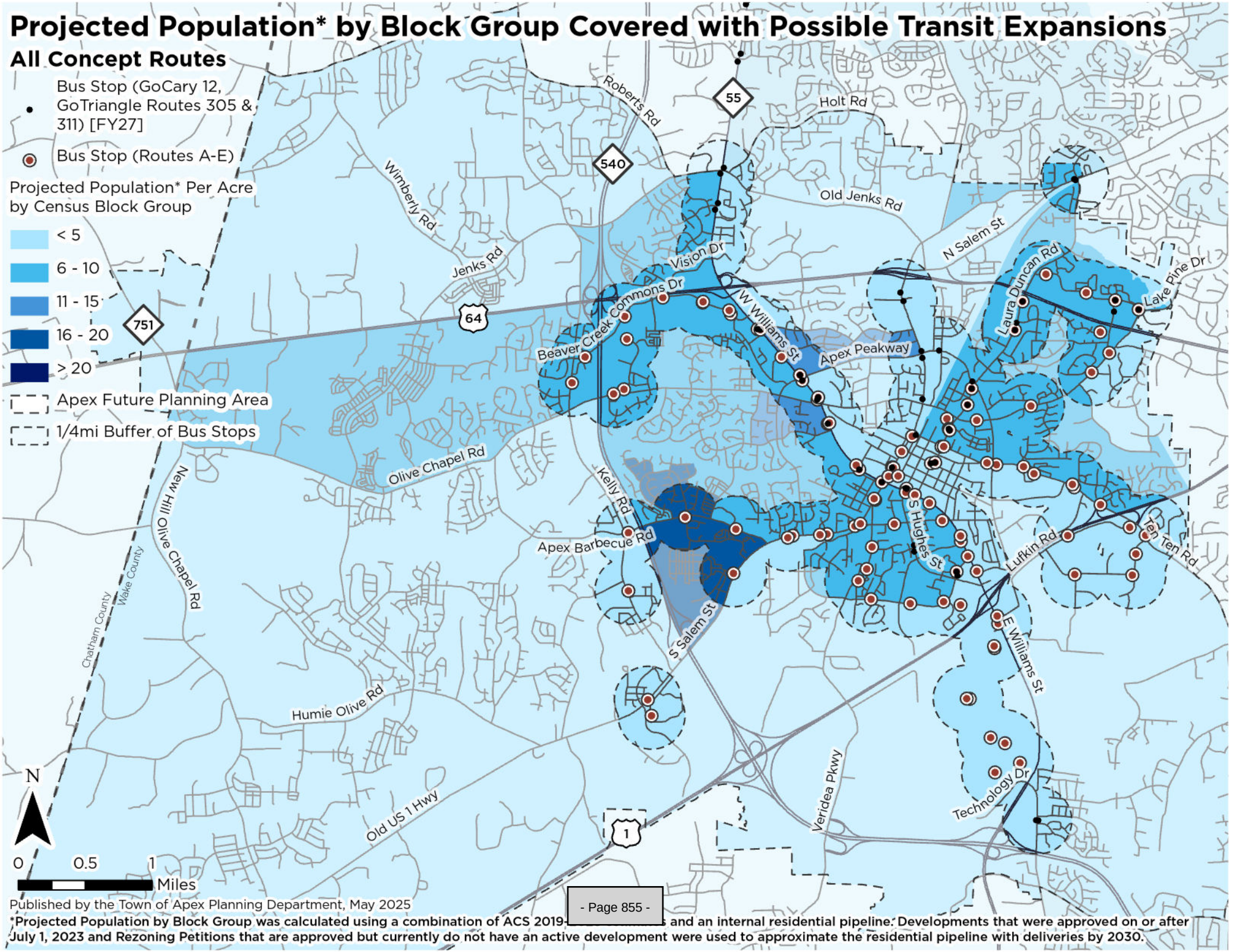


Published by the Town of Apex Planning Department, May 2025

*Project Jobs were calculated using a combination of LEHD On-The-Map data and an in[illegible]ial pipeline. Developments that were approved on or after July 1, 2022 and Rezoning Petitions that are approved but currently do not have an active development were used to approximate the commercial pipeline with probable deliveries by 2030.

Projected Population* by Block Group Covered with Possible Transit Expansions

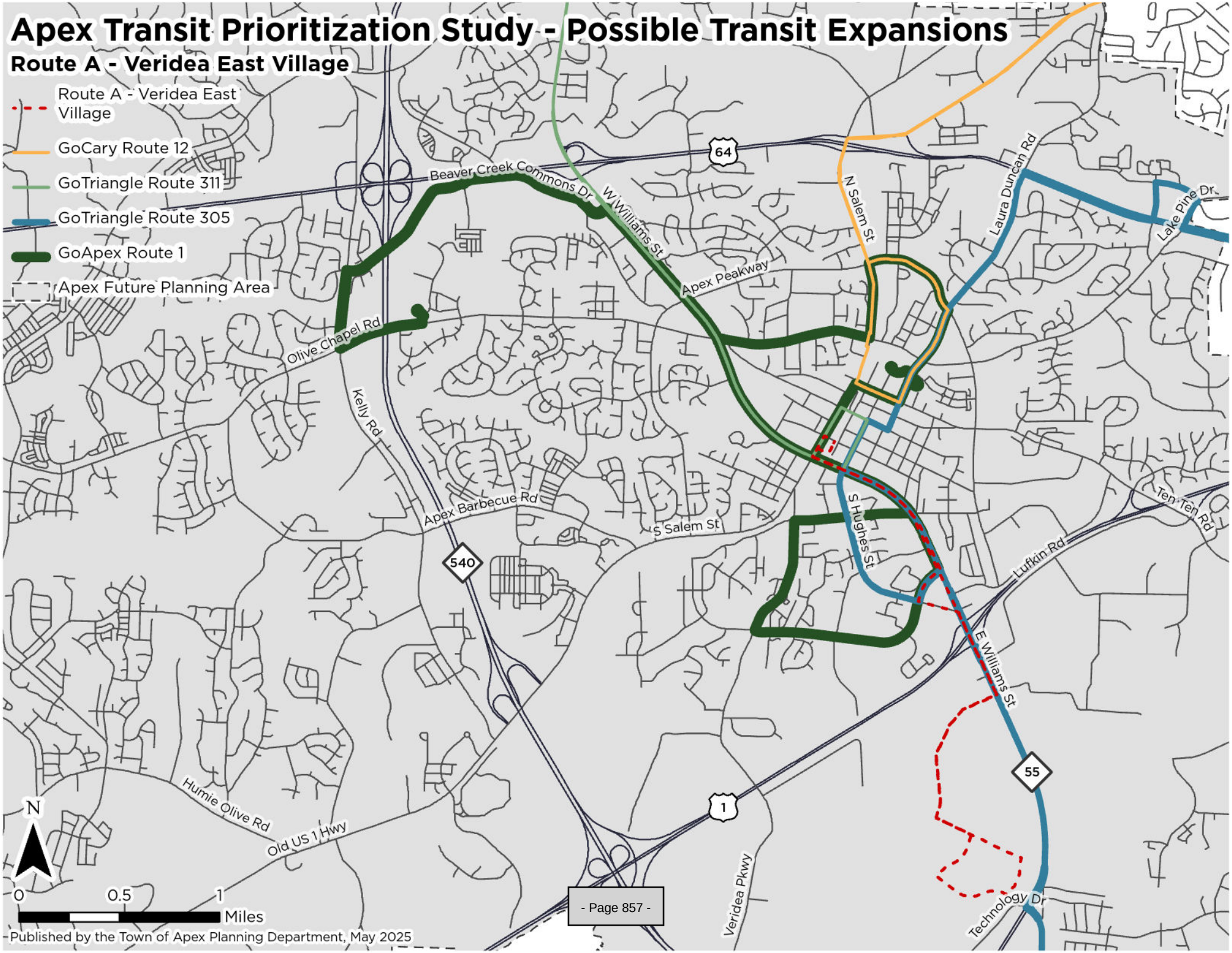
All Concept Routes



Published by the Town of Apex Planning Department, May 2025

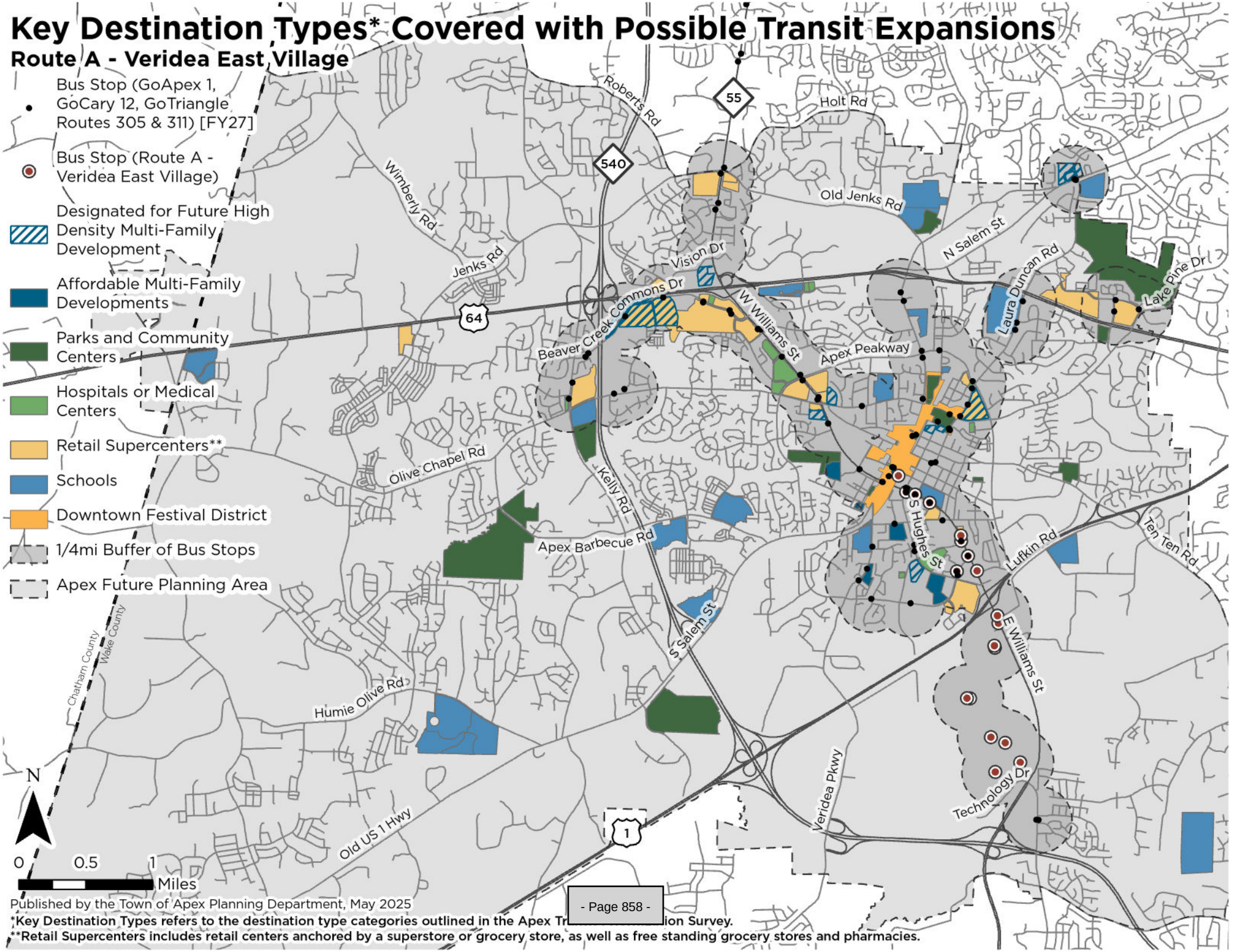
*Projected Population by Block Group was calculated using a combination of ACS 2019- s and an internal residential pipeline. Developments that were approved on or after July 1, 2023 and Rezoning Petitions that are approved but currently do not have an active development were used to approximate the residential pipeline with deliveries by 2030.

APPENDIX D: ROUTE ANALYSIS SUMMARY – Route A


Apex Transit Prioritization Study - Possible Transit Expansions
Route A - Veridea East Village
Route A - Veridea East Village
GoCary Route 12
GoTriangle Route 311
GoTriangle Route 305
GoApex Route 1
Apex Future Planning Area
Beaver Creek Commons Dr
W Williams St
Apex Peakway
N Salem St
Laura Duncan Rd
Lake Pine Dr
Olive Chapel Rd
Kelly Rd
Apex Barbecue Rd
S Salem St
S Hughes St
Ten Ten Rd
Luffkin Rd
E Williams St
Humie Olive Rd
Old US 1 Hwy
Veridea Pkwy
Technology Dr
64
540
1
55
N
0
0.5
1
Miles
Published by the Town of Apex Planning Department, May 2025

Key Destination Types* Covered with Possible Transit Expansions

Route A - Veridea East Village



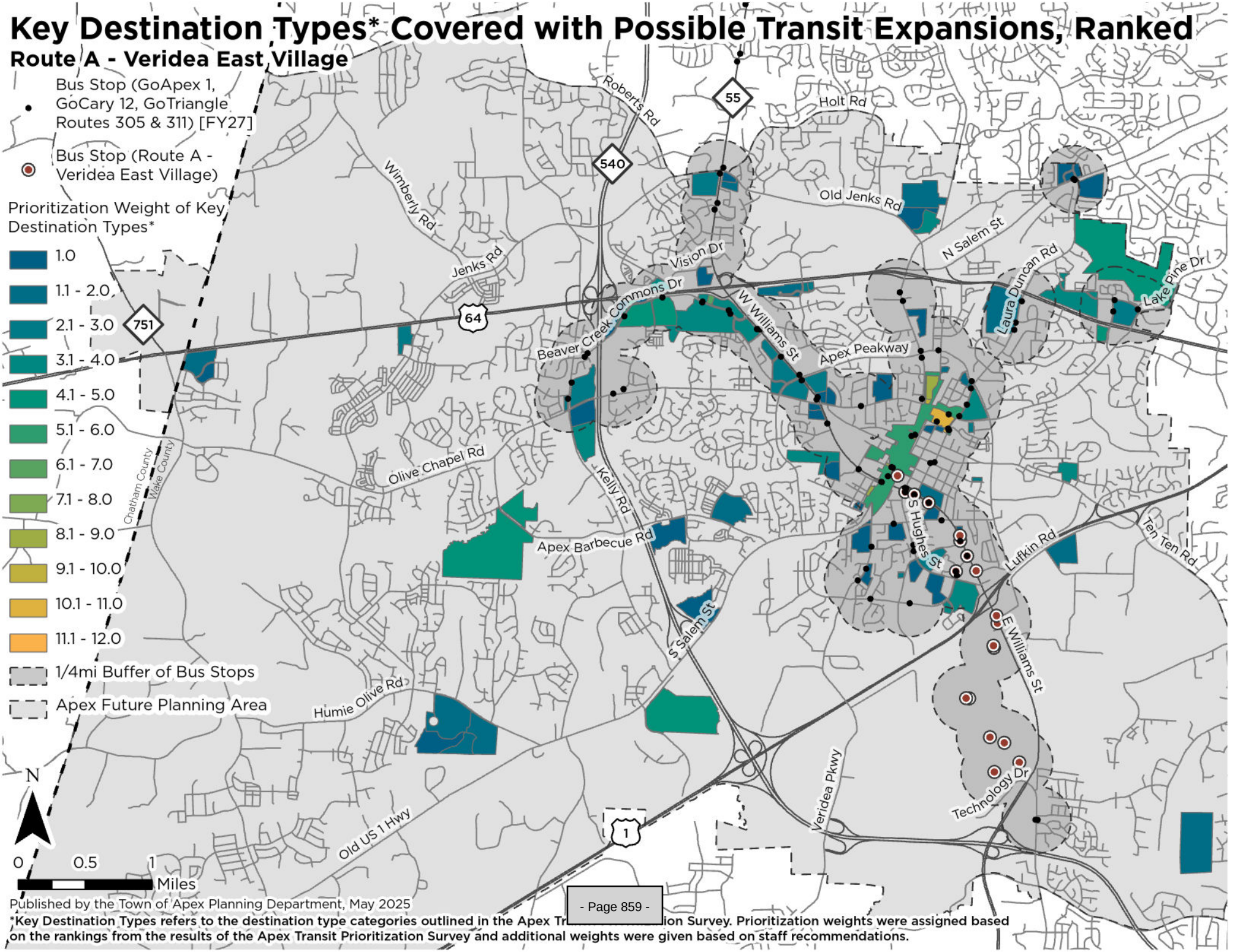
Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey.

