

## STAFF REPORT

### Rezoning #23CZ05 Pleasant Park

May 23, 2023 Town Council Meeting



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

#### BACKGROUND INFORMATION:

**Location:** 3400 Pleasant Plains Road  
**Applicant/Owner:** Angela Reincke/Town of Apex

#### PROJECT DESCRIPTION:

**Acreage:** 92.9 acres  
**PIN:** 0731407544  
**Current Zoning:** Rural Residential (RR)  
**Proposed Zoning:** Conservation Buffer-Conditional Zoning (CB-CZ)  
**2045 Land Use Map:** Park-Public or Private  
**Town Limits:** Inside Corporate Limits

#### ADJACENT ZONING & LAND USES:

	Zoning	Land Use
<b>North:</b>	Planned Unit Development-Conditional Zoning (PUD-CZ # 15CZ33); Tech/Flex-Conditional Zoning (TF-CZ #15CZ14); Rural Residential (RR)	Kings View Trl; Railroad; Townhomes (West Village subdivision); Church or place of worship; Undeveloped land
<b>South:</b>	Rural Residential (RR)	Single-family (large lot)
<b>East:</b>	Rural Residential (RR)	NC 540 Hwy and Undeveloped land
<b>West:</b>	Rural Residential (RR)	Single-family (large lot)

#### EXISTING CONDITIONS:

The 92.9-acre Pleasant Park is currently under construction with several sports fields, open play areas, picnic areas, trails, and splash pad with an anticipated opening date of Summer 2023. It is located east of Pleasant Plains Rd, generally southwest of the intersection of Old US 1 Hwy and NC 540 Hwy.

#### BACKGROUND:

The applicant is requesting a rezoning in order to increase the number of permitted colors for wayfinding signage and to allow increased height and/or sign area for the wayfinding and monument signage. The rezoning is also requested in order to change the zoning district to Conservation Buffer-Conditional Zoning (CB-CZ) to be consistent with other Town Park Zoning Districts and the 2045 Land Use Map.

#### NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on February 27, 2023. The meeting report is attached.

#### 2045 LAND USE MAP:

The 2045 Land Use Map identifies the subject property as Park-Public or Private. The proposed rezoning to Conservation Buffer-Conditional Zoning (CB-CZ) is consistent with that Land Use Map designation.

## STAFF REPORT

### Rezoning #23CZ05 Pleasant Park

May 23, 2023 Town Council Meeting



#### PROPOSED ZONING CONDITIONS:

##### 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.

##### Uses:

1. Park, active
2. Park, passive
3. Utility, minor
4. Botanical garden
5. Greenway

##### Rezoning Conditions:

1. The maximum number of colors on wayfinding signage shall be 6 (not including black/white) that utilize the Town of Apex Branding Standard Colors and reflect the Parks, Recreation and Cultural Resources Standard Specifications and Details.
2. The maximum height of Wayfinding signage shall be 120" (10 feet).
3. The maximum height of the entry monument signage for the park shall be 93" (7 feet 9 inches).
4. The entry monument maximum sign area square footage of sign face shall be 124 square feet.
5. Deciduous shade trees shall be planted on the southern side of buildings.
6. The project shall include installation of tree, shrub, and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.
7. No invasive species shall be permitted.
8. No single species of tree or shrub shall constitute more than 20 percent of the plant material of its type within the project site.
9. The project shall include drought tolerant plants, with 75 percent of the selection being native, and shall select warm season grasses.
10. Electrical Vehicle charging spaces shall not reduce the width of adjacent sidewalks to less than 5 feet and shall be located so that cords do not create trip hazards.
11. The parking lot and exterior lighting shall be LED.

#### ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on February 16, 2023. The zoning condition recommendations by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Conditions	Applicant's Response
1. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on southern side of any buildings.	Added
2. The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.	Added
3. No invasive species shall be permitted.	Added

## STAFF REPORT

### Rezoning #23CZ05 Pleasant Park

May 23, 2023 Town Council Meeting



EAB Suggested Conditions	Applicant's Response
4. No single species or tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.	Added
5. The project commits to planting only drought tolerant plants. At least 75% of the plants selected shall be native and shall select warm season grasses.	Added
6. The installation of EV charging spaces shall not reduce the width of adjacent sidewalk to less than 5 feet.	Added
7. EV charging spaces shall be located such that the cords shall not cause a trip hazard.	Added
8. The developer shall provide 5% of all parking spaces as EV charging spaces	Not added*
9. The exterior lighting for all buildings and parking lots will consist entirely of LED fixtures.	Added

\*The approved Pleasant Park site plan shows 6 EV charging spaces.

#### PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on May 8, 2023 meeting and unanimously recommended approval with the conditions as proposed by the applicant.

#### PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #23CZ05 Pleasant Park with the conditions as 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 Park-Public or Private. The proposed rezoning to Conservation Buffer-Conditional Zoning is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest because it will implement stricter environmental conditions than the UDO requires, update the zoning for this parcel to be consistent with other Town parks, and will improve the health and wellness of residents by providing additional recreation programs and open space for residents.

#### CONDITIONAL ZONING STANDARDS:

The Town Council shall find the Conservation Buffer-Conditional Zoning (CB-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.

## STAFF REPORT

### Rezoning #23CZ05 Pleasant Park

May 23, 2023 Town Council Meeting



- 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.





Westwinds

Winding  
Creek  
Estates

West Village

Voekler St

Stegemann St

Mars Hill Ln

Kings View Trl

Boyette St

540

Rezoning #23CZ05

NC 540 Hwy NB  
NC 540 Hwy SB  
RAMP US 1 to NC 540 NB

Pleasant Park

Recreation Dr

Pleasant Plains Rd

Kirkwood

Pleasant  
Plains  
Estates

0 500 1,000  
Feet



## 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 #: 2023-004 Submittal Date: 3-1-2023  
230205 Fee Paid: n/a -Town of Apex Project

### Project Information

Project Name: Pleasant Park  
Address(es): 3400 PLEASANT PLAINS RD, Apex, NC 27502  
PIN(s): 0731407544  
Acreage: 92.19  
Current Zoning: Rural Residential (RR) Proposed Zoning: CB-CZ  
Current 2045 LUM Classification(s): Park  
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: Angela Reincke  
Address: 53 Hunter Street, PO Box 250  
City: Apex State: NC Zip: 27502  
Phone: 919-372-7468 E-mail: Angela.Reincke@apexnc.org

