

STAFF REPORT

Rezoning #25CZ21 2728 Holland Road

April 28, 2026 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: 2728 Holland Road
Applicant: Ardent Building, LLC
Owners: Victor L & Cindy L Teeter

PROJECT DESCRIPTION:

Acreage: ±10.35 acres
PIN: 0721926962
Current Zoning: Rural Residential (RR)
Proposed Zoning: Medium Density Residential-Conditional Zoning (MD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Medium Density Residential-Conditional Use (MD-CU #05CU07)	Single-family residential (Holland Farm)
South:	Rural Residential (RR)	Single-family residential
East:	Rural Residential (RR)	Holland Rd; Single-family residential
West:	Medium Density Residential-Conditional Zoning (MD-CZ #13CZ16)	Single-family residential (Bella Casa)

Existing Conditions:

The property to be rezoned is fully wooded with mature trees. A stream runs along the majority of the western border of the property and also branches diagonally from the northwestern corner to the center of the southern border of the property.

Neighborhood Meeting:

The applicant conducted two neighborhood meetings on November 26, 2025 and March 4, 2026. Both neighborhood meeting reports are attached.

WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicated that schools at the middle school grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students and transportation to schools outside of the current assignment area should be anticipated. WCPSS indicates that school expansion or construction or reassignment within the next five years may address concerns at the middle school grade levels.

2045 Land Use Map:

The 2045 Land Use Map classifies the subject properties as Medium Density Residential. The proposed

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rezoning to Medium Density Residential-Conditional Zoning (MD-CZ) is generally consistent with that land use classification.

PROPOSED ZONING CONDITIONS:

Limitation of Uses:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply

Permitted Uses and Limitations:

- | | |
|------------------------|------------------|
| 1. Single-family | 4. Greenway |
| 2. Accessory apartment | 5. Park, active |
| 3. Utility, minor | 6. Park, passive |

Architectural Conditions

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
5. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
6. Garage doors shall have windows, decorative details or carriage-style adornments on them.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
8. A varied color palette shall be utilized throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 6 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.



Zoning Conditions

1. The number of resultant residential lots of this rezoning shall be limited to 13 single family units, equivalent to approximately 1.3 dwelling units per acre.
2. A minimum lot width of 65' shall be provided for all residential lots that are not facing a cul-de-sac. The minimum building setbacks shall be as follows: (a) Front – 15 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 15 ft.
3. 35% of the project area shall be recorded as Resource Conservation Area (RCA) if the project is stage-graded. An additional 5% RCA shall be required if the project is mass-graded.
4. Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
5. Developer shall install pollinator-friendly and native flora within SCM planting areas.
6. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of 75% of the species selected shall be native to the eastern United States or a native of North Carolina.
7. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
8. Perimeter buffers, SCMs, and other HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
9. HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.
10. In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
11. A minimum of one pet waste station shall be installed within HOA common area.
12. HOA covenants shall not restrict the construction of accessory dwelling units.
13. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development sign at the front of the subdivision.
14. A monetary donation of \$50,000 shall be made to the Town of Apex Affordable Housing Fund. Payment shall be made prior to recordation of the first plat.
15. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
16. For stormwater management, post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events.
17. Two (2) new street stubs – one of which being designed for the future connection to Pretorio Place – shall be provided to PIN# 0731-02-3636 in order to facilitate future interconnectivity between neighboring developments. The exact location of the street stubs shall be determined at time of Master Subdivision Plan.
18. Subject to Town of Apex and North Carolina Department of Transportation review and approval, Developer shall dedicate public right-of-way for the length of the property's Holland Road frontage, measured 40 feet from the existing centerline of Holland Road. Developer shall also widen and improve Holland Road for the length of the property's road frontage based on a 3-lane thoroughfare section with 50-foot curb and gutter (11-foot travel lanes, 11-foot two-way left turn lane, and 6-foot bike lanes) and 5-foot sidewalk, consistent with the Town of Apex Bicycle and Pedestrian System Plan Map and the Town of Apex Thoroughfare and Collector Street Plan Map.

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19. The property shall not directly access Holland Road except for the purpose of temporary construction activities.
20. Due to the inability to access Holland Road because of the proximity of Old Byre Way, combined with the street stubs proffered in Condition #17, the developer shall not be required to provide a connecting secondary access point per UDO Sec. 7.5.4.E at the time of build-out. The two street stubs proffered by the developer provide opportunity for future connectivity. In its pre-development condition, the Holland Farm neighborhood has 81 lots that access Holland Road via one single access point. The 13 proposed units would bring this to a maximum of 94 lots off one single access point.
21. The construction entrance for this development shall be located along Holland Road. Construction vehicles shall be prohibited from accessing the site via Steeple Chase Bend until first plat of the subdivision, at which time the Holland Road frontage improvements must be completed and accepted.
22. Subject to the Applicant obtaining necessary easements from the property owner(s) of PIN #0731-03-4134 and #0731-03-4317 at appraised fair market value, or, subject to approval for construction within the existing right-of-way, an off-site sidewalk shall be constructed along Holland Road to the intersection of Old Byre Way and a crosswalk with ramps shall be installed to connect to the existing sidewalk on the north side of Old Byre Way. If the Applicant is unable to get permission to construct the off-site sidewalk completely within the right-of-way and is unable to acquire the necessary additional right-of-way and/or easement(s) to permit construction, then the Applicant shall submit the appraisal with documentation of property owner correspondence along with an engineer's estimate of the sidewalk construction cost subject to review and approval. The Applicant shall pay the fee-in-lieu for additional right-of-way and/or easement(s) and sidewalk construction at the time of construction plan approval. This condition is subject to review and approval by the North Carolina Department of Transportation. If the location of the proposed crosswalk does not meet NCDOT safety requirements without modifying the existing median within Old Byre Way, then the crosswalk shall not be built.

Housing Staff Recommendation:

The applicant has offered the following zoning condition in response to the Town of Apex Affordable Housing Incentive Zoning Policy:

“A monetary donation of \$50,000 shall be made to the Town of Apex Affordable Housing Fund. Payment shall be made prior to recordation of the first plat.”

The Housing Division within the Community Development and Neighborhood Connections Department does recognize the effort of the applicant for Rezoning Case #25CZ21 (2728 Holland Rd Teeter Property). However, we do not support the proposed contribution of \$50,000.00 Payment In-Lieu, for it is not consistent with the Town’s adopted Affordable Housing Incentive Zoning Policy (revised June 24, 2025), which requests that 10% of the total proposed dwelling units be provided as affordable housing or In-Lieu, that a sum of \$218,000 be assigned per unit of affordable housing not contributed. Under the policy, affordable units should be restricted to households earning up to 120% of Area Median Income (AMI) for for-sale units with a 20-year affordability period, or up to 80% AMI for rental units with a 30-year affordability period.

ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a meeting for this rezoning on February 19, 2026. The zoning conditions suggested by the EAB are listed below along with the applicant’s response to each condition.

EAB Suggested Conditions	Applicant’s Response
No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer	Not Added

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EAB Suggested Conditions	Applicant's Response
infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer.	
The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of 75% of the species selected shall be native to the eastern United States or a native of North Carolina.	Added
HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.	Added
In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.	Added
RCA Protection: Provide RCA signage or a farm-style fence (Option A or B)	Not Added
Solar PV: Require at least one home with a 3.5 kW solar PV system installed before 50% of building permits are issued.	Not Added
A single stub street shall be provided to the property to the south (PIN# 0731-02-3636) in order to facilitate future interconnectivity between neighboring developments. The location of the street stub shall be determined at time of Master Subdivision Plan. Board recommendation: Adjust the road to run more north-south.	Amended

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ21 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on April 13, 2026 and unanimously recommended approval.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

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

The proposed rezoning is reasonable and in the public interest as the proposed density, uses, and architectural conditions are consistent with the adjacent developments to the north, west, and south and requires more Resource Conservation Area than required by the Unified Development Ordinance (UDO). In addition, the proposed rezoning provides more street connections to the south than required by the UDO to support future neighborhood connectivity without the addition of another public street connection on Holland Road, which is a major thoroughfare. Finally, a condition is offered to extend and connect the pedestrian network to the north along the frontage of the Holland Farm subdivision.



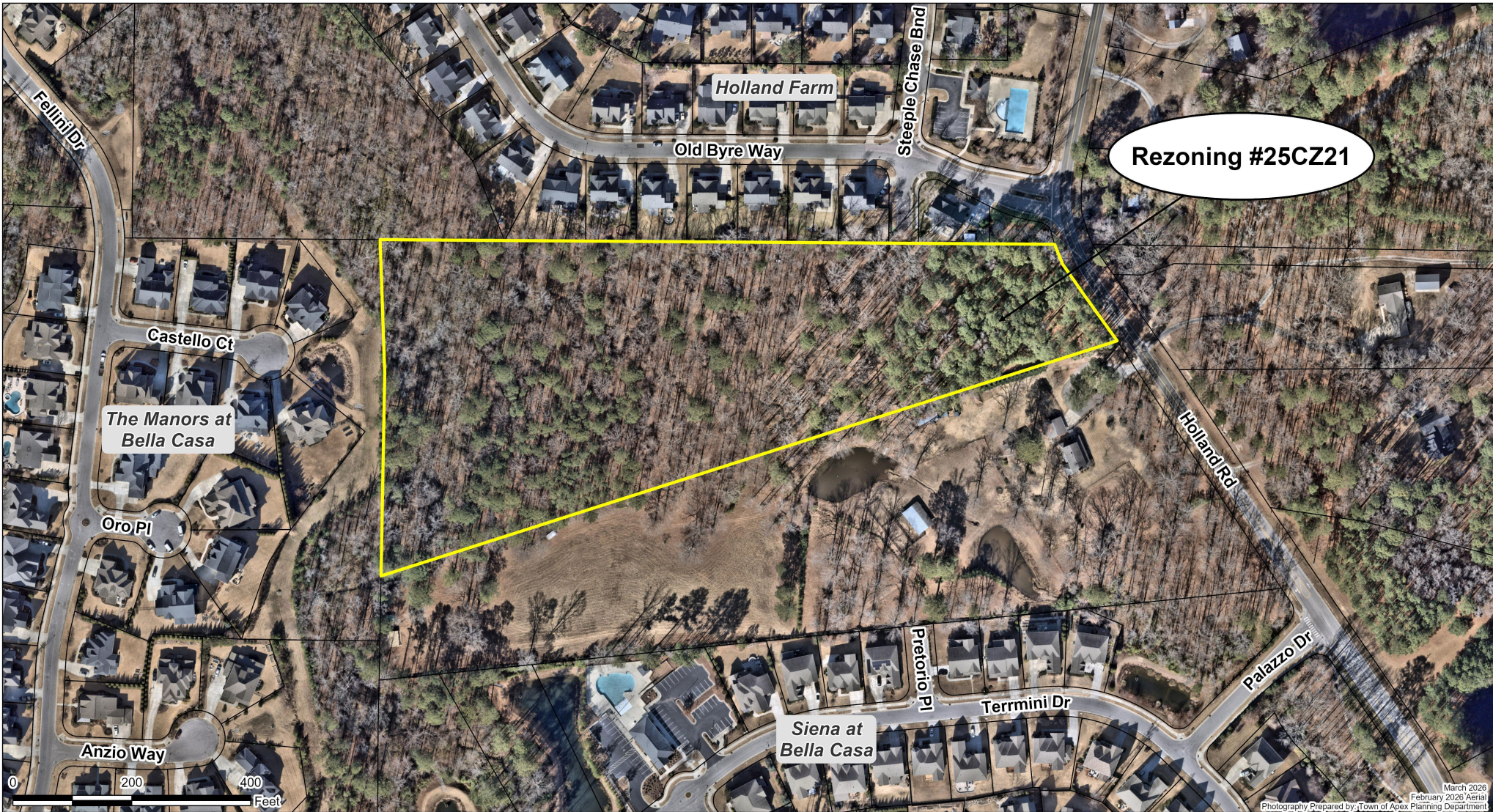
CONDITIONAL ZONING STANDARDS:

The Town Council shall find the MD-CZ designation demonstrates compliance with the following standards.
2.3.3.F:

Legislative Considerations

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use’s compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use’s minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use’s minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use’s avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use’s effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



Rezoning #25CZ21

Felini Dr

Holland Farm

Old Byre Way

Steeple Chase Blvd

Castello Ct

The Manors at Bella Casa

Oro Pl

Holland Rd

Anzio Way

Pretorio Pl

Terrini Dr

Siena at Bella Casa

Palazzo Dr

0 200 400 Feet

PETITION TO AMEND THE OFFICIAL ZONING MAP

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Application #: 25CZ21 Submittal Date: _____
Fee Paid: _____

Project Information

Project Name: Teeter Property Rezoning

Address(es): 2728 Holland Rd

PIN(s): 0721-92-6962

Acreage: 10.35

Current Zoning: RR Proposed Zoning: MD-CZ

Current 2045 LUM Classification(s): Medium Density Residential

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

If any portion of the project is shown as mixed use (3 or more stripes on the 2045 Land Use Map) provide the following:

Area classified as mixed use: Acreage: _____

Area proposed as non-residential development: Acreage: _____

Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Ardent Building, LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27515

Phone: (919) 991-1428 E-mail: cschmidt@e1homes.com

Owner Information

Name: Victor & Cindy Teeter

Address: 2728 Holland Rd

City: Apex State: NC Zip: 27502

Phone: _____ E-mail: _____

Agent Information

Name: Jones & Crossen Engineering, PLLC - Patrick Kiernan

Address: 221 N Salem St., Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 E-mail: patrick@jonescrossen.com

Other contacts: _____

PETITION INFORMATION

Application #: _____ Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from RR _____ to MD-CZ _____. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

1	<u>Single Family</u>	21	_____
2	<u>Accessory Apartment</u>	22	_____
3	<u>Utility, minor</u>	23	_____
4	<u>Park, active</u>	24	_____
5	<u>Park, passive</u>	25	_____
6	<u>Greenway</u>	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____

PETITION INFORMATION

Application #: _____ Submittal Date: _____

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO.

4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use’s minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

The proposed design would strategically place roads in a way that would avoid future impacts to the existing pond on the Hartley property. The roads would also introduce a circuitous route whenever a future connection to Bella Casa is made in order to discourage these streets being used as a "cut-through" for residents of Bella Casa

5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use’s minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

The proposed rezoning shall minimize environmental impacts by offering more RCA and tree canopy preservation than the threshold defined in the UDO. A condition has also been proposed to increase the threshold of stormwater requirements to include treatment of the 25-year storm (an increase to state requirements).

6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use’s avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.

Since the project would begin at the Steeple Chase Bend intersection, the majority of the Holland Farm neighborhood would be unaffected by these additional lots. Per the NC Fire Code, the total number of dwelling units accessing Holland Road via Old Byre Way would be a max. of 94, which is below the 100-lot threshold.

7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use’s effect on the health, safety, or welfare of the residents of the Town or its ETJ.

The development of this parcel should not have a negative affect on the health, safety or welfare of Apex citizens. It would develop as single-family residential lots, which matches the surrounding land uses.

PETITION INFORMATION

Application #: _____ Submittal Date: _____

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

We do not believe this project would be detrimental to adjacent properties. The project would only have access via the Holland Farm neighborhood, so there would be an additional 13 lots introduced to the current traffic in their neighborhood, however we do not believe that number to be detrimental.

9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

Residential homes generally do not constitute a nuisance or hazard because of the character of the neighborhood. The number of units planned for this parcel is small and the impact of these units on the surrounding area should be minimal.

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The conditional zoning district will follow the standards of the Town of Apex UDO.

Architectural Conditions

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
5. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
6. Garage doors shall have windows, decorative details or carriage-style adornments on them.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
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8. A varied color palette shall be utilized throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 6 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Additional Zoning Conditions

1. The number of resultant residential lots of this rezoning shall be limited to 13 single family units, equivalent to approximately 1.3 dwelling units per acre.
2. A minimum lot width of 65' shall be provided for all residential lots that are not facing a cul-de-sac. The minimum building setbacks shall be as follows: (a) Front – 15 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 15 ft.
3. 35% of the project area shall be recorded as Resource Conservation Area (RCA) if the project is stage-graded. An additional 5% RCA shall be required if the project is mass-graded.
4. Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
5. Developer shall install pollinator-friendly and native flora within SCM planting areas.
6. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of 75% of the species selected shall be native to the eastern United States or a native of North Carolina.
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13. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development sign at the front of the subdivision.
14. A monetary donation of \$50,000 shall be made to the Town of Apex Affordable Housing Fund. Payment shall be made prior to recordation of the first plat.
15. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
16. For stormwater management, post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events.
17. Two (2) new street stubs – one of which being designed for the future connection to Pretorio Place – shall be provided to PIN# 0731-02-3636 in order to facilitate future interconnectivity between neighboring developments. The exact location of the street stubs shall be determined at time of Master Subdivision Plan.

18. Subject to Town of Apex and North Carolina Department of Transportation review and approval, Developer shall dedicate public right-of-way for the length of the property's Holland Road frontage, measured 40 feet from the existing centerline of Holland Road. Developer shall also widen and improve Holland Road for the length of the property's road frontage based on a 3-lane thoroughfare section with 50-foot curb and gutter (11-foot travel lanes, 11-foot two-way left turn lane, and 6-foot bike lanes) and 5-foot sidewalk, consistent with the *Town of Apex Bicycle and Pedestrian System Plan Map* and the *Town of Apex Thoroughfare and Collector Street Plan Map*.
19. The property shall not directly access Holland Road except for the purpose of temporary construction activities.
20. Due to the inability to access Holland Road because of the proximity of Old Byre Way, combined with the street stubs proffered in Condition #17, the developer shall not be required to provide a connecting secondary access point per UDO Sec. 7.5.4.E at the time of build-out. The two street stubs proffered by the developer provide opportunity for future connectivity. In its pre-development condition, the Holland Farm neighborhood has 81 lots that access Holland Road via one single access point. The 13 proposed units would bring this to a maximum of 94 lots off one single access point.
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22. Subject to the Applicant obtaining necessary easements from the property owner(s) of PIN #0731-03-4134 and #0731-03-4317 at appraised fair market value, or, subject to approval for construction within the existing right-of-way, an off-site sidewalk shall be constructed along Holland Road to the intersection of Old Byre Way and a crosswalk with ramps shall be installed to connect to the existing sidewalk on the north side of Old Byre Way. If the Applicant is unable to get permission to construct the off-site sidewalk completely within the right-of-way and is unable to acquire the necessary additional right-of-way and/or easement(s) to permit construction, then the Applicant shall submit the appraisal with documentation of property owner correspondence along with an engineer's estimate of the sidewalk construction cost subject to review and approval. The Applicant shall pay the fee-in-lieu for additional right-of-way and/or easement(s) and sidewalk construction at the time of construction plan approval. This condition is subject to review and approval by the North Carolina Department of Transportation. If the location of the proposed crosswalk does not meet NCDOT safety requirements without modifying the existing median within Old Byre Way, then the crosswalk shall not be built.



Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

LEGAL DESCRIPTION (HOLLAND ROAD):

BEGINNING AT A 1" IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 713,127.55' & E: 2,029,373.38' (NSRS 2011 / NAD 83 / SPC), AND BEING THE NORTH-WESTERN MOST PROPERTY CORNER OF PIN# 0721926962, AS RECORDED IN DEED BOOK 3446 PAGE 88 IN THE WAKE COUNTY REGISTRY, THENCE RUNNING THE FOLLOWING CALLS:

S89°36'54"E, 1,129.61 FEET TO AN EXISTING 1" IRON PIPE; THENCE

S89°12'12"E, 69.61 FEET TO A CAPPED & TACKED IRON PIPE ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD; THENCE

ALONG THE EASTERN RIGHT OF WAY OF HOLLAND ROAD, S34°41'23"E, 175.00 FEET TO A 3/4" IRON PIPE SET ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD; THENCE

LEAVING SAID RIGHT OF WAY, S72°20'28"W, 1,361.30 FEET TO A CAPPED & TACKED IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 712,562.14' & E: 2,029,375.01' (NSRS 2011 / NAD 83 / SPC); THENCE

N01°00'51"E, 89.55 FEET TO A CAPPED & TACKED IRON PIPE; THENCE

N01°00'50"E, 251.28 FEET TO A CAPPED & TACKED IRON PIPE; THENCE

N01°57'12"W, 224.75 FEET TO A 1" IRON PIPE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 451,194 SQUARE FEET / 10.36 ACRES, MORE OR LESS, OF WHICH AREA IS INCLUSIVE OF A PORTION OF RIGHT OF WAY OF HOLLAND ROAD.

