

STAFF REPORT

Rezoning #24CZ05 2228 Kelly Road

June 25, 2024 Town Council Meeting



All property owners, tenants, and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 2228 Kelly Road
Applicant: Matthew Carpenter, Parker Poe
Owner: St. Paul American Coptic Orthodox Church

PROJECT DESCRIPTION:

Acreage: ±4.067 acres
PIN: 0731257946
Current Zoning: Residential Agricultural (RA)
Proposed Zoning: Medium Density Residential-Conditional Zoning (MD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Residential Agricultural (RA)	Single-family Residential
South:	Residential Agricultural (RA)	Single-family Residential; Holland Road
East:	Residential Agricultural (RA)	Single-family Residential; Kelly Road
West:	Rural Residential (RR)	Single-family Residential

Existing Conditions:

The subject property is approximately ±4.067 acres and is located west of Kelly Road and north of Holland Road. The property is surrounded by single-family residential land uses. The parcel contains an existing residential structure and is heavily vegetated along the southern portion of the property.

Neighborhood Meeting:

The applicant conducted neighborhood meetings on February 29, 2024 and May 23, 2024. The neighborhood meeting reports are attached.

WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary, middle, and high school grade level 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. School expansion or construction within the next five years may address concerns at the elementary and high school grade levels.

2045 Land Use Map:

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



PROPOSED ZONING CONDITIONS:

Limitation of Uses:

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

Permitted Uses and Limitations:

- | | |
|-------------------------------|----------------------------------|
| 1. Church or place of worship | 6. Townhouse, detached |
| 2. Accessory apartment | 7. Greenway |
| 3. Duplex | 8. Park, active |
| 4. Family care home | 9. Park, passive |
| 5. Single-family | 10. Recreation facility, private |

Use Conditions:

1. There shall be a maximum of nineteen (19) residential units on the property.
2. The following architectural conditions shall apply to development of new non-residential buildings on the property:
 - a. Each building exterior shall have more than one material and/or color.
 - b. The predominant exterior building materials shall be high quality materials, including, but not limited to:
 - i. Brick masonry
 - ii. Decorative concrete block
 - iii. Stone accents
 - iv. EIFS cornices and parapet trim
 - v. Precast concrete
 - vi. Fiber-reinforced concrete (FRC)
 - c. Exterior Materials as follows: Vinyl siding, painted smooth face concrete block, and metal walls shall not be allowed. Decorative concrete blocks are acceptable.
 - d. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
 - e. Buildings shall have vertical proportions. Expanses of blank wall shall not exceed sixty (60) feet in width without being interrupted with an architectural feature such as, but not limited to, a column, window, or recess in or projection from the building façade. Permitted setbacks can be used to articulate bays of a building to break up its width. Architectural features such as, but not limited to, columns, piers, rooflines, and brick patterns can be used to divide and create vertical orientation on building facades.
 - f. The main entrance to each building shall be emphasized.
3. The following architectural conditions shall apply to development of new single-family and detached townhouse units on the property:
 - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
 - b. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
 - c. Eaves shall project at least 12 inches from the wall of the structure.
 - d. Garage doors shall have windows, decorative details or carriage-style adornments on them.
 - e. For single-family units, the garage shall not protrude more than 1 foot out from the front façade and front porch.

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- f. For single-family units, garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
 - g. 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:
 - i. Windows
 - ii. Bay window
 - iii. Recessed window
 - iv. Decorative window
 - v. Trim around the windows
 - vi. Wrap around porch or side porch
 - vii. Two or more building materials
 - viii. Decorative brick/stone
 - ix. Decorative trim
 - x. Decorative shake
 - xi. Decorative air vents on gable
 - xii. Decorative gable
 - xiii. Decorative cornice
 - xiv. Column
 - xv. Portico
 - xvi. Balcony
 - xvii. Dormer
 - h. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
 - i. For single-family units, entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
 - j. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
 - k. Front porches shall be a minimum of 6 feet deep.
 - l. No more than 25% of single-family lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
4. The following architectural conditions shall apply to development of new duplex units on the property:
- a. Vinyl siding is not permitted, however vinyl windows, decorative elements and trim are permitted.
 - b. All units shall have a crawl space or a raised foundation which at a minimum, rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
 - c. Garage doors must have windows, decorative details, or carriage style adornments on them.
 - d. Garages cannot protrude more than 1 foot from the front façade or front porch.
 - e. The width of the garage doors shall be no more than 60% of the total width of the house and garage together.
 - f. The rear and side elevations of the units that can be seen from the right of way shall have trim around the windows.
 - g. Eaves shall project at least 12 inches from the wall of the structure.
 - h. 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:
 - i. Windows
 - ii. Bay window
 - iii. Recessed window
 - iv. Decorative window
 - v. Trim around the windows
 - vi. Wrap around porch or side porch
 - x. Decorative shake
 - xi. Decorative air vents on gable
 - xii. Decorative gable
 - xiii. Decorative cornice
 - xiv. Column
 - xv. Portico

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- vii. Two or more building materials
 - viii. Decorative brick/stone
 - ix. Decorative trim
 - xvi. Balcony
 - xvii. Dormer
- i. The roofline must be broken up vertically between each unit.
 - j. All rear elevations shall include the following:
 - i. A change in roofline plus an additional projection on the rear façade such as, but not limited to, a bay window, cantilever, fireplace, or enclosed porch.
 - k. All units shall be two stories.
5. The project shall install one (1) sign per Stormwater Control Measure to prohibit fertilizer in a location that is publicly accessible, such as adjacent to a sidewalk.
 6. At least 75% of newly installed plants shall be native or nativar species of North Carolina. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
 7. New landscaping shall include warm season grasses.
 8. If residential uses are developed on the property, the project shall install at least one pet waste station.
 9. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
 10. If residential uses are developed on the property, the project shall include a stub street to PIN 0731260620.
 11. If the property is developed for residential uses, driveway access shall be right-in/right-out only and driveway(s) shall be located a minimum distance of 250 feet from the intersection of Kelly Road and Holland Road, subject to Town of Apex and NCDOT approval.
 12. If a site plan and/or change of use application is filed to use the existing residential structure as a church or place of worship, site access may be:
 - a. from the existing driveway on Kelly Road and no road improvements shall be required; or
 - b. from a new full movement driveway on Holland Road subject to NCDOT approval of a driveway permit, and the existing driveway on Kelly Road shall be closed.
 13. If site plans are filed for a building 10,000 sf or greater in size, a full movement driveway shall be permitted on Holland Road, and development shall include the following:
 - a. Construction of an eastbound left turn lane on Holland Road starting west of the proposed site driveway and extending to the Holland Road/Kelly Road intersection, with a 100-foot taper, 100-foot full width lane, and break for the proposed site driveway.
 - b. Right of way dedication at the intersection of Holland Road and Kelly Road for a future 2x1 roundabout, subject to Town of Apex and NCDOT approval.
 - c. Roadway frontage widening for the length of the property's Holland Road frontage consistent with the 3-lane roadway section recommended by the Apex Transportation Plan.
 - d. Roadway frontage widening for the length of the property's Kelly Road frontage consistent with the 4-lane roadway section recommended by the Apex Transportation Plan.

EAB RECOMMENDATIONS:

The Apex Environmental Advisory Board (EAB) held a meeting for this rezoning on May 16, 2024. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

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EAB Suggested Condition	Applicant's Response
Existing Structure Redeveloped for "Church or Place of Worship" use:	
<ul style="list-style-type: none">At least 75% of the new and installed plants shall be native or nativar species of North Carolina	Added
<ul style="list-style-type: none">To reduce irrigation requirements, the project shall select and plant warm season grasses	Added
New Development for "Church or Place of Worship" use:	
<ul style="list-style-type: none">One sign per SCM to prohibit fertilizer	Added
<ul style="list-style-type: none">At least 75% of the new and installed plants shall be native or nativar species of North Carolina	Added
<ul style="list-style-type: none">To reduce irrigation requirements, the project shall select and plant warm season grasses	Added
<ul style="list-style-type: none">25% of the existing trees be preserved (focused on the buffer along the north)	Not added
<ul style="list-style-type: none">The church shall install 1 kw solar for every 2,000 sq. ft.	Not added
Residential Development:	
<ul style="list-style-type: none">One sign per SCM to prohibit fertilizer	Added
<ul style="list-style-type: none">At least 75% of the new and installed plants shall be native or nativar species of North Carolina	Added
<ul style="list-style-type: none">To reduce irrigation requirements, the project shall select and plant warm season grasses	Added
<ul style="list-style-type: none">A minimum of 10% of new homes shall be pre-wired for solar at 4 kw	Not added
<ul style="list-style-type: none">If residential, the project shall install at least one pet waste station in the community	Added

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ05 2228 Kelly Road with conditions offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on June 10, 2024 and unanimously recommended approval.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

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

The proposed rezoning is be reasonable and in the public interest because it will provide stricter environmental conditions than the UDO requires, architectural conditions to encourage development that is compatible with the surrounding development, and appropriate transportation improvements based on the type of future use.