### Owner Information

Name: Town of Apex  
Address: PO BOX 250  
City: Apex State: NC Zip: 27502-0250  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent Information

Name: Angela Reincke  
Address: 53 Hunter Street, PO Box 250  
City: Apex State: NC Zip: 27502  
Phone: 919-372-7468 E-mail: Angela.Reincke@apexnc.org

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

## PETITION INFORMATION

Application #: 23C205 Submittal Date: 3-1-2023

An application has been duly filed requesting that the property described in this application be rezoned from RR \_\_\_\_\_ to CB-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	Park, Active	21	
2	Park, Passive	22	
3	Utility, Minor	23	
4	Botanical Garden	24	
5	Greenway	25	
6		26	
7		27	
8		28	
9		29	
10		30	
11		31	
12		32	
13		33	
14		34	
15		35	
16		36	
17		37	
18		38	
19		39	
20		40	



## PETITION INFORMATION

Application #:

23C205

Submittal Date:

3-1-2023

## 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.

The proposed conditional rezoning is consistent with the 2045 Land Use Map 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 proposed conditional rezoning is appropriate for the Pleasant park property.

## PETITION INFORMATION

Application #: 23C205 Submittal Date: 3-1-2023

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

All proposed uses will be consistent with the standards provided in the Town of Apex UDO including any applicable supplemental standards.

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 conditional rezoning district is compatible with nearby uses and will provide wayfinding signage that includes color coding for the four unique areas of the project assisting in navigation for visitors, emergency response times, and clearly providing distinct color identifiers for locations within the project.

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

The proposed conditional rezoning supports the 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.

The proposed conditional rezoning will avoid having adverse impacts on public infrastructure and will provide additional recreation facilities for residents implement the Parks, Recreation, Greenways and Open Space Master Plan.

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 conditional rezoning will improve the health and wellness of residents by providing additional recreation programmed and open space for residents.



## PETITION INFORMATION

Application #: 23 CZ05 Submittal Date: 3-1-2023

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

The proposed conditional rezoning provides protection to adjacent properties through limiting uses and providing recreation programming and open space along with infrastructure improvements in the area.

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 conditional rezoning would not be a nuisance or hazard and the Pleasant Park project has included improvements to existing road and utility infrastructure and will comply with all standards and specifications of the Unified Development Ordinance, Parks Standard Specifications and Details and any other conditions of approval.

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

The proposed conditional rezoning will comply with all standards and specifications of the Unified Development Ordinance, Parks Standard Specifications and Details, recognized standards of design and constructions for athletic fields and courts, design and maintenance of Playground Equipment (CPSC/ ASTM) and any other conditions of approval.

## AGENT AUTHORIZATION FORM

Application #: 23C205

Submittal Date: 3-1-2023

Town of Apex \_\_\_\_\_ is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 3400 Pleasant Plains Road, Apex NC 27502

The agent for this project is: Angela Reincke

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

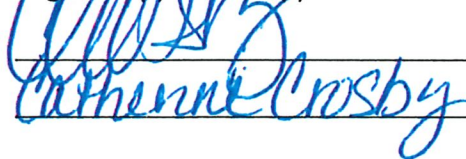
Agent Name: Angela Reincke, ASLA

Address: 53 Hunter Street (Po Box 250), Apex, NC 27502

Telephone Number: 919.372.7468

E-Mail Address: angela.reincke@apexnc.org

Signature(s) of Owner(s)\*

  
Catherine Crosby

Type or print name

2/13/23  
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

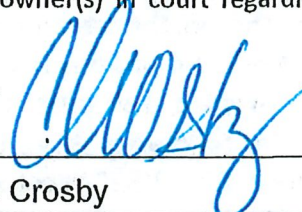
Application #: 23C205

Submittal Date: 3-1-2023

The undersigned, Catherine Crosby (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 3400 Pleasant Plains Road and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 11/7/2014, and recorded in the Wake County Register of Deeds Office on 11/10/2014, in Book 15384 Page 40-44.
4. If Affiant is the authorized agent of the owner(s) of the Property, Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
5. If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 11/10/2014, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on 11/10/2014, 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 2nd day of February, 2023.



(seal)

Catherine Crosby

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 Catherine Crosby, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N/A, 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: 04/03/2027



**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**Application #: 23C205Submittal Date: 3-1-2023

Insert legal description below.