AGENT AUTHORIZATION FORM

Application #: _____

Submittal Date: _____

Victor & Cindy Teeter

is the owner* of the property for which the attached

application is being submitted:

- Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- Site Plan
- Subdivision
- Variance
- Other: _____

The property address is: 2728 Holland Rd

The agent for this project is: Jones & Crossen Engineering, PLLC

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

Agent Name: Patrick Kiernan

Address: 221 N Salem St., Suite 001, Apex NC 27502

Telephone Number: (919) 387-1174

E-Mail Address: patrick@jonescrossen.com

Signature(s) of Owner(s)*

Victor L Teeter

VICTOR L TEETER

Type or print name

12-12-2025

Date

Cindy L. Teeter

CINDY L TEETER

Type or print name

12-12-2025

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.

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Victor & Cindy Teeter (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

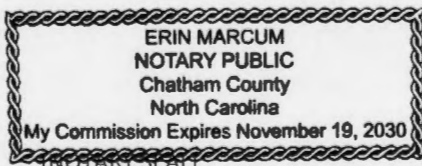
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2728 Holland Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 03/14/1985, and recorded in the Wake County Register of Deeds Office on 03/15/1985, in Book 3446 Page 88.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 03/14/1985, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 03/14/1985, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 12 day of December, 2025.

Victor L Teeter Cindy L Teeter (seal)
Victor L Teeter Cindy L Teeter
 Type or print name

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

I, the undersigned, a Notary Public in and for the County of CHATHAM, hereby certify that Victor's Cindy Teeter, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's drivers licenses, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



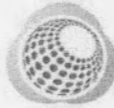
Erin Marcum
 Notary Public
 State of North Carolina
 My Commission Expires: November 19, 2030

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #:

Submittal Date:

Insert legal description below.



BCSC
BATEMAN CIVIL SURVEY COMPANY

Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

LEGAL DESCRIPTION (HOLLAND ROAD):

BEGINNING AT A 1" IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 713,127.55' & E: 2,029,373.38' (NSRS 2011 / NAD 83 / SPC), AND BEING THE NORTH-EASTERNMOST PROPERTY CORNER OF PIN# 0721923703, AS RECORDED IN DEED BOOK 16255 PAGE 912 IN THE WAKE COUNTY REGISTRY, THENCE RUNNING THE FOLLOWING CALLS:

S89°36'54"E, 1,129.61 FEET TO AN EXISTING 1" IRON PIPE;
THENCE S89°12'12"E, 69.61 FEET TO A CAPPED & TACKED IRON PIPE ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD;
THENCE, ALONG THE EASTERN RIGHT OF WAY OF HOLLAND ROAD, S34°41'23"E, 175.00 FEET TO A 3/4" IRON PIPE SET ON THE EASTERN RIGHT OF WAY OF HOLLAND ROAD;
THENCE, LEAVING SAID RIGHT OF WAY, S72°20'28"W, 1,361.30 FEET TO A CAPPED & TACKED IRON PIPE, SAID IRON PIPE BEING A CONTROL CORNER WITH NORTH CAROLINA STATE PLANE COORDINATES N: 712,562.14' & E: 2,029,375.01' (NSRS 2011 / NAD 83 / SPC);
THENCE N01°00'51"E, 89.55 FEET TO A CAPPED & TACKED IRON PIPE;
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THENCE N01°57'12"W, 224.75 FEET TO A 1" IRON PIPE, SAID IRON PIPE BEING THE POINT AND PLACE OF BEGINNING.

CONTAINING 451,194 SQUARE FEET, MORE OR LESS, OF WHICH AREA IS INCLUSIVE OF A PORTION OF RIGHT OF WAY OF HOLLAND ROAD.

11/20/2025 PIN# 0721926962- Legal Description.docx

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

November 12, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 2728 Holland Rd 0721-92-6962

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> 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)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

This parcel is proposed to be rezoned to Medium Density-Conditional Zoning (MD-CZ) to allow for approximately thirteen single family lots. Lot sizes would be compatible with surrounding developments. Rezoning to Medium Density Residential meets the Town of Apex 2045 Land Use Map designation for this parcel.

Estimated submittal date: December 01, 2025

MEETING INFORMATION:

Property Owner(s) name(s): Victor & Cindy Teeter
 Applicant(s): Ardent Building, LLC and Jones & Crossen Engineering, PLLC
 Contact information (email/phone): patrick@jonescrossen.com/(919) 387-1174
 Meeting Address: Zoom - see enclosed details
 Date/Time of meeting**: November 26, 2025
 Welcome: 5:30 PM Project Presentation: 5:35 PM Question & Answer: 6:00 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.



Jones & Clossen
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonesclossen.com

Zoom Meeting Details – 2728 Holland Rd Rezoning

When: November 26, 2025 05:30 PM Eastern Time (US and Canada)

Register using the QR code:

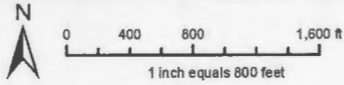


Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 875 3178 5834 and then the Passcode: 310977

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on November 26th.

Or to join the meeting by phone: dial (646) 931-3860 or (929) 205-6099 and enter the Meeting ID 875 3178 5834 and the Passcode 310977. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Existing Zoning Exhibit



Disclaimer
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: 2728 Holland Rd Rezoning Zoning: RR

Location: 2728 Holland Rd

Property PIN(s): 0721-92-6962 Acreage/Square Feet: 10.35

Property Owner: Victor & Cindy Teeter

Address: 2728 Holland Rd

City: Apex State: NC Zip: 27502

Phone: _____ Email: _____

Developer: Ardent Building LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27512

Phone: (919) 991-1428 Fax: _____ Email: dschmidt@e1homes.com

Engineer: Jones & Cnossen Engineering, PLLC - Patrick Kiernan

Address: 221 N Salem St, Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: _____ Email: patrick@jonescnossen.com

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning 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)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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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
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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
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, 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
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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
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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
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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
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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
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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
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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
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

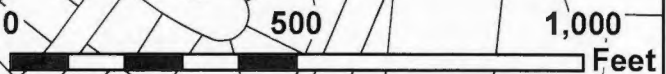
Notified Properties within 500ft of the Project Property

Created by Town of Apex Planning Department
Date Created: 11/10/2025

N



- Project Property
- 500ft Buffer
- Notified 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: Zoom
 Date of meeting: November 26, 2025 Time of meeting: 5:30 - 6:30 PM
 Property Owner(s) name(s): Victor & Cindy Teeter
 Applicant(s): Ardent Building, LLC and Jones & Crossen Engineering, PLLC

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Patrick Kiernan/Jones & Crossen Engineering	221 N Salem St. Suite 001	(919) 387-1174		<input type="checkbox"/>
2.	Chris Bullard	1993 Steeple Chase Bend			<input type="checkbox"/>
3.	Brandi Hilder	1955 Combine Circle			<input type="checkbox"/>
4.	Brian Gallagher	2401 Castello Ct			<input type="checkbox"/>
5.	Theodore Walter	2380 Terrmini Dr			<input type="checkbox"/>
6.	Matt Cheever	1977 Old Byre Way			<input type="checkbox"/>
7.	Erik Maki	1964 Old Byre Way			<input type="checkbox"/>
8.	Craig McCarty	1976 Combine Circle			<input type="checkbox"/>
9.	Julia Sanchez	1991 Old Byre Way			<input type="checkbox"/>
10.	Colleen Kirk	1992 Old Byre Way			<input type="checkbox"/>
11.	Michael Friedman	1980 Old Byre Way			<input type="checkbox"/>
12.	Jill Giardino	1984 Old Byre Way			<input type="checkbox"/>
13.	Will & Jamie Lewis	1997 Steeple Chase Bend			<input type="checkbox"/>
14.	Jessica Standifer	1959 Old Byre Way			<input type="checkbox"/>

Use additional sheets, if necessary.

NEIGHBORHOOD MEETING SIGN-IN SHEET

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Meeting Address: Zoom
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	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Ted Oldja	2370 Terrmini Dr			<input type="checkbox"/>
2.	Daniel Sanchez	1991 Old Byre Way			<input type="checkbox"/>
3.	Rick Fox	2801 Holland Rd			<input type="checkbox"/>
4.	Michael Giardino	1984 Old Byre Way			<input type="checkbox"/>
5.	Becky King	1996 Old Byre Way			<input type="checkbox"/>
6.	Trey King	1996 Old Byre Way			<input type="checkbox"/>
7.	Alex Bryan	1999 Old Byre Way			<input type="checkbox"/>
8.	Lauren Jewell	2000 Old Byre Way			<input type="checkbox"/>
9.	David Hepburn	1976 Old Byre Way			<input type="checkbox"/>
10.	Rick Fox	2801 Holland Rd			<input type="checkbox"/>
11.	Dana Sanders	1989 Steeple Chase Bend			<input type="checkbox"/>
12.	David Schmidt	1132 Goliath Way			<input type="checkbox"/>
13.	Bill Stealey	1944 Combine Circle			<input type="checkbox"/>
14.	Alyssa Hiller	1952 Old Byre Way			<input type="checkbox"/>

Use additional sheets, if necessary.

NEIGHBORHOOD MEETING SIGN-IN SHEET

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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.	Miguel Lozada	1986 Steeple Chase Bend			<input type="checkbox"/>
2.	Rita Mahinthakumar	1968 Old Byre Way			<input type="checkbox"/>
3.	Eric Fletcher	1969 Old Byre Way			<input type="checkbox"/>
4.	Iris Ria Dickinson	1977 Steeple Chase Bend			<input type="checkbox"/>
5.	Becky King	1996 Old Byre Way			<input type="checkbox"/>
6.	Brooke Kirchner	1933 Steeple Chase Way			<input type="checkbox"/>
7.	Jared Klein	1960 Old Byre Way			<input type="checkbox"/>
8.	Jennifer Bullard	1993 Steeple Chase Bend			<input type="checkbox"/>
9.	Casey Sheppard	1941 Steeple Chase Bend			<input type="checkbox"/>
10.	Corey Schmidt	1953 Steeple Chase Bend			<input type="checkbox"/>
11.	Amanda Goins	1932 Combine Circle			<input type="checkbox"/>
12.	Brian Kirk	1992 Old Byre Way			<input type="checkbox"/>
13.	Andrew Goins	1932 Combine Circle			<input type="checkbox"/>
14.	DesiRae Flitcroft	1972 Old Byre Way			<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): Victor & Cindy Teeter

Applicant(s): Ardent Building, LLC and Jones & Crossen Engineering, PLLC

Contact information (email/phone): patrick@jonescrossen.com/(919) 387-1174

Meeting Address: Zoom

Date of meeting: November 26, 2025

Time of meeting: 5:30 - 6:30 PM

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

See attached Summary of Discussion

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:



Jones & Clossen
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonesclossen.com

Neighborhood Meeting – Summary of Discussion

Question/Concern #1: Several neighbors in the Holland Farm neighborhood to the north are concerned with adding more homes into the Holland Farm street network, since direct connection to Holland Road is unachievable due to limited spacing from the Old Byre Way intersection. Traffic and fire safety response time were cited as reasons for concern. The current Apex UDO caps the number of dwelling units on a single access point at 50 lots, which is the emphasis for concern.

