

STAFF REPORT

Rezoning #21CZ30 Williams Farm PUD Amendment

February 22, 2022 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 4525 Green Level West Rd
Applicant: Jessie Hardesty, McAdams Co.
Authorized Agent: Jacob Anderson, Alliance Group of NC
Owner: Stanley Martin Homes, LLC

PROJECT DESCRIPTION:

Acreage: +/- 1.304 acres
PIN: Portion of 0713943738
Current Zoning: Wake Co. R-40W
Proposed Zoning: Planned Unit Development–Conditional Zoning (PUD-CZ)
2045 Land Use Map: Low Density Residential
Town Limits: Outside the ETJ

ADJACENT ZONING & LAND USES:

	Zoning	Land Use
North:	Wake County Residential (R-40W)	Single-family residential & Vacant; Green Level West Rd
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #21CZ04)	Future Williams Grove subdivision
East:	Rural Residential (RR)	Single-family residential
West:	Chatham Co. R-1	Single-family residential; Vacant

EXISTING CONDITIONS:

The site consists of a portion of one (1) parcel totaling +/- 1.304 acres and is currently located within the right-of-way for Green Level West Road. The site is adjacent to the Williams Farm PUD which was approved on July 27, 2021.

NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on November 23, 2021. The meeting report is attached to the staff report. No one attended.

2045 LAND USE MAP:

The 2045 Land Use Map designates the site as Low Density Residential. The approved PUD proposes a maximum density of 2.89 units per acre, with a maximum of 176 residential units in this area. No changes to the density are proposed as a part of this PUD amendment. The proposed rezoning is consistent with the 2045 Land Use Map designation.

WCPSS COORDINATION:

Since this PUD amendment does not propose a change to the density or uses, a Letter of Impact from Wake County Public School System (WCPSS) was not requested by Planning Staff.

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PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing a Planned Unit Development with uses and development standards as follows:

The intent of this project is to add the proposed land to the approved Williams Farm Planned Unit Development (Rezoning Case #21CZ04.) All zoning conditions and requirements outlined in that approved rezoning case shall apply to this parcel.

APEX TRANSPORTATION PLAN/ACCESS AND CIRCULATION:

Per the Apex Thoroughfare and Collector Street Plan map, Green Level West Road is designated as a future 4-lane median-divided thoroughfare. The developer will dedicate right-of-way along their property frontage on Green Level West Road to meet the requirements shown in Advance Apex.

During Master Subdivision Plan review, the developer worked with the Town of Apex and NCDOT to ensure adequate sight distance at the proposed site access on Green Level West Road. This requires a realignment of Green Level West Road. After the road is realigned, approximately 1.304 acres of existing right-of-way on the southern side of the road will be abandoned by NCDOT. To meet the requirements of the UDO and PUD, that property needs to be annexed into the Town and added to the existing PUD.

ENVIROMENTAL ADVISORY BOARD:

Per UDO Sec. 2.1.9.A.2, this rezoning was exempt from review by the Environmental Advisory Board because it falls under the category of:

Rezonings to amend zoning conditions which have no environmental impact on a site including but not limited to revisions to architectural standards, building height, setbacks, and uses;

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #21CZ30 Williams Farm PUD Amendment as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a Public Hearing on February 14, 2022 and voted 6 to 0 to recommend approval of the rezoning with the conditions offered by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The 2045 Land Use Map designates the site as Low Density Residential. The proposed rezoning to PUD-CZ as proposed is consistent with the 2045 Land Use Map designation.

The proposed amendment is reasonable and in the public interest because it will enable the realignment of Green Level West Road to promote traffic safety.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other



infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

1. *Planned Unit Development (PUD-CZ) District*

In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:

a) *Development parameters*

- (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table*.
- (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.
- (iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
- (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.
- (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.
- (vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
- (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

- b) *Off-street parking and loading.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.



- c) *RCA*. The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:
- (i) A non-residential component; (ii) An overall density of 7 residential units per acre or more; or (iii) Environmental measures including but not limited to the following:
 - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
 - b. The installation of a geothermal system for a certain number or percentage of units within the development; or
 - c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
- d) *Landscaping*. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) *Signs*. Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
- f) *Public facilities*. The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
- (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
 - (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.



- (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
- (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.
- g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.
- h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
- i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
- j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.
- k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

The Planning Board shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3.F:

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

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

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



Rezoning #21CZ30

The Point at Lake Castleberry

Lake Castleberry

Williams Grove PUD

CHATHAM COUNTY

Batchelor Rd

Green Level West Rd

Hawthorne Woods Rd

Dorset Grove Rd

Glenvalley St

0 250 500 Feet

November 2021 Aerial Photography
January 2022 Prepared by Town of Apex Planning Department

PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #:	<u>21CZ30</u>	Submittal Date:	<u>12/1/21</u>
Fee Paid	<u>\$ 600.00</u>	Check #	<u></u>

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Williams Grove
Address(es): 4525 Green Level West Rd
PIN(s) P/O 0713943738

Acreage: 1.304
Current Zoning: R-40W Proposed Zoning: PUD-CZ
Current 2045 LUM Designation: Low Density Residential

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

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

Area classified as mixed use:	Acreage:	<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: Jessie Hardesty
Address: 2905 Meridian Parkway
City: Durham State: NC Zip: 27713
Phone: 919-361-5000 E-mail: hardesty@mcadamsco.com

Owner Information

Name: Stanley Martin Homes, LLC
Address: 4020 Westchase Blvd, Suite 470
City: Raleigh State: NC Zip: 27607
Phone: _____ E-mail: _____

Agent Information

Name: Alliance Group of NC
Address: 4525 Green Level West Rd
City: Raleigh State: NC Zip: 27615
Phone: 919-239-9486 E-mail: jacob@alliancegroupnc.com

Other contacts: Jacob Anderson

November 24, 2021

Town of Apex
73 Hunter St
Apex, NC 27502

RE: Zoning Amendment Letter Williams PUD-CZ

To Whom It May Concern,

The intent of this project is to add the proposed land to the approved Williams Farm Planned Unit Development (Rezoning Case #21CZ04.) All zoning conditions and requirements outlined in that approved rezoning case shall apply to this parcel.

Sincerely,

MCADAMS



Jessie Hardesty
Planner I, Planning + Design

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 21CZ30

Submittal Date: 12/01/2021

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

This zoning map change remains consistent with the future land use designation of 'Low Density Residential.'

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

The addition of 1.3 acres to the Williams Farm PUD-CZ is compatible with the surrounding land uses.

This addition is to allow for the realigning of Green Level West Road, which will flatten the curve in the road and provide safer driving conditions for the surrounding communities.

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

The proposed rezoning will comply with all conditions and requirements outlined in the approved Williams Farm PUD (Rezoning Case #21CZ04). If standards are not listed in the approved PUD, they will default to the UDO.

PETITION PROCESS INFORMATION

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

The addition of 1.3 acres to the Williams Farm PUD is intended to create safer driving conditions for future and existing residents in the area by reducing the curve in Green Level West Road. This rezoning is minimizing adverse effects of the surrounding area, specifically in regards to traffic.

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

The proposed zoning will comply with all environmental conditions and requirements outlined in the approved Williams Farm PUD (Rezoning Case #21CZ04).

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.

The proposed zoning will provide a safer environment for existing and future residents by allowing a safer roadway along the property frontage. Currently Green Level West Road has a sharp curve along the subject property's frontage. By adding 1.3 acres to the rezoning, the developer can reduce this curve.

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

Adding 1.3 acres to the approved Williams Farm PUD will not be a detriment to the adjacent properties.

PETITION PROCESS INFORMATION

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

The proposed zoning will comply with all conditions and requirements of Williams Farm PUD (Rezoning Case #21CZ04).

The addition of 1.3 acres will not create additional impacts.

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

The proposed zoning will comply with all conditions and requirements of Williams Farm PUD (Rezoning Case #21CZ04).

AGENT AUTHORIZATION FORM

Application #: 21CZ30

Submittal Date: 12/1/2021

Stanley Martin Homes, LLC is the owner* of the property for which the attached application is being submitted:

- Land Use Amendment
- 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: 4525 Green Level West Rd

The agent for this project is: Jacob Anderson

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

Agent Name: Alliance Group of NC

Address: 7208 Falls of the Neuse Rd Suite 101

Telephone Number: 919-239-9486

E-Mail Address: jacob@alliancegroupnc.com

Signature(s) of Owner(s)*

BRIAN KETCHUM
 Type or print name

12/1/2021
 Date

 Type or print name

 Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: 21CZ30

Submittal Date: 12/1/2021

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

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 4525 Green Level West Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 2021 Page 01991.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 11/10/2021, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 11/10/2021, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 1 day of December, 2021.

(seal)

Jacob Anderson

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 Jacob Anderson, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Notary Public
State of North Carolina
My Commission Expires: 12-4-2023

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 21CZ30

Submittal Date: 12/1/2021

Insert legal description below.

BEGINNING AT A IRON PIPE SET IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (VARIABLE WIDTH PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY SOUTH 80°33'13" WEST 310.74 FEET TO A POINT; THENCE SOUTH 82°43'32" WEST 98.78 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 272.48 FEET, WITH A RADIUS OF 320.00 FEET, WITH A CHORD BEARING OF NORTH 72°52'50" WEST, WITH A CHORD LENGTH OF 264.32 FEET TO A POINT; THENCE NORTH 48°29'13" WEST 203.90 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 73.21 FEET, WITH A RADIUS OF 630.00 FEET, WITH A CHORD BEARING OF NORTH 51°48'57" WEST, WITH A CHORD LENGTH OF 73.17 FEET TO A POINT; THENCE NORTH 15°51'13" EAST 27.69 FEET TO A POINT IN THE CENTERLINE OF THE PROPOSED NEW RIGHT OF WAY; THENCE WITH SAID CENTERLINE SOUTH 60°51'28" EAST 204.54 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 621.73 FEET, WITH A RADIUS OF 926.00 FEET, WITH A CHORD BEARING OF SOUTH 80°05'33" EAST, WITH A CHORD LENGTH OF 610.12 FEET TO A POINT; THENCE NORTH 80°40'22" EAST 81.96 FEET TO A POINT; THENCE SOUTH 01°31'03" WEST 30.02 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 1.304 ACRES, 56,819 SQUARE FEET.

