

STAFF REPORT

Rezoning #26CZ01 8905 Castleberry Road - Tracts 10 & 11

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: 8905 Castleberry Road and 0 Castleberry Road
Applicant/Agent: William Norton, Jones & Clossen Engineering, PLLC
Owners: Sri Lakshmi Koneru & Ramya Devabhakthuni

PROJECT DESCRIPTION:

Acreage: 3.0
PINs: 0713719698 & 0713719580
Current Zoning: Wake County Residential-80W (R-80W)
Proposed Zoning: Rural Residential-Conditional Zoning (RR-CZ)
Current 2045 Land Use Map: Rural Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Town Limits: Outside – annexation is required at the time of rezoning

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Low Density Residential-Conditional Zoning (LD-CZ #13CZ17)	Castleberry Road; Single-family Residential and Open Space (Lake Castleberry subdivision)
South:	Wake County Residential-80W (R-80W)	Single-family Residential
East:	Wake County Residential-80W (R-80W)	Single-family Residential
West:	Wake County Residential-80W (R-80W)	Council Drive (privately maintained road) & Vacant land

BACKGROUND

The 8905 Castleberry Road-Tracts 10 & 11 project background includes the following:

Date	Action
August 1, 2025	Applicant submitted rezoning application #25CZ11 for Low Density Residential-Conditional Zoning.
December 8, 2025 Planning Board Meeting	The Planning Board held a Public Hearing and by a vote of 8-0 recommended denial of #25CZ11.
January 13, 2026 Town Council Meeting	Applicant requested to continue #25CZ11 to the February 24, 2026 Town Council meeting.
February 18, 2026	Applicant withdrew #25CZ11.
February 18, 2026	Applicant submitted rezoning application #26CZ01 for Rural Residential-Conditional Zoning.

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EXISTING CONDITIONS

The properties to be rezoned are located south of Castleberry Road, north and west of Single-family Residential, and approximately 130 feet east of the Chatham County line. (See Figure 1: Existing Conditions). The properties include the following:

- Single-family residential house, mature trees, an existing stream, and the grade sloping toward the western section of the project site.



Figure 1: Existing Conditions

Castleberry Road is a North Carolina Department of Transportation (NCDOT) road with an existing terminus of state maintenance at Sleepy Valley Road. Castleberry Road, west of Sleepy Valley Road and Council Drive are privately maintained roads.

NEIGHBORHOOD MEETING

The applicant conducted two neighborhood meetings on February 5, 2026 and March 5, 2026. The neighborhood meeting reports are attached.

WCPS Coordination

A Letter of Impact from Wake County Public School System (WCPS) was received for this rezoning and is included in the staff report packet.

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WCPS indicates that elementary, middle, and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the elementary, middle, and high school grade level.

2045 LAND USE MAP

The 2045 Land Use Map designates the subject properties as Rural Density Residential. The proposed rezoning to Rural Residential-Conditional Zoning (RR-CZ) includes a maximum density of 1 unit per acre which is inconsistent with the Rural Density Residential (1 unit per 5 acres) classification. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Rural Transition Residential classification (maximum 1 unit per acre) per NCGS 160D-605(a).

PROPOSED ZONING CONDITIONS

Limitation of Uses:

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

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

Design Standards:

1. A maximum of 3 lots.
2. The minimum lot size shall be 35,000 sf. And average lot size shall be 42,000 sf after the R/W dedication of approximately 1,200 sf.
3. A 40 ft undisturbed Type B Landscape Buffer shall be located along the eastern and southern property line, adjacent to existing residential lots. Each lot containing a buffer shall have a deed restriction recorded that states "Buffers shall be undisturbed in perpetuity."
4. The home builder shall install a 6-ft high privacy fence outside of the required landscape buffer along the southern property line, adjacent to existing residential lots, prior to each home Certificate of Occupancy. The fence material shall be either wood or composite wood, such as but not limited to Trex brand.
5. The home builder shall install a single row of evergreen trees outside the required landscape buffer along the eastern property line adjacent to the neighboring primary residence consistent with the height and spacing requirements per the Type A buffer standards in Section 8.2.6.B.5.
6. Any Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
7. Any accessory dwelling unit, whether attached or detached, shall be limited to one bedroom and shall not exceed a heated square footage of 1,500 square feet or 40% of the heated square footage of the primary dwelling unit, whichever is less.



Transportation/Infrastructure:

8. Developer shall construct and dedicate an extension of Castleberry Road from the existing terminus of state maintenance to the western boundary frontage of Castleberry Road as a 22-foot wide public street in a minimum 50-foot-wide Right of Way based on the Town of Apex rural residential street standard and also construct a 5-foot sidewalk along the project frontage. Developer shall terminate Castleberry Road with a public cul-de-sac.
9. Each lot shall be served by a single driveway and all driveways shall exclusively access the public street extension of Castleberry Road.
10. Construction activities shall be restricted to Monday – Saturday, no later than 7 pm.
11. Construction vehicles shall not use Sleepy Valley Rd to access the properties.

Environmental:

12. At least 75 percent of the plant species used in the landscape design shall be native species to the eastern U.S.
13. Perimeter buffers and HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
14. Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
15. Signage and other common owned elements that include outdoor lighting shall utilize full cutoff fixtures that have a maximum color temperature of 3,000K.
16. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
17. All homes shall include solar conduits for future rooftop solar installation. Additionally, 2 of the 3 proposed residential homes shall be constructed with active 3.5kW systems.
18. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
19. HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.

Architectural:

20. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
21. Eaves shall project at least 12 inches from the wall of the structure.
22. Garage doors shall have windows, decorative details or carriage-style adornments on them.
23. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
24. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer

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

NATURAL RESOURCE AND ENVIRONMENTAL DATA

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

The project is not located in a designated current 100-year floodplain as shown on FEMA FIRM Panel 3720071300L with an effective date of July 19, 2022.

ENVIRONMENTAL ADVISORY BOARD

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

AFFORDABLE HOUSING

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

HISTORIC STRUCTURES

There are no known historic structures present on the Property.

PUBLIC FACILITIES

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

RESOURCE CONSERVATION AREA AND BUFFERS

UDO Section 8.1.2.C *Size of the RCA* states that Resource Conservation Area (RCA) for developments with a density of 2.0 units per acre or less is not required. The proposed buffers are stated in the table below:

Buffer Location:	UDO Buffer Width & Type	Proposed Buffer Width & Type
Along Eastern Boundary	10' Type B	40' Type B within the lot
Along Southern Boundary	10' Type B	40' Type B within the lot

UDO Section 8.2.6.C.6.b *Ownership of Buffers* states the following:

The buffers required under this Sec. 8.2 may be left under the control of the lot owner provided that:

- (1) the width of the buffer is doubled; and*
- (2) each lot that contains a buffer must have a deed restriction recorded with a restriction that the buffer is to be left undisturbed.*

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In any case, where control of the buffer is through a property owner's association, modifications, removal, or damage to the buffer by an adjacent homeowner shall be prohibited. The property owner's association shall be responsible for any violation related to the buffers in accordance with Sec. 8.2.3 Maintenance Responsibility and Replacement of Damaged Vegetation. This Provision applies to residential developments only.

The applicant provided zoning condition #3 for the undisturbed buffer deed restriction.

PLANNING STAFF ANALYSIS

The rezoning is not consistent with the existing Rural Density Residential classification on the 2045 Land Use Map, which supports up to 1 dwelling unit per 5 acres. If the property is rezoned to Rural Residential-Conditional Zoning the 2045 Land Use Map will be amended to Rural Transition Residential classification, which supports up to 1 dwelling unit per 1 acre. The Rural Transition Residential classification is defined as a "transition between more rural density areas and low density residential areas. Both Rural Density Residential and Rural Transition Residential classifications are intended to protect and enhance the rural character and remain minimally developed with single-family residential uses at very low densities and provide a transition from the Protected Open Spaces around Jordan Lake to areas classified as Low Density Residential.

Advance Apex 2045 provided a principle related to the western portion of the study area:

- *Preserve rural character in the western portion of the study area*

The surrounding area includes the following Land Use Classification and Density:

Location	2045 Land Use Classification	Density
Proposed Project Site	Proposed Rural Transition Residential	Proposed 1.0 (Existing 2 lots are 0.66)
North of the Project site (Lake Castleberry subdivision)	Low Density Residential	1.28
East of the Project site	Rural Density Residential	0.5
West of the Project site	Rural Density Residential	0 (0.9 acres Vacant parcel)
South of the Project site	Rural Density Residential	1 unit per 5 acres (5.7 acres)

The 2045 Land Use Classifications and corresponding densities include the following:

Rural Density Residential: 1 unit per 5 acres
Rural Transition Residential: 1 unit per 1 acre (Land Use Classification adopted June 2022)
Low Density Residential: Up to 3 units per acre

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on April 13, 2026 meeting and recommended denial by a vote of 6 to 2.



