

STAFF REPORT

Rezoning #25CZ13 2224 New Hill Olive Chapel Road

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: 2224 New Hill Olive Chapel Road

Owners/Applicants: D. Stephen and Lisa K. Scruggs

Authorized Agent: D. Stephen Scruggs

PROJECT DESCRIPTION:

Acreage: ± 4.80 acres

PIN: 0710772057

Current Zoning: Wake County Residential-80W (R-80W) & Wake County Residential-40W (R-40W)

Proposed Zoning: Low Density Residential-Conditional Zoning (LD-CZ)

2045 Land Use Map: Low Density Residential

Town Limits: Outside Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County Residential-40W (R-40W)	Single-family residential
South:	Wake County Residential-40W (R-40W); Wake County Residential-80W (R-80W); Planned Unit Development-Conditional Zoning (PUD-CZ #17CZ06)	Single-family residential; Jordan Manors amenity center
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ34)	New Hill Olive Chapel Road; Olive Ridge subdivision common area
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #17CZ06)	Jordan Manors subdivision

Existing Conditions:

The property to be rezoned is located on west side of New Hill Olive Chapel Road and east and north of the Jordan Manors subdivision. The property includes a residential structure and is heavily vegetated with mature trees. The applicant is requesting the proposed rezoning to connect to Town services due to a well failure.

Neighborhood Meeting:

The applicant conducted two neighborhood meetings on August 12, 2025, and November 6, 2025. The neighborhood meeting reports are attached.

WCPSS Coordination:

The proposed rezoning is not proposing new development at this time.

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 schools at elementary, middle, and high grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students. School expansion or construction within the next five years is not anticipated to address concerns.

**2045 Land Use Map:**

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

PROPOSED ZONING CONDITIONS:**Limitation of Uses:**

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

Permitted Uses and Limitations:

1. Accessory apartment
2. Single-family
3. Botanical garden

Use Conditions:

1. The property shall be served by no more than one (1) driveway from New Hill Olive Chapel Rd.
2. The front yard setback from New Hill Olive Chapel Rd shall be a minimum of 60 feet from the right-of-way as of the date of this rezoning.
3. Future development shall include right-of-way dedication consistent with the Apex Transportation Plan.
4. Any future development shall be limited to a maximum residential density of two dwelling units per acre.

ENVIRONMENTAL ADVISORY BOARD:

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

HOUSING STAFF RECOMMENDATION:

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

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ13 2224 New Hill Olive Chapel Road with the conditions offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on December 8, 2025 and voted 8 to 0 to recommend approval of Rezoning #25CZ13 with the conditions offered by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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



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

The proposed rezoning is reasonable and in the public interest because it will allow the existing single-family residential to be consistent with the surrounding area. In addition, the proposed rezoning will allow the property to connect to Town water and sewer services.

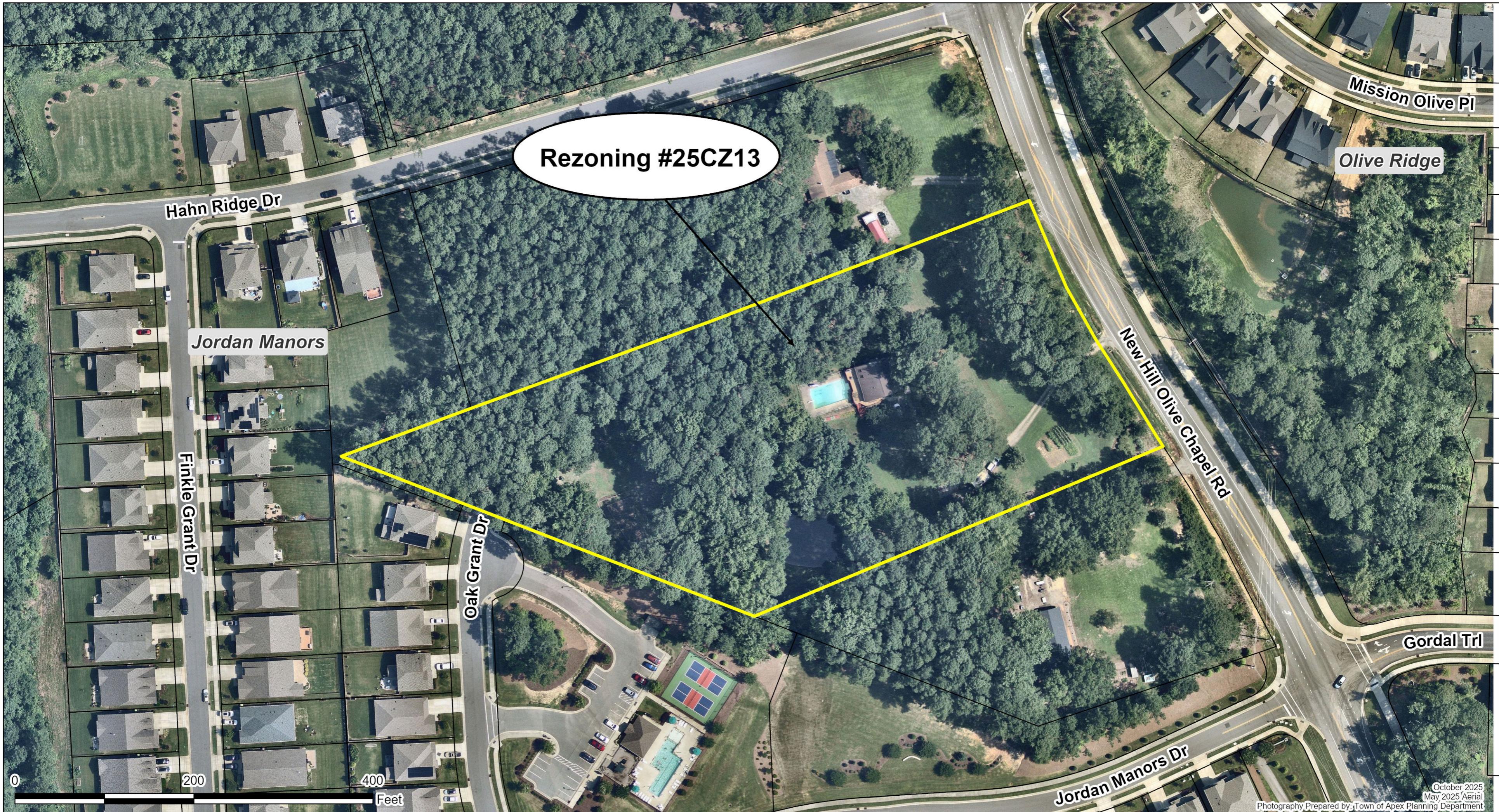
CONDITIONAL ZONING STANDARDS:

The Town Council shall find the LD-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

Legislative Considerations

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

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



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 #:

25CZ13

Submittal Date: 2025-11-16 - Rev-03

Fee Paid: \$825

Project Information

Project Name: Scruggs Request for Water Service

Address(es): 2224 New Hill Olive Chapel Road, New Hill, NC 27562

PIN(s): 0710772057

Acreage: 4.80

Current Zoning: Wake County R-40W and R-80W Proposed Zoning: LD-CZ - Low Density Residential Conditional Zoning

Current 2045 LUM Classification(s): LD - Low Density Residential

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

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

Area classified as mixed use: Acreage: _____

Area proposed as non-residential development: Acreage: _____

Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: D. Stephen and Lisa K. Scruggs

Address: 2224 New Hill Olive Chapel Road

City: New Hill State: NC Zip: 27562

Phone: 919-819-8352 E-mail: steve_scruggs@bellsouth.net

Owner Information

Name: D. Stephen and Lisa K. Scruggs

Address: 2224 New Hill Olive Chapel Road

City: New Hill State: NC Zip: 27562

Phone: E-mail: _____

Agent Information

Name: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Other contacts: _____

PETITION INFORMATION

Application #:

25CZ13

Submittal Date:

2025-11-16 - Rev-03

An application has been duly filed requesting that the property described in this application be rezoned from Wake County R-40W and R- to LD-CZ - Low Density Reside. 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 Accessory Apartment

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2 Single -Family

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3 Botanical garden

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PETITION INFORMATION

Application #:

25CZ13

Submittal Date:

2025-11-16 - Rev-03

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.

1. The property shall be served by no more than one (1) driveway from New Hill Olive Chapel Rd
2. The front yard setback from New Hill Olive Chapel Rd shall be a minimum of 60 feet from the right-of-way as of the date of approval of this rezoning.
3. Future development shall include right-of-way dedication consistent with the Apex Transportation Plan.
4. Any future development shall be limited to a maximum residential density of two dwelling units per acre.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The proposed CZ is consistent with the 2045 Land Use Map, which shows a future land classification of Low Density Residential for the property.

The CZ is requested to limit the allowable use types not desired for the continued single-family use of the property.

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 requested CZ's use type of single-family is compatible with the surrounding land uses, which consist of low and medium density residential and Planned Unit Developments.

PETITION INFORMATION

Application #: 25CZ13 Submittal Date: 2025-11-16 - Rev-03

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

The proposed CZ is in compliance with 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.

This is not applicable since no development is proposed.

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.

This is not applicable since no development is proposed.

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.

No additional impacts on public facilities are expected to occur by the continued low density residential, single-family, land use.

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

The proposed CZ will continue as low density residential, single-family use, and will not have any effects on the health, safety, or welfare of the residents of the Town of Apex.

