

STAFF REPORT

Rezoning #25CZ07 1211 Old Raleigh Road

August 26, 2025 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: 1211 Old Raleigh Road
Owner: Melba Miller Beasley Revocable Trust
Applicant: Dan Morse, ODG 87, LLC
Authorized Agents: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC

PROJECT DESCRIPTION:

Acreage: ± 6.40 acres
PIN: 0742822598
Current Zoning: Residential Agricultural (RA)
Proposed Zoning: Medium Density Residential-Conditional Zoning (MD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Medium Density Residential (MD)	Single-family residential (Shepherds Vineyard subdivision)
South:	Medium Density Residential (MD); Medium Density Residential-Conditional Zoning (MD-CZ #13CZ06)	Old Raleigh Road; Single-family residential; Edwards Creek subdivision
East:	Medium Density Residential (MD)	Shepherds Vineyard subdivision common area; New Dover Road
West:	Residential Agricultural (RA)	Single-family residential

Existing Conditions:

The property to be rezoned is located on the north side of Old Raleigh Road and south of the Shepherds Vineyard Subdivision. The property includes a residential structure, mature trees, pond, and an intermittent stream that bisects the property from the western property line to the eastern property line. The stream and pond have a 50' riparian buffer.

Neighborhood Meeting:

The applicant conducted two neighborhood meetings on May 14, 2025, and July 21, 2025. The neighborhood meeting reports are attached.

WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that schools at elementary, middle, and high grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

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2045 Land Use Map:

The 2045 Land Use Map classifies the subject property as Medium Density Residential. The proposed rezoning to Medium Density-Conditional Zoning (MD-CZ) is consistent with the Medium 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. Single-family
2. Accessory apartment

Use Conditions:

Site, Environmental, and other conditions:

1. A maximum of three residential lots shall be permitted.
2. A minimum of 30% of the gross parcel area will be preserved as Resource Conservation Area (RCA).
3. To reduce irrigation requirements, the project shall select and plant only warm season grasses.
4. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
5. To preserve and protect existing wildlife species, existing ponds shall be preserved if structurally sound. The pond will be evaluated by a geotechnical engineer prior to subdivision plan approval.
6. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
7. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
8. Developer shall dedicate public right-of-way 55 feet from roadway centerline for the entirety of the parcel frontage along Old Raleigh Road based on the total ultimate section of 110 feet in the Apex Transportation Plan.
9. Developer shall complete frontage widening based on the 4 lane median divided typical section with bike lanes and 10' side path in the Apex Transportation Plan only for the frontage of the project proposed for residential lots. The remainder of the frontage not being developed for residential lots can remain as interim section with sidewalk until such time a project funded by others proposes to widen Old Raleigh Road.
10. In the event the developer proposes a public street to access the lots, the developer will be required to include a stub street to the parcel at the west.
11. No development, other than utilities, shall be allowed north or east of the riparian buffer.
12. All homes shall be preconfigured with conduit for a solar energy system.

Architectural Conditions:

1. Vinyl siding is not permitted, however vinyl windows, decorative elements, and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details, or carriage style adornments on them.

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5. The garage shall not protrude more than 1 foot out from the façade or front porch. Living space above a garage shall not be considered part of the front façade.
6. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, including, but not limited to, the following elements:

Windows	• Decorative Shake
Bay Window	• Decorative air vents on gables
Recessed Window	• Decorative gable
Decorative Window	• Decorative cornice
Trim around Windows	• Columns
Wrap around porch or side porch	• Portico
Two or more building materials	• Balcony
Decorative brick/stone	• Dormer
Decorative Trim	
8. House entrances for units with front facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
9. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
10. Front porches shall be a minimum of 6 feet deep

Stream Buffer and Pond:

This property is located in the Neuse basin, within the Swift Creek watershed and includes an intermittent stream and pond that require a 50' wide riparian buffer.

The pond will be evaluated during subdivision plan review and the condition of the dam will need to be evaluated prior to subdivision plan approval. If the pond is drained, the location of the riparian buffer will change from the pond bank to wherever the new stream bank forms. If the dam is removed, the development will be required to wait six months to determine where the stream reforms, and then the stream buffer would be 50' from the new stream bank instead of from the pond bank.

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 #25CZ07 1211 Old Raleigh Road with the conditions offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on August 11, 2025 and by a vote of 9-1 recommended approval with an additional condition to limit density to three residential lots total. The reasons for the dissenting votes include:



- Concerned about site being developed at all with the dam.
- Climate change is real; even more concerned after last week.
- Any disturbance to lot with two streams will cause additional flooding.

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 Medium Density Residential. The proposed rezoning to Medium Density Residential-Conditional Zoning (MD-CZ) is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest as the proposed zoning district and conditions allow the property to be developed in a manner that is consistent with the residential character of the area and limits the allowable density consistent with the subdivision to the north. The proposed rezoning includes environmental conditions that exceed the standard Unified Development Ordinance requirements and dedicates right-of-way along the parcel's frontage consistent with the Apex Transportation Plan. Additionally, the proposed rezoning will require the development to complete frontage widening improvements along the proposed residential lots' frontage consistent with the Apex Transportation Plan.

CONDITIONAL ZONING STANDARDS:

The Town Council shall find the MD-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

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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 #: 25CZ07

Submittal Date: 6-2-2025

Fee Paid: _____

Project Information

Project Name: 1211 Old Raleigh Road

Address(es): 1211 Old Raleigh Road

PIN(s): 0742822598

Acreage: 6.40

Current Zoning: RA

Proposed Zoning: MD-CZ

Current 2045 LUM Classification(s): Medium 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: ODG 87, LLC

Address: PO Box 1117

City: Holly Springs

State: NC

Zip: 27540

Phone: (919) 800-9951

E-mail: dan@odg87.com

Owner Information

Name: Melba Miller Beasley Revocable Trust

Address: 125 Lolliberry Drive

City: Holly Springs

State: NC

Zip: 27540

Phone: _____ E-mail: tracimatt73@gmail.com

Agent Information

Name: Dan Morse, ODG 87, LLC

Address: PO Box 1117

City: Holly Springs

State: NC

Zip: 27540

Phone: (919) 800-9951

E-mail: dan@odg87.com

Other contacts: Zak Shipman, PE- Shipman Engineering, PLLC

137 Middlegreen Place

Holly Springs, NC 27540

(919) 900-0006 zak@shipmanengineering.com

PETITION INFORMATION

Application #: 25CZ07 Submittal Date: 6-2-2025

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

PROPOSED USES:

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

1	Single-family	21	
2	Accessory apartment	22	
3		23	
4		24	
5		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 #: **25CZ07** Submittal Date: **6-2-2025**

PROPOSED CONDITIONS:

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

See the attached.

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 2045 Land Use Map denotes this parcel as Medium Density Residential. The Advance Apex Land Use Plan indicates Medium Density as single-family, duplexes, and townhomes with allowable densities in the 3 to 7 units per acre range. Rezoning to MD-CZ with a 3 unit/acre cap complies with this plan while capping allowable densities to that facilitate transition from urban downtown areas to more suburban uses.

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

Existing land uses to the north are already zoned MD. Parcels to the south are zoned MD (southwest) and MD-CZ (southeast). Adjacent uses to the west are RA (excluded from TOA corporate limits currently) and O&I slightly further west. Uses to the east along Heatherwood Drive are HD-MF. We believe rezoning to MD-CZ is compatible with the majority of the adjacent existing uses in this area.

PETITION INFORMATION

Application #: 25CZ07 Submittal Date: 6-2-2025

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.

Visual impact to surrounding properties will be minimized by existing riparian buffers and proposed RCA area along the northern and eastern portions of the parcel. The site includes an existing riparian buffer, pond, and wetlands located throughout the parcel. These areas are proposed to be preserved and will provide screening for visual impacts, as well as noise attenuation for trash, service, parking, lighting, etc.

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 parcel includes significant riparian buffer areas, streams, and wetland areas. Development will be limited to upland areas, and will not encroach into sensitive environmental features on the parcel. Additionally, the applicant proposes to retain the existing pond on site. We believe preservation of the wetlands, buffers, pond, and forested RCA areas provide protection of water and air resources, wildlife habitat, and natural resources currently on the parcel.

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.

Trash pickup and emergency services can access any of the proposed lots from the existing public right-of-way. The addition of the proposed lots does not add significant additional traffic to Town roadways, nor does it create additional **strain on trash, EMS, fire, or other necessary public services.**

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

Based on the preservation of significant existing natural resources and forested areas, in addition to proposed densities in line with medium-density residential, the project as proposed should not add significant additional traffic to existing Town roads, nor does it add significant water/wastewater, trash, or demand for Town emergency services.

PETITION INFORMATION

Application #: 25CZ07 Submittal Date: 6-2-2025

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

The project as proposed includes substantial vegetated buffer space, very low overall impervious areas, limited ingress/egress points, and overall minimal impact to adjacent property owners. We contend that existing wetlands, streams, and riparian buffers and their location on the parcel provide significant screening and buffer space to minimize any detrimental effects on 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.

Single-family and Accessory apartment uses, at the density proposed, do not typically generate excessive traffic noise or other nuisances to adjacent properties.

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

Rezoning the property to MD-CZ as proposed complies with the land use plans, and will be designed to comply with UDO Standards for such development. We have proposed zoning conditions that require standards in excess of the UDO requirements to limit or minimize impact to Town services and adjoining properties. For this reason, and given the significant environmentally sensitive areas on the site that must be preserved, we believe that the CZ use proposed complies or exceeds all development standards imposed on it by the applicable sections of the UDO for layout and general development characteristics.

AGENT AUTHORIZATION FORM

Application #: 25CZ07

Submittal Date: _____

Melba Miller Beasley Revocable Trust

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: Annexation

The property address is: 1211 Old Raleigh Road

The agent for this project is: Dan Morse-ODG 87, LLC

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

Agent Name: Dan Morse-ODG 87, LLC

Address: PO Box 1117, Holly Springs, NC 27540

Telephone Number: (919) 800-9951

E-Mail Address: dan@odg87.com

Signature(s) of Owner(s)*

Traci Mattachione, Trustee

Traci Mattachione-Trustee

Type or print name

7/22/25

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.

