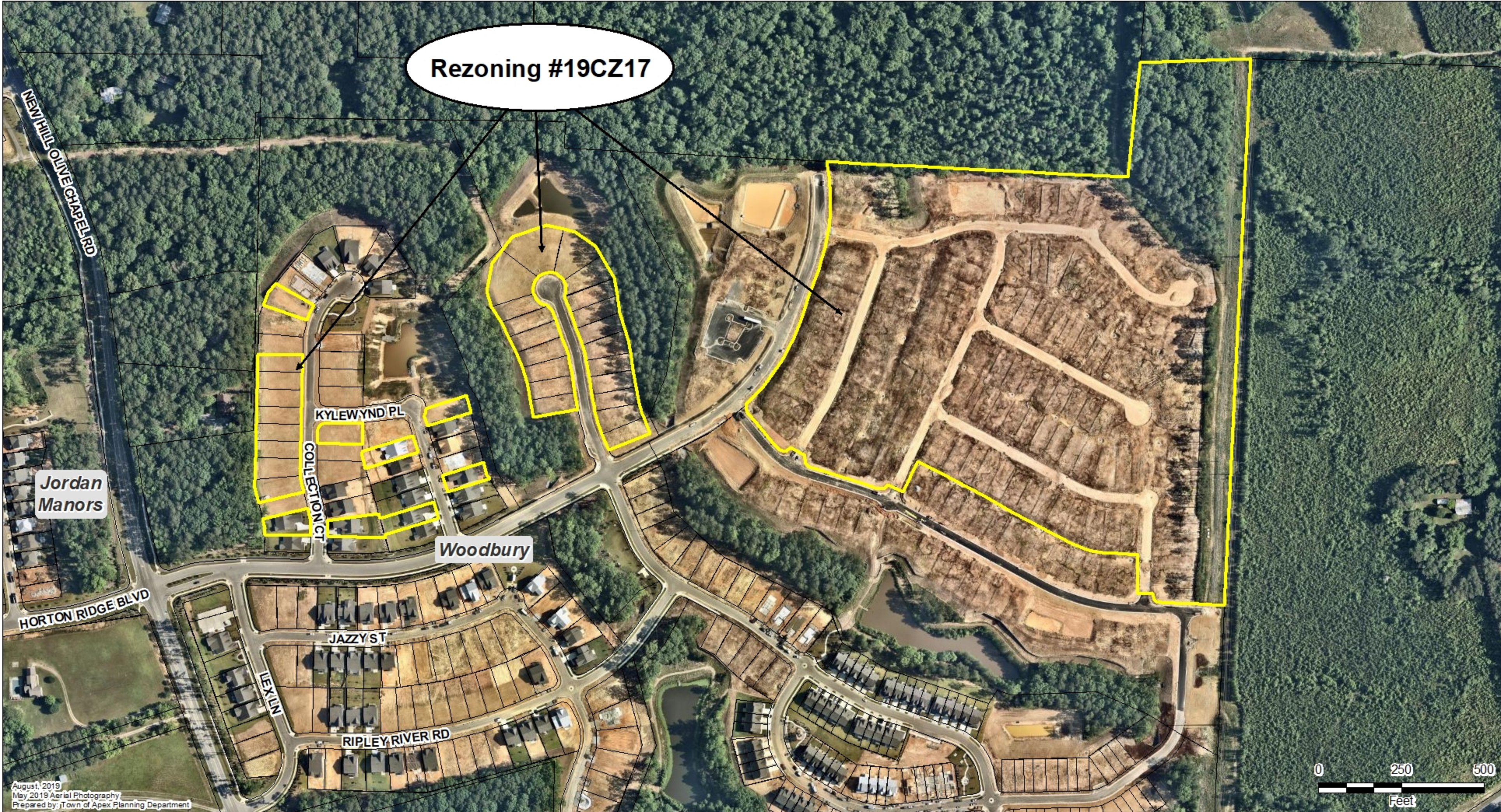


Rezoning #19CZ17



Jordan Manors

Woodbury

0 250 500  
Feet

August, 2019  
May 2019 Aerial Photography  
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 #: 19CZ17 Submittal Date: 8/1/2019  
Fee Paid: \$ 500 Check #: 71746174

**PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP**

Project Name: Woodbury

Address(es): New Hill Olive Chapel Road and Horton Ridge Blvd.

PIN(s) See attached property owner list

Acreage: +/- 60 Acres

Current Zoning: PUD 16CZ01 Proposed Zoning: PUD

Current 2045 LUM Designation: MD

Requested 2045 LUM Designation: MD

See next page for LUM amendment

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

Area classified as mixed use: Acreage: \_\_\_\_\_

Area proposed as non-residential development: Acreage: \_\_\_\_\_

Percent of mixed use area proposed as non-residential: Percent: \_\_\_\_\_

**Applicant Information**

Name: Pulte Home Company, LLC

Address: 1225 Crescent Green Drive, Suite 250

City: Cary State: NC Zip: 27513

Phone: 919-816-1155 E-mail: craig.duerr@pultegroup.com

**Owner Information**

Name: Same as above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent Information**

Name: Same as above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other contacts: \_\_\_\_\_