PETITION INFORMATION

Application #:

25CZ13

Submittal Date:

2025-11-16 - Rev-03

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

The proposed CZ will continue as low density residential, single-family use, will not be detrimental to adjacent residential 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.

The proposed CZ will continue as low density residential, single-family use, and will not constitute a nuisance or hazard. The single-family use type will not cause an impact to traffic or noise.

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 requested CZ complies with all applicable standards of the Ordinance.

AGENT AUTHORIZATION FORMApplication #: 25CZ13

Submittal Date: _____

D. Stephen Scruggs and Lisa K. Scruggs

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

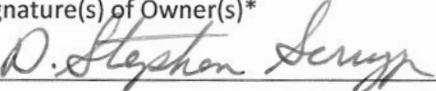
Other: _____

The property address is: 2224 New Hill Olive Chapel Road, New Hill, NC 27562The agent for this project is: D. Stephen Scruggs

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

Agent Name: D. Stephen ScruggsAddress: 2224 New Hill Olive Chapel Road, New Hill, NC 27562Telephone Number: 919-819-8352E-Mail Address: steve_scruggs@bellsouth.net

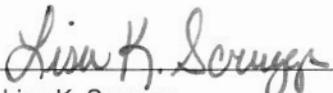
Signature(s) of Owner(s)*

D. Stephen Scruggs

Type or print name

8-13-2025

Date


Lisa K. Scruggs

Type or print name

8/13/2025

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 OWNERSHIPApplication #: 25CZ13

Submittal Date: _____

The undersigned, D. Stephen and Lisa K. Scruggs (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 2224 New Hill Olive Chapel Road, New Hill, NC 27562 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 08-24-1995, and recorded in the Wake County Register of Deeds Office on 08-24-1995, in Book 006645 Page 00649.
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 08-24-1995, 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 08-24-1995, 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 07/13 day of August, 2025.

Lisa K. Scruggs D. Stephen Scruggs (seal)
Lisa K. Scruggs D. Stephen Scruggs
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 _____, Affiant, personally known to me or known to me by said Affiant's presentation of _____, said Affiant's DONALD STEPHEN SCRUGGS LISA KAREN SCRUGGS personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

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



AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ13

Submittal Date:

Insert legal description below.

Lying and being in Buckhorn Township, Wake County, North Carolina and being described more fully as follows to wit:

BEGINNING at a point on the western right-of-way of New Hill Olive Chapel Road (N.C.S.R. No. 1141) being the southeastern corner of Michael; D, Mitchell, thence with the aforesaid right-of-way the following four (4) courses and distances: South 23°01'30" East, 50.65 feet to a calculated point, South 27°10'23" East, 80.70 feet to a calculated point, South 31°01'35" East, 104.51 feet, and South 33°25'09" East, 75.72 feet to a calculated point, being the northeastern property corner of Scott Brown; thence with the northern property line of Scott Brown, South 67°18'45" West, 496.24 feet to a calculated point in an eastern property line of Jordan Manors Homeowners Association, Inc.; thence with the aforesaid Homeowners Association property, the terminus of Oak Grant Drive and Jordan Manors Homeowners Association, Inc. northern property lines, North 68°49'51" West, 494.95 feet to a calculated point; thence another property line of aforementioned Home Owners Association, North 69°41'49" East, 154.85 feet to the southwestern corner of Michael D. Mitchell; thence with Michael D. Mitchell's southern property line North 69°41'49" East, 663.13 feet to the point and place of BEGINNING, containing 4.80 acres more or less. The above-described tract of land is all of Wake County PIN 0710-77-2057 similarly as described in Deed Book 6645, Page 649 of the Wake County Registry.

This description was prepared without the benefit of an actual survey for the sole purpose of municipal boundary annexation.

Wake County Residential Development Notification

Developer Company Information	
Company Name	N/A - Property Owner
Company Phone Number	N/A
Developer Representative Name	D. Stephen Scruggs
Developer Representative Phone Number	919-819-9352
Developer Representative Email	steve_scruggs@bellsouth.net

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

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

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

New Residential Subdivision Information	
Date of Application for Subdivision	N/A
City, Town or Wake County Jurisdiction	
Name of Subdivision	N/A
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Projected Dates Information	
Subdivision Completion Date	N/A
Subdivision Projected First Occupancy Date	N/A

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	1 - Existing							3250	3250	N/A	N/A	1989	1				
Townhomes																	
Condos																	
Apartments																	
Other																	

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 22, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
2224 New Hill Olive Chapel Road, New Hill, NC 27562 0710772057

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)):

Request for annexation by the Town of Apex in order to receive water service to replace failing water supply well.

The property will be rezoned from Wake County's Residential less than 10 Acres to Apex's

zoning classification LD-CZ - Low Density Residential Conditional. No development is proposed.

Estimated submittal date: August 19, 2025

MEETING INFORMATION:

Property Owner(s) name(s):	D. Stephen and Lisa K. Scruggs
Applicant(s):	D. Stephen and Lisa K. Scruggs
Contact information (email/phone):	steve_scruggs@bellsouth.net 919-819-9352
Meeting Address:	2224 New Hill Olive Chapel Road, New Hill, NC 27562
Date/Time of meeting**:	August 12, 2025

Welcome: 5:30 pm Project Presentation: 5:45 pm Question & Answer: 6:00 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>.

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: Scruggs Request for Water Service Zoning: LD-CZ - Low Density Residential Conditional

Location: 2224 New Hill Olive Chapel Road, New Hill, NC 27562

Property PIN(s): 0710772057 Acreage/Square Feet: 4.8 Acres

Property Owner: D. Stephen and Lisa K. Scruggs

Address: 2224 New Hill Olive Chapel Road

City: New Hill State: NC Zip: 27562

Phone: 919-819-9352 Email: steve_scruggs@bellsouth.net

Developer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (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 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

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

Construction Traffic:	Infrastructure Inspections	919-249-3386
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

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

Dirt in the Road:	Water Resources	919-362-8166
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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.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
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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.

Dust:	Water Resources	919-362-8166
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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.

Trash:	Water Resources	919-362-8166
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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.

Temporary Sediment Basins:	Water Resources	919-362-8166
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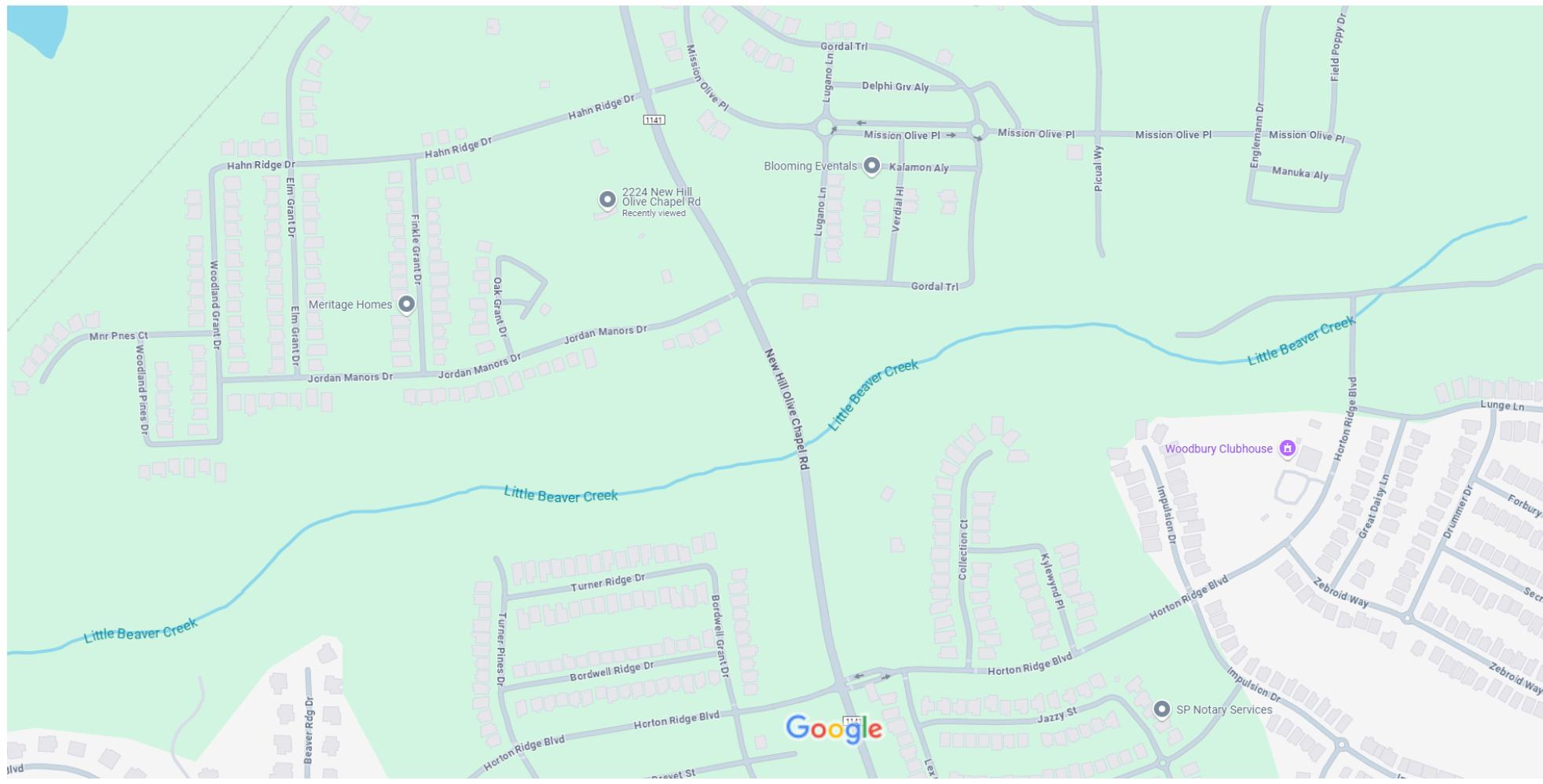
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