AGENT AUTHORIZATION FORM

Application #: 25CZ07

Submittal Date: _____

Melba Miller Beasley Revocable Trust

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: Annexation

The property address is: 1211 Old Raleigh Road

The agent for this project is: Zak Shipman, PE- Shipman Engineering, PLLC

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

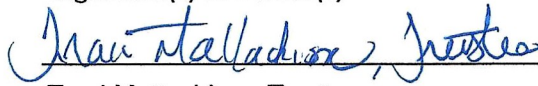
Agent Name: Zak Shipman, PE - Shipman Engineering, PLLC

Address: 137 Middlegreen Place, Holly Springs, NC 27540

Telephone Number: (919) 900-0006

E-Mail Address: zak@shipmanengineering.com

Signature(s) of Owner(s)*



Traci Mattachione-Trustee

Type or print name

7/22/25

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 #: 25CZ07

Submittal Date: _____

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

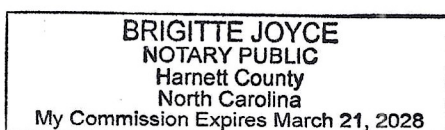
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1211 Old Raleigh Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
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 03/26/2008, and recorded in the Wake County Register of Deeds Office on 03/26/2008, in Book 08-E Page 1323.
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 03/26/2008, 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 03/26/2008, 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 25 day of May, 2025.

Traci Mattachione (seal)
Traci Mattachione, Trustee
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Harnett, hereby certify that Traci Mattachione, 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 SEAL]

Brigitte Joyce
Notary Public
State of North Carolina
My Commission Expires: March 21, 2028

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 25CZ07

Submittal Date:

Insert legal description below.

ANNEXATION AREA DESCRIPTION

TOWN OF APEX

(1211 Old Raleigh Road)

Being that certain tract of land located in the White Oak Township, Wake County, North Carolina and being more particularly described as follows:

Beginning at an existing ½" iron pipe (with a cap and tack) located at the common rear corner of Lot 301 and the Open Space lot for the Shepherd's Vineyard Subdivision, Phase 6, Section 1 (Book of Maps 1989, Page 1378, Wake County Registry), said iron pipe having North Carolina state plane grid coordinates of North 722,699.96 and East 2,049,006.85;

Thence from said beginning point, South 88°52'43" East a distance of 110.00 feet to a point; thence South 00°13'13" East a distance of 75.46 feet to a point in the approximate center of Old Raleigh Road; thence with the approximate center of said Old Raleigh Road; the following fourteen (14) calls:

1. South 75°06'11" West a distance of 86.92 feet to a point;
2. South 74°49'10" West a distance of 132.47 feet to a point;
3. South 74°20'16" West a distance of 114.37 feet to a point;
4. South 73°10'25" West a distance of 129.68 feet to a point;
5. South 72°00'10" West a distance of 40.67 feet to a point;
6. South 67°54'55" West a distance of 80.42 feet to a point;
7. South 65°19'36" West a distance of 72.27 feet to a point;
8. South 60°21'40" West a distance of 61.71 feet to a point;
9. South 60°12'37" West a distance of 58.97 feet to a point;
10. South 59°25'34" West a distance of 64.83 feet to a point;
11. South 62°01'13" West a distance of 59.31 feet to a point;
12. South 63°44'47" West a distance of 65.70 feet to a point;
13. South 65°23'09" West a distance of 100.90 feet to a point;
14. South 68°11'23" West a distance of 63.30 feet to a point;

Thence leaving said approximate center of Old Raleigh Road, North 00°21'12" West a distance of 509.67 feet to a new iron pipe set; thence South 88°52'43" East a distance of 940.45 feet to the original Point of Beginning.

Said tract containing 218,717 S.F. (6.40 Acres)

Shipman Engineering, PLLC

1211 Old Raleigh Road- Proposed Conditions

Site, Environmental, and Other Conditions:

1. A maximum of three residential lots shall be permitted.
2. A minimum of 30% of the gross parcel area will be preserved as Resource Conservation Area (RCA).
3. To reduce irrigation requirements, the project shall select and plant only warm season grasses.
4. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
5. To preserve and protect existing wildlife species, existing ponds shall be preserved if structurally sound. The pond will be evaluated by a geotechnical engineer prior to subdivision plan approval.
6. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
7. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
8. Developer shall dedicate public right-of-way 55 feet from roadway centerline for the entirety of the parcel frontage along Old Raleigh Road based on the total ultimate section of 110 feet in the Apex Transportation Plan.
9. Developer shall complete frontage widening based on the 4 lane median divided typical section with bike lanes and 10' side path in the Apex Transportation Plan only for the frontage of the project proposed for residential lots. The remainder of the frontage not being developed for residential lots can remain as interim section with sidewalk until such time a project funded by others proposes to widen Old Raleigh Road.
10. In the event the developer proposes a public street to access the lots, the developer will be required to include a stub street to the parcel at the west.
11. No development, other than utilities, shall be allowed north or east of the riparian buffer.
12. All homes shall be preconfigured with conduit for a solar energy system.

Architectural Conditions:

1. Vinyl siding is not permitted, however vinyl windows, decorative elements, and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details, or carriage style adornments on them.
5. The garage shall not protrude more than 1 foot out from the façade or front porch. Living space above a garage shall not be considered part of the front façade.
6. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, including, but not limited to, the following elements:
 - Windows
 - Bay Window
 - Recessed Window
 - Decorative Window
 - Trim around Windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative Trim
 - Decorative Shake

- Decorative air vents on gables
 - Decorative gable
 - Decorative cornice
 - Columns
 - Portico
 - Balcony
 - Dormer
8. House entrances for units with front facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
 9. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
 10. Front porches shall be a minimum of 6 feet deep.

Wake County Residential Development Notification

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.

Developer Company Information	
Company Name	ODG 87, LLC
Company Phone Number	(919) 800-9951
Developer Representative Name	Dan Morse
Developer Representative Phone Number	(919) 800-9951
Developer Representative Email	dan@odg87.com

New Residential Subdivision Information	
Date of Application for Subdivision	6/2/2025
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Old Raleigh Road Subdivision
Address of Subdivision (if unknown enter nearest cross streets)	1211 Old Raleigh Road
REID(s)	0005328
PIN(s)	0742822598

Projected Dates Information	
Subdivision Completion Date	Spring, 2026
Subdivision Projected First Occupancy Date	Winter, 2026

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	3						3	2,000	5,000	\$750k	\$1.50M	2026	3				
Townhomes																	
Condos																	
Apartments																	
Other		25CZ07	6-2-2025	6-2-2025	6-2-2025												

APEX ENVIRONMENTAL ADVISORY BOARD

Suggested Zoning Conditions



Project Name: 1211 Old Raleigh Road Rezoning

Date: 05/29/25

The Town of Apex Environmental Advisory Board offers this general list of suggested rezoning conditions for rezoning applicants to consider before filling a rezoning petition. The purpose of this list is to encourage and recommend implementation of exceptional environmental practices for future development that exceeds Town requirements. The Board will review each rezoning pre-application request and expand on suggested conditions by offering specific recommendations on a case-by-case basis.

The decision to include any of the recommendations below is voluntary by the applicant and the Board does not expect applicants to add all of the suggested conditions. Planning staff will include all zoning conditions suggested by this Board and will note which conditions have been added by the applicant in the staff reports to the Planning Board and Town Council. Applicants should review this list before meeting with the Board. NOTE: Text in green indicates suggested zoning condition language from Planning Staff. Underlined text indicates text or numbers that may be changed based on the specific project. Additional conditions may be suggested by the EAB at the meeting.

This document is divided into two parts:

- Part I – Residential applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights or exterior architecture.
- Part II – Non-Residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

Please be sure to read and complete the entire document. Please provide a response to each goal and/or sub-goal. Any proposed modifications to the green zoning language should be listed in the section at the end of the document.

Part I – Residential

Single-family dwelling and townhome subdivisions (excluding parking lots, exterior building lights and exterior architecture).

STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5)	YES	NO	N/A
Goal 1. Increase riparian buffer widths from surface waters in environmentally sensitive areas. The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 2. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas.			

Environmental Advisory Board – Suggested Zoning Conditions

STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5)	YES	NO	N/A
The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goal 3. Implement Low Impact Development (LID) techniques as defined by the NC Department of Environmental Quality. The project shall install a minimum of _____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 4. Increase pervious surface to reduce stormwater runoff and pollutant concentrations. <u>Option 5.1:</u> Install pervious pavements where practicable (e.g. when parking maximums are exceeded). The Department of Public Works & Transportation does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW. a. The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association. AND/OR b. The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development. At least _____ SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
Goal 6. Preserve tree canopy and prioritize medium to large, healthy, desirable species. <u>Option 6.1:</u> Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces. <u>Option 6.2:</u> Replace canopy (percentage- or DBH size-based) where there is sufficient space. The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree of similar species or mature size. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
Goal 7. Plant trees to improve energy efficiency. <u>Option 7.1:</u> Plant deciduous shade trees on southern side of buildings. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Option 7.2:</u> Plant evergreen trees as a windbreak on northern side of buildings. To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 8. Increase biodiversity. Note: Invasive species are prohibited. Please see the Town's Design and Development Manual for a link to the list of prohibited species. <u>Option 8.1:</u> Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. Snectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species).			
a. The project shall ensure that _____% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Option 8.2:</u> Provide and allow for undisturbed spaces (e.g. leaf piles, unmown fields, fallen trees) for nesting and overwintering for native pollinators and wildlife. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Option 8.3:</u> Retain and protect old ponds if the dam is structurally sound. To preserve and protect existing species, existing ponds shall be preserved if structurally sound.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Option 8.4:</u> Increase the number of native trees and shrubs.			
a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of _____% of the species selected shall be native or a native of North Carolina.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AND/OR			
b. No single species of native or adaptive vegetation shall constitute more than <u>20%</u> of the plant material of its type within a single development site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goal 9. Implement xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.			
a. The project commits to planting only drought tolerant plants, of which _____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OR			
b. To reduce irrigation requirements, the project shall select and plant only warm season grasses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goal 10. Promote the benefits of native pollinators. The project shall plant at least _____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. The pollinator garden shall be maintained by the developer or HOA.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 11. Improve soil quality to be amenable for a variety of native and non-invasive plantings.			