## Woodbury Lots subject to Rezoning for 'J' Drives

Lot #	House #	Street	City, State, Zip	PIN	Real Estate
<b>Phase 1 - Owned by Residents. Recorded in BM2018, Pages 326-333</b>					
80	2564	COLLECTION COURT	NEW HILL, NC 27562	0710855474	0455233
108	2567	COLLECTION COURT	NEW HILL, NC 27562	0710857473	0455261
111	2552	KYLEWYND PLACE	NEW HILL, NC 27562	0710859436	0455264
<b>Phase 1 - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 326-333</b>					
82	2556	COLLECTION COURT	NEW HILL, NC 27562	0710855545	0455235
83	2552	COLLECTION COURT	NEW HILL, NC 27562	0710855631	0455236
84	2548	COLLECTION COURT	NEW HILL, NC 27562	0710855646	0455237
85	2544	COLLECTION COURT	NEW HILL, NC 27562	0710855742	0455238
86	2540	COLLECTION COURT	NEW HILL, NC 27562	0710855747	0455239
87	2536	COLLECTION COURT	NEW HILL, NC 27562	0710855842	0455240
88	2532	COLLECTION COURT	NEW HILL, NC 27562	0710855847	0455241
89	2528	COLLECTION COURT	NEW HILL, NC 27562	0710855942	0455242
92	2516	COLLECTION COURT	NEW HILL, NC 27562	0710865171	0455245
100	2527	COLLECTION COURT	NEW HILL, NC 27562	0710857933	0455253
101	2531	COLLECTION COURT	NEW HILL, NC 27562	0710857838	0455254
103	2545	COLLECTION COURT	NEW HILL, NC 27562	0710857731	0455256
115	2536	KYLEWYND PLACE	NEW HILL, NC 27562	0710858676	0455268
117	2531	KYLEWYND PLACE	NEW HILL, NC 27562	0710950758	0455270
121	2547	KYLEWYND PLACE	NEW HILL, NC 27562	0710951508	0455274
<b>Phase 2B - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 2237-2243</b>					
124	2532	IMPULSION DRIVE	NEW HILL, NC 27562	0710953870	0462599
125	2528	IMPULSION DRIVE	NEW HILL, NC 27562	0710953865	0462600
126	2524	IMPULSION DRIVE	NEW HILL, NC 27562	0710953950	0462601
127	2520	IMPULSION DRIVE	NEW HILL, NC 27562	0710953946	0462602
128	2516	IMPULSION DRIVE	NEW HILL, NC 27562	0710963010	0462603
129	2512	IMPULSION DRIVE	NEW HILL, NC 27562	0710962095	0462604
130	2508	IMPULSION DRIVE	NEW HILL, NC 27562	0710962069	0462605
131	2504	IMPULSION DRIVE	NEW HILL, NC 27562	0710962137	0462606
132	2500	IMPULSION DRIVE	NEW HILL, NC 27562	0710963227	0462607
133	2501	IMPULSION DRIVE	NEW HILL, NC 27562	0710964235	0462608
134	2505	IMPULSION DRIVE	NEW HILL, NC 27562	0710964179	0462609
135	2511	IMPULSION DRIVE	NEW HILL, NC 27562	0710964183	0462610
136	2515	IMPULSION DRIVE	NEW HILL, NC 27562	0710965008	0462611
137	2519	IMPULSION DRIVE	NEW HILL, NC 27562	0710965013	0462612
138	2523	IMPULSION DRIVE	NEW HILL, NC 27562	0710955937	0462613
139	2527	IMPULSION DRIVE	NEW HILL, NC 27562	0710955942	0462614
140	2531	IMPULSION DRIVE	NEW HILL, NC 27562	0710955857	0462615
141	2535	IMPULSION DRIVE	NEW HILL, NC 27562	0710955852	0462616
142	2539	IMPULSION DRIVE	NEW HILL, NC 27562	0710955766	0462617
143	2543	IMPULSION DRIVE	NEW HILL, NC 27562	0710955791	0462618
<b>Lots 277-306 and Lots 321-400 in Phases 3B, 3C, and 3D - Owned by Pulte Home Company, LLC</b>					
-	2701	OLD US HIGHWAY 1	APEX , NC 27562	0720057756	0071205
<i>* Excluding Lots 251 to 276 and Lots 307-320 in Phase 3A</i>					

**CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS**

Application #: 19CZ17

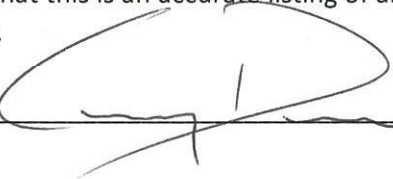
Submittal Date: 8/1/2019

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIN
1.	See attached list of property owners within 300' radius	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

I, CRAIG DUERR, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

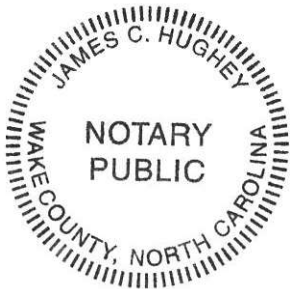
Date: 7/23/19


By: 

COUNTY OF WAKE STATE OF NORTH CAROLINA

Sworn and subscribed before me, James C. Hughey, a Notary Public for the above State and County, on this the 23<sup>rd</sup> day of July, 2019.

