

## STAFF REPORT

Rezoning #25CZ11 8905 Castleberry Road - Tracts 10 & 11

January 13, 2026 Town Council Meeting



All property owners, tenants, and neighborhood associations within 500 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

### **BACKGROUND INFORMATION:**

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

### **PROJECT DESCRIPTION:**

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

### **Adjacent Zoning & Land Uses:**

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

### **EXISTING CONDITIONS:**

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

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

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**Figure 1: Existing Conditions**

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

### **NEIGHBORHOOD MEETING:**

The applicant conducted two neighborhood meetings on July 14, 2025 and November 17, 2025. The neighborhood meeting reports are attached.

### **WCPSS Coordination:**

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

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



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### 2045 LAND USE MAP:

The 2045 Land Use Map designates the subject properties as Rural Density Residential. The proposed rezoning to Low Density Residential-Conditional Zoning (LD-CZ) includes a maximum density of 1.4 units per acre which is inconsistent with the Rural Density Residential (1 unit per 5 acres) classification. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Low Density Residential (maximum 3 units per acre) per NCGS 160D-605(a).

### PROPOSED ZONING CONDITIONS:

#### Limitation of Uses:

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

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

#### Environmental and Development:

1. The minimum lot size shall be 22,500 sf and there shall be no more than 4 primary residential units allowed within the area of the two subject parcels of the rezoning case.
2. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S.
3. Perimeter buffers and HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
4. In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
5. Any Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
6. Any required outdoor lighting shall utilize full cutoff fixtures that have a maximum color temperature of 3000K. (to apply only to signage and other common owned elements.)
7. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
8. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Additionally, 3 of the 4 proposed residential homes shall be constructed with active 3.5kW systems.
9. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
10. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.

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11. Construction shall be restricted to Monday – Saturday, no later than 7pm, to allow for a reprieve from construction noise in the evenings and on Sundays. Construction vehicles shall not use Sleepy Valley Rd to access the properties.
12. There shall be a 20' undisturbed Type B Landscape Buffer along the eastern and southern boundary of the rezoned areas. Each lot containing a buffer shall have a deed restriction recorded that states all buffers will be left undisturbed in perpetuity.
13. Building setbacks shall be set as follows:
  - a. Front: 25'
  - b. Side: 10' min./20' total
  - c. Rear: 25'
  - d. Corner Side: 18'
14. The home builder shall be required to install a 6' privacy fence outside of the required landscape buffer adjacent to the entire property line shared with all neighboring residential land uses prior to a CO being issued. The material of the fence shall be either wood or composite wood, such as but not limited to, Trex brand.

### Transportation Condition:

15. Developer shall construct and dedicate an extension of Castleberry Road from the existing terminus of state maintenance to the western boundary of the site as a 22-foot-wide public street in a minimum 50-foot-wide right of way based on the Town of Apex rural residential street standard and construct 5-foot sidewalk along the north side of Castleberry Road from the path leading to Grand Highclere Way to the western terminus of Castleberry Road. Additionally, Developer shall improve and dedicate Council Drive from the terminus of the Castleberry Road extension to the southern boundary of the site as a 22-foot-wide public street in a minimum 50-foot-wide right of way based on the Town of Apex rural residential street standard and construct 5-foot sidewalk along the west side of Council Drive from the end of Castleberry Road to the southern terminus of Council Drive at the project boundary. The connection between the two streets will meet a minimum 198' horizontal curve consistent with a 25 mph speed limit.

### Architectural Conditions:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
5. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

• Windows	• Decorative shake
• Bay window	• Decorative air vents on gable
• Recessed window	• Decorative gable
• Decorative window	• Decorative cornice
• Trim around the windows	• Column
• Wrap around porch or side porch	• Portico
• Two or more building materials	• Balcony
• Decorative brick/stone	• Dormer
• Decorative trim	

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Rezoning #25CZ11 8905 Castleberry Road - Tracts 10 & 11

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

### NATURAL RESOURCE AND ENVIRONMENTAL DATA

The properties are within the Cape Fear River Basin and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019 and subject to stormwater requirements in UDO Section 6.1, which includes capture and treat the 1 inch runoff, peak attenuation for the 1-year and 10 year, 24 hour storms.

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

### ENVIRONMENTAL ADVISORY BOARD:

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

### PARKS AND RECREATION ADVISORY BOARD:

This rezoning was exempt from meeting with the Parks and Recreation Advisory Board per UDO Section 14.1.2.

### AFFORDABLE HOUSING:

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

### HISTORIC STRUCTURES:

There are no known historic structures present on the Property.

### PUBLIC FACILITIES:

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

### RESOURCE CONSERVATION AREA AND BUFFERS

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

Buffer Location:	UDO Buffer Width & Type	Proposed Buffer Width & Type
Along Eastern Boundary	10' Type B	20' Type B within the lot
Along Southern Boundary	10' Type B	20' Type B within the lot

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

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

*(1) the width of the buffer is doubled; and*

*(2) each lot that contains a buffer must have a deed restriction recorded with a restriction that the buffer is to be left undisturbed.*

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

The applicant provided a zoning condition (#12) for the undisturbed buffer deed restriction.

### **PLANNING STAFF ANALYSIS:**

**The rezoning is not consistent with the current 2045 Land Use Map classification.**

The existing Land Use Map classification is Rural Density Residential which supports up to 1 dwelling unit per 5 acres. The Rural Density Residential classification is intended to protect and enhance the rural character of the western-most and southwestern portions of the study area. The land is to remain minimally developed with single-family residential uses at very low densities and provide a transition from the Protected Open Spaces around Jordan Lake and Shearon Harris Reservoir to Low Density Residential.

The project site is located approximately 940 feet north of the Jordan Lake Protected Open Space. North of the project site and Castleberry Road is Low Density Residential classification (Lake Castleberry Subdivision) with a zoning district condition that limits the density to 1.28 units per acre.

Peak Plan 2030 provides a broad vision of the future for Apex based on a set of goals that includes Protection of Environmental and Natural Resources which warrants the location of the Rural Density Residential classification adjacent to the Protected Open Space. As stated in the Peak Plan 2030:

- *Apex is located just east of one of the region's best natural amenities, Jordan Lake.*
- *The lake also serves as the area's main water supply.*
- *As the town continues to grow, runoff from development will continue to be one of the biggest threats to water quality in the area.*

*Large homesteads and farms make up a significant portion of the western part of the study area. Not only do these lands contribute to the rural character of the area they are a low-impact, low-intensity set of uses in the critical area of the Jordan Lake water supply watershed.*

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

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



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The surrounding parcels south of Castleberry Road in proximity to the project site are between 1 to 5 acres and densities less than 1 unit per acre. To be consistent with the surrounding parcel densities south of Castleberry Road and consistent with the Peak Plan 2030 Goal: Protection of the Environmental and Natural Resources and the Apex Advance 2045 principle: Preserve rural character in the western portion of the study area, staff recommends that the proposed project density be lowered to 1 dwelling unit per an acre which is designated as Rural Transition Residential classification:

A transition between more rural residential areas and low density residential areas.

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

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

### **PLANNING BOARD RECOMMENDATION:**

The Planning Board held a public hearing on December 8, 2025 and voted 8 to 0 to recommend denial of Rezoning #25CZ11.

### **PLANNING STAFF RECOMMENDATION:**

Planning staff recommends denial of Rezoning #25CZ11 as proposed by the applicant.

### **ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:**

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

The 2045 Land Use Map designates the site as Rural Density Residential classification. The applicant proposes a rezoning to Low Density-Conditional Zoning (LD-CZ) district with a maximum density of 1.4 units per acre which is not a valid district or density within the Rural Density Residential classification on the 2045 Land Use Map. Therefore, the proposed project is not consistent with the 2045 Land Use Map classification. If the rezoning is approved as proposed, the 2045 Land Use Map classification would be amended to Low Density Residential.

The proposed rezoning is not reasonable and not in the public interest because the proposed rezoning is not consistent with the surrounding neighborhood character, as it includes a higher density and significantly smaller lot size.