NOTICE OF ELECTRONIC 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.

11/08/2021

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at
 4525 Green Level West Rd P/O 0713943738

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic 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, you may contact the applicant before or after the meeting is held. 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 www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

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

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

*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

This rezoning is to add a 1.3 acre sliver of land along the south side of Green Level West Road to the approved Williams Grove PUD-CZ Rezoning. This is to accommodate the planned realignment of Green Level West in order to flatten the curve in the road.

Estimated submittal date: December 1, 2021

MEETING INFORMATION:

Property Owner(s) name(s): Eliza C Williams

Applicant(s): Jessie Hardesty

Contact information (email/phone): hardesty@mcadamsco.com | 919.287.0824

Electronic Meeting invitation/call in info: See attached Zoom instructions

Date of meeting**: November 23, 2021

Time of meeting**: 6:00pm-8:00pm

MEETING AGENDA TIMES:

Welcome: 6:00-6:05 Project Presentation: 6:05-6:15 Question & Answer: 6:15-8:00

**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/Planning>.

November 8, 2021

RE: Virtual Neighborhood Meeting – Zoom Instructions

Dear Property Owner,

We will be hosting a virtual neighborhood meeting via Zoom Webinar. The meeting will be held on November 23, 2021 and begin at 6:00 PM Eastern Time.

- > To attend the meeting via computer, type in the following link in your internet browser:
<https://mcadamsco.zoom.us/j/87186522864?pwd=Sm8vN29GL04wT1JKaGVtdlk2bVNHdz09>

Passcode: **409240**

- > To attend the meeting via phone, you may dial in by your location:
US: +1 646 876 9923 or
+1 301 715 8592 or
877 853 5247 (Toll Free)

When prompted, enter the Meeting ID: **871 8652 2864**

Sincerely,
MCADAMS

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: Williams Grove Zoning: PUD-CZ
 Location: 4525 Green Level West Rd
 Property PIN(s): P/O 0713943738 Acreage/Square Feet: 1.304 acres

Property Owner: Eliza C Williams
 Address: 4525 Green Level West Rd
 City: Apex State: NC Zip: 27523
 Phone: _____ Email: _____

Developer: Alliance Group of NC
 Address: 7208 Falls of the Neuse Rd Suite 101
 City: Raleigh State: NC Zip: 27615
 Phone: 919-239-9486 Fax: _____ Email: jacob@alliancegroupnc.com

Engineer: McAdams
 Address: 2905 Meridian Parkway
 City: Durham State: NC Zip: 27713
 Phone: 919-924-3803 Fax: _____ Email: probst@mcadamsc.com

Builder (if known): Stanley Martin
 Address: 4020 Westchase Blvd, Suite 470
 City: Raleigh State: NC Zip: 27607
 Phone: 919-977-8760 Fax: _____ Email: KetchemBK@stanleymartin.com

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 Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 a.m. to 8:30 p.m. so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	James Misciagno	919-372-7470
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Water Resources – Infrastructure Inspections	919-362-8166
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	James Misciagno	919-372-7470
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	James Misciagno Danny Smith	919-372-7470 Danny.Smith@ncdenr.gov
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust:	James Misciagno	919-372-7470
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	James Misciagno	919-372-7470
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	James Misciagno	919-372-7470
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Jessica Bolin	919-249-3537
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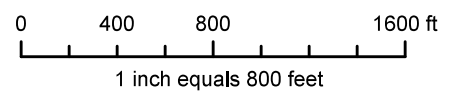
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation:	Rodney Smith	919-249-3342
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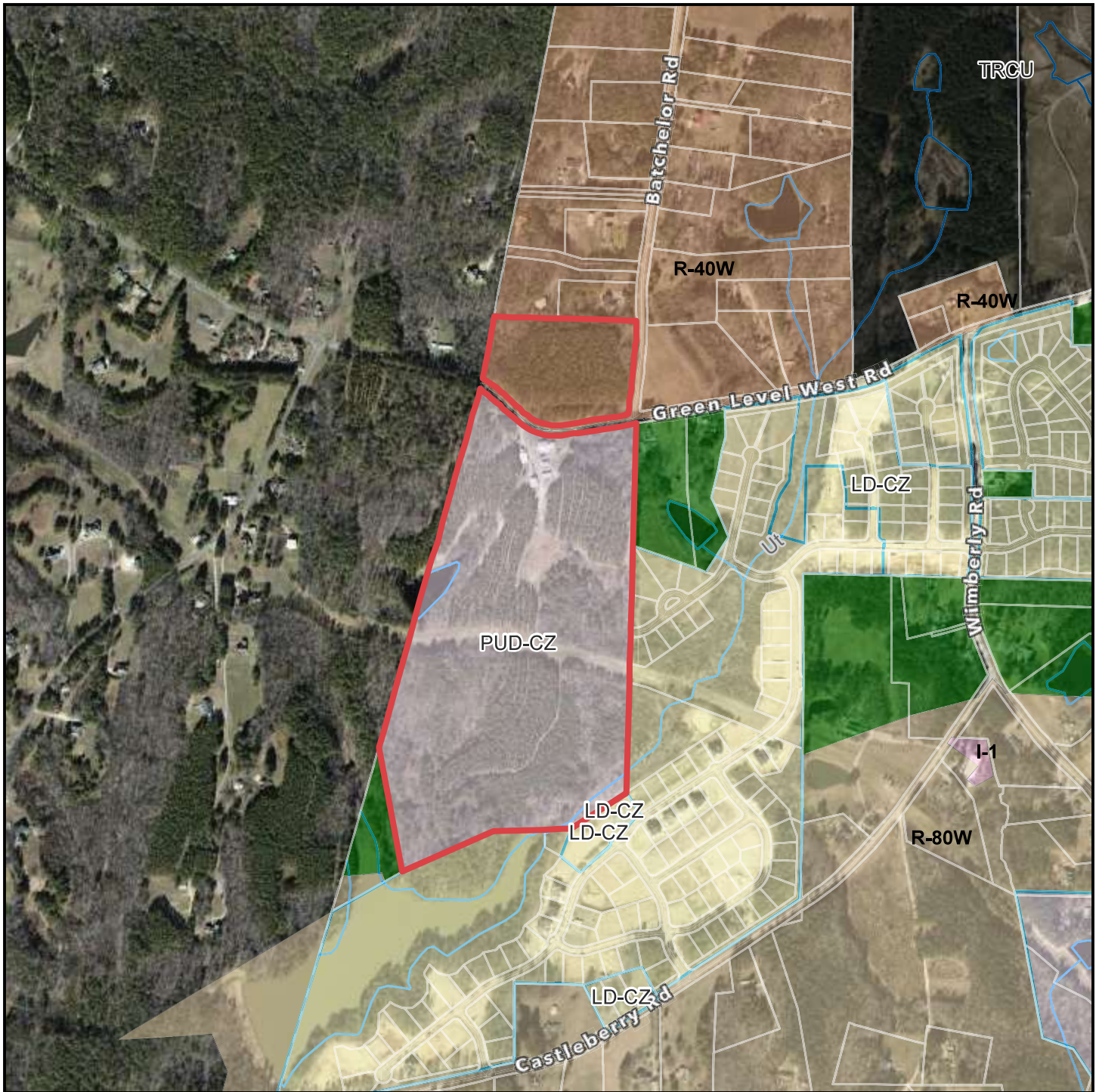
Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.



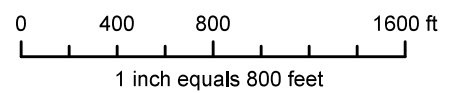
Vicinity Map



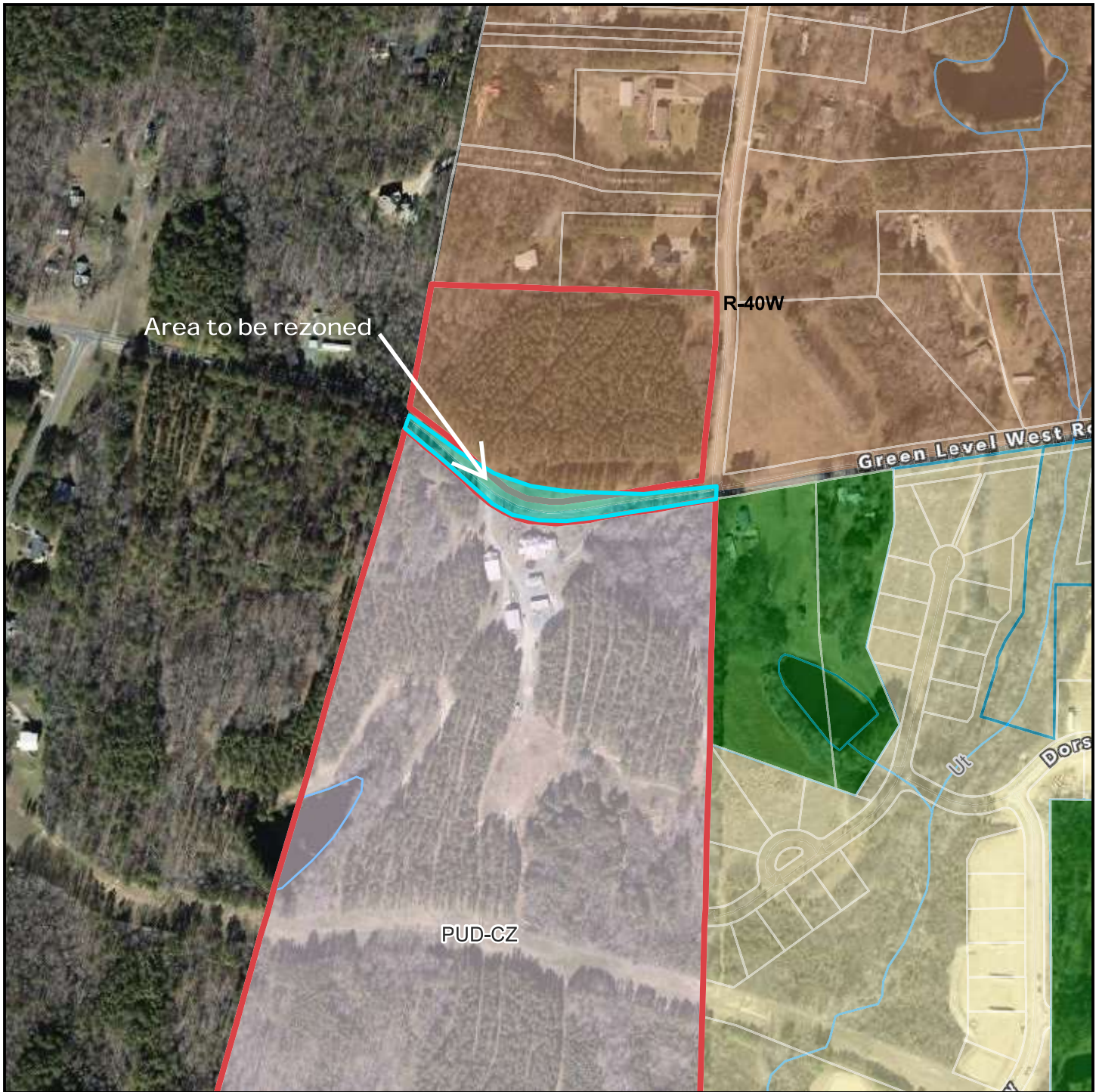
Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



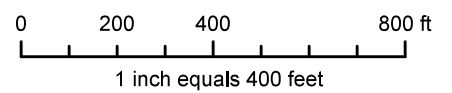
Zoning Map



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.



