

STAFF REPORT

Rezoning #25CZ22 3100 Olive Chapel 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: 3100 Olive Chapel Road and 1911 Transit Trail (portion of)
Applicant/Agent: William Norton, Jones & Crossen Engineering, PLLC
Owners: Joey Iannone & Sarah Iannone & Jonathon Perkins

PROJECT DESCRIPTION:

Acreeage: 4.58 acres
PINs: 0712905851 & 0712915181 (portion of)
Current Zoning: Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ#23CZ09)
Proposed Zoning: Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ)

Current 2045 Land Use Map: Rural Density Residential and Rural Transition Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Office Employment & Rural Transition Residential

Town Limits: Outside – annexation is required at the time of rezoning

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential-Conditional Zoning (RR-CZ #23CZ09)	Single-family Residential
South:	Olive Chapel Road & Wake County Residential-80W (R-80W)	Vacant; North Carolina Wildlife Resources Open Space
East:	Wake County Residential-80W (R-80W)	Vacant; North Carolina Wildlife Resources Open Space
West:	Wake County Residential-80W (R-80W)	Transit Trail; Vacant land

EXISTING CONDITIONS:

The project site is located at 3100 Olive Chapel Road and a portion of 1911 Transit Trail (See Figure 1: Existing Site Conditions).

The 3100 Olive Chapel Road parcel includes the following:

- Single-family residential house, mature trees, an existing stream located in the northeast corner, and the grade sloping toward the southern eastern section of the project site.
- The site includes a driveway on Olive Chapel Road and another on Transit Trail. An existing sidewalk, curb and gutter is located along the east side of Transit Trail.

A portion of 1911 Transit Trail, the southwest corner of the parcel, includes grassland.



Figure 1: Existing Site Conditions

NEIGHBORHOOD MEETING:

The applicant conducted two neighborhood meetings on November 25, 2025 and March 3, 2026. The neighborhood meeting reports are attached.

2045 LAND USE MAP:

The 2045 Land Use Map designates the subject property as Rural Density Residential and the portion of the project site of the northern parcel as Rural Transition Residential. (See Figure 2: Existing 2045 Land Use Map). The proposed rezoning to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) is inconsistent with the Rural Density Residential (1 unit per 5 acres) classification. However, the Rural Residential-Conditional Zoning is consistent with the portion that is classified as Rural Transition Residential classification. (See Figure 3: Proposed 2045 Land Use Map). If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Office Employment and Rural Transition Residential classification (maximum 1 unit per acre) per NCGS 160D-605(a). (See Figure 3: Proposed 2045 Land Use Map).

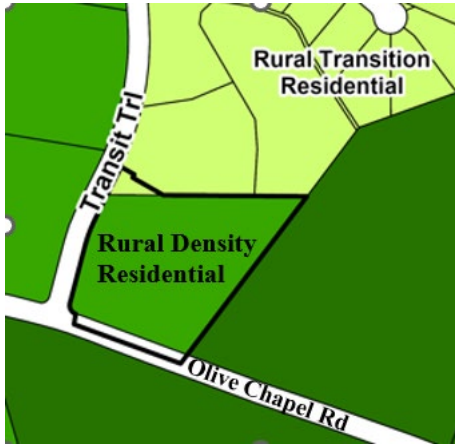


Figure 2: Existing 2045 Land Use Map

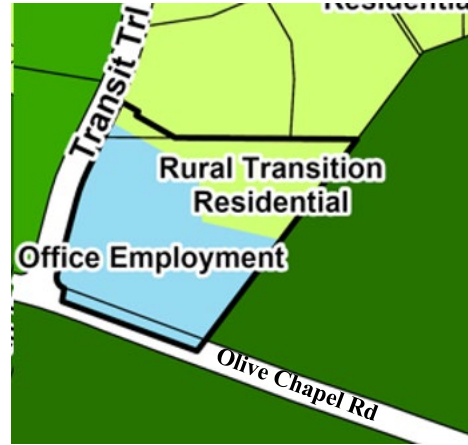


Figure 3: Proposed 2045 Land Use Map

PROPOSED ZONING CONDITIONS:

Limitation of Uses:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply. The proposed zoning for the properties is shown in Figure 4: Proposed Zoning Districts.

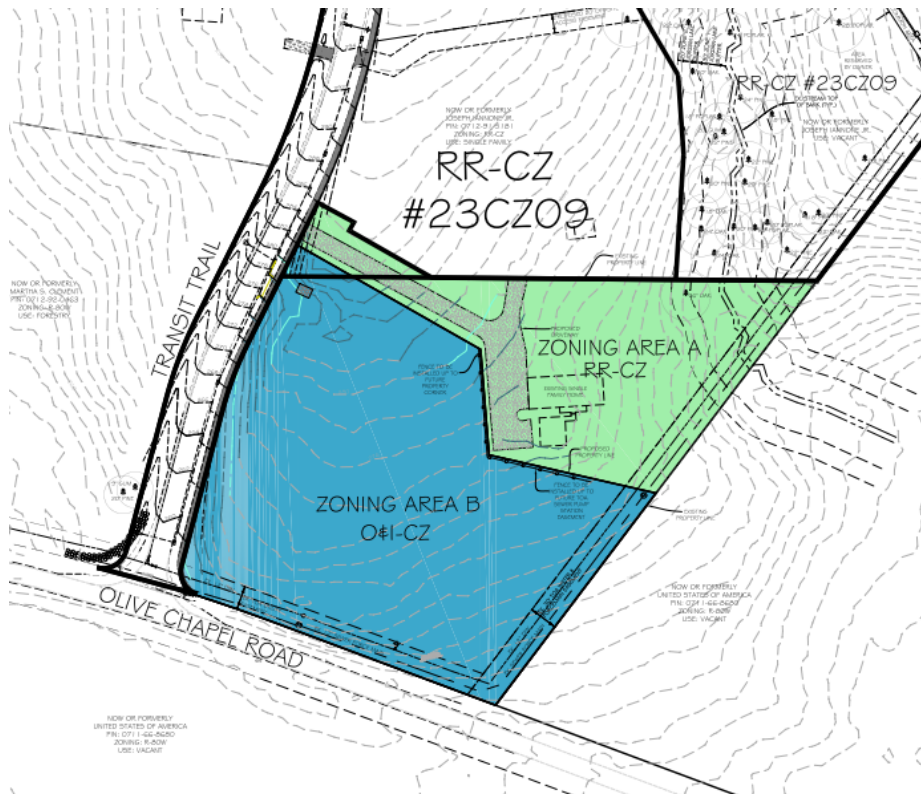


Figure 4: Proposed Zoning Districts

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Zoning Area A: Rural Residential-Conditional Zoning District (RR-CZ)

Permitted Uses:

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

Zoning Condition:

The following zoning conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. The maximum built-upon area per lot shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
(a) Front-25 ft; (b) Side-8 ft min/20 ft total; (c) Corner side-15 ft; (d) Rear-25 ft
2. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
3. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.

Architectural Conditions

The following architectural conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. A varied color palette shall be utilized throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front porches shall be a minimum of 6 feet deep.

Zoning Area B: Office & Institutional-Conditional Zoning District (O&I-CZ)

Permitted Uses:

1. Day care facility
2. Drop in or short-term day care
3. Government service
4. Veterinary clinic or hospital
5. Utility
6. Botanical garden
7. Greenway
8. Park, active
9. Park, passive
10. Youth or day camps
11. Restaurant, general 10%
12. Medical or dental clinic or office
13. Medical or dental laboratory
14. Office, business or professional
15. Publishing office
16. Barber and beauty shop
17. Newsstand or gift shop 10%
18. Personal service 20%
19. Pharmacy 10%
20. Studio for art
21. Tailor shop
22. Pet services

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The following uses shall be limited to the operation hours of 7am to 9pm:

- a) Restaurant, general
- b) Newsstand or gift shop
- c) Pharmacy
- d) Personal service
- e) Barber and beauty shop

Zoning Area B (O&I-CZ): Government Services Use:

The following zoning conditions shall apply only if the use for the parcel is government services.

General Conditions

1. Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

Buffer Location	UDO Required Buffer	Proposed Buffer
Along Olive Chapel Road	30' Type E	10' Type B
Along Transit Trail	30' Type D	20' Type B
Along Area A (RR-CZ)	20' Type B	10' Type A*
Along Eastern Public Utility Easement	0'	0'

*A 6 ft tall privacy fence shall be installed as shown on the Zoning Exhibit Map.

2. Only emergency service vehicles shall be allowed direct ingress and egress driveway onto Olive Chapel Road. A full access driveway shall be required on Transit Trail.
3. RCA dedication shall be 20% of Zone B gross site area.