SEAL



  
Notary Public  
James C. Hughey  
Print Name

My Commission Expires: 2-20-22



**WOODBURY REZONING FOR 'J' DRIVES - PROPERTY OWNER NOTIFICATION WITHIN 300' RADIUS**

Owner	Street Address	City, State, Zip	PIN
3 BOYS CAPITAL LLC MUSIC ROW INVESTMENTS LLC	1018 N WELLONSBURG PL	APEX NC 27502-7127	0720177185
AGARWAL, AMIT AGARWAL, SAMPADA	204 KURTNER CT	MORRISVILLE NC 27560-6736	0720044708
AGARWAL, GITESH AGARWAL, VIJAY	3235 RETAMA RUN	NEW HILL NC 27562-9346	0710949879
BARKER, LINDA BARBEE	PO BOX 252	NEW HILL NC 27562-0252	0720158891
BORKAR, YOGESH D BORKAR, GAURI	1008 KATIE LN	CARY NC 27519-1557	0720041897
CALDWELL, JASON T CALDWELL, KERI-ANN	2660 IMPULSION DR	NEW HILL NC 27562-9344	0720041941
CAROL B HEELAN IRREVOCABLE TRUST	GEORGE HEELAN TRUSTEE	12940 DORMAN RD APT 2206	0720075965
CARR, JOHN F CARR, LESLIE K	PO BOX 187	GOLF IL 60029-0187	0710868186
CORDER, MEGHAN PATAKY CORDER, PRESTON DEE	2623 JAZZY ST	NEW HILL NC 27562	0710858118
COTTON, VELNON D COTTON, HELEN L G	2341 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9001	0710862080
COULL, ANNA V	3208 RETAMA RUN	NEW HILL NC 27562-9346	0720042648
DEATON, KIMBERLY	2555 KYLEWYND PL	NEW HILL NC 27562-9331	0710951448
DIAZ, ISMAEL DIAZ, CYNTHIA	2551 KYLEWYND PL	NEW HILL NC 27562-9331	0710951523
DIPIETRO, PETER F DIPIETRO, CARRIE	2675 IMPULSION DR	NEW HILL NC 27562-9344	0720043975
DIXIT, AJIT S DIXIT, DARSHANA A	405 MAGNOLIA BIRCH CT	CARY NC 27519-9359	0720043850
FRYE, COURTNEY S	2663 IMPULSION DR	NEW HILL NC 27562-9344	0720052061
GAUTAM, NITIN GAUTAM, DEEPALI	2106 ADDENBROCK DR	MORRISVILLE NC 27560-8635	0720043821
GORREY, PURUSHOTHAM	612 BAUCOM CREEK CT	CARY NC 27519-7623	0720043779
GRIFFIN, ALISHIA N GRIFFIN, JACQWAYNE	3210 RETAMA RUN	NEW HILL NC 27562-9346	0720042710
HARRIS, SHAUNA HEMINGWAY	2693 IMPULSION DR	NEW HILL NC 27562-9344	0720046817
HEPBURN, DAVID	1976 OLD BYRE WAY	APEX NC 27502-9113	0710852768
JAGANATHAN, SHANMUGAM RAMASAMY, UMADEVI	136 HILDA GRACE LN	CARY NC 27519-8757	0720044914
JIA, NAN NI, XIWEN	2617 JAZZY ST	NEW HILL NC 27562-9327	0710857158
KATUPILLA, HAMSAVENI KATUPILLA, ANANTH M	1825 BALDHEAD ISLAND DR	APEX NC 27502-8573	0720041879
KEARNS, MICHAEL T TRUSTEE KEARNS, SUSAN A TRUSTEE	2571 COLLECTION CT	NEW HILL NC 27562-9330	0710857378
KEHS, ANNE F HAYNES, JONATHAN R	2564 COLLECTION CT	NEW HILL NC 27562-9330	0710855474
KING, SHAWN M KING, ROSANNA	2669 IMPULSION DR	NEW HILL NC 27562-9344	0720043937
KOVACS, KAREN ANN LITTLEJOHN, CHRISTOPHER JOSEPH	2672 IMPULSION DR	NEW HILL NC 27562-9344	0720042882
LINNA, STACEY A	3216 RETAMA RUN	NEW HILL NC 27562-9346	0720041745
MANCUSO, KATHLEEN F MANCUSO, PETER	2548 KYLEWYND PL	NEW HILL NC 27562-9331	0710859521
MARTIN, NICHOLAS P	2689 IMPULSION DR	NEW HILL NC 27562-9344	0720045869
MCKINNISH, TIMOTHY D	PO BOX 58232	RALEIGH NC 27658-8232	0710865906
MYERS, SHELLEY M	2687 IMPULSION DR	NEW HILL NC 27562-9344	0720045930
NEMCHIK, ANDREW CLAYTON	2666 IMPULSION DR	NEW HILL NC 27562-9344	0720042826
PARRISH, GENE JR PARRISH, BEVERLY M	2567 COLLECTION CT	NEW HILL NC 27562-9330	0710857473
POOLE, DAVID N POOLE, MEREDITH A	2683 IMPULSION DR	NEW HILL NC 27562-9344	0720044991
PULTE HOME COMPANY, LLC	1225 CRESCENT GREEN DRIVE	CARY, NC 27513	Multiple
RALEY, ARNOLD ROBERT RALEY, SUSAN MARY	2552 KYLEWYND PL	NEW HILL NC 27562-9331	0710859436
RAUER, ANGELA L	2668 IMPULSION DR	NEW HILL NC 27562-9344	0720042854
RHINES, SEAN	2679 IMPULSION DR	NEW HILL NC 27562-9344	0720044933
ROSE, NANCY A ROSE, CRAIG H	2504 COLLECTION CT	NEW HILL NC 27562-9330	0710866286
SAVAGE, PAUL SAVAGE, TABATHA	2613 JAZZY ST	NEW HILL NC 27562-9327	0710856199
SHETTY, PRIYANKA SHETTY, SURAJ	2056 POPLAR HIGH PL	CARY NC 27519-8960	0720052080
VANCE, TREVOR D VANCE, ALINA	2695 IMPULSION DR	NEW HILL NC 27562-9344	0720046845
VINCENT, LINDA SHARLEEN	211 BEAR TREE CRK	CHAPEL HILL NC 27517-7640	0720043918
XIA, RAN	2681 IMPULSION DR	NEW HILL NC 27562-9344	0720044962
YOUNG, LINDA DENISE	2544 KYLEWYND PL	NEW HILL NC 27562-9331	0710859506
ZEGERMAN PROPERTIES LLC	1661 SALEM VILLAGE DR	APEX NC 27502-4731	0720045898





July 19, 2019

## NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

On Tuesday, July 30<sup>th</sup> at 6:00 PM, a neighborhood meeting is planned to discuss the proposed minor change to the current zoning PUD 16CZ01 for the subject properties outlined on the enclosed map. The meeting is being held at the Woodbury Sales Center at 2606 Lex Lane in Apex.