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June 25, 2024 Town Council Meeting



CONDITIONAL ZONING STANDARDS:

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

Legislative Considerations

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

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

Rezoning #24CZ05



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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 #: 24CZ05 Submittal Date: March 1, 2024
Fee Paid: _____

Project Information

Project Name: St. Paul American Coptic Orthodox Church
Address(es): 2228 Kelly Road
PIN(s): 0731257946
Acreage: 4.067
Current Zoning: Residential Agriculture (RA) Proposed Zoning: Medium Density Residential Conditional (MD-CZ)
Current 2045 LUM Classification(s): Medium Density
Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes

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:	<u>N/A</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

Applicant Information

Name: St. Paul American Coptic Orthodox Church
Address: PO Box 97
City: Apex State: NC Zip: 27502
Phone: _____ E-mail: admin@stpaulorthodoxnc.org

Owner Information

Name: Same as applicant
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: Matthew Carpenter; Parker Poe
Address: 301 Fayetteville Street, Suite 1400
City: Raleigh State: NC Zip: 27601
Phone: 919-835-4032 E-mail: matthewcarpenter@parkerpoe.com
Other contacts: Sandra Wahba; sandrawahba@ls3p.com
John Perna; jperna@pernalaw.com

PETITION INFORMATION

Application #:

24CZ05

Submittal Date:

March 1, 2024

PROPOSED CONDITIONS:

The applicant hereby requests that the Town Council of the Town of Apex, pursuant to the Unified Development Ordinance, approve the Conditional Zoning for the above listed use(s) subject to the following condition(s). Use additional pages as needed.

See attached

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The property is designated Medium Density Residential on the LUM which recommends the Medium Density Residential ("MD") zoning district and calls for single-family homes, duplexes, and detached townhouses. The Medium Density Residential LUM designation recommends the Medium Density Zoning District which permits church or place of worship. The proposal would rezone the property to MD and is therefore consistent with the LUM.

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

There is a vacant 1,980 sf single-family home on the property built in 1972 and the existing lot is non-conforming. The lot is 4.067 acres and the current RA zoning requires an average lot size of 5 acres. The requested rezoning will correct the existing non-conformity and allow St. Paul American Coptic Orthodox Church to renovate and adaptively reuse the existing residential structure as a church meeting place.

PETITION INFORMATION

Application #:

24CZ05

Submittal Date:

c/o Matthew Carpenter; MatthewCarpenter@parkerpoe.com; 919-835-4032

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

Proposed uses will comply with all applicable Supplemental standards in 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 list of permitted uses has been drafted to promote compatibility with adjacent residential uses. As discussed above, the church is seeking to adaptively re-use the existing structure which will have minimal adverse impacts on adjacent properties which are generally existing single-family homes on large wooded lots. If the site is redeveloped in the future, the project will follow all UDO standards for trash, service delivery, parking and loading, odors, noise, glare, and vibration.

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.

If the site is redeveloped in the future, it will meet all state and local requirements related to environmental impacts, water quality, air quality, wildlife habitat, 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.

The proposed zoning will not have adverse impacts on public facilities and services.

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

As discussed above, the church is seeking to adaptively re-use the existing structure which will have minimal adverse impacts on the health, safety, or welfare of residents of the Town or its ETJ.

PETITION INFORMATION

Application #:

24CZ05

Submittal Date:

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

The proposed zoning will not be substantially detrimental to adjacent properties. In the short term, the existing structure and lot configuration will remain and the UDO will require undisturbed and/or planted buffers adjacent to existing residential uses. The majority of areas along the property lines are wooded and the intent is to keep existing trees to meet buffer requirements. Architectural conditions have been added to ensure new structures on the property use high quality building materials.

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

The proposed zoning will not constitute a nuisance or hazard. It will allow the church to adaptively reuse the existing structure. Renovation of the structure requires a Minor Site Plan and the project will be required to meet all UDO standards for noise, traffic, and required buffers.

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.

Under the proposed zoning, all development will be required to comply with all standards imposed on it by all other applicable provisions of the UDO for use, layout, and general development.

2228 Kelly Road
Proposed Uses and Zoning Conditions

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. All uses listed below are permitted (P) uses unless noted otherwise. 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. Church or place of worship
2. Accessory apartment
3. Duplex
4. Family care home
5. Single-family
6. Townhouse, detached
7. Greenway
8. Park, active
9. Park, passive
10. Recreation facility, private

Zoning Conditions

1. There shall be a maximum of nineteen (19) residential units on the property.
2. The following architectural conditions shall apply to development of new non-residential buildings on the property:
 - a. Each building exterior shall have more than one material and/or color.
 - b. The predominant exterior building materials shall be high quality materials, including, but not limited to:
 - i. Brick masonry
 - ii. Decorative concrete block
 - iii. Stone accents
 - iv. EIFS cornices and parapet trim
 - v. Precast concrete
 - vi. Fiber-reinforced concrete (FRC)
 - c. Exterior Materials as follows: Vinyl siding, painted smooth face concrete block, and metal walls shall not be allowed. Decorative concrete blocks are acceptable.
 - d. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
 - e. Buildings shall have vertical proportions. Expanses of blank wall shall not exceed sixty (60) feet in width without being interrupted with an architectural feature such as, but not limited to, a column, window, or recess in or projection from the building façade. Permitted setbacks can be used to articulate bays of a building to break up its width. Architectural features such as, but not limited to, columns, piers, rooflines, and brick patterns can be used to divide and create vertical orientation on building facades.
 - f. The main entrance to each building shall be emphasized.
3. The following architectural conditions shall apply to development of new single-family and detached townhouse units on the property:
 - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
 - b. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
 - c. Eaves shall project at least 12 inches from the wall of the structure.
 - d. Garage doors shall have windows, decorative details or carriage-style adornments on them.
 - e. For single-family units, the garage shall not protrude more than 1 foot out from the front façade and front porch.

- f. For single-family units, garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
 - g. 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:
 - i. Windows
 - ii. Bay window
 - iii. Recessed window
 - iv. Decorative window
 - v. Trim around the windows
 - vi. Wrap around porch or side porch
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 - h. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
 - i. For single-family units, entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
 - j. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
 - k. Front porches shall be a minimum of 6 feet deep.
 - l. No more than 25% of single-family lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.
4. The following architectural conditions shall apply to development of new duplex units on the property:
- a. Vinyl siding is not permitted, however vinyl windows, decorative elements and trim are permitted.
 - b. All units shall have a crawl space or a raised foundation which at a minimum, rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.

- c. Garage doors must have windows, decorative details, or carriage style adornments on them.
 - d. Garages cannot protrude more than 1 foot from the front façade or front porch.
 - e. The width of the garage doors shall be no more than 60% of the total width of the house and garage together.
 - f. The rear and side elevations of the units that can be seen from the right of way shall have trim around the windows.
 - g. Eaves shall project at least 12 inches from the wall of the structure.
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 - i. The roofline must be broken up vertically between each unit.
 - j. All rear elevations shall include the following:
 - i. A change in roofline plus an additional projection on the rear façade such as, but not limited to, a bay window, cantilever, fireplace, or enclosed porch.
 - k. All units shall be two stories.
5. The project shall install one (1) sign per Stormwater Control Measure to prohibit fertilizer in a location that is publicly accessible, such as adjacent to a sidewalk.
 6. At least 75% of newly installed plants shall be native or nativar species of North Carolina. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
 7. New landscaping shall include warm season grasses.