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed on each lot and within disturbed common areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 12. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas). The UDO requires a ____-foot buffer along the ____perimeter of the property. The applicant shall add ____-foot buffer in that location, which would be an increase of ____-feet above the requirement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 13. Reduce impacts to resource conservation Areas (RCAs). a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. OR b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUSTAINABLE BUILDINGS (14)	YES	NO	N/A
Goal 14. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. The project shall be designed to meet the requirements for one of the green building certifications listed above. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

WASTE MANAGEMENT (15)	YES	NO	N/A
Goal 15. Encourage the proper disposal of pet waste to reduce environmental impacts. <i>Numbers shown may be changed based on project.</i> The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there fewer than 25 homes, at least one (1) pet waste station shall be installed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CLEAN ENERGY (16-18)	YES	NO	N/A
Goal 16. Install rooftop solar on buildings. a. A solar PV system of at least ____ kW shall be installed on at least ____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time. AND/OR b. A solar PV system shall be installed on a minimum of ____model home. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time. AND/OR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

CLEAN ENERGY (16-18)	YES	NO	N/A
c. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least ____ kWhs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goal 17. Include solar conduit in building design. All homes shall be pre-configured with conduit for a solar energy system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goal 18. Encourage clean transportation. The developer shall install at least ____ electric vehicle charging station in amenity centers or common area parking lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part II - Non-Residential

Includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas.

STORMWATER AND WATER CONSERVATION – WATER QUANTITY (1)	YES	NO	N/A
Goal 1. Increase design storm for retention basin in flood-prone areas. The UDO requires that treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. Each option is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option b should not be selected.			
a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and <u>100-year storm events</u> in accordance with the Unified Development Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OR			
b. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and <u>25-year storm events</u> in accordance with the Unified Development Ordinance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

STORMWATER AND WATER CONSERVATION – WATER QUALITY (2-7)	YES	NO	N/A
Goal 2. Increase riparian buffer widths from surface waters in environmentally sensitive areas. The project shall increase the riparian buffer width by at least ____feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goal 3. Limit tree clearing, stormwater control measures (SCM), or infrastructure in either zone of the riparian buffer. No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goal 4. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Goal 5. Implement low impact development (LID) techniques as defined by the NC Department of Environmental Quality. The project shall install a minimum of ____Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

[illegible]

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p>Goal 8. Preserve tree canopy and prioritize medium to large, healthy, desirable species.</p> <p><i>Option 8.1:</i> Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB's preference is for a minimum of 50%.</p> <p>a. The project shall preserve a minimum of ____% of the existing tree canopy. Preserved areas may include, but are not limited to, RCA, perimeter buffers, riparian buffers and/or HOA maintained open space throughout the neighborhood.</p> <p style="text-align: center;">OR</p> <p>b. The project shall preserve a minimum of ____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p>locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p> <p><u>Option 8.2:</u> Replace canopy (percentage- or DBH size-based) where there is sufficient space.</p> <p>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 9. Plant trees for improved energy efficiency.</p> <p><u>Option 9.1:</u> Plant deciduous shade trees on southern side of buildings.</p> <p>To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p> <p><u>Option 9.2:</u> Plant evergreen trees as a windbreak on northern side of buildings.</p> <p>To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<p>Goal 10. Increase biodiversity.</p> <p><u>Option 10.1:</u> Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species).</p> <p>a. 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.</p> <p style="text-align: center;">OR</p> <p>b. The project shall ensure that ____% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p><u>Option 10.2:</u> Retain and protect old ponds if the dam is structurally sound.</p> <p>To preserve and protect existing species, existing ponds shall be preserved if structurally sound.</p> <p><u>Option 10.3:</u> Increase the number of native tree and shrub species selected.</p> <p>a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of ____% of the species selected shall be native or a native of North Carolina.</p> <p style="text-align: center;">OR</p> <p>b. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
<p>Goal 11. Implement green infrastructure.</p> <p><u>Option 11.1:</u> Plant rain gardens.</p> <p>The project shall install one or more rain gardens throughout the site.</p> <p><u>Option 11.2:</u> Install vegetated rooftops.</p> <p>a. The project shall install a vegetated rooftop, aka green roof, on each building.</p> <p style="text-align: center;">OR</p> <p>b. The project shall install a vegetated rooftop, aka green roof, on at least ____ ft² of each building.</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p><u>Option 11.3:</u> Implement xeriscaping in design.</p> <p>a. The project commits to planting ____% drought tolerant native plants. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p>OR</p> <p>b. The project commits to planting only drought tolerant plants. At least ____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p>OR</p> <p>c. To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 12. Install community gardens and native pollinator demonstration gardens. The project shall plant at least ____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 13. Improve soil quality to be amenable for a variety of native and non-invasive plantings. To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed within disturbed areas.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 14. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas). The UDO requires a ____-foot buffer along the ____perimeter of the property. The applicant is proposing a ____-foot buffer in that location, which would be an increase of ____-feet above the requirement.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 15. Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.</p> <p>a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.</p> <p>OR</p> <p>b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUSTAINABLE BUILDINGS (16)	YES	NO	N/A
<p>Goal 16. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. The project shall be designed to meet the requirements for ____green building certification. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

WASTE REDUCTION (17)	YES	NO	N/A
<p>Goal 17. Install pet waste stations in public areas for multi-family, apartments, or condominiums or dog friendly businesses.</p>			

Environmental Advisory Board – Suggested Zoning Conditions

WASTE REDUCTION (17)	YES	NO	N/A
The project shall install at least _____ pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CLEAN ENERGY (18-20)	YES	NO	N/A
<p>Goal 18. Install rooftop solar on buildings.</p> <p>a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.</p> <p style="text-align: center;">OR</p> <p>b. A solar PV system of at least 3.5kW shall be installed on at least ____% of or ____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time.</p> <p style="text-align: center;">OR</p> <p>c. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least ____ kWhs.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 19. Include solar conduit in building design.</p> <p>The project shall install conduit for solar energy systems for all non-residential buildings. The roof shall also be engineered to support the weight of a future rooftop solar PV system.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 20. Encourage clean transportation.</p> <p>a. The installation of EV charging spaces shall not reduce the width of adjacent sidewalk to less than 5 feet.</p> <p style="text-align: center;">AND/OR</p> <p>b. EV charging spaces shall be located such that the cords shall not cause a trip hazard.</p> <p style="text-align: center;">AND/OR</p> <p>c. The developer shall provide 5% of all parking spaces as EV charging spaces.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>

LIGHTING EFFICIENCY (21-24)	YES	NO	N/A
<p>Goal 21. Include energy efficient lighting in building design.</p> <p><u>Option 21.1:</u> Increase the use of LEDs. The exterior lighting for all multi-family and commercial buildings and parking lots will consist entirely of LED fixtures.</p> <p><u>Option 21.2:</u> Lower maximum foot-candles outside of buildings. On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least <u>0.5</u> footcandles lower than the UDO requires.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 22. Install timers or light sensors or smart lighting technology.</p> <p>a. The project shall install light timers, motion sensors, or other smart lighting technology for all exterior lighting.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Goal 23. Include International Dark Sky Association compliance standards.</p> <p>The project shall use full cutoff LED fixtures that have a maximum color temperature of 3000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

Applicant Clarification/Additional Language:
Additional Board Recommendations:

Shipman Engineering, PLLC

April 25, 2025

To: Neighboring Property Owner
From: Shipman Engineering, PLLC
Date: Wednesday, May 14, 2025; 5:30pm to 6:30pm
Re: Virtual Neighborhood Meeting Instructions
1211 Old Raleigh Road Rezoning and Subdivision

Dear Neighbor,

You are invited to attend a Virtual Neighborhood Meeting on May 14, 2022 from 5:30pm to 7:30pm. You can attend the meeting by utilizing the information below:

Time: May 14, 2025 05:30 PM Eastern Time (US and Canada)

<https://us06web.zoom.us/j/82667111270?pwd=2ObmgBdNLZnFfAB4HchH4kpTAv1vYj.1>

Meeting ID: 826 6711 1270

Passcode: 421935

One tap mobile

+16465588656,,82667111270#,,,,*421935# US (New York)

+16469313860,,82667111270#,,,,*421935# US

Dial by your location

• +1 646 558 8656 US (New York)
• +1 301 715 8592 US (Washington DC)
• +1 309 205 3325 US
• +1 386 347 5053 US
• +1 564 217 2000 US
• +1 689 278 1000 US
• +1 720 707 2699 US (Denver)
• +1 253 215 8782 US (Tacoma)
• +1 360 209 5623 US

• +1 646 931 3860 US
• +1 305 224 1968 US
• +1 312 626 6799 US (Chicago)
• +1 507 473 4847 US
• +1 669 444 9171 US
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 346 248 7799 US (Houston)

Find your local number: <https://us06web.zoom.us/j/82667111270?pwd=2ObmgBdNLZnFfAB4HchH4kpTAv1vYj.1>

The property zoning is currently zoned RA (Residential Agricultural). We are proposing to rezone the parcel to MD-CZ (Medium Density Residential-Conditional Zoning). The purpose of the meeting is to discuss the proposed annexation, rezoning, and development of the parcel as a (3) lot single family residential development. The meeting will give the opportunity for the neighboring community to discuss the proposed development and any of your concerns with the development plan. We look forward to seeing you and hearing your comments.

If you have any questions prior to the meeting, or would like me to send you an electronic link for the meeting via email, please feel free to contact me at (919) 900-0006 or at zak@shipmanengineering.com.

Best Regards,

Zak Shipman, PE
Shipman Engineering, PLLC

Shipman Engineering, PLLC
137 Middlegreen Place
Holly Springs, NC 27540

919.900.0006
zak@shipmanengineering.com
NCBELS License P-1963

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.

4/22/25

Date

Dear Neighbor:

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

1211 Old Raleigh Road

0742822598

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 checked="" 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)):

Rezoning of the parcel from RA (Rural Agricultural) to MD-CZ (Medium Density, Conditional Zoning). We are proposing a total of 3 single

family detached residences for the parcel.