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

BEGINNING at an existing iron pipe a corner with Rosewood 1322, LLC, having a north coordinate of 711,181.97' and an east coordinate of 2,035,086.48' based on NAD 83 (NSRS 2007); thence with a southern line of Rosewood 1322, LLC, South 88°59'30" East 1359.87 feet to an existing iron pipe on western right-of-way of N.C. 540 Highway; thence with aforesaid right-of-way South 30°25'43" East 614.73 feet to an existing iron pipe on aforesaid right-of-way; thence the following eighteen (18) courses and distances down the run of Big Branch, South 67°41'28" West 73.13 feet to a point, South 36°19'26" East 69.89 feet to an existing iron pipe, South 40°40'22" East 49.11 feet to a point, South 07°31'04" West 54.48 feet to a point, South 43°01'15" East 53.75 feet to a point, South 03°12'26" West 187.98 feet to a point, South 60°03'14" East 38.16 feet to a point, South 43°50'05" West 68.97 feet to a point, South 35°15'28" West 126.60 feet to a point, South 03°26'33" West 30.35 feet to a point, South 42°12'13" East 20.30 feet to a point, South 16°43'06" West 88.18 feet to a point, South 04°33'44" East 39.26 feet to a point, South 07°43'24" East 54.52 feet to an existing iron pipe, South 05°07'24" East 142.23 feet to a point, North 71°32'17" East 31.33 feet to a point, South 50°49'13" East 49.36 feet to a point, North 79°35'14" West 20.80 feet to an existing iron pipe, the northeastern corner of Lot 4D of "Pleasant Plains Estates"; thence North 87°31'40" West 704.52 feet to an existing iron pipe, the northeastern corner of Lot 5 of "Pleasant Plains Estates"; thence North 87°28'47" West 154.56 feet to an existing iron pipe; thence North 87°32'33" West 473.49 feet to an existing iron pipe, the northwestern corner of Lot 5 "Pleasant Plains Estates"; thence the following three (3) courses and distances with Lot 6R "Pleasant Plains Estates", North 87°32'53" West 252.99 feet to existing pinched top iron pipe, North 87°32'01" West 559.85 feet to an existing iron pipe, and South 35°22'14" West 69.76 feet to an existing iron pipe on the eastern right-of-way of N.C.S.R. No. 1170 (Pleasant Plains Road); thence the following five (5) courses and distances with aforesaid road right-of-way, a curve in a counterclockwise direction having a radius of 411.97 feet, a length of 153.37 feet and a chord of North 71°50'14" West 152.49 feet to an existing iron pipe, North 82°43'42" West 210.49 feet to an existing iron pipe, a curve in a clockwise direction having a radius of 351.97 feet, a length of 496.90 feet and a chord of North 42°12'46" West 456.65 feet to an existing iron pipe, North 01°46'06" West 449.41 feet to an existing iron pipe, and a curve in a counterclockwise direction having a radius of 303.92 feet, a length of 104.76 feet and a chord of North 11°41'22" West 104.25 feet to a NCDOT disc on aforesaid road right-of-way; thence leaving the right-of-way of N.C.S.R. No. 1170 (Pleasant Plains Road) and with the southern right-of-way of Kings View Trail the following three (3) courses and distances, North 41°46'15" East 180.54 feet to a NCDOT disc, a curve as it curves in a counterclockwise direction, having a radius of 5030.00 feet, a length of 452.45 feet, and a chord of North 42°14'52" East 452.30 feet to a NCDOT disc, and North 39°40'59" East 474.70 feet to an existing iron pipe, a corner with Rosewood 1322, LLC; thence the following three (3) courses and distances with Rosewood 1322, LLC, South 50°14'12" East 165.79 feet to an existing iron pipe, North 39°38'40" East 35.07 feet to an existing iron pipe, and South 54°02'46" East 416.17 feet to the point and place of

BEGINNING containing 92.1919 acres more or less. The above described tract of land is all of Wake County PIN's 0731.03-40-7544.

**23CZ05 Rezoning Conditions:**

1. The maximum number of colors on wayfinding signage shall be 6 (not including black/white) that utilize the Town of Apex Branding Standard Colors and reflect the Parks, Recreation and Cultural Resources Standard Specifications and Details.
2. The maximum height of Wayfinding signage shall be 120" (10 feet).
3. The maximum height of the entry monument signage for the park shall be 93" (7 feet 9 inches).
4. The entry monument maximum sign area square footage of sign face shall be 124 square feet.
5. Deciduous shade trees shall be planted on the southern side of buildings.
6. The project shall include installation of tree, shrub, and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.
7. No invasive species shall be permitted.
8. No single species of tree or shrub shall constitute more than 20 percent of the plant material of its type within the project site.
9. The project shall include drought tolerant plants, with 75 percent of the selection being native, and shall select warm season grasses.
10. Electrical Vehicle charging spaces shall not reduce the width of adjacent sidewalks to less than 5 feet and shall be located so that cords do not create trip hazards.
11. The parking lot and exterior lighting shall be LED.

SITE ADDRESS	PIN_NUM
0 OLD US 1 HWY	0731305673
3208 PLEASANT PLAINS RD	0730594378
3204 PLEASANT PLAINS RD	0730690301
3300 PLEASANT PLAINS RD	0730499538
3333 PLEASANT PLAINS RD	0730399538
0 TINGEN RD	0731706441
3413 PLEASANT PLAINS RD	0731307205
1820 OLD US 1 HWY	0731318157
3200 PLEASANT PLAINS RD	0730692142
0 KELLY RD	0731417647
1802 OLD US 1 HWY	0731411522
7144 MEADOW GATE DR	0730395608
1621 KINGS VIEW TRL	0731514493
0 KELLY RD	0731422153
0 PLEASANT PLAINS RD	0731306978
3301 PLEASANT PLAINS RD	0730496294
3305 PLEASANT PLAINS RD	0730494464
0 PLEASANT PLAINS RD	0730790324
3325 PLEASANT PLAINS RD	0730492536

Created by Town of Apex Planning Department

Date Created: 2/9/2023



**Owner 2**

APEX TOWN OF  
Lisa and Philip Brown  
Wendy S Burns Trustee, Revocable Living Trust  
Brian and Barbara Dale  
David and Diane Gibbs  
Scot and Kristi Hahn  
JUDY P IVES TRUSTEE  
J&M STROUP LLC  
Robert and Sandra Keck  
NC TURNPIKE AUTHORITY  
PLEASANT PLAINS BAPTIST CHURCH  
Thomas and Ruth Revelle  
ROSEWOOD 1322 LLC  
Tony and Judy Sears  
SM RALEIGH, LLC  
Vicky and David Steward  
James and Meredith Tschoke  
WFINV LLC  
Thomas and Nancy Zaffarese  
Current Tenant