### **CONDITIONAL ZONING STANDARDS:**

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

### **Legislative Considerations**

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

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



Rezoning #25CZ11

Lake Castleberry

Castleberry Rd

Sleepy Valley Rd

CHATHAM COUNTY



## PETITION TO AMEND THE OFFICIAL ZONING MAP

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

Application #: 25CZ11

Submittal Date: August 1, 2025

Fee Paid:

### Project Information

Project Name: 8905 & 0 Castleberry Rd

Address(es): 8905 & 0 Castleberry Rd

PIN(s): 0713-71-9698 & 0713-71-9580

Acreage: 3

Current Zoning: R-80W

Proposed Zoning: LD-CZ

Current 2045 LUM Classification(s): RR

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes ☐

No ☒

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

Area classified as mixed use:

Acreage:

Area proposed as non-residential development:

Acreage:

Percent of mixed use area proposed as non-residential:

Percent:

### Applicant Information

Name: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary

State: NC

Zip: 27519

Phone:

E-mail: kp@konerugroup.com

### Owner Information

Name: Sri Lakshmi Koneru and Ramya Devabhakthuni

Address: 709 Vine Pond Ct

City: Apex

State: NC

Zip: 27523

Phone:

E-mail: kp@konerugroup.com

### Agent Information

Name: Jones & Cnossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex

State: NC

Zip: 27502

Phone: (919) 387-1174

E-mail: will@jonescnossen.com

Other contacts:



## PETITION INFORMATION

Application #: 25CZ11 Submittal Date: August 1, 2025

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

### PROPOSED USES:

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

1	Single Family	21	
2	Accessory Apartment	22	
3	Utility, minor	23	
4	Park, active	24	
5	Park, passive	25	
6	Greenway	26	
7		27	
8		28	
9		29	
10		30	
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## PETITION INFORMATION

Application #: 25CZ11 Submittal Date: August 1, 2025

## PROPOSED CONDITIONS:

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

See attached list.

## 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.

Although this proposed rezoning would amend the 2045 Land Use Map in order to convert the designation from Rural Density Residential to Low Density Residential, we believe this to be an appropriate LUM designation in line with the Lake Castleberry subdivision immediately north of the properties with a density of 1.28 Units/Acre and the 2023 approved PUD on the south side of Castleberry Road to the east, Castleberry Reserve (2 units/AC). The large lot size minimum for the proposed rezoned areas is more generally consistent with a rural transitional rezoning however the acreage and desired unit count would require a Low Density designation.

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 conditional rezoning will cap the density at 1.4 unit/acre for the combined areas of the two rezoned parcels. The proposed single family homes are expected to be compatible with surrounding homes along Castleberry Road both architecturally and also with the commitment to keep as much existing vegetation as possible with the larger lot sizes and custom home building.

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Application #:

25CZ11

Submittal Date:

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO section 4.4

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

The proposed low density residential use will allow for custom home development of large lots that will be minimally graded to preserve existing tree canopy

Castleberry Road is residential street which should provide for safe travel of residents, service, and emergency vehicles. The impact to surrounding properties is expected to be minimal.

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

The conditional zoning district will minimize the environmental impacts due to the nature of the planned project in general where single family homes will be constructed and preserve the landscape to the fullest extent.

There are no environmental wetland or stream features on site and due to the density RCA and stormwater control would not be required per UDO. Native landscape requirements will also enhance the projects commitment to environmental protection and enhancement.

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

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

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

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

## Architectural Conditions

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



## Additional Zoning Conditions

1. The minimum lot size shall be 22,500 sf and there shall be no more than 4 primary residential units allowed within the area of the two subject parcels of the rezoning case.
2. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S.
3. Perimeter buffers and HOA maintained areas may be planted with clover or warm season grasses for drought resistance.
4. In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall permit clover lawns throughout the neighborhood.
5. Any Homeowners Association covenants shall not restrict the construction of accessory dwelling units.
6. Any required outdoor lighting shall utilize full cutoff fixtures that have a maximum color temperature of 3000K. (to apply only to signage and other common owned elements.)
7. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
8. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Additionally, 3 of the 4 proposed residential homes shall be constructed with active 3.5kW systems.
9. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
10. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
11. Construction shall be restricted to Monday – Saturday, no later than 7pm, to allow for a reprieve from construction noise in the evenings and on Sundays. Construction vehicles shall not use Sleepy Valley Rd to access the properties.
12. There shall be a 20' undisturbed Type B Landscape Buffer along the eastern and southern boundary of the rezoned areas. Each lot containing a buffer shall have a deed restriction recorded that states all buffers will be left undisturbed in perpetuity.
13. Building setbacks shall be set as follows:
  - a. Front: 25'
  - b. Side: 10' min./20' total
  - c. Rear: 25'
  - d. Corner Side: 18'
14. Developer shall construct and dedicate an extension of Castleberry Road from the existing terminus of state maintenance to the western boundary of the site as a 22-foot-wide public street in a minimum 50-foot-wide right of way based on the Town of Apex rural residential street standard and construct 5-foot sidewalk along the north side of Castleberry Road from the path leading to Grand Highclere Way to the western terminus of Castleberry Road. Additionally, Developer shall improve and dedicate Council Drive from the terminus of the Castleberry Road extension to the southern boundary of the site as a 22-foot-wide public street in a minimum 50-foot-wide right of way based on the Town of Apex rural residential street standard and construct 5-foot sidewalk along the west side of Council Drive from the end of Castleberry Road to the southern terminus of Council Drive at the project boundary. The connection between the two streets will meet a minimum 198' horizontal curve consistent with a 25 mph speed limit.
15. The home builder shall be required to install a 6' privacy fence outside of the required landscape buffer adjacent to the entire property line shared with all neighboring residential land uses prior to a CO being issued. The material of the fence shall be either wood or composite wood, such as but not limited to, Trex brand.

## PETITION INFORMATION

Application #: 25CZ11 Submittal Date: \_\_\_\_\_

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

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

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

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

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

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

8905 Castleberry Road

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

REID: 62234

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

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

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

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

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

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

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

BEGINNING,

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



8905 Castleberry Road

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

REID: 62234

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

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

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

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

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

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

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

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

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

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

**AGENT AUTHORIZATION FORM**Application #: 25CZ11Submittal Date: August 1, 2025

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

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

☐ Site Plan

☒ Subdivision

☐ Variance

☐ Other: \_\_\_\_\_

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

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

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

Agent Name: Will Norton

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

Telephone Number: (919) 387-1174

E-Mail Address: will@jonescnossen.com

Signature(s) of Owner(s)\*

*Sri Lakshmi Koneru*

SRI LAKSHMI KONERU  
Type or print name

06/30/2025  
Date

\_\_\_\_\_  
Type or print name

\_\_\_\_\_  
Date

Attach additional sheets if there are additional owners.

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

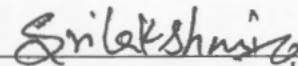
Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature.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

**AFFIDAVIT OF OWNERSHIP**Application #: 25CZ11Submittal Date: Aug 1, 2025

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

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

This the 30 day of JUNE, 2025.



(seal)

SRI LAKSHMI KONERU

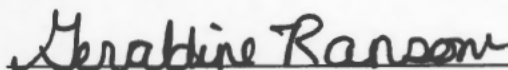
Type or print name

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned, a Notary Public in and for the County of CUMBERLAND hereby certify that

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



Notary Public

State of North Carolina

My Commission Expires: 09/13/2028

**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**

Application #: 25CZ11

Submittal Date: Aug 1, 2025

Insert legal description below.

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

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

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

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**AGENT AUTHORIZATION FORM**Application #: 25CZ11Submittal Date: Aug 1, 2025

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

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

The property address is: 8905 & 0 Castleberry Rd, Apex NC 27523The agent for this project is: Jones & Cnossen Engineering, PLLC☐ I am the owner of the property and will be acting as my own agentAgent Name: Will NortonAddress: 221 N. Salem St., Suite 001, Apex NC 27502Telephone Number: (919) 387-1174E-Mail Address: will@jonescnossen.com

Signature(s) of Owner(s)\*

D. RamyaRAMYA DEVABHAKTHUNI

Type or print name

06/31  
07/01/2025 Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

**AFFIDAVIT OF OWNERSHIP**Application #: 25CZ11Submittal Date: Aug 1, 2025

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

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

This the 01 day of JULY, 2025.