Rezoning 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.*

ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE 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 Format: Zoom
 Date of meeting: November 23, 2021 Time of meeting: 6:00pm-8:00pm
 Property Owner(s) name(s): Stanley Martin Homes, LLC
 Applicant(s): McAdams

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	No attendees				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE ELECTRONIC 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): Stanley Martin Homes, LLC

Applicant(s): McAdams

Contact information (email/phone): 919.287.0824 / hardesty@mcadamsco.com

Meeting Format: Zoom

Date of meeting: November 23, 2021 Time of meeting: 6:00pm-8:00pm

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

Question/Concern #1:

There were no neighbors in attendance. The meeting remained open the full two hours, however no attendees joined.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING 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, Jessie Hardesty, do hereby declare as follows:
Print Name

1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Zoom (indicate format of meeting) on November 23, 2021 (date) from 6pm (start time) to 8pm (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11/24/2021
Date

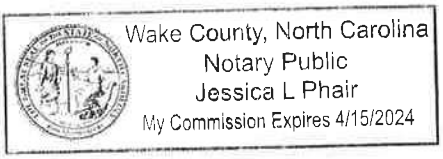
By: Jessie Hardesty

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jessica L Phair, a Notary Public for the above State and County, on this the 24th day of November, 20 21.

SEAL

Jessica L Phair
Notary Public
Jessica L Phair
Print Name



My Commission Expires: 4/15/24

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 21CZ30 Williams Farm PUD Amendment

Planning Board Meeting Date: February 14, 2022



Report Requirements:

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

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

PROJECT DESCRIPTION:

Acreage: +/- 1.304

PIN(s): portion of PIN 0713943738

Current Zoning: Wake Co. R-40W

Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)

2045 Land Use Map: Low Density Residential

Town Limits: Outside the ETJ

Applicable Officially Adopted Plans:

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

2045 Land Use Map
 Consistent Inconsistent Reason: _____

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

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



Legislative Considerations:

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

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL
Rezoning Case: 21CZ30 Williams Farm PUD Amendment

Planning Board Meeting Date: February 14, 2022



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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL
Rezoning Case: 21CZ30 Williams Farm PUD Amendment

Planning Board Meeting Date: February 14, 2022



Planning Board Recommendation:

Motion: To recommend approval as presented.

Introduced by Planning Board member: Tina Sherman

Seconded by Planning Board member: Keith Braswell

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

Conditions as presented.

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

With 6 Planning Board Member(s) voting "aye"

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

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 14th day of February 2022.

Attest:

Reginald Skinner, Planning Board Chair

Dianne Khin

Digitally signed by Dianne Khin
Date: 2022.02.14 18:44:53
-05'00'

Dianne Khin, Director of Planning and
Community Development

**TOWN OF APEX**

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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #21CZ20
Williams Farm PUD Amendment**

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 Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Jessie Hardesty, McAdams Co.
Authorized Agent: Jacob Anderson, Alliance Group of NC
Property Address: 4525 Green Level West Road
Acreage: ±1.304 acres
Property Identification Number (PIN): 0713943738
2045 Land Use Map Designation: Low Density Residential
Existing Zoning of Property: Wake Co. R40-W
Proposed Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ)
Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Separate comments must be provided for the two public hearings in the time frames specified below.

Planning Board Public Hearing Date and Time: February 14, 2022 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>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

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 (73 Hunter 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.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

Town Council Public Hearing Date and Time: February 22, 2022 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>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public_hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tessa Silver (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 members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

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.ralaphnc.gov/lmaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information.

To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/37714>.



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ30
Williams Farm PUD Amendment

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 (UDO) del Ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación y el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Jessie Hardesty

Agente autorizado: Jacob Anderson, Alliance Group of NC

Dirección de las propiedad: 4525 Green Level West Road

Superficie: ±1.304 acres

Números de identificación de las propiedad: 0713943738

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

Ordenamiento territorial existente de las propiedad: Wake Co. R40-W

Ordenamiento territorial propuesto para las propiedad: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios para cada una de las dos audiencias públicas deben presentarse por separada en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 14 de febrero de 2022 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>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

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 (73 Hunter 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.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Fecha y hora de la audiencia pública del Consejo Municipal: 22 de febrero de 2022 6:00 PM

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>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria municipal adjunta, Tessa Silver (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.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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/maps>.

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 y Desarrollo Comunitario al 919-249-3426.

Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/37714>.





TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #21CZ30 Williams Farm PUD Amendment

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

Applicant: Jessie Hardesty, McAdams Co.

Authorized Agent: Jacob Anderson, Alliance Group of NC

Property Address: 4525 Green Level West Road

Acreage: ±1.304 acres

Property Identification Number (PIN): 0713943738

2045 Land Use Map Designation: Low Density Residential

Existing Zoning of Property: Wake Co. R40-W

Proposed Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Separate comments must be provided for the two public hearings in the time frames specified below.

Planning Board Public Hearing Date and Time: February 14, 2022 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>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

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 (73 Hunter 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.

In the event that the Planning Board meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

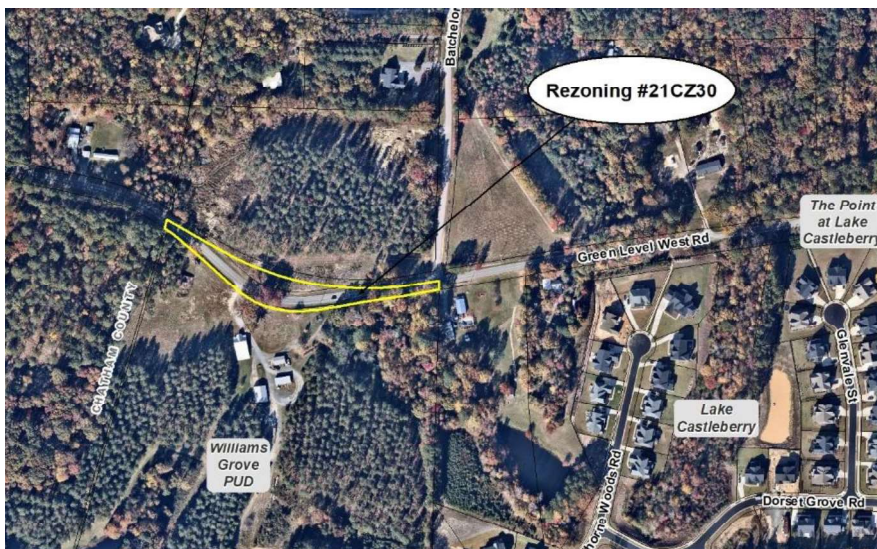
Town Council Public Hearing Date and Time: February 22, 2022 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>. Please visit www.apexnc.org on the day of the meeting to confirm whether the meeting will be held in-person or remotely.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Deputy Town Clerk, Tesa Silver (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 members prior to their vote. Please include the Public Hearing name in the subject line.

In the event that the Town Council meeting is held remotely or with at least one member attending virtually, written comments may be submitted up to 24 hours prior to the scheduled time of the meeting per NCGS §166A-19.24 according to the methods specified above. Virtual meetings may be viewed via the Town's YouTube livestream at <https://www.youtube.com/c/townofapexgov>.

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, Department of Planning and Community Development, with questions or for further information.

To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/37714>.



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #21CZ30
Williams Farm PUD Amendment

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

Solicitante: Jessie Hardesty

Agente autorizado: Jacob Anderson, Alliance Group of NC

Dirección de las propiedad: 4525 Green Level West Road

Superficie: ±1.304 acres

Números de identificación de las propiedad: 0713943738

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

Ordenamiento territorial existente de las propiedad: Wake Co. R40-W

Ordenamiento territorial propuesto para las propiedad: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 14 de febrero de 2022 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>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

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 (73 Hunter 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.

En caso de que la reunión de la Junta de Planificación se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Fecha y hora de la audiencia pública del Consejo Municipal: 22 de febrero de 2022 6:00 PM

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>. Por favor visite www.apexnc.org el día de la reunión para confirmar si la reunión se llevará a cabo de manera presencial o remotamente.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria municipal adjunta, Tesa Silver (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.