PLANNING STAFF RECOMMENDATION

Planning staff recommends approval of Rezoning #26CZ01 Castleberry Road Tract 10 & 11 as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING

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

The 2045 Land Use Map (LUM) designates the site as Rural Density Residential classification. The applicant proposes a rezoning to Rural Residential-Conditional Zoning (RR-CZ) with a maximum of 3 lots (1 unit per acre). If the properties are rezoned as proposed, the 2045 LUM will automatically be amended to Rural Transition Residential per NCGS 160D-605(a). The proposed rezoning to Rural Residential Conditional Zoning (RR-CZ) will provide the flexibility to accommodate one additional single family lot.

The proposed rezoning is reasonable and in the public interest because the proposed rezoning will implement stricter environmental conditions than the UDO requires and will allow single-family lots that are compatible with the surrounding neighborhood character, as it provides a transition between more rural residential areas and low density residential areas (Lake Castleberry subdivision). Furthermore, the proposed rezoning requires improvements to the Castleberry Road infrastructure from the end of the existing pavement on Castleberry Road to Council Drive.

CONDITIONAL ZONING STANDARDS:

The Town Council shall find the development demonstrates compliance with the following standards. 2.3.3.F:

Legislative Considerations

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

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use’s compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use’s minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use’s



minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.

- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

Lake Castleberry

Castleberry Rd

Sleepy Valley Rd

CHATHAM COUNTY

Rezoning #26CZ01



PETITION TO AMEND THE OFFICIAL ZONING MAP

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

Application #: 26CZ01 Submittal Date: 2/18/26
Fee Paid: _____

Project Information

Project Name: 8905 & 0 Castleberry Rd
Address(es): 8905 & 0 Castleberry Rd
PIN(s): 0713-71-9698 & 0713-71-9580

_____ Acreage: 3
Current Zoning: R-80W Proposed Zoning: RR-CZ

Current 2045 LUM Classification(s): RR

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

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

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

Applicant Information

Name: Silver Developers, LLC
Address: 92 Cornerstone Drive, PMB 412
City: Cary State: NC Zip: 27519
Phone: _____ E-mail: kp@konerugroup.com

Owner Information

Name: Sri Lakshmi Koneru and Ramya Devabhakthuni
Address: 709 Vine Pond Ct
City: Apex State: NC Zip: 27523
Phone: _____ E-mail: kp@konerugroup.com

Agent Information

Name: Jones & 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 #: 26CZ01 Submittal Date: _____

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

PROPOSED USES:

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

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

PETITION INFORMATION

Application #: 26CZ01 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 section 4.4

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

The proposed rural residential use will allow for custom home development of large lots that will be minimally graded to preserve existing tree canopy. Castleberry Road is a residential street which should provide for safe travel of residents, service, and emergency vehicles. The impact to surrounding properties is expected to be minimal.

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

The conditional zoning district will minimize the environmental impacts due to the nature of the planned project in general where single family homes will be constructed and preserve the landscape to the fullest extent. There are no environmental wetland or stream features on site and due to the density RCA and stormwater control would not be required per UDO. Native landscape requirements will also enhance the project's commitment to environmental protection and enhancement.

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

The proposed project would not have adverse effects on public facilities, but rather increase and improve the infrastructure of Castleberry Road and Council Drive from a private road to be built to TOA minimum standards. This would help access to this area by all services as well as Town of Apex Public Works with access to their pump station at the end of Castleberry road adjacent to the parcels.

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

The development of these parcels should not have a negative effect on the health, safety, or welfare of Apex citizens. Extending public water and sewer to these parcels would benefit the parcels and allow them to discontinue well and septic usage.

PETITION INFORMATION

Application #: 26CZ01 Submittal Date: _____

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

The proposed single-family detached residences will be of similar size and overall quality to that of existing homes along Castleberry Road. No allowed uses as listed would be harmful to adjacent properties and architectural requirements would safeguard the character of the area. The 10' undisturbed landscape easement will also help preserve the natural buffer between adjacent properties.

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

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

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

The conditional zoning district will follow the standards of the Town of Apex UDO and comply with additional standards.

26CZO1 Castleberry Road Zoning Conditions

Design Standards

1. A Maximum of 3 lots
2. Minimum lot size shall be 35,000 sf. And average lot size shall be 42,000 sf after the R/W dedication of approximately 1,200 sf
3. A 40' undisturbed Type B Landscape Buffer shall be located along the eastern and southern property line, adjacent to existing residential lots. Each lot containing a buffer shall have a deed restriction recorded that states "Buffers shall be undisturbed in perpetuity."
4. The home builder shall install a 6-foot high privacy fence outside of the required landscape buffer along the southern property line, adjacent to existing residential lots, prior to each home Certificate of Occupancy. The fence material shall be either wood or composite wood, such as but not limited to Trex brand.
5. The home builder shall install a single row of evergreen trees outside the required landscape buffer along the eastern property line adjacent to the neighboring primary residence consistent with the height and spacing requirements per the Type A buffer standards in section 8.2.6.B.5
6. Any Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
7. Any accessory dwelling unit, whether attached or detached, shall be limited to one bedroom and shall not exceed a heated square footage of 1,500 square feet or 40% of the heated square footage of the primary dwelling unit, whichever is less

Transportation/Infrastructure

8. Developer shall construct and dedicate an extension of Castleberry Road from the existing terminus of state maintenance to the western boundary frontage of Castleberry Road as a 22-foot wide public street in a minimum 50-foot-wide Right of Way based on the Town of Apex rural residential street standard and also construct a 5-foot sidewalk along the project frontage. Developer shall terminate Castleberry Road with a public cul-de-sac.
9. Each lot shall be served by a single driveway and all driveways shall exclusively access the public street extension of Castleberry Road.
10. Construction activities shall be restricted to Monday – Saturday, no later than 7pm.
11. Construction vehicles shall not use Sleepy Valley Rd to access the properties.

Environmental

12. At least 75 percent of the plant species used in the landscape design shall be native species to the eastern U. S.
13. Perimeter buffers and HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
14. Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
15. Signage and other common owned elements that include outdoor lighting shall utilize full cutoff fixtures that have a maximum color temperature of 3,000K.
16. All garages shall be wired with 220-volt outlet inside the garage to facilitate electronic vehicle charging.
17. All homes shall include solar conduits for future rooftop solar installation. Additionally, 2 of the 3 residential homes shall be constructed with active 3.5 kW systems.
18. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.

26CZ01

19. HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual lots and HOA owned common areas.

Architectural

20. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
21. Eaves shall project at least 12 inches from the wall of the structure.
22. Garage doors shall have windows, decorative details or carriage-style adornments on them.
23. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
24. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
- Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
25. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
26. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
27. Front porches shall be a minimum of 6 feet deep.

8905 Castleberry Road

Tract 11, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111

REID: 62234

PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade;

running thence N 85°02'03" E a distance of 378.86' to a 3/4" existing iron pipe (crimped) flush;

running thence S 12°05'29" E a distance of 110.11' to a 3/4" existing iron pipe 0.1' above grade;

running thence S 85°03'41" W a distance of 422.35' to a 3/4" existing iron pipe 0.1' above grade, which is the POINT OF

BEGINNING,

containing an area of 1.007 acres, 43,855 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

8905 Castleberry Road

Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111

REID: 62234

PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07°57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade;

running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry;

running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade;

running thence with a curve turning to the right with an arc

length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604);

running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush;

running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush;

running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING,

containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

AGENT AUTHORIZATION FORM

Application #: 26CZ01

Submittal Date: _____

Ramya Devabhakthuni is the owner* of the property for which the attached application is being submitted:

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

The property address is: 8905 & 0 Castleberry Rd, Apex NC 27523

The agent for this project is: Jones & 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) 387-1174

E-Mail Address: will@jonescrossen.com

Signature(s) of Owner(s)*

D. Ramya

RAMYA DEVABHAKTHUNI
Type or print name

06/31
07/01/2025 Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: 26CZ01

Submittal Date: _____

The undersigned, Ramya Devabhakthuni (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 8905 & 0 Castleberry Rd, Apex NC 27523 and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 07/30/2024 and recorded in the Wake County Register of Deeds Office on 08/07/2024, in Book 019680 Page 02005-02007.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 08/07/2024, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 08/07/2024, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 01 day of JULY, 2025.