Zoning Area B (O&I-CZ): Non-Residential Uses other than Government Services

General Conditions

1. Landscape Buffers: Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

Buffer Location	UDO Required Buffer	Proposed Buffer
Along Olive Chapel Road	30' Type E	20' Type E
Along Transit Trail	30' Type D	20' Type B
Along Area A (RR-CZ)	20' Type B	20' Type B
Along Eastern Public Utility Easement	0'	0'

2. There shall be a limit of one access point onto Olive Chapel Road and that point of access shall be a Right-in Right-out access point at least 250' east of the Transit Trail & Olive Chapel Road intersection. A full access point shall be allowed onto Transit Trail.
3. 25% of the gross area of Zoning Area B shall be dedicated as RCA



Architectural Conditions

1. Roof features may include hip roofs or awnings with metal or shingle roofs

Materials and colors:

2. Buildings shall be architecturally compatible by way of colors and use of materials.
3. The building exterior shall have more than one material color.
4. The exterior materials shall include a combination of building materials. The primary (front) façade of the main buildings to be considered include:
 - Brick masonry
 - Decorative concrete block (either integrally colored or textured)
 - Stone accents
 - Aluminum storefronts with anodized or pre-finished colors
 - EIFS cornices and parapet trim
 - Precast concrete
5. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
6. Soffit and fascia materials shall be EIFS with crown trim elements.
7. Exterior materials that will not be allowed as follows:
 - Vinyl siding
 - Painted, smooth faced concrete block (decorative blocks are acceptable)
 - Metal walls

Transportation condition for any Zoning Area B development:

- Developer shall dedicate public right of way and construct roadway frontage widening on Olive Chapel Road based on a Rural Thoroughfare typical section with a minimum 36-foot paved roadway width including 12-foot travel lanes and 6-foot paved shoulders on 110-foot right of way and provide a 5-foot sidewalk for the extent of the project frontage east of Transit Trail. Also, Developer shall provide variable road frontage widening in addition to the aforementioned typical section for lane transitions going from a 3-lane to 2-lane cross section east of Transit Trail, allowing for the future addition of an eastbound left turn lane by others on Olive Chapel Road at Transit Trail.

NATURAL RESOURCE AND ENVIRONMENTAL DATA:

The properties are within the Beaver Creek Basin and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay August 2025 and subject to stormwater requirements in UDO Section 6.1.

The project is not located in a designated current 100-year floodplain as shown on FEMA FIRM Panel 3720071200L with an effective date of July 19, 2022.

ENVIRONMENTAL ADVISORY BOARD:

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

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AFFORDABLE HOUSING:

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

HISTORIC STRUCTURES:

There are no known historic structures present on the Property.

PUBLIC FACILITIES:

The proposed rezone shall be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. The development will receive water and sewer from the Town of Apex.

RESOURCE CONSERVATION AREA AND BUFFERS:

UDO Section 8.1.2.C *Size of the RCA* states the Resource Conservation Area (RCA) for developments 2.0 units per acre or less is not required. Zone A residential is less than 2 units per acre. Some of the proposed buffers were reduced in width, but increased buffer type. The RCA was reduced from 25% to 20% for Zone B (O&I-CZ) Government services use. For Zone B (O&I-CZ) non-residential uses other than Government service use, some of the proposed buffers were reduced in width but increased in the type of buffer. However, the 25% RCA is consistent with the UDO.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on April 13, 2026 meeting and recommended approval by a vote of 8 to 0 with the conditions as proposed by the applicant.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ22 3100 Olive Chapel Road as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The 2045 Land Use Map designates the properties as Rural Density Residential and Rural Transition Residential. The applicant proposes a rezoning to Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ) with limited uses and conditions. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Office Employment and Rural Transition Residential classification per NCGS 160D-605(a).

The proposed rezoning is reasonable and in the public interest in that it will provide office, government service, and limited retail uses to serve the existing and proposed residential development in the area. The rezoning will also allow for an existing single-family home to remain on a lot that is generally consistent with those to the north. The proposed rezoning will provide roadway frontage widening with a sidewalk along Olive Chapel Road. Furthermore, the proposed rezoning includes stricter architectural conditions than the UDO requires.

**CONDITIONAL ZONING STANDARDS:**

The Town Council shall find the RR-CZ and O&I-CZ designations demonstrate compliance with the following standards. 2.3.3.F:

Legislative Considerations

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

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



Weston Reserve

Rezoning #25CZ22

Lawson Ln

Transit Trl

Olive Chapel Rd

American Tobacco Trail

0 200 400 Feet

March 2026
February 2026 Aerial
Photography Prepared by: Town of Apex Planning Department

PETITION TO AMEND THE OFFICIAL ZONING MAP

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

Application #: 25CZ22 Submittal Date: 12/1/25
Fee Paid: _____

Project Name: 3100 Olive Chapel Road
Address(es): 3100 Olive Chapel Road and 1911 Transit Trail
PIN(s): 0712-90-5851 and 0712-91-5181

Current Zoning: R-80W Proposed Zoning: RR-CZ and O&I-CZ
Acreage: 4.58

Current 2045 LUM Classification(s): Rural Density Residential

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

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

Area classified as mixed use: Acreage: _____
Area proposed as non-residential development: Acreage: _____
Percent of mixed use area proposed as non-residential: Percent: _____

Name: Joey Iannone
Address: 2509 Southwinds Run
City: Apex State: NC Zip: 27502
Phone: (919) 387-8846 E-mail: joey@jviconstruction.com

Name: Joey Iannone and Sarah Iannone & Jonathon Perkins
Address: 2509 Southwinds Run and 1804 Kelly Glen Dr
City: Apex State: NC Zip: 27502
Phone: (919) 387-8846 E-mail: joey@jviconstruction.com

Name: Jones & Crossen Engineering, PLLC - Will Norton
Address: PO Box 1062
City: Apex State: NC Zip: 27502
Phone: (919) 387-1174 E-mail: will@jonescrossen.com

Other contacts: _____

PETITION INFORMATION

Application #: 25CZ22 Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from R-80W to RR-CZ and O&I-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

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

1	<u>See attached list</u>	21	_____
2	_____	22	_____
3	_____	23	_____
4	_____	24	_____
5	_____	25	_____
6	_____	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____

ZONING AREA A (RR-CZ)

Allowed Uses:

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

Zoning Conditions

The following zoning conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. The maximum built-upon area per lot shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
(a) Front – 25 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 25 ft.
2. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
3. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.

ZONING AREA A (RR-CZ)

Architectural Conditions for RR-CZ - Single Family Residential

The following architectural conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. A varied color palette shall be utilized throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front porches shall be a minimum of 6 feet deep.

ZONING AREA B (O#I-CZ)

Allowed Uses:

1. Day care facility
2. Drop-in or short-term day care
3. Government service
4. Veterinary clinic or hospital
5. Utility, minor
6. Botanical garden
7. Greenway
8. Park, active
9. Park, passive
10. Youth or day camps
11. Restaurant, general 10%
12. Medical or dental office or clinic
13. Medical or dental laboratory
14. Office, business or professional
15. Publishing office
16. Barber and beauty shop
17. Newsstand or gift shop 10%
18. Personal service 20%
19. Pharmacy 10%
20. Studio for art
21. Tailor shop
22. Pet services

The following uses shall be limited to the operating hours of 7am to 9pm:

- a) Restaurant, general
- b) Newsstand or gift shop
- c) Pharmacy
- d) Personal service
- e) Barber and Beauty Shop

Government Services:

The following zoning conditions shall apply only if the use for the parcel is government services.

General Conditions

1. Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

Location	Buffer Width & Type
Along Olive Chapel Road	10' Type B
Along Transit Trail	20' Type B
Along Area A (RR-CZ)	10' Type A *
Along Eastern Public Utilities Easement	0'

- * A 6 ft tall privacy fence shall be installed as shown on the Zoning Exhibit Map.
2. Only emergency service vehicles shall be allowed direct ingress and egress driveway onto Olive Chapel Road. A full access driveway shall be required on Transit Trail.
 3. RCA dedication shall be 20% of Zone B gross site area.

ZONING AREA B (O#I-CZ) NON-RESIDENTIAL USES other than Government Services

General Conditions

1. **Landscape Buffers:** Buffer areas are allowed to be graded and replanted to the Buffer Type as indicated in the Table below:

Location	Buffer Width & Type
Along Olive Chapel Road	20' Type E
Along Transit Trail	20' Type B
Along Area A (RR-CZ)	20' Type B
Along Eastern Public Utilities Easement	0'

2. There shall be a limit of one access point onto Olive Chapel Road and that point of access shall be a Right-In-Right-Out access point at least 250' east of the Transit Trail & Olive Chapel Road intersection. A full access point shall be allowed onto Transit Trail.
3. 25% of the gross area of Zoning area B shall be dedicated as RCA.