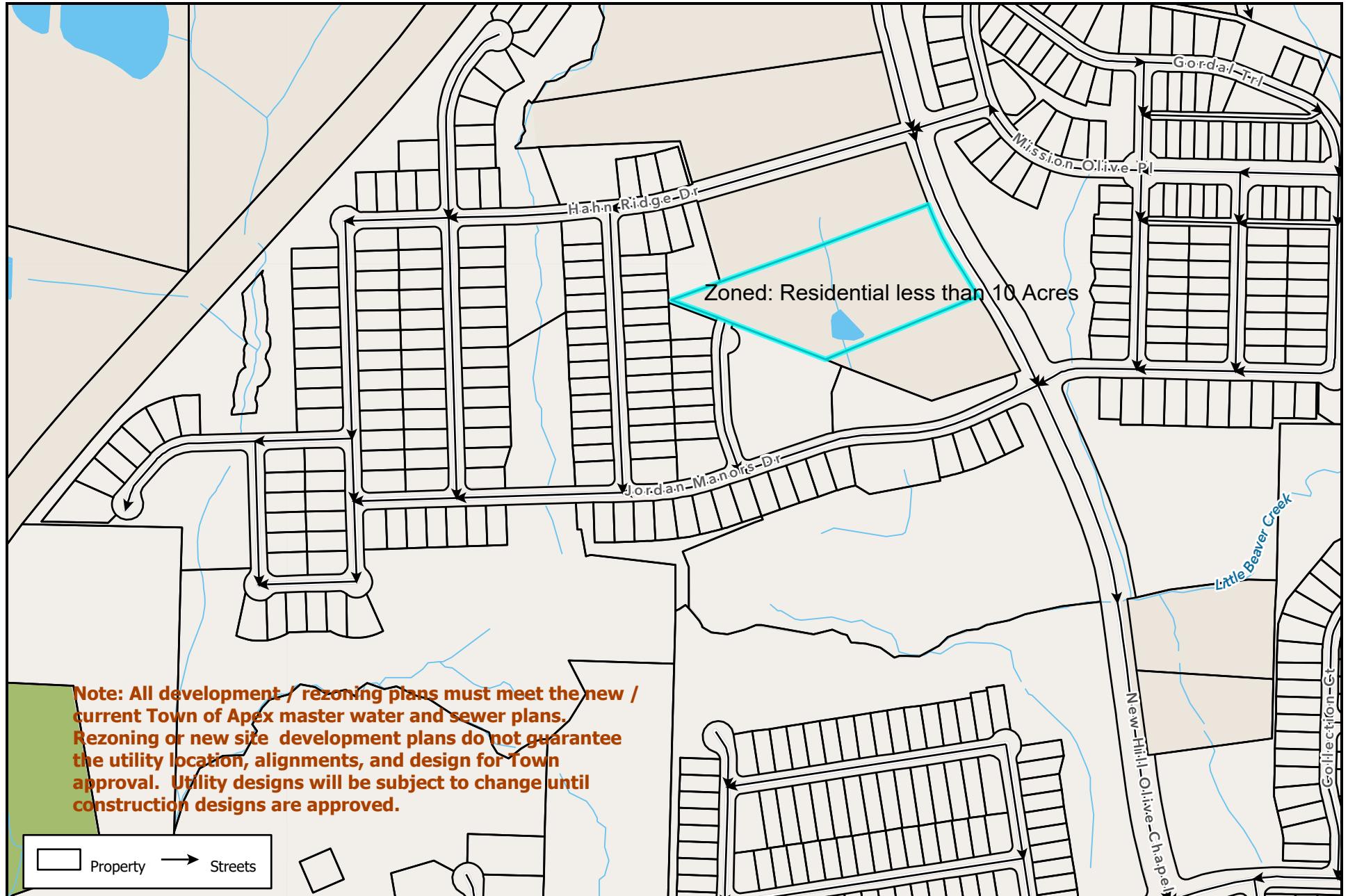
Stormwater Control Measures:	Water Resources	919-362-8166
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

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





Wake County Zoning Map with Subject Property

2224 New Hill Olive Chapel Road
New Hill, NC 27562

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

APEX ZONING MAP

PROPERTY: 2224 NEW HILL OLIVE CHAPEL ROAD, NEW HILL, NC 27562



APEX ZONING DISTRICT LEGEND



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: 2224 New Hill Olive Chapel Road, New Hill, NC 27562

Date of meeting: August 12, 2025 Time of meeting: 5:30 pm to 6:30 pm

Property Owner(s) name(s): D. Stephen and Lisa K. Scruggs

Applicant(s): D. Stephen and Lisa K. Scruggs

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.	<u>Yury Zhyshko</u>	<u>2513 Finkle Grant pr. New Hill, NC 27562</u>			<input checked="" type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): D. Stephen and Lisa K. Scruggs

Applicant(s): D. Stephen and Lisa K. Scruggs

Contact information (email/phone): _____

Meeting Address: 2224 New Hill Olive Chapel Road, New Hill, NC 27562

Date of meeting: August 12, 2025 Time of meeting: 5:30 pm to 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:

Is it the only need to tap to a water?

Applicant's Response:

Yes, there is no development planned.

Question/Concern #2:

No further questions were received.

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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, D. Stephen Scruggs, 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 2224 New Hill Olive Chapel Road, New Hill, NC 27562 (location/address) on August 12, 2025 (date) from 5:30 pm (start time) to 6:30 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

8-13-2025

Date

By: D. Stephen Scruggs

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Geraldine Ransom, a Notary Public for the above State and County, on this the 13TH day of AUGUST, 2025.