**Retail Supercenters includes retail centers anchored by a superstore or grocery store, as well as free standing grocery stores and pharmacies.

Key Destination Types* Covered with Possible Transit Expansions, Ranked

Route A - Veridea East Village

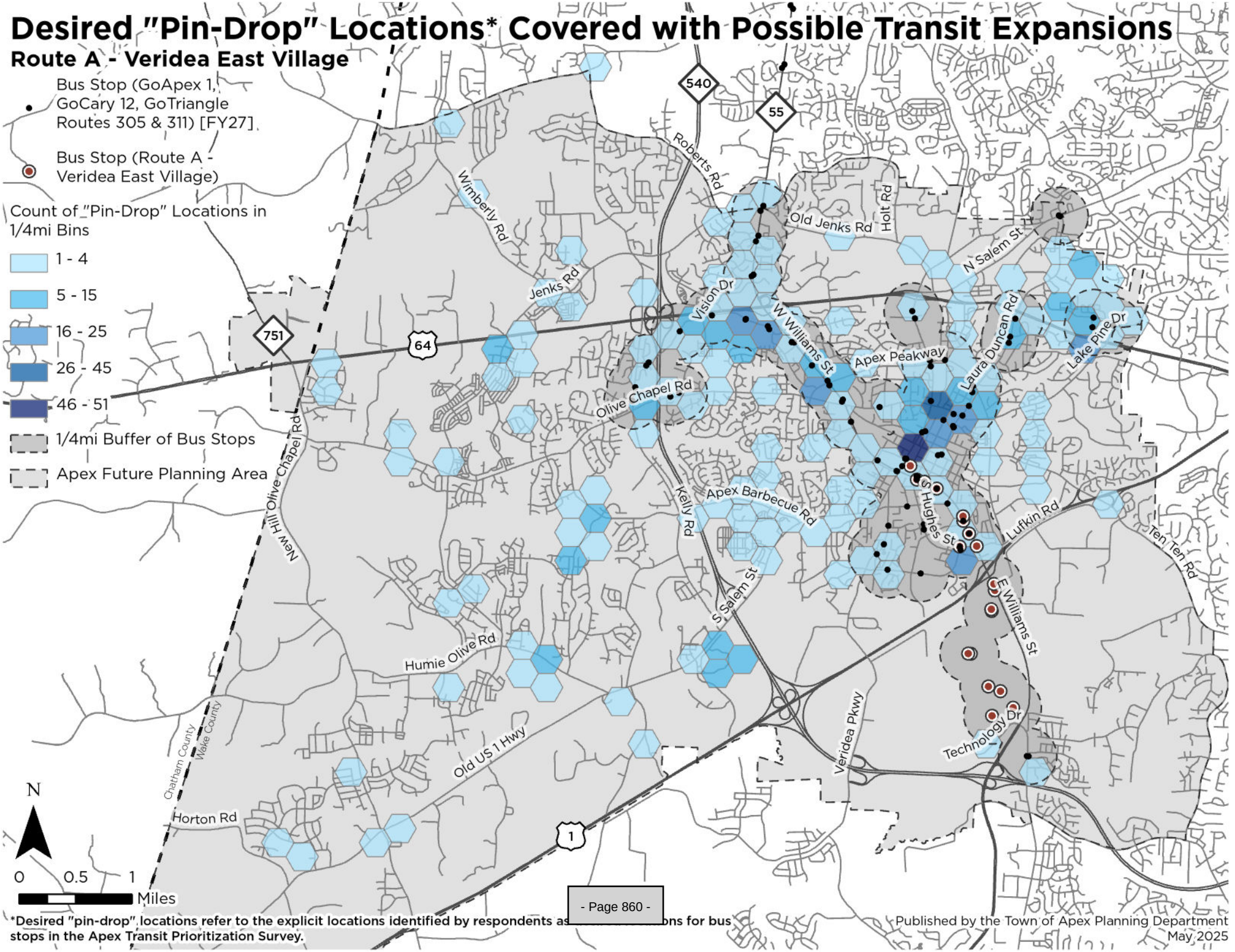


Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey. Prioritization weights were assigned based on the rankings from the results of the Apex Transit Prioritization Survey and additional weights were given based on staff recommendations.

Desired "Pin-Drop" Locations* Covered with Possible Transit Expansions

Route A - Veridea East Village

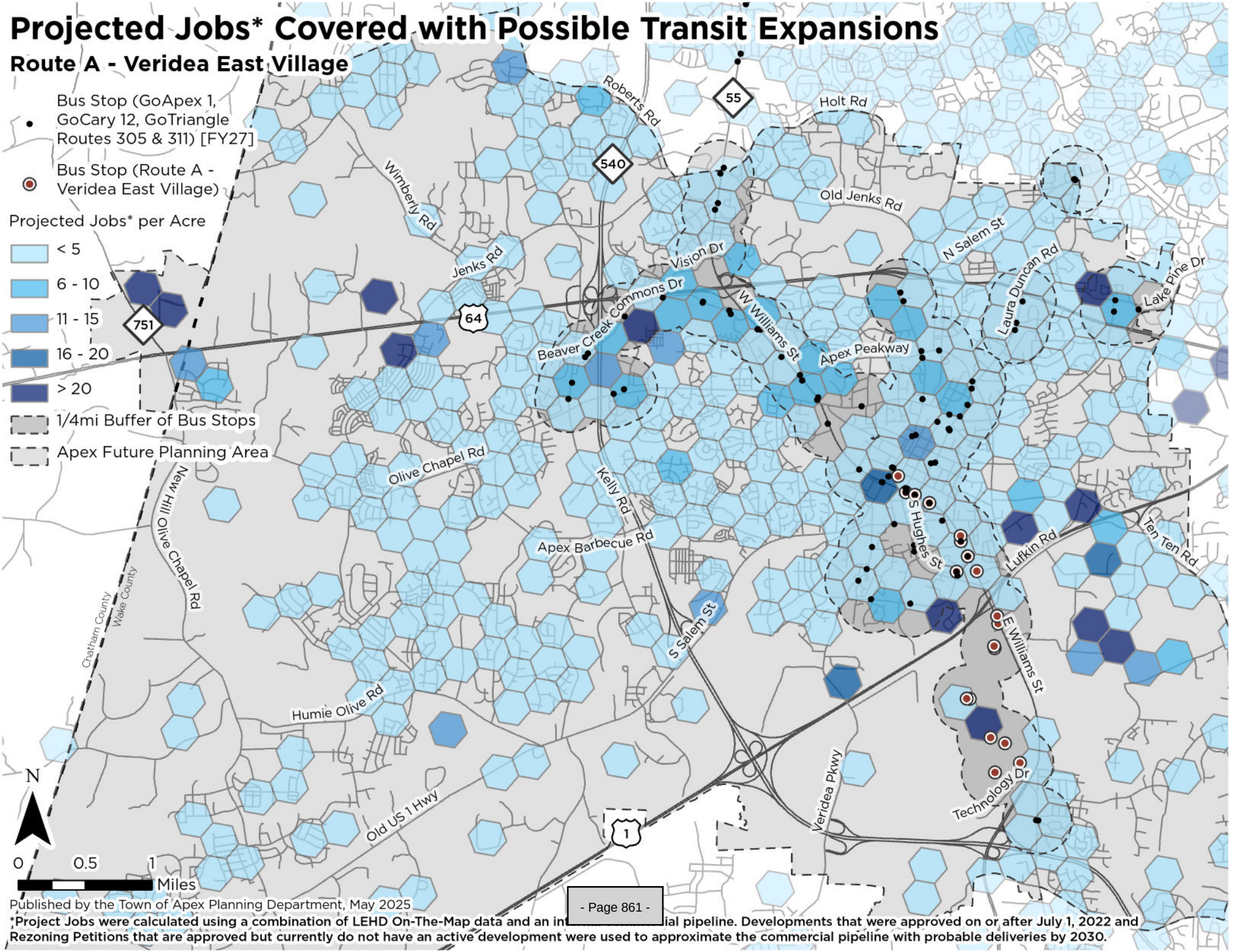


*Desired "pin-drop" locations refer to the explicit locations identified by respondents as [illegible]ons for bus stops in the Apex Transit Prioritization Survey.

Published by the Town of Apex Planning Department
May 2025

Projected Jobs* Covered with Possible Transit Expansions

Route A - Veridea East Village

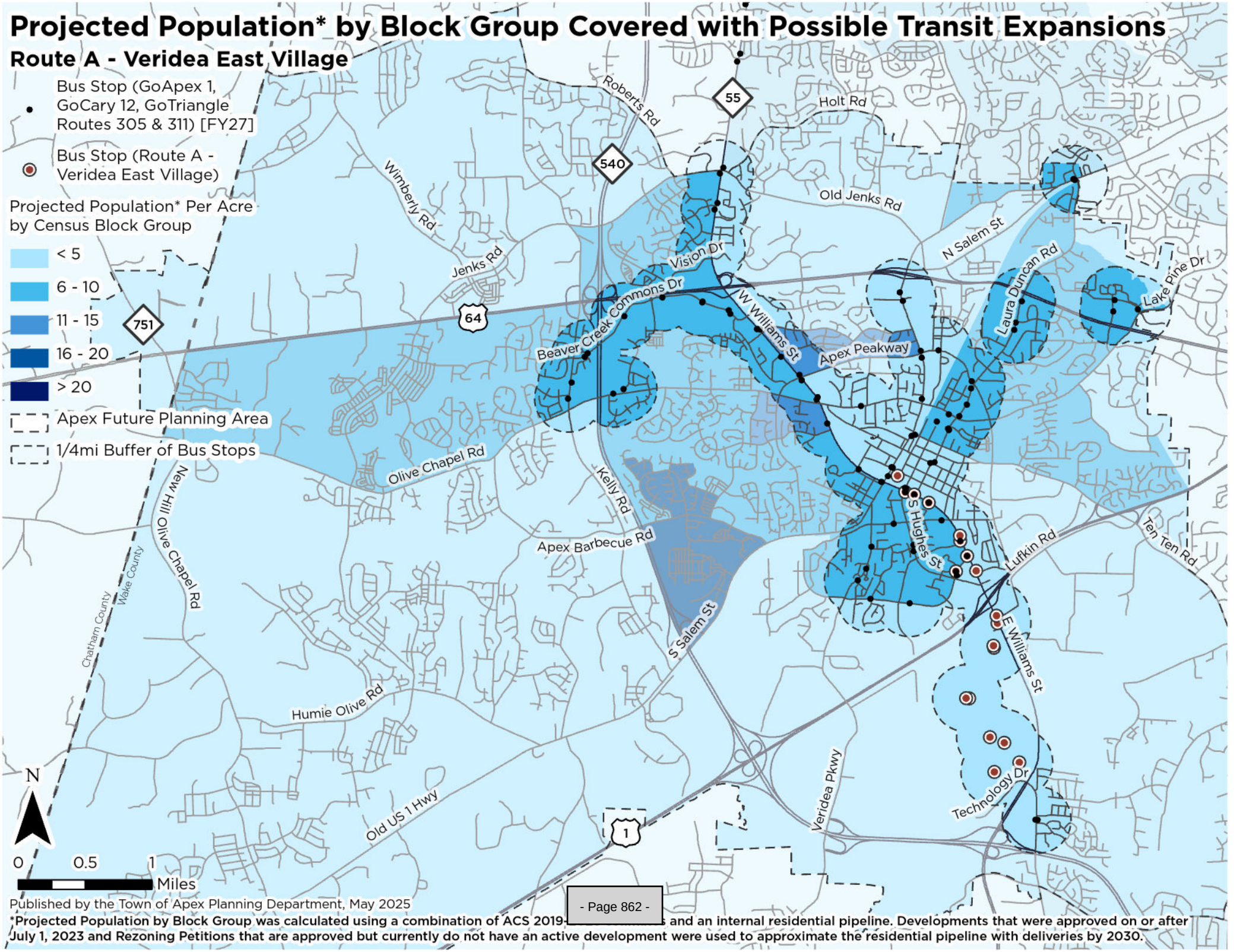


Published by the Town of Apex Planning Department, May 2025

*Project Jobs were calculated using a combination of LEHD On-The-Map data and an in[illegible]ial pipeline. Developments that were approved on or after July 1, 2022 and Rezoning Petitions that are approved but currently do not have an active development were used to approximate the commercial pipeline with probable deliveries by 2030.