8. If residential uses are developed on the property, the project shall install at least one pet waste station.
9. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
10. If residential uses are developed on the property, the project shall include a stub street to PIN 0731260620.
11. If the property is developed for residential uses, driveway access shall be right-in/right-out only and driveway(s) shall be located a minimum distance of 250 feet from the intersection of Kelly Road and Holland Road, subject to Town of Apex and NCDOT approval.
12. If a site plan and/or change of use application is filed to use the existing residential structure as a church or place of worship, site access may be:
 - a. from the existing driveway on Kelly Road and no road improvements shall be required; or
 - b. from a new full movement driveway on Holland Road subject to NCDOT approval of a driveway permit, and the existing driveway on Kelly Road shall be closed.
13. If site plans are filed for a building 10,000 sf or greater in size, a full movement driveway shall be permitted on Holland Road, and development shall include the following:
 - a. Construction of an eastbound left turn lane on Holland Road starting west of the proposed site driveway and extending to the Holland Road/Kelly Road intersection, with a 100-foot taper, 100-foot full width lane, and break for the proposed site driveway.
 - b. Right of way dedication at the intersection of Holland Road and Kelly Road for a future 2x1 roundabout, subject to Town of Apex and NCDOT approval.
 - c. Roadway frontage widening for the length of the property's Holland Road frontage consistent with the 3-lane roadway section recommended by the Apex Transportation Plan.
 - d. Roadway frontage widening for the length of the property's Kelly Road frontage consistent with the 4-lane roadway section recommended by the Apex Transportation Plan.

AGENT AUTHORIZATION FORM

Application #: 24CZ05 Submittal Date: _____

St. Paul American Coptic Orthodox Church 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: 2228 Kelly Road

The agent for this project is: Matthew Carpenter

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

Agent Name: Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

Telephone Number: 919-835-4032

E-Mail Address: matthewcarpenter@parkerpoe.com

Signature(s) of Owner(s)* 

John Perna

2/28/2024

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 #: 24CZ05

Submittal Date: _____

The undersigned, Matthew J. Carpenter (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

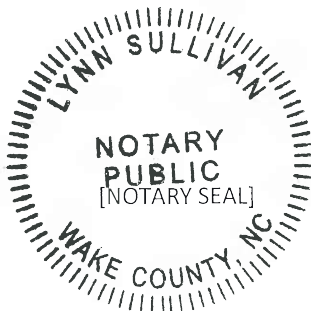
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2228 Kelly Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated N/A, and recorded in the Wake County Register of Deeds Office on N/A, in Book N/A Page N/A.
- 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).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on N/A, 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 N/A, 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 29th day of February, 2024

[Signature] (seal)
Matthew J. Carpenter
 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 Matthew Carpenter, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]
 Notary Public
 State of North Carolina
 My Commission Expires: 11/16/27

Legal Description
2228 Kelly Road

All that parcel of land situated in Wake County, North Carolina, and more particularly described as follows:

BEGINNING at an Existing Iron Pipe in the northeast corner of Lot 5-A as shown in Book of Maps 1996, Page 963, Wake County Registry, the Point of Beginning; thence South $83^{\circ}23'18''$ East 31.21 feet to a point in the centerline of Kelly Road, N.C.S.R 1163; thence following the centerline of Kelly Road, South $01^{\circ}44'10''$ West 127.76 feet to a point; thence South $04^{\circ}33'01''$ East 99.66 feet to a point; thence South $10^{\circ}54'39''$ East 99.70 feet to a point; thence South $14^{\circ}01'46''$ East 67.76 feet to a point; thence South $68^{\circ}23'13''$ West 276.77 feet along the centerline of Holland Road, N.C.S.R 1187 to a point in the centerline of Holland Road; thence North $22^{\circ}41'11''$ West 84.81 feet to a Set Iron Pipe; thence North $82^{\circ}52'00''$ West 34.69 feet to a Set Iron Pipe; thence North $22^{\circ}50'39''$ West 110.00 feet to a Set Iron Pipe; thence North $15^{\circ}51'24''$ East 137.71 feet to a Set Iron Pipe; thence South $89^{\circ}05'04''$ West 173.02 feet to a Set Iron Pipe; thence North $05^{\circ}39'22''$ East 231.17 feet to an Existing Iron Pipe; thence South $83^{\circ}23'18''$ East 412.14 feet to the Point of Beginning; having a gross acreage of 4.067 acres.

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 15, 2024

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 2228 Kelly Road 0731257946

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 checked="" type="checkbox"/> Major Site Plan	Technical Review Committee (staff)
<input checked="" 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 (also see attached map(s) and/or plan sheet(s)):

The applicant/property owner is proposing to rezone the property to Medium Density Residential Conditional Zoning District (MD-CZ)

to allow church or place of worship and other uses permitted in the MD district.

Estimated submittal date: March 1, 2024

MEETING INFORMATION:

Property Owner(s) name(s):	<u>St. Paul American Coptic Orthodox Church</u>
Applicant(s):	<u>St. Paul American Coptic Orthodox Church c/o Matthew Carpenter</u>
Contact information (email/phone):	<u>matthewcarpenter@parkerpoe.com; (919) 835-4032</u>
Meeting Address:	<u>Virtual (ZOOM) - See attached notice letter</u>
Date/Time of meeting**:	<u>February 29, 2024</u>
Welcome: <u>6:00PM</u>	Project Presentation: <u>between 6:00PM - 7:00PM</u> Question & Answer: <u>between 6:00PM - 7:00PM</u>

**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>.



To: Neighboring Property Owners and Tenants
From: Matthew J. Carpenter
Date: February 15, 2024

Re: Notice of Virtual Neighborhood Meeting

You are invited to attend a virtual neighborhood meeting on February 29, 2024 at 6:00 PM to discuss St. Paul American Coptic Orthodox Church's upcoming application to rezone an approximately 3.53 acre parcel of land located at 2228 Kelly Road (PIN 0731257946) as more particularly shown on the attached Vicinity Map (the "Property"). The Property is currently zoned Rural Agricultural (RA), and the proposal is to rezone the Property to Medium Density Residential Conditional Zoning District (MD-CZ) or another similar district to allow "church or place of worship" as a permitted use.

During the meeting, the applicant will describe the nature of the rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the requested portion of parcel; (2) a zoning map of the subject area; (3) a project contact information sheet; and (4) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	871 3474 0562
Enter the following password:	384381

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	871 3474 0562 #
Enter the Participant ID:	#
Enter the Meeting password:	384381

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at matthewcarpenter@parkerpoe.com.

Sincerely,

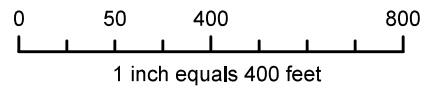
A handwritten signature in blue ink, appearing to read 'Matthew Carpenter', with a long horizontal flourish extending to the right.

Matthew Carpenter



2228 Kelly Road

Vicinity Map



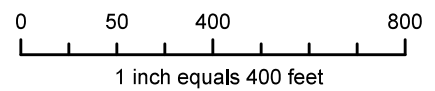
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



2228 Kelly Road

Zoning Map

Current Zoning: RA



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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: St. Paul American Coptic Orthodox Church Zoning: Residential Agricultural (RA)

Location: 2228 Kelly Road, Apex, NC 27502

Property PIN(s): 0731257946 Acreage/Square Feet: 3.53 ac

Property Owner: St. Paul American Coptic Orthodox Church

Address: P.O. Box 97

City: Apex State: NC Zip: 27502

Phone: N/A Email: admin@stpaulorthodoxnc.org

Developer: Same as Owner

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: TBD

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

2228 Kelly Road - Neighborhood Meeting Notice List

OWNER	MAILING ADDRESS	
BLEDSON, HERMAN LAVERN BLEDSON, BETTY J	49 JAVAN SMITH RD	SILER CITY NC 27344-8103
BLEDSON, WILLIAM M	2205 KELLY RD	APEX NC 27502-9586
BRANCH, INEZ EVANS BRANCH, JOSEPH DEWAYNE	152 BIKRAM DR	HOLLY SPRINGS NC 27540-9667
BRANCH, JOSEPH DEWAYNE BRANCH, PAMELA JOHNSON	2416 HOLLAND RD	APEX NC 27502-9332
BROCKELBANK, DAVID A	2233 KELLY RD	APEX NC 27502-9586
KELLY COMMONS LLC	10210 GREEN LEVEL CHURCH RD	CARY NC 27519-8229
MILLS, DOROTHY M MILLS, DAVID G TRUSTEE	7001 APEX BARBECUE RD	APEX NC 27502-7784
MILLS, WILLIAM T HEIRS MILLS, DOROTHY	7001 APEX BARBECUE RD	APEX NC 27502-7784
ROSE, ROBERT SCOTT ROSE, DEBORAH LYNN	2208 KELLY RD	APEX NC 27502-9562
ST PAUL AMERICAN COPTIC ORTHODOX CHURCH	2510 PINEY PLAINS RD	CARY NC 27518-6870
STAT9 TECHNOLOGIES INC	420 HILLIARD FOREST DR	CARY NC 27519-8209
VARGHESE, REENAMOL VARGHESE, BENNAN	7613 GREEN CHURCH LEVEL RD	APEX NC 27523-9463
APEX TOWN OF	PO BOX 250	APEX NC 27502
Current Tenant	7001 Apex Barbecue RD	APEX NC 27502
Current Tenant	2408 Holland RD	APEX NC 27502
Current Tenant	2416 Holland RD	APEX NC 27502
Current Tenant	2205 Kelly RD	APEX NC 27502
Current Tenant	2208 Kelly RD	APEX NC 27502
Current Tenant	2217 Kelly RD	APEX NC 27502
Current Tenant	2228 Kelly RD	APEX NC 27502
Current Tenant	2233 Kelly RD	APEX NC 27502
Current Tenant	2300 Kelly RD	APEX NC 27502
Current Tenant	2305 Kelly RD	APEX NC 27502
Current Tenant	2324 Kelly RD	APEX NC 27502