En caso de que la reunión del Consejo Municipal se lleve a cabo remotamente o que por lo menos uno de los miembros asista virtualmente, se permite presentar comentarios por escrito hasta 24 horas antes de la hora programada de la reunión según los estatutos de Carolina del Norte NCGS §166A-19.24 siguiendo los métodos especificados anteriormente. Las reuniones virtuales se pueden seguir en la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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:

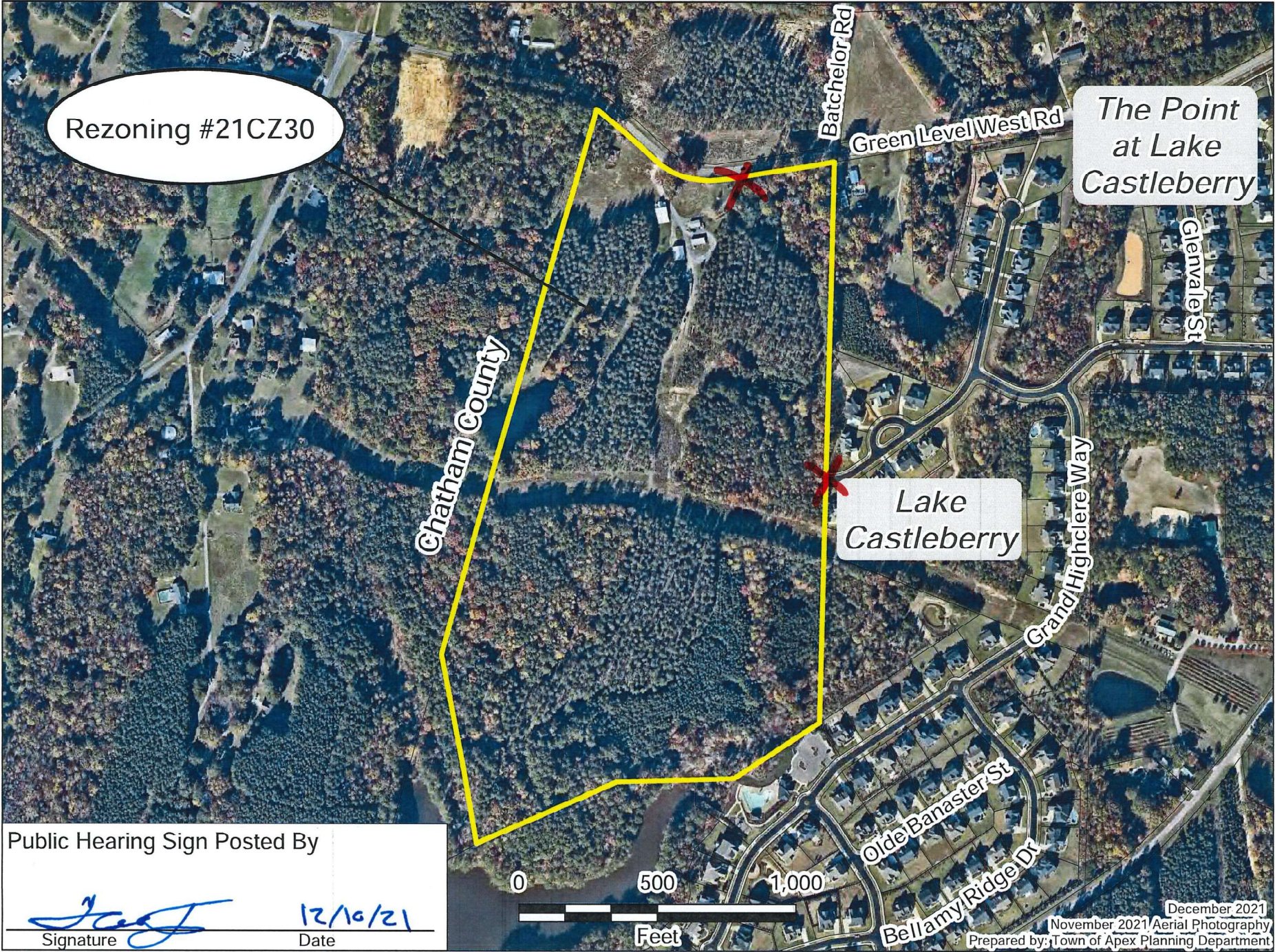
<https://maps.raleighnc.gov/imaps>.

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 y Desarrollo Comunitario al 919-249-3426.

Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/37714>.



Rezoning #21CZ30

The Point
at Lake
Castleberry

Lake
Castleberry

Chatham County

Bachelor Rd

Green Level West Rd

Glenvale St

Grand Highclere Way

Olde Banaster St

Bellamy Ridge Dr

Public Hearing Sign Posted By

[Signature]
Signature

12/10/21
Date

0 500 1,000
Feet

December 2021
November 2021 Aerial Photography
Prepared by: Town of Apex Planning Department



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 #21CZ30
Williams Farm PUD Amendment**
Project Location: **4525 Green Level West Road**
Applicant or Authorized Agent: **Jessie Hardesty**
Firm: **McAdams Co.**

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on January 31, 2022, 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.

1-31-2022

Date

Amad Buser & Dianne Khin

Director of Planning and Community Development

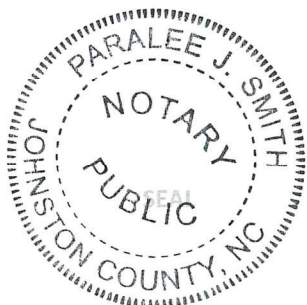
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paralee J Smith, a Notary Public for the above

State and County, this the 31 day of January, 2022.

Paralee J Smith

Notary Public



My Commission Expires: 9, 12, 2023

STATEMENT OF TOWN COUNCIL AND ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF APEX TO CHANGE THE ZONING OF APPROXIMATELY 61.919 ACRES LOCATED AT 4525 GREEN LEVEL WEST ROAD FROM RURAL RESIDENTIAL (RR) TO PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING (PUD-CZ)

#21CZ04

WHEREAS, Jessie Hardesty with McAdams Co, owner/applicant (the "Applicant"), submitted a completed application for a conditional zoning on the 1st day of March 2021 (the "Application"). The proposed conditional zoning is designated #21CZ04;

WHEREAS, the Director of Planning and Community Development for the Town of Apex, Dianne Khin, caused proper notice to be given (by publication and posting) of a public hearing on #21CZ04 before the Planning Board on the 14th day of June 2021;

WHEREAS, the Apex Planning Board held a public hearing on the 14th day of June 2021, gathered facts, received public comments and formulated a recommendation regarding the application for conditional zoning #21CZ04. A motion was made by the Apex Planning Board to recommend approval; the motion passed unanimously for the application for #21CZ04;

WHEREAS, pursuant to N.C.G.S. §160D-601 and Sec. 2.2.11.E of the Unified Development Ordinance, the Director of Planning and Community Development caused proper notice to be given (by publication and posting), of a public hearing on #21CZ04 before the Apex Town Council on the 22nd day of June 2021;

WHEREAS, the Apex Town Council held a public hearing on the 22nd day of June 2021. Shelly Mayo, Planner II, presented the Planning Board's recommendation at the public hearing;

WHEREAS, all persons who desired to present information relevant to the application for #21CZ04 and who were residents of Apex or its extraterritorial jurisdiction, or who owned property adjoining the property for which the conditional zoning is sought, were allowed to present evidence at the public hearing before the Apex Town Council. No one who wanted to speak was turned away;

WHEREAS, the Apex Town Council continued the vote to the 27th day of July 2021.

WHEREAS, the Apex Town Council finds that the approval of the rezoning is consistent with the 2045 Land Use Plan and other adopted plans in that: The 2045 Land Use Map designates this area as Low Density Residential. This designation on the 2045 Land Use Map includes the zoning district Planned Unit Development – Conditional Zoning (PUD-CZ) and the Apex Town Council has further considered that the proposed rezoning to Planned Unit Development – Conditional Zoning (PUD-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map;

WHEREAS, the Apex Town Council finds that the approval of the rezoning is reasonable and in the public interest in that: The rezoning will preserve and provide environmental features, provide funding for the Affordable Housing Fund, and permit the development of housing that is compatible with that to the east and south of the site. The rezoning will encourage compatible development of the property and increase the tax base; and

WHEREAS, the Apex Town Council by a unanimous vote of approved Application #21CZ04 rezoning the subject tract located at 4525 Green Level West Road from Rural Residential (RR) to Planned Unit Development – Conditional Zoning (PUD-CZ).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF APEX

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Attachment "A" – Legal Description which is incorporated herein by reference, and said lands are hereafter referred to as the "Rezoned Lands."

Ordinance Amending the Official Zoning District Map #21CZ04

Section 2: The Town of Apex Unified Development Ordinance, including the Town of Apex North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from Rural Residential (RR) to Planned Unit Development-Conditional Zoning (PUD-CZ) District, subject to the conditions stated herein.

Section 3: The Director of Planning and Community Development is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Apex, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 4: The "Rezoned Lands" are subject to the conditions in Attachment "B" Williams Farm PUD which are imposed as part of this rezoning.

Section 5: The "Rezoned Lands" shall be perpetually bound to the conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Unified Development Ordinance. Site plans for any development to be made pursuant to this amendment to the Official Zoning District Map shall be submitted for site plan approval as provided for in the Unified Development Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its adoption.

Motion by Council Member Audra Killingsworth

Seconded by Council Member Cheryl Stallings

With 5 Council Member(s) voting "aye."

With 0 Council Member(s) voting "no."

This the 24th day of August 2021.

TOWN OF APEX

Nicole D.

Mayor Pro Tem

ATTEST:

Donna Hasch
Town Clerk

APPROVED AS TO FORM:

Jimmy A. [Signature]
Town Attorney

Attachment A:

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

WILLIAMS TRACT LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE SOUTH 01°32'22" WEST 672.98 FEET TO AN IRON PIPE; THENCE SOUTH 01°31'22" WEST 1361.14 FEET TO A STAKE; THENCE SOUTH 56°33'17" WEST 368.90 FEET TO AN IRON PIPE; THENCE SOUTH 88°32'13" WEST 421.25 FEET TO AN IRON PIPE; THENCE SOUTH 66°10'21" WEST 554.69 FEET TO AN IRON PIPE; THENCE NORTH 10°48'22" WEST 715.81 FEET TO A POINT IN THE COUNTY LINE BETWEEN CHATHAM AND WAKE COUNTY; THENCE SAID COUNTY LINE NORTH 15°51'13" EAST 2040.73 FEET TO A POINT IN THE SOUTHERN RIGHT OF WAY OF GREEN LEVEL WEST ROAD (60-FOOT PUBLIC RIGHT OF WAY); THENCE WITH SAID RIGHT OF WAY A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 73.21 FEET, WITH A RADIUS OF 630.00 FEET, WITH A CHORD BEARING OF SOUTH 51°48'57" EAST, WITH A CHORD LENGTH OF 73.17 FEET TO A POINT; THENCE SOUTH 48°29'13" EAST 203.90 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 272.48 FEET, WITH A RADIUS OF 320.00 FEET, WITH A CHORD BEARING OF SOUTH 72°52'50" EAST, WITH A CHORD LENGTH OF 264.32 FEET TO A POINT; THENCE NORTH 82°43'32" EAST 98.78 FEET TO A POINT; THENCE NORTH 80°33'13" EAST 310.74 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 2,697,206 SQUARE FEET, 61.919 ACRES.