Projected Population* by Block Group Covered with Possible Transit Expansions

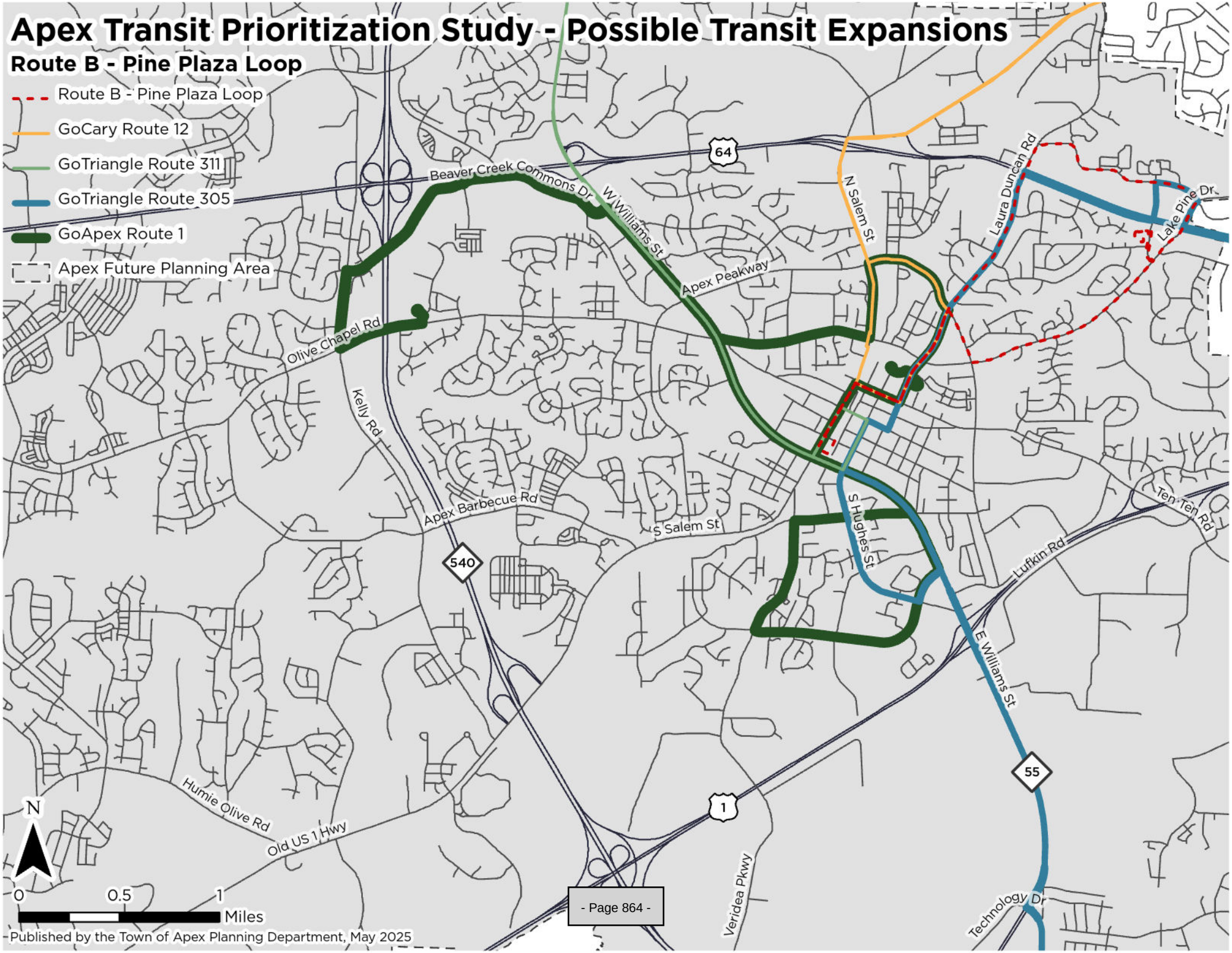
Route A - Veridea East Village



Published by the Town of Apex Planning Department, May 2025

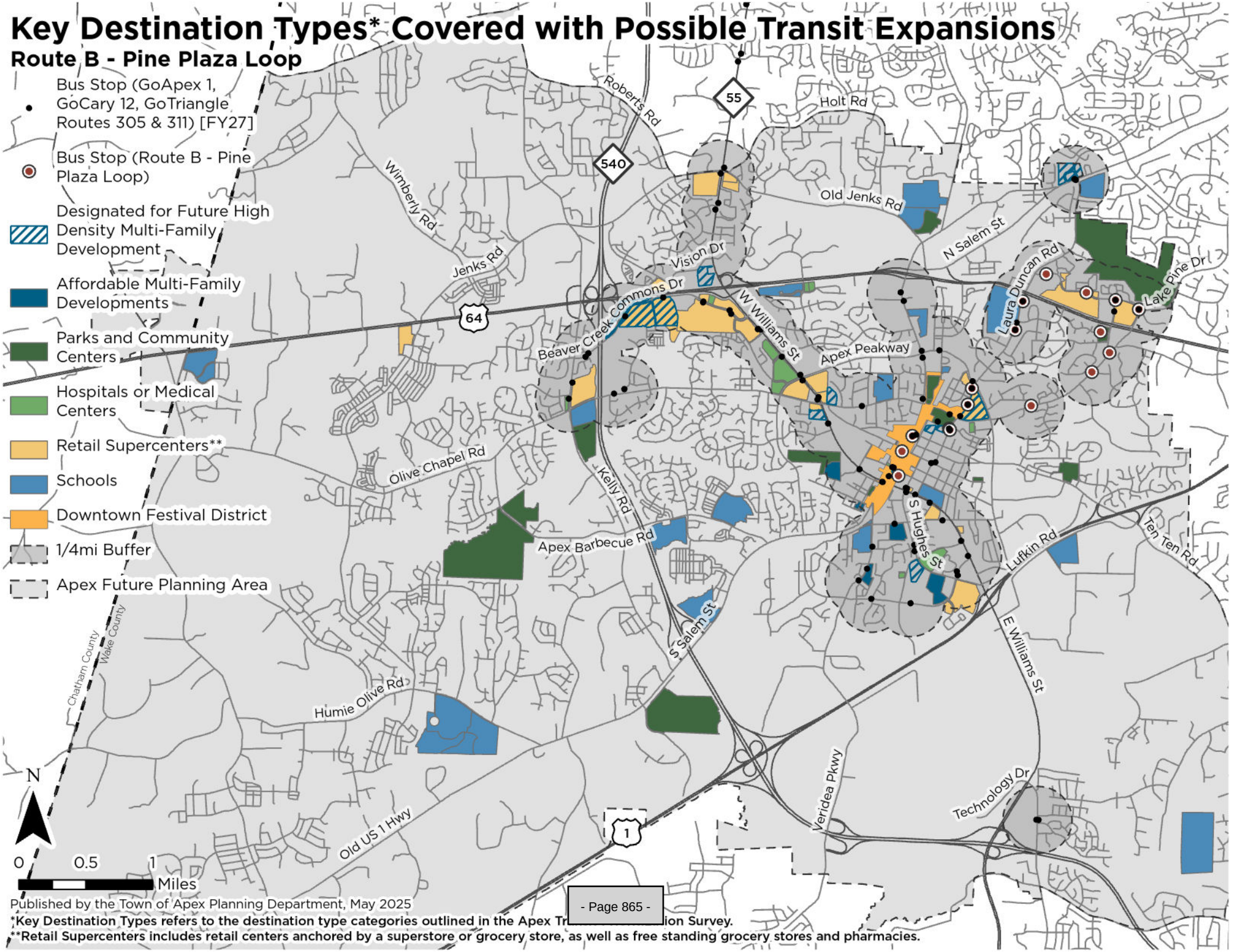
*Projected Population by Block Group was calculated using a combination of ACS 2019- s and an internal residential pipeline. Developments that were approved on or after July 1, 2023 and Rezoning Petitions that are approved but currently do not have an active development were used to approximate the residential pipeline with deliveries by 2030.

APPENDIX D: ROUTE ANALYSIS SUMMARY – Route B


Apex Transit Prioritization Study - Possible Transit Expansions
Route B - Pine Plaza Loop
Route B - Pine Plaza Loop
GoCary Route 12
GoTriangle Route 311
GoTriangle Route 305
GoApex Route 1
Apex Future Planning Area
64
Beaver Creek Commons Dr
W Williams St
Apex Peakway
N Salem St
Laura Duncan Rd
Lake Pine Dr
Olive Chapel Rd
Kelly Rd
Apex Barbecue Rd
S Salem St
540
S Hughes St
Ten Ten Rd
Lufkin Rd
E Williams St
55
1
Humie Olive Rd
Old US 1 Hwy
Veridea Pkwy
Technology Dr
N
0
0.5
1
Miles
Published by the Town of Apex Planning Department, May 2025

Key Destination Types* Covered with Possible Transit Expansions

Route B - Pine Plaza Loop



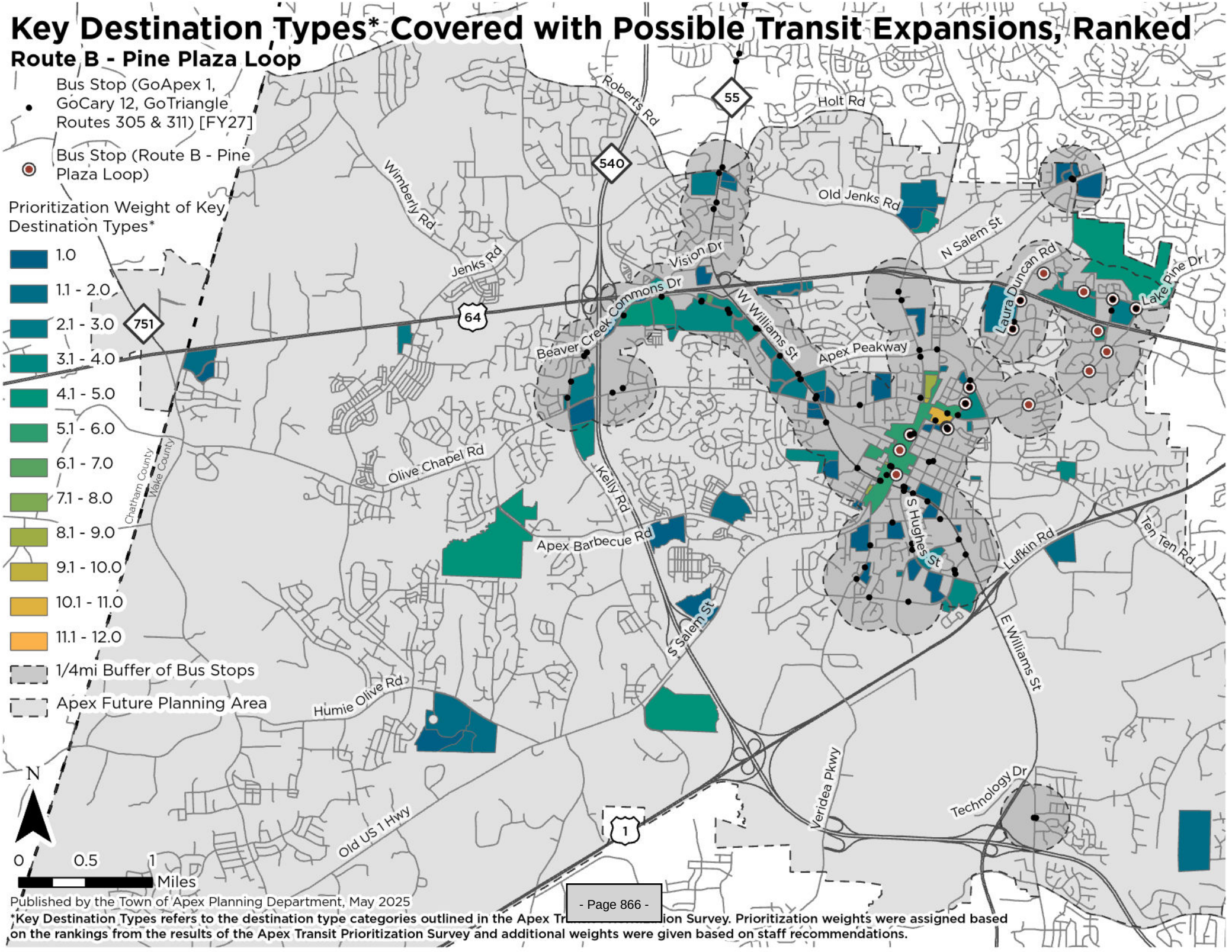
Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey.

**Retail Supercenters includes retail centers anchored by a superstore or grocery store, as well as free standing grocery stores and pharmacies.

Key Destination Types* Covered with Possible Transit Expansions, Ranked

Route B - Pine Plaza Loop

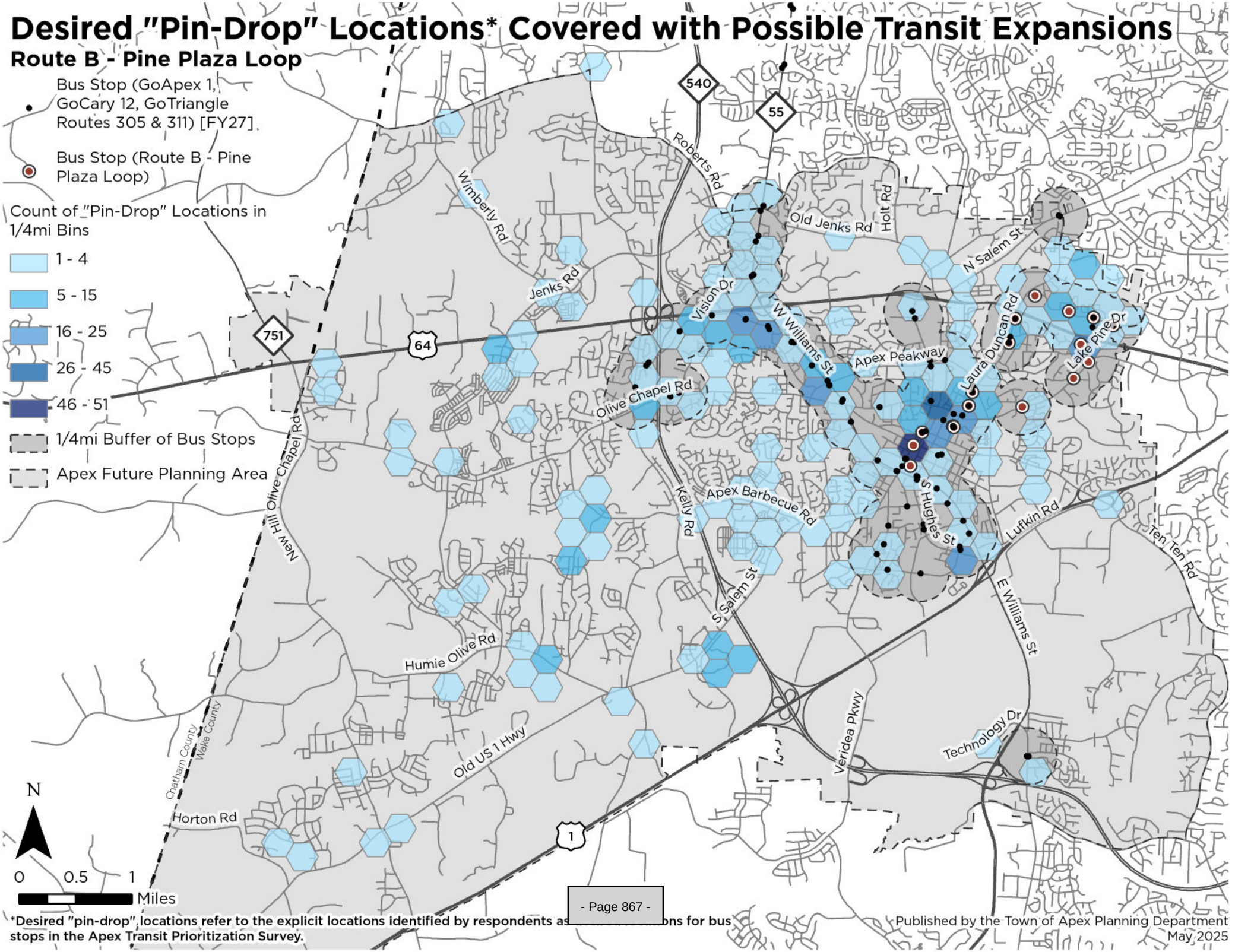


Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey. Prioritization weights were assigned based on the rankings from the results of the Apex Transit Prioritization Survey and additional weights were given based on staff recommendations.

Desired "Pin-Drop" Locations* Covered with Possible Transit Expansions

Route B - Pine Plaza Loop

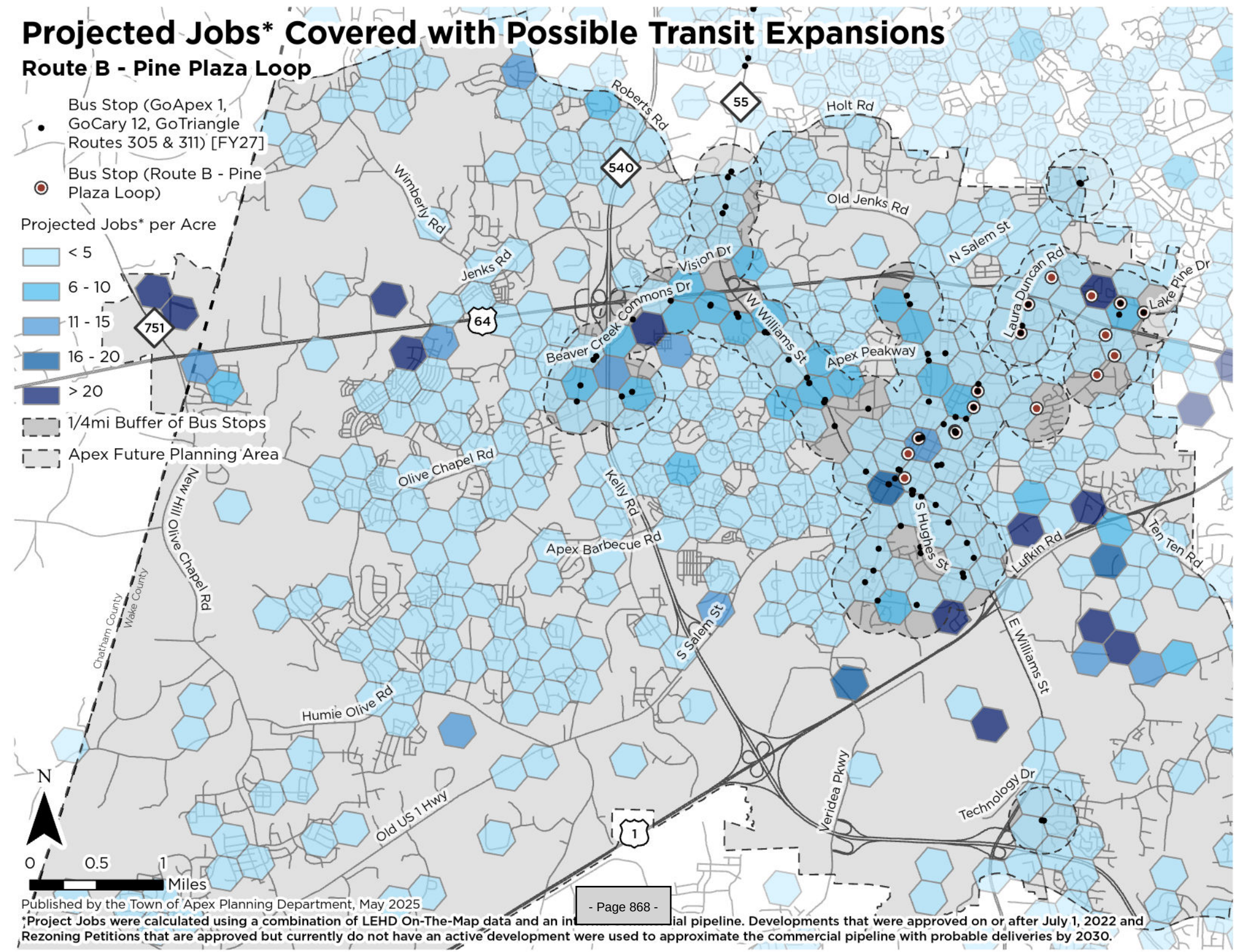


*Desired "pin-drop" locations refer to the explicit locations identified by respondents as [illegible]ons for bus stops in the Apex Transit Prioritization Survey.