D. Ramya

(seal)

RAMYA DEVABHAKTHUNI

Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that

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

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

[NOTARY SEAL]

[Signature]  
Notary Public

State of North Carolina

My Commission Expires: March 26, 2027

**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**

Application #:

25CZ11

Submittal Date:

Aug 1, 2025

**Insert legal description below.**

8905 Castleberry Road

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

REID: 62234

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# NOTICE OF NEIGHBORHOOD MEETING

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

July 14, 2025

Date

Dear Neighbor:

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

8905 Castleberry Rd

0713-71-9698

0 Castleberry Rd

0713-71-9580

Address(es)

PIN(s)

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

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

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

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

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

The two parcels are proposed to be rezoned from Wake County R-80W to LD-CZ to allow for a maximum of 4 single family residential units with an individual minimum lot size of 20,000 SF. This rezoning would require a long range plan amendment to change the Apex 2045 Land Use Map from RR to LD. The maximum density associated with the combined areas of the two rezoned parcels would be 1.4 units/acre.

Estimated submittal date: August 01, 2025

## MEETING INFORMATION:

Property Owner(s) name(s): Sri Lakshmi Koneru & Ramya Devabhakthuni

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

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

Meeting Address: Zoom - see enclosed details

Date/Time of meeting\*\*: July 29, 2025 5:30 pm - 6:30 pm

Welcome: 5:30 pm Project Presentation: 5:35 pm Question & Answer: 5:50 - 6:30 pm

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



**Jones & Cnossen**  
**ENGINEERING, PLLC**

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Fax: 919-387-3375  
[www.jonescnossen.com](http://www.jonescnossen.com)

*Zoom Meeting Details – 8905 # O Castleberry Rd Rezoning*

When: **July 29, 2025 05:30 PM Eastern Time (US and Canada)**

**Register using the QR code:**



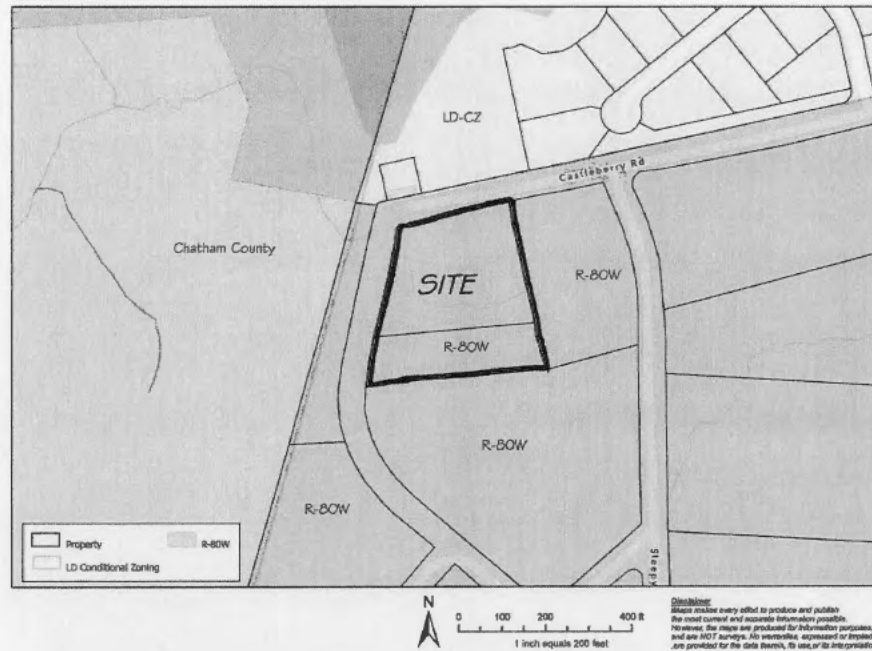
**Or go to: [www.zoom.com](http://www.zoom.com). Click on “JOIN”. Enter the Meeting ID: 884 0913 2632 and then the Passcode: 633649.**

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on July 29th.

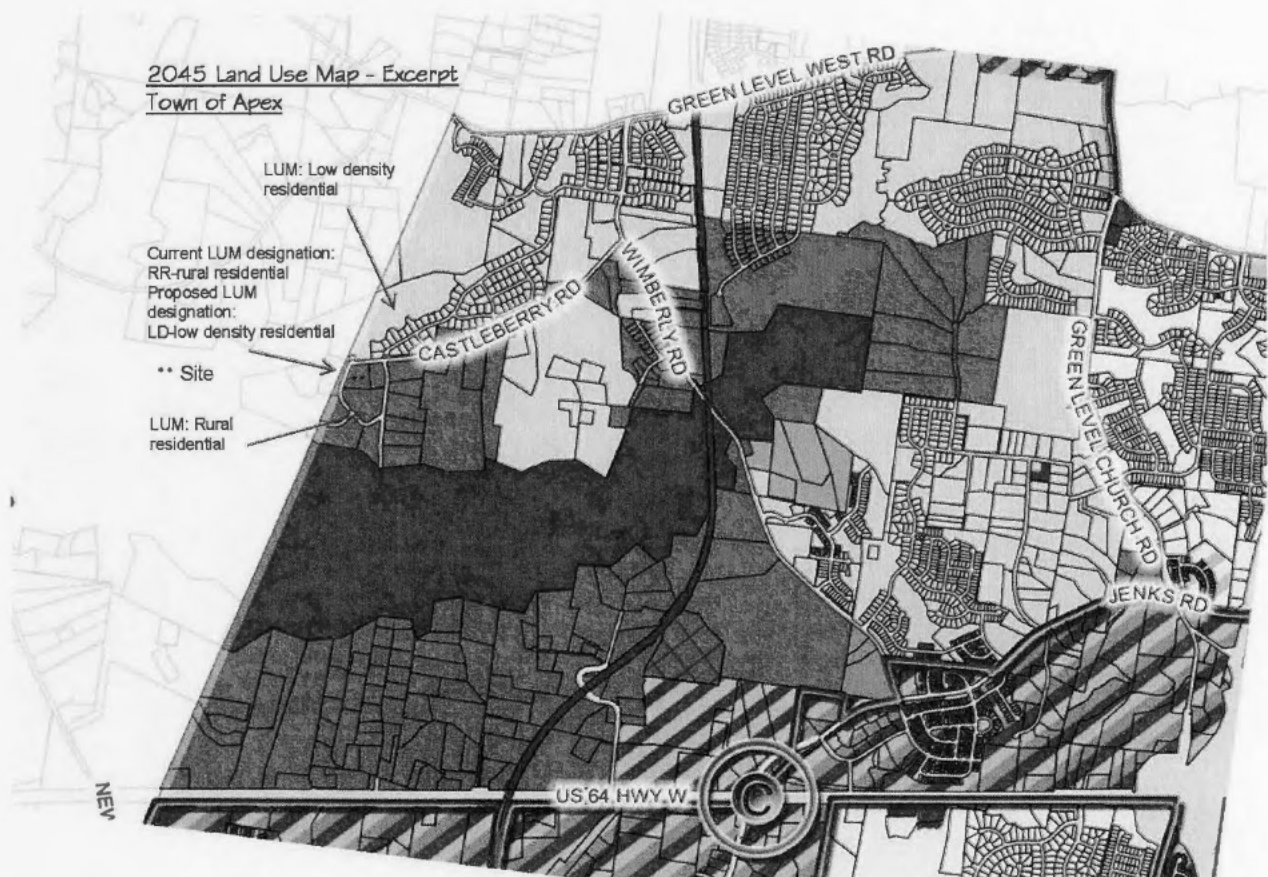
**Or to join the meeting by phone:** dial (309) 205-3325 or (312) 626-6799 and enter the Meeting ID 884 0913 2632 and the Passcode 633649. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.



## Vicinity & Existing Zoning Exhibit



## Land Use Map Amendment Exhibit



# PROJECT CONTACT INFORMATION

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

## Development Contacts:

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

Location: 8905 & 0 Castleberry Rd

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

Property Owner: Sri Lakshmi Koneru and Ramya Devabhakthuni

Address: 709 Vine Pond Ct

City: Apex State: NC Zip: 27523

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary State: NC Zip: 27519

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: kp@konerugroup.com

Engineer: Jones & Crossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: \_\_\_\_\_ Email: will@jonescrossen.com

Builder (if known): \_\_\_\_\_

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

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

## Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466



### **Providing Input to Town Council:**

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto: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.

<b>Noise &amp; Hours of Construction:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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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 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

<b>Construction Traffic:</b>	<b>Infrastructure Inspections</b>	<b>919-249-3386</b>
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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).