We have scheduled the meeting to provide information on the proposed rezoning which is limited to a text change in the architectural requirements to allow side entry garages. Representatives will be available until 8:00 PM.

If you have any questions or cannot attend the neighborhood meeting and would like further information about the proposed rezoning, please feel free to contact me either at 919-816-1155 or via email at [craig.duerr@pultegroup.com](mailto:craig.duerr@pultegroup.com).

We look forward to seeing you on Tuesday, July 30th at 6:00 PM.

Sincerely,

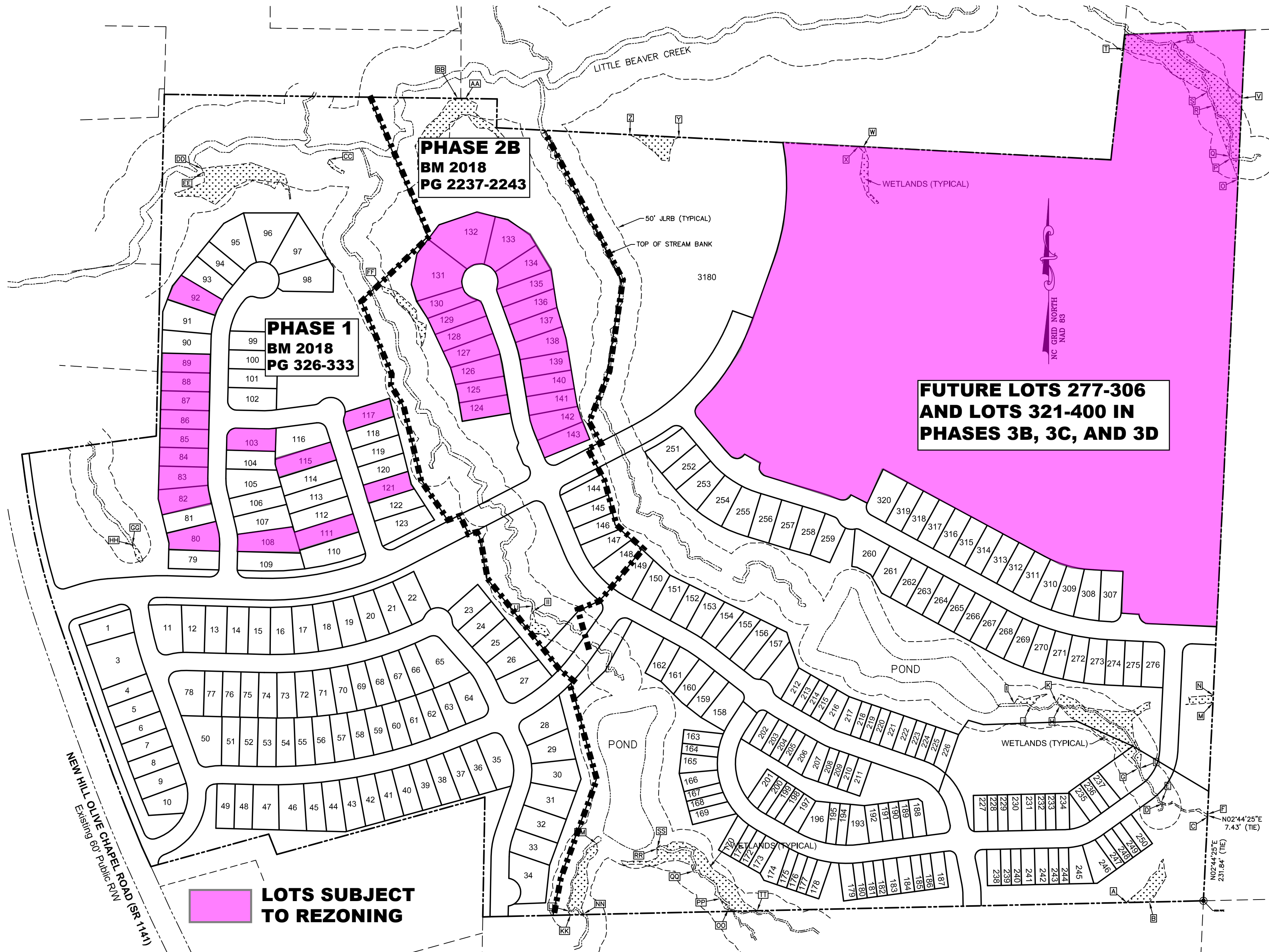


Craig Duerr  
Manager, Land Planning & Entitlements



NC GRID COORDINATES  
NAD 83 (2011)