Estimated submittal date: June 2, 2025

MEETING INFORMATION:

Property Owner(s) name(s):

Melba M. Beasley Revocable Trust

Applicant(s):

ODG 87, LLC-- Dan Morse

Contact information (email/phone):

(919) 800-9951; Dan@odg87.com

Meeting Address:

Zoom Virtual Meeting (see attached letter for instructions to join)

Date/Time of meeting**:

Wednesday, May 14, 2025 5:30pm- 7:30pm

Welcome: 5:30 pm

Project Presentation: 5:40 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: 1211 Old Raleigh Road Rezoning Zoning: RA

Location: 1211 Old Raleigh Road

Property PIN(s): 0742822598 Acreage/Square Feet: 6.40

Property Owner: Melba Miller Beasley Revocable Trust

Address: 125 Lolliberry Drive

City: Holly Springs State: NC Zip: 27540

Phone: _____ Email: _____

Developer: ODG 87, LLC

Address: PO Box 1117

City: Holly Springs State: NC Zip: 27540

Phone: (919) 800-9951 Fax: _____ Email: dan@odg87.com

Engineer: Shipman Engineering, PLLC

Address: 137 Middlegreen Place

City: Holly Springs State: NC Zip: 27540

Phone: (919) 900-0006 Fax: _____ Email: zak@shipmanengineering.com

Builder (if known): Unknown

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division 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 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/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

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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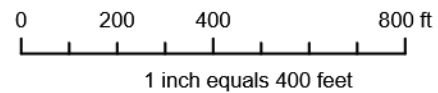
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning 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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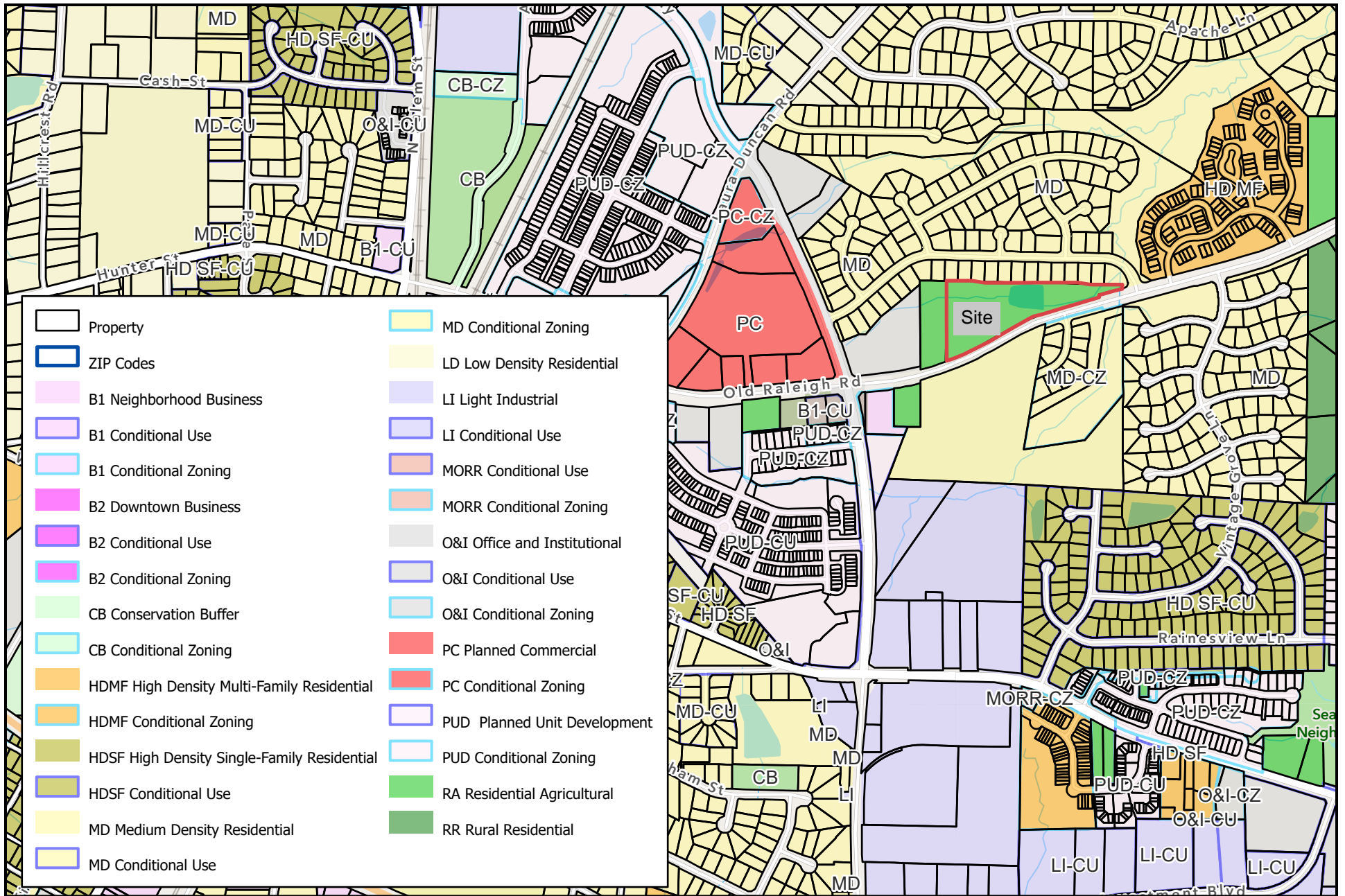
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

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



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.



0 400 800 1,600 ft
1 inch equals 800 feet

Disclaimer
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THESE PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF SHIPMAN ENGINEERING, PLLC AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART. THESE DOCUMENTS SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SHIPMAN ENGINEERING, PLLC. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF SHIPMAN ENGINEERING, PLLC, IS STRICTLY PROHIBITED.



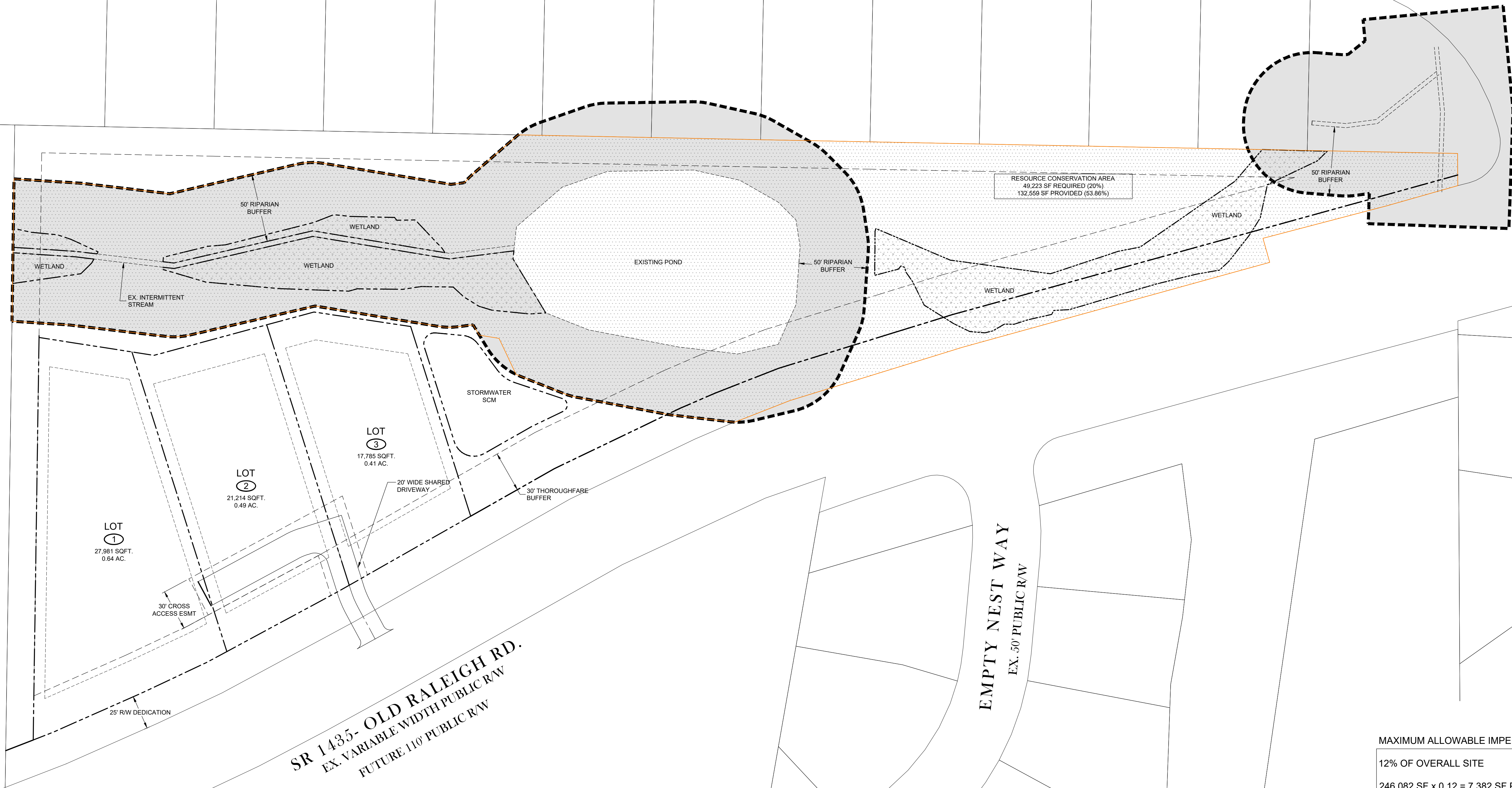
GENERAL NOTES:

1. EXISTING CONDITIONS PROVIDED BY WAKE COUNTY GIS, NCDOT LIDAR DATA, AERIAL PHOTOGRAPHY, AND OTHER PUBLICLY AVAILABLE DATA SOURCES AS REQUIRED. EXISTING CONDITIONS SHOULD BE CONSIDERED APPROXIMATE. NO WARRANTY IS GIVEN OR IMPLIED CONCERNING THE ACCURACY OF THE INFORMATION DENOTED ON THIS SKETCH.
2. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. ENVIRONMENTAL FEATURES, INCLUDING STREAMS, RIPARIAN BUFFERS, WETLANDS, AND OTHER FEATURES HAVE BEEN SCALED FROM WETLAND SKETCH MAP BY SAGE ECOLOGICAL SERVICES, DATED NOVEMBER 8, 2022. ENVIRONMENTAL FEATURES SHOWN HERE SHOULD BE CONSIDERED CONCEPTUAL IN NATURE.
4. THIS SITE IS LOCATED OUTSIDE OF ANY FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM PANEL 3720074200J DATED 05/02/2006.