Published by the Town of Apex Planning Department
May 2025

Projected Jobs* Covered with Possible Transit Expansions

Route B - Pine Plaza Loop



Published by the Town of Apex Planning Department, May 2025

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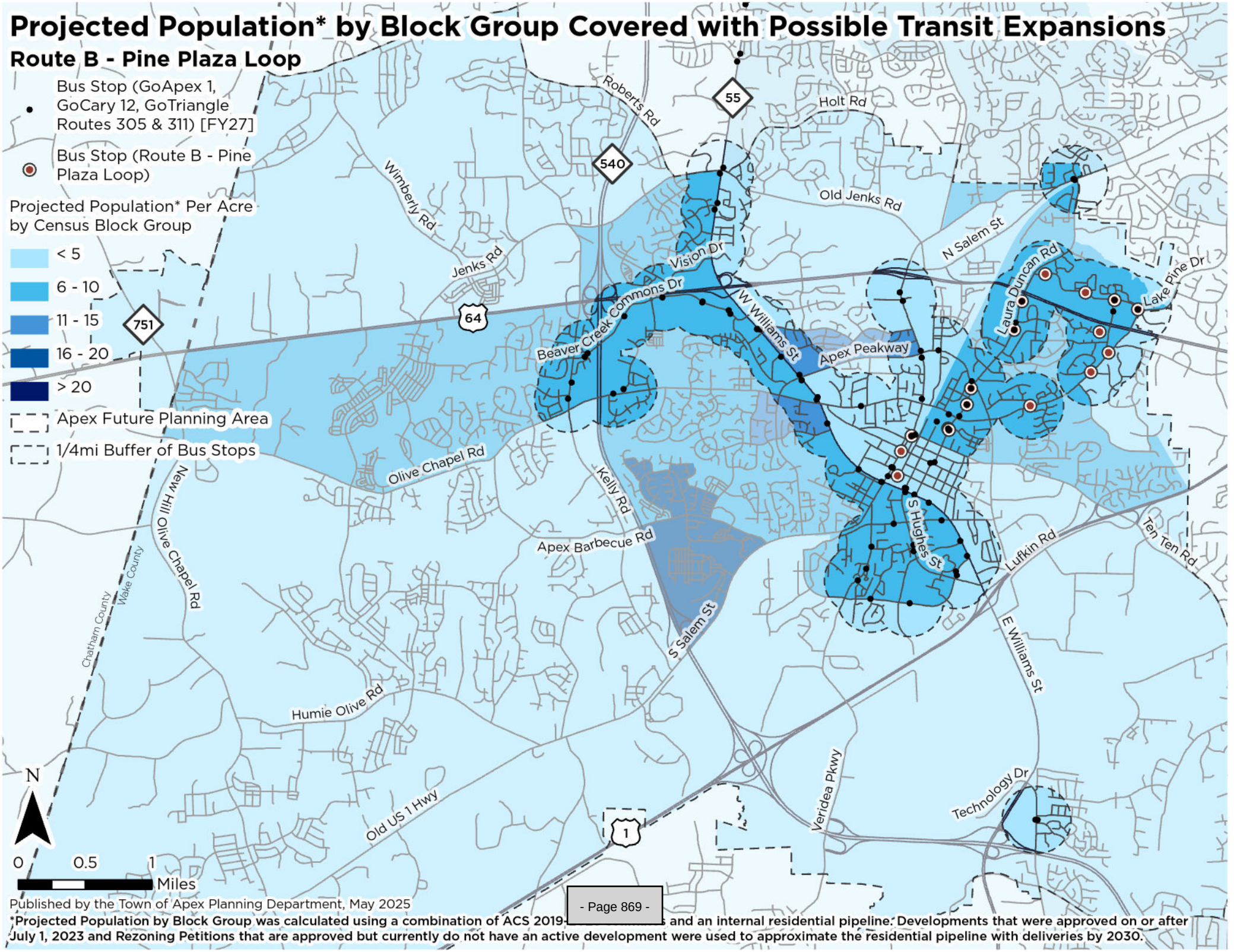
Projected Population* by Block Group Covered with Possible Transit Expansions

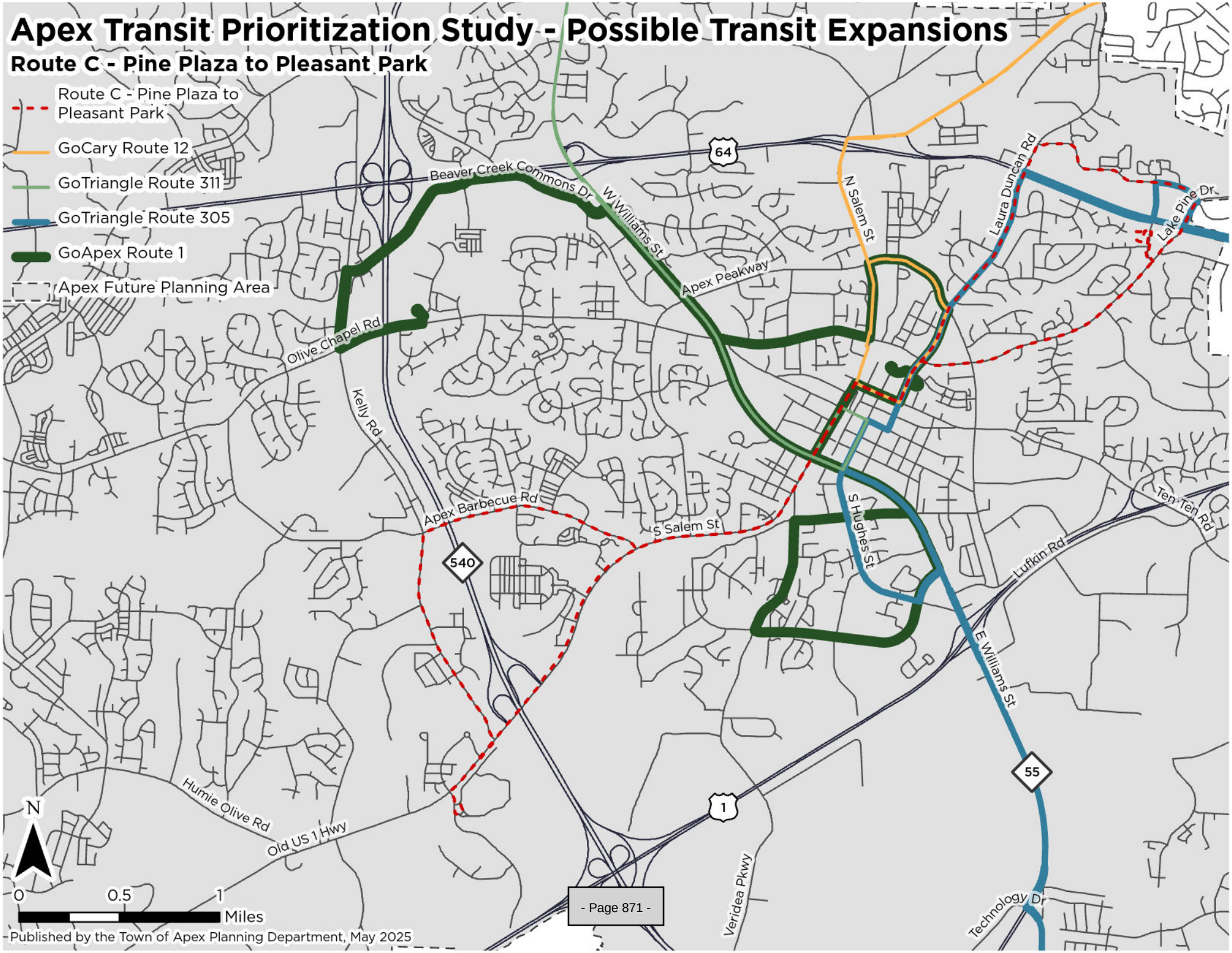
Route B - Pine Plaza Loop



Published by the Town of Apex Planning Department, May 2025

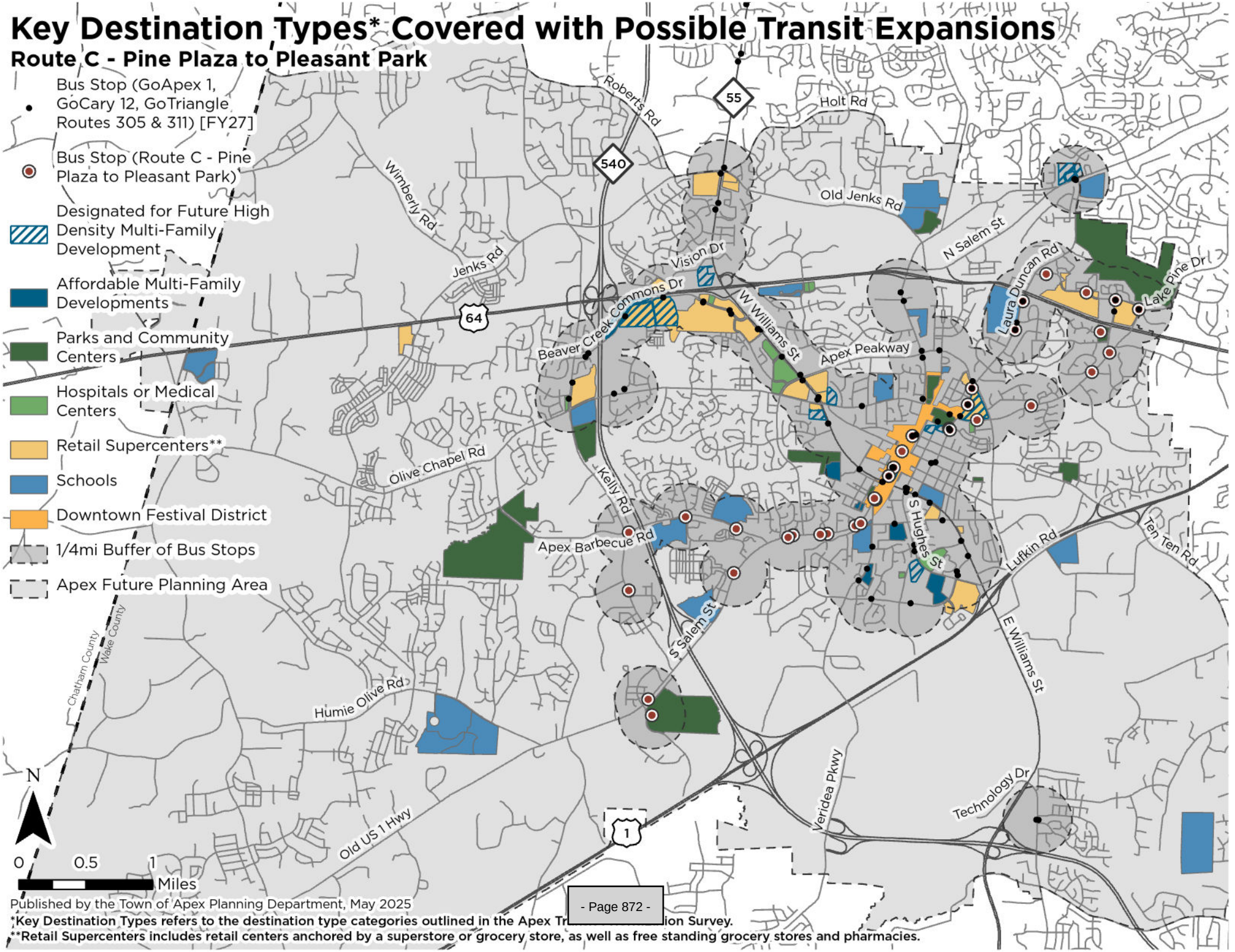
*Projected Population by Block Group was calculated using a combination of ACS 2019- s and an internal residential pipeline. Developments that were approved on or after July 1, 2023 and Rezoning Petitions that are approved but currently do not have an active development were used to approximate the residential pipeline with deliveries by 2030.

APPENDIX D: ROUTE ANALYSIS SUMMARY – Route C


Apex Transit Prioritization Study - Possible Transit Expansions
Route C - Pine Plaza to Pleasant Park
Route C - Pine Plaza to Pleasant Park
GoCary Route 12
GoTriangle Route 311
GoTriangle Route 305
GoApex Route 1
Apex Future Planning Area
Beaver Creek Commons Dr
W Williams St
Apex Peakway
N Salem St
Laura Duncan Rd
Lake Pine Dr
Olive Chapel Rd
Kelly Rd
Apex Barbecue Rd
S Salem St
S Hughes St
Ten Ten Rd
Lufkin Rd
E Williams St
Humie Olive Rd
Old US 1 Hwy
Veridea Pkwy
Technology Dr
64
540
1
55
N
0
0.5
1
Miles
Published by the Town of Apex Planning Department, May 2025

Key Destination Types* Covered with Possible Transit Expansions

Route C - Pine Plaza to Pleasant Park



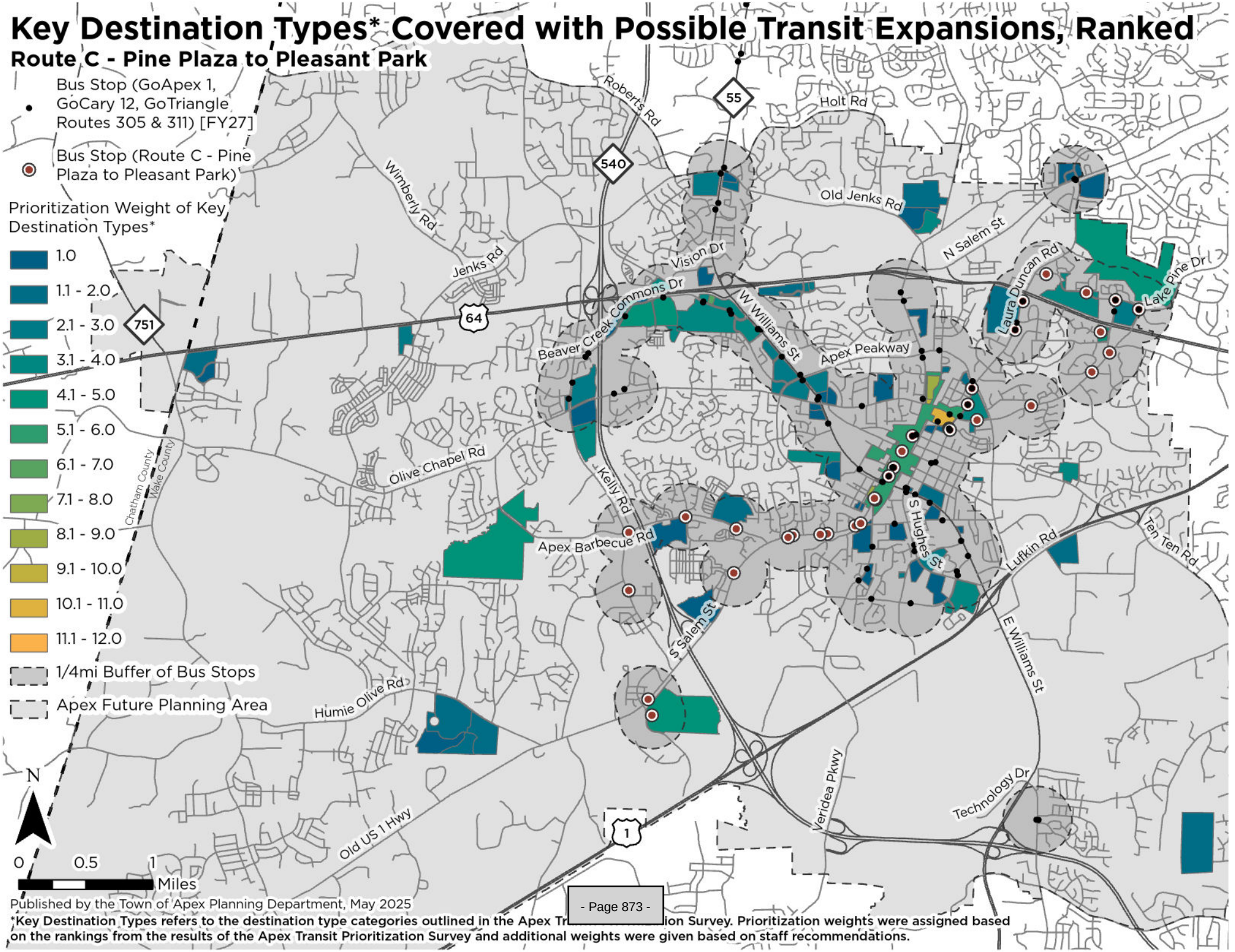
Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey.