Applicant's Response: All valid concerns, although without this developing as an assemblage with the Hartley property to the south, this is the only viable option for this property to develop. The new NC Fire Code was referenced as justification for adding up to 13 lots into the Holland Farm street network. Holland Farm was developed prior to the 50 lot maximum, so that development currently has 81 dwelling units on a single point of access. Even in adding 13 more units, the total lot count would be less than 100, which was the ordinance at the time Holland Farm was being developed, and which is also currently the threshold that is used in the NC Fire Code. As part of this response, the Land Use Map was also referenced which designates this property as Medium Density, allowing up to 6 units per acre. Since this project would propose a much lower density at 1.3 units per acre, we believe we have addressed the traffic concern to the maximum extent possible. Also, while this is not specifically noted in the zoning conditions, we are planning a street network which would create a "circuitous" route if/when the Hartley property ever develops, and a connection to Bella Casa is introduced. This is planned as a way to discourage a future "cut-through" between Bella Casa and Holland Farm.

Question/Concern #2: A few property owners that back up to this property had stormwater concerns with our development, as there is currently stormwater issues on the rear of their lots.

Applicant's Response: We explained that our project should not have any effect on current stormwater conditions, as our project sits lower in topography than the lots in Holland Farm. However, we did acknowledge that we have taken note of that "drainage feature" in their back yard, and have already begun strategizing how to mitigate any problems that could arise if our current assumptions are wrong.

Question/Concern #3: Can you explain the condition about the construction entrance and why that would be allowed, but a true public access is not?

Applicant's Response: That condition was added as a way to prohibit construction vehicles from using Steeple Chase Bend to access the site. It has nothing to do with future road connectivity, and is strictly in regards to the gravel construction entrance. There is currently a driveway cut off Holland Road, so there should be an inherent right to install a construction entrance from the perspective of NCDOT. A true public roadway connection is not feasible because the southern edge of our property frontage on Holland Road is still only ~200' from the Old Byre Way intersection.

Question/Concern #4: Can you explain the difference between 1, 10 and 25 year storms?

Applicant's Response: This has to do with the intensity of any rainfall event. They are categorized into "return frequencies", which dictates how stormwater measures are designed. The state requirement is to treat the 10-year storm, however with this development we are proposing to increase that threshold to also treat the 25-year storm.

Question/Concern #5: Can you confirm you will be preserving the required tree canopy/RCA?

Applicant's Response: Yes we will be, and as noted in our zoning conditions, we are actually proposing to increase the threshold for required RCA and tree canopy preservation. The project has a lot of environmental features that would prevent development along the western half of the property, so it is anticipated that around 40% of the existing tree canopy will actually be preserved.

Question/Concern #5: How would this development work from an HOA perspective? Are you anticipating these lots becoming apart of the Holland Farm HOA?

Applicant's Response: It is a little early to answer that question as conversations with the HOA have not occurred, but that is certainly one possibility that is being considered. To that effect, the developer has offered an additional, "informal" neighborhood meeting with the Holland Farm residents, as well as the Holland Farm HOA, to discuss this (and all other issues/concerns) further.

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Patrick Kiernan, do hereby declare as follows:
Print Name

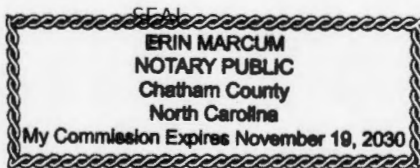
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on November 26, 2025 (date) from 5:30 PM (start time) to 6:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

12/1/25
Date

By: *Patrick Kiernan*

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, *Erin Marcum*, a Notary Public for the above State and County, on this the 1st day of December, 2025.



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030

NOTICE OF NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

February 11, 2026

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 2728 Holland Rd 0721-92-6962

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

A Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> 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)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Board of Adjustment cannot discuss the project prior to the public hearing.

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

This parcel is proposed to be rezoned to Medium Density-Conditional Zoning (MD-CZ) to allow for approximately thirteen single family lots. Lot sizes would be compatible with surrounding developments. Rezoning to Medium Density Residential meets the Town of Apex 2045 Land Use Map designation for this parcel.

Estimated submittal date: submitted January 02, 2026 *This is the second required neighborhood meeting*

MEETING INFORMATION:

Property Owner(s) name(s):	Victor & Cindy Teeter	
Applicant(s):	Ardent Building, LLC and Jones & Crossen Engineering, PLLC	
Contact information (email/phone):	patrick@jonescrossen.com/(919) 387-1174	
Meeting Address:	Zoom - see enclosed details	
Date/Time of meeting**:	March 04, 2026	
Welcome: 5:30 PM	Project Presentation: 5:35 PM	Question & Answer: 6:00 PM

**Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180>.



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Fax: 919-387-3375
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Zoom Meeting Details – 2728 Holland Rd Rezoning

When: March 04, 2026 05:30 PM Eastern Time (US and Canada)

Register using the QR code:

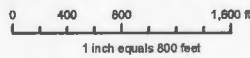


Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 815 2667 5862 and then the Passcode: 616731

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on March 4th.

Or to join the meeting by phone: dial (646) 931-3860 or (929) 205-6099 and enter the Meeting ID 815 2667 5862 and the Passcode 616731. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Existing Zoning Exhibit



Disclaimer:
 Bridge makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

PROJECT CONTACT INFORMATION

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:

Project Name: 2728 Holland Rd Rezoning Zoning: RR

Location: 2728 Holland Rd

Property PIN(s): 0721-92-6962 Acreage/Square Feet: 10.35

Property Owner: Victor & Cindy Teeter

Address: 2728 Holland Rd

City: Apex State: NC Zip: 27502

Phone: _____ Email: _____

Developer: Ardent Building LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27512

Phone: (919) 991-1428 Fax: _____ Email: dschmidt@e1homes.com

Engineer: Jones & Crossen Engineering, PLLC - Patrick Kiernan

Address: 221 N Salem St, Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: _____ Email: patrick@jonescrossen.com

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning 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)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: <http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795>

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

COMMON CONSTRUCTION ISSUES & WHO TO CALL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.		
Construction Traffic:	Infrastructure Inspections	919-249-3386
Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).		
Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.		
Parking Violations:	Non-Emergency Police	919-362-8661
Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.		
Dirt in the Road:	Water Resources	919-362-8166
Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.		
Dirt on Properties or in Streams:	Water Resources	919-362-8166
Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.		
Dust:	Water Resources	919-362-8166
During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.		
Trash:	Water Resources	919-362-8166
Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.		
Temporary Sediment Basins:	Water Resources	919-362-8166
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.		
Stormwater Control Measures:	Water Resources	919-362-8166
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.		
Electric Utility Installation:	Electric Utilities	919-249-3531
Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.		

Notified Properties within 500ft of the Project Property

Created by Town of Apex Planning Department
Date Created: 2/9/2026



2412 CASTELLO CT 0721930078
2384 TERRMINI DR 0731020379
2406 ORO PL 0721920501
1972 COMBINE CIR 0731031418
0 FELLINI DR 0721837254
0 TERRMINI DR 0721926225
0 TERRMINI DR 0731027434
0 FELLINI DR 0721839145
2408 CASTELLO CT 0721931085
2408 ORO PL 0721829525
2368 TERRMINI DR 0721929398
1963 STEEPLE CHASE BND 0731033565
1956 COMBINE CIR 0721937561
1948 COMBINE CIR 0721936655
1956 COMBINE CIR 0731033438
1977 OLD BYRE WAY 0721937366
2713 HOLLAND RD 0731039681
2415 CASTELLO CT 0721829897
2000 OLD BYRE WAY 0731031178
1952 POST RAIL LN 0721939625
1953 OLD BYRE WAY 0721935614
1965 OLD BYRE WAY 0721836419
1980 OLD BYRE WAY 0721834471
1972 OLD BYRE WAY 0721835283
2728 HOLLAND RD 0731134000
2801 HOLLAND RD 0731120819
2401 CASTELLO CT 0721822758
1989 OLD BYRE WAY 0721939129
2474 TERRMINI DR 0721821056
1984 OLD BYRE WAY 0721933139
2006 OLD BYRE WAY 0731033126
2804 HOLLAND RD 0731023636
1978 OLD BYRE WAY 0721936156
2030 FELLINI DR 0721827955
1956 COMBINE CIR 0721936626
1952 OLD BYRE WAY 0721935529
0 STEEPLE CHASE BND 0731031750
2411 CASTELLO CT 0721920866
2036 FELLINI DR 0721829784
2418 CASTELLO CT 0721839086
2101 VITTORIO LN 0721829196
2408 ANZIO WAY 0721920328
1986 OLD BYRE WAY 0731030198
1992 OLD BYRE WAY 0731030108
1980 OLD BYRE WAY 0721834426
2401 ORO PL 0721921527
2407 ANZIO WAY 0721920177
2700 HOLLAND RD 0721949424
0 HOLLAND RD 0721947973
1997 STEEPLE CHASE BND 0731033457
1988 OLD BYRE WAY 0721935332
1982 OLD BYRE WAY 0721934369
1960 COMBINE CIR 0721936458
1976 COMBINE CIR 0731032408
2024 FELLINI DR 0721838025
1965 OLD BYRE WAY 0731031306
2370 TERRMINI DR 0731023442
2378 TERRMINI DR 0731022421
1953 STEEPLE CHASE BND 0731031693
2053 FELLINI DR 0721829413
1953 POST RAIL LN 0731030883
2366 TERRMINI DR 0731024413
2361 TERRMINI DR 0731021253
2809 HOLLAND RD 0731120759
2404 CASTELLO CT 0721932052
1987 OLD BYRE WAY 0721938336
2057 FELLINI DR 0721829203
1952 COMBINE CIR 0721936597
1991 OLD BYRE WAY 0731030316
1689 STEEPLE CHASE BND 0731033664
2411 ANZIO WAY 0721829176
1964 COMBINE CIR 0721939448
2400 ORO PL 0721821629
2403 ANZIO WAY 0721821271
2407 CASTELLO CT 0721821843
2721 HOLLAND RD 0731037169
1989 OLD BYRE WAY 0731031386
2358 TERRMINI DR 0731025463
1959 OLD BYRE WAY 0721935566
1983 OLD BYRE WAY 0721938346
1958 OLD BYRE WAY 0721833675
2728 HOLLAND RD 0721829692
1980 OLD BYRE WAY 0721837159
2387 TERRMINI DR 0731020282
2717 HOLLAND RD 0731132381
2817 HOLLAND RD 0731123404
2380 TERRMINI DR 0731021450
1948 OLD BYRE WAY 0721833607
2400 ANZIO WAY 0721821339
2362 TERRMINI DR 0731024484