SR 1435- OLD RALEIGH RD.
EX. VARIABLE WIDTH PUBLIC R/W
FUTURE 110' PUBLIC R/W

NEW DOVER RD.

EMPTY NEST WAY
EX. 50' PUBLIC R/W



MAXIMUM ALLOWABLE IMPERVIOUS AREA:
12% OF OVERALL SITE
246,082 SF x 0.12 = 7,382 SF PER LOT

SCALE: 1 IN = 40 FT
40' 20' 0 40' 80'
SCALE IN FEET
HORIZONTAL

SITE LEGEND

- STREET LIGHT
- SIGN
- WHEELCHAIR RAMP
- CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- RETAINING WALL
- SETBACK LINE
- BMP LIMITS
- EASEMENT
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- ORNAMENTAL FENCE
- FENCE
- OPEN SPACE AREA
- TREE PRESERVATION AREA

1211 OLD RALEIGH ROAD SUBDIVISION
TOWN OF APEX WAKE COUNTY, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
SK-01

SYMBOL	DATE	REVISIONS

SHIPMAN
ENGINEERING

137 MIDDLEGREEN PLACE
HOLLY SPRINGS, NC 27540
919.900.0006

SHIPMAN ENGINEERING, PLLC
NCBELS LICENSE P-1963

DESIGNED BY: WZS
DRAWN BY: WZS
CHECKED BY: WZS
DRAWING DATE: 02/20/25
SE PROJECT #: 2025-110

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom Virtual Meeting
 Date of meeting: May 14, 2025 Time of meeting: 5:30pm-7:30pm
 Property Owner(s) name(s): Melba Miller Beasley Revocable Trust
 Applicant(s): ODG 87, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Zak Shipman, PE-Shipman Engineering	137 Middlegreen Place, Holly Springs NC 27540			
2.	Dan Morse, ODG87	PO Box 1117, Holly Springs NC 27540			
3.	Nick Bryant	1023 New Dover Road, Apex			
4.	Gary Vitullo	1101 New Dover Road			
5.	Edward Denmark	1207 Old Raleigh Road			
6.	Geoff Bula	1017 New Dover Road			
7.	Meredith Schaller	1003 New Dover			
8.	Carolyn Woolfsie	1000 New Dover Road			
9.	Christina Grimes	1103 New Dover Road			
10.	Linda Hockersmith	1009 Berringer Place			
11.	Joe Perry	1314 Empty Nest Way			
12.	Lou Capolli	1025 New Dover Road			
13.	Denise Flora				
14.	Meredith Shaver	1021 New Dover Road			

Use additional sheets, if necessary.

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom Virtual Meeting

Date of meeting: May 14, 2025 Time of meeting: 5:30pm-7:30pm

Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	W. Vaughan	1007 New Dover Road			
2.	Wes & Katheryn Meranda	1027 New Dover Road			
3.	David Bohm	1012 East Saint Helena Place			
4.	Nancy Hagen				
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

Contact information (email/phone): Zak Shipman, PE- zak@shipmanengineering.com; (919) 900-0006

Meeting Address: Zoom Virtual Meeting

Date of meeting: 5/14/25

Time of meeting: 5:30pm-7:30pm

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:

Why is it necessary to rezone from RA to MD-CZ if we are only planning to build 3 residences? Also, what is New Dover neighborhood currently zoned?

Applicant's Response:

The allowed maximum density for RA is not enough to permit more than one lot on the site, igiven that the maximum allowed density for this district is very low (0.2 units/acre). We need to rezone to MD to permit the 3 lots. Also, the zoning for the New Dover neighborhood is MD as well.

Question/Concern #2:

Where will utilities to the three lots come from? Specifically, electrical, water, sewer, etc.?

Applicant's Response:

There is an existing waterline in Old Raleigh Road that we can access. Sewer has two options- there is an existing manhole adjacent to Empty Nest Way, and a second manhole at the intersection of New Dover and Old Raleigh. We plan to run a sewer main east down Old Raleigh and tie to existing sewer at Empty Nest Way. Electrical would come from existing power in Old Raleigh- all new power will be UG.

Question/Concern #3:

Will there be any access or easements over to New Dover Road?

Applicant's Response:

No, we are not proposing any access, driveways, easements, etc. to New Dover Road. The existing riparian buffer and wetlands make it difficult to install any infrastructure in this area due to environmental regulations, and for our purposes we do not plan to disturb this area.

Question/Concern #4:

Who will be the manager of the wetlands?

Applicant's Response:

The applicant will create a separate homeowners association for the private common area that will maintain the existing pond, wetlands, and other common areas.

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): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

Contact information (email/phone): Zak Shipman, PE- zak@shipmanengineering.com; (919) 900-0006

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Question/Concern #1:

Are there any upgrades planned for the existing pond?

Applicant's Response:

The applicant has no plans to upgrade the pond; since this is a jurisdictional pond in an environmentally protected area, there are not too many updates that we could do to it. The only real maintenance that could be performed would be repairs to the dam if there were ever a safety issue. Dam maintenance and repair would need to be performed by the future HOA.

Question/Concern #2:

Are there any plans to add landscaping/plantings to the perimeter buffer along the lots that back up to the parcel, or are we planning on leaving the existing vegetation only?

Applicant's Response:

We plan to retain the existing vegetation along this rear buffer. There are significant trees along this buffer that will provide screening.

Question/Concern #3:

For the remaining common area (outside the three proposed lots), could this land ever be purchased or developed by the residents or others?

Applicant's Response:

We plan to designate the remaining area as Resource Conservation Area (RCA), so we don't anticipate that this area could ever be developed in the future. We did talk to a neighboring property owner by phone before the meeting who asked the same question- the developer would be open to looking into selling a small portion of the unused property to the neighboring resident, but there are hurdles to doing this we would need to investigate.

Question/Concern #4:

What is the maximum density allowed for Medium Density? What would the neighbors be 'exposed to' as a maximum building on the lot?

What is the maximum number of units that you could have on the lot? I.E multi-family, single family, etc.

Applicant's Response:

The most you could have on each lot is one single family detached residence, and possibly a detached garage. The maximum allowed density is 6 units per acre for MD, but we cannot get development at this density due to the shared driveway requirement and thoroughfare status of Old Raleigh. We plan to add a condition to cap the density at 3 acres per lot.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

Contact information (email/phone): Zak Shipman, PE- zak@shipmanengineering.com; (919) 900-0006

Meeting Address: Zoom Virtual Meeting

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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:

From Vintage Grove neighborhood- there is an existing creek that runs behind Vintage Grove that has begun flooding over the past few years.

This project discharges to a creek that runs into the creek behind Vintage Grove- can applicant clarify intention with water management?

Applicant's Response:

The project is subject to Town of Apex stormwater ordinance, which will require us to limit post-construction runoff to the pre-development rates. We will construct a stormwater basin to store runoff and release it in a controlled manner, which should alleviate additional peak flow rates from rising downstream. Impervious levels should be relatively low-we don't anticipate a large spike in runoff from this project.

Question/Concern #2:

Is the applicant in communication with the Empty Nest HOA group regarding stormwater rework going on in their neighborhood?

Applicant's Response:

We have not been in communication with them, but we will reach out during subdivision design to coordinate efforts.

Interjection from Empty Nest Way HOA Member- they are not reworking stormwater basin, but neighboring property owner is working on a separate project to the east of Empty Nest.

Question/Concern #3:

What will be the grade level of the proposed lots?

Applicant's Response:

We expect the proposed grading for the three lots will generally match the existing topographical contours as they are now.

Question/Concern #4:

Would it be possible to lower speed limit on Old Raleigh Road? Empty Nest Way has attempted to lower the speed limit unsuccessfully.

Could we contact DOT/Town of Apex about speed limit?

Applicant's Response:

will discuss with the Town and request a lowering of the posted speed limit.

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): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

Contact information (email/phone): Zak Shipman, PE- zak@shipmanengineering.com; (919) 900-0006

Meeting Address: Zoom Virtual Meeting

Date of meeting: 5/14/25 Time of meeting: 5:30pm-7:30pm

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:

Who will be the builder of the homes in the project?

Applicant's Response:

It will probably be Triple A Homes, a local builder to Apex. Not 100% certain, but they are the likely builder.

Question/Concern #2:

Is there anything that would prevent the developer from building 3 duplexes on the lots, other than access or parking?

Applicant's Response:

We originally had duplex as a listed allowed use in the rezoning petition, but we would agree to remove that from the conditions shown which would effectively prohibit the duplex use in the proposed zoning district.

Question/Concern #3:

How long will the review/approval process take? When will the project start?

Applicant's Response:

We expect the rezoning to go before Town Council towards the end of August, which would be followed by submittal of the subdivision plans. We expect 4-6 months for subdivision to be approved, so we are probably looking at the end of 2025 calendar year before any site work could start.

Question/Concern #4:

Will the developer make any commitment to leaving natural vegetation in place along the buffers, around the pond, etc.? Additionally, will the developer be installing any improvements in Old Raleigh road?

Applicant's Response:

The applicant will not construct roadway widening along Old Raleigh, but we will dedicate necessary right-of-way for the future widening. The Town will likely ask us to build the sidewalk across the frontage, but we will request a Fee-in-Lieu for sidewalk not in front of the lots in case the sidewalk design needs to change for the ultimate road section. We will leave as much vegetation along thoroughfare buffer and other buffers.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

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Question/Concern #1:

Will the large trees be kept in place throughout the property?