Attachment B:



WILLIAMS FARM PLANNED UNIT DEVELOPMENT

4525 GREEN LEVEL WEST RD
APEX, NORTH CAROLINA | PD PLAN



WILLIAMS FARM

Planned Unit Development
Prepared for The Town of Apex, North Carolina

Submittal Dates

First Submittal:	March 1, 2021
Second Submittal:	April 9, 2021
Third Submittal:	May 15, 2021
Fourth Submittal:	May 27, 2021
Fifth Submittal:	June 14, 2021

Real Estate Consultant

Alliance Group of NC
7208 Falls of Neuse Rd Suite 101
Raleigh NC 27615

Builder

Stanley Martin Homes
4020 Westchase Blvd, Suite 470,
Raleigh, NC 27607

Planner, Engineer, Landscape Architect, Surveyor

McAdams
2905 Meridian Parkway
Durham NC 27113

Environmental Consultant

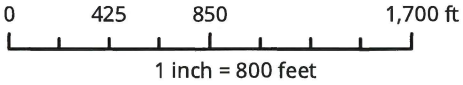
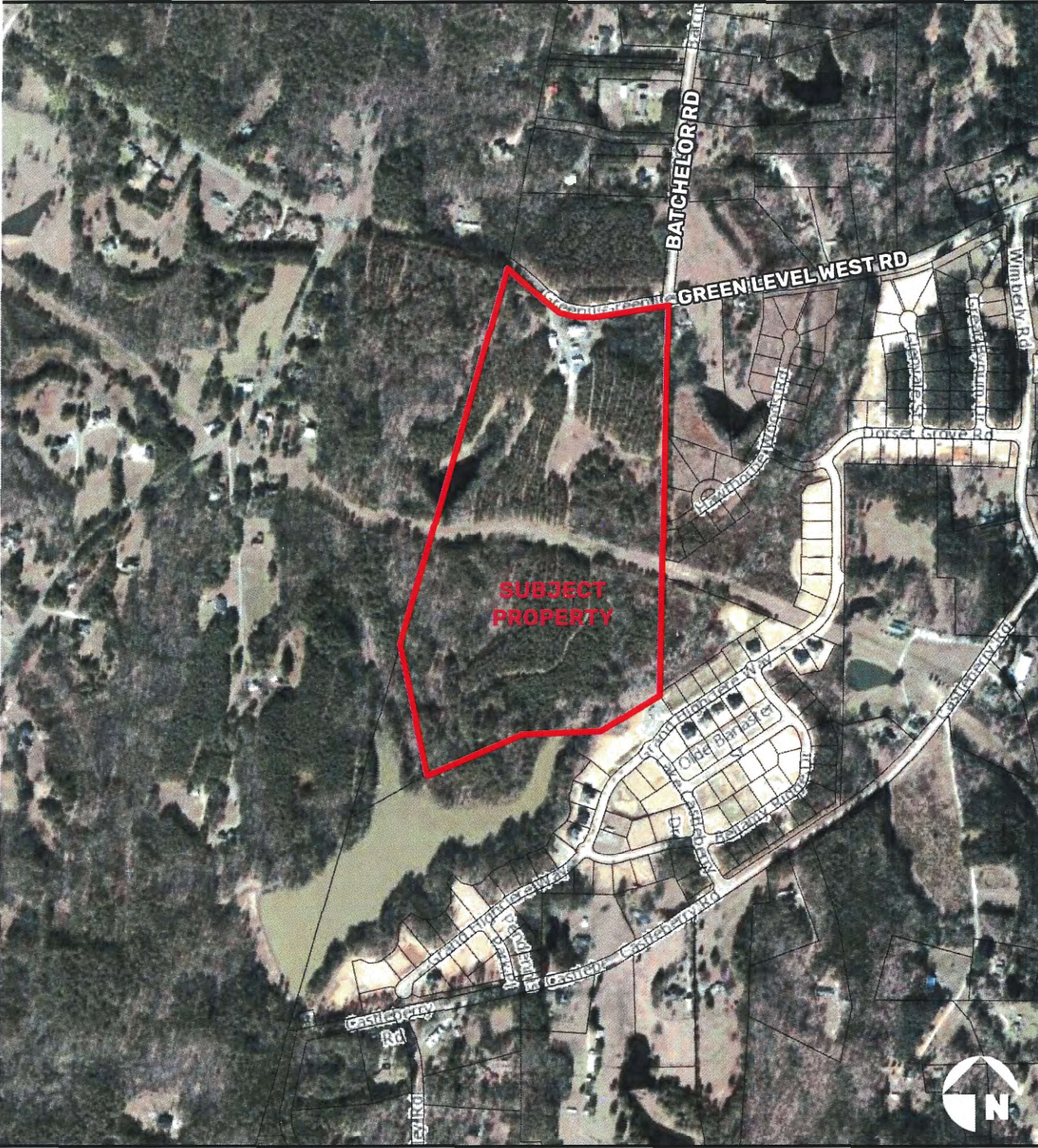
S&EC
8412 Falls of Neuse Road, Suite 104
Raleigh, NC 27615



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VICINITY MAP



PROJECT DATA

Name of Project:	Williams Farm
Applicant/Real Estate Consultant:	Alliance Group of NC 7208 Falls of Neuse Rd Suite 101 Raleigh NC 27615 919-475-7314
Prepared By:	McAdams 2905 Meridian Parkway Durham, NC 27713 919-361-5000
Current Zoning Designation:	RR
Proposed Zoning Designation:	PUD-CZ
Current 2045 Land Use Map Designation:	Low Density Residential
Proposed 2045 Land Use Map Designation:	Low Density Residential
Size of Project:	Approximately 61.919 acres (Acreage may vary based on final alignment of Green Level West Road)
Property Identification Number:	P/O 0713943738

PURPOSE STATEMENT

The Williams Farm PUD will be a residential development consisting of single family homes. The proposed development will set aside required resource conservation areas throughout the 61.919-acre property. Williams Farm's concept is consistent with the Town's stated PUD goal to provide site specific, high quality neighborhoods that exhibit natural feature preservation as well as compatibility with, and connectivity to, surrounding land uses. This development will comply with the PUD Development Parameters outlined in §2.3.4.F.1.a.i-vii of the Town of Apex Unified Development Ordinance. The Williams Farm PUD is in accordance with the Development Parameters as follows:

- *The uses to be developed in the PD Plan for the PUD-CZ are those uses permitted in Section 4.2.2, Use Table.*
 - » **The uses permitted within the Williams Farm PUD are permitted per §4.2.2 of the Town of Apex UDO.**
- *The uses proposed in the PD Plan for the PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of the non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown on the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*
 - » **Williams Farm is an entirely residential development including a maximum of 176 units.**
- *The dimensional standards in §5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts, may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*
 - » **The proposed dimensional standards are in compliance with the Town of Apex UDO. Development of the parcel will be in compliance with all other requirements of the UDO, North Carolina Building Code, and North Carolina Fire Code.**
- *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways, and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Details, and greenway improvements as required by the Town of Apex Parks, Recreation, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*
 - » **Public sidewalks will be constructed along the both sides of all streets as well as along the entire frontage of Green Level West Road, per Town of Apex UDO standards. To encourage a healthy lifestyle and establish a walkable community, pedestrian greenways will also be incorporated throughout the development connecting residential areas to open space amenities located throughout the development. In addition, the site is located within a half mile of the American Tobacco Trail which may be accessed via public sidewalk connections through the Lake Castleberry neighborhood and ultimately along Green Level West Road.**

- *The design of development in the PD Plan for the PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing proposed or proposed street system in the surrounding area indicated that a through street is not essential in the location of the proposed cul-de-sacs, or where sensitive environmental features such as streams, floodplains, or wetlands would be substantially disturbed by making road connections.*
 - » Williams Farm will create a walkable residential community connected by sidewalks, tree-lined streets, and greenways. Cul-de-sacs will be avoided to enhance the connectivity of the development.
- *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.*
 - » Williams Farm PUD-CZ is consistent with The Town of Apex's Future Land Use Map and compatible with the surrounding land uses. The parcel is designated as Low Density Residential on the 2045 Land Use Map as are the surrounding properties. Current zoning surrounding the development includes Apex RR and LD-CZ on the eastern side, Wake County R-40W on the northern side, and Chatham County R-1 zoning on the western side of the property. It is important to note that the western boundary of the proposed PUD coincides with the Chatham County line. In addition, land located immediately north is within the Town of Cary's ETJ.
- *The development proposed in the PD Plan for the PUD-CZ has architectural and design standards that are exceptional and provide a higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.*
 - » All single-family homes will be of a higher quality construction than the typical residential development. Architectural controls and sample elevations illustrating the high-quality appearance of single-family homes are included with the PUD-CZ application.

All site-specific standards and conditions of this PD Plan shall be consistent with all Conditional Zoning (CZ) District standards set forth in the UDO Section 2.3.3, Conditional Zoning Districts. The proposed PUD will provide a development density consistent with the 2045 Land Use Plan designation of Low Density Residential. The Advance Apex Plan describes Low Density Residential as "intended to provide for single-family residential development or single-family residential development with a mix of duplexes and/or townhomes on lots smaller than those in the rural residential areas...Densities shall not exceed 3 units per acre." The proposed density of this development is 2.89 units per acre.

The proposed development aims to incorporate the history of the site into the design, preserving notable elements such as the stacked stone walls along Green Level West Rd, the champion trees at the entry to the neighborhood, and the old farm pond on the western boundary. The site will dedicate at least 30% of the land for resource conservation areas with an emphasis on protecting the wetlands located heavily on the eastern property boundary. The site is divided by an existing gas easement, but walking trails will wind through the development connecting residential areas, open space, pocket parks, and forested land throughout.