## OWNER

APEX TOWN OF

BROWN, LISA B BROWN, PHILIP A JR

BURNS, WENDY S TRUSTEE WENDY S BURNS REVOCABLE LIVING TRUST

DALE, BRIAN M DALE, BARBARA A

GIBBS, DAVID COCHRAN GIBBS, DIANE S

HAHN, MARSHALL SCOT HAHN, KRISTI WALKER

IVES, JUDY P TRUSTEE

J&amp;M STROUP LLC

KECK, ROBERT C JR KECK, SANDRA G

NC TURNPIKE AUTHORITY

PLEASANT PLAINS BAPTIST CHURCH

REVELLE, THOMAS G REVELLE, RUTH E

ROSEWOOD 1322 LLC

SEARS, TONY C SEARS, JUDY T

SM RALEIGH, LLC

STEWARD, VICKY L STEWARD, DAVID M

TSCHOKE, JAMES MICHAEL TSCHOKE, MEREDITH REGINA

WFINV LLC

ZAFFARESE, THOMAS ZAFFARESE, NANCY A

Current Tenant

Name

Keck

Hahn

Steward

Phil Brown

Tony &amp; Robin Santitoro



**MAILING ADDRESS**

PO BOX 250

3208 PLEASANT PLAINS RD

3204 PLEASANT PLAINS RD

3300 PLEASANT PLAINS RD

3333 PLEASANT PLAINS RD

3016 TINGEN RD

3413 PLEASANT PLAINS RD

1940 METTA MILL LN

3200 PLEASANT PLAINS RD

1578 MAIL SERVICE CTR

1802 OLD US 1 HWY # 1S

7144 MEADOW GATE DR

PO BOX 1457

2508 KELLY RD

11710 PLAZA AMERICA DR STE 1100

3301 PLEASANT PLAINS RD

3305 PLEASANT PLAINS RD

4641 PARAGON PARK RD

3325 PLEASANT PLAINS RD

1820 Old Us 1 HWY

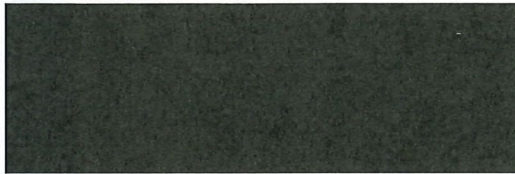
Address

3201 Pleasant Plains Rd

## Mailing Address 2

APEX NC 27502-0250  
 APEX NC 27502-9090  
 APEX NC 27502-9090  
 APEX NC 27502-9046  
 APEX NC 27502-9091  
 APEX NC 27502-8746  
 APEX NC 27502-8749  
 APEX NC 27502-9514  
 APEX NC 27502-9090  
 RALEIGH NC 27699-1578  
 APEX NC 27502-7763  
 APEX NC 27502-8716  
 SMITHFIELD NC 27577-1457  
 APEX NC 27502-9563  
 RESTON VA 20190-4771  
 APEX NC 27502-9091  
 APEX NC 27502-9091  
 RALEIGH NC 27616-3406  
 APEX NC 27502-9091  
 APEX NC 27502

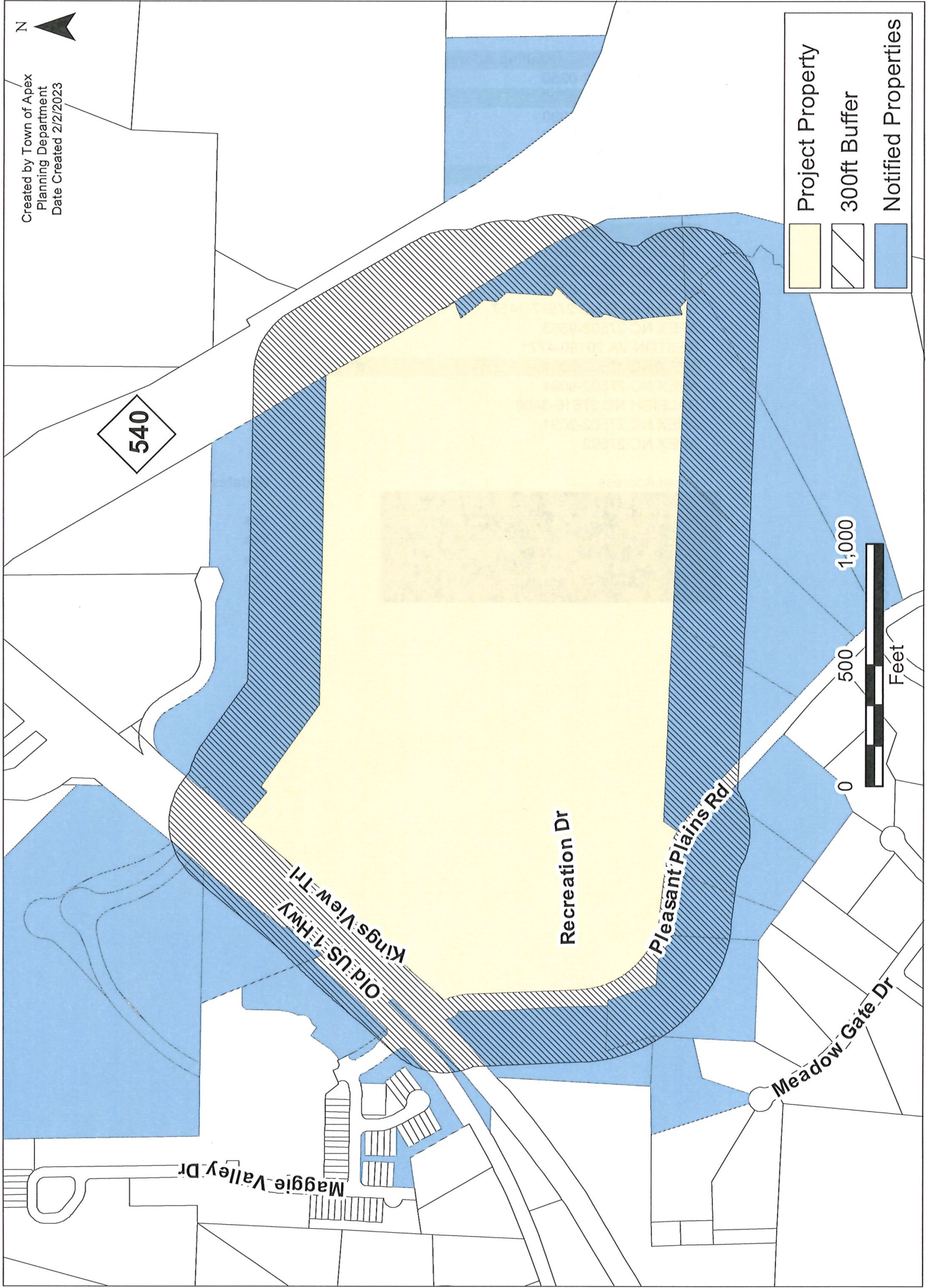
Email Address



Updates

Yes  
 Yes  
 Yes  
 Yes      email

# Notified Properties Within 300ft 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.

February 10th, 2023

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at  
3400 Pleasant Plains Rd 0731407544

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](http://www.apexnc.org/180) or the [Apex Development Report](http://www.apexnc.org/180) located on the Town of Apex website at <http://www.apexnc.org/180>.

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)):

This request is for a conditional rezoning of Pleasant Park for the purpose of providing zoning conditions related to site specific wayfinding and monument

signage. In addition, the permitted uses of the project would be limited to the following: Park, Active, Greenway, Park, Passive, Botanical Garden or Utility, Minor,

in either the Rural Residential-CZ district or Conservation Buffer-CZ for consistency with other Parks. Approval of Sign permits will be required after the rezoning.