Architectural Conditions

1. Roof features may include hip roofs or awnings with metal or shingle roofs.

Materials and colors:

2. Buildings shall be architecturally compatible by way of colors and use of materials.
3. The building exterior shall have more than one material color.
4. The exterior materials shall include a combination of building materials. The primary (front) façade of the main buildings to be considered include:
 - Brick masonry
 - Decorative concrete block (either integrally colored or textured)
 - Stone accents
 - Aluminum storefronts with anodized or pre-finished colors.
 - EIFS cornices and parapet trim.
 - Precast concrete
5. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
6. Soffit and fascia materials shall be EIFS with crown trim elements.
7. Exterior materials that will not be allowed are as follows:
 - Vinyl siding
 - Painted, smooth faced concrete block (decorative blocks are acceptable)
 - Metal walls

Transportation condition for any zoning area B development:

- Developer shall dedicate public right of way and construct roadway frontage widening on Olive Chapel Road based on a Rural Thoroughfare typical section with a minimum 36-foot paved roadway width including 12-foot travel lanes and 6-foot paved shoulders on 110-foot right of way and provide a 5-foot sidewalk for the extent of the project frontage east of Transit Trail. Also, Developer shall provide variable road frontage widening in addition to the aforementioned typical section for lane transitions going from a 3-lane to 2-lane cross section east of Transit Trail, allowing for the future addition of an eastbound left turn lane by others on Olive Chapel Road at Transit Trail.

NOW OR FORMERLY
REBECCA AND BRIAN WINGLER
PIN: 0712-91-2403
ZONING: R-80W
USE: SINGLE FAMILY

NOW OR FORMERLY
DAVIS
PIN: 0712-91-5329
ZONING: RR-CZ
USE: SINGLE FAMILY

NOW OR FORMERLY
JOSEPH IANNONE JR.
PIN: 0712-91-5181
ZONING: RR-CZ
USE: SINGLE FAMILY

NOW OR FORMERLY
JOSEPH IANNONE JR.
USE: VACANT

NOW OR FORMERLY
MARTHA S. CLEMENT
PIN: 0712-92-0463
ZONING: R-80W
USE: FORESTRY

NOW OR FORMERLY
UNITED STATES OF AMERICA
PIN: 0711-66-8680
ZONING: R-80W
USE: VACANT

RR-CZ
#23CZ09

RR-CZ #23CZ09

ZONING AREA A
RR-CZ

ZONING AREA B
O&I-CZ

TRANSIT TRAIL

OLIVE CHAPEL ROAD

18

17

23826.9 SF

29489.2 SF

EX. 30" TOA PUB. SANITARY
EASEMENT

EX. 30" TOA PUB. WATER
FORCE MAIN, # ELECTRIC
EASEMENT

EX. MANHOLE
(TYP.)

EX. TOA SEWER FORCE MAIN

SPLIT-RAIL
WOODEN
FENCE (TYP.)

APPROXIMATE
LOCATION
UNDERGROUND
ELECTRIC

EX. STREAM TOP
OF BANK (TYP.)

AREA
RESERVED
BY OWNER

PROPOSED 20' OFFSITE
ACCESS EASEMENT

80' ZONE
2' BUFFER
LOADMAN LAKE

EXISTING
PROPERTY LINE

EXISTING
PROPERTY LINE

EXISTING SINGLE
FAMILY HOME

FENCE TO BE
INSTALLED UP TO
FUTURE
PROPERTY
CORNER

PROPOSED
DRIVEWAY

PROPOSED
PROPERTY LINE

FENCE TO BE
INSTALLED UP TO
FUTURE TOA
SEWER PUMP
STATION
EASEMENT

PROPOSED
PROPERTY LINE

EX. 12" DW.

EX. TOA UTILITY
EASEMENT

EX. 12" SEWER FORCE MAIN

EX. 12" DW.

EX. TOA WATER
FORCE MAIN
EASEMENT

EX. SERVICE DUCT MAIN

PETITION INFORMATION

Application #: 25CZ22 Submittal Date: _____

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

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

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

We have limited the uses and provided conditions to minimize the adverse impacts of traffic. Since the proposed uses are generally government use for a fire station, daycare facility and professional office uses a lot of the significant adverse impacts have been eliminated.

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

The development of this site would provide Resource Conservation Area, meet the stormwater requirements as described in the UDO, and meet additional conditions as described in the attached documents in order to protect and enhance the sites natural resources.

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

The proposed CZ as intended for the Apex Fire Station shall provide beneficial impacts to the public facilities and well-being of the community in the area. If this or a different approved O&I use is provided, with the transportation conditions that have been provided and the infrastructure that is in place this would provide an overall benefit to all public facilities in general.

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

The proposed fire station and other O&I uses will provide additional opportunities for employment and services that will benefit the health and welfare of the citizens. This project should not have any affect on the safety of the citizens in this area.

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

The fire station use would provide a quality neighbor with increased safety presence for the surrounding residential areas.

Office uses are a good neighbor to residential because the peak use time for office is during the day and not at night.

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

The office uses proposed generate less traffic during the day than residential uses so this project should not create a nuisance or hazard to the surrounding area.

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

We have limited the uses allowed and provided architectural conditions that will help ensure this is a quality project capable of meeting all the standards in the UDO.

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.75 mile east of Olive Chapel Baptist Church yet west of and adjacent to the American Tobacco Trail and described more fully as follows to wit:

BEGINNING at an iron pipe set bearing NAD 83 (2011) coordinate values of North 720,774.93 feet, East 2,019,765.92 feet; thence North 77° 03' 26" West, 179.06 feet to a point; thence North 04° 36' 11" West, 110.68 feet to a point; thence North 60° 19' 34" West, 220.80 feet to a point; thence North 26° 30' 06" East, 34.76 feet to a point; thence a curve to the left North 25° 58' 22" East, 15.32 feet (chord), 830.00 feet (radius) to a point; thence South 60° 19' 34" East, 42.91 feet to a point; thence South 29° 40' 26" West, 10.00 feet to a point; thence South 60° 19' 34" East, 99.11 feet to a point; thence South 89° 30' 03" East, 402.71 feet to a point; thence South 37° 07' 27" West, 278.57 feet to the BEGINNING, containing 1.4963 total acres more or less.

This description was prepared for the sole purpose of rezoning and for no other use.

PRELIMINARY

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.75 mile east of Olive Chapel Baptist Church yet west of and adjacent to the American Tobacco Trail and described more fully as follows to wit:

BEGINNING at an iron pipe set bearing NAD 83 (2011) coordinate values of North 720,774.93 feet, East 2,019,765.92 feet; thence South 37° 07' 27" West, 308.24 feet to a point; thence North 69° 49' 41" West, 318.29 feet to a point; thence North 09° 14' 40" East, 29.60 feet to a point; thence a curve to the right North 28° 16' 03" West, 34.10 feet (chord), 25.00 feet (radius) to a point; thence North 14° 43' 39" East, 167.18 feet to a point; thence a curve to the right North 20° 36' 52" East, 75.90 feet (chord), 370.00 feet (radius) to a point; thence North 26° 30' 06" East, 115.96 feet to a point; thence South 60° 19' 34" East, 220.80 feet to a point; thence South 04° 36' 11" East, 110.68 feet to a point; thence South 77° 03' 26" East, 179.06 feet to the BEGINNING, containing 3.1885 total acres more or less.

This description was prepared for the sole purpose of rezoning and for no other use.

PRELIMINARY

AGENT AUTHORIZATION FORM

Application #: 25CZ22

Submittal Date: _____

Joseph V Iannone Jr is the owner* of the property for which the attached application is being submitted:

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

The property address is: _____

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

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


Agent Name: Will Norton

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

Telephone Number: (919) 387-8846

E-Mail Address: will@jonescrossen.com

Signature(s) of Owner(s)*



JOE V. IANNONE
Type or print name

11-21-25
Date

Type or print name

Date

Attach additional sheets if there are additional owners.

*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.

AFFIDAVIT OF OWNERSHIP

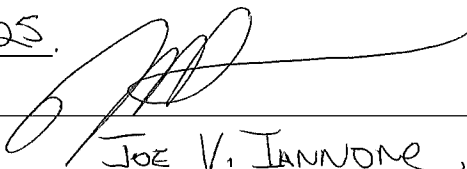
Application #: 25CZ22

Submittal Date: _____

The undersigned, Joseph V. Iannone Jr. (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

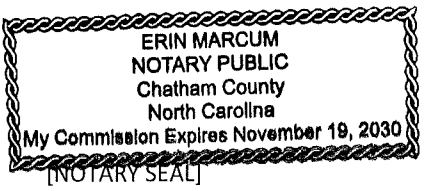
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3100 Olive Chapel Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 04/29/2021, and recorded in the Wake County Register of Deeds Office on 04/29/2021, in Book 018479 Page 01421-01422.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 04/29/2021, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 04/29/2021, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

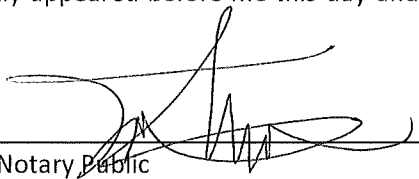
This the 21 day of NOV, 2025.