PERMITTED 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.

Permitted uses include:

Residential
Single-Family
Accessory apartment*
Utilities
Utility, minor
Recreational Uses
Greenway
Park, Active
Park, Passive
Recreation Facility, private

* Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

AFFORDABLE HOUSING

The project is committed to helping the Town of Apex advance their Affordable Housing Plan to welcome and attract a diverse population with moderate to low incomes and of different age groups. As such, the developer will contribute \$284.10 per lot to the Apex Affordable Housing Fund, to be paid at plat. Based on 176 lots, the total fee should be \$50,000.

DESIGN CONTROLS

Total Project Area: 61.919 acres

Overall Density Limitations (across 61.919-acre site): 2.89 units per acre

- Maximum number of units (single-family homes): 176

Residential Design Controls

Single-Family

- Minimum Lot Size: 5,000 square feet
- Minimum Lot Width: 40 feet
- Minimum Lot Depth: 100 feet
- Maximum Building Height: 45 feet
- Building Setbacks
 - » Front: 20 feet to garage; 8 feet to building façade
 - » Side: 5 feet
 - » Rear: 20 feet
 - » Alley: 5 feet
 - » Corner: 8 feet

ARCHITECTURAL STANDARDS

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Elevations included are limited examples of multiple options available. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of Residential Master Subdivision Plan or Site Plan submittal.

Residential areas envisioned for the Williams PUD will be comprised of single-family homes. In order to create rich architectural character along the streetscapes, the project will offer a variety of distinct residential elevations - see examples at the end of this document. These elevations will incorporate a natural material selection and earth tone color palette with wood, brick or stone accents, which will help to add diversity to the streetscape.

While each of the architectural offerings proposed will have their own identity, several common threads will create consistency within the Williams PUD including color palettes, materials, roofing, and decorative garage doors. Elevations have been included below in an effort to represent the bulk, massing, scale and architectural style of the development.

Additional features used as focal points or key terminus points shall be located within or around the development (i.e. open spaces, gazebos, stacked stone walls, and public art) in order to meet the Community Amenities requirement of the UDO. Other features not mentioned may be considered with administrative staff approval.

Residential Design Guidelines (all product types):

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front-facing garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The garage cannot protrude more than 1 foot out from the front façade or front porch, measured from roof of porch.
4. On single-family homes, the roof shall be pitched at 5:12 or greater (not to include porches, bay windows, etc.).
5. House entrances for units with front-facing single-car garages must have a covered porch/stoop area leading to the front door.
6. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
7. Four of the following decorative elements shall be used on each building: decorative shake, board and batten siding, decorative porch rails and posts, shutters, decorative functional foundation and roof vents, recessed windows, decorative windows, decorative brick or stone, decorative gables, decorative cornices, or metal roofing.
8. A varied color palette shall be utilized on single family homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.
9. Solar conduit will be provided on all single-family homes to accommodate the future installation of solar panels.

Proposed Residential Materials and Styles

Proposed materials and styles will be of a similar palette to provide consistency of character along with visual interest. Exterior materials that may be incorporated into any of the residential building products include:

- Cementitious lap siding
- Board and batten siding
- Shake and shingle siding
- Wood siding
- Stone or synthetic stone
- Brick

Vinyl siding is not permitted on the exterior of any single-family homes within the project.

Additional building materials may be included with administrative staff approval. Substitute materials shall be allowed by staff as long as they are determined by the Planning Director to be substantially similar.

PARKING AND LOADING

All parking for this PUD will comply with Section 8.3 Off-Street Parking and Loading, of the Town of Apex UDO.

SIGNAGE

All signage for this PUD shall comply with Section 8.7, *Signs*, of the Town of Apex UDO.

LANDSCAPING

Minimum perimeter and streetscape landscape buffers are as follows (see PUD Plan Sheet C2.00 for details):

- 30-ft Type B streetscape buffer along Green Level West Rd
- 10-ft Type B perimeter buffer along western and southwestern property boundary
- 20-ft Type B perimeter buffer along southern property boundary
- 20-ft to 40-ft Type B perimeter buffer along eastern property boundary

The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. 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 installed on a single development site.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

This project is located within the Cape Fear River Basin. This project site is located within the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Map. Accordingly, this PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of Section 6.1.7.

Resource Conservation Areas (RCA) - Required and Provided

This PUD will be subject to, and meet the requirements of, Section 8.1.2 of the UDO, *Resource Conservation Area* and Section 2.3.4, *Planned Development Districts*.

The PUD will provide a minimum of 30% of the gross project area as a Resource Conservation Area (RCA). Designated RCA areas will be consistent with the items listed in Section 8.1.2(B) of the Town's UDO. Preserved streams, wetlands, and associated riparian buffers provide the primary RCAs throughout the site. Additional RCA areas may include perimeter and streetfront buffers, stormwater management areas (as permitted by the UDO), and greenway.

The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).

The existing farm pond shall be preserved, pending an evaluation of the dam. The dam is not located on this property, so the developer will work with the owner to evaluate it.

Educational signage shall be installed relating to wetlands or other on-site environmental features.

Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex FEMA map and FIRM Panel 3720071300K, dated February 2, 2007.

Tree Canopy

Tree canopy areas on the Williams Farm are primarily concentrated around the wetland areas, stream features, perimeter buffers and champion trees which are to be preserved RCA area.

Where trees cannot be preserved, as part of the implementation of this community, the project will re-establish a new tree canopy with vegetated perimeter buffers, pocket parks, community gathering spaces and other open space areas.

Historic Structures

As confirmed by the North Carolina State Historic Preservation Office, there are no historic structures present within the project boundary. The JM Williams farmhouse was a Study List Entry in 2016, however, the home burned down on May 22, 2019.

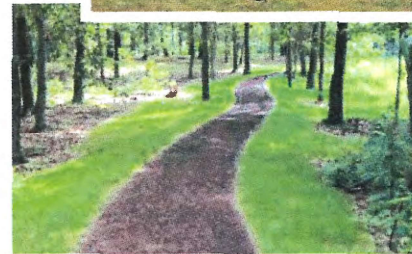
While the farmhouse no longer exists, a number of significant champion trees as well as an iconic stacked stone wall remain as important historical remnants of the past. Pending evaluation of health and safety of the trees, both the trees and stacked stone walls will be preserved and incorporated into the landscape design of the community.

The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.

Environmental Commitments Summary

The following environmental commitments were discussed and approved by the Apex Environmental Advisory Board on February 18, 2021 to include in the Williams Farm development:

- The project will protect and preserve at least three of the champion trees located along Green Level West Road (subject to health evaluation and frontage roadway design requirements).
- The project will preserve a minimum of 200 linear feet of the existing stacked stone walls located along the Green Level West Road frontage. Segments of the wall in disrepair may be reconstructed to match the original look of the wall.
- Tree canopy preservation and replacement (30% of site)
- Two acres of open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.
- All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lane, trail head, greenway or pocket park.
- The project will construct a minimum 1,800 LF of soft surface or paved walking trails in addition to required sidewalks.
- Installation of educational signage related to wetlands or other on-site environmental features
- Increased stormwater quantity and quality control measures (see Stormwater Management section for details)
- Increased perimeter buffers on the eastern property boundary (see PUD plan)
- Retention of the existing farm pond
- The project will increase biodiversity in perimeter buffers and open space areas by providing a variety of species for the canopy, understory, and shrub levels. Native and adaptive plant species shall be provided within these areas to minimize death from disease and to provide increased habitat and food sources for insects and animals. A minimum of 70% of the species provided shall be native or a nativar of North Carolina. 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 installed on a single development site.
- Solar conduit in all single-family homes
- Full cutoff street lighting by Apex Electric



STORMWATER MANAGEMENT

This PUD shall go above the stormwater management requirements for quality and quantity treatment outlined in Section 6.1.7 of the UDO such that:

- Post development peak runoff shall not exceed pre-development peak runoff conditions for the 1 year, 10-year, 25-year, and 24-hour storm events.
- Treatment for the first 1 inch of runoff will provide 85% removal of total suspended solids.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

The Parks, Recreation and Cultural Resources Advisory Commission unanimously recommended a fee-in-lieu of dedication on March 31, 2021.

Number of Units*	Housing Type	Fee Per Unit**	Total Fees
176	Single-Family	\$3,495.24	\$615,162.24
Total	-	-	\$615,162.24

*Final unit count will be determined at the time of Master Subdivision.

**Fees are based upon approval date and runs with project with exception of the increase in total unit count.

PRIVATE AMENITIES

Two acres of private open space and pocket parks will be provided. The existing gas line easement may be used to meet this requirement as long as it is graded and improved to contain features such as lawn area, walking trails or vegetation that attracts bird and butterfly habitat.

All homes within the community shall be located no further than 800 feet from an improved open space area such as a play lawn, trail head, greenway or pocket park.

The project will construct a minimum 1,800 LF of soft surface (mulch) or paved walking trails in addition to required sidewalks.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1) (f) and be designed according to sound engineering standards. Road and utility infrastructure shall be as follows:

General Roadway Infrastructure

All proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex UDO and Transportation Plan.

Green Level West Road shall be realigned and widened along the frontage of the property in accordance with NCDOT and Town of Apex Transportation standards. Flattening of this curve will allow for safer entry and exit to and from the neighborhood. It will also improve sight distance and safety for motorists and bicyclists traveling along Green Level West Road. Details of this road realignment will be provided at Master Subdivision Plan.

Proposed access to Green Level West Road shall be located approximately 700 feet west of the intersection with Bachelor Road and include a westbound left turn lane with 50 feet of full width storage, 50 feet of full width deceleration, and a 100-foot taper.

Water and Sanitary Sewer

All lots within the project will be served by Town of Apex for water and sanitary sewer. A portion of the site will be serviced by an on-site pump station in accordance with Town of Apex standards. Preliminary approval for a pump station has been received by Town of Apex Public Utilities. The utility design will be finalized at the time of master subdivision plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer.