**Retail Supercenters includes retail centers anchored by a superstore or grocery store, as well as free standing grocery stores and pharmacies.

Key Destination Types* Covered with Possible Transit Expansions, Ranked

Route C - Pine Plaza to Pleasant Park

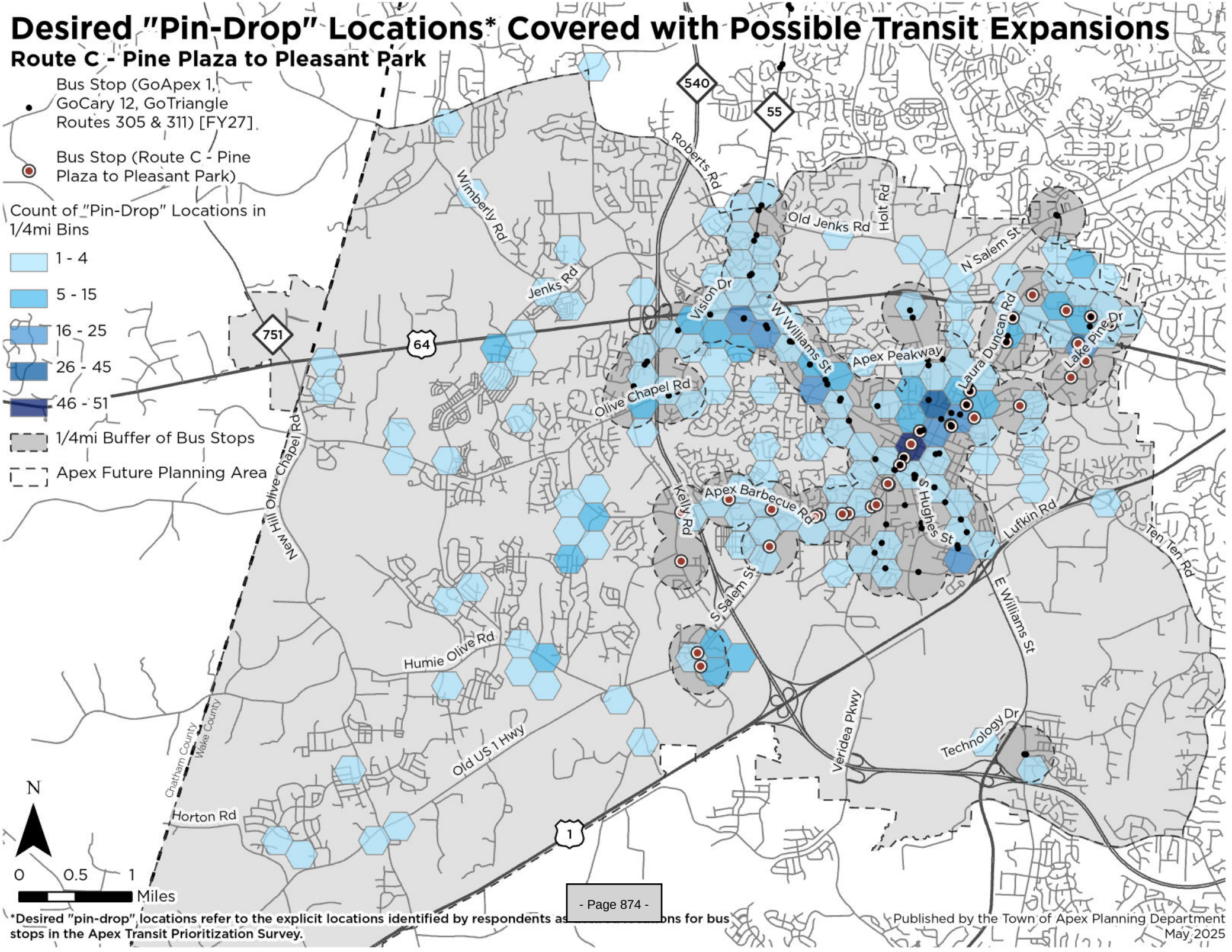


Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey. Prioritization weights were assigned based on the rankings from the results of the Apex Transit Prioritization Survey and additional weights were given based on staff recommendations.

Desired "Pin-Drop" Locations* Covered with Possible Transit Expansions

Route C - Pine Plaza to Pleasant Park

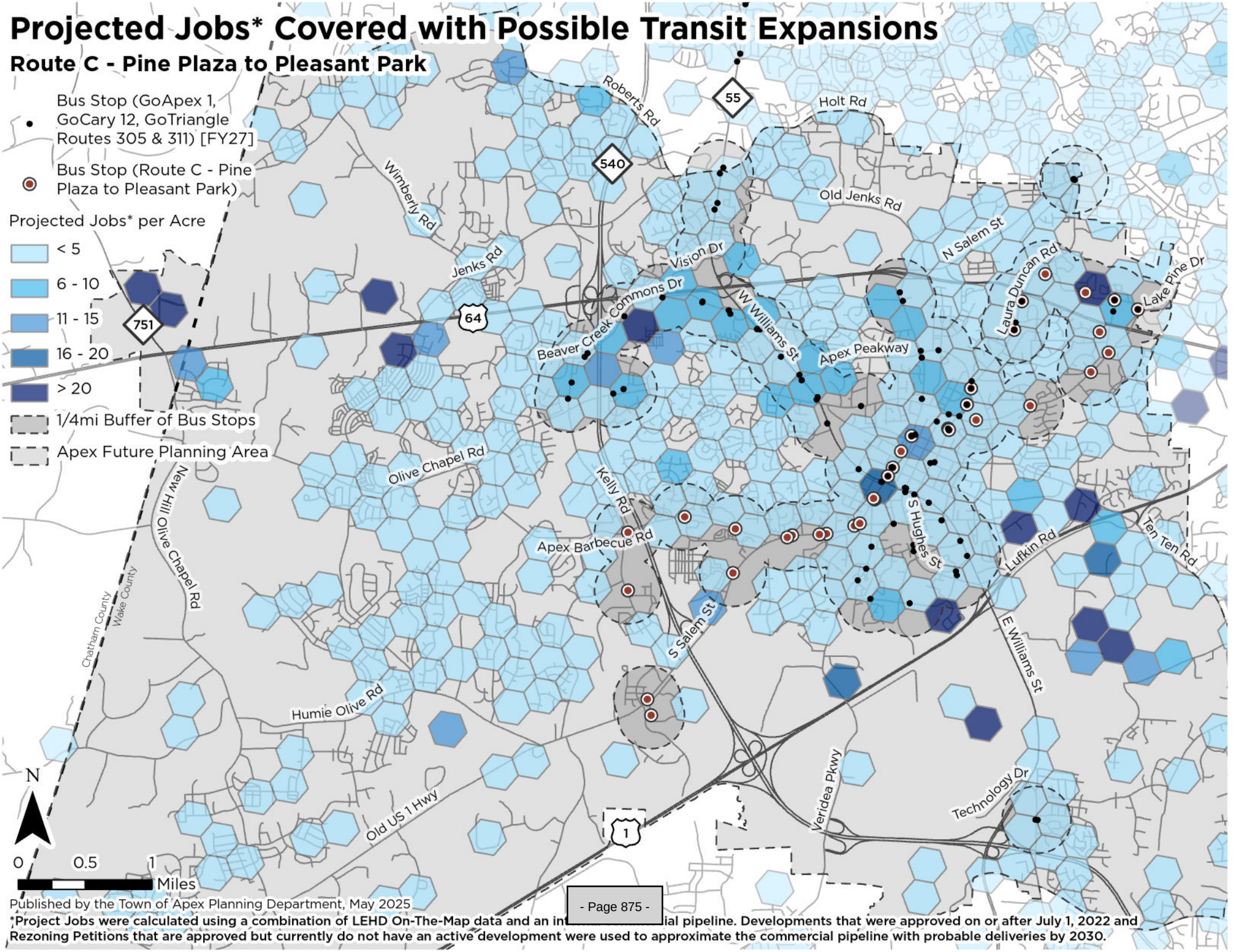


*Desired "pin-drop" locations refer to the explicit locations identified by respondents as [illegible]ons for bus stops in the Apex Transit Prioritization Survey.

Published by the Town of Apex Planning Department
May 2025

Projected Jobs* Covered with Possible Transit Expansions

Route C - Pine Plaza to Pleasant Park



Published by the Town of Apex Planning Department, May 2025

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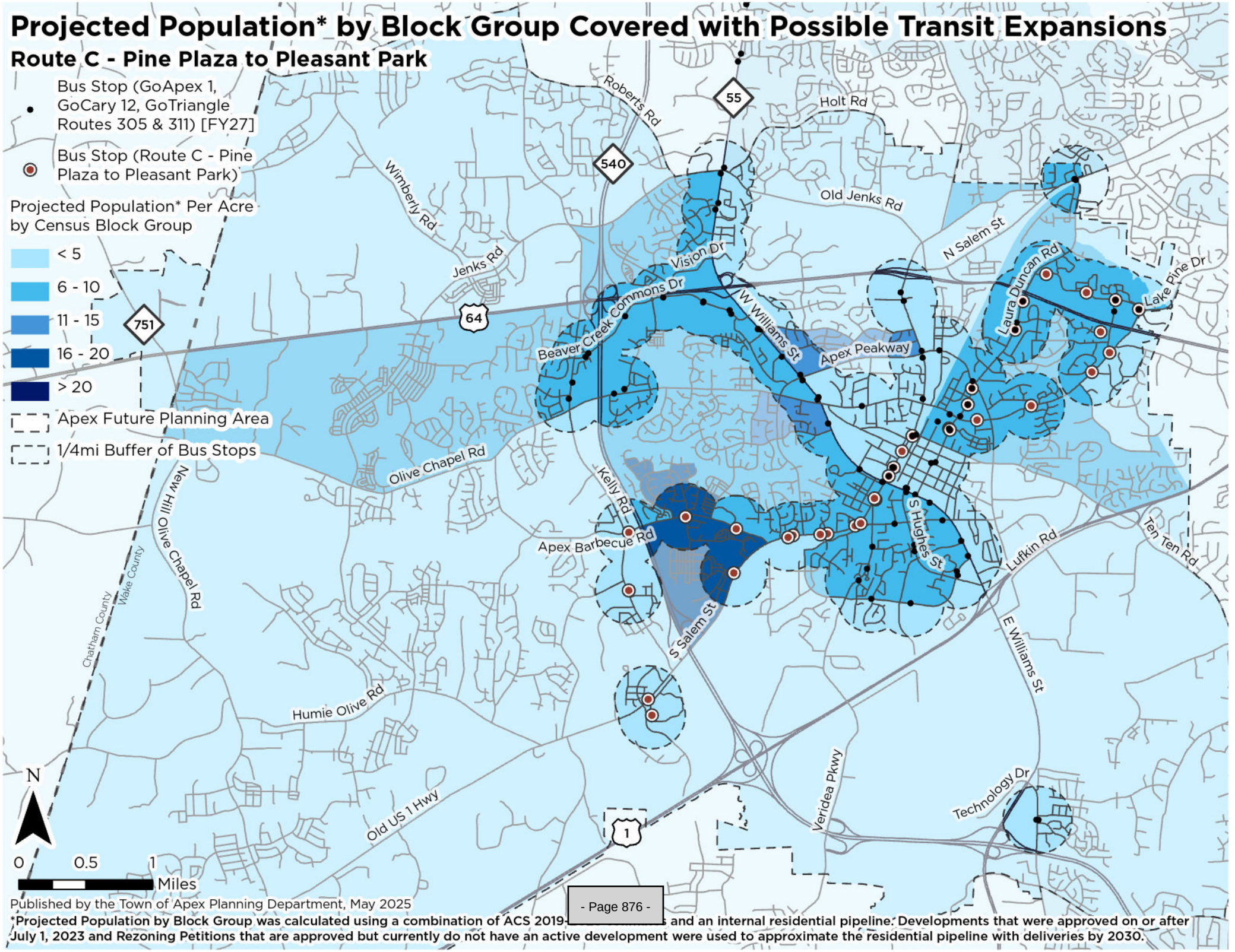
Projected Population* by Block Group Covered with Possible Transit Expansions