 _____ (seal)
JOE V. IANNONE
 Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Chatham

I, the undersigned, a Notary Public in and for the County of Chatham, hereby certify that Joe V. Iannone, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.





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

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ22

Submittal Date: _____

Insert legal description below.

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina, and described more fully as follows to wit:

BEGINNING at an existing iron pipe on the eastern 60' public right of way of Transit Trail (B.M. 2024, PG. 2356), southwest corner of Sarah Jessica Iannone & Jonathon Ray Perkins (D.B. 19294, PG. 2413 ~ Lot 3 ~ B.M. 2024, PG. 2356); thence with Iannone South 89° 30' 03" East, 559.71 feet to an existing iron pipe; thence South 37° 07' 27" West, 586.81 feet to an existing magnetic nail in the public right of way of Olive Chapel Road (NCSR 1160); thence North 69° 49' 41" West, 318.29 feet to an existing magnetic nail; thence North 09° 14' 40" East, 29.60 feet to an existing iron pipe; thence a curve to the right North 28° 16' 03" West, 34.10 feet (chord), 25.00 feet (radius) to an existing iron pipe on the eastern 60' public right of way of Transit Trail; thence with the eastern 60' public right of way of Transit Trail the following 3 calls: North 14° 43' 39" East, 167.18 feet to an existing iron pipe; thence a curve to the right North 20° 36' 52" East, 75.90 feet (chord), 370.00 feet (radius) to an existing iron pipe; thence North 26° 30' 06" East, 79.36 feet to the BEGINNING, containing 4.5509 total acres more or less.

This description was prepared for the sole purpose of annexation of a municipal boundary and for no other use.

PRELIMINARY

AGENT AUTHORIZATION FORM

Application #: 25CZ22

Submittal Date: _____

Sarah Iannone & Jonathon Perkins is the owner* of the property for which the attached application is being submitted:

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

The property address is: 1911 Transit Trail

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

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

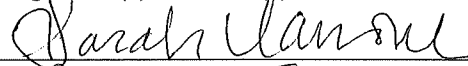
Agent Name: Will Norton

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

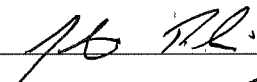
Telephone Number: (919) 387-8846

E-Mail Address: will@jonescrossen.com

Signature(s) of Owner(s)*


Sarah Iannone
 Type or print name

11-21-2025
 Date


JONATHON PERKINS
 Type or print name

11-21-2025
 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 #: 25CZ22

Submittal Date: _____

The undersigned, Sarah Iannone & Jonathan Perkins (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1911 Transit Trail and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 03/28/23, and recorded in the Wake County Register of Deeds Office on 03/28/23, in Book 019294 Page 02413-02414.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 03/28/23, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 03/28/23, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 21st day of NOVEMBER, 2025.

Sarah Iannone [Signature] (seal)
Sarah Iannone Jonathan Perkins
 Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF Chatham

I, the undersigned, a Notary Public in and for the County of Chatham, hereby certify that Sarah Iannone & Jonathan Perkins Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]
 Notary Public
 State of North Carolina
 My Commission Expires: November 19, 2030

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ22

Submittal Date: _____

Insert legal description below.

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in Town of Apex, White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at an existing iron pipe southeast corner for Lot 2 (B.M. 2025, PG. 880), also in the west line of Area Reserved By Owner (B.M. 2025, Pg. 578); thence with Area Reserved By Owner South 30° 23' 37" East, 121.77 feet to an existing iron pipe; thence South 04° 03' 53" East, 83.22 feet to an existing iron pipe; thence South 03° 33' 46" West, 131.60 feet to an existing iron pipe; thence North 89° 30' 03" West, 412.24 feet to an existing iron pipe; thence North 26° 30' 06" East, 71.35 feet to an existing iron pipe; thence a curve to the left North 19° 48' 50" East, 193.32 feet (chord), 830.00 feet (radius) to an existing iron pipe; thence North 81° 19' 05" East, 141.59 feet to an existing iron pipe; thence North 67° 09' 10" East, 125.40 feet to the BEGINNING, containing 2.2372 total acres (97,453 square feet) more or less.

The sole purpose of this land description is to be included in a 2025 rezoning application in the Town of Apex and for no other purpose.

PRELIMINARY

NOTICE OF NEIGHBORHOOD MEETING

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

November 10, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

3100 Olive Chapel Rd

0712-90-5851

1911 Transit Trail

0712-91-5181

Address(es)

PIN(s)

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

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

Application Type	Approving Authority
<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)):

Propose to create a lot for the existing home that would recombine along with PIN 0712915181 and designate another portion of the 3100 Olive Chapel Road parcel for Office & Institutional uses to potentially accommodate a fire station or other O&I use. To accomplish this the parcel would be rezoned to Rural Residential and O&I while the 2045 Land Use Map would be amended to Rural Transition Residential and Office Employment & Commercial Services.

Estimated submittal date: December 01, 2025

MEETING INFORMATION:

Property Owner(s) name(s):

Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s):

Jones & Crossen Engineering, PLLC - Will Norton

Contact information (email/phone):

will@jonescrossen.com/(919) 387-1174

Meeting Address:

Zoom - see enclosed meeting details

Date/Time of meeting**:

November 25, 2025 5:30-6:30 PM

Welcome: 5:30 PM

Project Presentation: 5:35 PM

Question & Answer: 6:00 PM

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



Jones & Crossen
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.jonescrossen.com

Zoom Meeting Details – 3100 Olive Chapel Rd Rezoning

When: November 25, 2025 05:30 PM Eastern Time (US and Canada)

Register using the QR code:

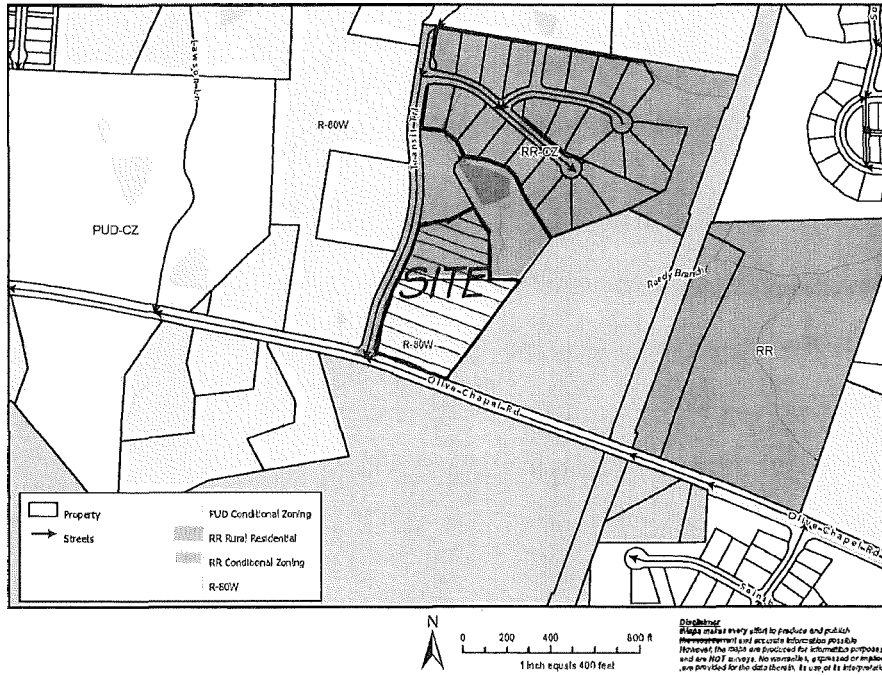


Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 882 4590 0115 and then the Passcode: 083803