ALOBA, OLUWOLE TITUS ALOBA, OLATUBOSUN ODUTOLA
AMMAR, MOHAMAD AMMAR, SHADJA
BAYLIS, LEE D BAYLIS, ERIN L
BAYNON, JOHN B BAYNON, MEGHANN
BELLA CASA HOMEOWNERS ASSOCIATION INC
BELLA CASA HOMEOWNERS ASSOCIATION INC
BELLA CASA HOMEOWNERS ASSOCIATION INC
BLOOM, O JOSH TRUSTEE BLOOM, CARIE LEE TRUSTEE
BLOUIN, NATHAN P SHARNAK, BARBARA
BRACKEN, SONALI BRACKEN, TRAVIS
BULLARD, CHRISTOPHER K BULLARD, JENNIFER E
BUTLER, HUGH III BUTLER, DORI SUZANNE
CAI, NING WANG, PEIYING
CASEBER, WILLIAM JR, CASEBER, ANDREA
CHEEVER, MATTHEW CHEEVER, DANAE
COLE, DAVID C LEE, KATELYN E
CORIN, DAVID L CORIN, HEATHER E
COWLEY, LAUREN M JEWELL, GARRY B
DELITZIA, DARREN J DELITZIA, LEAH M
DOUGLASS, THOMAS D JR DOUGLASS, JILL E
EVANS, BENJAMIN EVANS, KAITLYN
FLETCHER, ERIC FLETCHER, COURTNEY
FLITCROFT, DESIRAE V
FOX, JARED ALAN FOX, CHRISTIE LEA
FOX, RICHARD E JR FOX, SANDRA L
GALLAGHER, BRIAN P GALLAGHER, VALERIE L
GARRISON, JUSTIN SCOTT GARRISON, KELLY HEATHER
GEORGY, HANI S HANNA, LUCY P
GUARDINO, MICHAEL GUARDINO, JILL
GIRI, ANMOL LAMICHANE, SAJJANI
HARTLEY, JOSEPH B JR HARTLEY, JUNE C
HEPBURN, DAVID M HEPBURN, KARI L
HERBST, CHRISTOPHER CHARLES HERBST, MICHELLE SOHLAGE
HILDER, THOMAS LAWSON TRUSTEE HILDER, BRANDI WHITLEY TRUSTEE
HILLER, DANIEL P HILLER, ALYSSA
HOLLAND FARM COMMUNITY ASSN INC
HOPKINS, JEREMY D HOPKINS, SUZANNE F
HUGHES, ROBERT L HUGHES, TARA N
HUNTLEY, KARA HUNTLEY, JAMES
JIMENEZ ZUNIGA, VICENTE ROGELIO TRUSTEE DE JIMENEZ, ELIA GALLARDO TRUSTEE
JOYNER, MICHAEL C, TRUSTEE JOYNER, KELLI W, TRUSTEE
KING, BYRON LEE III KING, REBECCA
KIRK, BRIAN KIRK, COLLEEN
KLEIN, JARED LAUGHLIN, HEATHER
KRISHNAMURTHI, SUDARSHAN SUDARSHAN, MEGHANA
LAVERGNE, MARC PIERRE LAVERGNE, KERI
LEE, JAMES D LEE, KARMA F
LEE, JAMES D TRUSTEES LEE, KARMA F TRUSTEES
LEWIS, WILLIAM T, JR LEWIS, JAMIE LYNN
MAHINTHAKUMAR, GNANANIMANIKAM MAHINTHAKUMAR, RITA N
MAKI, ERIK D, MAKI, AMY E
MATTIA, ANTHONY R MATTIA, LINDA L
MCCARTY, CRAIG C TRUSTEE MCCARTY, REBECCA D TRUSTEE
MCCOY, BRIAN LABHART MCCOY, LAURA HUTCHISON
MILES, HOWARD EVERETT MILES, KATHRYN P
OLDJA, TODOR TED OLDJA, HELGA
ORAGUDOSI, CELESTINE EMEKA
OSMENT, BENJAMIN J OSMENT, SARAH S
PADMA SINGITHAM, NAGA PARIMALA REDDY ALLA, VIJAYA VAMSI KRISHNA
PAGAN, WILLIAM GABRIEL COLETRANE-PAGAN, CANDICE LEONTINE
PAN, MICHAEL THY NGUYEN, LINH VINH
PATEL-RAMAN, SONNA TRUSTEE RAMAN, VINAY TRUSTEE
PATTERSON, RAYMOND A PATTERSON, VICKIE H
PAYNE, JOHN R III PAYNE, CHRISTINA C
PREWITT, ROBERT W II PREWITT, DEBORAH A
PRICE, ELLEN R TRUSTEE PRICE, GORDON M TRUSTEE
PULLEN, STUART H CLOUGH, SHERRY L
SANCHEZ, DANIEL SANCHEZ, JULIA
SANDERS, ADAM O SANDERS, DANA K
SCHMITT, DAVID SCHMITT, MARTHA MUCCI
SEFRID, DAVID SEFRID, HEATHER LYNN
SHARDA, THOMAS M SHARDA, JENNIFER W
SHIH, CHRISTOPHER T SHIH, ELIZABETH C
SMITH, ROBERT BRIAN SMITH, MANDY DIPRESSO
SMITH, SUSAN L C
SMITHBERGER, BRYAN TRUSTEE THE BRYAN SMITHBERGER REVOCABLE LIVING TRUST
SNIPES, CHRISTINA D SNIPES, TRAVIS P
STANDIFER, CHARLES CLAYTON TRUSTEE STANDIFER, JESSICA LEIGH TRUSTEE
STARO, BRANDON MCKINLEY STARO, MARIYAN MCCANN
STOKOFF, JAMES BUREC, DEBORAH
TEETER, VICTOR L TEETER, CINDY L
THE FRIEDMAN FAMILY LIVING TRUST
TIPPIREDDY, VENKATAPPA R KALLAM, RAMA
TRUELOVE, JAMES R TRUELOVE, TINA U
TRUSTEE OF THE HERITAGE LEGACY TRUST
WALTER, THEODORE WALTER, JENNY
WATSON, ROBERT R WATSON, LYANA
WITTE, ROSS JAMES WITTE, MARIE NOONAN
ZHENG, ZONG CHEN, ZI
APEX TOWN OF
STACEY SEWELL
Current Tenant
Current Tenant

2412 CASTELLO CT APEX NC 27602-9702
2384 TERRMINI DR APEX NC 27602-9690
2406 ORO PL APEX NC 27602-9701
1972 COMBINE CIR APEX NC 27602-9105
OMEGA ASSOCIATION MANAGEMENT 180 NE MAYNARD RD STE 210
OMEGA ASSOCIATION MANAGEMENT 180 NE MAYNARD RD STE 210
OMEGA ASSOCIATION MANAGEMENT 180 NE MAYNARD RD STE 210
2408 CASTELLO CT APEX NC 27602-9702
2408 ORO PL APEX NC 27602-9701
2388 TERRMINI DR APEX NC 27602-9699
1983 STEEPLE CHASE BND APEX NC 27602-9102
1956 COMBINE CIR APEX NC 27602-9105
1948 COMBINE CIR APEX NC 27602-9105
1968 COMBINE CIR APEX NC 27602-9105
1977 OLD BYRE WAY APEX NC 27602-9114
2713 HOLLAND RD APEX NC 27602-9631
2415 CASTELLO CT APEX NC 27602-9702
2000 OLD BYRE WAY APEX NC 27602-9109
1952 POST RAIL LN APEX NC 27602-9107
1953 OLD BYRE WAY APEX NC 27602-9114
1983 OLD BYRE WAY APEX NC 27602-9114
1969 OLD BYRE WAY APEX NC 27602-9114
1972 OLD BYRE WAY APEX NC 27602-9113
2728 HOLLAND RD APEX NC 27602-9631
2801 HOLLAND RD APEX NC 27602-9150
2401 CASTELLO CT APEX NC 27602-9702
1988 OLD BYRE WAY APEX NC 27602-9113
2474 TERRMINI DR APEX NC 27602-9673
1984 OLD BYRE WAY APEX NC 27602-9113
2008 OLD BYRE WAY APEX NC 27602-9109
2804 HOLLAND RD APEX NC 27602-9150
1978 OLD BYRE WAY APEX NC 27602-9113
2030 FELLINI DR APEX NC 27602-9696
1956 COMBINE CIR APEX NC 27602-9104
1982 OLD BYRE WAY APEX NC 27602-9114
K2K PROPERTY MANAGEMENT PO BOX 843
2411 CASTELLO CT APEX NC 27602-9702
2036 FELLINI DR APEX NC 27602-9696
2418 CASTELLO CT APEX NC 27602-9702
2101 VITTORIO LN APEX NC 27602-9678
2408 ANZIO WAY APEX NC 27602-9700
1986 OLD BYRE WAY APEX NC 27602-9113
1980 OLD BYRE WAY APEX NC 27602-9113
2401 ORO PL APEX NC 27602-9701
2407 ANZIO WAY APEX NC 27602-9700
2700 HOLLAND RD APEX NC 27602-9631
2700 HOLLAND RD APEX NC 27602-9631
1997 STEEPLE CHASE BND APEX NC 27602-9102
1988 OLD BYRE WAY APEX NC 27602-9113
1984 OLD BYRE WAY APEX NC 27602-9113
1950 COMBINE CIR APEX NC 27602-9105
1976 COMBINE CIR APEX NC 27602-9105
2024 FELLINI DR APEX NC 27602-9698
1995 OLD BYRE WAY APEX NC 27602-9114
2370 TERRMINI DR APEX NC 27602-9699
2378 TERRMINI DR APEX NC 27602-9699
1980 STEEPLE CHASE BND APEX NC 27602-9103
2053 FELLINI DR APEX NC 27602-9698
7207 HAYBECK LN APEX NC 27623-6161
2368 TERRMINI DR APEX NC 27602-9699
2361 TERRMINI DR APEX NC 27602-9699
2809 HOLLAND RD APEX NC 27602-9150
2404 CASTELLO CT APEX NC 27602-9702
1987 OLD BYRE WAY APEX NC 27602-9114
2057 FELLINI DR APEX NC 27602-9698
1952 COMBINE CIR APEX NC 27602-9105
1991 OLD BYRE WAY APEX NC 27602-9114
1989 STEEPLE CHASE BND APEX NC 27602-9102
2411 ANZIO WAY APEX NC 27602-9700
1919 NAPOLI DR APEX NC 27602-9692
2400 ORO PL APEX NC 27602-9700
2403 ANZIO WAY APEX NC 27602-9700
2407 CASTELLO CT APEX NC 27602-9702
2721 HOLLAND RD APEX NC 27602-9631
1959 OLD BYRE WAY APEX NC 27602-9114
2358 TERRMINI DR APEX NC 27602-9699
1959 OLD BYRE WAY APEX NC 27602-9114
1950 OLD BYRE WAY APEX NC 27602-9114
1958 OLD BYRE WAY APEX NC 27602-9113
2728 HOLLAND RD APEX NC 27602-9631
1950 OLD BYRE WAY APEX NC 27602-9113
2367 TERRMINI DR APEX NC 27602-9699
2717 HOLLAND RD APEX NC 27602-9631
2823 HOLLAND RD APEX NC 27602-9150
2380 TERRMINI DR APEX NC 27602-9699
1948 OLD BYRE WAY APEX NC 27602-9113
2400 ANZIO WAY APEX NC 27602-9700
2362 TERRMINI DR APEX NC 27602-9699
PO BOX 250 APEX NC 27602
180 NE MAYNARD RD SUITE 210 CARY NC 27513
1964 Combine CIR APEX NC 27602
1953 Post Rail LN APEX NC 27602