Applicant's Response:

Yes, we will do our best to preserve as many large trees as possible.

Question/Concern #2:

Who is the person on the meeting from Empty Nest Way Board?

Applicant's Response:

Joe Perry responded

Question/Concern #3:

Will the property to the west be held to the same wetland regulations as we are?

Applicant's Response:

The western parcel is not part of our petition, and we are observing a landscape buffer on their property line also. They will be held to the same standards as we are if they ever develop the property. If pond on our site is jurisdictional, we must protect it similar to wetland with riparian buffer.

Question/Concern #4:

Concern about the curvature of Old Raleigh Road and the sight distance- also concern about ingress/egress and fast-moving traffic.

Also concern about the size of the downstream channel size, erosion, and increased runoff.

Applicant's Response:

We are required to comply with the Town's stormwater ordinance to limit peak discharge rates. We also reiterated that we can try to petition the Town/DOT to lower the speed limit, although historically this is pretty difficult.

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): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

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Question/Concern #1:
Concern that Old Raleigh road is particularly affected during ice storms and freezes often in the winter.

Applicant’s Response:
We suspect this is caused by the shade and overhanging trees; once road is widened into ultimate section, the trees will likely be removed or pared back which should help with shaded areas freezing.

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, William Z. Shipman, 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 Zoom Virtual Meeting (location/address)
on May 14, 2025 (date) from 5:30 (start time) to 7:30 (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.

5/20/25
Date

By: William Z. Shipman

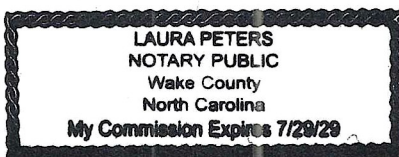
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Laura Peters, a Notary Public for the above State and County, on this the 30th day of May, 20 25.