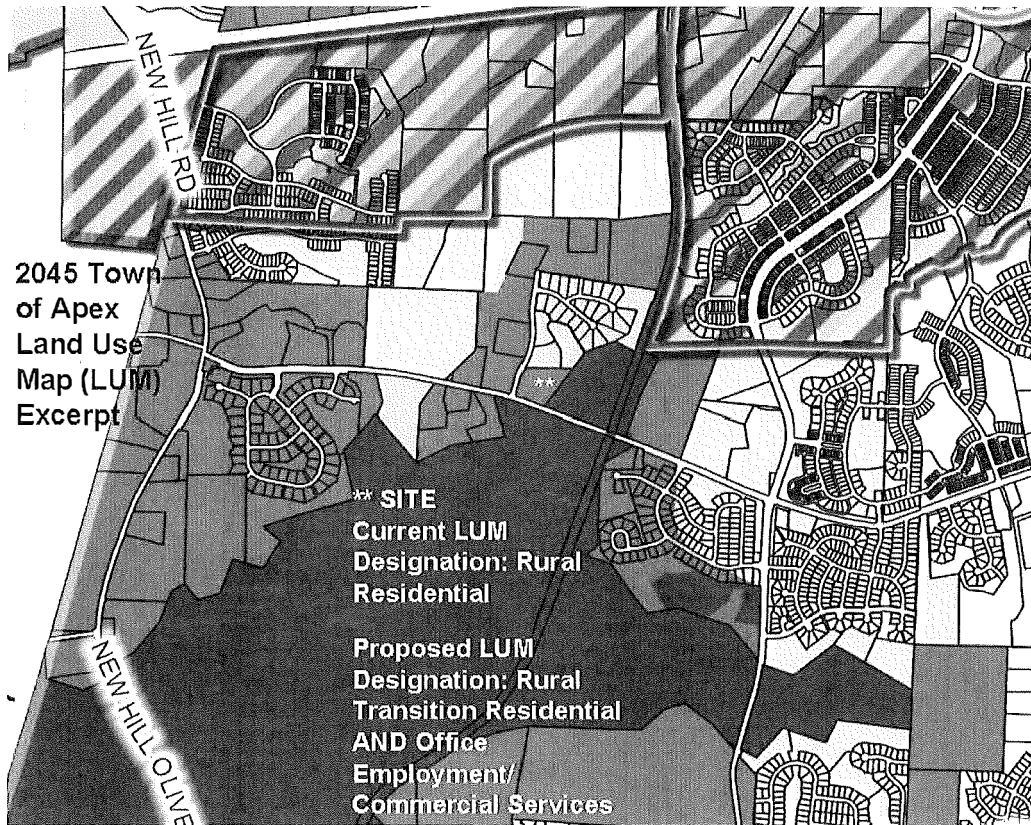
Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on November 25th.

Or to join the meeting by phone: dial (929) 205-6099 or (301) 715-8592 and enter the Meeting ID 882 4590 0115 and the Passcode 083803. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Existing Zoning Exhibit



Land Use Map Amendment Exhibit



PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: 3100 Olive Chapel Rd Zoning: R-80W
 Location: 3100 Olive Chapel Rd & 1911 Transit Trail
 Property PIN(s): 0712-90-5851, 0712-91-5181 Acreage/Square Feet: _____

Property Owner: Joey Iannone Jr and Sarah Iannone & Jonathon Perkins
 Address: 2509 Southwinds Run and 1804 Kelly Glen Dr
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-8846 Email: joey@jviconstruction

Developer: JVI Building & Development, Inc
 Address: 1600 Olive Chapel Rd
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-8846 Fax: _____ Email: joey@jviconstruction.com

Engineer: Jones & Crossen Engineering, PLLC - Will Norton
 Address: 221 N Salem St., Suite 001
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-1174 Fax: _____ Email: will@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

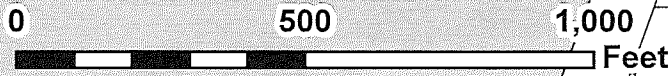
Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

Notified Properties within 500ft of the Project Properties

Created by Town of Apex Planning Department
Date Created: 10/31/2025



	Project Properties
	500ft Buffer
	Notified Properties



Sainsbury Way

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
3200 OLIVE CHAPEL RD	0712807938	CLEMENT, MARTHA S	3200 OLIVE CHAPEL RD	APEX NC 27502-6785
1901 TRANSIT TRL	0712915329	DAVIS, LEROY JR DAVIS, SONYA BERNADELL	1901 TRANSIT TRL	APEX NC 27502-8505
3133 OLIVE CHAPEL RD	0712805207	HOLLAND, BRIAN D HOLLAND, ROBIN T	3133 OLIVE CHAPEL RD	APEX NC 27502-5710
3100 OLIVE CHAPEL RD	0712905851	IANNONE, JOSEPH V JR	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1911 TRANSIT TRL	0712915181	IANNONE, SARAH JESSICA PERKINS, JONATHON RAY	1804 KELLY GLEN DR	APEX NC 27502-4861
0 OLIVE CHAPEL RD	0712918257	JVI BUILDING & DEVELOPMENT INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
3129 OLIVE CHAPEL RD	0712809339	THORNTON, ANNE HARRIS	1105 KNOLLWOOD DR	APEX NC 27502-1531
3121 WESTONVIEW CT	0722011649	TOLL SOUTHEAST LP COMPANY INC	1140 VIRGINIA DR	FORT WASHINGTON PA 19034-3204
1101 NEW HILL OLIVE CHAPEL RD	0711668680	UNITED STATES OF AMERICA	310 NEW BERN AVE	RALEIGH NC 27601-1441
1904 TRANSIT TRL	0712912324	WINGLER, REBECCA C WINGLER, BRIAN C	1904 TRANSIT TRL	APEX NC 27502-8505
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	3100 Olive Chapel RD	APEX NC 27502
		Current Tenant	3129 Olive Chapel RD	APEX NC 27502
		Current Tenant	1911 Transit TRL	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 10/31/2025

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom - see enclosed details

Date of meeting: November 25, 2025 Time of meeting: 5:30 - 6:30 PM

Property Owner(s) name(s): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Crossen Engineering, PLLC - Will Norton

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Will Norton; Jones & Crossen Engineering	221 N Salem St, Suite 001	919-387-1174	[REDACTED]	<input type="checkbox"/>
2.	Brian & Rebecca Wingler	1904 Transit Trail		[REDACTED]	<input checked="" type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<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): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Crossen Engineering, PLLC - Will Norton

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

Meeting Address: Zoom - see enclosed details

Date of meeting: November 25, 2025 Time of meeting: 5:30-6:30 PM

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

Question/Concern #1:

Our biggest concern is the traffic on Olive Chapel Road and what this project may bring. How will that be addressed and will cars be entering off of Transit Trail?

Applicant's Response:

The goal of the development is to bring a fire station that will have emergency vehicles access onto Olive Chapel Road and have a passenger car access point on Transit Trail. Depending on the number of trips generated there could be a traffic analysis warranted but I'm not sure a fire station would warrant a need for turn lanes however NCDOT and the town could make recommendations to improve traffic and turning out from Transit Trail.

Question/Concern #2:

Are there development options other than the fire station and what are the types of businesses that could come here?

Applicant's Response:

The intended use for this is going to be the fire station and keep the existing house. If the Town of Apex does not follow through with the fire station, the property owner will pursue another commercial use centered around a M-F 9-5 type of structure. There are options for daycare or a professional office use as well.

Question/Concern #3:

In general the attendees said the fire station would be the least concerning type of development they could think of and just hope that the traffic can be managed on Transit Trail that will have an increasing amount of traffic with the Weston houses and this development adding traffic

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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

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

I, Will Norton, do hereby declare as follows:
Print Name

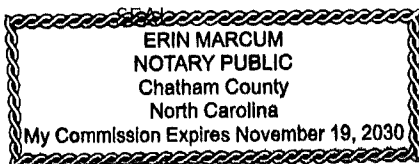
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on November 25, 2025 (date) from 5:30 PM (start time) to 6:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11/26/2025
Date

By: William C. Norton

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ CHATHAM

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 26th day of November, 2025.



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030

NOTICE OF NEIGHBORHOOD MEETING

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

February 10, 2026

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at

3100 Olive Chapel Rd

0712-90-5851

1911 Transit Trail

0712-91-5181

Address(es)

PIN(s)

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

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

Application Type	Approving Authority
<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)):

Propose to create a lot for the existing home that would recombine along with PIN 0712915181 and designate another portion of the 3100 Olive Chapel Road parcel for Office & Institutional uses to potentially accommodate a fire station or other O&I use. To accomplish this the parcel would be rezoned to Rural Residential and O&I while the 2045 Land Use Map would be amended to Rural Transition Residential and Office Employment & Commercial Services.