CARY NC 27513-9678
CARY NC 27513-9678
CARY NC 27513-9678


HILLSBOROUGH NC 27278-0863

NEIGHBORHOOD MEETING SIGN-IN SHEET

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Meeting Address: Zoom
 Date of meeting: March 04, 2026 Time of meeting: 5:30 - 6:30 PM
 Property Owner(s) name(s): Victor & Cindy Teeter
 Applicant(s): Ardent Building, LLC and Jones & Crossen Engineering, PLLC

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Patrick Kiemman/Jones & Crossen Engineering	221 N Salem St, Suite 001	(919) 387-1174		<input checked="" type="checkbox"/>
2.	Jared Fox	2729 Holland Rd			<input type="checkbox"/>
3.	Brian Gallagher	2401 Castello Ct			<input type="checkbox"/>
4.	Eric Fletcher	1969 Old Byre Way			<input type="checkbox"/>
5.	Brandi Hilder	1955 Combine Circle			<input type="checkbox"/>
6.	Rick Fox	2801 Holland Rd			<input type="checkbox"/>
7.	Corey Schmidt	1953 Steeple Chase Bend			<input type="checkbox"/>
8.	Jamie Lewis	1997 Steeple Chase Bend			<input type="checkbox"/>
9.	Andrea Caseber	1968 Combine Cir			<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Property Owner(s) name(s): Victor & Cindy Teeter

Applicant(s): Ardent Building, LLC and Jones & Crossen Engineering, PLLC

Contact information (email/phone): patrick@jonescrossen.com/(919) 387-1174

Meeting Address: Zoom

Date of meeting: March 04, 2026 Time of meeting: 5:30 - 6:30 PM

Please summarize the questions/comments and your responses from the Neighborhood Meeting or emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

If there are any future Holland Road widenings along the Holland Farm frontage, should we expect them to widen into our subdivision, or would they widen it to the east since Holland Farm already has curb & gutter, sidewalk, etc.

Applicant's Response:

Since Holland Farm already has c&g and sidewalk, I would not expect the Town to acquire additional R/W from Holland Farm in order to widen any more along the west side of the road. My assumption is they would shift the widening to the east as an asymmetrical widening, and hold the existing curbline along the west.

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

I, Patrick Kiernan, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on March 04, 2026 (date) from 5:30 PM (start time) to 6:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

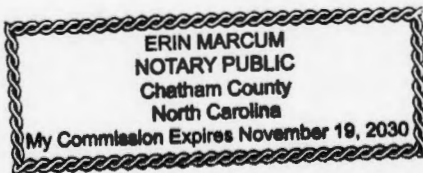
3/5/26
Date

By: Patrick Kiernan

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 5th day of March, 2026.

SEAL



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030



TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #25CZ21
2728 Holland Road**

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

- Applicant:** Ardent Building, LLC
- Authorized Agent:** Patrick Kiernan, Jones & Clossen Engineering, PLLC
- Property Address:** 2728 Holland Road
- Acreage:** 10.35 acres
- Property Identification Number (PIN):** 0721926962
- Current 2045 Land Use Map Designation:** Medium Density Residential
- Existing Zoning of Property:** Rural Residential (RR)
- Proposed Zoning of Property:** Medium Density Residential-Conditional Zoning (MD-CZ)

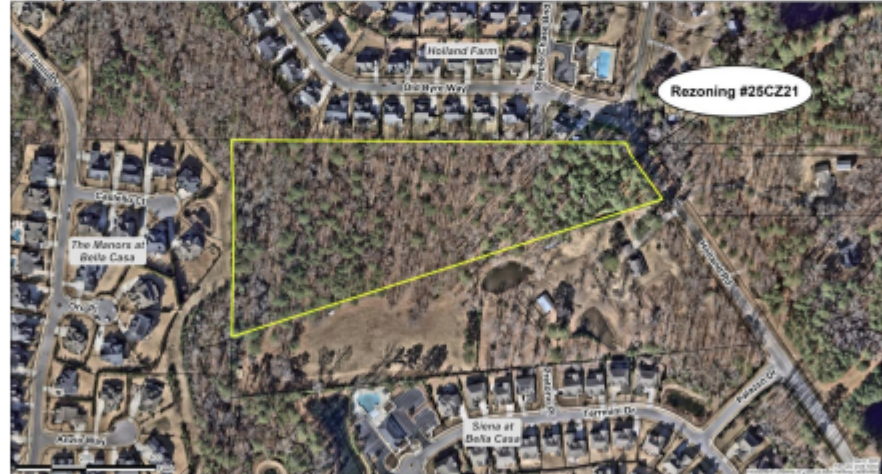
Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: April 13, 2026 4:30 PM
You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/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/52976>.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 1 – April 13, 2026



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21
2728 Holland Road

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

- Solicitante:** Ardent Building, LLC
- Agente autorizado:** Patrick Kiernan, Jones & Crossen Engineering, PLLC
- Dirección de la propiedad:** 2728 Holland Road
- Superficie:** 10.35 acres
- Números de identificación de la propiedad:** 0721926962
- Designación actual en el Mapa de Uso Territorial para 2045:** Medium Density Residential
- Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)
- Ordenamiento territorial propuesto para la propiedad:** Medium Density Residential-Conditional Zoning (MD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

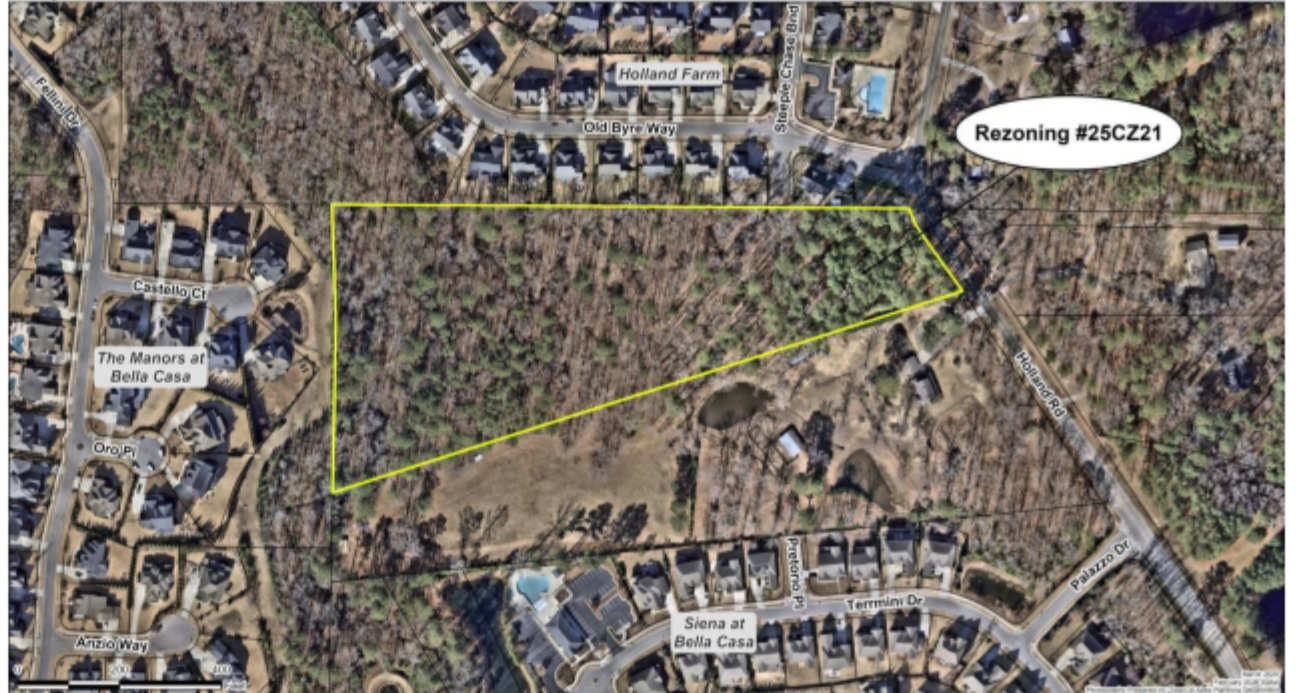
Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de abril de 2026 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52976>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ21 2728 Holland Road