D Ramya (seal)
RAMYA DEVABHAKTHUNI
 Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF Wake

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

RUCHA PATEL
 Notary Public, North Carolina
 Wake County
 My Commission Expires
 March 26, 2027

[NOTARY SEAL]

[Signature]
 Notary Public
 State of North Carolina
 My Commission Expires: March 26, 2027

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTIONApplication #: 26CZ01

Submittal Date: _____

Insert legal description below.

8905 Castleberry Road
Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as

BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07° 57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade; running thence with a curve turning to the right with an arc length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604); running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush; running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush; running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING, containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

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AGENT AUTHORIZATION FORM

Application #: 26CZ01

Submittal Date: _____

Sri Lakshmi Koneru is the owner* of the property for which the attached application is being submitted:

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

The property address is: 8905 & 0 Castleberry Rd, Apex NC 27523

The agent for this project is: Jones & 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) 387-1174

E-Mail Address: will@jonescrossen.com

Signature(s) of Owner(s)*

Sri Lakshmi Koneru
SRI LAKSHMI KONERU
 Type or print name

06/30/2025
 Date

 Type or print name

 Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: 26CZ01

Submittal Date: _____

The undersigned, Sri Lakshmi Koneru (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 8905 & 0 Castleberry Rd, Apex NC 27523 and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 07/30/2024, and recorded in the Wake County Register of Deeds Office on 08/07/2024, in Book 019680 Page 02005-02007.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 08/07/2024, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 08/07/2024, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30 day of JUNE, 2025.

Srilakshmi (seal)
SRI LAKSHMI KONERU
 Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF WAKE

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

Geratine Ransom
 Notary Public
 State of North Carolina
 My Commission Expires: 09/13/2028



AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTIONApplication #: 26CZ01

Submittal Date: _____

Insert legal description below.

8905 Castleberry Road
Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

Lying and being in the White Oak Township, Wake County, State of North Carolina, and being more particularly described as

BEGINNING at a 3/4" existing iron pipe 0.1' above grade with NC Grid Coordinates Northing 731,429.08, Easting 2,017,780.36, in the eastern side of Council Drive Right-of-Way, said existing iron pipe being the southwestern corner of Tract 11, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence with a curve turning to the right with an arc length of 43.62', with a radius of 310.38', with a chord bearing of N 07° 57'10" E, with a chord length of 43.59', to a 3/4" existing iron pipe 0.1' above grade; running thence N 11°49'34" E a distance of 69.54' to a 3/4" existing iron pipe 0.1' above grade, in the eastern side of Council Drive Right-of-Way, which is the TRUE POINT OF BEGINNING, said existing iron pipe being the southwestern corner of Tract 10, Section I, Sleepy Valley Subdivision, recorded in Book of Maps 1971, Page 111, Wake County Registry; running thence N 11°51'46" E a distance of 248.63' to a 3/4" existing iron pipe 0.2' above grade; running thence with a curve turning to the right with an arc length of 28.75', with a radius of 25.00', with a chord bearing of N 44°41'22" E, with a chord length of 27.19', to a 3/4" existing iron pipe 0.3' above grade in the southern side of Castleberry Road Right-of-Way (State Road 1604); running thence N 77°53'48" E a distance of 252.62' to a 1" existing iron pipe flush; running thence S 12°00'56" E a distance of 289.16' to a 3/4" existing iron pipe (crimped) flush; running thence S 85°02'03" W a distance of 378.86' to a 3/4" existing iron pipe 0.1' above grade, which is the TRUE POINT OF BEGINNING, containing an area of 1.994 acres, 86,846 square feet, and being in accordance with a survey by Stephen M. Hallstrom, Professional Land Surveyor, dated April 12, 2024, and entitled "Property of John W. Powell & Tracey A. Powell."

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AGENT AUTHORIZATION FORM

Application #: 26CZ01

Submittal Date: _____

Ramya Devabhakthuni is the owner* of the property for which the attached application is being submitted:

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

The property address is: 8905 & 0 Castleberry Rd, Apex NC 27523

The agent for this project is: Jones & 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) 387-1174

E-Mail Address: will@jonescrossen.com

Signature(s) of Owner(s)*

D. Ramya

RAMYA DEVABHAKTHUNI

Type or print name

06/31

Date 07/01/2025

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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AFFIDAVIT OF OWNERSHIP

Application #: 26CZ01

Submittal Date: _____

The undersigned, Ramya Devabhakthuni (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 8905 & 0 Castleberry Rd, Apex NC 27523 and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
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This the 01 day of JULY, 2025.

D Ramya (seal)
RAMYA DEVABHAKTHUNI
 Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF Wake

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

RUCHA PATEL
 Notary Public, North Carolina
 Wake County
 My Commission Expires
 March 26, 2027

[NOTARY SEAL]

[Signature]
 Notary Public
 State of North Carolina
 My Commission Expires: March 26, 2027

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTIONApplication #: 26CZ01

Submittal Date: _____

Insert legal description below.

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Tract 10, Sec. I, Sleepy Valley Subdivision, B.M. 1971-111
REID: 62234
PIN: 0713-71-9698 (current Wake County PIN)

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NOTICE OF NEIGHBORHOOD MEETING

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

January 20, 2026

Date

Dear Neighbor:

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

8905 Castleberry Rd

0713-71-9698

0 Castleberry Rd

0713-71-9580

Address(es)

PIN(s)

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

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

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)): *This is the second required Neighborhood meeting for this project.*

The two parcels are proposed to be rezoned from Wake County R-80W to RR-CZ to allow for a maximum of 3 primary single family residential units with an individual minimum lot size of 35,000 sq. ft. This rezoning would require a long range plan amendment to change the Apex 2045

Land Use Map from Rural Residential to Rural Transition Residential.

Estimated submittal date: Resubmittal February 06, 2026

MEETING INFORMATION:

Property Owner(s) name(s):

Sri Lakshmi Koneru & Ramya Devabhakthuni

Applicant(s):

Silver Developers LLC and Jones & Crossen Engineering, PLLC

Contact information (email/phone):

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

Meeting Address:

Zoom - see enclosed details

Date/Time of meeting**:

February 05, 2026 5:30-6:30 PM

Welcome: 5:30 PM

Project Presentation: 5:35 PM

Question & Answer: 5:50 - 6:30 PM

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



Jones & 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 – 8905 # 0 Castleberry Rd Rezoning

When: **February 05, 2026**

05:30 PM Eastern Time (US and Canada)

Register using the QR code:

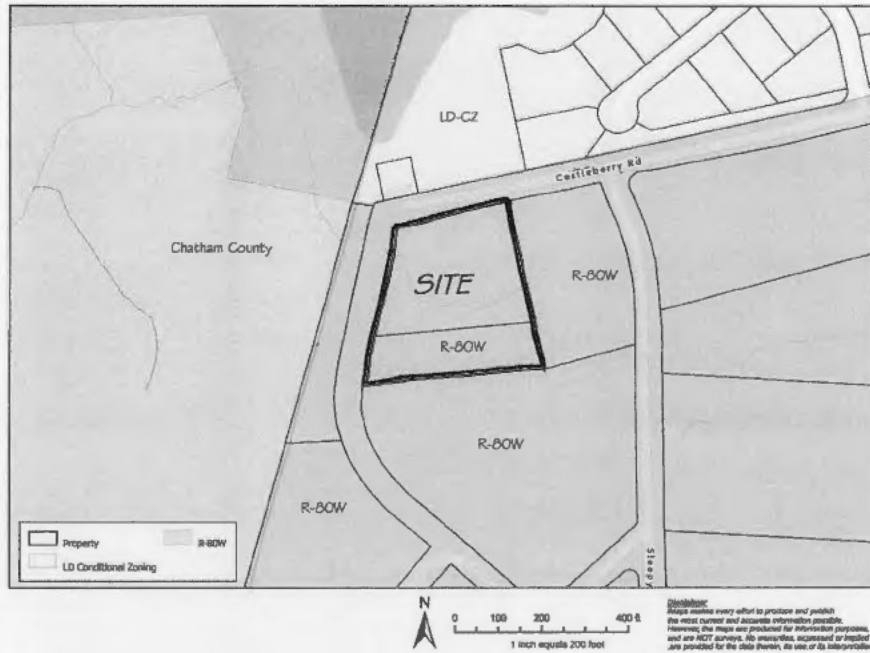


Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 815 3815 0947 and then the Passcode: 669015.

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on February 5th.