Estimated submittal date: Project submitted December 01, 2025 *This is the second required Neighborhood meeting*

MEETING INFORMATION:

Property Owner(s) name(s):

Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s):

Jones & Clossen Engineering, PLLC - Will Norton

Contact information (email/phone):

will@jonesclossen.com / (919) 387-1174

Meeting Address:

Zoom - see enclosed meeting details

Date/Time of meeting**:

March 03, 2026 5:30-6:30 PM

Welcome: 5:30 PM

Project Presentation: 5:35 PM

Question & Answer: 6:00 PM

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



Jones & Crossen
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.jonescrossen.com

Zoom Meeting Details – 3100 Olive Chapel Rd Rezoning

Second Neighborhood Meeting

When: March 03, 2026 05:30 PM Eastern Time (US and Canada)

Register using the QR code:

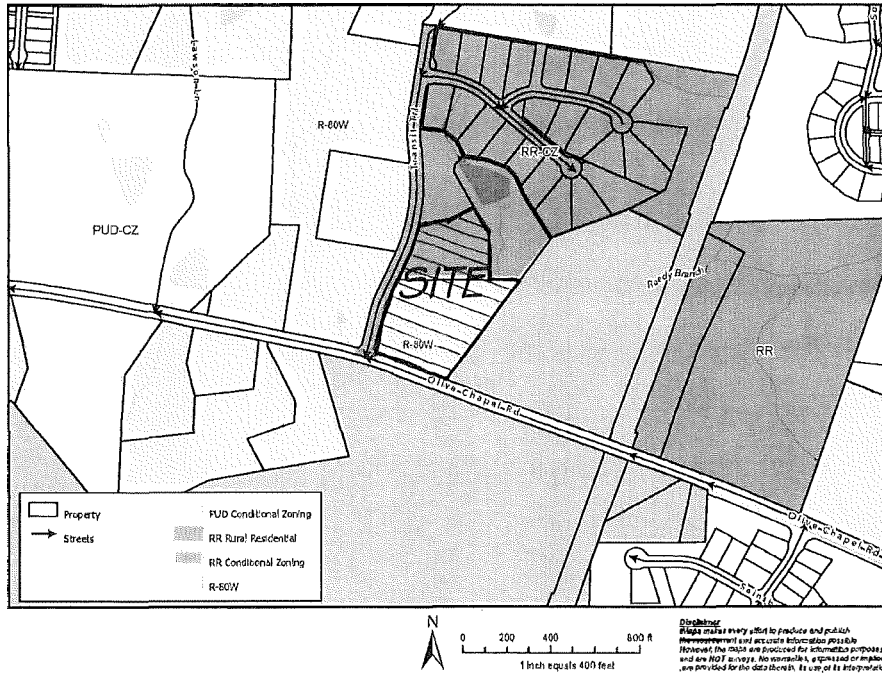


Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 881 5612 6814 and then the Passcode: 217518

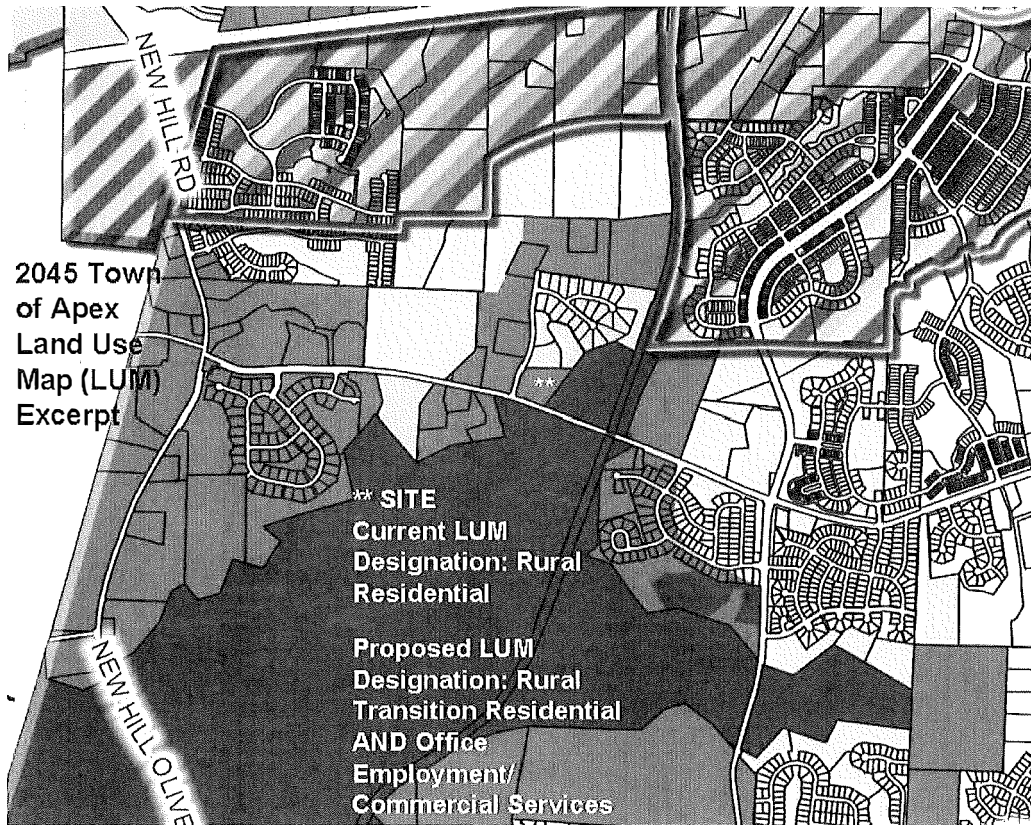
Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on March 3rd.

Or to join the meeting by phone: dial (646) 931-3860 or (929) 205-6099 and enter the Meeting ID 881 5612 6814 and the Passcode 217518. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Existing Zoning Exhibit



Land Use Map Amendment Exhibit



PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: 3100 Olive Chapel Rd Zoning: R-80W
 Location: 3100 Olive Chapel Rd & 1911 Transit Trail
 Property PIN(s): 0712-90-5851, 0712-91-5181 Acreage/Square Feet: _____

Property Owner: Joey Iannone Jr and Sarah Iannone & Jonathon Perkins
 Address: 2509 Southwinds Run and 1804 Kelly Glen Dr
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-8846 Email: joey@jviconstruction

Developer: JVI Building & Development, Inc
 Address: 1600 Olive Chapel Rd
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-8846 Fax: _____ Email: joey@jviconstruction.com

Engineer: Jones & Crossen Engineering, PLLC - Will Norton
 Address: 221 N Salem St., Suite 001
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-1174 Fax: _____ Email: will@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.

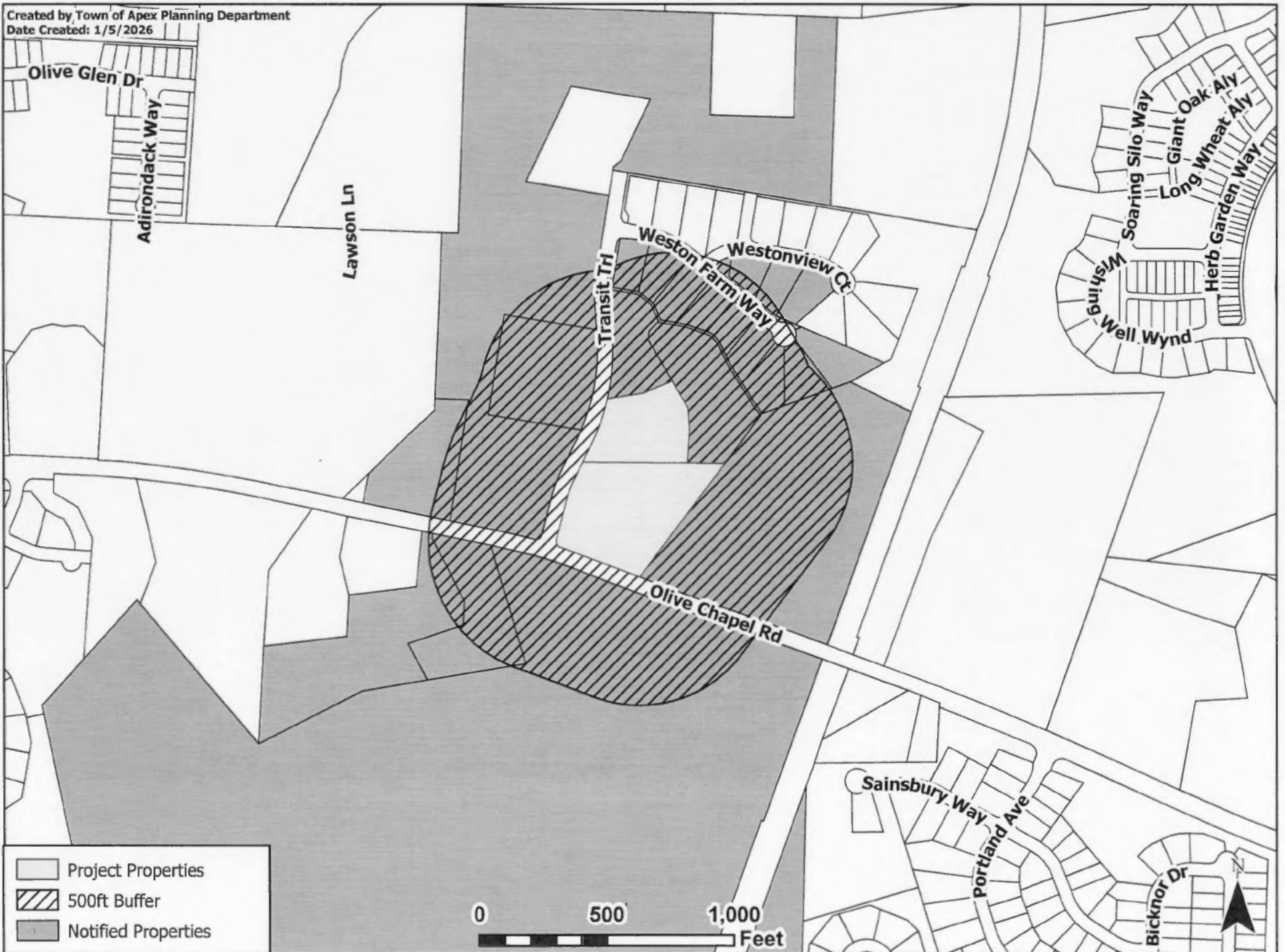
COMMON CONSTRUCTION ISSUES & WHO TO CALL