Estimated submittal date: March 1, 2023

## MEETING INFORMATION:

Property Owner(s) name(s): Town of Apex

Applicant(s): Angela Reincke, Parks Planning Project Manager

Contact information (email/phone): angela.reincke@apexnc.org 919-372-7468

Meeting Address: Virtual see next page for instructions on how to join

Date/Time of meeting\*\*: Feb. 27, 2023, 5-7pm

Welcome: 5:10 pm Project Presentation: 5:15 pm Question & Answer: 5:30 pm -7 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: Pleasant Park Zoning: RR-CZ or CB-CZ

Location: 3400 Pleasant Plains Road, Apex, NC, 27502

Property PIN(s): 0731407544 Acreage/Square Feet: 92.19

Property Owner: Town of Apex

Address: 73 Hunter Street, PO Box 250

City: Apex State: NC Zip: 27502

Phone: 919-372-7468 Email: Angela.Reincke@apexnc.org

Developer: Town of Apex

Address: 73 Hunter Street, PO Box 250

City: Apex State: NC Zip: 27502

Phone: 919-372-7468 Fax:  Email: Angela.Reincke@apexnc.org

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
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342



### 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.



February 13, 2023

RE: PLEASANT PARK Rezoning  
Virtual Neighborhood Meeting Information

## Correction for Meeting Notice

HOW TO JOIN the Virtual Microsoft Teams Call:

Please ensure you have adequate time to log in to the meeting. If you have not used Microsoft Teams you might need to download the application, which usually takes a few minutes.

Type in this link to join the meeting: <https://bit.ly/3le03Vs>

Enter in the Meeting ID and Passcode:

Meeting ID: 276 142 833 310

Passcode: kSmS2W

Or you may call in with audio only: [+1 828-552-5717](tel:+18285525717)

Phone Conference ID: 818 426 502#

You may email Tyler Gumpright at [tyler.gumpright@apexnc.org](mailto:tyler.gumpright@apexnc.org) to request the meeting invitation be emailed to you prior to February 24<sup>th</sup> at 12 noon

If you have difficulties joining the meeting on February 27<sup>th</sup>, please email or call Tyler at 919-372-7353



## NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual Microsoft Teams Call

Date of meeting: Febraury 27th, 2023 Time of meeting: 5pm-7pm

Property Owner(s) name(s): Town of Apex

Applicant(s): Parks, Recreation and Cultural Resources Department, Town of Apex

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.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

	Name/Organization	Address	Phone #	Email	Send Plans & Updates
1	Tony & Robin Santitoro	3201 Pleasant Plains Rd, Apex NC 27502			Yes
2	Robert Keck	3200 Pleasant Plains Rd, Apex NC 27502			Yes
3	Kristi Hahn	3016 Tingen Road, Apex NC 27502			Yes
4	Phil and Lisa Brown	3208 Pleasant Plains Road, Apex NC 27502			Yes
5	Vicky Steward	3301 Pleasant Plains Road, Apex NC 27502			Yes

# 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): Town of Apex (Agent representative Angela Reincke, Parks Planning Project Manager)

Applicant(s): Parks, Recreation and Cultural Resources Department, Town of Apex

Contact information (email/phone): Angela.Reincke@apexnc.org 919.372.7468

Meeting Address: Virtual Microsoft Teams Call

Date of meeting: February 27th, 2023

Time of meeting: 5pm-7pm

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:

Attendee raised a question about the lighting at the entrance to the park--safety concern

### Applicant's Response:

There will be street and parking lot lights.

There will be no lights on pickleball/basketball courts

The multipurpose fields will be lit during games and practices.

## Question/Concern #2:

Why would EV charging Stations be Free? Are you going to install a free gas pump?

### Applicant's Response:

TOA does not currently have a policy in place regarding EV charging stations. Mentioned EV charging stations downtown

where private citizens currently use them. The Town would not install gas pumps for resident use at facilities

## Question/Concern #3:

Mentioned that EV Charging Stations could be successfully implemented with third party partners--free to town, partners would charge a fee for use. There is currently a program at NCSU-- Attendee offered to investigate details.

### Applicant's Response:

TOA does not currently have a policy in place regarding EV charging stations. Mentioned EV charging stations downtown where private citizens currently use them, as well as at Town Hall campus where they are available for staff vehicles and the public.

## Question/Concern #4:

Are they planning to use the adjacent parcel for elevated water tower

### Applicant's Response:

PRCR Staff has been notified by Water Resources Staff that the Tower would not be located between street and railroad.

No further specific information is available from PRCR staff, but if information is desired contact the Water Resources Dept.

Question/Concern #5: Asked about other property (related to water tower) and whether or not this parcel was public or privately owned.

Applicants response: They could contact Water Resources Director, Mike Deaton for clarification on where these property negotiations stand.

Question/Concern #5: Per chat question—We have property adjacent to 540 that is landlocked. Do you have any plans to put up a fence to keep people out?

Applicants response: Offered to assist with determining property location and will provide additional information on whether or not a fence is planned for this area.

Question/Concern #6: Will there be a traffic light at the entryway to the Park?

Applicants response: Yes. There will also be additional offsite improvements. The final construction of the baseball and softball fields was conditioned on there being additional offsite road infrastructure improvements. This will all be coordinated by the Transportation Planning dept. Explained some of the current delays with CSX in ordering the signalization equipment related to the railroad crossing.

Question/Concern #7: I own the land adjacent to the park on the east side (Marshall Hahn). PIN number 0731706441. This is a landlocked parcel which is split by 540. We live on the east side of 540 and do not have access to the part that is on the west side of the highway. My concern is that we could not monitor access from park patrons that may choose to trespass on our property. Is there any consideration for fencing that side of the park to keep people from going down the hill and across the creek?

Additionally, I had contacted John Brown a few years back about seeing if the Town of Apex had any interest in this part of our property for use in nature trails or any other use, but I did not receive a response. If you have any insight into this please let me know.

Applicants response:

First, we do not have a fence planned along this area of the project. There is substantial slope from active recreation areas to this location and it wasn't an area we anticipated there being any park activity due to the low wet riparian areas in the floodplain.