Route C - Pine Plaza to Pleasant Park



Published by the Town of Apex Planning Department, May 2025

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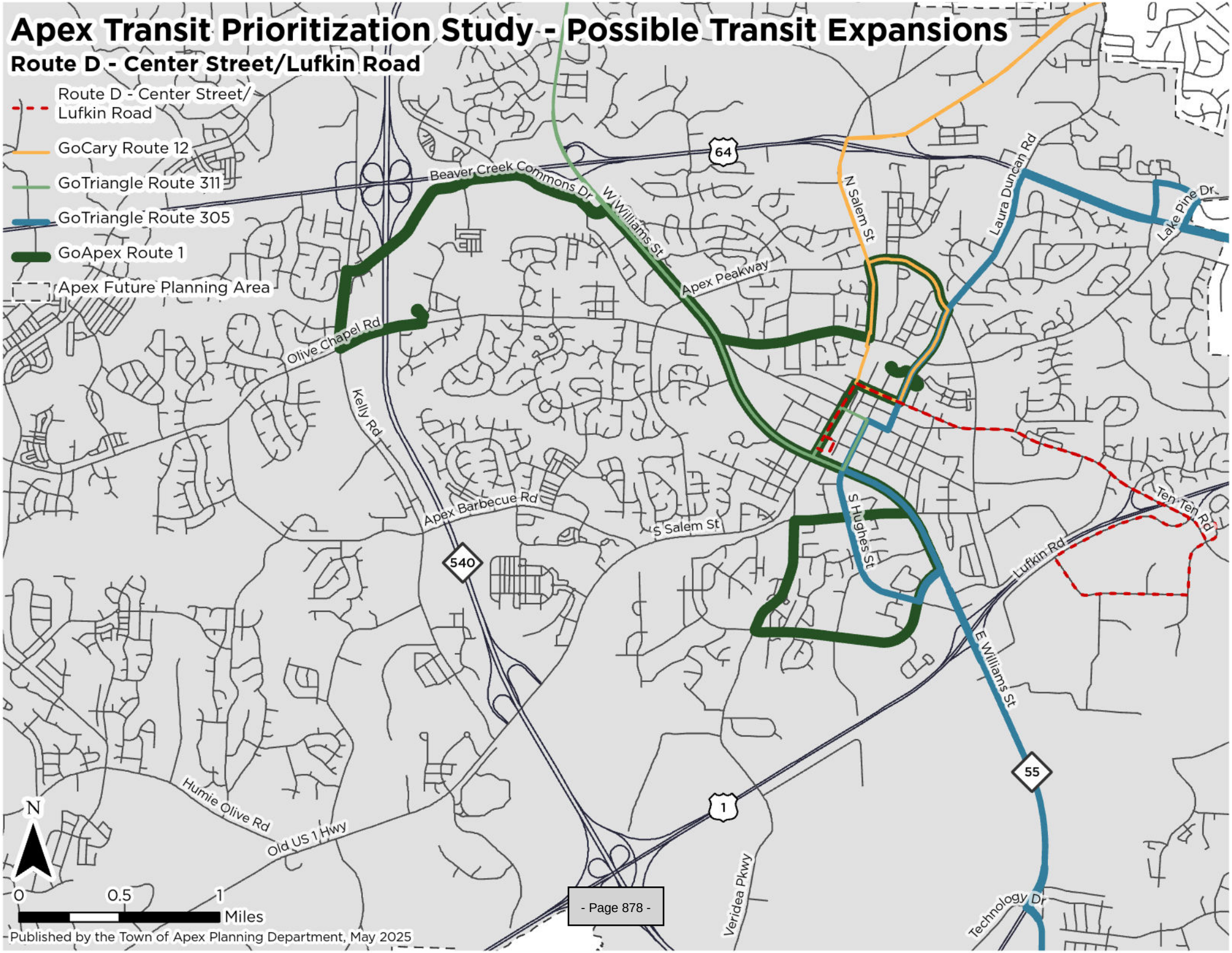
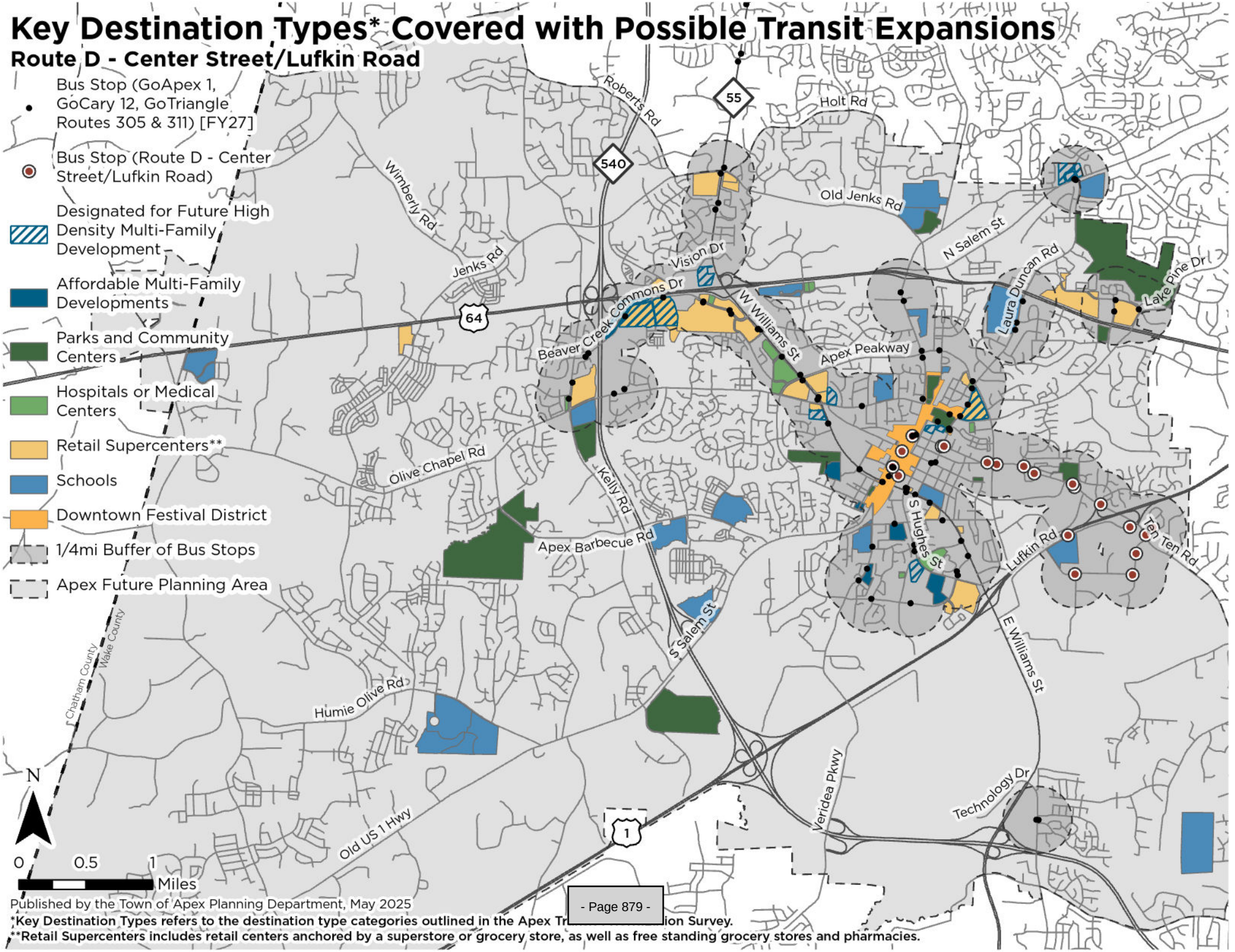
APPENDIX D: ROUTE ANALYSIS SUMMARY – Route D
(Removed from Final Recommendations)


Apex Transit Prioritization Study - Possible Transit Expansions
Route D - Center Street/Lufkin Road
Route D - Center Street/ Lufkin Road
GoCary Route 12
GoTriangle Route 311
GoTriangle Route 305
GoApex Route 1
Apex Future Planning Area
Beaver Creek Commons Dr
W Williams St
Apex Peakway
N Salem St
Laura Duncan Rd
Lake Pine Dr
Olive Chapel Rd
Kelly Rd
Apex Barbecue Rd
S Salem St
S Hughes St
Ten Ten Rd
Lufkin Rd
E Williams St
Humie Olive Rd
Old US 1 Hwy
Veridea Pkwy
Technology Dr
64
540
1
55
N
0
0.5
1
Miles
Published by the Town of Apex Planning Department, May 2025
- Page 878 -

Key Destination Types* Covered with Possible Transit Expansions

Route D - Center Street/Lufkin Road



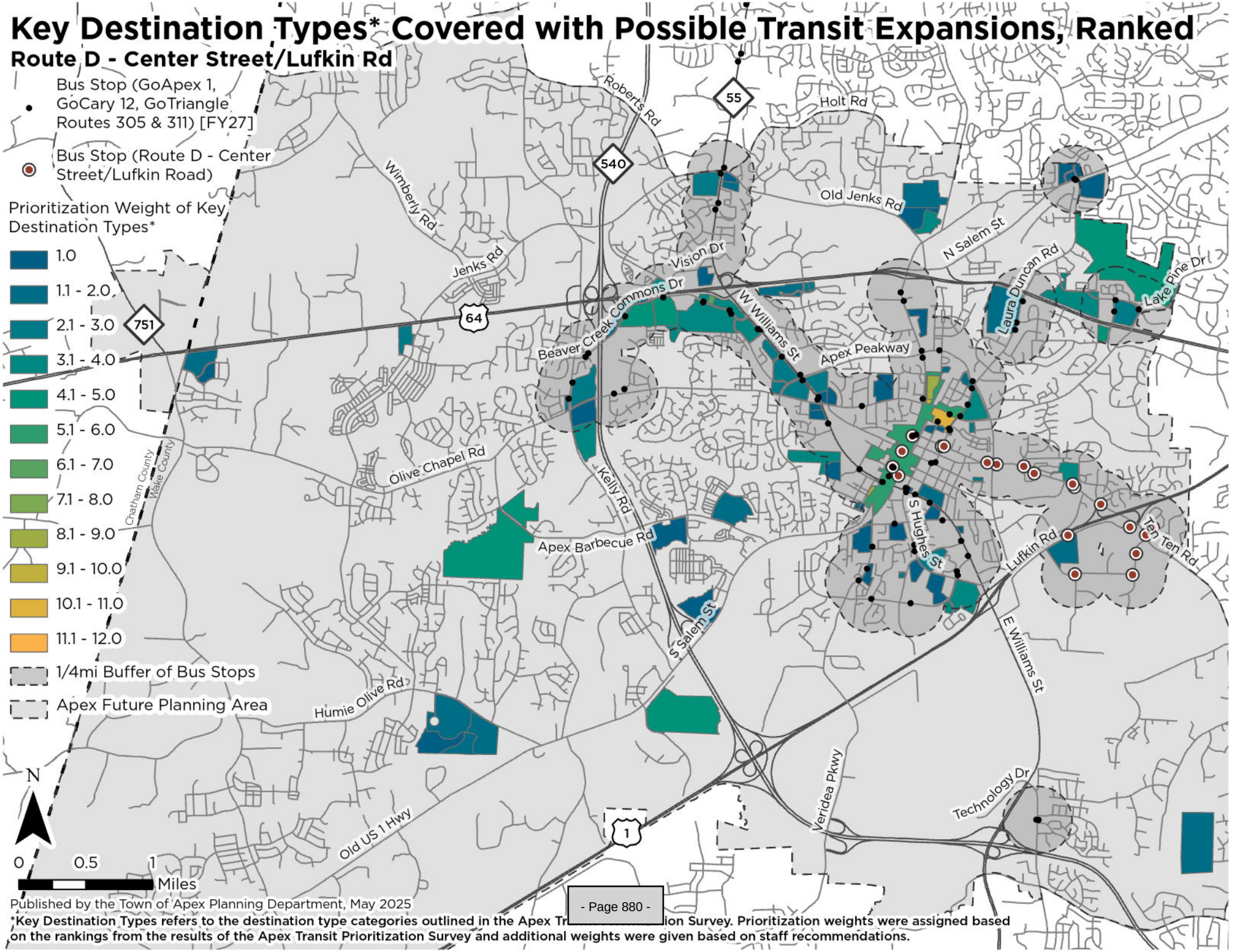
Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey.

**Retail Supercenters includes retail centers anchored by a superstore or grocery store, as well as free standing grocery stores and pharmacies.

Key Destination Types* Covered with Possible Transit Expansions, Ranked

Route D - Center Street/Lufkin Rd

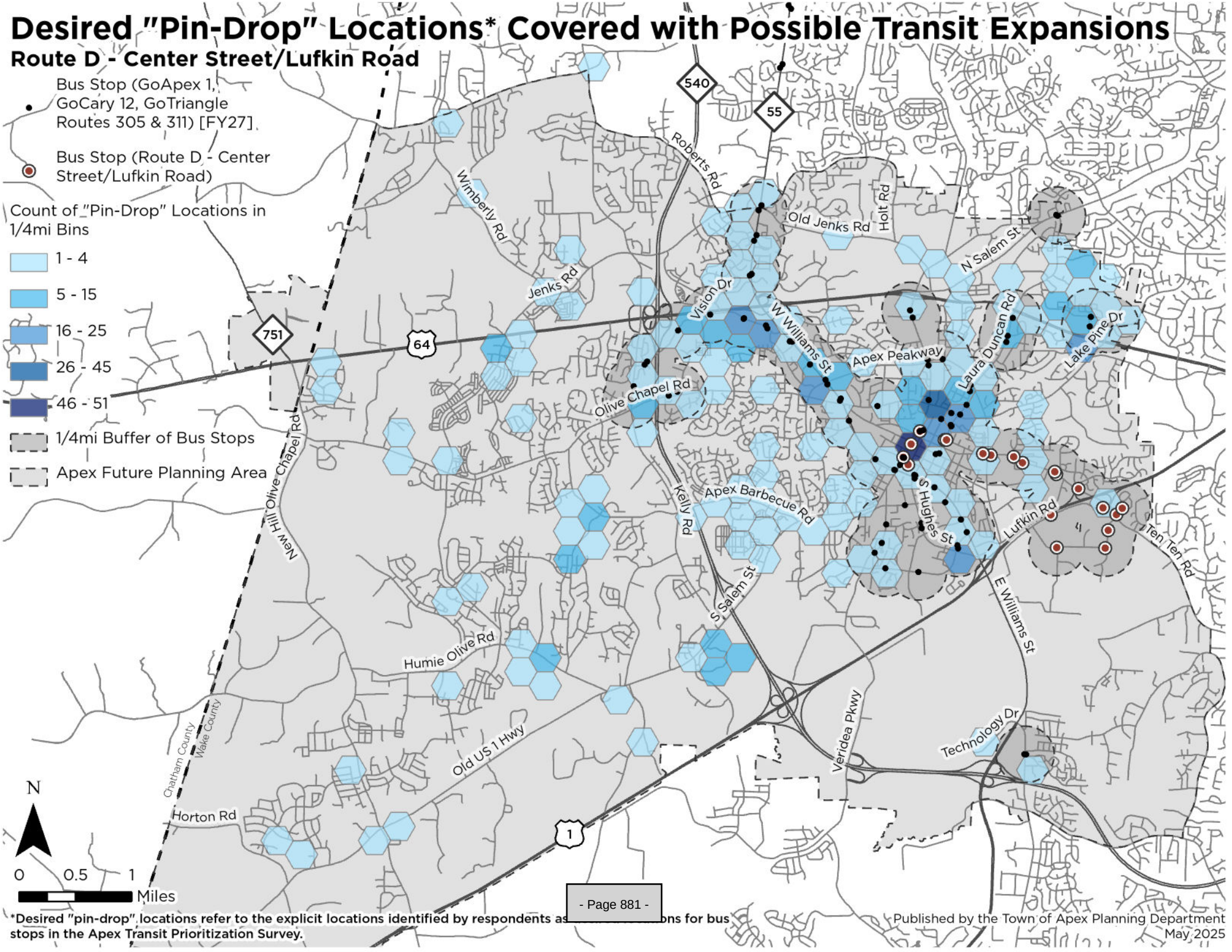


Published by the Town of Apex Planning Department, May 2025

*Key Destination Types refers to the destination type categories outlined in the Apex Tr ion Survey. Prioritization weights were assigned based on the rankings from the results of the Apex Transit Prioritization Survey and additional weights were given based on staff recommendations.

Desired "Pin-Drop" Locations* Covered with Possible Transit Expansions

Route D - Center Street/Lufkin Road

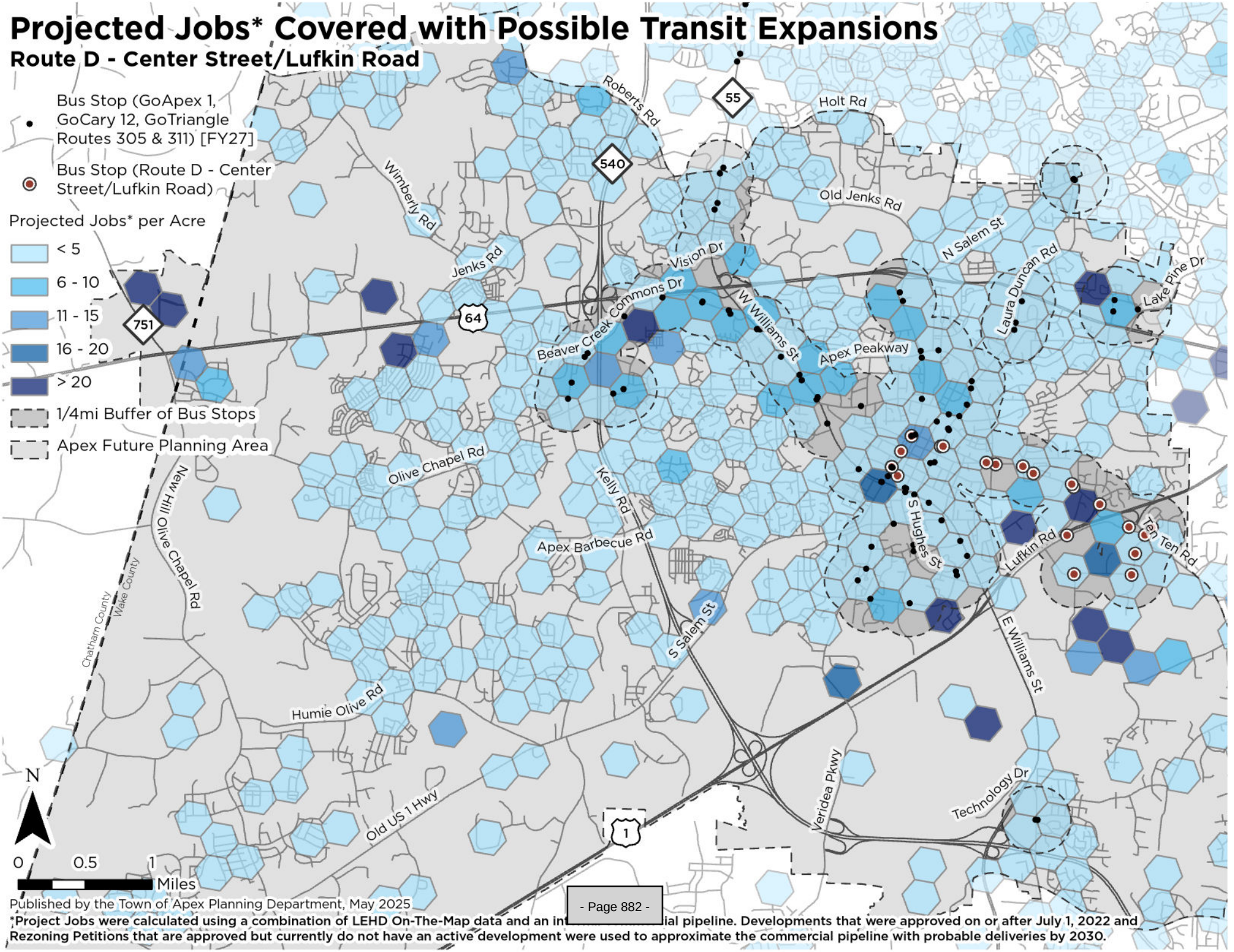


*Desired "pin-drop" locations refer to the explicit locations identified by respondents as [illegible]ons for bus stops in the Apex Transit Prioritization Survey.