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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 Properties

Created by Town of Apex Planning Department
Date Created: 1/5/2026



	PIN NUMBER	OWNER	MAILING ADDRESS	
3200 OLIVE CHAPEL RD	0712807938	CLEMENT, MARTHA S	3200 OLIVE CHAPEL RD	APEX NC 27502-6785
1901 TRANSIT TRL	0712915329	DAVIS, LEROY JR DAVIS, SONYA BERNADELL	1901 TRANSIT TRL	APEX NC 27502-8505
3133 OLIVE CHAPEL RD	0712805207	HOLLAND, BRIAN D HOLLAND, ROBIN T	3133 OLIVE CHAPEL RD	APEX NC 27502-5710
3100 OLIVE CHAPEL RD	0712905851	IANNONE, JOSEPH V JR	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1911 TRANSIT TRL	0712915181	IANNONE, SARAH JESSICA PERKINS, JONATHON RAY	1804 KELLY GLEN DR	APEX NC 27502-4881
0 OLIVE CHAPEL RD	0712918257	JVI BUILDING & DEVELOPMENT INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
3129 OLIVE CHAPEL RD	0712809339	THORNTON, ANNE HARRIS	1105 KNOLLWOOD DR	APEX NC 27502-1531
3121 WESTONVIEW CT	0722011649	TOLL SOUTHEAST LP COMPANY INC	1140 VIRGINIA DR	FORT WASHINGTON PA 19034-3204
1101 NEW HILL OLIVE CHAPEL RD	0711668680	UNITED STATES OF AMERICA	310 NEW BERN AVE	RALEIGH NC 27601-1441
1904 TRANSIT TRL	0712912324	WINGLER, REBECCA C WINGLER, BRIAN C	1904 TRANSIT TRL	APEX NC 27502-8505
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	3100 Olive Chapel RD	APEX NC 27502
		Current Tenant	3129 Olive Chapel RD	APEX NC 27502
		Current Tenant	1911 Transit TRL	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 1/5/2026

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom - see enclosed details
 Date of meeting: March 03, 2026 Time of meeting: 5:30 - 6:30 PM
 Property Owner(s) name(s): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins
 Applicant(s): Jones & Clossen Engineering, PLLC - Will Norton

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Will Norton; Jones & Clossen Engineering	221 N Salem St, Suite 001	919-387-1174	[REDACTED]	<input type="checkbox"/>
2.	Kip Clement	1801 Transit Trail		[REDACTED]	<input checked="" type="checkbox"/>
3.	Brian & Rebecca Wingler	1904 Transit Trail		[REDACTED]	<input checked="" type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<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

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Property Owner(s) name(s): Joey Iannone Jr and Sarah Iannone & Jonathon Perkins

Applicant(s): Jones & Crossen Engineering, PLLC - Will Norton

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

Meeting Address: Zoom - see enclosed details

Date of meeting: March 03, 2026

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

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

Question/Concern #1:

In general the neighbors still understood the proposal and said that they would still object to the fire station (government service) the least

Applicant's Response:

Question/Concern #2:

The neighbors asked if construction traffic could mainly utilize olive chapel road to keep Transit Trail as clean as possible?

Applicant's Response:

We will relay this request to the town and even though it might not show up in a zoning condition they may be able to guide that during any site plan process

Question/Concern #3:

What will be the added traffic from the entrance on Transit Trail?

Applicant's Response:

Emergency vehicles coming back to the site and passenger cars coming for the parking lot for government services would be the main additional traffic added to the intersection.

Question/Concern #4:

Will the grade of the hill looking back east at the stop sign be lowered for increased sight distance?

Applicant's Response:

I would think the grade would be lowered some to be relative of the site more with Olive Chapel Road and provide safe movements and this will be analyzed during design and by NCDOT

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

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

I, Will Norton, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on March 03, 2026 (date) from 5:30 PM (start time) to 6:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

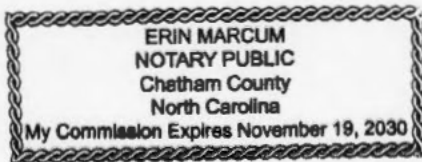
3/6/2026
Date

By: William C. Norton

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 6th day of March, 2026.

SEAL



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 25CZ22 3100 Olive Chapel Road

Planning Board Meeting Date: April 13, 2026



Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

PROJECT DESCRIPTION:

Acreage: 4.58

PIN(s): 0712905851 & 0712915181 (portion of)

Current Zoning: Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ #23CZ09)

Proposed Zoning: Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ)

Current 2045 Land Use Map: Rural Density Residential and Rural Transition Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Office Employment & Rural Transition Residential

Town Limits: Outside – annexation is required at the time of rezoning

Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

2045 Land Use Map
 Consistent Inconsistent Reason: _____

The 2045 Land Use Map will be automatically amended if the rezoning is approved.

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

Parks, Recreation, Open Space, and Greenways Plan
 Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 25CZ22 3100 Olive Chapel Road

Planning Board Meeting Date: April 13, 2026



Legislative Considerations:

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

- 1. *Consistency with 2045 Land Use Plan.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Plan.

Consistent Inconsistent Reason: _____

The 2045 Land Use Map will be automatically amended if the rezoning is approved.

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 25CZ22 3100 Olive Chapel Road

Planning Board Meeting Date: April 13, 2026



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.
[checked] Consistent [] Inconsistent Reason: _____

7. Health, safety, and welfare. The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
[checked] Consistent [] Inconsistent Reason: _____

8. Detrimental to adjacent properties. Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
[checked] Consistent [] Inconsistent Reason: _____

9. Not constitute nuisance or hazard. Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
[checked] Consistent [] Inconsistent Reason: _____

10. Other relevant standards of this Ordinance. Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.
[checked] Consistent [] Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 25CZ22 3100 Olive Chapel Road

Planning Board Meeting Date: April 13, 2026



Planning Board Recommendation:

Motion: Recommend approval as presented.

Introduced by Planning Board member: Alyssa Byrd

Seconded by Planning Board member: Mary Petersen

Approval: the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.

Approval with conditions: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Denial: the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 8 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce

Digitally signed by Amanda Bunce
Date: 2026.04.13 18:47:19 -04'00'

Amanda Bunce, Assistant Planning Director



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #25CZ22
3100 Olive Chapel Road**

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

Applicant: Joey Iannone

Authorized Agent: William Norton, Jones & Cnossen Engineering, PLLC

Property Addresses: 3100 Olive Chapel Road & 1911 Transit Trail (portion of)

Acreage: 4.58 acres

Property Identification Numbers (PINs): 0712905851 & 0712915181 (portion of)

Current 2045 Land Use Map Designation: Rural Density Residential and Rural Transition Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Office Employment & Rural Transition Residential

Existing Zoning of Properties: Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ #23CZ09)

Proposed Zoning of Properties: Office & Institutional-Conditional Zoning (O&I-CZ) and Rural Residential-Conditional Zoning (RR-CZ)

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

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

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

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:

<https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52721>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ22
3100 Olive Chapel Road

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

Solicitante: Joey Iannone

Agente autorizado: William Norton, Jones & Crossen Engineering, PLLC

Dirección de las propiedades: 3100 Olive Chapel Road & porción de 1911 Transit Trail

Superficie: 4.58 acres

Números de identificación de las propiedades: 0712905851 & porción de 0712915181

Designación actual en el Mapa de Uso Territorial para 2045: Rural Density Residential & Rural Transition Residential

Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Office Employment & Rural Transition Residential

Ordenamiento territorial existente de las propiedades: Wake County Residential-80W (R-80W) & Rural Residential-Conditional Zoning (RR-CZ #23CZ09)

Ordenamiento territorial propuesto para las propiedades: Office & Institutional-Conditional Zoning (O&I-CZ) & Rural Residential-Conditional Zoning (RR-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52721>.