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

- Applicant:** Ardent Building, LLC
- Authorized Agent:** Patrick Kiernan, Jones & Crossen Engineering, PLLC
- Property Address:** 2728 Holland Road
- Acreage:** 10.35 acres
- Property Identification Number (PIN):** 0721926962
- Current 2045 Land Use Map Designation:** Medium Density Residential
- Existing Zoning of Property:** Rural Residential (RR)
- Proposed Zoning of Property:** Medium Density Residential-Conditional Zoning (MD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

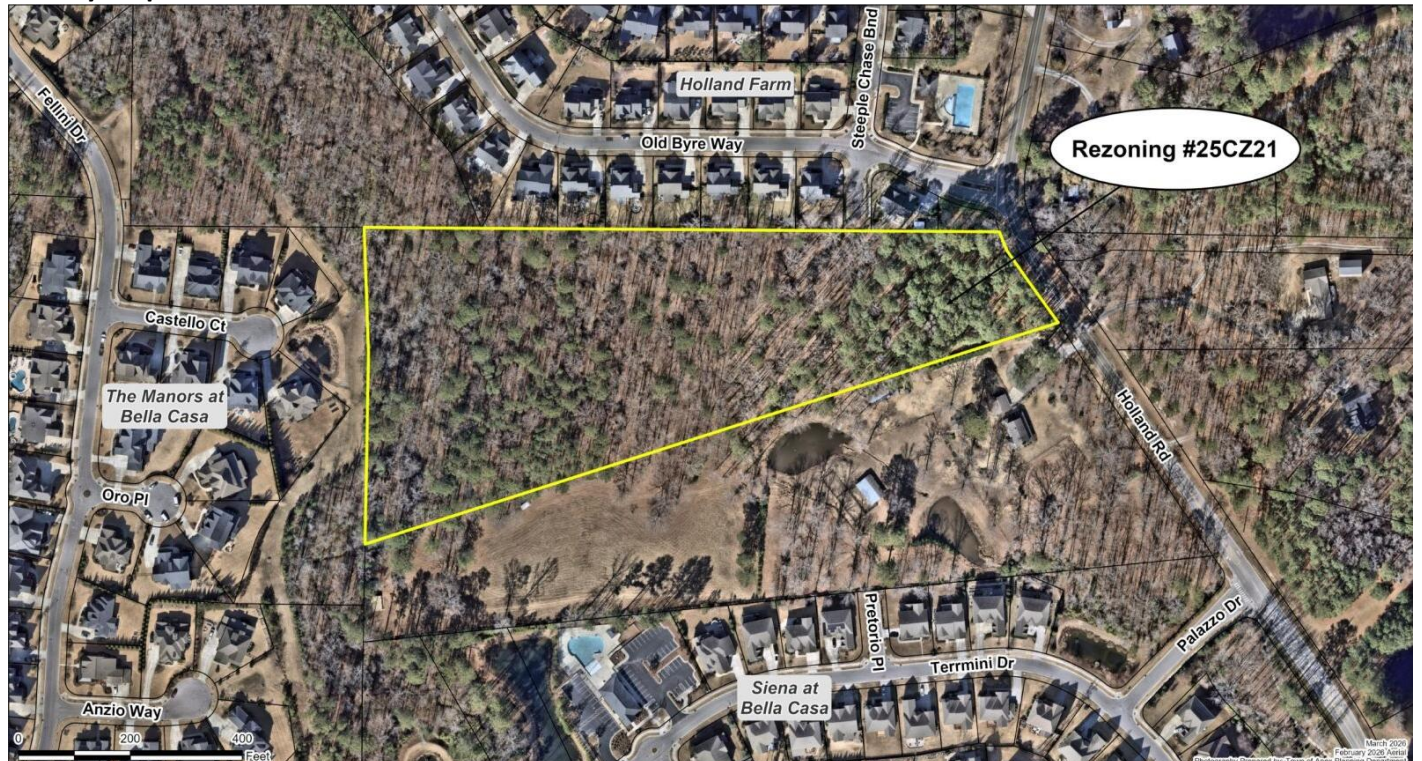
Planning Board Public Hearing Date and Time: April 13, 2026 4:30 PM

You may attend the meeting in person or view the meeting through the Town’s YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

A separate notice of the Town Council public hearing on this project will be mailed and posted in order to comply with State public notice requirements.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52976>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21

2728 Holland Road

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Ardent Building, LLC

Agente autorizado: Patrick Kiernan, Jones & Crossen Engineering, PLLC

Dirección de la propiedad: 2728 Holland Road

Superficie: 10.35 acres

Números de identificación de la propiedad: 0721926962

Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential

Ordenamiento territorial existente de la propiedad: Rural Residential (RR)

Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning (MD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

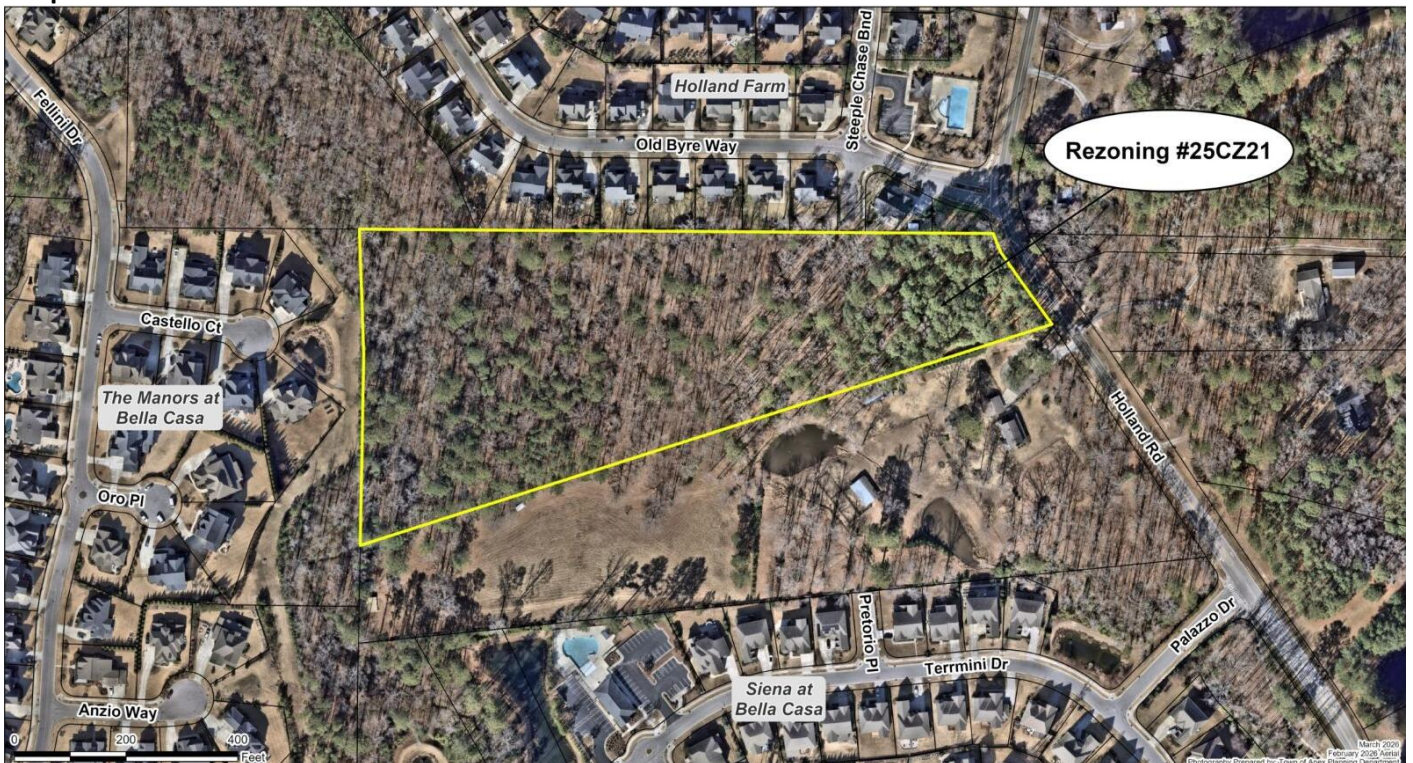
Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de abril de 2026 4:30 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52976>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX
 POST OFFICE BOX 250
 APEX, NORTH CAROLINA 27502
 PHONE 919-249-3426

**AFFIDAVIT CERTIFYING
 Public Notification – Written (Mailed) Notice**

Section 2.2.11
 Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ21
 Project Location: 2728 Holland Road
 Authorized Agent: Patrick Kiernan, Jones & Clossen Engineering
 Planning Board Public Hearing Date: April 13, 2026
 Project Planner: Elise Bielen

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on April 1, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

4/1/2026
 Date

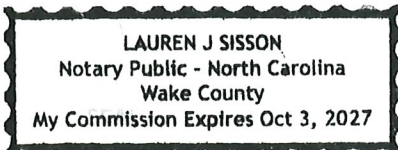
Dianne F. Khan
 Planning Director

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

Sworn and subscribed before me, Lauren J Sisson, a Notary Public for the above

State and County, this the 1st day of APRIL, 2026.

[Signature]
 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 #25CZ21
2728 Holland Road**

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Ardent Building, LLC
Authorized Agent: Patrick Kiernan, Jones & Crossen Engineering, PLLC
Property Address: 2728 Holland Road
Acreage: 10.35 acres
Property Identification Number (PIN): 0721926962
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Rural Residential (RR)
Proposed Zoning of Property: Medium Density Residential-Conditional Zoning (MD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: April 28, 2026 at 6:00 pm

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:
<https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/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/52976>.