I have inserted a map of information that you might be familiar with, and I have included the PRCR Director on this email to see if he has any other thoughts or comments. First, the entire property with the exception of a small area is within FEMA designated flood areas as shown in the map below. This may make it a property that could be considered for Watershed Protection or conservation. We would likely not provide any trails in the area, as any feature (trail, bridge etc.) within the floodway would likely require a Conditional Letter of Map Revision (CLOMR) which is a timely and expensive undertaking. But we do have goals that include preservation and conservation of property.

Things that would likely need to be understood include us having a conversation with our Water Resources Staff regarding the property and the value to our watershed and natural resources. If they agreed that it would be beneficial for protection, then we would need to know if you would be looking for it to be purchased or donated. We would need to work with our real estate team to know the steps that would be involved and how that could be structured. My understanding is that usually we need an

appraisal and sometimes a Phase 1 Environmental study to be able to acquire property, but would need to verify that information.

If you would like for us to entertain acquisition of the property please advise and we will share the information and determine what the next steps would be for consideration by the Town.

(Please see map sent via email below)

- Flood Hazard Contained In Structure, 1% Annual Chance Flood Hazard Conditions
- Zone AE: Floodway, 1% Annual Chance Flood Hazard Conditions:
- ▤ Floodway, 1% Future Conditions Contained In Channel: Floodway
- Zone AE: Community
- Encroachment Area, 1% Annual Chance Flood Hazard Conditions: Community Encroachment Area
- 0.2% Annual Chance Flood Hazard
- Contained In Channel, 0.2% Annual Chance Flood Hazard





Virtual Meeting CHAT

[2/10 12:34 PM]

Mobile Conference Hub named the meeting Pleasant Park Rezoning (Neighborhood-Meeting).

[4:52 PM]

4:52 PM Meeting started

[4:57 PM]

Craig Setzer was invited to the meeting.

[5:06 PM]

Apex (Guest) was invited to the meeting.

[5:11 PM] Apex

Phil and Lisa Brown



[5:12 PM] Angela Reincke



[5:13 PM] Apex



[5:17 PM]

Robert Keck (Guest) was invited to the meeting.

[5:19 PM]

kristi hahn (Guest) was invited to the meeting.

[5:22 PM] Apex

Is the water tank part of this meeting?

[5:34 PM]

Steward, Vicky was invited to the meeting.

[5:43 PM]

Rachel Bergman was invited to the meeting.

[6:10 PM] Tyler Gumprecht

I have all names, addresses and emails of attendees.

[6:10 PM] Tyler Gumprecht

Please let us know if you would like updates.



[6:11 PM] kristi hahn

[REDACTED]

like 1

[6:12 PM] kristi hahn

We have property adjacent to 540 that is landlocked. Do you have any plans to put up a fence to keep people out?

[6:12 PM] Apex

Yes, please add my email to the updates. [REDACTED]

like 1

[6:17 PM] kristi hahn

Thank you! I will send you an email.

[6:18 PM] Apex

Thanks! I will start researching possibilities for both EV charging and solar.

[6:18 PM] kristi hahn

I am sorry I a mistake in my email. [REDACTED]

like 1

[6:18 PM]

Steward, Vicky left the chat.

[6:18 PM] Tyler Gumprecht

thanks, Kristi. I have your correct email noted.

[6:18 PM]

Apex (Guest) left the chat.

[6:19 PM]

Robert Keck (Guest) left the chat.

[6:30 PM] kristi hahn

I just sent you an email Angela about the property. Thank you!

[6:36 PM]

kristi hahn (Guest) left the chat.

# 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, Angela Reincke, do hereby declare as follows:

Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual Microsoft Teams Call (location/address) on February 27th, 2023 (date) from 5:00pm (start time) to 7:00pm (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.

4.14.23

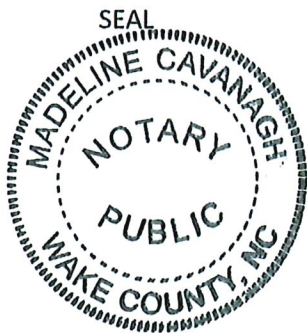
Date

By:

Angela Reincke

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Madeline Cavanagh, a Notary Public for the above State and County, on this the 14 day of April, 2023.



Madeline Cavanagh  
Notary Public  
Madeline Cavanagh  
Print Name

My Commission Expires:

March 19, 2028  
March 19, 2028

# Public-Notice-PB-Combo

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**TOWN OF APEX**  
POST OFFICE BOX 250  
APEX, NORTH CAROLINA 27502  
PHONE 919.460.3426

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ05 Town of Apex Pleasant Park

Pursuant to the provisions of North Carolina General Statutes §180D-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

**Applicant:** Town of Apex  
**Authorized Agent:** Angela Reincke, Town of Apex Parks Planning & Project Manager  
**Property Address:** 3400 Pleasant Plains Road  
**Acres:** ±02.19 acres  
**Property Identification Number (PIN):** 0731407544  
**2045 Land Use Map Designation:** Park Public or Private  
**Existing Zoning of Property:** Rural Residential (RR)  
**Proposed Zoning of Property:** Conservation Buffer-Conditional Zoning (CB-CZ)

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

### Planning Board Public Hearing Date and Time: May 8, 2023 4:30 PM

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

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

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

### Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://www.apexnc.org/DocumentCenter/View/42911>. The 2045 Land Use Map may be viewed at <https://www.apexnc.org/DocumentCenter/View/42911>. You may call 919.460.3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/42911>.