Dianne F. Khin, AICP
Directora de Planificación

TOWN OF APEX
3300 OLIVE CHAPEL ROAD
APEX, NORTH CAROLINA 27502
PHONE 919.209.3433

PUBLIC NOTIFICATION OF PUBLIC HEARINGS
CONDITIONAL ZONING #25C222
3300 Olive Chapel Road

Pursuant to the provisions of North Carolina General Statutes, §160D-402 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:


Applicant: Joey Iannone
Authorized Agent: William Norton, Jones & Crosson Engineering, PLLC
Property Address: 3300 Olive Chapel Road & 2511 Transit Trail (portion off) Acreage: 4.58 acres
Property Identification Numbers (PINs): 0712905811 & 0712915181 (portion off)
Current 2045 Land Use Map Designation: Rural Density Residential & Rural Transition Residential
If received as proposed, the 2045 Land Use Map Designation will change to: Office Employment & Rural at Transition Residential
Existing Zoning of Properties: Wake County Residential BOW (R-BOW) & Rural Residential Conditional Zoning (RR-CZ #23C209)
Proposed Zoning of Properties: Office & Institutional Conditional Zoning (OI&I-CZ) and Rural Residential Conditional Zoning (RR-CZ)

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

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

Town Council Public Hearing Date and Time: April 28th, 2024 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/channel/UCqW0f9p0>
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 meeting. 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.

Neighborhood 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 extent that the location of the property may be viewed online at <https://www.apexnc.org/DocumentCenter/View/54053/25C222-TC-PN-Combo?bidId=>, the 2045 Land Use Map may be viewed online at <https://www.apexnc.org/DocumentCenter/View/54053/25C222-TC-PN-Combo?bidId=>. You may call 919.209.3433, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/54053/25C222-TC-PN-Combo?bidId=>

Doreen F. Wiles, ACP
Planning Director

Published Date: April 6 - April 24, 2024

TOWN OF APEX
3300 OLIVE CHAPEL ROAD
APEX, NORTH CAROLINA 27502
PHONE 919.209.3433

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25C222
3300 Olive Chapel Road

De conformidad con las disposiciones de los Estatutos Generales de Cambio del Nombre §160D-402 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifica las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:


Solicitante: Joey Iannone
Agente autorizado: William Norton, Jones & Crosson Engineering, PLLC
Dirección de las propiedades: 3300 Olive Chapel Road & porción de 2511 Transit Trail
Superficie: 4.58 acres
Números de identificación de las propiedades: 0712905811 y porción de 0712915181
Designación actual en el Mapa de Uso Territorial para 2045: Rural Density Residential & Rural Transition Residential
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Office Employment & Rural at Transition Residential
Ordenamiento territorial existente de las propiedades: Wake County Residential BOW (R-BOW) & Rural Residential Conditional Zoning (RR-CZ #23C209)
Ordenamiento territorial propuesto para las propiedades: Office & Institutional Conditional Zoning (OI&I-CZ) & Rural Residential Conditional Zoning (RR-CZ)

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

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

Fecha y hora de la audiencia pública del Consejo Municipal: 28 de abril de 2024 a las 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/channel/UCqW0f9p0>
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. Ocho proposiciones sucesivas y a elección de quien complete en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No debe incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:

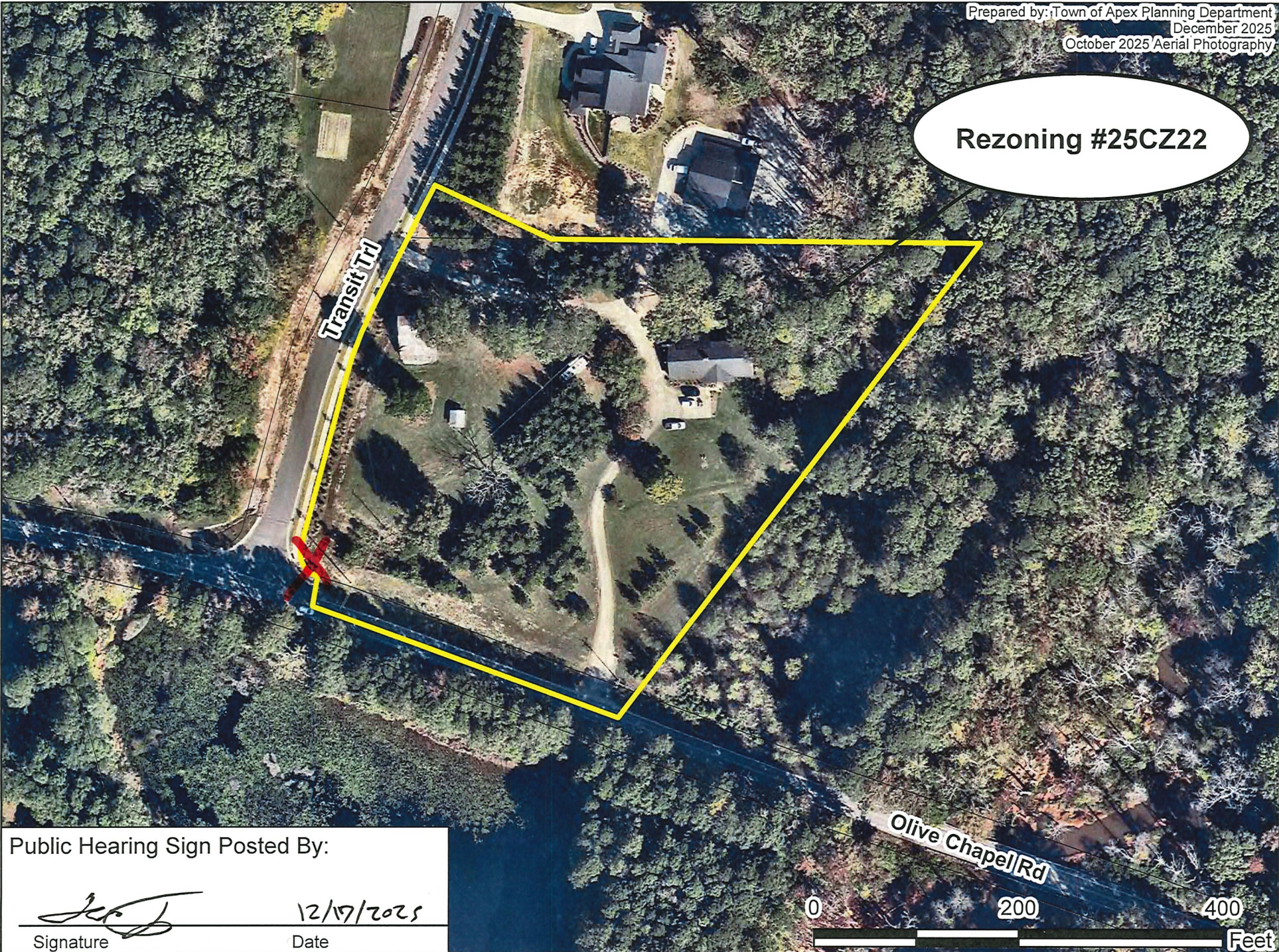


Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://www.apexnc.org/DocumentCenter/View/54053/25C222-TC-PN-Combo?bidId=>. Puede ver el Mapa de Uso Territorial para el 2045 en línea en <https://www.apexnc.org/DocumentCenter/View/54053/25C222-TC-PN-Combo?bidId=>. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919.209.3433. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/54053/25C222-TC-PN-Combo?bidId=>

Doreen F. Wiles, ACP
Directora de Planificación

Fecha de publicación: 6 de abril - 24 de abril 2024

Rezoning #25CZ22



Public Hearing Sign Posted By:


Signature

12/17/2025
Date

0 200 400
Feet



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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning # 25CZ22 3100 Olive Chapel Road
 Project Location: 3100 Olive Chapel Road & 1911 Transit Trail (portion of)
 Applicant or Authorized Agent: William Norton
 Firm: Jones & Crossen Engineering, PLLC
 Town Council Public Hearing Date: April 28, 2026
 Project Planner: June Cowles

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

4/6/2026
 Date

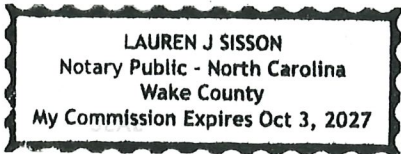
Sharon F. Klein
 Planning Director

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