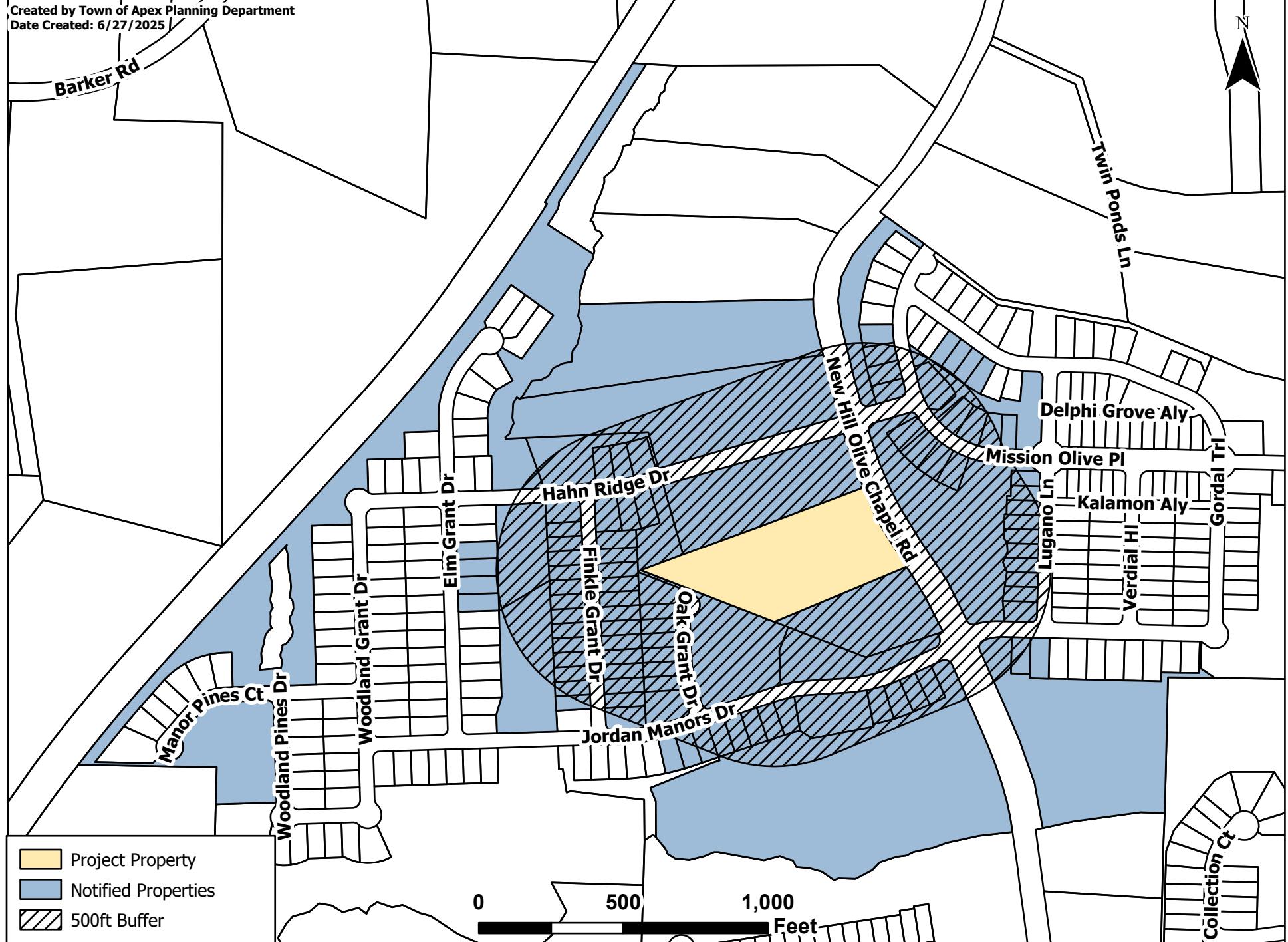


Geraldine Ransom
Notary Public
Geraldine Ransom
Print Name

My Commission Expires: 09/13/2028

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS
2204 NEW HILL OLIVE CHAPEL RD	0710679506	ALBRECHT, SCOTT R	2204 NEW HILL OLIVE CHAPEL RD
2136 NEW HILL OLIVE CHAPEL RD	0710678884	ALBRECHT, THOMAS RICHARD	2136 NEW HILL OLIVE CHAPEL RD
3413 JORDAN MANORS DR	0710675559	ATTALURI, PRASHANTH NANNAPANENI, PHANI TEJA	3413 JORDAN MANORS DR
3458 HAHN RIDGE DR	0710675430	BELTRAN, EDGAR CERVANTES RODRIGUEZ, NATALIA PAULINA DIAZ DE LEON	3458 HAHN RIDGE DR
2583 GORDAL TRL	0710680743	BOINIPALLY, DILEEP KUMAR	2583 GORDAL TRL
3446 JORDAN MANORS DR	071067407	BROSTED, JENNIFER	3446 JORDAN MANORS DR
2341 FINKLE GRANT DR	0710689704	BROWN, SANDIE D TRUSTEE KATES, SAMUEL TRUSTEE	700 DELSEA DR
2238 NEW HILL OLIVE CHAPEL RD	0710674955	BROWN, SCOTT BROWN, EMILY	2238 NEW HILL OLIVE CHAPEL RD
2553 FINKLE GRANT DR	0710665195	CAMPBELL, KATRICE	2553 FINKLE GRANT DR
3445 JORDAN MANORS DR	0710660469	CAMPBELL, NOAH J CAMPBELL, BETH	3445 JORDAN MANORS DR
2524 FINKLE GRANT DR	0710664913	CHAMBLEE, JESSICA	2524 FINKLE GRANT DR
2548 OAK GRANT DR	071067644	CHO, JEFFREY YU CHAO CHUAN, PEI-WEN	PSC 305 BOX 938
3379 MISSION OLIVE PL	071075581	CHOURDARY, DHEERAJ CHOURDARY, KATYAYNI	3379 MISSION OLIVE PL
2540 OAK GRANT DR	0710687734	COFFOS, JAMES COFFOS, AMANDA	3249 GRAND OAK LN
2412 GORDAL TRL	0710677820	DAHAR, ROBERTA MARIA, PRAFRA, SANCHITA	2412 GORDAL TRL
2525 FINKLE GRANT DR	071066994	DAVIS, KENNETH JOSEPH DAVIS, COURTNEY RAE	2525 FINKLE GRANT DR
3387 MISSION OLIVE PL	071075626	DIAS, ISRAEL SILVA DIAS, CRISTIANE FALCI	3387 MISSION OLIVE PL
3455 HAHN RIDGE DR	071067623	DONGOL, NABIN SHRESTHA, ANITA	3455 HAHN RIDGE DR
2544 FINKLE GRANT DR	0710664628	DURHAM, FAITH MARIE	2544 FINKLE GRANT DR
2517 ELM GRANT DR	0710661908	ELLIOTT, TAYLOR WILKIE, DYLAN	2517 ELM GRANT DR
2516 FINKLE GRANT DR	0710674013	FIELDS, STEPHANIE KAYE	2516 FINKLE GRANT DR
2416 GORDAL TRL	0710777767	GILLESPIE, CHRIS ALLEN GILLESPIE, GINNA PAOLA	2416 GORDAL TRL
2512 LUGANO LN	0710779280	GORRIPATI, MANJUNATH DOMA, SRIKASHMI	2512 LUGANO LN
2529 FINKLE GRANT DR	071067959	HEINZ, ROBERT C, CAROLYN HEINZ	2529 FINKLE GRANT DR
3437 JORDAN MANORS DR	0710689484	HODGE, ROBERTA A, TRUSTEE HODGE, BREEANA H TRUSTEE	3437 JORDAN MANORS DR
2821 ELM GRANT DR	0710681902	HOLLOWAY, RALPH ELLIOTT III HOLLOWAY, LAURA GRAY	2821 ELM GRANT DR
2509 FINKLE GRANT DR	0710675184	HUANG, HONG WEI LIN, JIA	2509 FINKLE GRANT DR
3356 MISSION OLIVE PL	0710779541	HUGHES, JENNIFER POTTER	3356 MISSION OLIVE PL
2517 FINKLE GRANT DR	0710675084	ISANGULOV, TIMUR ISANGULOVA, LUZA	2517 FINKLE GRANT DR
2509 ELM GRANT DR	0710671100	JAWABREH, NAJI MICHEL NAJI TRUSTEE JAWABREH, MARY ELIZABETH TRUSTEE	2509 ELM GRANT DR
3417 JORDAN MANORS DR	0710674597	JAYASEKARA, MANJULA WANAGARTHINA ARACHCHIGE, DINUPAMA WALATHARA	3417 JORDAN MANORS DR
3409 JORDAN MANORS DR	0710676611	JONNADA, RAJESH KRISHNA ENUGULA, SWATHI	3409 JORDAN MANORS DR
01 MARCH 2010	0710676010	JORDAN MANORS HOMEOWNERS ASSOCIATION INC	3300 NEW HILL OLIVE CHAPEL RD STE 120
2532 FINKLE GRANT DR	0710684923	JOYCE, SANDRA B	2532 FINKLE GRANT DR
2532 OAK GRANT DR	0710678234	KARAMISIR, MUMU KARAMISIR, SENGUL	2532 OAK GRANT DR
2545 FINKLE GRANT DR	0710666609	KIM, JOAN RAN BROWN, LEONARD STEWART	122 SEVILLA AVEAPT 1613
2532 LUGANO LN	0710769985	KIM, JOANATHAN KIM KIM, JOANNA YESUN LEE	2532 LUGANO LN
2508 FINKLE GRANT DR	0710674103	KOMMIDI, MANESH REDDY KAREDLA, ANUSHA	2508 FINKLE GRANT DR
3395 MISSION OLIVE PL	0710774798	KOMMINENI, SRINIVASA DURGA PRASAD YALAMANCHI, SOWMYA KRISHNA	3395 MISSION OLIVE PL
3453 JORDAN MANORS DR	071069446	KOVAC, VASILY KOVACH, LIUDMILA	3453 JORDAN MANORS DR
2500 FINKLE GRANT DR	0710679395	KUMAR, SAI KRISHNA, KUMAR KRISH VIJAYAN, KAVITHA	2500 FINKLE GRANT DR
2513 ELM GRANT DR	071067004	LAJOUR, CUEVAS, MARIA	2513 ELM GRANT DR
3459 HAHN RIDGE DR	0710675253	LACROIX, THOMAS II LACROIX, SANDRA	3459 HAHN RIDGE DR
3380 MISSION OLIVE PL	0710778581	LEVINSON, TOMER BARAK BULDAKOVKA, DARIA	3380 MISSION OLIVE PL
2508 LUGANO LN	0710779295	LIN, TIMOTHY EN HSIN LIN, HEIDI NICOLE	2508 LUGANO LN
2420 GORDAL TRL	0710787704	LINGAMGUNTA, RAMA KRISHNA KUMAR SHARMA, RICHA	2420 GORDAL TRL
2424 GORDAL TRL	0710787741	LY, TAI KWON, HEE-JUNG	2424 GORDAL TRL
2520 FINKLE GRANT DR	0710664918	MADHAVAN, BALASUBRAMANIAN KANNAN, PRASHANTH	4437 KEEPSAKE ROSE CMN
2504 LUGANO LN	0710779390	MATHIS, CYNTHIA S MATHIS, JOSEPH R	2504 LUGANO LN
2548 FINKLE GRANT DR	0710664633	MCCONNELL, ERIN	2548 FINKLE GRANT DR
2539 FINKLE GRANT DR	0710677262	MCDOUGAN, RACHEL RASCOE	2539 FINKLE GRANT DR
2212 NEW HILL OLIVE CHAPEL RD	0710770360	MITCHELL, MICHAEL D MITCHELL, DEBRA H	PO BOX 302
3454 HAHN RIDGE DR	0710676401	MORRIS, TABITHA R	3454 HAHN RIDGE DR
3437 JORDAN MANORS DR	0710615173	MORRISON, DAVID W JR PARKER-WEBB, LEIGH	3437 JORDAN MANORS DR
2504 FINKLE GRANT DR	0710674108	MORRISON, SHEILA K	2504 FINKLE GRANT DR
3375 MISSION OLIVE PL	071076436	NADIMPALLI, SUNIL KUMAR BOPPI, YASHASWINI SINDURA	3375 MISSION OLIVE PL
2587 GORDAL TRL	0710679784	NEGI, DEVENDRA SINGH JAMWAL, BHAWNA	2587 GORDAL TRL
2524 LUGANO LN	0710779085	NEMADE, BHARAT NEMADE, ASHWINI BHARAT	2524 LUGANO LN
2524 FINKLE GRANT DR	0710679028	OKORIE, EDELCIUCHUKWU OKORIE, BRIDGET E	2524 FINKLE GRANT DR
01 MISSION OLIVE PL	0710772260	OLIVE RIDGE COMMUNITY ASSOCIATION INC	1601 NE MAYNARD DR STE 210