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual via zoom

Date of meeting: February 29, 2024 Time of meeting: 6:00

Property Owner(s) name(s): St. Paul American Coptic Orthodox Church

Applicant(s): Same as owner

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.	Robert Rose	2208 Kelly Road			<input checked="" type="checkbox"/>
2.	Deborah Rose	2208 Kelly Road			<input checked="" type="checkbox"/>
3.	Mark	unknown			<input checked="" type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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): St. Paul American Coptic Orthodox Church

Applicant(s): Same as owner

Contact information (email/phone): c/o Matthew Carpenter; MatthewCarpenter@parkerpoe.com; 919-835-4032

Meeting Address: Virtual via zoom

Date of meeting: February 29, 2024 Time of meeting: 6:00

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

Question/Concern #1:

See attached

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

2228 Kelly Road Rezoning
Summary of First Neighborhood Meeting

- I. WELCOME
- a. Introduction of St. Paul American Coptic Orthodox Church team
 - b. Explanation of process. This is the pre-filing neighborhood meeting. We have not filed our rezoning request yet. The purpose of this meeting is to gather initial feedback as we prepare our rezoning application.
- II. PRESENTATION
- a. Site Overview - location, existing uses adjacent, and surrounding development in progress.
 - i. Purpose of application is to allow the church to use the property for meetings and other church gatherings
 - b. 2045 Land Use Map (LUM) Designation
 - i. The LUM is the primary policy document the Town uses to evaluate rezoning request. This property is designated Medium Density Residential which recommends single-family homes, townhomes, and other uses like churches.
 - c. Existing and Proposed Zoning
 - i. Existing zoning is Residential Agricultural which only allows large lot single-family homes. The proposed zoning district is Medium Density Residential Condition (MD-CZ). The purpose of the rezoning is to allow the church to use the existing single-family home for church meetings and other gatherings. Long term, the would like to build a new church building on the property but those plans are several years down the road.
 - d. Rezoning Process and Timeline
 - i. Plan to file the rezoning application following this meeting. After that, we'll have several months of staff review and resubmittals, followed by a second neighborhood meeting. After the second neighborhood meeting, the Planning Board will hold a public hearing and vote to make a recommendation to Town Council. After that, Town Council will also hold a public hearing and make the ultimate decision on the rezoning request.
- III. QUESTION AND ANSWER
- a. ***I live at 2208 Kelly Road. What kind of buffer will you have adjacent to my house? I have concerns about privacy.***
 - i. The UDO requires a 20-foot Type B planted buffer along the shared property line. As you know, there are currently a lot of mature trees along the property line. The church's initial intent, as it uses the existing house for the next several years, is to leave this area undisturbed to the greatest extent possible. If the church does redevelop the site in the future, we will be required to provide the planted buffer required by the UDO. The "Type B" language references a specific planting standard in the UDO. Generally, Type A is the thickest planted buffer. Even in the redevelopment scenario, we will try to leave as many existing trees as possible rather than tear down mature trees and plant new ones.
 - ii. We also value privacy and want to keep a mature buffer between the two properties.

b. Will there be any commercial uses on the property?

- i. No, the zoning district we are requesting does not permit commercial uses. Since this is a conditional case, we will be very specific in our application which uses are permitted and the property can only be used or redeveloped for those uses. The conditions will run with the land and bind future owners/developers of the property.

c. Will there be a Special Use Permit required?

- i. Churches are a permitted use in the proposed zoning district, so we will not need an SUP unless we are proposing a homeless shelter as part of the church. There are currently no plans for a homeless shelter.

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

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

I, Matthew J. Carpenter, do hereby declare as follows:
Print Name

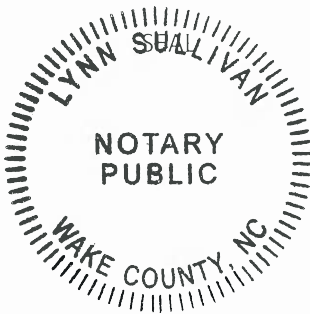
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via zoom (location/address) on February 29 (date) from 6:00 PM (start time) to 7:00 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.

2/29/2024
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lynn Sullivan, a Notary Public for the above State and County, on this the 29th day of February, 2024.



[Signature]
Notary Public
Lynn Sullivan
Print Name

My Commission Expires: 11/16/2027

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

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

I, Matthew J. Carpenter, do hereby declare as follows:
Print Name

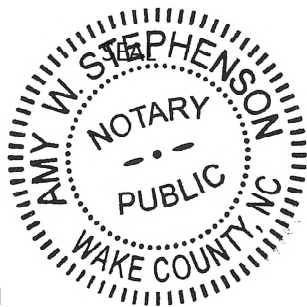
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on 5/23/2024 (date) from 6:00 PM (start time) to 7:00 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.

5/23/2024
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Matthew J. Carpenter, a Notary Public for the above State and County, on this the 23rd day of May, 2024.



Amy W. Stephenson
Notary Public
Amy W. Stephenson
Print Name

My Commission Expires: October 2, 2028

NOTICE OF NEIGHBORHOOD MEETING

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

May 9, 2024

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 2228 Kelly Road 0731257946

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 (also see attached map(s) and/or plan sheet(s)):

The applicant/property owner is proposing to rezone the property to Medium Density Residential Conditional Zoning District (MD-CZ)

to allow church or place of worship and other uses permitted in the MD district.

Estimated submittal date: Application was submitted on March 1, 2024.

MEETING INFORMATION:

Property Owner(s) name(s):	St. Paul American Coptic Orthodox Church
Applicant(s):	St. Paul American Coptic Orthodox Church c/o Matthew Carpenter
Contact information (email/phone):	matthewcarpenter@parkerpoe.com; (919) 835-4032
Meeting Address:	Virtual (ZOOM) - See attached notice letter
Date/Time of meeting**:	May 23, 2024
Welcome:	6:00PM
Project Presentation:	between 6:00PM - 7:00PM
Question & Answer:	between 6:00PM - 7:00PM

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

To: Neighboring Property Owners and Tenants
From: Matthew J. Carpenter
Date: May 9, 2024

Re: Notice of Second Virtual Neighborhood Meeting

You are invited to attend a second virtual neighborhood meeting on May 23, 2024 at 6:00 PM to discuss 24CZ05, the proposed rezoning of an approximately 3.53 acre parcel located at 2228 Kelly Road (PIN 0731257946) as more particularly shown on the attached Vicinity Map (the "Property"). The Property is currently zoned Rural Agricultural (RA), and the proposal is to rezone the Property to Medium Density Residential Conditional Zoning District (MD-CZ).