Or to join the meeting by phone: dial (312) 626-6799 or (646) 931-3860 and enter the Meeting ID 815 3815 0947 and the Passcode 669015. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

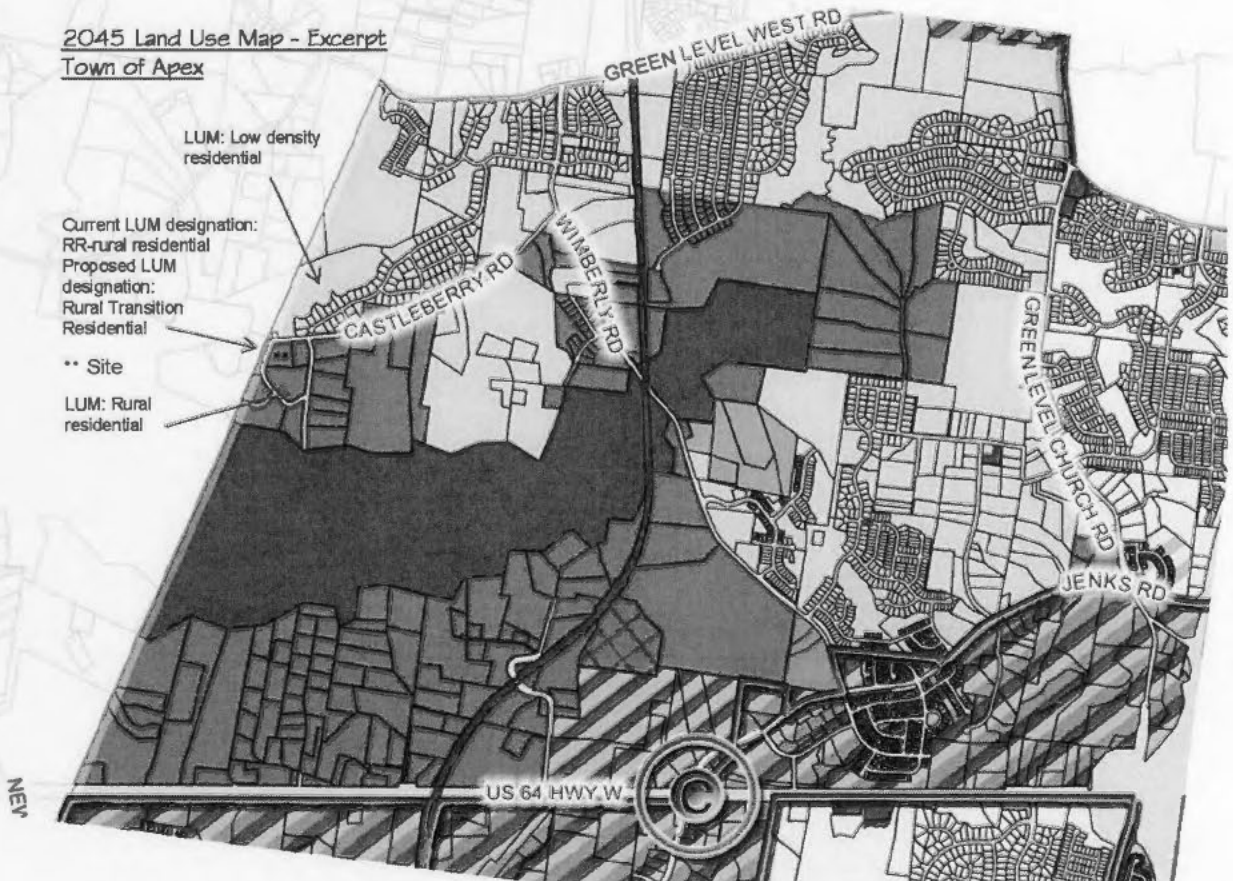
Vicinity & Existing Zoning Exhibit



Land Use Map Amendment Exhibit

2045 Land Use Map - Excerpt Town of Apex

- LUM: Low density residential
- Current LUM designation: RR-rural residential
- Proposed LUM designation: Rural Transition Residential
- ** Site
- LUM: Rural residential



PROJECT CONTACT INFORMATION

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Development Contacts:

Project Name: 8905 & 0 Castleberry Road Zoning: R-80W

Location: 8905 & 0 Castleberry Rd

Property PIN(s): 0713-71-9698 & 0713-71-9580 Acreage/Square Feet: 3

Property Owner: Sri Lakshmi Koneru and Ramya Devabhakthuni

Address: 709 Vine Pond Ct

City: Apex State: NC Zip: 27523

Phone: _____ Email: _____

Developer: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary State: NC Zip: 27519

Phone: _____ Fax: _____ Email: kp@konerugroup.com

Engineer: Jones & Cossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: _____ Email: will@jonescossen.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:

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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

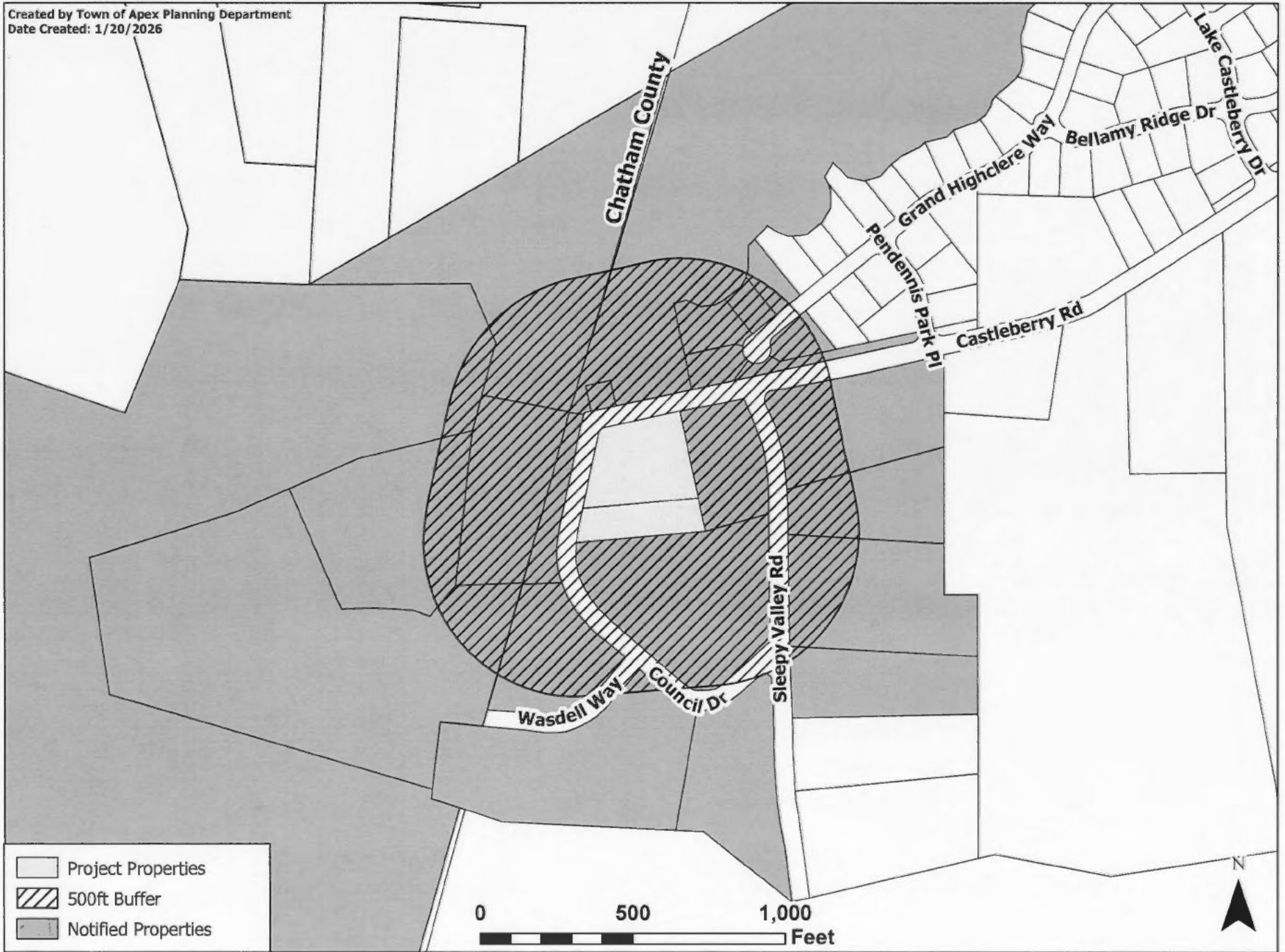
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