3405 JORDAN MANORS DR	0710686674	PATEL, PARESH	3405 JORDAN MANORS DR
3441 JORDAN MANORS DR	071061511	PATEL, SIGAL VISHNUBHAI SOLANKI, DHARA MAHENDRABHAI	3441 JORDAN MANORS DR
2540 FINKLE GRANT DR	0710664723	PATTERSON, MATTHEW D BAUERS, ERINNE N	3450 FINKLE GRANT DR
2533 FINKLE GRANT DR	0710666804	PEASLEE, LANCE J PEASLEE, MARIE A	2533 FINKLE GRANT DR
2536 LUGANO LN	0710769889	PRICE, ANDREA DEAL	2536 LUGANO LN
3451 HAHN RIDGE DR	0710676285	QI, XIAO GUO, JIA	3451 HAHN RIDGE DR
3372 MISSION OLIVE PL	071077557	RAGHUNATHAN, NARANAND CHINTALAPALLI, SHALINI	3372 MISSION OLIVE PL
2524 FINKLE GRANT DR	0710679369	REDDY, ROBERT M REDANDO, MARY E	2544 FINKLE GRANT DR
2528 LUGANO LN	0710779080	REDDY, TIRUPURA, BHANI, PRAKASH PAMULAPATI, LAKSHMI TEJASWI	2528 LUGANO LN
2521 FINKLE GRANT DR	0710665999	REED, MEGAN REED, BRADLEY	2521 FINKLE GRANT DR
2536 OAK GRANT DR	0710677739	ROJAS, GABRIEL GUILLEN LEON, RAQUEL LOPEZ	2536 OAK GRANT DR
2224 NEW HILL OLIVE CHAPEL RD	0710772057	SCRUGGS, D STEPHEN SCRUGGS, LISA K	2224 NEW HILL OLIVE CHAPEL RD
2552 OAK GRANT DR	0710675556	SHEIBANI, SHAYAN COLFER, AMANDA L	2552 OAK GRANT DR
2549 FINKLE GRANT DR	0710666114	SHEMBELLE, SANTOSH BASAVARAJAPPA, GEETHA JAGALUR	2549 FINKLE GRANT DR
2528 FINKLE GRANT DR	0710664818	SPRIGGS, JILL LYNN SPRIGGS, TYLER VINCENT	2528 FINKLE GRANT DR
2512 FINKLE GRANT DR	0710674008	SPRIGGS, RAYMOND VINCENT JR SPRIGGS, JILL L	2512 FINKLE GRANT DR
3469 FINKLE GRANT DR	0710677643	ST. CLAIR, JENNIFER TOYOTA, MARCIA	3469 FINKLE GRANT DR
2537 FINKLE GRANT DR	0710660609	STRINGARI, KATHERINE T	3437 FINKLE GRANT DR
3465 JORDAN MANORS DR	0710674740	SWANTEK LIVING TRUST	3465 JORDAN MANORS DR
3371 MISSION OLIVE PL	07106776481	TAN, HAILIN XIAO, JING	3371 MISSION OLIVE PL
3367 MISSION OLIVE PL	0710777358	TANDUKAR, SHYAM SUNDAR SHRESTHA, RATI	3367 MISSION OLIVE PL
2528 OAK GRANT DR	071067829	TERE, MAHIDAR MEKALA, SARAHPRIYADARSHINI	2528 OAK GRANT DR
2557 FINKLE GRANT DR	071066612	TEIXEIRA, VICTOR TEIXEIRA, RITA	2557 FINKLE GRANT DR
3399 MISSION OLIVE PL	0710774885	THEIVAM, RAJ KUMAR MAYANDI, GEETHAPRIYA	3399 MISSION OLIVE PL
2502 GORDAL TRL	0710677180	VASHEKAR, VENKATESWAR RAO VASIREDDY, MADHAVI	2502 GORDAL TRL
2530 FINKLE GRANT DR	071067004	WALSH, BRANDON J WILSH, SAMANTHA K	2530 FINKLE GRANT DR
3391 MISSION OLIVE PL	0710677152	WEEKLEY HOMES, LLC	1111 N OAK RD
3461 JORDAN MANORS DR	071068432	WELCH, PATRICK R WELCH, PATRICIA A	3461 JORDAN MANORS DR
2552 FINKLE GRANT DR	071064533	YEAGLEY, SUSAN M YEAGLEY, RAYMOND	2552 FINKLE GRANT DR
2516 LUGANO LN	0710779185	ZHUPYNKY, DENYS ZHUPYNKA, TEITIANA	2516 LUGANO LN
2513 FINKLE GRANT DR	0710675089	ZHYSHKO, YURY ZHYSHKO, NATALLIA	2513 FINKLE GRANT DR
3366 MISSION OLIVE PL	0710778513	ZUBER, ARDA ZUBER, GIZEM ESER	3366 MISSION OLIVE PL
APEX TOWN OF		2224 New Hill Olive Chapel RD	
Current Tenant		2212 New Hill Olive Chapel RD	
Current Tenant		2217 New Hill Olive Chapel RD	
Current Tenant		2237 New Hill Olive Chapel RD	
Current Tenant		2540 Oak Grant DR	
Current Tenant		2548 Oak Grant DR	
Current Tenant		2550 Oak Grant DR	
Current Tenant		2552 Oak Grant DR	
Current Tenant		2554 Oak Grant DR	
Current Tenant		2556 Oak Grant DR	
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Current Tenant		2562 Oak Grant DR	
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Current Tenant		2572 Oak Grant DR	
Current Tenant		2574 Oak Grant DR	
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Current Tenant		2584 Oak Grant DR	
Current Tenant		2586 Oak Grant DR	
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Current Tenant		2590 Oak Grant DR	
Current Tenant		2592 Oak Grant DR	
Current Tenant		2594 Oak Grant DR	
Current Tenant		2596 Oak Grant DR	
Current Tenant		2598 Oak Grant DR	
Current Tenant		2600 Oak Grant DR	
Current Tenant		2602 Oak Grant DR	
Current Tenant		2604 Oak Grant DR	
Current Tenant		2606 Oak Grant DR	
Current Tenant		2608 Oak Grant DR	
Current Tenant		2610 Oak Grant DR	
Current Tenant		2612 Oak Grant DR	
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Current Tenant		2622 Oak Grant DR	
Current Tenant		2624 Oak Grant DR	
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Current Tenant		2628 Oak Grant DR	
Current Tenant		2630 Oak Grant DR	
Current Tenant		2632 Oak Grant DR	
Current Tenant		2634 Oak Grant DR	
Current Tenant		2636 Oak Grant DR	
Current Tenant		2638 Oak Grant DR	
Current Tenant		2640 Oak Grant DR	
Current Tenant		2642 Oak Grant DR	
Current Tenant		2644 Oak Grant DR	
Current Tenant		2646 Oak Grant DR	
Current Tenant		2648 Oak Grant DR	
Current Tenant		2650 Oak Grant DR	
Current Tenant		2652 Oak Grant DR	
Current Tenant		2654 Oak Grant DR	
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Current Tenant		2660 Oak Grant DR	
Current Tenant		2662 Oak Grant DR	
Current Tenant		2664 Oak Grant DR	
Current Tenant		2666 Oak Grant DR	
Current Tenant		2668 Oak Grant DR	
Current Tenant		2670 Oak Grant DR	
Current Tenant		2672 Oak Grant DR	
Current Tenant		2674 Oak Grant DR	
Current Tenant		2676 Oak Grant DR	
Current Tenant		2678 Oak Grant DR	
Current Tenant		2680 Oak Grant DR	
Current Tenant		2682 Oak Grant DR	
Current Tenant		2684 Oak Grant DR	
Current Tenant		2686 Oak Grant DR	
Current Tenant		2688 Oak Grant DR	
Current Tenant		2690 Oak Grant DR	
Current Tenant		2692 Oak Grant DR	
Current Tenant		2694 Oak Grant DR	
Current Tenant		2696 Oak Grant DR	
Current Tenant		2698 Oak Grant DR	