A: N 704439.11  
E 2021147.03  
B: N 704440.50  
E 2021209.37  
C: N 704675.40  
E 2021369.64  
D: N 704711.75  
E 2021245.02  
E: N 704717.14  
E 2021242.88  
F: N 704682.82  
E 2021370.00  
G: N 704809.29  
E 2021177.41  
H: N 704981.83  
E 2020961.89  
I: N 704988.31  
E 2020836.15  
J: N 704983.08  
E 2020881.16  
K: N 704992.11  
E 2020952.21  
L: N 704810.00  
E 2021183.29  
M: N 704990.19  
E 2021384.71  
N: N 705011.28  
E 2021385.72  
O: N 706436.97  
E 2021453.96  
P: N 706493.41  
E 2021432.78  
Q: N 706500.02  
E 2021430.23  
R: N 706639.49  
E 2021384.68  
S: N 706676.91  
E 2021368.73  
T: N 706797.81  
E 2021136.79  
U: N 706812.96  
E 2021277.54  
V: N 706660.55  
E 2021464.66  
W: N 706525.99  
E 2020419.20  
X: N 706526.69  
E 2020405.78  
Y: N 706552.49  
E 2019910.31  
Z: N 706559.54  
E 2019774.82  
AA: N 706659.55  
E 2019320.69  
BB: N 706659.84  
E 2019299.35  
CC: N 706491.30  
E 2018945.09  
DD: N 706465.58  
E 2018592.89  
EE: N 706455.95  
E 2018596.07  
FF: N 706141.13  
E 2019089.90  
GG: N 705428.40  
E 2018401.76  
HH: N 705427.28  
E 2018399.50  
II: N 705243.53  
E 2019507.62  
JJ: N 705257.70  
E 2019505.75  
KK: N 704404.82  
E 2019610.98  
LL: N 704414.83  
E 2019608.84  
MM: N 704602.10  
E 2019683.11  
NN: N 704407.29  
E 2019646.78  
OO: N 704419.34  
E 2020046.39  
PP: N 704449.76  
E 2020023.97  
QQ: N 704525.54  
E 2019949.68  
RR: N 704587.73  
E 2019949.78  
SS: N 704591.26  
E 2019851.08  
TT: N 704416.32  
E 2020126.29



**LOTS SUBJECT TO REZONING**

From A to B  
N28°53'49"E 4.18'  
N50°03'02"E 62.62'  
N28°21'12" 30.10'  
N48°09'44"E 31.04'  
N12°00'33"E 20.27'  
N45°15'25"E 12.75'  
S06°21'48"E 31.72'  
S14°06'11"E 19.34'  
S32°15'03"W 33.49'  
S30°57'17"W 26.53'  
N62°34'54"W 9.57'  
N44°46'43"W 10.65'  
N57°28'29"W 11.97'  
N51°54'46"W 10.46'  
S34°09'22"W 3.43'  
S71°07'33"W 15.16'  
N65°08'14"W 12.03'

From E to F  
S65°08'14"E 14.72'  
N75°15'33"E 12.57'  
N34°09'22"E 5.98'  
S51°54'46"E 13.46'  
S62°12'02"E 12.29'  
S44°46'43"E 10.44'  
S69°00'29"E 8.27'  
S78°30'15"E 7.91'  
N75°53'16"E 5.32'  
N81°49'21"E 15.54'  
N81°40'44"E 11.15'  
S43°39'36"E 5.51'  
S55°24'23"E 16.02'  
S70°16'27"E 5.97'  
Area: 0.015 Ac.±

From G to H  
N47°31'43"W 50.79'  
N38°00'46"W 41.83'  
N62°35'32"W 47.30'  
N49°41'45"W 43.55'  
N63°48'53"W 54.07'  
N42°13'58"W 42.52'  
Area: 0.213 Ac.±

From I to J  
N30°03'53"E 25.16'  
S70°17'48"E 43.90'  
S50°30'21"E 33.03'  
S80°43'55"E 36.70'  
S84°04'18"E 64.48'  
N85°18'17"E 29.90'  
N58°59'23"E 17.10'  
N58°59'23"E 28.98'  
N76°19'11"E 11.95'  
S07°02'38"E 3.78'  
S78°41'42"W 3.48'  
S11°18'18"E 14.78'  
S80°12'29"W 11.04'  
S54°22'57"W 28.42'  
S54°22'57"W 20.07'  
S05°53'07"E 48.38'  
S25°51'12"E 49.64'  
S05°40'04"W 41.85'  
Area: 0.158 Ac.±

From K to L  
N30°03'53"E 25.16'  
S70°17'48"E 43.90'  
S50°30'21"E 33.03'  
S80°43'55"E 36.70'  
S84°04'18"E 64.48'  
N85°18'17"E 29.90'  
N58°59'23"E 17.10'  
N58°59'23"E 28.98'  
N76°19'11"E 11.95'  
S07°02'38"E 3.78'  
S78°41'42"W 3.48'  
S11°18'18"E 14.78'  
S80°12'29"W 11.04'  
S54°22'57"W 28.42'  
S54°22'57"W 20.07'  
S05°53'07"E 48.38'  
S25°51'12"E 49.64'  
S05°40'04"W 41.85'  
Area: 0.158 Ac.±

From M to N  
S67°36'26"E 22.67'  
N69°58'09"E 20.21'  
N79°05'23"E 41.54'  
N11°18'18"W 18.59'  
N85°57'24"E 67.99'  
Area: 0.031 Ac.±

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

Sheet 7 of 7



- LEGEND
Existing Monumentation
Iron Pipe Set
Mathematical Point
Esm't
Easement
JLRB Jordan Lake Riparian Buffer
Minimum Building Setback
TOA Town of Apex
PrRWE Private Retaining Wall Esm't
Pr Private
Pu Public
DE Drainage Easement
SE Storm Easement
UE Utility Easement
SWE Sidewalk Easement
R/W Right-of-Way
SFHA Special Flood Hazard Area
OS Open Space
(0.00') Tie Distance (Chord Distance)
Matchlines
Resource Conservation Area
Wetlands
Type 'A' Streetscape Buffer
Type 'A' Perimeter Buffer

MAJOR SUBDIVISION FINAL PLAT
WOODBURY SUBDIVISION
PHASE 3A
Lands of Pulte Home Company
Site Address: 2521 New Hill Olive Chapel Road

MSS LAND CONSULTANTS
6118 Saint Giles St.
Suite E
Raleigh, NC 27612
Email: gowers@mssland.com
Phone (919) 510-4464
Fax (919) 510-9102
'Committed to Total Quality Service'

Checked by: MAH
Drawn by: BAO
Date: Mar 16, 2019
North Carolina
Wake County
Buckhorn Township
Town of Apex

Refer to Page 1 of this multi-page plat for notes, restrictions and other requirements pertaining to this plat.



# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Pulte Home Company, LLC  
Applicant(s): Craig Duerr  
Contact information (email/phone): craig.duerr@pultegroup.com / 919-816-1155  
Meeting Address: 2606 Lex Lane (Woodbury Sales Center) in Apex  
Date of meeting: Tuesday, July 30, 2019 Time of meeting: 6:00 PM to 8:00 PM

Please summarize the questions/comments and your response from the 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:

Will the Town of Apex approved building permits for already sold homes on Lots 82 and 117 with the knowledge Pulte will be submitting the change to the rezoning condition?

Applicant's Response:

Unfortunately, the Town of Apex Planning Department was not willing to sign-off on these building permits.

Question/Concern #2:

Are there any other homes with side entry garages for sale at Woodbury?

Applicant's Response:

Current, the Castle Rock Courtyard is the only model with a side entry garage. Other homes in the 38' single family series could change to a side entry garage and add a 3rd car garage if sold on a wider lot, but Pulte currently does not have plans to add this option.

Question/Concern #3:

Why is the address New Hill?

Applicant's Response:

Woodbury is part of the Corporate limits of the Town of Apex. Public water and sewer from the Town of Apex will be provided to all homes in Woodbury. U.S. Postal Service is the government agency responsible for designation of zip code and post office.

Question/Concern #4:

Adjacent property owner David Hepburn asked if sewer can be extended between lots to service his property.

Applicant's Response:

Pulte had previously responded to this inquiry that it was not possible for sewer to be provided, however, it may be feasible for Mr. Hepburn to connect to the 24" sewer outfall with an easement from the property owner adjacent north of his property. A segment of aerial sewer may be required.



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

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

I, Craig Duerr, do hereby declare as follows:  
Print Name

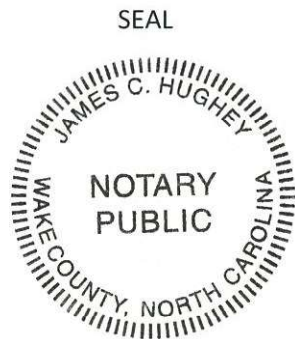
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of 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 Neighborhood Meeting.
3. The meeting was conducted at 2606 Lex Lane (Woodbury Sales Center) in Apex (location/address) on Tuesday, July 30, 2019 (date) from 6:00 PM (start time) to 8:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

7/31/19  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, James C. Hughey, a Notary Public for the above State and County, on this the 31<sup>st</sup> day of July, 2019.



[Signature]  
Notary Public  
James C. Hughey  
Print Name

My Commission Expires: 2-20-22



# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: 2606 Lex Lane (Woodbury Sales Center) in Apex  
 Date of meeting: Tuesday, July 30, 2019 Time of meeting: 6:00 PM to 8:00 PM  
 Property Owner(s) name(s): Refer to attached list  
 Applicant(s): Pulte Home Company, LLC

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Linda Barbour	3312 Old US 1			
2.	Lauren Barbour	P.O. Box 252			
3.	ED RADOMSKI	6409 Fayetteville St Ste. 120-318			
4.	JOAN RADOMSKI	Durham, NC 277			
5.	Geoffrey Hayes	108 Orvis Dr			
6.	Kate Hayes	Holly Springs NC 27540			
7.	KATHY MANCUSO	2548 Kylewynd Pl			
8.	PETER MANCUSO	2548 Kylewynd Pl			
9.	SUSAN + DENIE RALEY	2552 Kylewynd Pl			
10.	Anne Kens/Jon Heynes	2564 Collection Ct			
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.



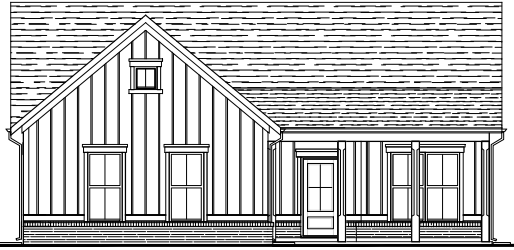
## Section 7: Architectural Standards

The architecture for this community will reflect the residential scale and character of traditional Apex building styles. Building materials within each residential building type will be selected from a similar palette but will provide enough variety and diversity to add individuality and character amongst the product types. Further detailing shall be provided at the time of Residential Master Subdivision submittal.

### Single Family Residential:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Up to 30% of the total number of single family detached dwelling units may be ranch style homes with slab on grade foundations.
3. All other single family home types shall have a crawl space, basement, or turned-down slab foundation with a minimum of 20-inches from grade to front elevation finished floor. On front elevations, the 20-inches will have masonry such as brick or stone. The side and rear of houses do not have to meet these requirements.
3. Garage doors must be painted to match the house trim or siding color and have either windows, decorative details, or carriage style adornments.
4. Homes shall include a front porch or stoop with a minimum depth of 4-feet.
5. The roof for primary structures (i.e., excluding porches, bay windows, etc.) shall be pitched at 5:12 or greater.
6. The garage cannot protrude more than 1-foot from either the front façade or porch, except that the garage may protrude up to 5-feet from the front façade or porch with the inclusion of windows in the garage door and one (1) architectural feature such as a variation in roof form, balcony, trimmed window or decorative vent over the door area to minimize the impact of the garage façade. ***No more than 15% of the total number of homes shall be side entry garages with 'J' drives. Homes with 'J' drives shall not be located on immediately adjacent lots to other homes with 'J' drives.***
7. The side and rear of a home that is visible from a public street must include at least two (2) of the following elements:
  - Window with shutters
  - Masonry for at least 10% of wall area
  - Variation in siding material pattern for at least 20% of the wall area.
  - Bay, transom or casement window
  - Decorative trim, shake, cornice, or air vents on gables
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of four (4) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. Single family detached homes will be prepared for solar photovoltaic (PV) systems by the installation of a 1.5 inch metal conduit from the attic to a point near the electrical distribution box.