<b>Road Damage &amp; Traffic Control:</b>	<b>Infrastructure Inspections</b>	<b>919-249-3386</b>
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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 Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

<b>Parking Violations:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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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.

<b>Dirt in the Road:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

<b>Dirt on Properties or in Streams:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

<b>Dust:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

<b>Trash:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

<b>Temporary Sediment Basins:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

<b>Stormwater Control Measures:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
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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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

<b>Electric Utility Installation:</b>	<b>Electric Utilities</b>	<b>919-249-3531</b>
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom

Date of meeting: July 29, 2025 Time of meeting: 5:30 - 6:30 pm

Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni

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

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Will Norton, Jones & Cnossen Engineering	221 N Salem St, Suite 001			
2.	Kerry MacPherson	408 Sleepy Valley Rd			X
3.	Trish MacPherson	408 Sleepy Valley Rd			X
4.	Frank & Ileta Norris	8821 Castleberry Rd			X
5.	Karen Kendig	409 Sleepy Valley Rd			X
6.	Dan & Jackie DeProspero	501 Sleepy Valley Rd			X
7.	Carolyn, Eddie & Anna Wasdell	812 & 825 Wasdell Way			X
8.	Christina McAlister	8901 Castleberry Rd			X
9.	Amber Taylor	504 Sleepy Valley Rd			X
10.	Fred Rasmussen & Marcia Moss	509 Sleepy Valley Rd			X
11.	Tom & Karen Kendig	409 Sleepy Valley Rd			X
12.	Garrett McAlister	8901 Castleberry Rd			X
13.	Sushant Patil	478 Grand Highclere Way			X
14.					

Use additional sheets, if necessary.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni

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

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

Meeting Address: Zoom

Date of meeting: July 29, 2025

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

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

Question/Concern #1:

See attached Q & A Document

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Q: Is it normal for 2 trucks per day to be coming down the road towards the pump station? We are concerned about the use of the private road and tearing up the gravel and recently paved Castleberry road.

A: I'm not sure the maintenance schedule for the town but I would assume that is somewhat standard to come check on operations of the town pump station. I would defer that question as far as maintenance they would be responsible for as a user of the private portion of Castleberry Road in order to access this pump station.

Q: You talked about road improvements, would this add trips on to private roads in the area and who is responsible for maintaining the Castleberry Road & Council Drive Roads once extended? Sleepy Valley Road residents do not want anyone on their road.

A: Our proposal as of now with as much guidance as we have received from NCDOT and the Town of Apex is to bring the extent of Castleberry Road and Council drive only along the frontage of the property up to NCDOT subdivision roads and have them take over maintenance responsibilities for the road. Their maintenance currently ends at the intersection of Castleberry Road and Sleepy Valley Road. There would be no added connection to Sleepy Valley and any of the additional maximum of up to 4 homes would not be able to access their property from Sleepy Valley Road so it is not anticipated that these homes would add any traffic to the private road.

Q: I have contacted the town planning staff recently regarding this project and they informed me that the pump station could be at capacity and unable to receive additional flow from any homes in this area, how would this development be able to provide sewer in that case?

A: Planning staff may have been able to give that preliminary answer based on initial information, however I have had direct contact with Public Works Directors that have told me that the pump station has no issue with the increase of flow from this case with a maximum of 4 additional lots being added, 300 Gallons per day per house. The efficiency and peaking factor of the pump station has a lot to do with how the operations and capacity of pump stations are viewed.

Q: How would the development receive water access and where would the waterline extend to? Would it provide water to the Chatham County Parcels?



A: The waterline would be extended within the existing easement along Castleberry Road and then cross over to be extended along the R/W of the subject property frontage. No extension of services would be supported from my conversations with Apex for any residential development in Chatham County.

Q: What is the process for the development if it moves forward? Do we have an opportunity to talk to town officials?

A: Rezoning and Annexation cases are heard by town council for a vote. Prior to getting heard by town council we will have reviews by Apex staff, Environmental Advisory Board meeting, and a planning board meeting. A second neighborhood meeting is required to be held in the month preceding the Town Council meeting when the rezoning and annexation case will be heard. If the rezoning is approved, a subdivision map would have to be approved in order to subdivide any parcel. Also, construction drawings for any road improvements and utility extensions would be reviewed by the town of Apex and NCDOT before those improvements could be made.

Q: We have a current internet agreement in this area with spectrum that has a few years remaining on the contract, is the owner interested in continuing the contract or will there be additional utilities brought to the area?

A: I would defer to the owner but I would also envision if there is a provider already in place that they would remain under contract as is. Town services would be extended for water and sewer and electric if available.

Q: Could there be a condition added if construction takes place to not use Sleepy Valley Road for any access?

A: Yes we would be happy to add in a condition speaking to that, I would reiterate that there is no way to access these properties from sleepy valley road and as proposed that would remain the case so any traffic, construction or other going to the two parcels would be using Castleberry Road.

General Consensus and Neighbor Discussion: In general the meeting attendees asked the above questions but in general mostly commented on the desire to not have any development take place on these two lots or have Apex utilities extended. They did not want any additional housing units to be allowed regardless of conditions proposed or road improvements made.

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	ADDR3
805 WASDELL WAY	0713708637	ANCHURI, SREEDHAR PATHA, SWAPNA	805 WASDELL WAY	APEX NC 27523-6798
501 SLEEPY VALLEY RD	0713807875	DE, PROSPERO DAN A DE, JACKIE K	501 SLEEPY VALLEY RD	APEX NC 27523-8058
487 GRAND HIGHCLERE WAY	0713825018	GOPI, SUGANYA GURUNATHAN, SHANMUGHANATHAN	487 GRAND HIGHCLERE WAY	APEX NC 27523-9609
413 SLEEPY VALLEY RD	0713817233	HAMILTON, BRIAN	8805 CASTLEBERRY RD	APEX NC 27523-6759
470 GRAND HIGHCLERE WAY	0713823149	JAVERZAC, VINCENT AHOVAARA-JAVERZAC, SANNIA	470 GRAND HIGHCLERE WAY	APEX NC 27523-9609
409 SLEEPY VALLEY RD	0713817564	KENDIG, KAREN MASSON KENDIG, THOMAS R	409 SLEEPY VALLEY RD	APEX NC 27523-8057
474 GRAND HIGHCLERE WAY	0713822113	KESSLER, CHAD SAMUEL TRUSTEE PATEL, SONAL RAMESH TRUSTEE	474 GRAND HIGHCLERE WAY	APEX NC 27523-9609
8905 CASTLEBERRY RD	0713719886	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	708 VINE POND CT	APEX NC 27523-8500
0 GRAND HIGHCLERE WAY	0713825083	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	PO BOX 1149	APEX NC 27502-3149
408 SLEEPY VALLEY RD	0713811245	MACPHERSON, KERRY A MACPHERSON, PATRICIA F	408 SLEEPY VALLEY RD	APEX NC 27523-8058
8901 CASTLEBERRY RD	0713812867	MCALISTER, GARRETT J MCALISTER, CHRISTINA NORMAN	8901 CASTLEBERRY RD	APEX NC 27523-6761
8821 CASTLEBERRY RD	0713817812	NORRIS, FRANK ALLEN NORRIS, ILETA	8821 CASTLEBERRY RD	APEX NC 27523-6759
478 GRAND HIGHCLERE WAY	0713822030	PATIL, SUSHANT A YELLAPRAGADA, SUSHIMA	478 GRAND HIGHCLERE WAY	APEX NC 27523-9609
466 GRAND HIGHCLERE WAY	0713824218	PENKE, NICOLE AMY CO-TRUSTEES DAVIES, JAMES ROBERT CO-TRUSTEES	466 GRAND HIGHCLERE WAY	APEX NC 27523-9609
504 SLEEPY VALLEY RD	0713802896	TAYLOR, AMBER	504 SLEEPY VALLEY RD	APEX NC 27523-8055
8910 CASTLEBERRY RD	0713718960	TOWN OF APEX	PO BOX 250	APEX NC 27502-0250
825 WASDELL WAY	0713717036	WASDELL, ANNA J	825 WASDELL WAY	APEX NC 27523-8708
CASTLEBERRY LN	071300715722	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	708 VINE POND CT	APEX NC 27523
CASTLEBERRY LN	071300723420	LAKE CASTLEBERRY OWNERS, ASSOCIATION INC	P.O BOX 1149	APEX NC 27502
600 MARTHAS CHAPEL RD	978200350720	UNITED STATES OF AMERICA	PO BOX 144	MONCURE NC 27559
825 WASDELL WAY	071300617240	WASDELL ANNA JOHNSON,	825 WASDELL WAY	APEX NC 27523
812 WASDELL WAY	071300711497	WASDELL, CAROLYN C; WASDELL, EDWARD SHEPPARD III	825 WASDELL WAY	APEX NC 27523
		Current Tenant	8905 Castleberry RD	APEX NC 27523
		Current Tenant	413 Sleepy Valley RD	APEX NC 27523
		Current Tenant	600 MARTHAS CHAPEL RD	APEX NC 27523
		Current Tenant	825 WASDELL WAY	APEX NC 27523
		Current Tenant	812 WASDELL WAY	APEX NC 27523