Notified Properties within 500ft of the Project Property



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 19 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
2224 New Hill Olive Chapel Road, New Hill, NC 27562 0710772057

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)):

Request for annexation by the Town of Apex in order to receive water service to replace failing water supply well.

The property will be rezoned from Wake County's Residential less than 10 Acres to Apex's

zoning classification LD-CZ - Low Density Residential Conditional. No development is proposed.

Estimated submittal date: November 10, 2025

MEETING INFORMATION:

Property Owner(s) name(s):	D. Stephen and Lisa K. Scruggs
Applicant(s):	D. Stephen and Lisa K. Scruggs
Contact information (email/phone):	steve_scruggs@bellsouth.net 919-819-9352
Meeting Address:	2224 New Hill Olive Chapel Road, New Hill, NC 27562
Date/Time of meeting**:	November 6, 2025

Welcome: 5:30 pm Project Presentation: 5:45 pm Question & Answer: 6:00 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>.

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: Scruggs Request for Water Service Zoning: LD-CZ - Low Density Residential Conditional

Location: 2224 New Hill Olive Chapel Road, New Hill, NC 27562

Property PIN(s): 0710772057 Acreage/Square Feet: 4.8 Acres

Property Owner: D. Stephen and Lisa K. Scruggs

Address: 2224 New Hill Olive Chapel Road

City: New Hill State: NC Zip: 27562

Phone: 919-819-9352 Email: steve_scruggs@bellsouth.net

Developer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (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 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

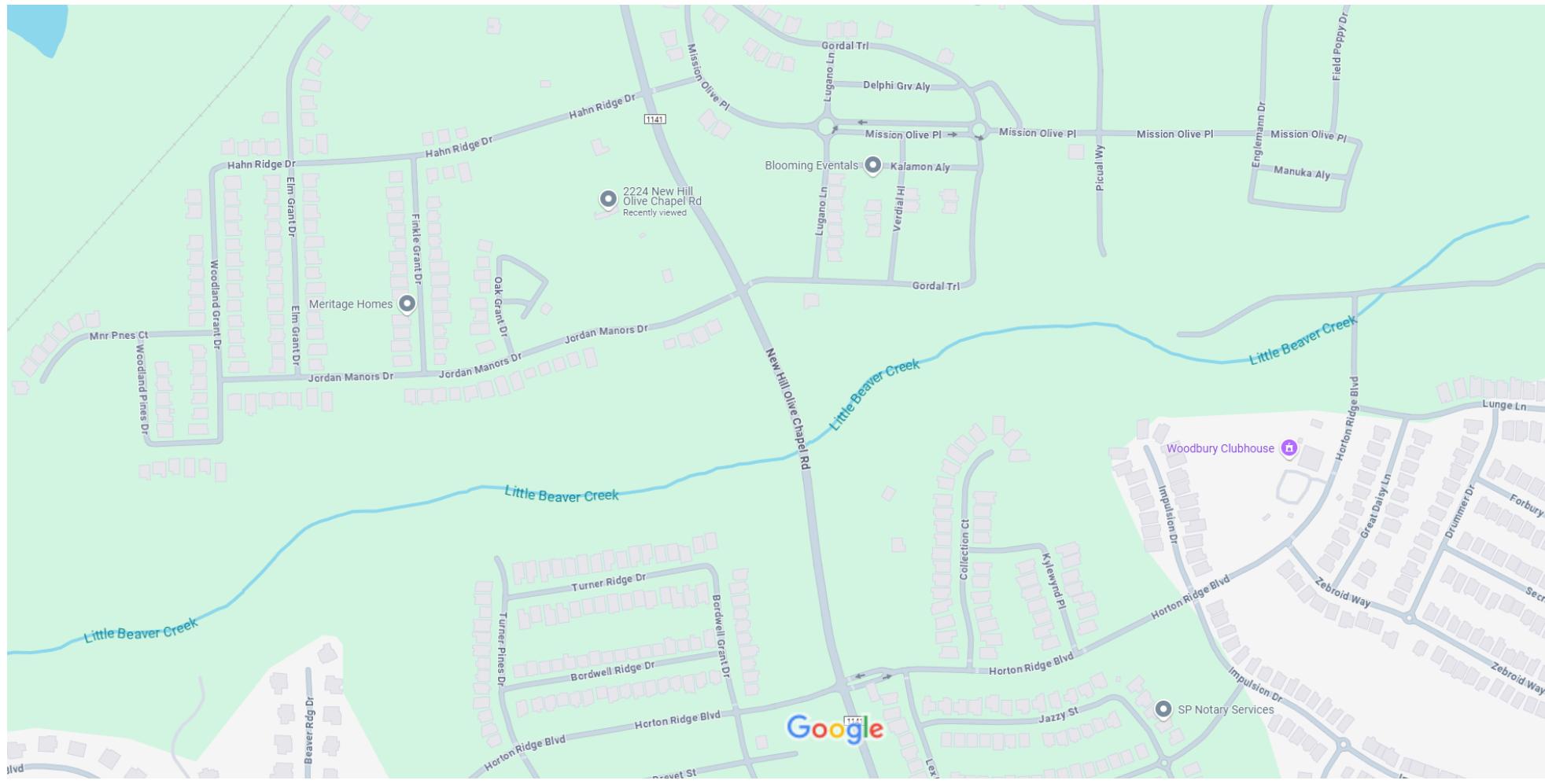
Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will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

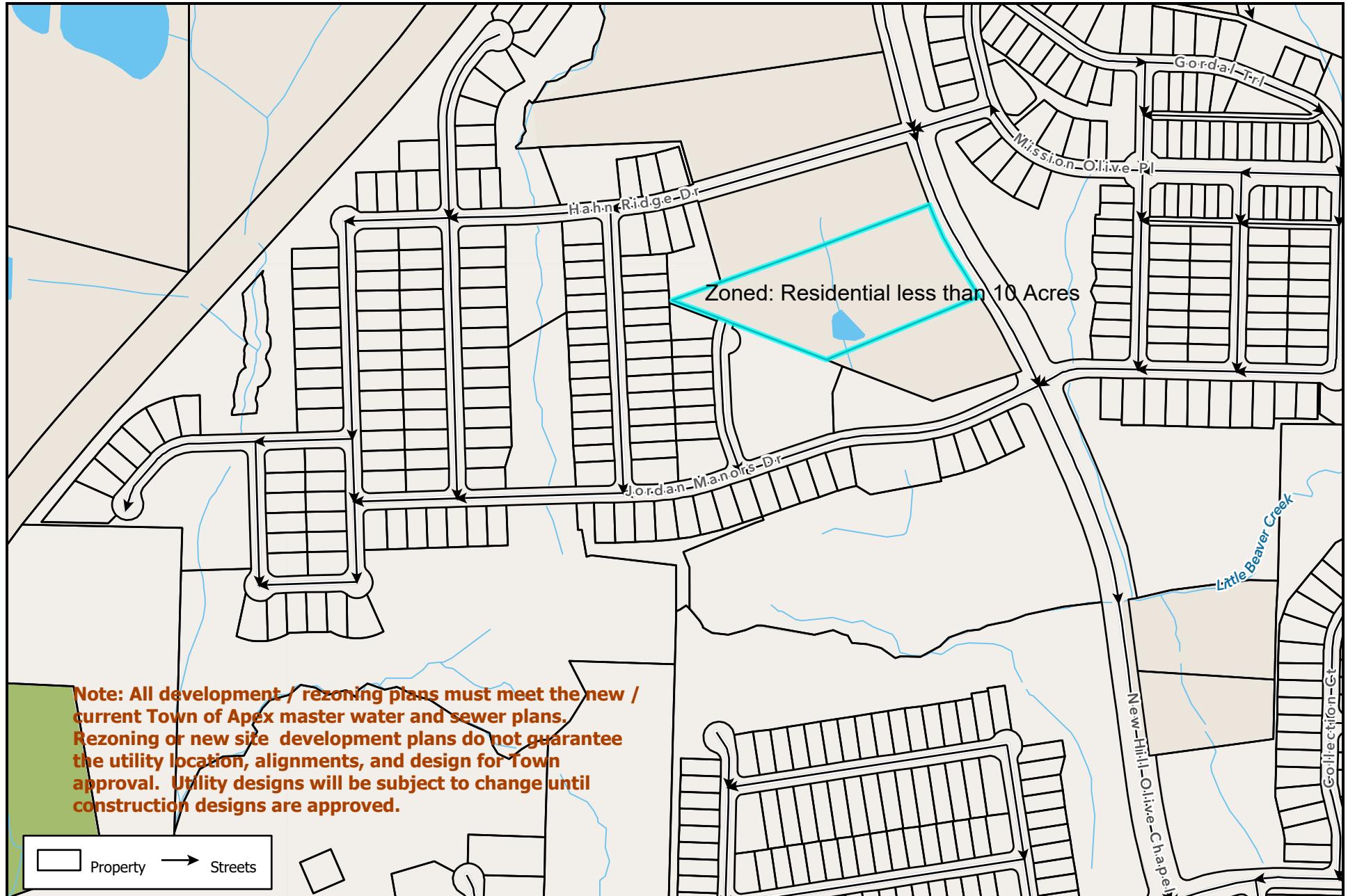
COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.		
Construction Traffic:	Infrastructure Inspections	919-249-3386
Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).		
Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.		
Parking Violations:	Non-Emergency Police	919-362-8661
Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.		
Dirt in the Road:	Water Resources	919-362-8166
Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.		
Dirt on Properties or in Streams:	Water Resources	919-362-8166
Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.		
Dust:	Water Resources	919-362-8166
During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.		
Trash:	Water Resources	919-362-8166
Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.		
Temporary Sediment Basins:	Water Resources	919-362-8166
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.		
Stormwater Control Measures:	Water Resources	919-362-8166
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at https://www.apexnc.org/1173/ or by calling the number listed.		
Electric Utility Installation:	Electric Utilities	919-249-3531
Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.		