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: 1/20/2026



			MAILING ADDRESS	ADDR3
805 WASDELL WAY	0713708837	ANCHURI, SREEDHAR PATHA, SWAPNA	805 WASDELL WAY	APEX NC 27523-6798
501 SLEEPY VALLEY RD	0713807975	DE, PROSPERO DAN A DE, JACKIE K	501 SLEEPY VALLEY RD	APEX NC 27523-8058
467 GRAND HIGHCLERE WAY	0713825018	GOPI, SUGANYA GURUNATHAN, SHANMUGHANATHAN	467 GRAND HIGHCLERE WAY	APEX NC 27523-9609
413 SLEEPY VALLEY RD	0713817233	HAMILTON, BRIAN	8805 CASTLEBERRY RD	APEX NC 27523-8759
470 GRAND HIGHCLERE WAY	0713823149	JAVERZAC, VINCENT AHOVAARA-JAVERZAC, SANNA	470 GRAND HIGHCLERE WAY	APEX NC 27523-9609
408 SLEEPY VALLEY RD	0713817584	KENDIG, KAREN MASSON KENDIG, THOMAS R	408 SLEEPY VALLEY RD	APEX NC 27523-8057
474 GRAND HIGHCLERE WAY	0713822113	KESSLER, CHAD SAMUEL TRUSTEE PATEL, SONAL RAMESH TRUSTEE	474 GRAND HIGHCLERE WAY	APEX NC 27523-9609
0 CASTLEBERRY RD	0713717503	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	709 VINE POND CT	APEX NC 27523-8500
0 GRAND HIGHCLERE WAY	0713825093	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	PO BOX 1149	APEX NC 27502-3149
408 SLEEPY VALLEY RD	0713811245	MACPHERSON, KERRY A MACPHERSON, PATRICIA F	408 SLEEPY VALLEY RD	APEX NC 27523-8056
8901 CASTLEBERRY RD	0713812567	MCALISTER, GARRETT J MCALISTER, CHRISTINA NORMAN	8901 CASTLEBERRY RD	APEX NC 27523-8781
8821 CASTLEBERRY RD	0713817812	NORRIS, FRANK ALLEN NORRIS, ILETA	8821 CASTLEBERRY RD	APEX NC 27523-8759
478 GRAND HIGHCLERE WAY	0713822030	PATIL, SUSHANT A YELLAPRAGADA, SUSHIMA	478 GRAND HIGHCLERE WAY	APEX NC 27523-9609
468 GRAND HIGHCLERE WAY	0713824218	PENKE, NICOLE AMY CO-TRUSTEES DAVIES, JAMES ROBERT CO-TRUSTEES	468 GRAND HIGHCLERE WAY	APEX NC 27523-9609
504 SLEEPY VALLEY RD	0713802596	TAYLOR, AMBER	504 SLEEPY VALLEY RD	APEX NC 27523-8055
8910 CASTLEBERRY RD	0713718960	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250
825 WASOELL WAY	0713717036	WASDELL, ANNA J	825 WASDELL WAY	APEX NC 27523-8798
CASTLEBERRY LN	071300715722	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	709 VINE POND CT	APEX, NC 27523-8500
CASTLEBERRY LN	071300723420	LAKE CASTLEBERRY OWNERS, ASSOCIATION INC	P.O BOX 1149	APEX, NC 27502-3149
800 MARTHAS CHAPEL RD	879200350720	UNITED STATES OF AMERICA	PO BOX 144	MONCURE, NC 27558-0144
825 WASDELL WAY	071300817240	WASDELL, ANNA JOHNSON,	825 WASDELL WAY	APEX, NC 27523-8799
812 WASDELL WAY	071300711487	WASDELL, CAROLYN C.WASDELL, EDWARD SHEPPARD III	825 WASDELL WAY	APEX, NC 27523-8798
		MONIQUE TAYLOR	11010 Raven Ridge Road	RALEIGH, NC 27814
		Current Tenant	8805 Castleberry RD	APEX NC 27523
		Current Tenant	413 Sleepy Valley RD	APEX NC 27523
		Current Tenant	501 Sleepy Valley RD	APEX NC 27523
		Current Tenant	504 Sleepy Valley RD	APEX NC 27523
		Current Tenant	812 Wasdel WAY	APEX NC 27523

Created by Town of Apex Planning Department
Date Created: 1/20/2026

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom
 Date of meeting: February 05, 2026 Time of meeting: 5:30 - 6:30 pm
 Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni
 Applicant(s): Silver Developers, LLC and Jones & Crossen Engineering, PLLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Will Norton, Jones & Crossen Engineering	221 N Salem St, Suite 001	(919) 387-1174	[REDACTED]	<input type="checkbox"/>
2.	Kerry MacPherson	408 Sleepy Valley Rd		[REDACTED]	<input checked="" type="checkbox"/>
3.	Sanna Javerzac	470 Grand Highclere Way		[REDACTED]	<input checked="" type="checkbox"/>
4.	Christina Mcalister	8901 Castleberry Rd		[REDACTED]	<input checked="" type="checkbox"/>
5.	Frank Norris	8821 Castleberry Rd		[REDACTED]	<input checked="" type="checkbox"/>
6.	Jackie DeProspero	501 Sleepy Valley Rd		[REDACTED]	<input checked="" type="checkbox"/>
7.	Fred Rasmussen	509 Sleepy Valley Rd		[REDACTED]	<input checked="" type="checkbox"/>
8.	Tom & Karen Kendig	409 Sleepy Valley Rd		[REDACTED]	<input checked="" 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): Sri Lakshmi Koneru and Ramya Devabhakthuni

Applicant(s): Silver Developers, LLC and Jones & Crossen Engineering, PLLC

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

Meeting Address: Zoom

Date of meeting: February 05, 2026

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

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

Question/Concern #1:

What is the reasoning behind the condition of accessory dwelling units not being restricted by HOA covenants? Can they build whatever they want on their property and call it an accessory dwelling unit?

Applicant's Response:

This condition has been offered from the beginning of the rezoning case and comes from a housing affordability standpoint where accessory apartments can help certain folks that may want to downsize and reside with a relative. The town's UDO explicitly states what is allowed as an accessory structure in the UDO and there are limitations in size and amount of ADU's. UDO section was sent to the requesting neighbor by email.

Question/Concern #2:

Will Council Drive be disturbed as part of this rezoning? The condition now only states improvements to Castleberry Road. Are there plans for Council Drive to be built in the future?

Applicant's Response:

After planning board and discussing with Town Staff, the intent is to limit the needed road construction associated with this development and so that is why the condition was revised and the driveway access would be oriented to come to Castleberry Drive in order to limit what road would be necessary to construct.

For this development plan there would be no need to build Council Drive but it is a recorded Right of Way and therefore road construction could come in the future if necessary to serve parcels frontage.

Question/Concern #3:

Can you install an evergreen screening line against the eastern property line? We would also like to restrict garages to be on the west and restrict any flood lights on houses.

Applicant's Response:

We can discuss with the owner and I would anticipate being able to accommodate the additional evergreen plantings rather than a fence.

As far as western side garages and flood lights I will pass along the request.

Question/Concern #4:

What is the difference between Rural Transitional and Rural Residential that you are referencing.

Applicant's Response:

The Apex 2045 Land Use map would be amended to Rural Transitional, indicating 1 unit per acre on that map. Surrounding developments along Castleberry have all been amended as Low Density. The zoning district would be Rural Residential-CZ which indicates 1 unit per acre in the Apex UDO and development standards are associated with that zoning classification.

Rural Transitional was not a land use map when the 2045 plan was created and so it would be amended in this case as that is the density that this project would now fit within.

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

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

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

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on February 05, 2026 (date) from 5:30 PM (start time) to 6:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

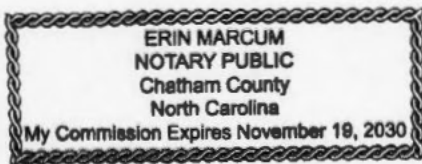
02/06/2026
Date

By: William 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 6th day of February, 2026.

SEAL



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030

NOTICE OF NEIGHBORHOOD MEETING

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

February 11, 2026

Date

Dear Neighbor:

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

8905 Castleberry Rd

0713-71-9698

0 Castleberry Rd

0713-71-9580

Address(es)

PIN(s)

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

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

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/> Minor Site Plan for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"	Technical Review Committee (staff)
<input type="checkbox"/> Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)): *This is the second required Neighborhood meeting for this project.*

The two parcels are proposed to be rezoned from Wake County R-80W to RR-CZ to allow for a maximum of 3 primary single family residential units with an individual minimum lot size of 35,000 sq. ft. This rezoning would require a long range plan amendment to change the Apex 2045

Land Use Map from Rural Residential to Rural Transition Residential.