Published by the Town of Apex Planning Department
May 2025

Projected Jobs* Covered with Possible Transit Expansions

Route D - Center Street/Lufkin Road



Published by the Town of Apex Planning Department, May 2025

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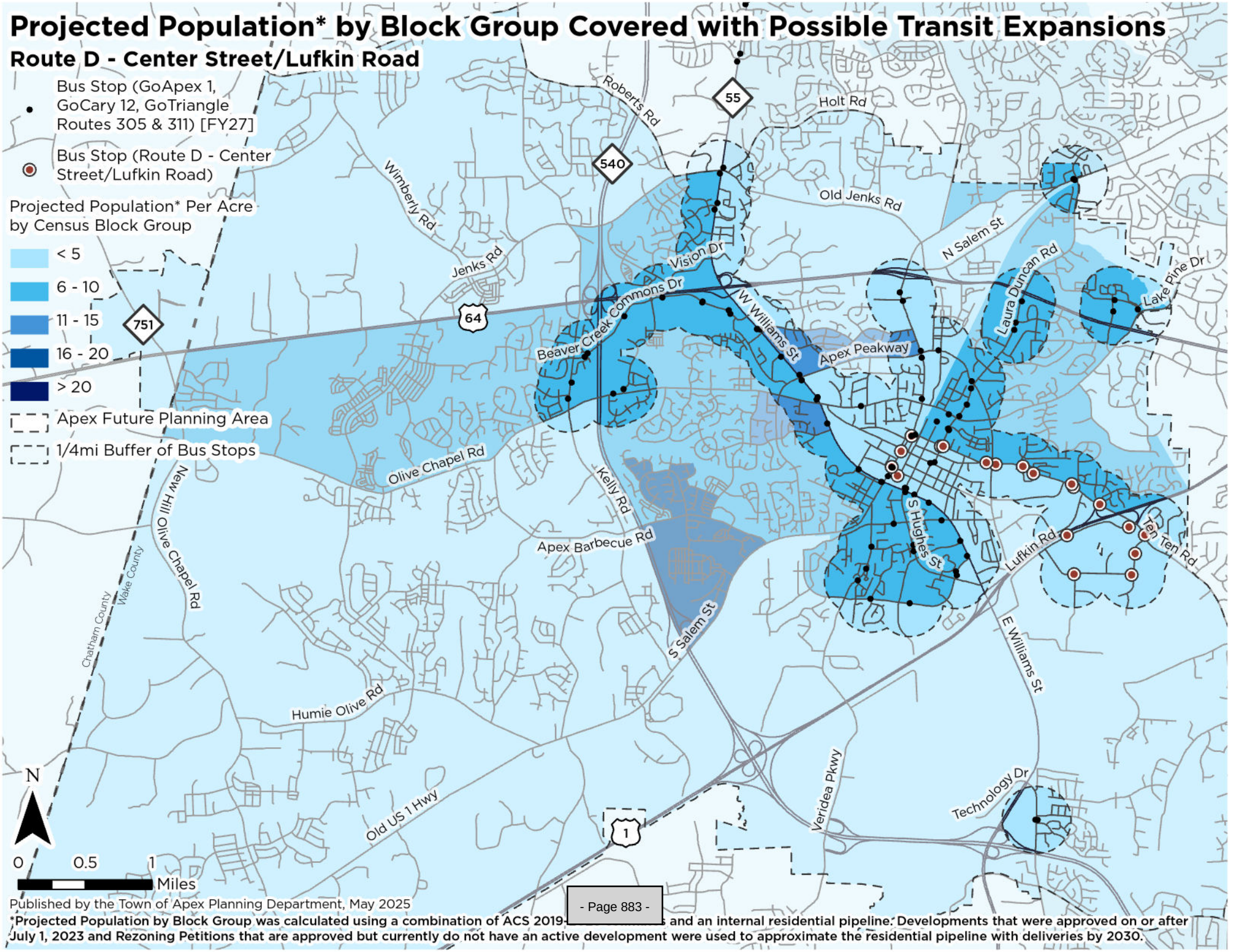
Projected Population* by Block Group Covered with Possible Transit Expansions

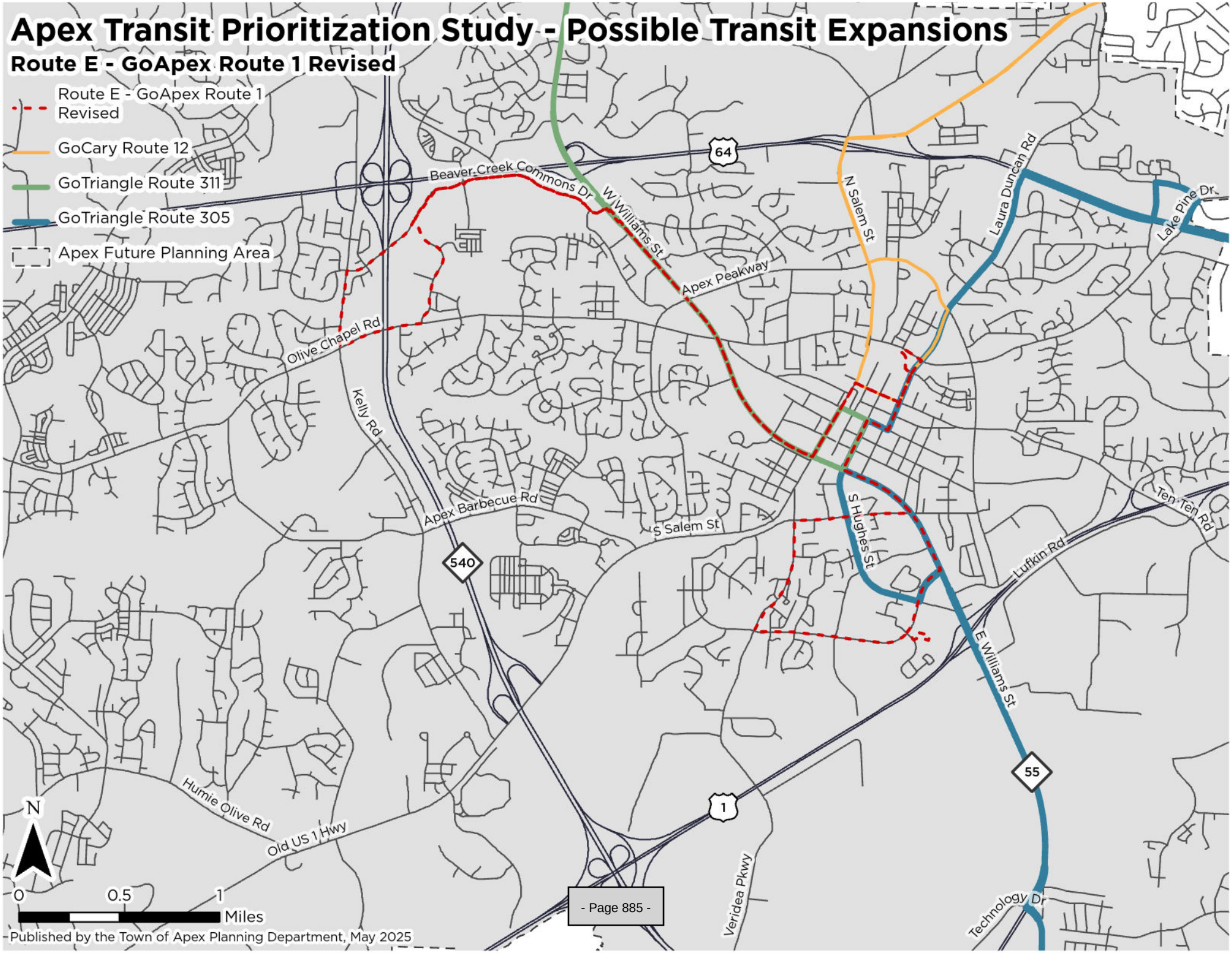
Route D - Center Street/Lufkin Road



Published by the Town of Apex Planning Department, May 2025

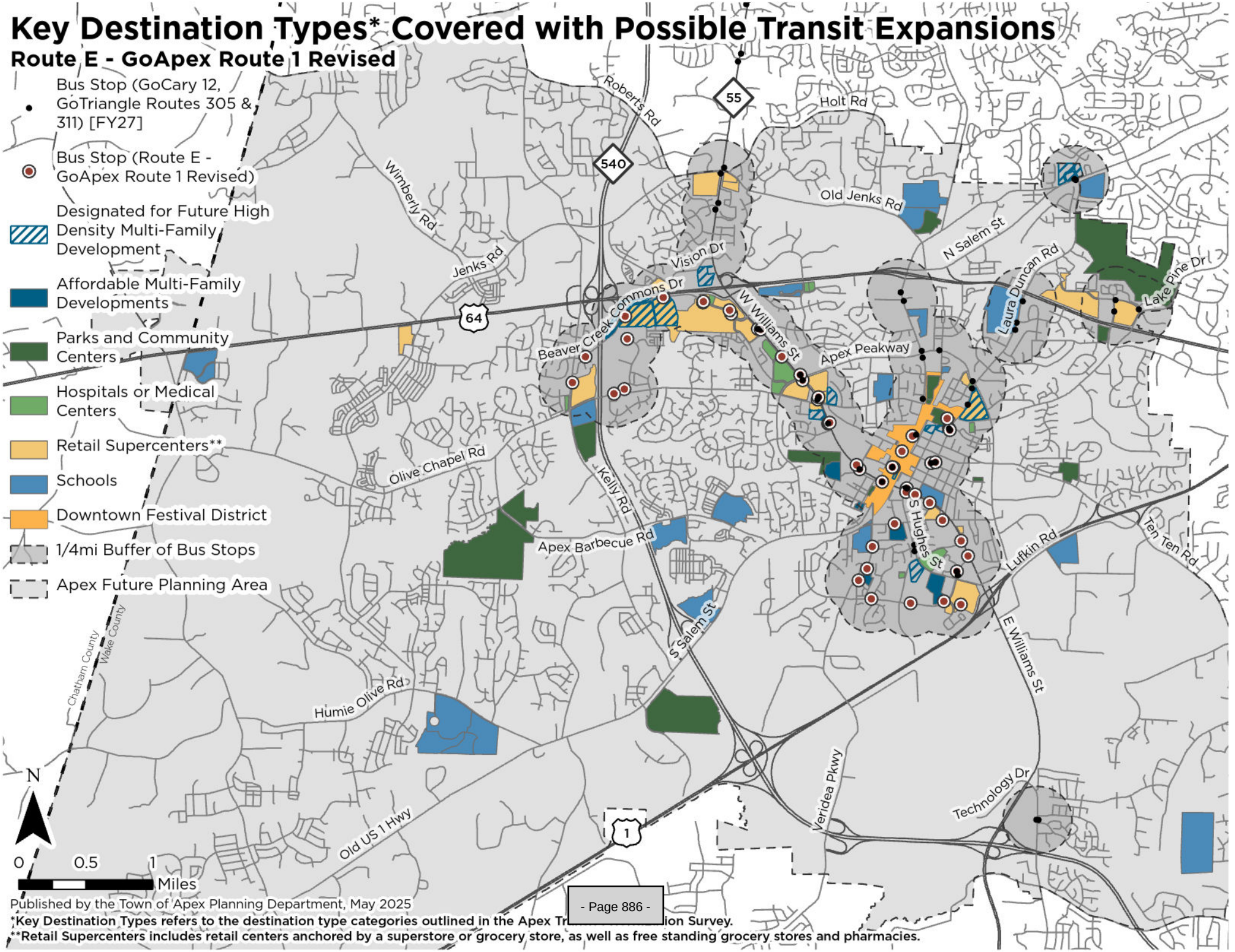
*Projected Population by Block Group was calculated using a combination of ACS 2019- s and an internal residential pipeline. Developments that were approved on or after July 1, 2023 and Rezoning Petitions that are approved but currently do not have an active development were used to approximate the residential pipeline with deliveries by 2030.

APPENDIX D: ROUTE ANALYSIS SUMMARY – Route E


Apex Transit Prioritization Study - Possible Transit Expansions
Route E - GoApex Route 1 Revised
Route E - GoApex Route 1 Revised
GoCary Route 12
GoTriangle Route 311
GoTriangle Route 305
Apex Future Planning Area
64
Beaver Creek Commons Dr
W Williams St
N Salem St
Laura Duncan Rd
Lake Pine Dr
Apex Peakway
Olive Chapel Rd
Kelly Rd
Apex Barbecue Rd
S Salem St
S Hughes St
Ten Ten Rd
Lufkin Rd
540
E Williams St
55
1
Humie Olive Rd
Old US 1 Hwy
Veridea Pkwy
Technology Dr
N
0
0.5
1
Miles
Published by the Town of Apex Planning Department, May 2025

Key Destination Types* Covered with Possible Transit Expansions

Route E - GoApex Route 1 Revised



Published by the Town of Apex Planning Department, May 2025

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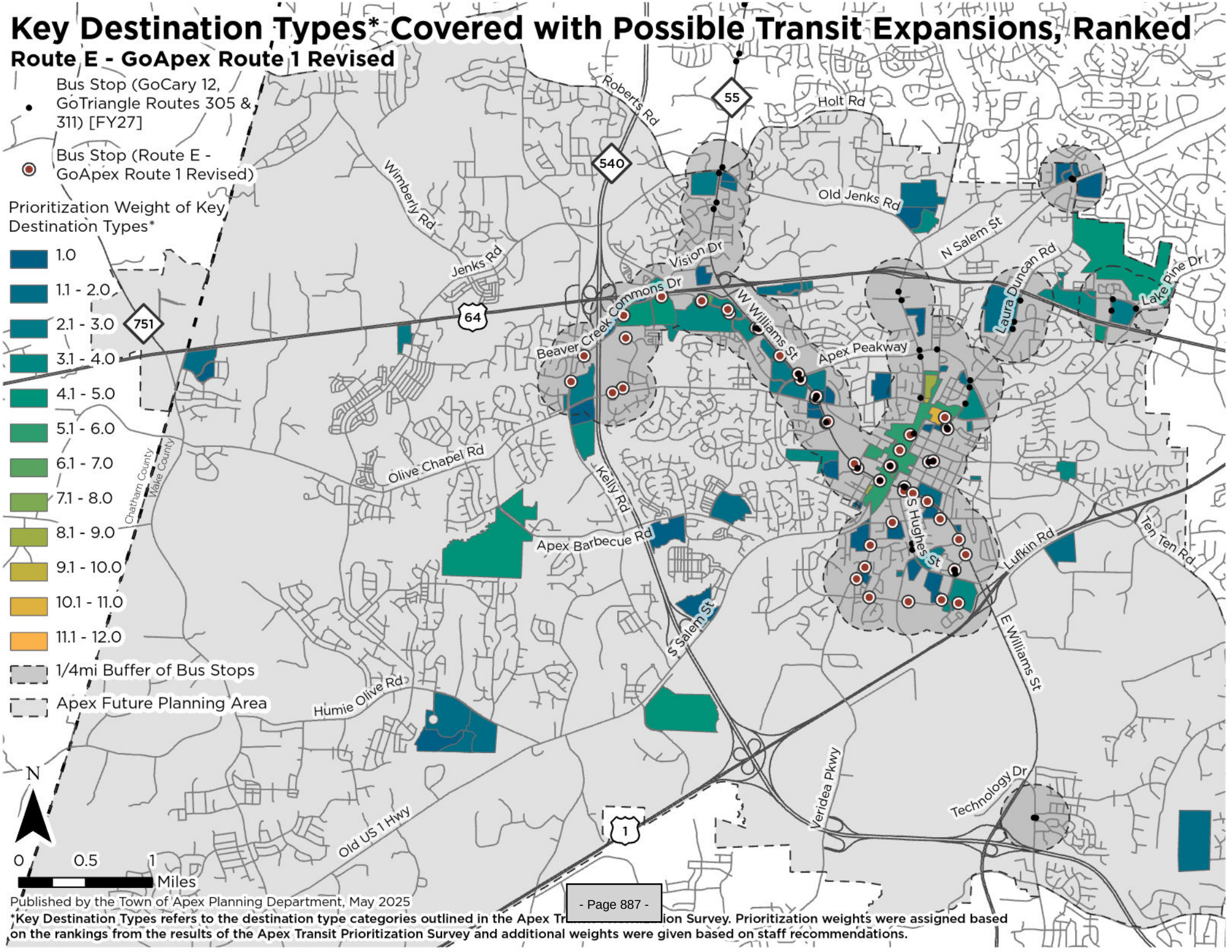
**Retail Supercenters includes retail centers anchored by a superstore or grocery store, as well as free standing grocery stores and pharmacies.