The purpose of the rezoning is to allow for a church or place of worship and other uses permitted in the MD district. During the meeting, the applicant will describe the nature of the rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; (2) a zoning map of the subject area; (3) a project contact information sheet; and (4) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	869 0876 5461
Enter the following password:	114687

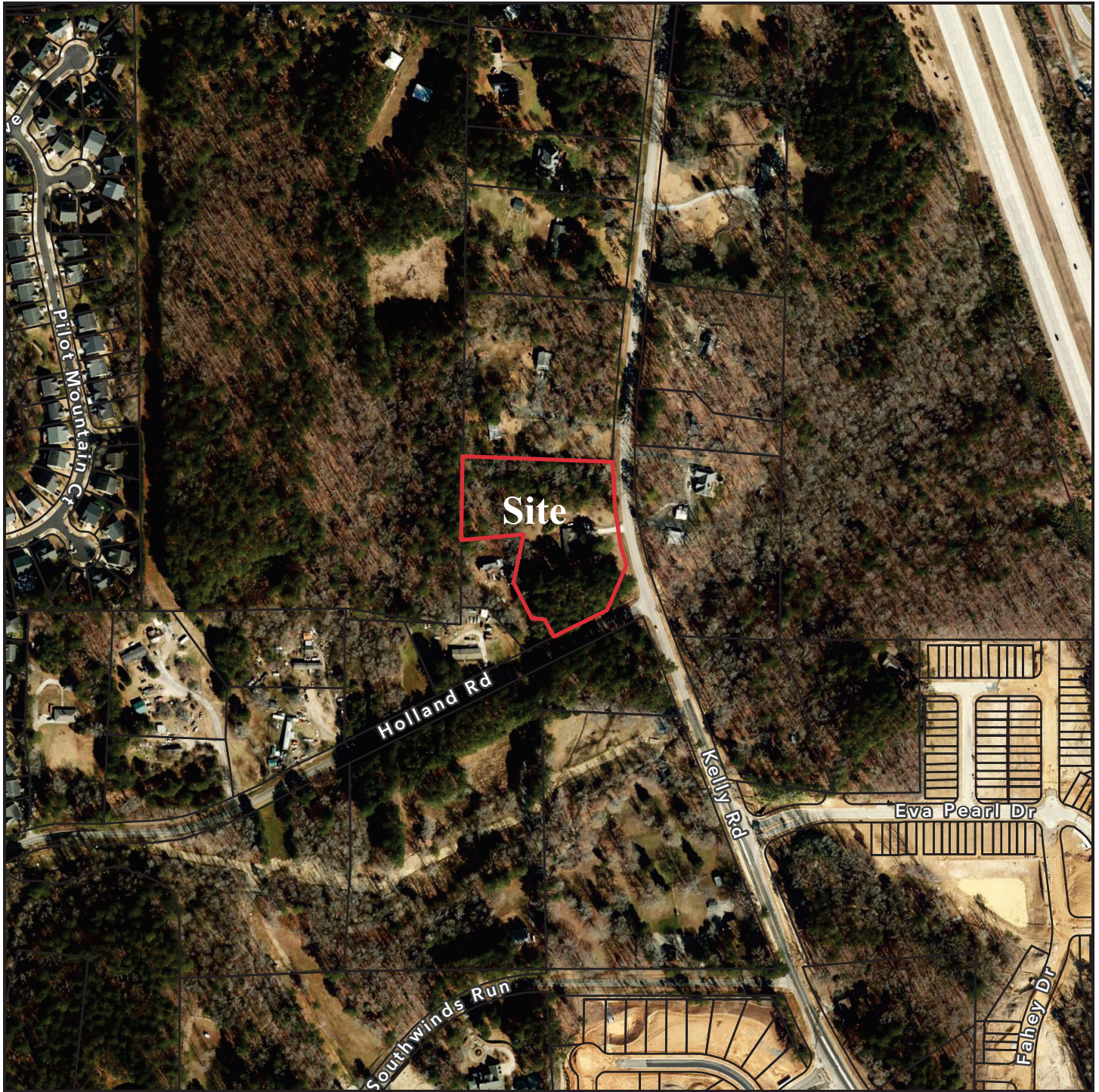
To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	869 0876 5461 #
Enter the Participant ID:	#
Enter the Meeting password:	114687 #

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at matthewcarpenter@parkerpoe.com.

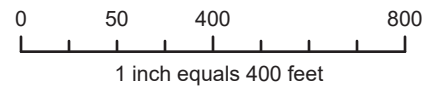
Sincerely,


Matthew Carpenter



2228 Kelly Road

Vicinity Map



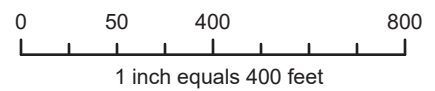
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



2228 Kelly Road

Zoning Map

Current Zoning: RA



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PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: St. Paul American Coptic Orthodox Church Zoning: Residential Agricultural (RA)
 Location: 2228 Kelly Road, Apex, NC 27502
 Property PIN(s): 0731257946 Acreage/Square Feet: 3.53 ac

Property Owner: St. Paul American Coptic Orthodox Church
 Address: P.O. Box 97
 City: Apex State: NC Zip: 27502
 Phone: N/A Email: admin@stpaulorthodoxnc.org

Developer: Same as Owner
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Engineer: TBD
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual via Zoom
 Date of meeting: May 23, 2024 Time of meeting: 6:00 PM
 Property Owner(s) name(s): St. Paul American Coptic Orthodox Church
 Applicant(s): Same as owner

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.	Robert Rose	2208 Kelly Road	[REDACTED]	[REDACTED]	<input checked="" type="checkbox"/>
2.	Deborah Rose	2208 Kelly Road	[REDACTED]	[REDACTED]	<input checked="" type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): St. Paul American Coptic Orthodox Church

Applicant(s): Same as owner

Contact information (email/phone): c/o Matthew Carpenter; MatthewCarpenter@parkerpoe.com; 919-835-4032

Meeting Address: Virtual via Zoom

Date of meeting: May 23, 2024 Time of meeting: 6:00 PM

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

Question/Concern #1:

See attached

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

**2208 Kelly Road Rezoning
Summary of Second Neighborhood Meeting**

- I. WELCOME
 - a. Introduction of St. Paul American Coptic Orthodox Church team
 - b. Explanation of process. This is the second neighborhood meeting. Since the first neighborhood meeting we have filed our rezoning conditions and gone through several rounds of staff review and hope to be at Planning Board and Town Council in June. So, the purpose of this meeting is to provide updates since the first meeting.
- II. PRESENTATION
 - a. Site Overview - location, existing uses adjacent, and surrounding development in progress.
 - i. Purpose of application is to allow the church to use the property for meetings and other church gatherings
 - b. 2045 Land Use Map (LUM) Designation
 - i. The LUM is the primary policy document the Town uses to evaluate rezoning request. This property is designated Medium Density Residential which recommends single-family homes, townhomes, and other uses like churches.
 - c. Existing and Proposed Zoning
 - i. Existing zoning is Residential Agricultural which only allows large lot single-family homes. The proposed zoning district is Medium Density Residential Condition (MD-CZ). The purpose of the rezoning is to allow the church to use the existing single-family home for church meetings and other gatherings. Long term, the would like to build a new church building on the property but those plans are several years down the road.
 - d. Rezoning Process and Timeline
 - i. We're now mostly through the staff review process and hope to be before Planning Board and Town Council in June. Planning Board will hold a public hearing and make a recommendation to Town Council. Town Council will then hold the public hearing and vote.
- III. QUESTION AND ANSWER
 - a. ***When will the hearings be?***
 - i. June 10 Planning Board and June 25 Town Council
 - b. ***How did the EAB Meeting go?***
 - i. The EAB had several questions and made recommendations. We've incorporated several of the recommendations into our conditions including native species and signs to prohibit fertilizer and pet waste near stormwater control measures.

2228 Kelly Road - Neighborhood Meeting Notice List

OWNER	MAILING ADDRESS	
BLEDSON, HERMAN LAVERN BLEDSON, BETTY J	49 JAVAN SMITH RD	SILER CITY NC 27344-8103
BLEDSON, WILLIAM M	2205 KELLY RD	APEX NC 27502-9586
BRANCH, INEZ EVANS BRANCH, JOSEPH DEWAYNE	152 BIKRAM DR	HOLLY SPRINGS NC 27540-9667
BRANCH, JOSEPH DEWAYNE BRANCH, PAMELA JOHNSON	2416 HOLLAND RD	APEX NC 27502-9332
BROCKELBANK, DAVID A	2233 KELLY RD	APEX NC 27502-9586
KELLY COMMONS LLC	10210 GREEN LEVEL CHURCH RD	CARY NC 27519-8229
MILLS, DOROTHY M MILLS, DAVID G TRUSTEE	7001 APEX BARBECUE RD	APEX NC 27502-7784
MILLS, WILLIAM T HEIRS MILLS, DOROTHY	7001 APEX BARBECUE RD	APEX NC 27502-7784
ROSE, ROBERT SCOTT ROSE, DEBORAH LYNN	2208 KELLY RD	APEX NC 27502-9562
ST PAUL AMERICAN COPTIC ORTHODOX CHURCH	2510 PINEY PLAINS RD	CARY NC 27518-6870
STAT9 TECHNOLOGIES INC	420 HILLIARD FOREST DR	CARY NC 27519-8209
VARGHESE, REENAMOL VARGHESE, BENNAN	7613 GREEN CHURCH LEVEL RD	APEX NC 27523-9463
APEX TOWN OF	PO BOX 250	APEX NC 27502
Current Tenant	7001 Apex Barbecue RD	APEX NC 27502
Current Tenant	2408 Holland RD	APEX NC 27502
Current Tenant	2416 Holland RD	APEX NC 27502
Current Tenant	2205 Kelly RD	APEX NC 27502
Current Tenant	2208 Kelly RD	APEX NC 27502
Current Tenant	2217 Kelly RD	APEX NC 27502
Current Tenant	2228 Kelly RD	APEX NC 27502
Current Tenant	2233 Kelly RD	APEX NC 27502
Current Tenant	2300 Kelly RD	APEX NC 27502
Current Tenant	2305 Kelly RD	APEX NC 27502
Current Tenant	2324 Kelly RD	APEX NC 27502

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

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

I, Matthew J. Carpenter, do hereby declare as follows:
Print Name

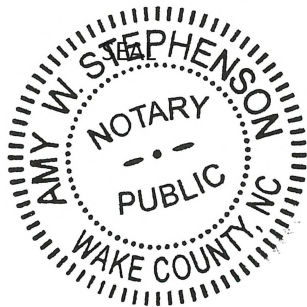
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on 5/23/2024 (date) from 6:00 PM (start time) to 7:00 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.