Vicinity Map for 2224 New Hill Olive Chapel Road, New Hill, NC 27562





Wake County Zoning Map with Subject Property

2224 New Hill Olive Chapel Road
New Hill, NC 27562

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

APEX ZONING MAP

PROPERTY: 2224 NEW HILL OLIVE CHAPEL ROAD, NEW HILL, NC 27562



APEX ZONING DISTRICT LEGEND



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: 2224 New Hill Olive Chapel Road, New Hill, NC 27562

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

Property Owner(s) name(s): D. Stephen and Lisa K. Scruggs

Applicant(s): D. Stephen and Lisa K. Scruggs

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.	Stephanie Fields	2516 Finkle Grant Dr New Hill, NC		[REDACTED]	<input checked="" type="checkbox"/>
2.	Janet Brostekt	3449 Jordan Manors Dr New Hill, NC 27562		[REDACTED]	<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): D. Stephen and Lisa K. Scruggs

Applicant(s): D. Stephen and Lisa K. Scruggs

Contact information (email/phone): _____

Meeting Address: 2224 New Hill Olive Chapel Road, New Hill, NC 27562

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

NO Questions/Concerns were Received.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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, D. Stephen Scruggs, 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 2224 New Hill Olive Chapel Road, New Hill, NC 27562 (location/address) on November 6, 2025 (date) from 5:30 pm (start time) to 6:30 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11-7-2025
Date

By: D. Stephen Scruggs

STATE OF NORTH CAROLINA
COUNTY OF WAKE

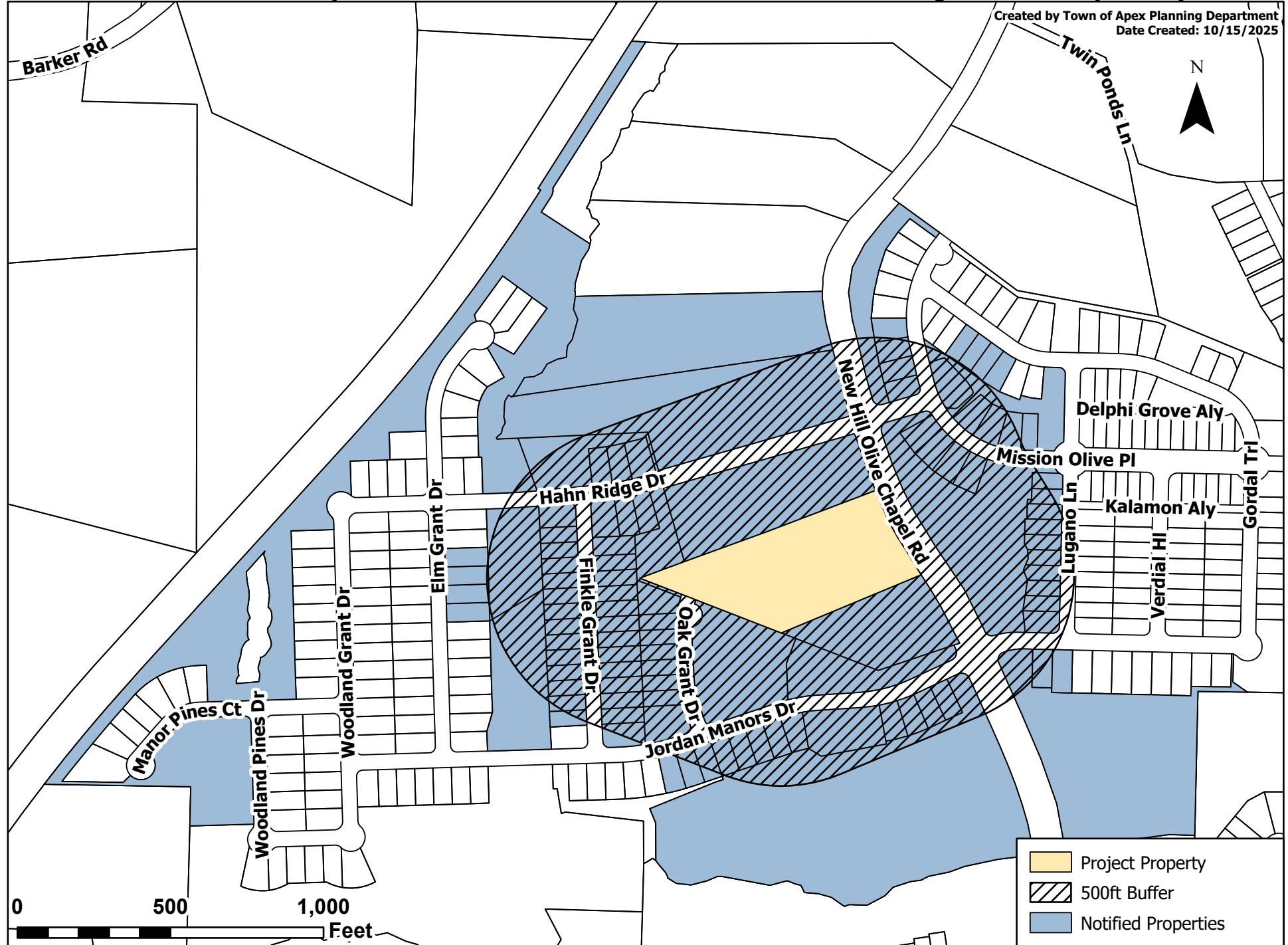
Sworn and subscribed before me, Geraldine Ransom, a Notary Public for the above State and County, on this the 7th day of NOVEMBER, 2025.



Geraldine Ransom
Notary Public
Geraldine Ransom
Print Name

My Commission Expires: 09/13/2028

Notified Properties within 500ft of the Project Property





TOWN OF APEX

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

PUBLIC NOTIFICATION

OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ13

2224 New Hill Olive Chapel Road

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

Applicants: D. Stephen and Lisa K. Scruggs

Authorized Agent: D. Stephen Scruggs

Property Address: 2224 New Hill Olive Chapel Road

Acreage: ±4.80 acres

Property Identification Number (PIN): 0710772057

2045 Land Use Map Designation: Low Density Residential

Existing Zoning of Property: Wake County Residential-40W (R-40W) and Wake County Residential-80W (R-80W)

Proposed Zoning of Property: Low Density Residential-Conditional Zoning (LD-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

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

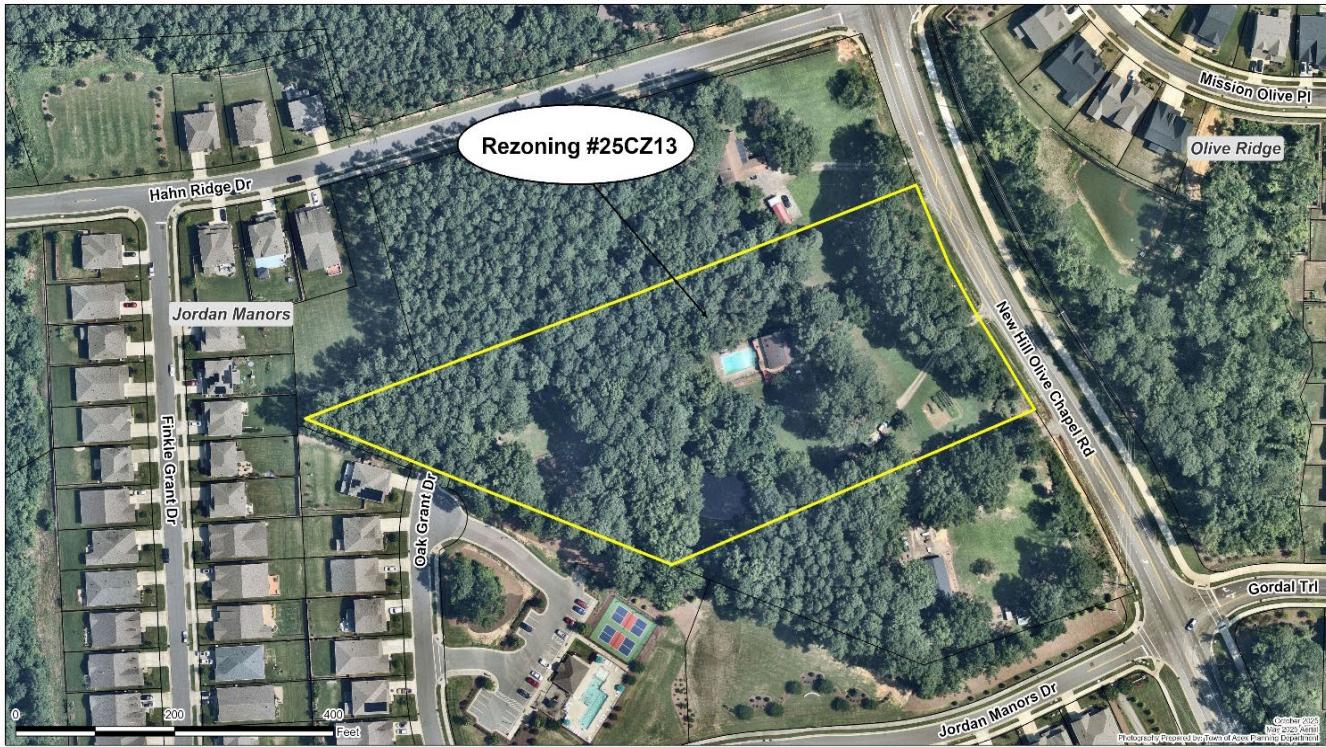
Town Council Public Hearing Date and Time: January 13, 2026 at 6:00 pm

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:

<https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/51819>.