Estimated submittal date: Resubmitted February 06, 2026 *This is the second required neighborhood meeting*

MEETING INFORMATION:

Property Owner(s) name(s):

Sri Lakshmi Koneru & Ramya Devabhakthuni

Applicant(s):

Silver Developers LLC and Jones & Cnossen Engineering, PLLC

Contact information (email/phone):

will@jonescnossen.com; (919) 387-1174

Meeting Address:

Zoom - see enclosed details

Date/Time of meeting**:

March 05, 2026 5:30-6:30 PM

Welcome: 5:30 PM

Project Presentation: 5:35 PM

Question & Answer: 5:50 - 6:30 PM

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



Jones & 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 – 8905 # 0 Castleberry Rd Rezoning

When: **March 05, 2026**

05:30 PM Eastern Time (US and Canada)

Register using the QR code:

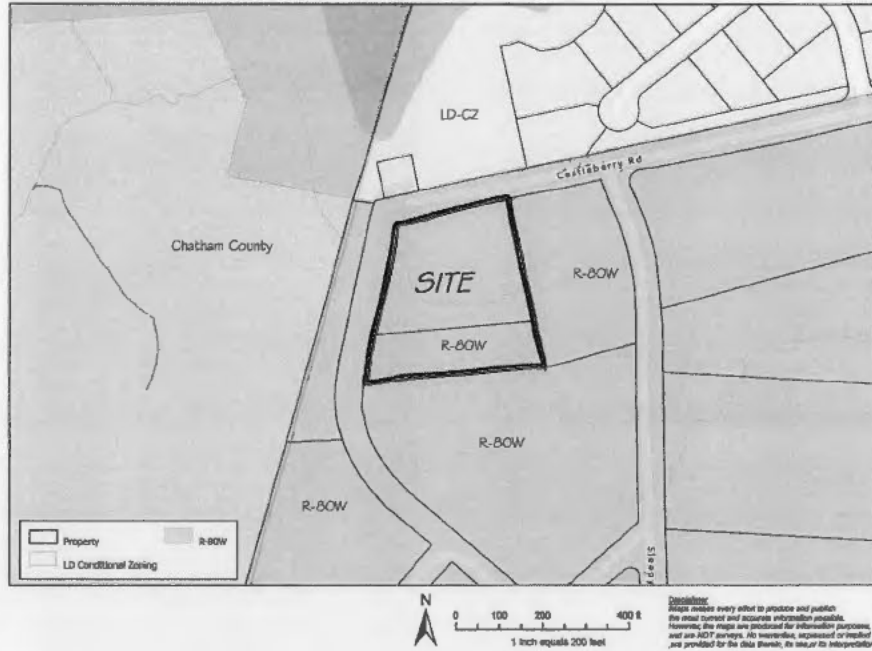


Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 841 4628 9402 and then the Passcode: 776174.

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on March 5th.

Or to join the meeting by phone: dial (301) 715-8592 or (305) 224-1968 and enter the Meeting ID 841 4628 9402 and the Passcode 776174. *If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.*

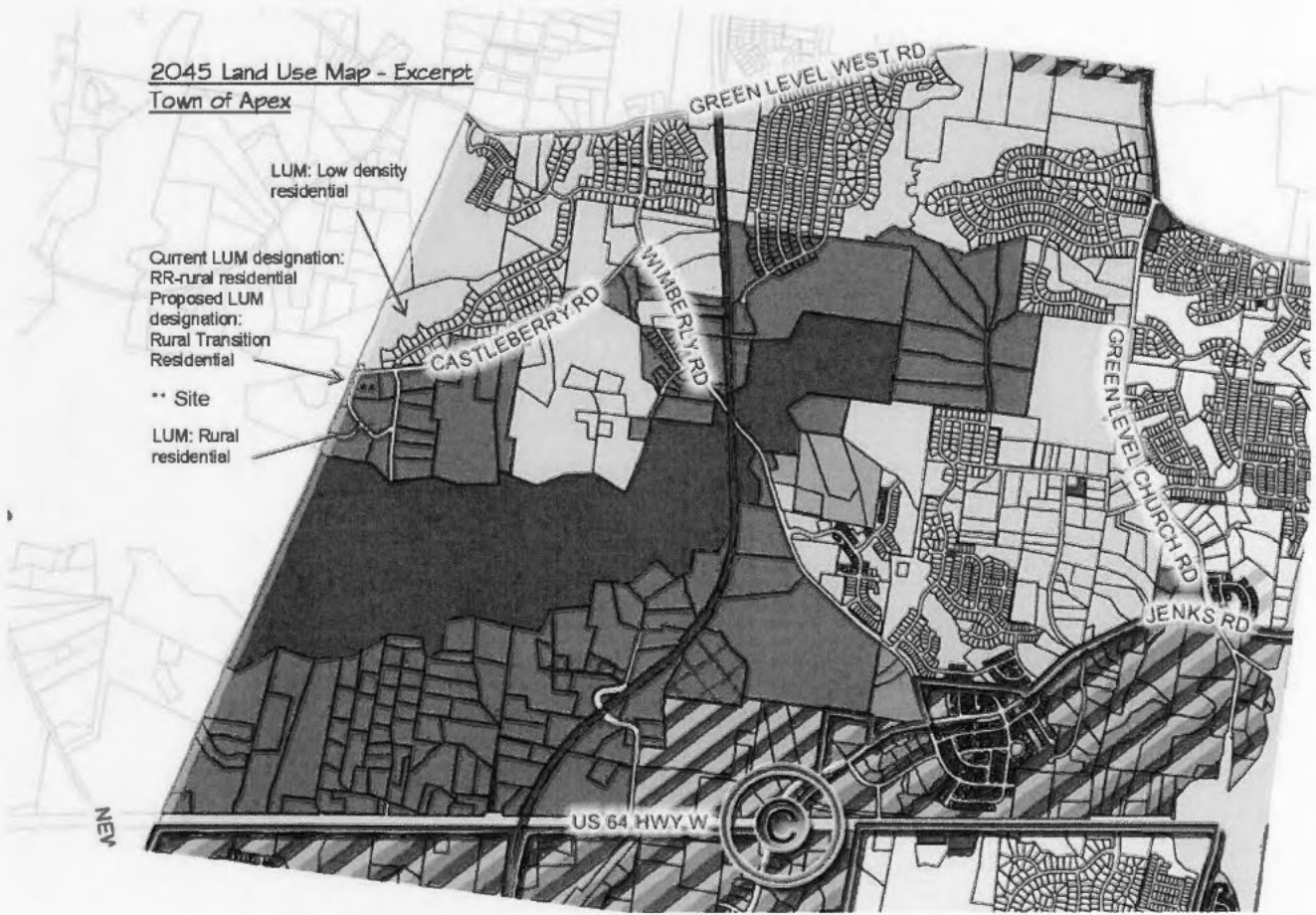
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Town of Apex

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Phone: _____ Email: _____

Developer: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary State: NC Zip: 27519

Phone: _____ Fax: _____ Email: kp@konerugroup.com

Engineer: Jones & Cossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: _____ Email: will@jonescossen.com

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
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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