Created by Town of Apex Planning Department  
Date Created: 7/8/2025



# Notified Properties within 500ft of the Project Property

Created by Town of Apex Planning Department  
Date Created: 7/7/2025



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

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

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

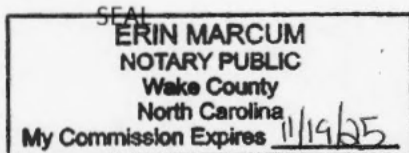
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on July 29, 2025 (date) from 5:30 pm (start time) to 7:10 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.

7/30/25  
Date

By: Will Norton

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 30th day of July, 2025.



Erin Marcum  
Notary Public  
Erin Marcum  
Print Name

My Commission Expires: November 19, 2025

# NOTICE OF NEIGHBORHOOD MEETING

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

October 29, 2025

Date

Dear Neighbor:

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

8905 Castleberry Rd

0713-71-9698

0 Castleberry Rd

0713-71-9580

Address(es)

PIN(s)

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

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

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

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

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

The two parcels are proposed to be rezoned from Wake County R-80W to LD-CZ to allow for a maximum of 4 primary single family residential units

with an individual minimum lot size of 22,500 SF. This rezoning would require a long range plan amendment to change the Apex 2045

Land Use Map from RR to LD.

Estimated submittal date: Submitted August 01, 2025

## MEETING INFORMATION:

Property Owner(s) name(s):

Sri Lakshmi Koneru & Ramya Devabhakthuni

Applicant(s):

Silver Developers LLC and Jones & Cnossen Engineering, PLLC

Contact information (email/phone):

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

Meeting Address:

Zoom - see enclosed details

Date/Time of meeting\*\*:

November 17, 2025 5:30-6:30 PM

Welcome: 5:30 PM

Project Presentation: 5:35 PM

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

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





**Jones & Cnossen**  
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Fax: 919-387-3375  
[www.jonescnossen.com](http://www.jonescnossen.com)

**Zoom Meeting Details – 8905 & O Castleberry Rd Rezoning**

When: **November 17, 2025 05:30 PM Eastern Time (US and Canada)**

**Register using the QR code:**

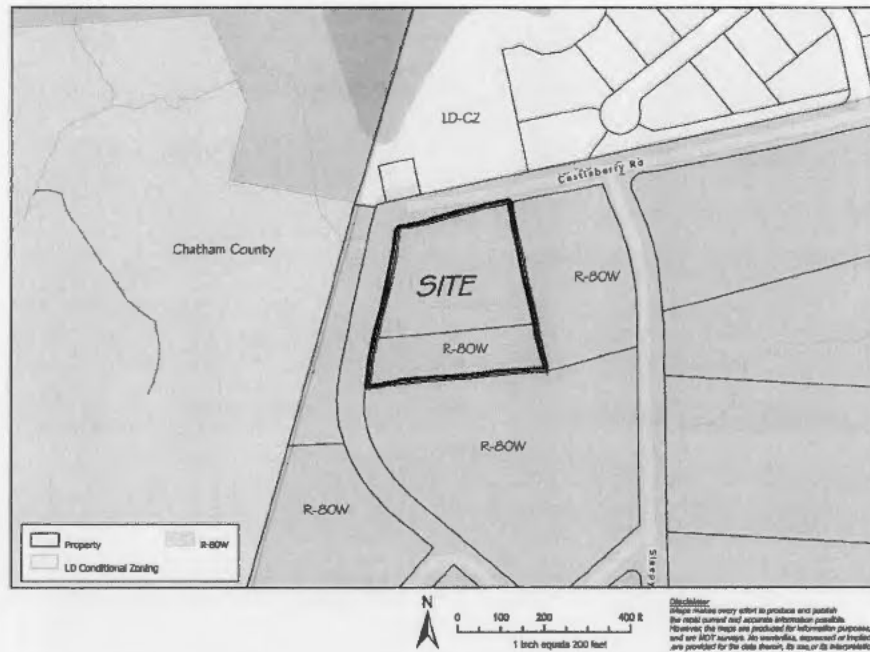


**Or go to: [www.zoom.com](http://www.zoom.com). Click on “JOIN”. Enter the Meeting ID: 842 1969 5082 and then the Passcode: 806580.**

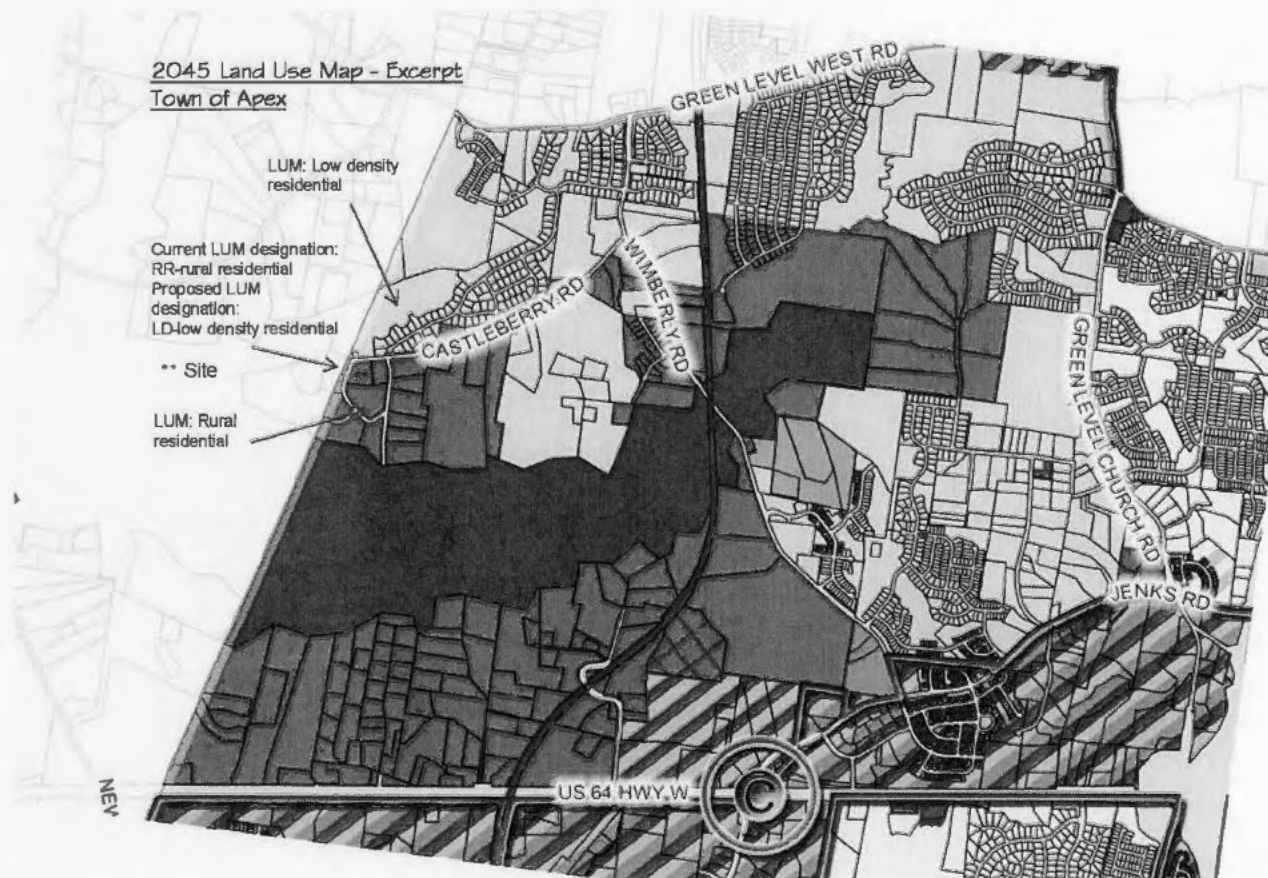
Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on November 17th.