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 #25CZ13

2224 New Hill Olive Chapel Road

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:

Solicitantes: D. Stephen and Lisa K. Scruggs

Agente autorizado: D. Stephen Scruggs

Dirección de la propiedad: 2224 New Hill Olive Chapel Road

Superficie: ±4.80 acres

Números de identificación de la propiedad: 0710772057

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

Ordenamiento territorial existente de la propiedad: Wake County Residential-40W (R-40W) and Wake County Residential-80W (R-80W)

Ordenamiento territorial propuesto para la propiedad: 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

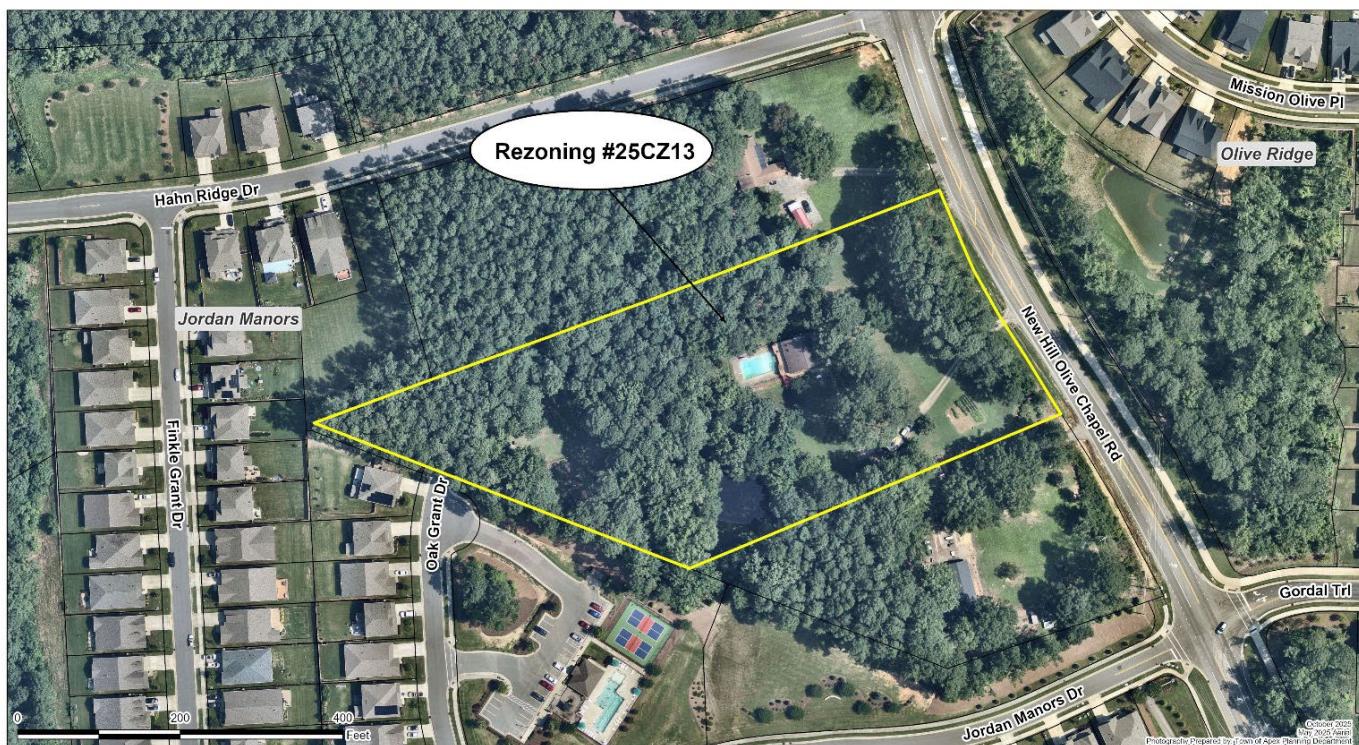
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/51819>.

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 #25CZ13
2224 New Hill Olive Chapel Road

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

Applicants: D. Stephen and Lisa K. Scruggs

Authorized Agent: D. Stephen Scruggs

Property Address: 2224 New Hill Olive Chapel Road

Acres: 4.54

Property Identification Number (PIN): 0710772057

2045 Land Use Map Designation: Low Density Residential

Existing Zoning of Property: Wake County Residential-40W (R-40W) and Wake County Residential-80W (R-80W)

Proposed Zoning of Property: Low Density Residential-Conditional Zoning (LD-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

Comments received prior to the Planning Board public hearing will not be provided to the Town Council.

Separate comments for the Town Council public hearing must be provided by the deadline specified below.

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

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:

<https://www.youtube.com/c/townofapexgov>

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/images>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents online: <https://www.apexnc.org/DocumentCenter/View/51819>.

Dianne F. Khin, AICP
Planning Director

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

8:16 AM
12/19/2025



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ13
2224 New Hill Olive Chapel Road

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:

Solicitantes: D. Stephen and Lisa K. Scruggs

Agente autorizado: D. Stephen Scruggs

Dirección de la propiedad: 2224 New Hill Olive Chapel Road

Superficie: 4.54 acres

Número de identificación de la propiedad: 0710772057

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

Ordenamiento territorial existente de la propiedad: Wake County Residential-40W (R-40W) and Wake County Residential-80W (R-80W)

Ordenamiento territorial propuesto para la propiedad: 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. 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:

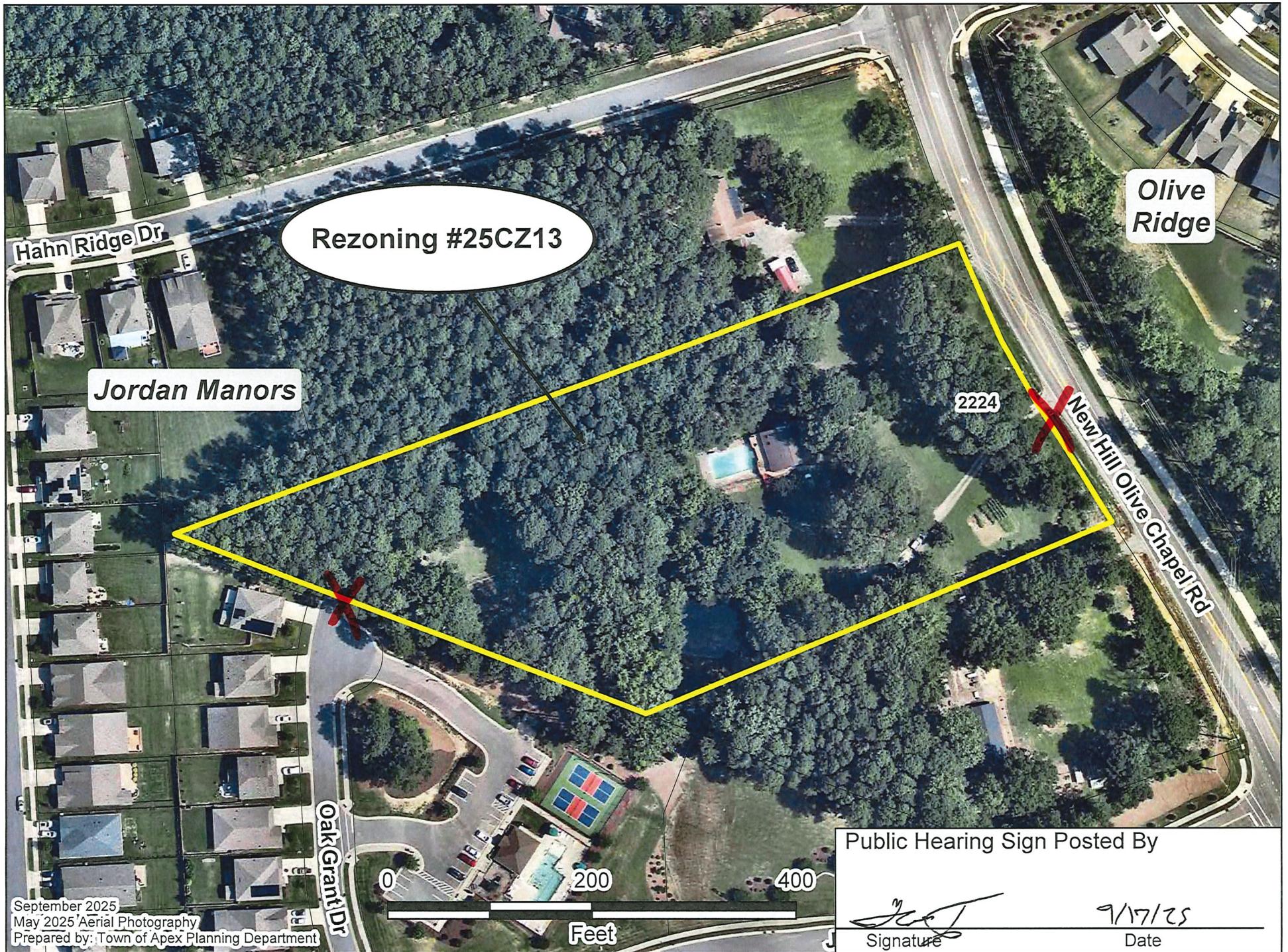


Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/images>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/51819>.

Dianne F. Khin, AICP
Directora de Planificación

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

8:17 AM
12/19/2025





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 #25CZ13
Project Location: 2224 New Hill Olive Chapel Road
Applicant or Authorized Agent: D. Stephen Scruggs
Firm: N/A
Town Council January 13, 2026
Public Hearing Date:
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


Shanne F. Khan
Planning Director

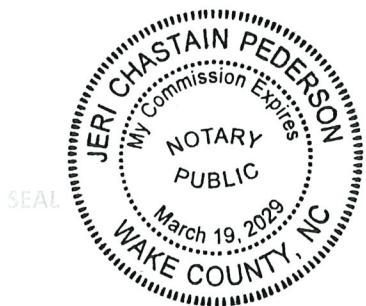
STATE OF NORTH CAROLINA
COUNTY OF WAKE

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



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

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

October 31, 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: September 2, 2025
- Name of development: 25CZ13 2224 New Hill Olive Chapel Rd
- Address of rezoning: 2224 New Hill Olive Chapel Rd
- Total number of proposed residential units: 1 (No new development proposed at this time. Proposed zoning would allow up to 14 dwellings)
- 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 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