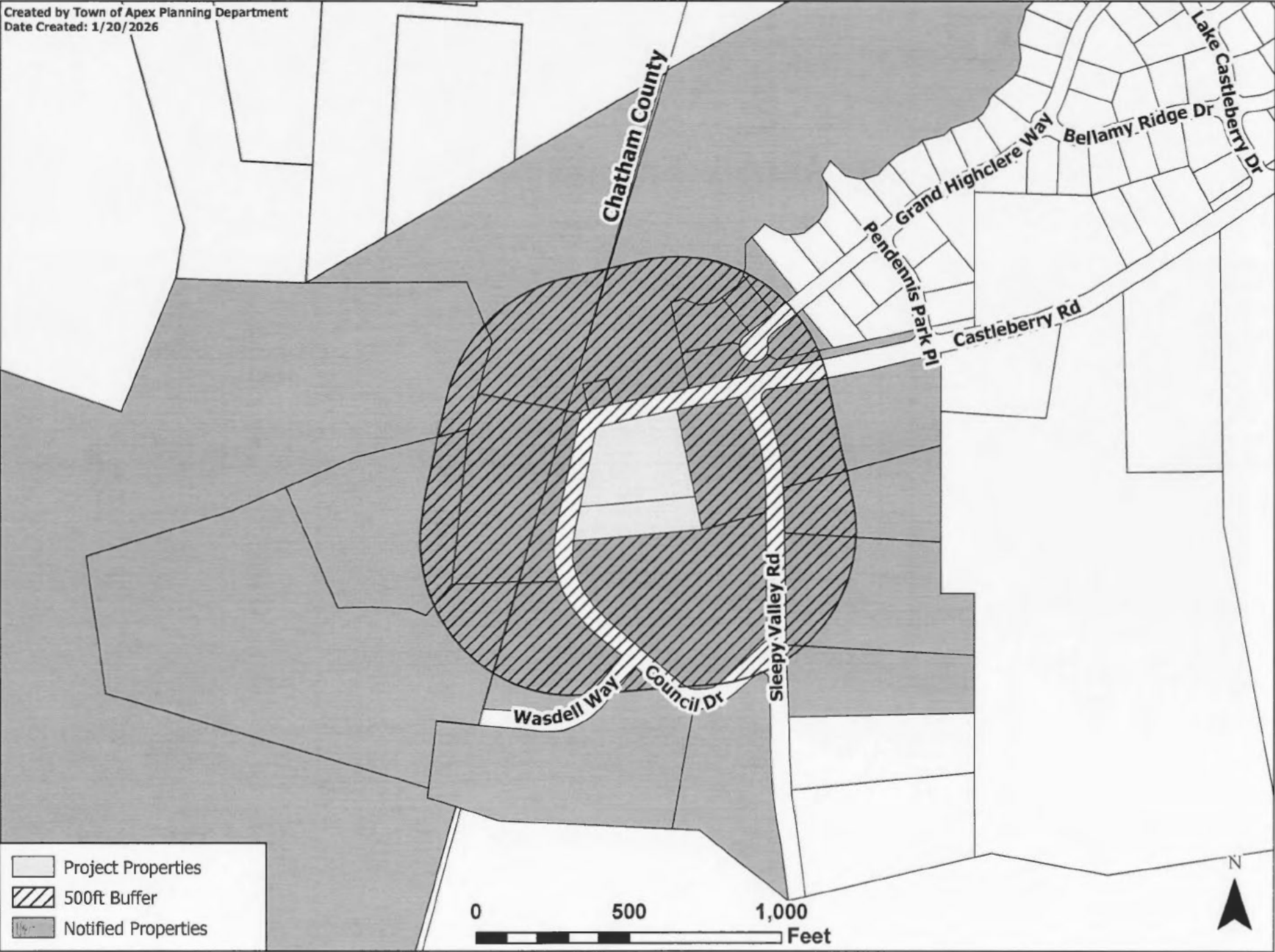
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

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: 1/20/2026



	PIN NUMBER	OWNER	MAILING ADDRESS	ADDR3
805 WASDELL WAY	0713709637	ANCHURI, BREEDHAR PATHA, SWAPNA	805 WASDELL WAY	APEX NC 27523-6768
501 SLEEPY VALLEY RD	0713807675	DE, PROSPERO DAN A DE, JACKIE K	501 SLEEPY VALLEY RD	APEX NC 27523-6058
467 GRAND HIGHCLERE WAY	0713825018	GOPI, SUGANYA GURUNATHAN, SHANMUGHANATHAN	467 GRAND HIGHCLERE WAY	APEX NC 27523-6609
413 SLEEPY VALLEY RD	0713817233	HAMILTON, BRIAN	8805 CASTLEBERRY RD	APEX NC 27523-6759
470 GRAND HIGHCLERE WAY	0713823149	JAVERZAC, VINCENT AHOVAARA-JAVERZAC, SANNA	470 GRAND HIGHCLERE WAY	APEX NC 27523-6009
409 SLEEPY VALLEY RD	0713817564	KENDIG, KAREN MASSON KENDIG, THOMAS R	409 SLEEPY VALLEY RD	APEX NC 27523-6057
474 GRAND HIGHCLERE WAY	0713822113	KESSLER, CHAD SAMUEL, TRUSTEE PATEL, SONAL RAMESH TRUSTEE	474 GRAND HIGHCLERE WAY	APEX NC 27523-6609
0 CASTLEBERRY RD	0713717503	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	709 VINE POND CT	APEX NC 27523-6500
0 GRAND HIGHCLERE WAY	0713825083	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	PO BOX 1149	APEX NC 27502-3149
408 SLEEPY VALLEY RD	0713811245	MACPHERSON, KERRY A MACPHERSON, PATRICIA F	408 SLEEPY VALLEY RD	APEX NC 27523-6056
8901 CASTLEBERRY RD	0713812867	MCALISTER, GARRETT J MCALISTER, CHRISTINA NORMAN	8901 CASTLEBERRY RD	APEX NC 27523-6761
8821 CASTLEBERRY RD	0713817812	NORRIS, FRANK ALLEN NORRIS, ILETA	8821 CASTLEBERRY RD	APEX NC 27523-6759
478 GRAND HIGHCLERE WAY	0713822030	PATIL, SUSHANT A YELLAPRAGADA, SUSHMA	478 GRAND HIGHCLERE WAY	APEX NC 27523-6609
468 GRAND HIGHCLERE WAY	0713824218	PENKE, NICOLE AMY CO-TRUSTEES DAVIES, JAMES ROBERT CO-TRUSTEES	468 GRAND HIGHCLERE WAY	APEX NC 27523-6609
504 SLEEPY VALLEY RD	0713802096	TAYLOR, AMBER	504 SLEEPY VALLEY RD	APEX NC 27523-6055
8010 CASTLEBERRY RD	0713716860	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250
825 WASDELL WAY	0713717036	WASDELL, ANNA J	825 WASDELL WAY	APEX NC 27523-6768
CASTLEBERRY LN	071300715722	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	709 VINE POND CT	APEX, NC 27523-6500
CASTLEBERRY LN	071300723420	LAKE CASTLEBERRY OWNERS, ASSOCIATION INC	P.O BOX 1149	APEX, NC 27502-3149
600 MARTHA S CHAPEL RD	976200350720	UNITED STATES OF AMERICA,	PO BOX 144	MONCURE, NC 27559-0144
825 WASDELL WAY	071300817240	WASDELL ANNA JOHNSON,	825 WASDELL WAY	APEX, NC 27523-6769
812 WASDELL WAY	071300711497	WASDELL, CAROLYN C,WASDELL, EDWARD SHEPPARD III	825 WASDELL WAY	APEX, NC 27523-6768
		MONIQUE TAYLOR	11010 Raven Ridge Road	RALEIGH, NC 27814
		Current Tenant	8905 Castleberry RD	APEX NC 27523
		Current Tenant	413 Sleepy Valley RD	APEX NC 27523
		Current Tenant	501 Sleepy Valley RD	APEX NC 27523
		Current Tenant	504 Sleepy Valley RD	APEX NC 27523
		Current Tenant	812 Wasdel WAY	APEX NC 27523

Created by Town of Apex Planning Department
Date Created: 1/20/2026

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom
 Date of meeting: March 05, 2026 Time of meeting: 5:30 - 6:30 pm
 Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni
 Applicant(s): Silver Developers, LLC and Jones & Crossen Engineering, PLLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Will Norton, Jones & Crossen Engineering	221 N Salem St, Suite 001	(919) 387-1174	[REDACTED]	<input type="checkbox"/>
2.	Christina Mcalister	8901 Castleberry Rd		[REDACTED]	<input checked="" type="checkbox"/>
3.	Kerry MacPherson	408 Sleepy Valley Rd		[REDACTED]	<input checked="" type="checkbox"/>
4.	Trish MacPherson	408 Sleepy Valley Rd		[REDACTED]	<input checked="" type="checkbox"/>
5.	Frank Norris	8821 Castleberry Rd		[REDACTED]	<input checked="" type="checkbox"/>
6.	Tom & Karen Kendig	409 Sleepy Valley Rd		[REDACTED]	<input checked="" type="checkbox"/>
7.	Fred Rasmussen	509 Sleepy Valley Rd		[REDACTED]	<input checked="" 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): Sri Lakshmi Koneru and Ramya Devabhakthuni

Applicant(s): Silver Developers, LLC and Jones & Crossen Engineering, PLLC

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

Meeting Address: Zoom

Date of meeting: March 05, 2026

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

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

Question/Concern #1:

See attached Question & Answer Summary

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Q: How is the 40' type B buffer determined and what led to this increase in buffer from the previous rezoning?

A: The condition for the 40' type B buffer resulted from consultation with planning and what made the most sense for any development. In our case, lots greater than 12,000 square feet and the adjacent parcels also being Residential parcels by zoning and use greater than 12,000 square feet leads to a UDO 10' Type B perimeter buffer. The previous rezoning called out a 20' buffer with a deed restriction as they were on the lot, these have been doubled from before in order to provide a 40' type B perimeter buffer as a request from planning and to find a common ground with the neighbors that makes sense with a Rural Residential rezoning request

Q: We requested that the garages not be located on the east side of the homes to be on the opposite side of the lots as the adjacent neighbors, what can be done about that?