**Or to join the meeting by phone:** dial (301) 715-8592 or (305) 224-1968 and enter the Meeting ID 842 1969 5082 and the Passcode 806580. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

## Vicinity & Existing Zoning Exhibit



## Land Use Map Amendment Exhibit



# PROJECT CONTACT INFORMATION

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## Development Contacts:

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

Location: 8905 & 0 Castleberry Rd

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

Property Owner: Sri Lakshmi Koneru and Ramya Devabhakthuni

Address: 709 Vine Pond Ct

City: Apex State: NC Zip: 27523

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Silver Developers, LLC

Address: 92 Cornerstone Drive, PMB 412

City: Cary State: NC Zip: 27519

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: kp@konerugroup.com

Engineer: Jones & Cnossen Engineering, PLLC - Will Norton

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: \_\_\_\_\_ Email: will@jonescnossen.com

Builder (if known): \_\_\_\_\_

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

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

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

## Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466



### **Providing Input to Town Council:**

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto: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.

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# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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<b>Noise &amp; Hours of Construction:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.		
<b>Construction Traffic:</b>	<b>Infrastructure Inspections</b>	<b>919-249-3386</b>
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).		
<b>Road Damage &amp; Traffic Control:</b>	<b>Infrastructure Inspections</b>	<b>919-249-3386</b>
There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.		
<b>Parking Violations:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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.		
<b>Dirt in the Road:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <a href="https://www.apexnc.org/1173/">https://www.apexnc.org/1173/</a> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.		
<b>Dirt on Properties or in Streams:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <a href="https://www.apexnc.org/1173/">https://www.apexnc.org/1173/</a> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.		
<b>Dust:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <a href="https://www.apexnc.org/1173/">https://www.apexnc.org/1173/</a> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.		
<b>Trash:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <a href="https://www.apexnc.org/1173/">https://www.apexnc.org/1173/</a> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.		
<b>Temporary Sediment Basins:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <a href="https://www.apexnc.org/1173/">https://www.apexnc.org/1173/</a> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.		
<b>Stormwater Control Measures:</b>	<b>Water Resources</b>	<b>919-362-8166</b>
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <a href="https://www.apexnc.org/1173/">https://www.apexnc.org/1173/</a> or by calling the number listed.		
<b>Electric Utility Installation:</b>	<b>Electric Utilities</b>	<b>919-249-3531</b>
Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.		

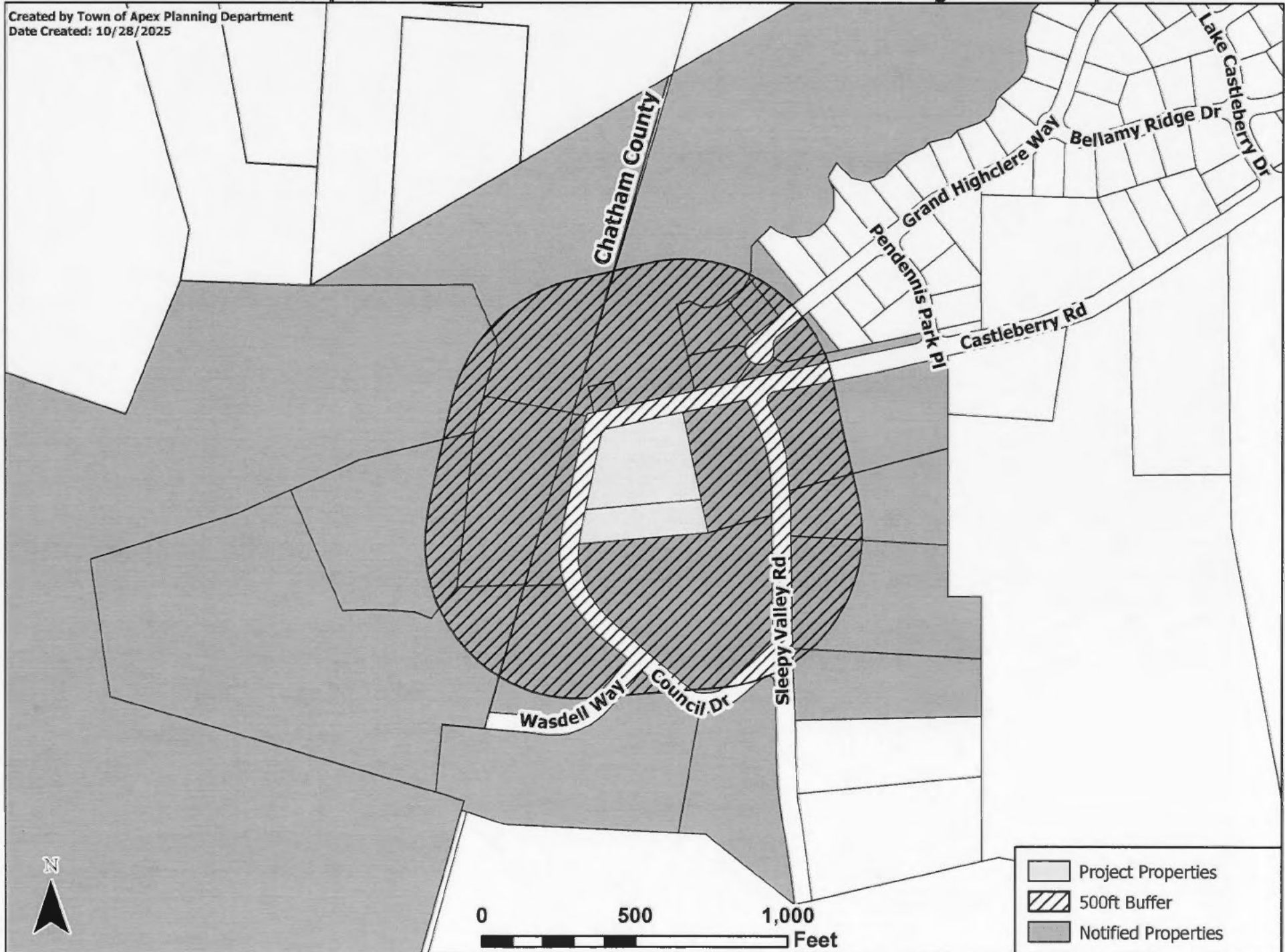
SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS
805 WASDELL WAY	0713708637	ANCHURI, SREEDHAR PATHA, SWAPNA	805 WASDELL WAY
501 SLEEPY VALLEY RD	0713807875	DE, PROSPERO DAN A DE, JACKIE K	501 SLEEPY VALLEY RD
467 GRAND HIGHCLERE WAY	0713825018	GOPI, SUGANYA GURUNATHAN, SHANMUGHANATHAN	467 GRAND HIGHCLERE WAY
413 SLEEPY VALLEY RD	0713817233	HAMILTON, BRIAN	8805 CASTLEBERRY RD
470 GRAND HIGHCLERE WAY	0713823149	JAVERZAC, VINCENT AHOVAARA-JAVERZAC, SANNA	470 GRAND HIGHCLERE WAY
409 SLEEPY VALLEY RD	0713817564	KENDIG, KAREN MASSON KENDIG, THOMAS R	409 SLEEPY VALLEY RD
474 GRAND HIGHCLERE WAY	0713822113	KESSLER, CHAD SAMUEL TRUSTEE PATEL, SONAL RAMESH TRUSTEE	474 GRAND HIGHCLERE WAY
8905 CASTLEBERRY RD	0713719898	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	709 VINE POND CT
0 GRAND HIGHCLERE WAY	0713825083	LAKE CASTLEBERRY OWNERS ASSOCIATION INC	PO BOX 1149
408 SLEEPY VALLEY RD	0713811245	MACPHERSON, KERRY A MACPHERSON, PATRICIA F	408 SLEEPY VALLEY RD
8901 CASTLEBERRY RD	0713812667	MCALISTER, GARRETT J MCALISTER, CHRISTINA NORMAN	8901 CASTLEBERRY RD
8821 CASTLEBERRY RD	0713817812	NORRIS, FRANK ALLEN NORRIS, ILETA	8821 CASTLEBERRY RD
478 GRAND HIGHCLERE WAY	0713822030	PATIL, SUSHANT A YELLAPRAGADA, SUSHMA	478 GRAND HIGHCLERE WAY
466 GRAND HIGHCLERE WAY	0713824218	PENKE, NICOLE AMY CO-TRUSTEES DAVIES, JAMES ROBERT CO-TRUSTEES	466 GRAND HIGHCLERE WAY
504 SLEEPY VALLEY RD	0713802696	TAYLOR, AMBER	504 SLEEPY VALLEY RD
8910 CASTLEBERRY RD	0713718960	TOWN OF APEX	PO BOX 250
825 WASDELL WAY	0713717036	WASDELL, ANNA J	825 WASDELL WAY
CASTLEBERRY LN	071300715722	KONERU, SRI LAKSHMI DEVABHAKTHUNI, RAMYA	709 VINE POND CT
CASTLEBERRY LN	071300723420	LAKE CASTLEBERRY OWNERS, ASSOCIATION INC	P.O BOX 1149
600 MARTHAS CHAPEL RD	979200350720	UNITED STATES OF AMERICA,	PO BOX 144
825 WASDELL WAY	071300617240	WASDELL ANNA JOHNSON,	825 WASDELL WAY
812 WASDELL WAY	071300711497	WASDELL, CAROLYN C; WASDELL, EDWARD SHEPPARD III	825 WASDELL WAY
		Current Tenant	8905 Castleberry RD
		Current Tenant	413 Sleepy Valley RD
		Current Tenant	600 MARTHAS CHAPEL RD
		Current Tenant	812 WASDELL WAY