Key Destination Types* Covered with Possible Transit Expansions, Ranked

Route E - GoApex Route 1 Revised



Published by the Town of Apex Planning Department, May 2025

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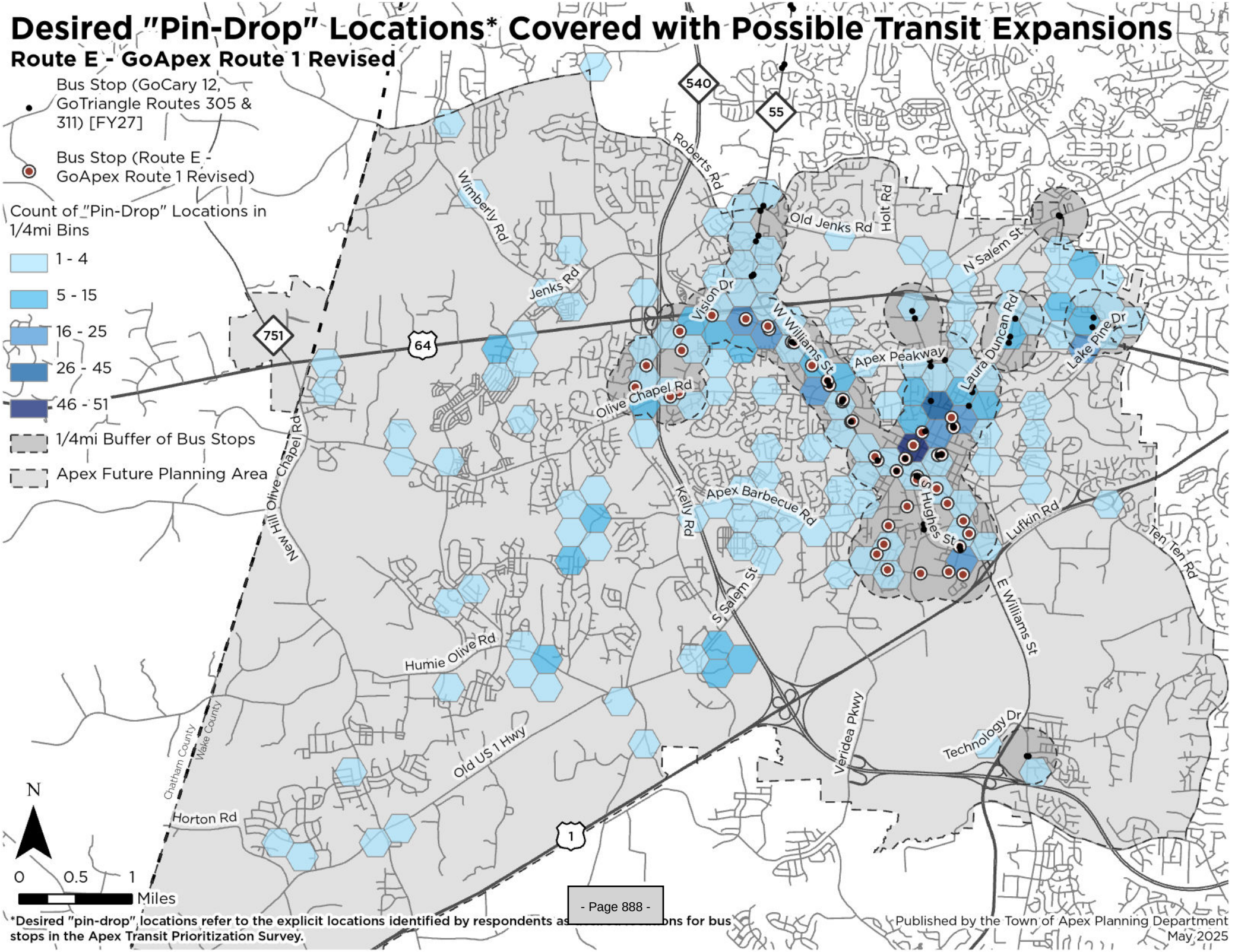
Desired "Pin-Drop" Locations* Covered with Possible Transit Expansions

Route E - GoApex Route 1 Revised

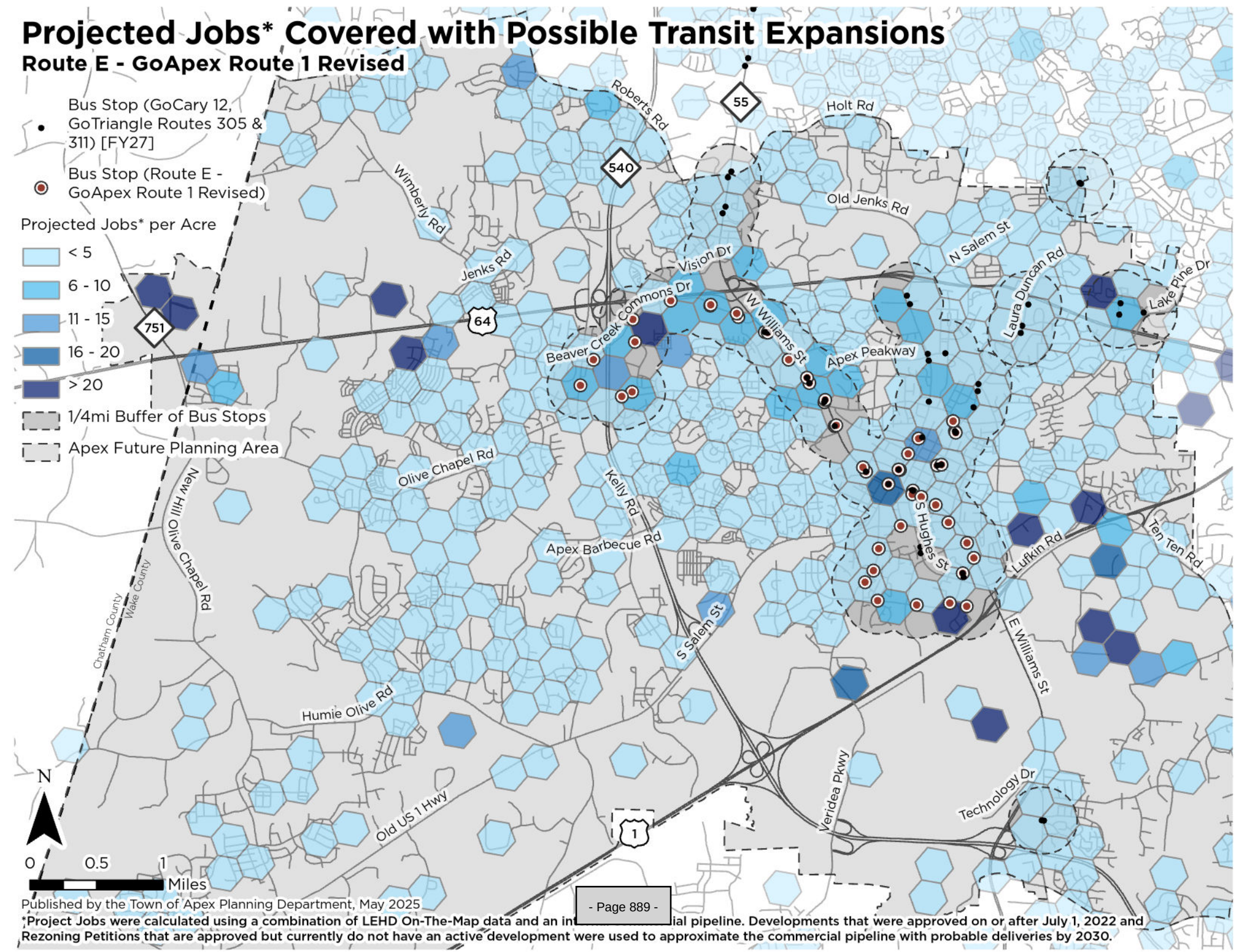


*Desired "pin-drop" locations refer to the explicit locations identified by respondents as [illegible]ons for bus stops in the Apex Transit Prioritization Survey.

Published by the Town of Apex Planning Department
May 2025

Projected Jobs* Covered with Possible Transit Expansions

Route E - GoApex Route 1 Revised



Published by the Town of Apex Planning Department, May 2025

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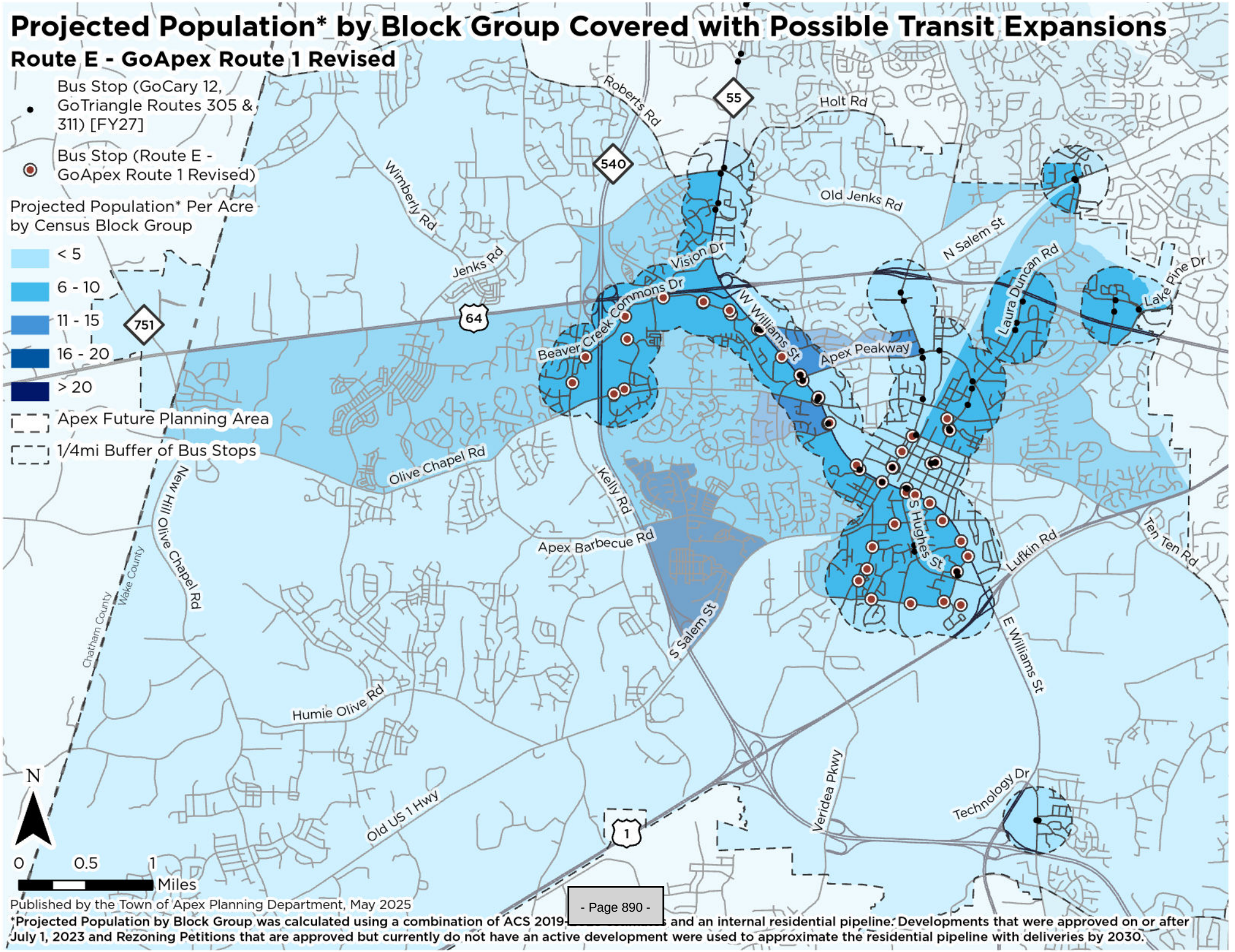
Projected Population* by Block Group Covered with Possible Transit Expansions

Route E - GoApex Route 1 Revised



Published by the Town of Apex Planning Department, May 2025

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APPENDIX D: ROUTE ANALYSIS SUMMARY – ATPS Route Concept Data Estimates & Assumptions Summary

*Table figures are considered estimates

Route (Includes Other Systems FY27)	Remix Max Run Time (minutes)	Span	Frequency	Vehicles Needed	Weekday Round Trips (255 days/yr)	Saturday Round Trips (51 days/yr)	Sunday and Holiday Round Trips (57 days/yr)	Weekday Service Hours	Saturday Service Hours	Sunday Service Hours	Service Hours* per year
Route Proposals											
GoApex Revised	60 (Sun)	Default	30min: Mon-Sat, 6am-8pm 60min: Mon-Sat, 8pm-10pm; Sun, 7am-9pm	2	30	30	14	32	32	15	10,647
Pine Plaza/Pleasant Park	53	Default	30min: Mon-Sat, 6am-8pm 60min: Mon-Sat, 8pm-10pm; Sun, 7am-9pm	2	30	30	14	32	32	15	10,647
Veridea East Village	27	Default	30	1	32	32	28	17	17	15	6,057
Center Street/Lufkin	28	Default	30	1	32	32	28	17	17	15	6,057

*Table figures are considered estimates

Route (Includes Other Systems FY27)	Total Population Covered	Current Population Covered	New Population Covered	FY27 Population Covered	Current FY27 Population Covered	New FY27 Population Covered
Route Proposals						
GoApex Revised	15,143	15,352	-209	17512	17,721	-209
Pine Plaza/Pleasant Park	21,420	15,352	6,068	26,148	17,721	8,427
Veridea East Village	15,997	15,352	645	18,730	17,721	1,009
Center Street/Lufkin	18,070	15,352	2,718	20,613	17,721	2,892

*Table figures are considered estimates

Route (Includes Other Systems FY27)	Total Jobs Covered	Current Jobs Covered	New Jobs Covered	FY27 Jobs Covered	Current FY27 Jobs Covered	New FY27 Jobs Covered	Total Retail Trade Jobs Covered	Current Retail Trade Jobs Covered	New Retail Trade Jobs Covered	Total Food/ Accomodations Jobs Covered	Current Food/ Accomodations Jobs Covered	New Food/ Accomodations Jobs Covered
Route Proposals												
GoApex Revised	8446	8,017	429	11794	11,678	116	2425	2,191	234	1666	1,673	-7
Pine Plaza/Pleasant Park	9310	8,017	1,293	12,574	11,678	896	2826	2,191	635	1875	1,673	202
Veridea East Village	8258	8,017	241	12,431	11,678	753	2196	2,191	5	1,711	1,673	38
Center Street/Lufkin	9914	8,017	1,897	13,451	11,678	1,773	2280	2,191	89	1725	1,673	52

*Table figures are considered estimates

Route (Includes Other Systems FY27)	Total Destinations Covered	Current Destinations Covered	New Destinations Covered	Total Points of Destinations Covered	Current Points of Destinations Covered	New Points of Destinations Covered	Total Pin Drops Covered	Current Pin Drops Covered	New Pin Drops Covered
Route Proposals									
GoApex Revised	63	63	0	249	249	0	373	375	-2
Pine Plaza/Pleasant Park	67	63	4	258	249	9	430	375	55
Veridea East Village	63	63	0	250	249	1	376	375	1
Center Street/Lufkin	66	63	3	258	249	9	381	375	6