A: In general, the parcels that are in question slope from east to west, making the east side of any parcel the high side and this is generally where driveways and homes are preferred to help with drainage and overall construction practicality of any home. Any stormwater that falls on this lot does not drain onto any adjacent neighbor here and falls to the west and north primarily. With the rezoning brought forth as such with perimeter buffers and as we have tried to mitigate problems it would be impractical to require driveways to enter on the low side of the lot which would require additional fill dirt and change the natural drainage pattern of the parcel for the 3 proposed lots.

Q: What is the bulb R/W width that the transportation condition calls out?

A: The standard is a 47' diameter R/W but our hope would be to minimize the impervious required but still allow safe maneuvers for town vehicles

Q: Why are accessory dwelling units being called out as not being restricted by HOA Covenants? Does this mean there can be multiple other houses built on the property?

A: As we talked about before this condition is requested by the affordable housing department with the Town on projects that can't practically dedicate affordable housing units in order to allow for a mother-in-law suite or some type of aging in place solution or for younger folks who can't yet afford a home of their own is the intention behind this. The town UDO has conditions to restrict detached accessory apartments that I have shared

with you before. We will look into if attached accessory apartments can also have a condition to restrict them the same way if that would help alleviate some concerns from quantity and sizing of any ADU's

Q: Is there anything to be done regarding restricting lighting pollution from these 3 homes? Possibly restricting any light poles or any high bright white lights.

A: The town does have lighting restrictions in the UDO but I'm not sure any would apply to this nature of development. I can relay on to the owner that neighbors would request full cutoff fixtures for the private residences. I am unsure of whether or not the town would put any light poles on the street when they take over public maintenance but I can certainly relay this request to them

In general the neighbors voiced opinions to keep the 2 parcels at a maximum to only allow for 2 homes.

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

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

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

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on March 05, 2026 (date) from 5:30 PM (start time) to 6:40 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

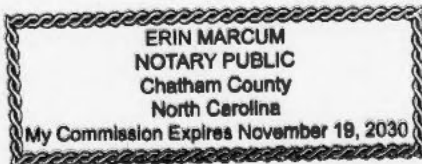
3/6/2026
Date

By: William C. Norton

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

SEAL



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030



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

**PUBLIC NOTIFICATION
 OF PUBLIC HEARINGS**
CONDITIONAL ZONING #26CZ01
 8905 Castleberry Road – Tract 10 & 11

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

- Applicant:** Silver Developers, LLC
- Authorized Agent:** William Norton, Jones & Cnossen Engineering, PLLC
- Property Addresses:** 8905 Castleberry Road & 0 Castleberry Road
- Acreage:** 3 acres
- Property Identification Numbers (PINs):** 0713719698, 0713719580
- Current 2045 Land Use Map Designation:** Rural Density Residential
- If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Rural Transition Residential
- Existing Zoning of Properties:** Wake County Residential-80W (R-80W)
- Proposed Zoning of Properties:** Rural Residential– Conditional Zoning (RR-CZ)

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

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

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/53850>.

Dianne F. Khin, AICP
 Planning Director



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ01
8905 Castleberry Road – Tract 10 & 11

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

Solicitante: Silver Developers, LLC

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

Dirección de las propiedades: 8905 Castleberry Road & 0 Castleberry Road

Superficie: 3 acres

Números de identificación de las propiedades: 0713719698, 0713719580

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

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

Ordenamiento territorial existente de las propiedades: Wake County Residential-80W (R-80W)

Ordenamiento territorial propuesto para las propiedades: Rural Residential – Conditional Zoning (RR-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

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

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

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

Mapa de las inmediaciones:




Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/53850>.

Dianne F. Khin, AICP
Directora de Planificación

https://www.apexnc.org/DocumentCenter/View/54054/26CZ01-TC-PN-Combo?bidId=

Draw

1 of 2



TOWN OF APEX
POST OFFICE BOX 206
4915 SANDHURST DRIVE
RICHMOND, NC 28646

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #26CZ01
8905 Castleberry Road – Tract 10 & 11

Pursuant to the provisions of North Carolina General Statutes §300-402 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.1.1, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Silver Developments, LLC
Authorized Agent: William Horton, Jones & Crossen Engineering, PLLC
Property Address: 8905 Castleberry Road & O Castleberry Road
Area: 3.0 acres
Property Identification Numbers (PINs): 0713719098, 0713719580
Current 2045 Land Use Map Designation: Rural Decency Residential
If received as proposed, the 2045 Land Use Map Designation will change to Rural Transition Residential
Existing Zoning of Properties: Wake County Residential-BOW (R-BOW)
Proposed Zoning of Properties: Rural Residential-Conditional Zoning (RR-CZ)


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

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

Town Council Public Hearing Date and Time: April 28th, 2026 at 6:00 pm
You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.apexnc.org/DocumentCenter/View/54054>

If you are unable to attend, you may provide a written statement by email to public.hearings@apexnc.org or submit it to the Office of the Town Clerk (73 Hunter Street or 1075 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, neighbors, and other interested parties 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 <http://www.apexnc.org/DocumentCenter/View/54054>. The 2045 Land Use Map may be viewed online at <http://www.apexnc.org/DocumentCenter/View/54054>. You may also visit the Planning Department, with questions for further information. To view the petition and related documents on line: <https://www.apexnc.org/DocumentCenter/View/54054>


Diana E. Rice, AICP
Planning Director

Published Date: April 6 – April 28, 2026

https://www.apexnc.org/DocumentCenter/View/54054/26CZ01-TC-PN-Combo?bidId=

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TOWN OF APEX
4915 SANDHURST DRIVE
RICHMOND, NC 28646

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ01
8905 Castleberry Road – Tract 10 & 11

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §300-402 y con la Sección 2.2.1.1 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, se le promueve a participar las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Silver Developments, LLC
Agente autorizado: William Horton, Jones & Crossen Engineering, PLLC
Dirección de las propiedades: 8905 Castleberry Road & O Castleberry Road
Superficie: 3.0 acres
Números de identificación de las propiedades: 0713719098, 0713719580
Designación actual en el Mapa de Uso Territorial para 2045: Rural Decency Residential
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Rural Transition Residential
Ordenamiento territorial existente de las propiedades: Wake County Residential-BOW (R-BOW)
Ordenamiento territorial propuesto para las propiedades: Rural Residential-Conditional Zoning (RR-CZ)


Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2^{da} planta
73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planeación no se presentarán 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 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.apexnc.org/DocumentCenter/View/54054>

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearings@apexnc.org o presentarla a la Oficina del Secretario Municipal (73 Hunter Street o por correo UPS 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, vecinos y otros interesados dentro 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 en <http://www.apexnc.org/DocumentCenter/View/54054>. El Mapa de Uso Territorial para 2045, que muestra la zonificación actual de las propiedades, puede verse en <http://www.apexnc.org/DocumentCenter/View/54054>. También se le ha enviado esta notificación por correo electrónico a public.hearings@apexnc.org. Puede visitar la oficina del Secretario Municipal con preguntas para obtener más información. Para ver el pedido y los documentos relacionados en línea: <https://www.apexnc.org/DocumentCenter/View/54054>

Diana E. Rice, AICP
Directora de Planeación

Fecha de publicación: 6 de abril – 28 de abril de 2026

Lake Castleberry

Rezoning #26CZ01

Chatham County

Castleberry Rd

Sleepy Valley Rd



Public Hearing Sign Posted By:

[Signature]
Signature

3/18/26
Date



TOWN OF APEX

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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning # 26CZ01 8905 Castleberry Road – Tracts 10 & 11
Project Location: 8905 Castleberry Road & 0 Castleberry Road
Applicant or Authorized Agent: William Norton
Firm: Jones & Cossen 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

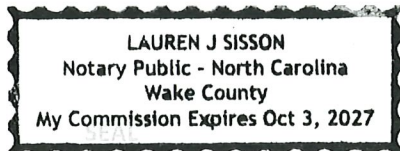
Dianne F. Klein
Planning Director

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



**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

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

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

August 20, 2025

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

Dear Dianne,

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

- Date of application: August 1, 2025
- Name of development: 25CZ11 8905 Castleberry Rd (Tracts 10 & 11)
- Address of rezoning: 8905 & 0 Castleberry Rd
- Total number of proposed residential units: 6
- Type(s) of residential units proposed: Single family detached

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

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

Elementary Middle High

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

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

Elementary Middle High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director