5/23/2024
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Matthew J. Carpenter, a Notary Public for the above State and County, on this the 23rd day of May, 2024.



Amy W. Stephenson
Notary Public
Amy W. Stephenson
Print Name

My Commission Expires: October 2, 2028

APEX ENVIRONMENTAL ADVISORY BOARD

Suggested Zoning Conditions



Project Name: St. Paul American Coptic Orthodox Church Date: _____

The Town of Apex Environmental Advisory Board offers this general list of suggested rezoning conditions for rezoning applicants to consider before filling a rezoning petition. The purpose of this list is to encourage and recommend implementation of exceptional environmental practices for future development that exceeds Town requirements. The Board will review each rezoning pre-application request and expand on suggested conditions by offering specific recommendations on a case-by-case basis.

The decision to include any of the recommendations below is voluntary by the applicant and the Board does not expect applicants to add all of the suggested conditions. Planning staff will include all zoning conditions suggested by this Board and will note which conditions have been added by the applicant in the staff reports to the Planning Board and Town Council. Applicants should review this list before meeting with the Board. NOTE: Text in green indicates suggested zoning condition language from Planning Staff. Underlined text indicates text or numbers that may be changed based on the specific project. Additional conditions may be suggested by the EAB at the meeting.

This document is divided into two parts:

- Part I – Residential applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights or exterior architecture.
- Part II – Non-Residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

Please be sure to read and complete the entire document. Please provide a response to each goal and/or sub-goal. Any proposed modifications to the green zoning language should be listed in the section at the end of the document.

Part I – Residential

Single-family dwelling and townhome subdivisions (excluding parking lots, exterior building lights and exterior architecture).

STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5)	YES	NO	N/A
Goal 1. Increase riparian buffer widths from surface waters in environmentally sensitive areas. The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goal 2. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas.			

Environmental Advisory Board – Suggested Zoning Conditions

STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5)	YES	NO	N/A
<p>The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Goal 3. Implement Low Impact Development (LID) techniques as defined by the NC Department of Environmental Quality. The project shall install a minimum of _____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 4. Increase pervious surface to reduce stormwater runoff and pollutant concentrations. <u>Option 5.1:</u> Install pervious pavements where practicable (e.g. when parking maximums are exceeded). The Department of Public Works & Transportation does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.</p> <p>a. The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner’s association.</p> <p style="text-align: center;">AND/OR</p> <p>b. The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner’s association.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development. At least _____ SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
<p>Goal 6. Preserve tree canopy and prioritize medium to large, healthy, desirable species. <u>Option 6.1:</u> Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p> <p><u>Option 6.2:</u> Replace canopy (percentage- or DBH size-based) where there is sufficient space. The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree of similar species or mature size. The UDO’s required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
<p>Goal 7. Plant trees to improve energy efficiency.</p> <p><u>Option 7.1:</u> Plant deciduous shade trees on southern side of buildings. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p> <p><u>Option 7.2:</u> Plant evergreen trees as a windbreak on northern side of buildings. To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Goal 8. Increase biodiversity.</p> <p><u>Note:</u> Invasive species are prohibited. Please see the Town’s Design and Development Manual for a link to the list of prohibited species.</p> <p><u>Option 8.1:</u> Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. Snectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species).</p> <p>a. The project shall ensure that <u>75</u> % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p><u>Option 8.2:</u> Provide and allow for undisturbed spaces (e.g. leaf piles, unmown fields, fallen trees) for nesting and overwintering for native pollinators and wildlife. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.</p> <p><u>Option 8.3:</u> Retain and protect old ponds if the dam is structurally sound. To preserve and protect existing species, existing ponds shall be preserved if structurally sound.</p> <p><u>Option 8.4:</u> Increase the number of native trees and shrubs.</p> <p>a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of <u>75</u> % of the species selected shall be native or a native of North Carolina.</p> <p style="text-align: center;">AND/OR</p> <p>b. No single species of native or adaptive vegetation shall constitute more than <u>20%</u> of the plant material of its type within a single development site.</p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Goal 9. Implement xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</p> <p>a. The project commits to planting only drought tolerant plants, of which _____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p style="text-align: center;">OR</p> <p>b. To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Goal 10. Promote the benefits of native pollinators.</p> <p>The project shall plant at least _____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. The pollinator garden shall be maintained by the developer or HOA.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Goal 11. Improve soil quality to be amenable for a variety of native and non-invasive plantings.</p>			

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed on each lot and within disturbed common areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 12. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas). The UDO requires a ____-foot buffer along the ____perimeter of the property. The applicant shall add ____-foot buffer in that location, which would be an increase of ____-feet above the requirement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 13. Reduce impacts to resource conservation Areas (RCAs). a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. OR b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUSTAINABLE BUILDINGS (14)	YES	NO	N/A
Goal 14. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. The project shall be designed to meet the requirements for one of the green building certifications listed above. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

WASTE MANAGEMENT (15)	YES	NO	N/A
Goal 15. Encourage the proper disposal of pet waste to reduce environmental impacts. <i>Numbers shown may be changed based on project.</i> The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there fewer than 25 homes, at least one (1) pet waste station shall be installed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CLEAN ENERGY (16-18)	YES	NO	N/A
Goal 16. Install rooftop solar on buildings. a. A solar PV system of at least ____kW shall be installed on at least ____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time. AND/OR b. A solar PV system shall be installed on a minimum of ____model home. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time. AND/OR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

CLEAN ENERGY (16-18)	YES	NO	N/A
c. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least ____ kWhs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 17. Include solar conduit in building design. All homes shall be pre-configured with conduit for a solar energy system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 18. Encourage clean transportation. The developer shall install at least ____ electric vehicle charging station in amenity centers or common area parking lots.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part II - Non-Residential

Includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas.

STORMWATER AND WATER CONSERVATION – WATER QUANTITY (1)	YES	NO	N/A
Goal 1. Increase design storm for retention basin in flood-prone areas. The UDO requires that treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. Each option is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option b should not be selected.			
a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and <u>100-year storm events</u> in accordance with the Unified Development Ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OR			
b. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and <u>25-year storm events</u> in accordance with the Unified Development Ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STORMWATER AND WATER CONSERVATION – WATER QUALITY (2-7)	YES	NO	N/A
Goal 2. Increase riparian buffer widths from surface waters in environmentally sensitive areas. The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goal 3. Limit tree clearing, stormwater control measures (SCM), or infrastructure in either zone of the riparian buffer. No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goal 4. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goal 5. Implement low impact development (LID) techniques as defined by the NC Department of Environmental Quality. The project shall install a minimum of ____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