SEAL

Laura Peters
Notary Public
Laura Peters
Print Name

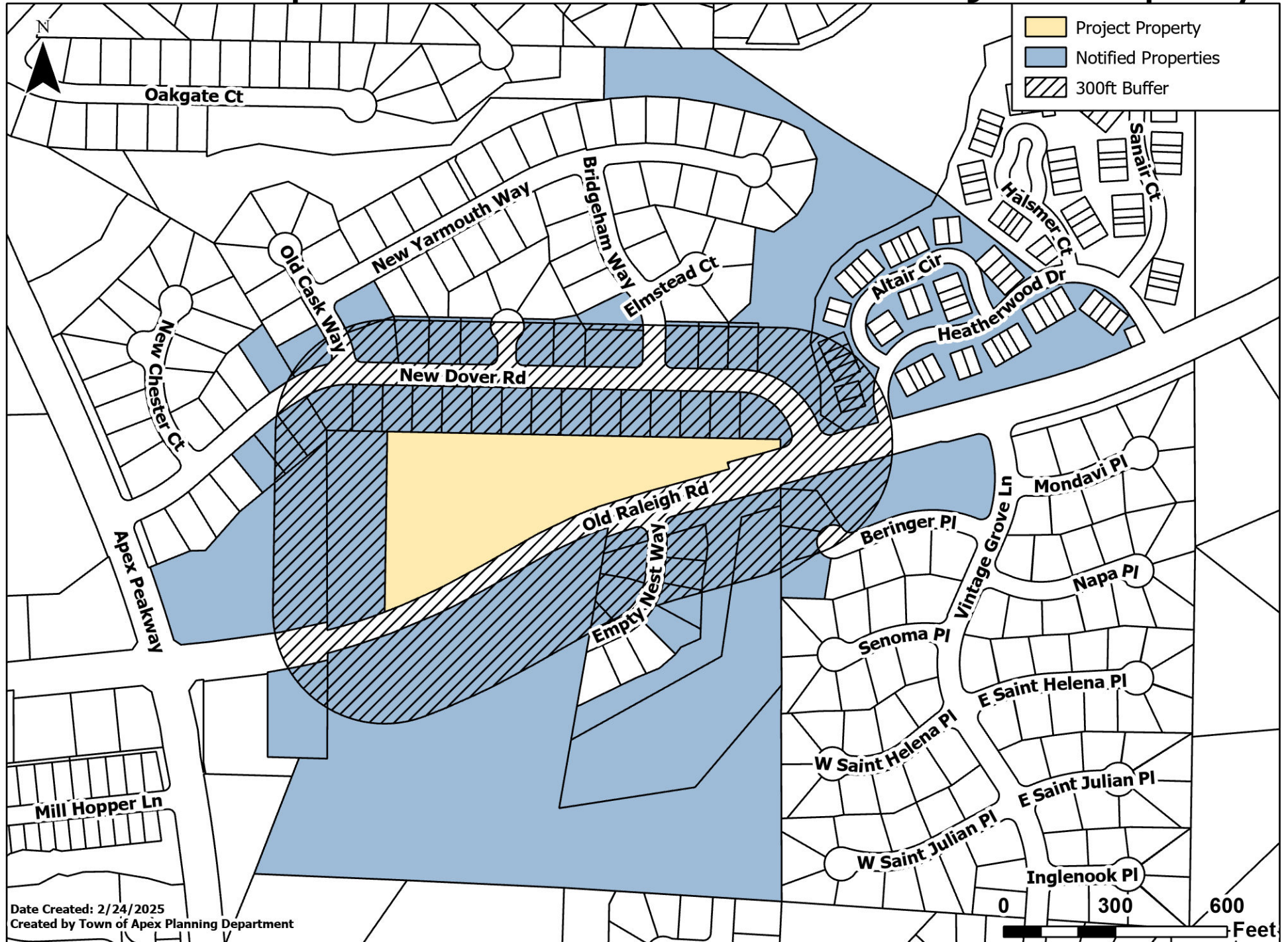
My Commission Expires: 7-29-29



SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
1211 OLD RALEIGH RD	0742822598	BEASLEY, MELBA M	125 LOLLIBERRY DR	HOLLY SPRINGS NC 27540-7988
142 HEATHERWOOD DR	0742923830	BOYLAN, JESSICA	142 HEATHERWOOD DR	APEX NC 27502-8540
1023 NEW DOVER RD	0742820758	BRYANT, NICHOLAS BRYANT, BETHANY	1023 NEW DOVER RD	APEX NC 27502-8956
1017 NEW DOVER RD	0742823727	BULA, GEOFFREY SIMON TRUSTEE BULA, CHRISTINE MARIE TRUSTEE	1017 NEW DOVER RD	APEX NC 27502-8956
5001 OLD CASK WAY	0742728933	BURGIN, DOUGLAS A BURGIN, MARGARET B	5001 OLD CASK WAY	APEX NC 27502-8958
1025 NEW DOVER RD	0742729788	CAPPOLI, LUCIAN C WILDER, LISA ANN	1025 NEW DOVER RD	APEX NC 27502-8956
1013 NEW DOVER RD	0742824787	COPELAND, JOSEPH DOUGLAS JR COPELAND, SUSAN	1013 NEW DOVER RD	APEX NC 27502-8956
1207 OLD RALEIGH RD	0742729364	CURTIS, BETTY M	EDWARD DENMARK	1207 RAINESVIEW LN
0 EMPTY NEST WAY	0742826232	EDWARDS CREEK HOMEOWNERS ASSOCIATION INC	2509 SOUTHWINDS RUN	APEX NC 27502-8512
1009 NEW DOVER RD	0742826747	FARRELL, WILLIAM N JR FARRELL, SYLVIA A	1009 NEW DOVER RD	APEX NC 27502-8956
2003 BRIDGEHAM WAY	0742836002	FELDMAN, TIMOTHY P FELDMAN, MARGARET SIBERT	2003 BRIDGEHAM WAY	APEX NC 27502-8950
1100 NEW DOVER RD	0742727911	FRISCH, GAVIN TRAVIS, KAYLA M	1100 NEW DOVER RD	APEX NC 27502-7129
1010 BERINGER PL	0742921462	FRITTS, ANNA-MARTIN A DAVIS, JACK H	1010 BERINGER PL	APEX NC 27502-8933
138 ALTAIR CIR	0742922868	GAINIEY, DONNA J	138 ALTAIR CIR	APEX NC 27502-8552
140 HEATHERWOOD DR	0742922893	GEE, TONJA	140 HEATHERWOOD DR	APEX NC 27502-8540
1206 OLD RALEIGH RD	0742718927	GRAY-HEARN, MARGUERITE BROWN, GARY	1206 OLD RALEIGH RD	APEX NC 27502-9236
1103 NEW DOVER RD	0742727666	GRIMES, ROBERT V GRIMES, CHRISTINA L	1103 NEW DOVER RD	APEX NC 27502-7130
1015 NEW DOVER RD	0742824707	HARVEY, WARREN C HARVEY, CATHERINE D	1015 NEW DOVER RD	APEX NC 27502-8956
136 ALTAIR CIR	0742922981	HAWKINS, PEGGY	136 ALTAIR CIR	APEX NC 27502-8552
0 OLD RALEIGH RD	0742937004	HEATHERWOOD TOWNHOME ASSOCIATION	PPM INC OF RALEIGH	11010 RAVEN RIDGE RD
1009 BERINGER PL	0742922303	HOCKERSMITH, LINDA J HOCKERSMITH, DOUGLAS C	1009 BERINGER PL	APEX NC 27502-8933
1309 EMPTY NEST WAY	0742828255	IANNONE, JOSEPH V JR	2509 SOUTHWINDS RUN	APEX NC 27502-8512
1008 BERINGER PL	0742921573	JOYCE, DONALD K JOYCE, KATHERINE W	1008 BERINGER PL	APEX NC 27502-8933
0 OLD RALEIGH RD	0742828081	JVI BUILDING & DEVELOPMENT INC	2509 SOUTHWINDS RUN	APEX NC 27502-8512
2001 BRIDGEHAM WAY	0742826914	KLINE, LISA ANN FOSTER TRUSTEE KLINE, ANTHONY LOREN DAVIS TRUSTEE	2001 BRIDGEHAM WAY	APEX NC 27502-8950
1005 NEW DOVER RD	0742827797	LAU, SOPHIA	2516 VETERAN AVE	LOS ANGELES CA 90064-3233
1024 NEW DOVER RD	0742820916	MCDOWELL, PAUL EDWARD MCDOWELL, COLLEEN CATHERINE	1024 NEW DOVER RD	APEX NC 27502-8955
1014 NEW DOVER RD	0742824966	MCGOWEN, JOHN DAVID MCGOWEN, LUCINDA T	1014 NEW DOVER RD	APEX NC 27502-8955
1027 NEW DOVER RD	0742729708	MERANDA, WESLEY A MERANDA, KATHRYN A	1027 NEW DOVER RD	APEX NC 27502-8956
1105 NEW DOVER RD	0742727611	MILLER, RANDALL J MILLER, SUSAN L	1105 NEW DOVER RD	APEX NC 27502-7130
1305 EMPTY NEST WAY	0742828364	MILLS, MATTHEW KEVIN HAMMOND, TINA RENEE	1305 EMPTY NEST WAY	APEX NC 27502-9300
1011 NEW DOVER RD	0742825767	MONK, JUSTINE NICOLE MONK, JOSHUA LEWIS	1011 NEW DOVER RD	APEX NC 27502-8956
1022 NEW DOVER RD	0742821908	NANCE, JOHN R NANCE, TERRI C	1022 NEW DOVER RD	APEX NC 27502-8955
132 ALTAIR CIR	0742922977	NANCE, RALLIE CLIFTON NANCE, HENRIETTA DAVIS	132 ALTAIR CIR	APEX NC 27502-8552
1210 OLD RALEIGH RD	0742812857	OLIVE, ROSS M OLIVE, NANCY M	137 BRIARFIELD DR	APEX NC 27502-7008
1000 NEW DOVER RD	0742920905	OLIVER, GARY THOMAS WOLFSIE, CAROLYN MICHELLE	1000 NEW DOVER RD	APEX NC 27502-8955
134 ALTAIR CIR	0742922942	OVERTON, MARY P	134 ALTAIR CIR	APEX NC 27502-8552
1019 NEW DOVER RD	0742822747	PATEL, MAHAMMADIRSHAD A PATEL, FEHMIDA M	3220 QUEENSLAND RD	RALEIGH NC 27614-7292
1314 EMPTY NEST WAY	0742826277	PERRY, JOSEPH H PERRY, CONSTANCE J	1314 EMPTY NEST WAY	APEX NC 27502-9300
1002 NEW DOVER RD	0742829935	POORBOY, WILLIAM POORBOY, ANN	1002 NEW DOVER RD	APEX NC 27502-8955
1201 OLD RALEIGH RD	0742727307	PRESCHOOL ENTERPRISES LLC	4915 WATERS EDGE DR STE 255	RALEIGH NC 27606-3370
1001 NEW DOVER RD	0742829767	SASSAMAN, STEPHEN SASSAMAN, DENISE	1001 NEW DOVER RD	APEX NC 27502-8956
1003 NEW DOVER RD	0742828787	SCHALLER, LEE T SCHALLER, MEREDITH E	1003 NEW DOVER RD	APEX NC 27502-8956
1021 NEW DOVER RD	0742821758	SHAYER, TIMOTHY JAMES SHAYER, MEREDITH KAY	1021 NEW DOVER RD	APEX NC 27502-8956
0 NEW DOVER RD	0742932392	SHEPHERDS VINEYARD COMMUNITY ASSOCIATION INC	4505 FALLS OF NEUSE RD	RALEIGH NC 27609-6277
1018 NEW DOVER RD	0742822997	STRUNK, CORLEY STRUNK, JOHN	1018 NEW DOVER RD	APEX NC 27502-8955
1300 EMPTY NEST WAY	0742827306	SUMMERFIELD, MITCHELL SUMMERFIELD, SHANTEL A	1300 EMPTY NEST WAY	APEX NC 27502-9300
1020 NEW DOVER RD	0742821987	SYMM, JEFFREY B SYMM, ANN M	1020 NEW DOVER RD	APEX NC 27502-8955
1012 NEW DOVER RD	0742825946	TAYLOR, DAVID RANDOLPH TRUSTEE TAYLOR, DONNA RAYE TRUSTEE	1012 NEW DOVER RD	APEX NC 27502-8955
3001 NEW YARMOUTH WAY	0742739094	TOOMBS, TIMOTHY FLORA, DENISE L	3001 NEW YARMOUTH WAY	APEX NC 27502-8960
1007 NEW DOVER RD	0742827727	VAUGHAN, WILLIAM J VAUGHAN, PATRICIA A	1007 NEW DOVER RD	APEX NC 27502-8956
1000 BERINGER PL	0742925600	VINTAGE GROVE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502-3149
1101 NEW DOVER RD	0742728722	VITULLO, GARY VITULLO, SUSAN	1101 NEW DOVER RD	APEX NC 27502-7130
1004 NEW DOVER RD	0742828945	WEGMAN, KYLE ROBERT WEGMAN, SUMMER LYNN	1004 NEW DOVER RD	APEX NC 27502-8955
1301 EMPTY NEST WAY	0742828471	WILLOW, ZACHARY HRTYANSKI, EMILEE	1301 EMPTY NEST WAY	APEX NC 27502-9300
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	1309 Empty Nest Way	APEX NC 27502
		Current Tenant	1313 Empty Nest Way	APEX NC 27502
		Current Tenant	1005 New Dover Rd	APEX NC 27502
		Current Tenant	1019 New Dover Rd	APEX NC 27502
		Current Tenant	1201 Old Raleigh Rd	APEX NC 27502
		Current Tenant	1207 Old Raleigh Rd	APEX NC 27502
		Current Tenant	1210 Old Raleigh Rd	APEX NC 27502
		Current Tenant	1211 Old Raleigh Rd	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 2/24/2025

Notified Properties within 300ft of the Project Property



Shipman Engineering, PLLC

July 1, 2025

To: Neighboring Property Owner
From: Shipman Engineering, PLLC
Date: Monday July 21; 5:30pm to 6:30pm
Re: Virtual Neighborhood Meeting Instructions
1211 Old Raleigh Road Rezoning-2nd Neighborhood Meeting

Dear Neighbor,

You are invited to attend a Virtual Neighborhood Meeting on July 21, 2025 from 5:30pm to 6:30pm. This is the second required Neighborhood Meeting related to the rezoning petition for this project. You can attend the meeting by utilizing the information below:

Topic: 1211 Old Raleigh Road- 2nd Neighborhood Meeting
<https://us06web.zoom.us/j/88395443545?pwd=BqirBa5PrN0tQqNUAEPUlz6ZbDbVKw.1>

Meeting ID: 883 9544 3545
Passcode: 019970

One tap mobile
+16469313860,,88395443545#,,, *019970# US
+13017158592,,88395443545#,,, *019970# US (Washington DC)

Dial by your location

• **+1 646 931 3860 US**
• **+1 305 224 1968 US**
• **+1 312 626 6799 US (Chicago)**
• **+1 719 359 4580 US**
• **+1 253 205 0468 US**
• **+1 346 248 7799 US (Houston)**
• **+1 386 347 5053 US**
• **+1 564 217 2000 US**
• **+1 689 278 1000 US**

• **+1 301 715 8592 US (Washington DC)**
• **+1 309 205 3325 US**
• **+1 646 558 8656 US (New York)**
• **+1 720 707 2699 US (Denver)**
• **+1 253 215 8782 US (Tacoma)**
• **+1 360 209 5623 US**
• **+1 507 473 4847 US**
• **+1 669 444 9171 US**

Find your local number: <https://us06web.zoom.us/j/kc296ZYHqj>

The property zoning is currently zoned RA (Residential Agricultural). We are proposing to rezone the parcel to MD-CZ (Medium Density Residential-Conditional Zoning). The purpose of the meeting is to discuss the proposed annexation, rezoning, and development of the parcel as a (3) lot single family residential development. The meeting will give the opportunity for the neighboring community to discuss the proposed development and any of your concerns with the development plan. We look forward to seeing you and hearing your comments.

If you have any questions prior to the meeting, or would like me to send you an electronic link for the meeting via email, please feel free to contact me at (919) 900-0006 or at zak@shipmanengineering.com.

Best Regards,

Zak Shipman, PE
Shipman Engineering, PLLC

Shipman Engineering, PLLC
137 Middlegreen Place
Holly Springs, NC 27540

919.900.0006
zak@shipmanengineering.com
NCBELS License P-1963

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.

07-01-25

Date

Dear Neighbor:

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

1211 Old Raleigh Road

0742822598

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 checked="" 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)):

Rezoning of the parcel from RA (Rural Agricultural) to MD-CZ (Medium Density, Conditional Zoning). We are proposing a total of 3 single

family detached residences for the parcel.

Estimated submittal date: June 2, 2025

MEETING INFORMATION:

Property Owner(s) name(s):

Melba M. Beasley Revocable Trust

Applicant(s):

ODG 87, LLC-- Dan Morse

Contact information (email/phone):

(919) 800-9951; Dan@odg87.com

Meeting Address:

Zoom Virtual Meeting (see attached letter for instructions to join)

Date/Time of meeting**:

Monday, July 21, 5:30 PM- 6:30 PM

Welcome: 5:30 pm

Project Presentation: 5:40 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: 1211 Old Raleigh Road Rezoning Zoning: RA

Location: 1211 Old Raleigh Road

Property PIN(s): 0742822598 Acreage/Square Feet: 6.40

Property Owner: Melba Miller Beasley Revocable Trust

Address: 125 Lolliberry Drive

City: Holly Springs State: NC Zip: 27540

Phone: _____ Email: _____

Developer: ODG 87, LLC

Address: PO Box 1117

City: Holly Springs State: NC Zip: 27540

Phone: (919) 800-9951 Fax: _____ Email: dan@odg87.com

Engineer: Shipman Engineering, PLLC

Address: 137 Middlegreen Place

City: Holly Springs State: NC Zip: 27540

Phone: (919) 900-0006 Fax: _____ Email: zak@shipmanengineering.com

Builder (if known): Unknown

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division 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 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/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

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.