Walkability

The following facilities will be provided to contribute to a walkable community within and surrounding the Williams Farm development:

- Five-foot wide public sidewalks along the south side of Green Level West Road through frontage of property.
- Five-foot wide public sidewalks along both sides of all streets
- Six-foot wide private walking trails throughout the development
- Crosswalks constructed at appropriate street intersections

Other Utilities and Facilities

Electricity will be provided by Apex Electric. Phone, cable, and gas will be provided by the developer and shall meet the Town of Apex standards as outlined in the UDO.

Streetscape features may be used to help with establishing a framework for the proposed development. These features may include street trees within the public right-of-way, benches, trash receptacles, and street and/or pedestrian lights compatible with their context.

PHASING PLAN

This PUD will be completed in up to four phases.

CONSISTENCY WITH LAND USE PLAN

The proposed land use will be consistent with Advance Apex 2045: The Apex Comprehensive Plan, adopted in February 2019.

The Future Land Use Map designates this parcel as Low Density Residential, and the proposed land use will stay consistent with this designation allowing single-family homes under 3 dwelling units per acre.

COMPLIANCE WITH UDO

The development standards adopted for this PUD comply with those set forth in the current version of the Town's Unified Development Ordinance (UDO).

TRANSPORTATION IMPROVEMENTS

The following zoning condition represents the recommendations by Apex staff and NCDOT based on a review of the TIA prepared for the Williams Farm plan.

- Developer shall provide a westbound left turn lane with 50 feet of full width and appropriate deceleration length and taper on Green Level West Road at the location of the proposed public street accessing the subdivision, located approximately 700 feet west of Bachelor Road. No other new points of access are proposed along Green Level West Road. Developer is responsible for any necessary roadway improvements to meet or exceed required sight distance at the proposed access location, subject to NCDOT review and approval.

Additionally, at the time of master subdivision, the developer shall work with the Town of Apex and NCDOT to ensure adequate site distance at the Green Level West Road site access. This may require realignment of Green Level West Road and/or a site distance easement across the frontage of the parcel to the west.

Representative Residential Building Elevations

















WILLIAMS FARM

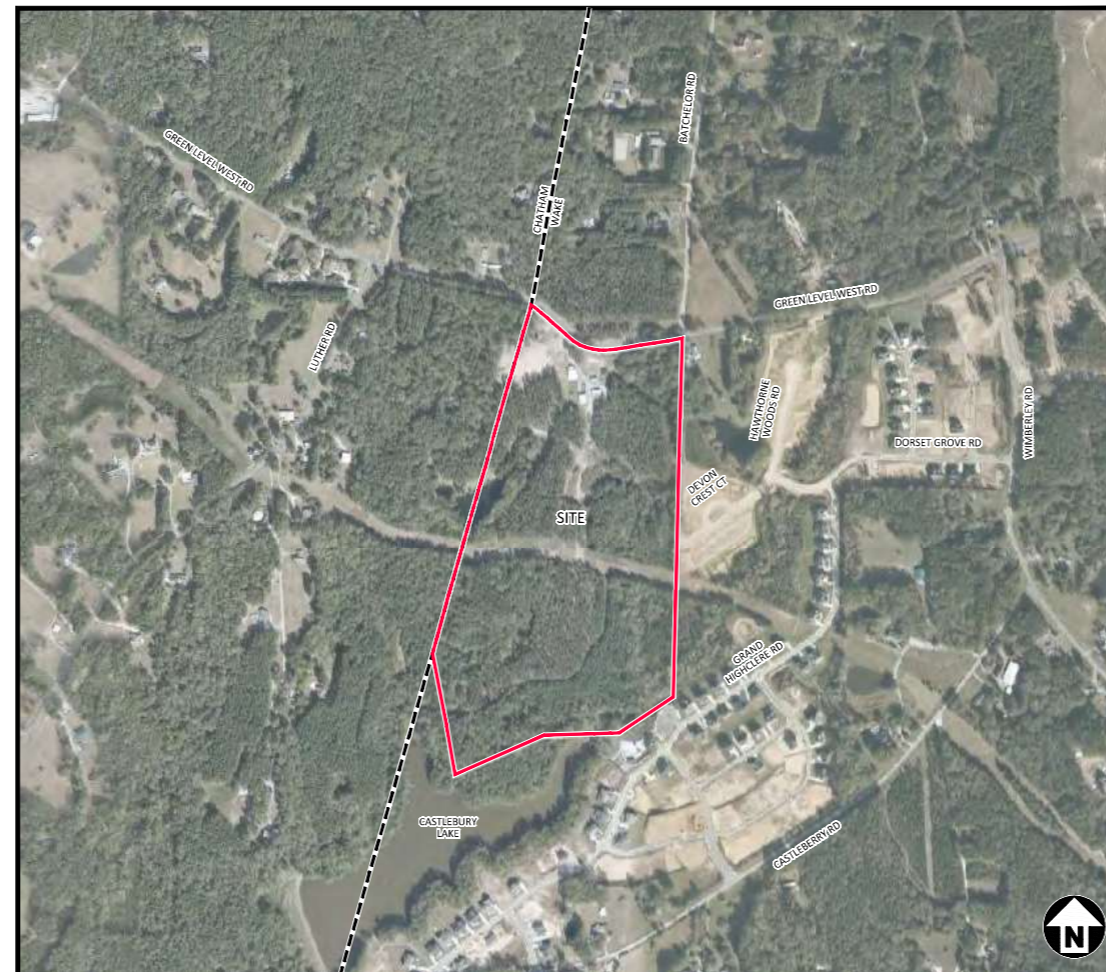
4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA

PLANNED DEVELOPMENT PLAN FOR PUD-CZ

PROJECT NUMBER: 2020110181

DATE: MARCH 1, 2021

REVISED: JUNE 8, 2021



AERIAL & VICINITY MAP
N.T.S.

SHEET INDEX

C1.00	EXISTING CONDITIONS
C2.00	PRELIMINARY LAYOUT & UTILITY PLAN

ZONING CONDITIONS

1. DEVELOPER SHALL PROVIDE A WESTBOUND LEFT TURN LANE WITH 50 FEET OF FULL WIDTH AND APPROPRIATE DECELERATION LENGTH AND TAPER ON GREEN LEVEL WEST ROAD AT THE LOCATION OF THE PROPOSED PUBLIC STREET ACCESSING THE SUBDIVISION. LOCATED APPROXIMATELY 700 FEET WEST OF BACHELOR ROAD. NO OTHER NEW POINTS OF ACCESS ARE PROPOSED ALONG GREEN LEVEL WEST ROAD. DEVELOPER IS RESPONSIBLE FOR ANY NECESSARY ROADWAY IMPROVEMENTS TO MEET OR EXCEED REQUIRED SIGHT DISTANCE AT THE PROPOSED ACCESS LOCATION, SUBJECT TO NCDOT REVIEW AND APPROVAL.

SITE DATA

PARCEL IDENTIFICATION NUMBER (PIN)	PORTION OF 0713-94-3738	
EXISTING ZONING	RR	
PROPOSED ZONING	PUD-CZ	
CURRENT 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL	
PROPOSED 2045 LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL	
SITE AREA	APPROX. 61.92 AC - GROSS APPROX. 0.27 AC - R/W DEDICATION APPROX. 0.12 AC - RECLAIMED R/W APPROX. 61.77 AC - NET	
EXISTING USE	VACANT	
PROPOSED USE	SINGLE FAMILY LOTS	
DENSITY	MAXIMUM	176 UNITS / 61.77 AC = 2.85 DU/AC
LOT SIZE	MINIMUM	5,000 SF
LOT WIDTH	MINIMUM	40'
LOT DEPTH	MINIMUM	100'
BUILDING HEIGHT	MAXIMUM	45'
SETBACKS	FRONT	20' TO GARAGE, 8' TO BUILDING FACADE
	SIDE	5'
	REAR	20'
	ALLEY	5'
	CORNER	8'
PARKING	REQUIRED	176 UNITS x 2/UNIT = 352 SPACES
	PROPOSED	352 SPACES
BUILT-UPON AREA (IMPERVIOUS SURFACE)	MAXIMUM	43.24 AC (70%)
RESOURCE CONSERVATION AREA	MINIMUM	18.53 AC (30%)
WATERSHED PROTECTION OVERLAY	PRIMARY WATERSHED PROTECTION DISTRICT	
FEMA FLOODPLAIN	NONE (FIRM PANEL 3720071300K, EFFECTIVE 02/02/2007)	
HISTORIC STRUCTURES	NONE	



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REAL ESTATE CONSULTANT
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RALEIGH, NC 27615
CONTACT: BOB ZUMWALT



OWNER
ELIZA C WILLIAMS
4525 GREEN LEVEL WEST ROAD
APEX, NC 27523



REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	04.09.2021	PER TOWN COMMENTS
2	05.14.2021	PER TOWN COMMENTS
3	05.27.2021	PER TOWN COMMENTS
4	06.08.2021	PER TOWN COMMENTS

PLANNED DEVELOPMENT PLAN FOR:

WILLIAMS FARM
APEX, NORTH CAROLINA
PROJECT NUMBER:
2020110181

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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WILLIAMS FARM PLANNED DEVELOPMENT PLAN FOR PUD-CZ 4525 GREEN LEVEL WEST ROAD APEX, NORTH CAROLINA