STORMWATER AND WATER CONSERVATION – WATER QUALITY (2-7)	YES	NO	N/A
<p>type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p>			
<p>Goal 6. Increase pervious surface to reduce stormwater runoff and pollutant concentrations. The Department of Public Works & Transportation does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW.</p> <p><u>Option 6.1:</u> Install pervious pavements where practicable (e.g. when parking maximums are exceeded).</p> <p>a. The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p> <p style="text-align: center;">AND/OR</p> <p>b. The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p> <p><u>Option 6.2:</u> Modify curb and gutters to provide stormwater infiltration and evaporation, such as swale-only, reverse curbs, Silva cells, or curb cuts with rain gardens.</p> <p>To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.</p> <p><u>Option 6.3:</u> Utilize green street design. May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation.</p> <p>The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Goal 7. Stormwater re-use application: Integrate irrigation from the SCM (wet pond) on site.</p>			
<p>At least one ____SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p>Goal 8. Preserve tree canopy and prioritize medium to large, healthy, desirable species.</p> <p><u>Option 8.1:</u> Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB's preference is for a minimum of 50%.</p> <p>a. The project shall preserve a minimum of ____% of the existing tree canopy. Preserved areas may include, but are not limited to, RCA, perimeter buffers, riparian buffers and/or HOA maintained open space throughout the neighborhood.</p> <p style="text-align: center;">OR</p> <p>b. The project shall preserve a minimum of ____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p>locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p> <p><u>Option 8.2:</u> Replace canopy (percentage- or DBH size-based) where there is sufficient space.</p> <p>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO’s required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 9. Plant trees for improved energy efficiency.</p> <p><u>Option 9.1:</u> Plant deciduous shade trees on southern side of buildings.</p> <p>To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p> <p><u>Option 9.2:</u> Plant evergreen trees as a windbreak on northern side of buildings.</p> <p>To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Option 9.2:</u> Plant evergreen trees as a windbreak on northern side of buildings.</p> <p>To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 10. Increase biodiversity.</p> <p><u>Option 10.1:</u> Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species).</p> <p>a. The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.</p> <p style="text-align: center;">OR</p> <p>b. The project shall ensure that <u>75</u> % of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p><u>Option 10.2:</u> Retain and protect old ponds if the dam is structurally sound.</p> <p>To preserve and protect existing species, existing ponds shall be preserved if structurally sound.</p> <p><u>Option 10.3:</u> Increase the number of native tree and shrub species selected.</p> <p>a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of _____% of the species selected shall be native or a native of North Carolina.</p> <p style="text-align: center;">OR</p> <p>b. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. The project shall ensure that <u>75</u> % of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<p>b. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 11. Implement green infrastructure.</p> <p><u>Option 11.1:</u> Plant rain gardens.</p> <p>The project shall install one or more rain gardens throughout the site.</p> <p><u>Option 11.2:</u> Install vegetated rooftops.</p> <p>a. The project shall install a vegetated rooftop, aka green roof, on each building.</p> <p style="text-align: center;">OR</p> <p>b. The project shall install a vegetated rooftop, aka green roof, on at least _____ft² of each building.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>Option 11.2:</u> Install vegetated rooftops.</p> <p>a. The project shall install a vegetated rooftop, aka green roof, on each building.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. The project shall install a vegetated rooftop, aka green roof, on at least _____ft² of each building.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p><u>Option 11.3:</u> Implement xeriscaping in design.</p> <p>a. The project commits to planting ____% drought tolerant native plants. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p style="text-align: center;">OR</p> <p>b. The project commits to planting only drought tolerant plants. At least ____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p style="text-align: center;">OR</p> <p>c. To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Goal 12. Install community gardens and native pollinator demonstration gardens. The project shall plant at least ____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Goal 13. Improve soil quality to be amenable for a variety of native and non-invasive plantings. To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed within disturbed areas.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Goal 14. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas). The UDO requires a ____-foot buffer along the ____perimeter of the property. The applicant is proposing a ____-foot buffer in that location, which would be an increase of ____-feet above the requirement.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Goal 15. Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.</p> <p>a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.</p> <p style="text-align: center;">OR</p> <p>b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

SUSTAINABLE BUILDINGS (16)	YES	NO	N/A
<p>Goal 16. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. The project shall be designed to meet the requirements for ____green building certification. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

WASTE REDUCTION (17)	YES	NO	N/A
<p>Goal 17. Install pet waste stations in public areas for multi-family, apartments, or condominiums or dog friendly businesses.</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

Environmental Advisory Board – Suggested Zoning Conditions

WASTE REDUCTION (17)	YES	NO	N/A
The project shall install at least ____ pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLEAN ENERGY (18-20)	YES	NO	N/A
<p>Goal 18. Install rooftop solar on buildings.</p> <p>a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.</p> <p style="text-align: center;">OR</p> <p>b. A solar PV system of at least 3.5kW shall be installed on at least ____% of or ____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time.</p> <p style="text-align: center;">OR</p> <p>c. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least ____ kWhs.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 19. Include solar conduit in building design.</p> <p>The project shall install conduit for solar energy systems for all non-residential buildings. The roof shall also be engineered to support the weight of a future rooftop solar PV system.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 20. Encourage clean transportation.</p> <p>a. The installation of EV charging spaces shall not reduce the width of adjacent sidewalk to less than 5 feet.</p> <p style="text-align: center;">AND/OR</p> <p>b. EV charging spaces shall be located such that the cords shall not cause a trip hazard.</p> <p style="text-align: center;">AND/OR</p> <p>c. The developer shall provide 5% of all parking spaces as EV charging spaces.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LIGHTING EFFICIENCY (21-24)	YES	NO	N/A
<p>Goal 21. Include energy efficient lighting in building design.</p> <p><i>Option 21.1: Increase the use of LEDs.</i> The exterior lighting for all multi-family and commercial buildings and parking lots will consist entirely of LED fixtures.</p> <p><i>Option 21.2: Lower maximum foot-candles outside of buildings.</i> On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 22. Install timers or light sensors or smart lighting technology.</p> <p>a. The project shall install light timers, motion sensors, or other smart lighting technology for all exterior lighting.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 23. Include International Dark Sky Association compliance standards.</p> <p>The project shall use full cutoff LED fixtures that have a maximum color temperature of 3000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

Applicant Clarification/Additional Language:

The rezoning is requested to allow the St. Paul American Coptic Orthodox church to adaptively reuse the existing 1972 brick ranch home as a church meeting place. Accordingly, the site will not be redeveloped in the short term, and the existing structure, lot layout, and tree canopy will remain generally in its current configuration (other than renovations required to make the structure and parking suitable for a church and to meet building and fire codes).

Additional Board Recommendations:

Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net

Developer Company Information	
Company Name	St. Paul American Coptic Orthodox Church
Company Phone Number	c/o Matthew Carpenter, 919-835-4032
Developer Representative Name	Matthew Carpenter
Developer Representative Phone Number	919-835-4032
Developer Representative Email	MatthewCarpenter@parkerpoe.com

New Residential Subdivision Information	
Date of Application for Subdivision	TBD
City, Town or Wake County Jurisdiction	Town
Name of Subdivision	TBD
Address of Subdivision (if unknown enter nearest cross streets)	2228 Kelly Road
REID(s)	0027035
PIN(s)	0731257946

Projected Dates Information	
Subdivision Completion Date	2027
Subdivision Projected First Occupancy Date	2027

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family						21		2000	3500	TBD	TBD	2027	21				
Townhomes																	
Condos																	
Apartments																	
Other																	



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ05 2228 Kelly Road

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

Applicant: St. Paul American Coptic Orthodox Church

Authorized Agent: Matthew Carpenter, Parker Poe

Property Address: 2228 Kelly Road

Acreage: ±4.067 acres

Property Identification Number (PIN): 0731257946

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Residential Agricultural (RA)

Proposed Zoning of Property: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Planning Board Public Hearing Date and Time: June 10, 2024 4:30 PM

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46246/24CZ05>.

Dianne F. Khin, AICP
Planning Director



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #24CZ05
2228 Kelly Road**

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

- Applicant:** St. Paul American Coptic Orthodox Church
- Authorized Agent:** Matthew Carpenter, Parker Poe
- Property Address:** 2228 Kelly Road
- Acres:** ±4.067 acres
- Property Identification Number (PIN):** 0731257946
- 2045 Land Use Map Designation:** Medium Density Residential
- Existing Zoning of Property:** Residential Agricultural (RA)
- Proposed Zoning of Property:** Medium Density Residential-Conditional Zoning (MD-CZ)

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

Planning Board Public Hearing Date and Time: June 10, 2024 4:30 PM

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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 #24CZ05

2228 Kelly Road (Desarrollo de Unidad Planificada)

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

Solicitante: St. Paul American Coptic Orthodox Church

Agente autorizado: Matthew Carpenter, Parker Poe

Dirección de la propiedad: 2228 Kelly Road

Superficie: ±4.067 acres

Números de identificación de la propiedad: 0731257946

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

Ordenamiento territorial existente de la propiedad: Residential Agrícola (RA)

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

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 10 de junio de 2024 4:30 P.M.

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/46246/24CZ05>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX
PO BOX 350
APEX, NORTH CAROLINA 27502
TELÉFONO 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ05
2228 Kelly Road (Desarrollo de Unidad Planificada)

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

Solicitante: St. Paul American Coptic Orthodox Church
Agente autorizado: Matthew Carpenter, Parker Poe
Dirección de la propiedad: 2228 Kelly Road
Superficie: ±4.067 acres

Números de identificación de la propiedad: 0731257946
Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 10 de junio de 2024 4:30 P.M.