Elevation NC1G - Courtyard



Elevation NC2H - Courtyard



Elevation NC2I - Courtyard



Elevation NC2J - Courtyard



Elevation NC2K - Courtyard



Elevation NC3H - Courtyard

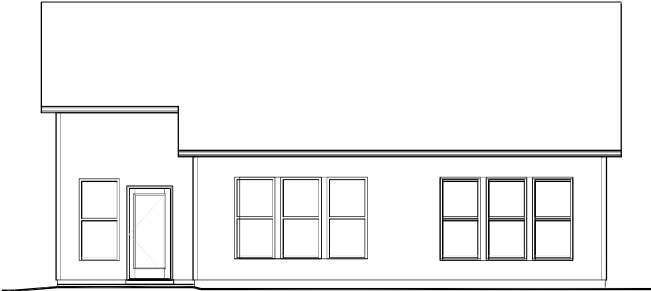


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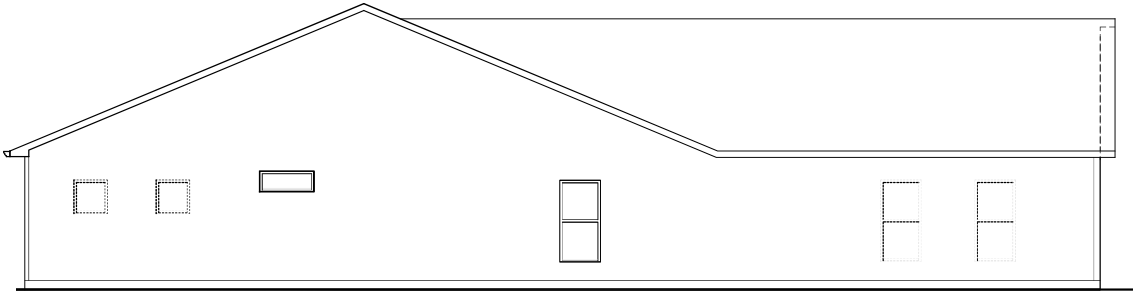
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CASTLE ROCK - COURTYARD

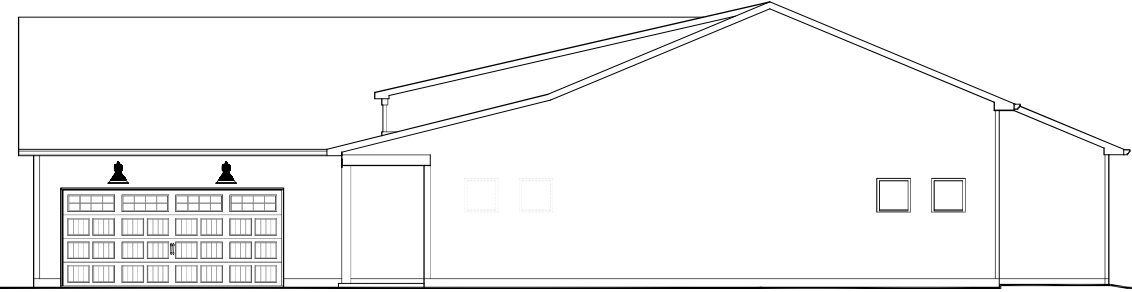




REAR ELEVATION - Courtyard



SIDE ELEVATION - Courtyard



SIDE ELEVATION - Courtyard

CASTLE ROCK - COURTYARD



NPC #46206

(c) Copyright 2015 PulteGroup, Inc.