REVISIONS

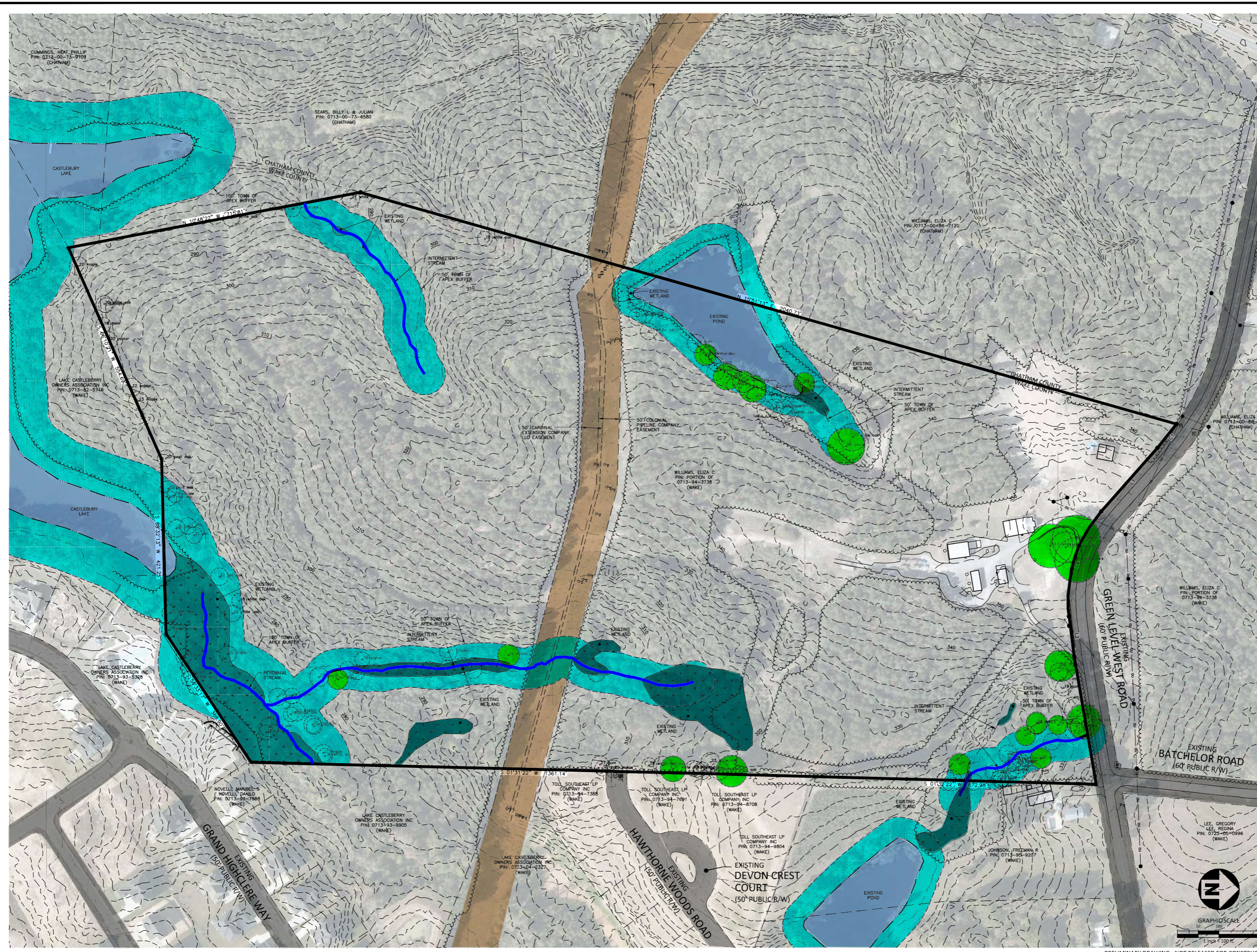
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PLAN INFORMATION

PROJECT NO. 2020110181
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 CHECKED BY JVF
 DRAWN BY RLU
 SCALE 1"=100'
 DATE 03.01.2021

SHEET

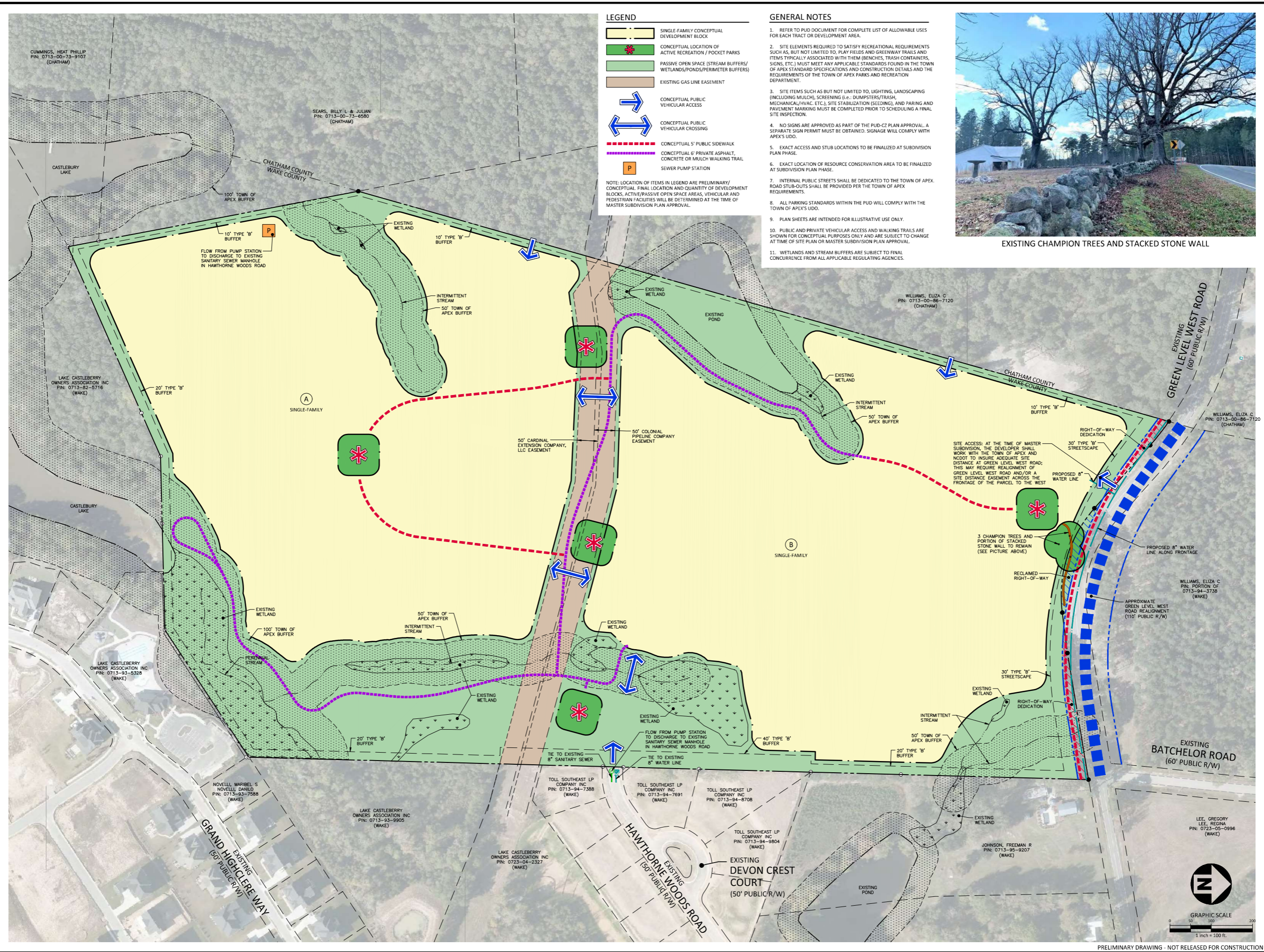
EXISTING
 CONDITIONS
C1.00



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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



LEGEND

- SINGLE-FAMILY CONCEPTUAL DEVELOPMENT BLOCK
- CONCEPTUAL LOCATION OF ACTIVE RECREATION / POCKET PARKS
- PASSIVE OPEN SPACE (STREAM BUFFERS/ WETLANDS/PONDS/PERIMETER BUFFERS)
- EXISTING GAS LINE EASEMENT
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- CONCEPTUAL PUBLIC VEHICULAR CROSSING
- CONCEPTUAL S' PUBLIC SIDEWALK
- CONCEPTUAL S' PRIVATE ASPHALT, CONCRETE OR MULCH WALKING TRAIL
- SEWER PUMP STATION

NOTE: LOCATION OF ITEMS IN LEGEND ARE PRELIMINARY/ CONCEPTUAL. FINAL LOCATION AND QUANTITY OF DEVELOPMENT BLOCKS, ACTIVE/PASSIVE OPEN SPACE AREAS, VEHICULAR AND PEDESTRIAN FACILITIES WILL BE DETERMINED AT THE TIME OF MASTER SUBDIVISION PLAN APPROVAL.

- GENERAL NOTES**
1. REFER TO PUD DOCUMENT FOR COMPLETE LIST OF ALLOWABLE USES FOR EACH TRACT OR DEVELOPMENT AREA.
 2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
 3. SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING (INCLUDING MULCH), SCREENING (I.E. DUMPSTERS/TRASH, MECHANICAL/HVAC, ETC.), SITE STABILIZATION (SEEDING), AND PAVING AND PAVEMENT MARKING MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
 4. NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED. SIGNAGE WILL COMPLY WITH APEX'S UDO.
 5. EXACT ACCESS AND STUB LOCATIONS TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
 6. EXACT LOCATION OF RESOURCE CONSERVATION AREA TO BE FINALIZED AT SUBDIVISION PLAN PHASE.
 7. INTERNAL PUBLIC STREETS SHALL BE DEDICATED TO THE TOWN OF APEX. ROAD STUB-OUTS SHALL BE PROVIDED PER THE TOWN OF APEX REQUIREMENTS.
 8. ALL PARKING STANDARDS WITHIN THE PUD WILL COMPLY WITH THE TOWN OF APEX'S UDO.
 9. PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
 10. PUBLIC AND PRIVATE VEHICULAR ACCESS AND WALKING TRAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT TIME OF SITE PLAN OR MASTER SUBDIVISION PLAN APPROVAL.
 11. WETLANDS AND STREAM BUFFERS ARE SUBJECT TO FINAL CONCURRENCE FROM ALL APPLICABLE REGULATING AGENCIES.



EXISTING CHAMPION TREES AND STACKED STONE WALL



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WILLIAMS FARM
PLANNED DEVELOPMENT PLAN FOR PUD-CZ
4525 GREEN LEVEL WEST ROAD
APEX, NORTH CAROLINA



REVISIONS

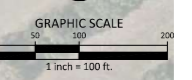
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PLAN INFORMATION

PROJECT NO. 2020110181
FILENAME 2020110181-51
CHECKED BY JVF
DRAWN BY RLU
SCALE 1"=100'
DATE 03.01.2021

SHEET

PRELIMINARY LAYOUT & UTILITY PLAN
C2.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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