Dianne F. Khoo, ACP  
Planning Director

Published Dates: April 21, 2023 – May 8, 2023



**TOWN OF APEX**  
PO BOX 250  
APEX, NORTH CAROLINA 27502  
BUSINESS 919.460.3426

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ05 Town of Apex Pleasant Park

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §180D-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifica las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

**Solicitante:** Town of Apex  
**Agente autorizada:** Angela Reincke, Town of Apex Parks Planning & Project Manager  
**Dirección de la propiedad:** 3400 Pleasant Plains Road  
**Acres:** ±02.19 acres

# Public-Notice-PB-Combo

2 / 2

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Any person who wishes to comment on the proposed project must submit comments to the Planning Department 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://www.apexnc.org/DocumentCenter/View/42911>. The 2045 Land Use Map may be viewed online at <https://www.apexnc.org/DocumentCenter/View/42911>. 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/42911>

Dianne F. Rhys, ACP  
Planning Director

Published Dates: April 21, 2023 – May 8, 2023



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

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ05 Town of Apex Pleasant Park

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §16D-602 y con la Sección 2.2.13 de la Ordenanza de Desarrollo Unificado (UDU) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

**Solicitante:** Town of Apex  
**Agente autorizador:** Angela Reirick, Town of Apex Parks Planning & Project Manager  
**Dirección de la propiedad:** 3400 Pleasant Plains Road  
**Superficie:** #2.19 acres  
**Número de identificación de la propiedad:** 0711407544  
**Designación en el Mapa de Uso Territorial para 2045:** Park Public or Private  
**Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)  
**Ordenamiento territorial propuesto para la propiedad:** Conservation Buffer-Conditional Zoning (CB-CZ)

**Lugar de la audiencia pública:** Ayuntamiento de Apex  
Cámara del Consejo, 24 piso  
73 Hunter Street, Apex, Carolina del Norte

**Fecha y hora de la audiencia pública de la Junta de Planificación:** 8 de mayo de 2023 4:30 P.M.

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

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

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

### Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal la primera clase. Todos los partes interesados pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://www.apexnc.org/DocumentCenter/View/42911>. Puede ver el Mapa de Uso Territorial para 2045 aquí: <https://www.apexnc.org/DocumentCenter/View/42911>. 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/42911>

Dianne F. Rhys, ACP  
Directora de Planificación

Fechas de publicación: 21 de abril - 8 de mayo de 2023





## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ05 Town of Apex Pleasant Park

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

**Applicant:** Town of Apex

**Authorized Agent:** Angela Reincke, Town of Apex Parks Planning & Project Manager

**Property Address:** 3400 Pleasant Plains Road

**Acreage:** ±92.19 acres

**Property Identification Number (PIN):** 0731407544

**2045 Land Use Map Designation:** Park-Public or Private

**Existing Zoning of Property:** Rural Residential (RR)

**Proposed Zoning of Property:** Conservation Buffer-Conditional Zoning (CB-CZ)

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

### **Planning Board Public Hearing Date and Time: May 8, 2023 4:30 PM**

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

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

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

### **Vicinity Map:**



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://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/42393/>.

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 #23CZ05

Town of Apex Pleasant Park

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

**Solicitante:** Town of Apex

**Agente autorizado:** Angela Reincke, Town of Apex Parks Planning & Project Manager

**Dirección de la propiedad:** 3400 Pleasant Plains Road

**Superficie:** ±92.19 acres

**Números de identificación de la propiedad:** 0731407544

**Designación en el Mapa de Uso Territorial para 2045:** Park-Public or Private

**Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)

**Ordenamiento territorial propuesto para la propiedad:** Conservation Buffer-Conditional Zoning (CB-CZ)

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

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

**Fecha y hora de la audiencia pública de la Junta de Planificación:** 8 de mayo de 2023 4:30 P.M.

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

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

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

**Mapa de las inmediaciones:**



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](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/42393/>.

Dianne F. Khin, AICP  
Directora de Planificación



## TOWN OF APEX

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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #23CZ05  
Pleasant Park  
Project Location: 3400 Pleasant Plains Road  
Applicant or Authorized Agent: Angela Reincke/Town of Apex

This is to certify that I, as Director of Planning, mailed or caused to have mailed by first class postage for the above mentioned project on April 21, 2023, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

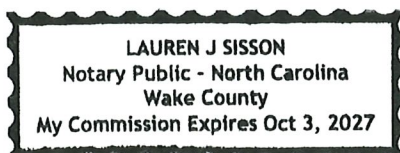
5/1/2023  
Date

*Shirley F. Klein*  
Director of Planning

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

State and County, this the 1st day of MAY, 2023.



*[Signature]*  
Notary Public

SEAL

My Commission Expires: 10 / 3 / 2027

# 05-TC-Public-Notice-Combined

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## TOWN OF APEX POST OFFICE BOX 250 APEX, NORTH CAROLINA 27502 PHONE 919-245-3005

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ05 Town of Apex Pleasant Park

Pursuant to the provisions of North Carolina General Statutes §380-603 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.1.1, notice is hereby given of public hearings before the Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

**Applicant:** Town of Apex  
**Authorized Agent:** Angela Reinke, Town of Apex Parks Planning & Project Manager  
**Property Address:** 3405 Pleasant Plains Road  
**Acreage:** 192.19 acres  
**Property Identification Number (PIN):** 071607544  
**2045 Land Use Map Designation:** Park Public or Private  
**Existing Zoning of Property:** Rural Residential (RR)  
**Proposed Zoning of Property:** Conservation Buffer Conditional Zoning (CB-CZ)

**Public Hearing Location:** Apex Town Hall  
Council Chambers, 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: May 23, 2023 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/r/Peperw7ajpocw>

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 given 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://www.apexnc.org/23CZ05>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/42928](https://www.apexnc.org/DocumentCenter/View/42928). You may call 919-245-3425, Planning Department, with questions or for further information. To view the petition and related documents online: <https://www.apexnc.org/DocumentCenter/View/42933>.

Dianne F. Kline, ACP  
Planning Director

Published Dates: April 28 – May 23, 2023



## TOWN OF APEX

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS



Published Dates: April 28 – May 23, 2023



**TOWN OF APEX**  
PO BOX 450  
APEX, NORTH CAROLINA 27502  
TELEPHONE 919-249-3426

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**  
**ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ05**  
**Town of Apex Pleasant Park**

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1800-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifica las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

**Solicitante:** Town of Apex

**Agente autorizado:** Angela Reincke, Town of Apex Parks Planning & Project Manager

**Dirección de la propiedad:** 3400 Pleasant Plains Road

**Superficie:** 492.15 acres

**Números de identificación de la propiedad:** 0731407544

**Designación en el Mapa de Uso Territorial para 2045:** Park-Public or Private

**Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)

**Ordenamiento territorial propuesto para la propiedad:** Conservation Buffer-Conditional Zoning (CB-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.*

**Fecha y hora de la audiencia pública del Consejo Municipal: 23 de mayo de 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/townofapexnc>

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 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.apexnc.org/geo/geoapp>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/5276](https://www.apexnc.org/DocumentCenter/View/5276). 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/52334>.