Created by Town of Apex Planning Department  
Date Created: 10/28/2025



# Notified Properties within 500ft of the Project Properties

Created by Town of Apex Planning Department  
Date Created: 10/28/2025



# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom

Date of meeting: November 17, 2025 Time of meeting: 5:30 - 6:30 pm

Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni

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

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Will Norton, Jones & Cnossen Engineering	221 N Salem St, Suite 001			<input checked="" type="checkbox"/>
2.	Trish MacPherson	408 Sleepy Valley Rd			<input checked="" type="checkbox"/>
3.	Kerry MacPherson	408 Sleepy Valley Rd			<input checked="" type="checkbox"/>
4.	Fred Rasmussen	509 Sleepy Valley Rd			<input checked="" type="checkbox"/>
5.	Christina McAlister	8901 Castleberry Rd			<input checked="" type="checkbox"/>
6.	Garrett McAlister	8901 Castleberry Rd			<input checked="" type="checkbox"/>
7.	Jackie DeProspero	501 Sleepy Valley Rd			<input checked="" type="checkbox"/>
8.	Eddie Wasdell	812 Wasdell Way			<input checked="" type="checkbox"/>
9.	Frank Norris	8821 Castleberry Rd			<input checked="" type="checkbox"/>
10.	Tom Kendig	409 Sleepy Valley Rd			<input checked="" type="checkbox"/>
11.	Sushant Patil	478 Grand Highclere Way			<input checked="" type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Sri Lakshmi Koneru and Ramya Devabhakthuni

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

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

Meeting Address: Zoom

Date of meeting: November 17, 2025

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

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

## Question/Concern #1:

What is the UDO section and how are the landscape buffers determined for the project? How did we determine a 20' type B buffer is sufficient?

### Applicant's Response:

The Landscape Buffering requirements can be found in section 8.2.6 of the UDO and that is guided by the Apex planning department.

Our project is proposing a max of 4 single family residential units with minimum 22,500 sf lot size. This would make us a class 1 development and the neighboring properties are class 1. A 10' type B buffer would be required by the UDO so we doubled that to a 20' Type B buffer to provide more of a buffer.

## Question/Concern #2:

Will these houses be available to rentals or airbnb's or what is the intent of the single family homes?

### Applicant's Response:

The houses are planned to be built as custom built homes that are sold or built by property owners and rentals are not the intended use to my knowledge at all.

## Question/Concern #3:

Are there start times to construction that will be enforced? There is an ending time in the zoning conditions but no start time.

### Applicant's Response:

The towns guidance says 7 am is the earliest general start time for construction unless there are special circumstances which this would not be a case for that. We would rely on guidance by that time in the morning and the zoning condition time in the evening.

## Question/Concern #4:

Are their height restrictions to the homes?

### Applicant's Response:

Yes the single family homes would be restricted in height based on the UDO. The LD zoning table shows max. height of 40'.



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

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

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

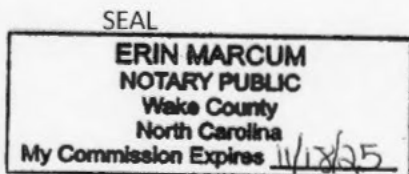
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on November 17, 2025 (date) from 5:30 PM (start time) to 6:40 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11/18/2025  
Date

By: William C Norton

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 18th day of November, 2025.



[Signature]  
Notary Public  
Erin Marcum  
Print Name

My Commission Expires: November 19, 2025



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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS**  
**CONDITIONAL ZONING #25CZ11**  
**8905 Castleberry Road – Tract 10 & 11**

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

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

**Public Hearing Location:** Apex Town Hall  
Council Chamber, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

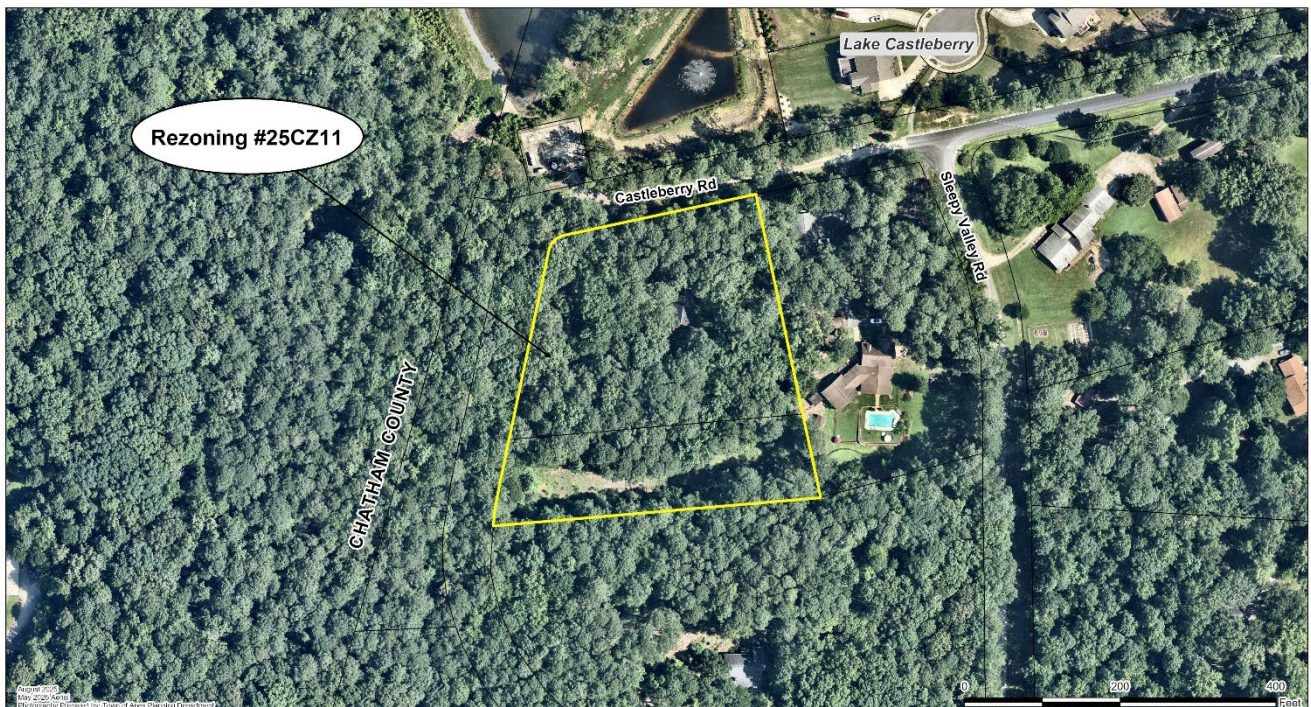
***Comments received prior to the Planning Board public hearing will not be provided to the Town Council.  
Separate comments for the Town Council public hearing must be provided by the deadline specified below.***

**Town Council Public Hearing Date and Time: January 13th, 2026 at 6:00 pm**

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

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

**Vicinity Map:**



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](https://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/51504>

Dianne F. Khin, AICP  
Planning Director





## TOWN OF APEX

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

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ11  
8905 Castleberry Road – Tract 10 & 11

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

**Solicitante:** Silver Developers, LLC

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

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

**Superficie:** 3 acres

**Números de identificación de las propiedades:** 0713719698, 0713719580

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

**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Low Density Residential

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

**Ordenamiento territorial propuesto para las propiedades:** Low Density Residential – Conditional Zoning (LD-CZ)

**Lugar de la audiencia pública:** Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

**Fecha y hora de la audiencia pública del Consejo Municipal: 13 de enero de 2026 6:00 P.M.**

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

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

**Mapa de las inmediaciones:**



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: [https://www.apexnc.org/DocumentCenter/View/51504](http://https://www.apexnc.org/DocumentCenter/View/51504).