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imapx>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/4718. 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/46246/24CZ05>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #24CZ05 2228 Kelly Road
Project Location: 2228 Kelly Road
Applicant or Authorized Agent: Matthew Carpenter
Firm: Parker Poe
Planning Board: June 10, 2024
Public Hearing Date:
Project Planner: Lauren Staudenmaier

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on May 24, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

5/28/2024
Date

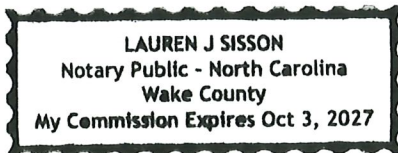
Shirane Fkhun
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 28th day of May, 2024.

[Signature]
Notary Public



SEAL

My Commission Expires: 10 / 03 / 2027



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ05 2228 Kelly Road

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

Applicant: St. Paul American Coptic Orthodox Church

Authorized Agent: Matthew Carpenter, Parker Poe

Property Address: 2228 Kelly Road

Acreage: ±4.067 acres

Property Identification Number (PIN): 0731257946

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Residential Agricultural (RA)

Proposed Zoning of Property: Medium Density Residential-Conditional Zoning (MD-CZ)

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

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

Town Council Public Hearing Date and Time: June 25, 2024 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 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46246/24CZ05>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #24CZ05
2228 Kelly Road**

Pursuant to the provisions of North Carolina General Statutes §1600-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: St. Paul American Coptic Orthodox Church
Authorized Agent: Matthew Carpenter, Parker Poe
Property Address: 2228 Kelly Road
Acreage: ±4.067 acres
Property Identification Number (PIN): 0731257946
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Residential Agricultural (RA)
Proposed Zoning of Property: Medium Density Residential-Conditional Zoning (MD-CZ)

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

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

Town Council Public Hearing Date and Time: June 25, 2024 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 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imag>. 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/46246/24CZ05>.

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 #24CZ05
2228 Kelly Road (Desarrollo de Unidad Planificada)

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

Solicitante: St. Paul American Coptic Orthodox Church

Agente autorizado: Matthew Carpenter, Parker Poe

Dirección de la propiedad: 2228 Kelly Road

Superficie: ±4.067 acres

Números de identificación de la propiedad: 0731257946

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

Ordenamiento territorial existente de la propiedad: Residential Agrícola (RA)

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

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

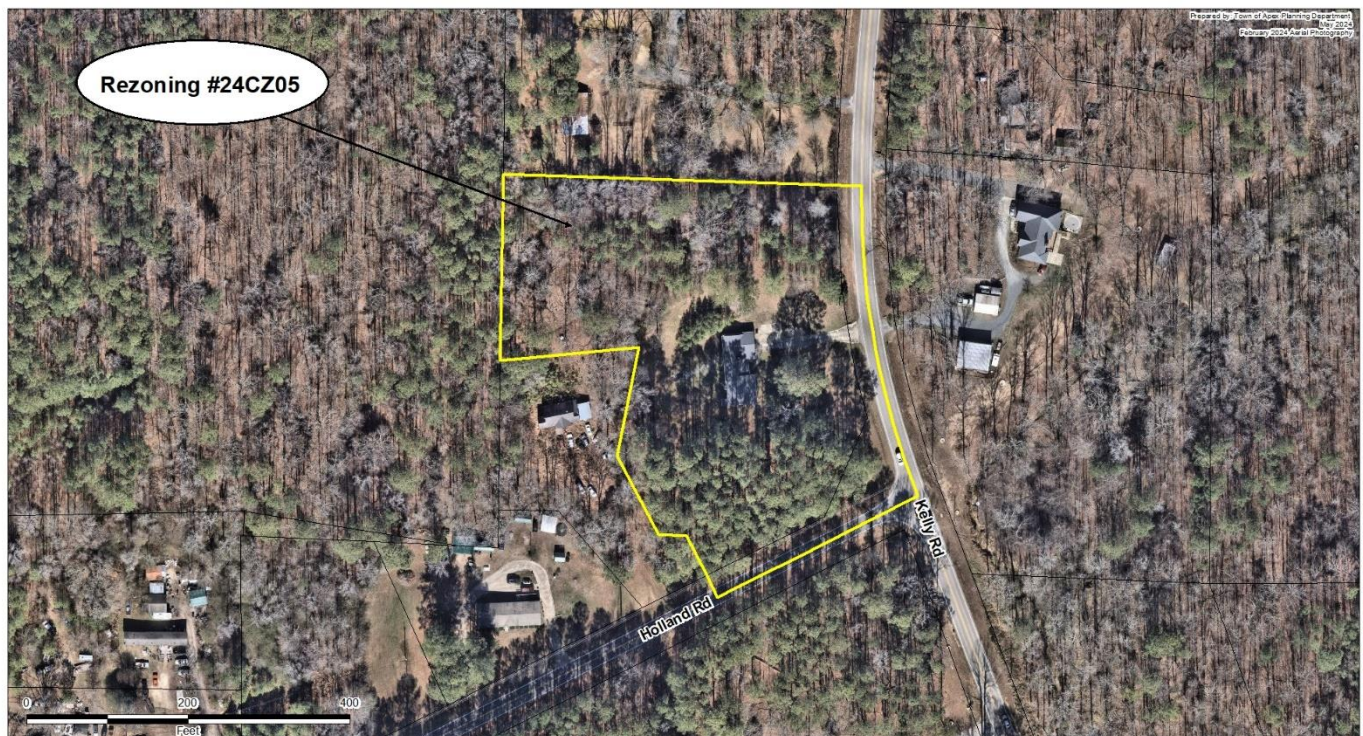
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 25 de junio de 2024 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 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/46246/24CZ05>.

Dianne F. Khin, AICP
Directora de Planificación



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <http://maps.apexnc.org/maps>. The 2045 Land Use Map may be viewed online at <https://www.apexnc.org/DocumentCenter/View/47260>. You may call 919-240-3426, Planning Department, with questions or for further information. To view the petition and related documents online: <https://www.apexnc.org/DocumentCenter/View/47260/24CZ05-2228-Kelly-Road-TC-PN-COMBO>

Dianna F. Khan, AICP
Planning Director

Published Dates: May 31-June 25, 2024

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
TELEPHONE 919-276-8526

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ05
2228 Kelly Road (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDU) del Ayuntamiento de Apex, por la presente se notifica las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: St. Paul American Gothic Orthodox Church
Agente autorizado: Matthew Carpenter, Parker Poe
Dirección de la propiedad: 2228 Kelly Road
Superficie: +4.067 acres
Números de identificación de la propiedad: 0731257946
Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning (MD-CZ)

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

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: 25 de junio de 2024 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/watch?v=10wv1fapexg0>

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 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 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <http://maps.apexnc.org/maps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: <https://www.apexnc.org/DocumentCenter/View/47260>. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-240-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/47260/24CZ05-2228-Kelly-Road-TC-PN-COMBO>

Dianna F. Khan, AICP
Directora de Planificación

Fechas de publicación: 31 de mayo - 25 de junio de 2024



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 #24CZ05 2228 Kelly Road
Project Location: 2228 Kelly Road
Applicant or Authorized Agent: Matthew Carpenter
Firm: Parker Poe
Town Council Public Hearing Date: June 25, 2024
Project Planner: Lauren Staudenmaier

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on May 31, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

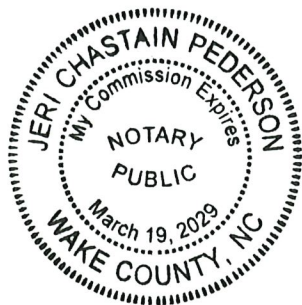
5/31/2024
Date

Jeanne F. Khin
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above

State and County, this the 31 day of May, 202 4.



Jeri Chastain Pederson
Notary Public

My Commission Expires: 03/19/2029

SEAL

Prepared by: Town of Apex Planning Department
March 2024
February 2024 Aerial Photography

Rezoning #24CZ05

Holland Rd

Kelly Rd

Public Hearing Sign Posted By



Signature

3/13/2024
Date





**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

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

May 29, 2024

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

Dear Dianne,

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

- Date of application: March 1, 2023
- Name of development: 24CZ05 2228 Kelly Rd
- Address of rezoning: 2228 Kelly Rd
- Total number of proposed residential units: up to 21
- Type(s) of residential units proposed: Single-family detached; duplex; townhomes, detached

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

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

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

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

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

Sincerely,

Susan Pullium

Susan W. Pullium, MSA
Senior Director