Dianne F. Kline, AICP  
Directora de Planificación

Fechas de publicación: 28 de abril – 23 de mayo de 2023



## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ05 Town of Apex Pleasant Park

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

**Applicant:** Town of Apex

**Authorized Agent:** Angela Reincke, Town of Apex Parks Planning & Project Manager

**Property Address:** 3400 Pleasant Plains Road

**Acreage:** ±92.19 acres

**Property Identification Number (PIN):** 0731407544

**2045 Land Use Map Designation:** Park-Public or Private

**Existing Zoning of Property:** Rural Residential (RR)

**Proposed Zoning of Property:** Conservation Buffer-Conditional Zoning (CB-CZ)

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

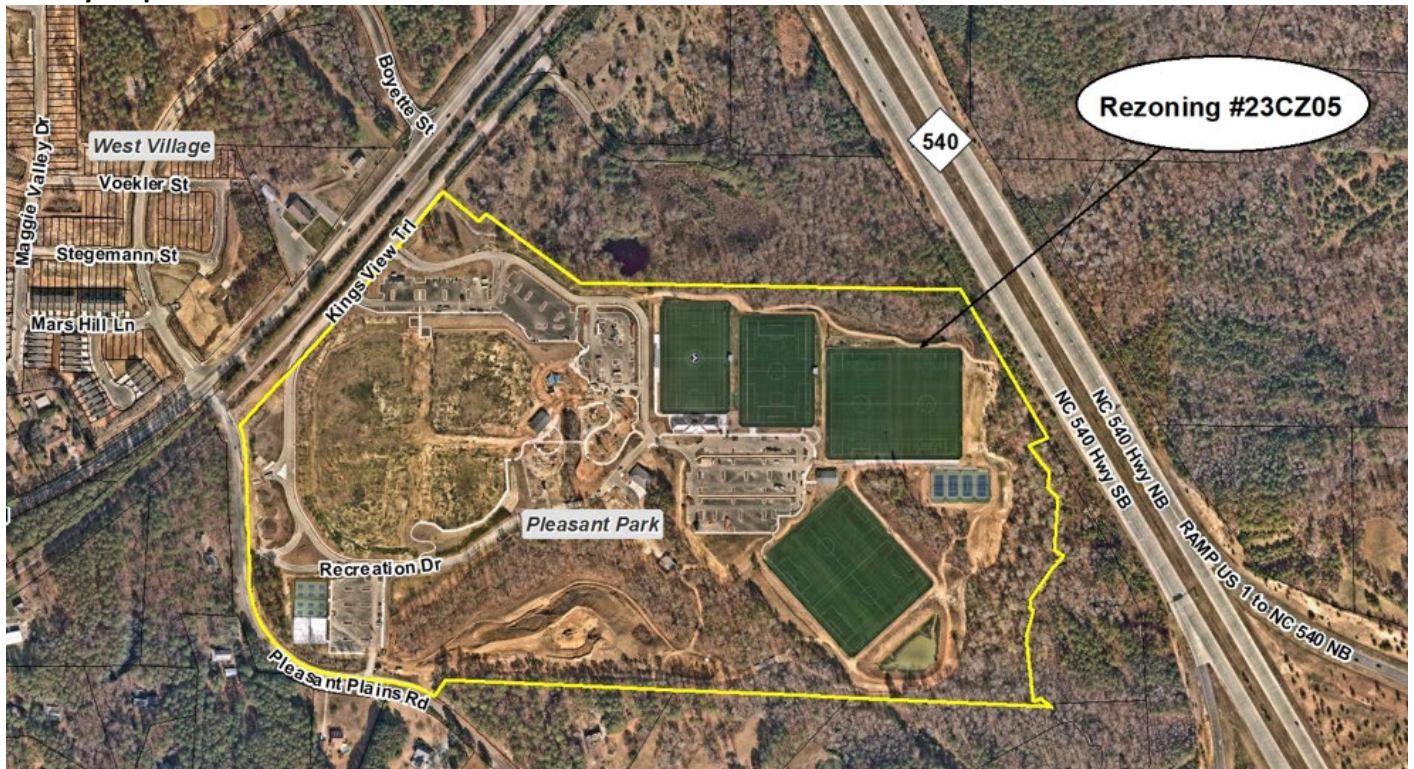
***Comments received prior to the Planning Board public hearing will not be provided to the Town Council.  
Separate comments for the Town Council public hearing must be provided by the deadline specified below.***

### **Town Council Public Hearing Date and Time: May 23, 2023 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 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://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/42393/>.

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 #23CZ05  
Town of Apex Pleasant Park

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:** Town of Apex

**Agente autorizado:** Angela Reincke, Town of Apex Parks Planning & Project Manager

**Dirección de la propiedad:** 3400 Pleasant Plains Road

**Superficie:** ±92.19 acres

**Números de identificación de la propiedad:** 0731407544

**Designación en el Mapa de Uso Territorial para 2045:** Park-Public or Private

**Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)

**Ordenamiento territorial propuesto para la propiedad:** Conservation Buffer-Conditional Zoning (CB-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: 23 de mayo de 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 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](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/42393/>.

Dianne F. Khin, AICP  
Directora de Planificación



## TOWN OF APEX

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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #23CZ05  
Pleasant Park

Project Location: 3400 Pleasant Plains Road

Applicant or Authorized Agent: Angela Reincke/Town of Apex

This is to certify that I, as Director of Planning, mailed or caused to have mailed by first class postage for the above mentioned project on April 28, 2023, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

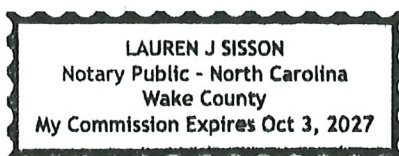
5/1/2023  
Date

Anne F. Khin  
Director of Planning

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

State and County, this the 1<sup>st</sup> day of May, 2023.



[Signature]  
Notary Public

SEAL

My Commission Expires: 10 / 3 / 2027



Rezoning #23CZ05

West Village

Old US 7 Hwy  
Kings View Trl

540

Recreation Dr

Pleasant Park

Pleasant Plains Rd

Pleasant  
Plains  
Estates

Public Hearing Sign Posted By

Signature

3/8/2023

Date

0 500 1,000  
Feet