Dianne F. Khin, AICP  
Directora de Planificación





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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS  
CONDITIONAL ZONING #25CZ11  
8905 Castleberry Road – Tract 10 & 11**

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

**Applicant:** Silver Developers, LLC

**Authorized Agent:** William Norton, Jones & Crossen Engineering, PLLC

**Property Addresses:** 8905 Castleberry Road & O Castleberry Road

**Acreage:** 3 acres

**Property Identification Numbers (PINs):** 0713719698, 0713719580

**Current 2045 Land Use Map Designation:** Rural Density Residential

**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Low Density Residential

**Existing Zoning of Properties:** Wake County Residential-80W (R-80W)

**Proposed Zoning of Properties:** Low Density Residential – Conditional Zoning (LD-CZ)

**Public Hearing Location:** Apex Town Hall  
Council Chamber, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

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

**Town Council Public Hearing Date and Time: January 13th, 2026 at 6:00 pm**

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

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

**Vicinity Map:**



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Dianne F. Kline, ACP  
Planning Director

Published Dates: December 19, 2025 – January 13, 2026



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

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS  
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ11  
8905 Castleberry Road – Tract 10 & 11**

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

**Solicitante:** Silver Developers, LLC

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

**Dirección de las propiedades:** 8905 Castleberry Road & O Castleberry Road

**Superficie:** 3 acres

**Números de identificación de las propiedades:** 0713719698, 0713719580

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

**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Low Density Residential

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

**Ordenamiento territorial propuesto para las propiedades:** Low Density Residential – Conditional Zoning (LD-CZ)

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

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

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**Mapa de las inmediaciones:**

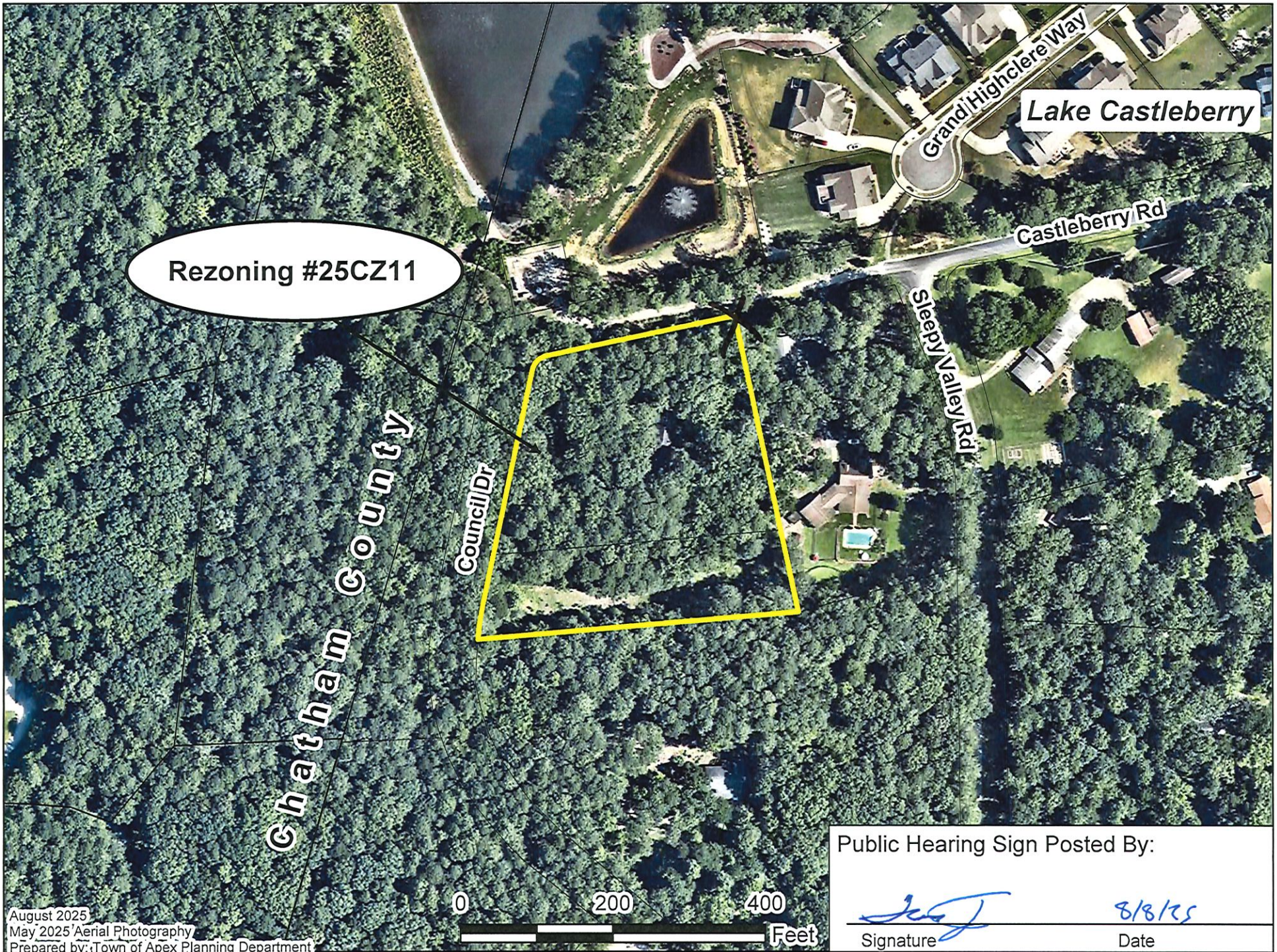


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Dianne F. Kline, ACP  
Directora de Planificación

Fechas de publicación: 19 de diciembre de 2025 - 13 de enero de 2026





Rezoning #25CZ11

Chatham County

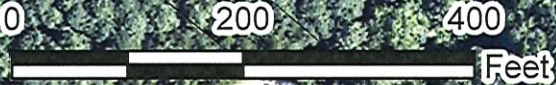
Council Dr

Grand Highclere Way

Lake Castleberry

Castleberry Rd

Sleepy Valley Rd



Public Hearing Sign Posted By:

	8/8/25
Signature	Date





## TOWN OF APEX

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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ11 8905 Castleberry Road – Tract 10 & 11  
Project Location: 8905 Castleberry Road & 0 Castleberry Road  
Applicant or Authorized Agent: William Norton  
Firm: Jones & Cossen Engineering, PLLC  
Town Council Public Hearing Date: January 13, 2026  
Project Planner: June Cowles

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on December 19, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

12/22/2025  
Date

Marianne F. Khan  
Planning Director

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

State and County, this the 22 day of December, 2025.



Jeri Chastain Pederson  
Notary Public

My Commission Expires: 03/19/2029





**WAKE COUNTY**  
**PUBLIC SCHOOL SYSTEM**

**Office of Student Assignment**

5625 Dillard Dr.  
Cary, NC 27518  
studentassignment@wcpss.net

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

August 20, 2025

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

Dear Dianne,

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

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

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

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

☒ Elementary

☒ Middle

☒ High

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

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

☒ Elementary

☒ Middle

☒ High

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

Sincerely,

Susan W. Pullium, MSA  
Senior Director