## Woodbury Lots subject to Rezoning for 'J' Drives

Lot #	House #	Street	City, State, Zip	PIN	Real Estate
<b>Phase 1 - Owned by Residents. Recorded in BM2018, Pages 326-333</b>					
80	2564	COLLECTION COURT	NEW HILL, NC 27562	0710855474	0455233
108	2567	COLLECTION COURT	NEW HILL, NC 27562	0710857473	0455261
111	2552	KYLEWYND PLACE	NEW HILL, NC 27562	0710859436	0455264
<b>Phase 1 - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 326-333</b>					
82	2556	COLLECTION COURT	NEW HILL, NC 27562	0710855545	0455235
83	2552	COLLECTION COURT	NEW HILL, NC 27562	0710855631	0455236
84	2548	COLLECTION COURT	NEW HILL, NC 27562	0710855646	0455237
85	2544	COLLECTION COURT	NEW HILL, NC 27562	0710855742	0455238
86	2540	COLLECTION COURT	NEW HILL, NC 27562	0710855747	0455239
87	2536	COLLECTION COURT	NEW HILL, NC 27562	0710855842	0455240
88	2532	COLLECTION COURT	NEW HILL, NC 27562	0710855847	0455241
89	2528	COLLECTION COURT	NEW HILL, NC 27562	0710855942	0455242
92	2516	COLLECTION COURT	NEW HILL, NC 27562	0710865171	0455245
100	2527	COLLECTION COURT	NEW HILL, NC 27562	0710857933	0455253
101	2531	COLLECTION COURT	NEW HILL, NC 27562	0710857838	0455254
103	2545	COLLECTION COURT	NEW HILL, NC 27562	0710857731	0455256
115	2536	KYLEWYND PLACE	NEW HILL, NC 27562	0710858676	0455268
117	2531	KYLEWYND PLACE	NEW HILL, NC 27562	0710950758	0455270
121	2547	KYLEWYND PLACE	NEW HILL, NC 27562	0710951508	0455274
<b>Phase 2B - Owned by Pulte Home Company, LLC. Recorded in BM2018, Pages 2237-2243</b>					
124	2532	IMPULSION DRIVE	NEW HILL, NC 27562	0710953870	0462599
125	2528	IMPULSION DRIVE	NEW HILL, NC 27562	0710953865	0462600
126	2524	IMPULSION DRIVE	NEW HILL, NC 27562	0710953950	0462601
127	2520	IMPULSION DRIVE	NEW HILL, NC 27562	0710953946	0462602
128	2516	IMPULSION DRIVE	NEW HILL, NC 27562	0710963010	0462603
129	2512	IMPULSION DRIVE	NEW HILL, NC 27562	0710962095	0462604
130	2508	IMPULSION DRIVE	NEW HILL, NC 27562	0710962069	0462605
131	2504	IMPULSION DRIVE	NEW HILL, NC 27562	0710962137	0462606
132	2500	IMPULSION DRIVE	NEW HILL, NC 27562	0710963227	0462607
133	2501	IMPULSION DRIVE	NEW HILL, NC 27562	0710964235	0462608
134	2505	IMPULSION DRIVE	NEW HILL, NC 27562	0710964179	0462609
135	2511	IMPULSION DRIVE	NEW HILL, NC 27562	0710964183	0462610
136	2515	IMPULSION DRIVE	NEW HILL, NC 27562	0710965008	0462611
137	2519	IMPULSION DRIVE	NEW HILL, NC 27562	0710965013	0462612
138	2523	IMPULSION DRIVE	NEW HILL, NC 27562	0710955937	0462613
139	2527	IMPULSION DRIVE	NEW HILL, NC 27562	0710955942	0462614
140	2531	IMPULSION DRIVE	NEW HILL, NC 27562	0710955857	0462615
141	2535	IMPULSION DRIVE	NEW HILL, NC 27562	0710955852	0462616
142	2539	IMPULSION DRIVE	NEW HILL, NC 27562	0710955766	0462617
143	2543	IMPULSION DRIVE	NEW HILL, NC 27562	0710955791	0462618
<b>Lots 277-306 and Lots 321-400 in Phases 3B, 3C, and 3D - Owned by Pulte Home Company, LLC</b>					
-	2701	OLD US HIGHWAY 1	APEX , NC 27562	0720057756	0071205
<i>* Excluding Lots 251 to 276 and Lots 307-320 in Phase 3A</i>					



**AGENT AUTHORIZATION FORM**

Application #: 19CZ17

Submittal Date: 8/1/2019

Pulte Home Company, LLC is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Phase 3 (Lots 251 to 400)
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 2701 Old US 1 Highway

The agent for this project is: \_\_\_\_\_

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

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature(s) of Owner(s)

*Chris Raughley*

CHRIS RAUGHLEY, VP LAND

Type or print name

7/26/19

Date

\_\_\_\_\_

Type or print name

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.**

**AGENT AUTHORIZATION FORM**

Application #: 19CZ17

Submittal Date: 8/1/2019

Pulte Home Company, LLC is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Phases 1 and 2
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: See attached list

The agent for this project is: \_\_\_\_\_

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

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Signature(s) of Owner(s)

Chris Raughey  
CHRIS RAUGHEY, VP LAND  
 Type or print name

7/26/19  
 Date

\_\_\_\_\_  
 Type or print name 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.**



**AGENT AUTHORIZATION FORM**

Application #: 19CZ17 Submittal Date: 8/1/2019

Arnold Robert Raley and Susan Mary Raley is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Lot 111
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 2552 Kylewynd, New Hill, NC 27562

The agent for this project is: Pulte Home Company, LLC

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

Agent Name: Craig Duerr

Address: 1225 Crescent Green Drive, Suite 250, Cary, NC 27513

Telephone Number: 919-816-1155

E-Mail Address: craig.duerr@pultegroup.com

Signature(s) of Owner(s)

*Susan M Raley*  
SUSAN M RALEY  
 Type or print name

7/30/2019  
 Date

*Arnold R Raley*  
ARNOLD R RALEY  
 Type or print name

7/30/2019  
 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.**

**AGENT AUTHORIZATION FORM**

Application #: 19CZ17

Submittal Date: 8/1/2019

Gene Parrish Jr. and Beverly M. Parrish is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Lot 108
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 2567 Collection Court, New Hill, NC 27562

The agent for this project is: Pulte Home Company, LLC

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

Agent Name: Craig Duerr

Address: 1225 Crescent Green Drive, Suite 250, Cary, NC 27513

Telephone Number: 919-816-1155

E-Mail Address: craig.duerr@pultegroup.com

Signature(s) of Owner(s)

☆

Gene Parrish Jr

Gene Parrish

Type or print name

8-1-19

Date

☆

Beverly M Parrish

Bererly Parrish

Type or print name

8-1-19

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.**



**AGENT AUTHORIZATION FORM**

Application #: 19CZ17

Submittal Date: 8/1/2019

Anne F. Kehs and Jonathan R. Haynes is the owner of the property for which the attached application is being submitted:

- Land Use Amendment
- Rezoning Woodbury Lot 80
- Site Plan
- Subdivision
- Variance
- Other: \_\_\_\_\_

The property address is: 2564 Collection Court, New Hill, NC 27562

The agent for this project is: Pulte Home Company, LLC

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

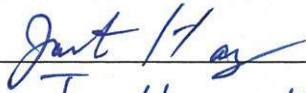
Agent Name: Craig Duerr


Address: 1225 Crescent Green Drive, Suite 250, Cary, NC 27513

Telephone Number: 919-816-1155

E-Mail Address: craig.duerr@pultegroup.com

Signature(s) of Owner(s)

  
Jonathan Haynes 7-30-19  
 Type or print name Date

  
Anne Kehs 30 JUL 19  
 Type or print name 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.**