Dianne F. Khin, AICP
Planning Director

Published Dates: April 6-28, 2026



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21
2728 Holland Road

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Ardent Building, LLC
Agente autorizado: Patrick Kiernan, Jones & Crossen Engineering, PLLC
Dirección de la propiedad: 2728 Holland Road
Superficie: 10.35 acres
Números de identificación de la propiedad: 0721926962
Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Rural Residential (RR)
Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning (MD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

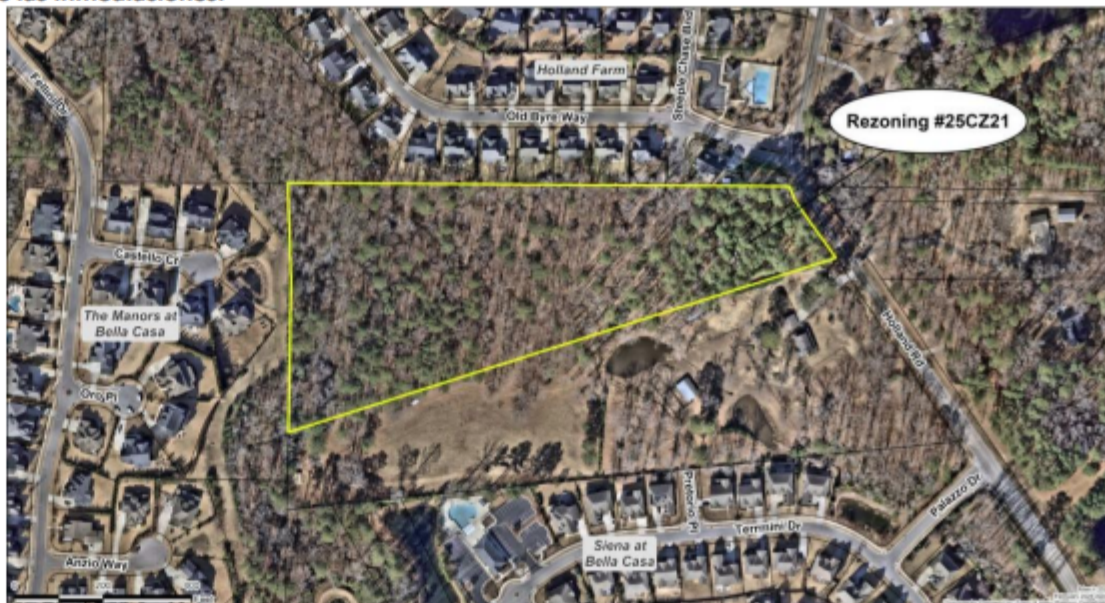
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril de 2026 6:00 P.M.

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <http://www.apexnc.org/DocumentCenter/View/52976>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX
POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #25CZ21
2728 Holland Road**

Pursuant to the provisions of North Carolina General Statutes §160D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Ardent Building, LLC
Authorized Agent: Patrick Kiernan, Jones & Clossen Engineering, PLLC
Property Address: 2728 Holland Road
Acreage: 10.35 acres
Property Identification Number (PIN): 0721926962
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Rural Residential (RR)
Proposed Zoning of Property: Medium Density Residential-Conditional Zoning (MD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

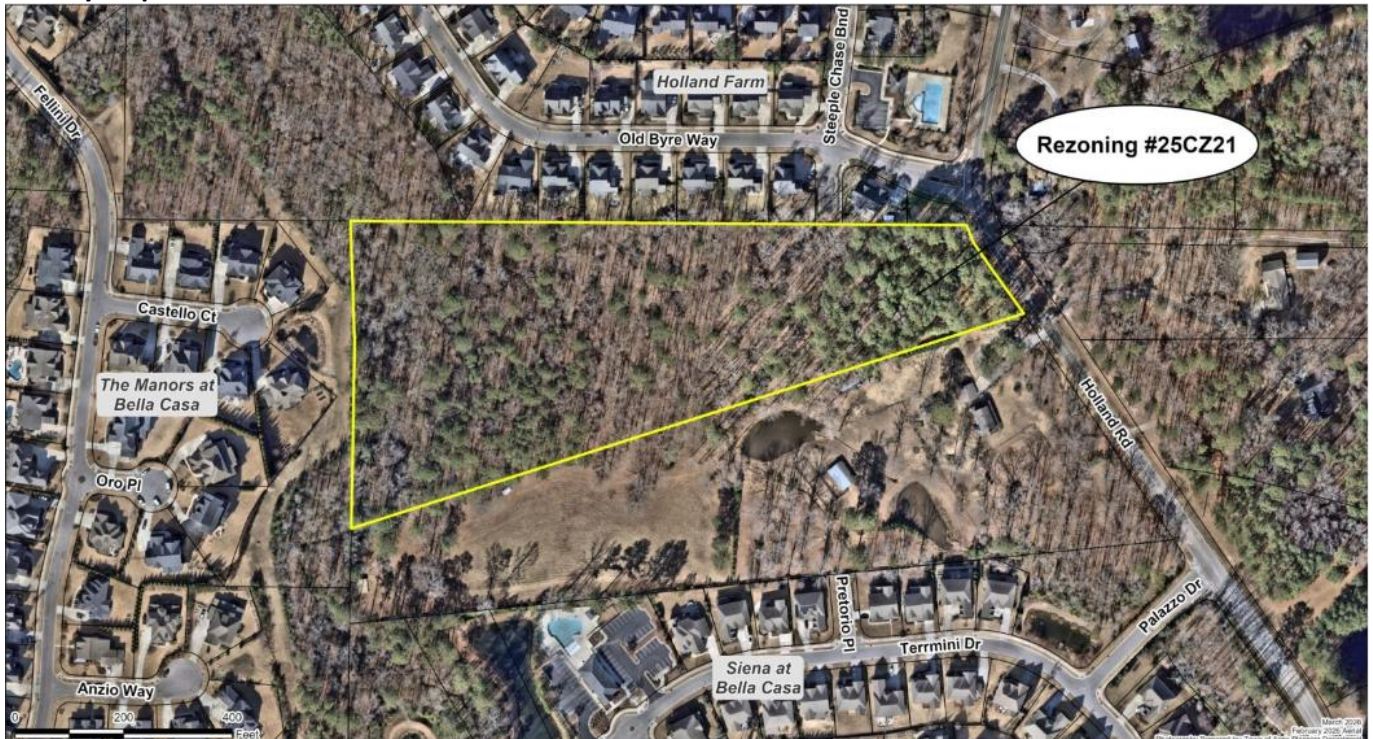
Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: April 28, 2026 at 6:00 pm

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:
<https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52976>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ21
2728 Holland Road

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Ardent Building, LLC

Agente autorizado: Patrick Kiernan, Jones & Crossen Engineering, PLLC

Dirección de la propiedad: 2728 Holland Road

Superficie: 10.35 acres

Números de identificación de la propiedad: 0721926962

Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential

Ordenamiento territorial existente de la propiedad: Rural Residential (RR)

Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning (MD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

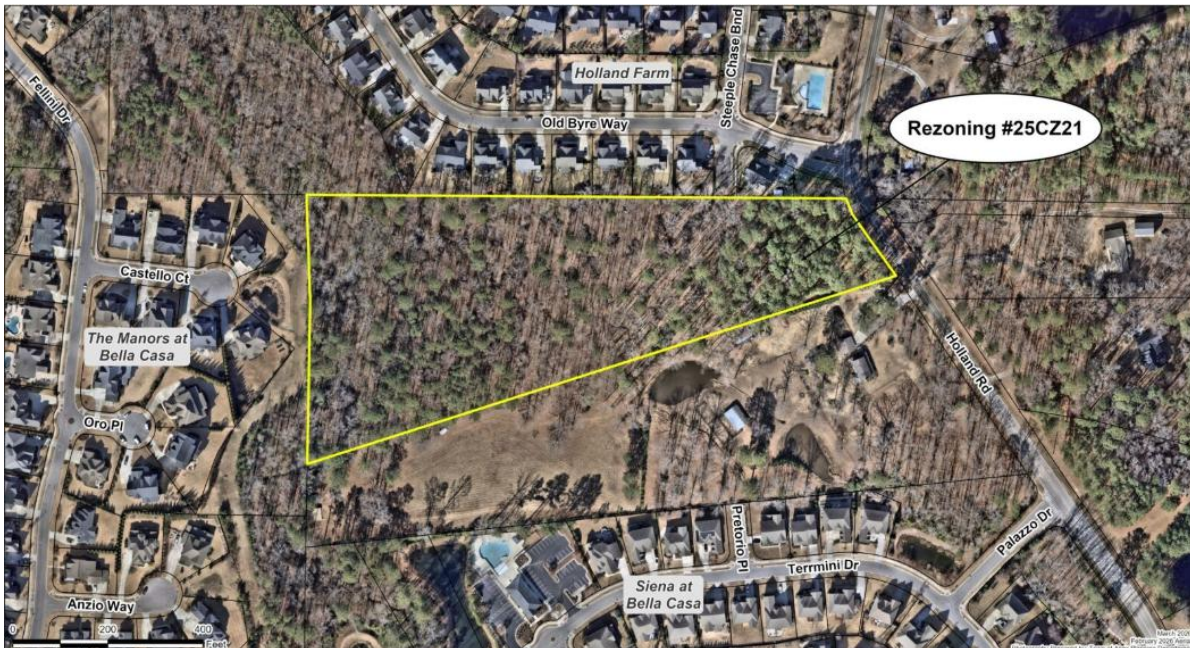
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril de 2026 6:00 P.M.

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Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52976>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

**AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice**

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ21
Project Location: 2728 Holland Road
Applicant or Authorized Agent: Patrick Kiernan
Firm: Jones & Crossen Engineering, PLLC
Town Council Public Hearing Date: April 28, 2026
Project Planner: Elise Bielen

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on April 6, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

4/6/2026

Date

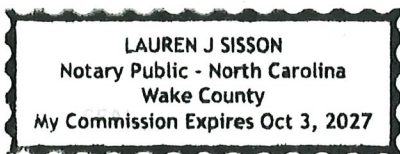
Janice Khan
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lauren J Sisson, a Notary Public for the above

State and County, this the 6th day of April, 2026.

[Signature]
Notary Public



My Commission Expires: 10 / 3 / 2027

Rezoning #25CZ21

Old Byre Way

Holland Farm

2728

Holland Rd

Siena at
Bella Casa

Pretorio Pl

Terrmini Dr

Public Hearing Sign Posted By:



Signature

1/15/26

Date





**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

January 9, 2026

Dianne Khin, AICP
Director, Planning Department
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: January 2, 2026
- Name of development: 25CZ21 2728 Holland Rd (Teeter property)
- Address of rezoning: 2728 Holland Rd (PIN 0751409074)
- Total number of proposed residential units: 13
- Type(s) of residential units proposed: Single-family detached

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:
 - Elementary
 - Middle
 - High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- Not applicable – existing school capacity is anticipated to be sufficient.
- School expansion or construction within the next five years is not anticipated to address concerns.
- School expansion or construction or reassignment within the next five years may address concerns at these grade levels:
 - Elementary
 - Middle
 - High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director