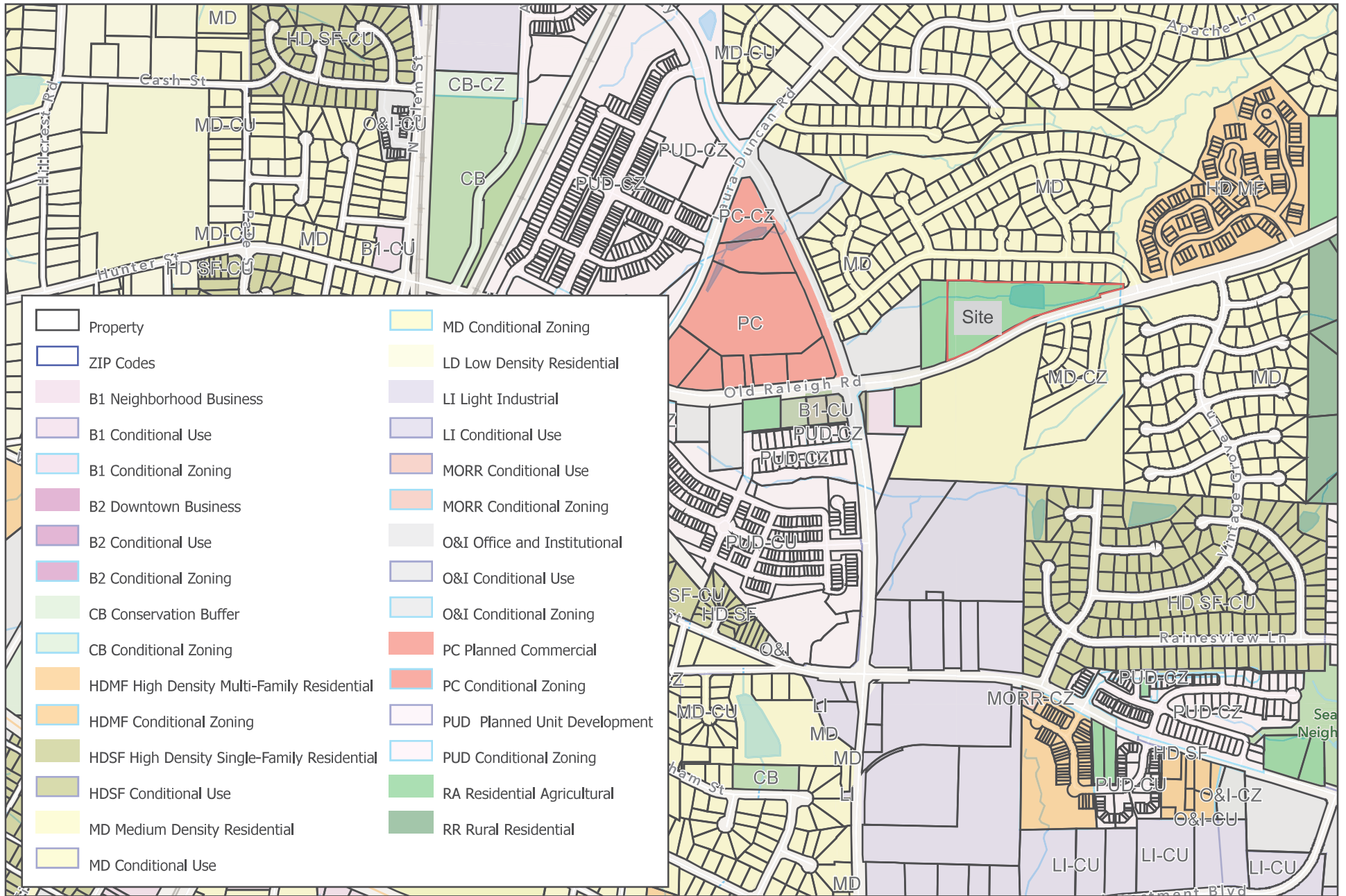
Electric Utility Installation:	Rodney Smith	919-249-3342
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department. Contact Rodney Smith at 919-249-3342.



0 200 400 800 ft
1 inch equals 400 feet

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.



0 400 800 1,600 ft
1 inch equals 800 feet

Disclaimer
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NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom Virtual Meeting

Date of meeting: July 21, 2025 Time of meeting: 5:30pm-6:30pm

Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.					
2.	Wes Meranda	1027 New Dover Rd.			
3.	Edward Denmark	1207 Old Raleigh Rd.			
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Melba Miller Beasley Revocable Trust

Applicant(s): ODG 87, LLC

Contact information (email/phone): Zak Shipman, PE- zak@shipmanengineering.com; (919) 900-0006

Meeting Address: Zoom Virtual Meeting

Date of meeting: 7/21/25 Time of meeting: 5:30pm-6:30pm

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:

Any changes from previous meeting?

Applicant’s Response:

Nothing substantial- we have had a few minor changes to some of the zoning conditions. We made a few minor edits per Town request.

(We ran through buffer space, road widening in front of lots, existing pond soundness, etc.)

Question/Concern #2:

How close to Mr. Denmarks Property will the adjacent house be located?

Applicant’s Response:

We went through the required perimeter buffer and the required building setback. We noted that we don't know the exact configuration

of the houses or the footprint since these will be custom homes. We do not anticipate the house will be constructed right up on the

side setback.

Question/Concern #3:

How big are the houses proposed and will the houses need to be approved by the town?

Applicant’s Response:

We do not know exactly at this time, but anticipate 3,000 to 4,500 square feet. The town will have to review the building permits

and they will have to match the proposed architectural conditions.

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, William Z. Shipman, 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 Zoom Virtual Meeting (location/address)
on July 21, 2025 (date) from 5:30 (start time) to 6:30 (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

7/24/25

Date

By: William Z. Shipman

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Brigitte Joyce, a Notary Public for the above State and County, on this the 24 day of July, 20 25.

SEAL



Brigitte Joyce
Notary Public

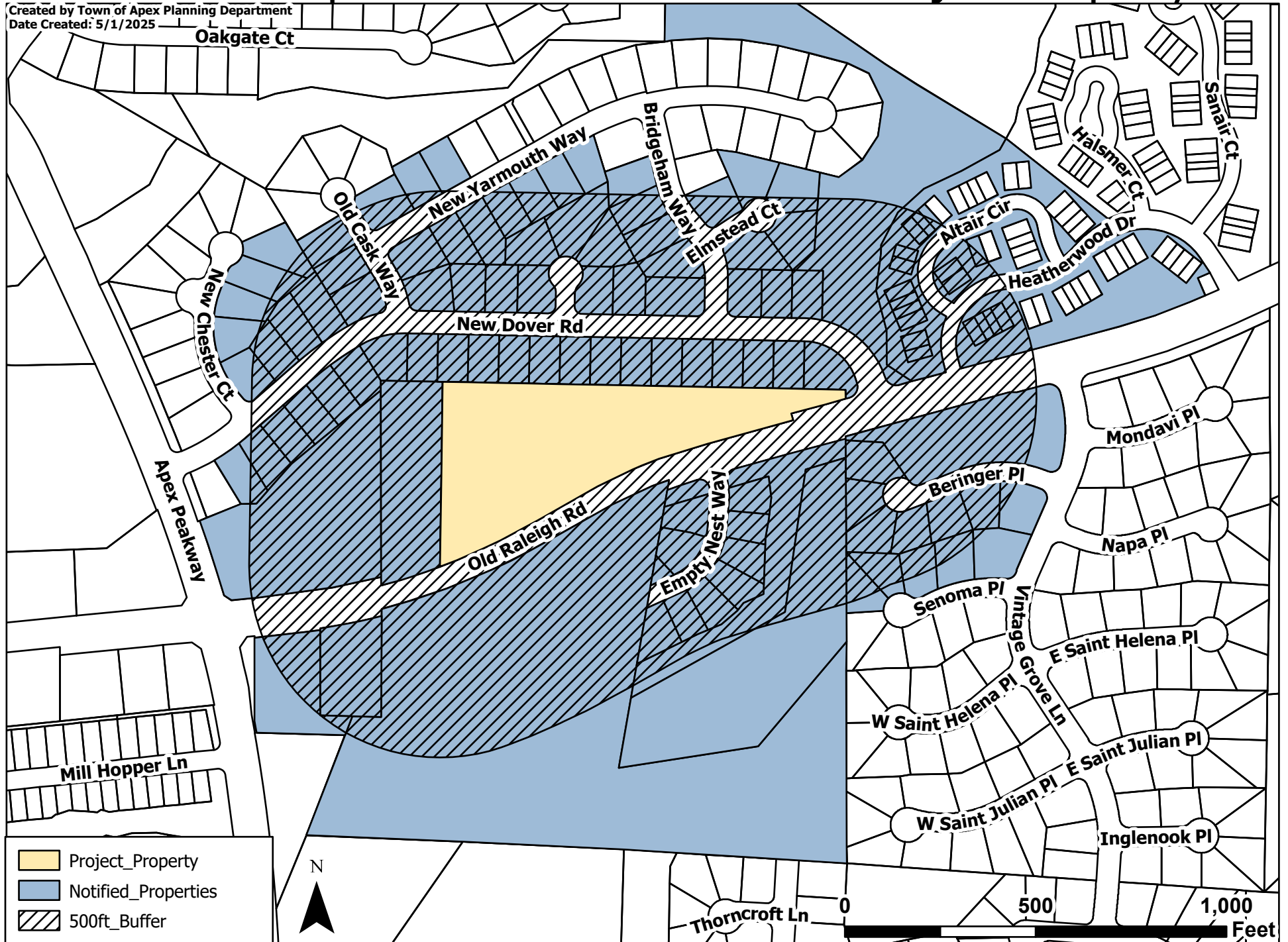
Brigitte Joyce
Print Name

My Commission Expires: March 21, 2028

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
2004 BRIDGEHAM WAY	0742837139	ADAMS, JOHN L ADAMS, ALISON E	2004 BRIDGEHAM WAY	APEX NC 27502-8949
3005 ELMSTEAD CT	0742839253	AUSTIN, PETER AUSTIN, ADOIRINE	3005 ELMSTEAD CT	APEX NC 27502-8954
1321 EMPTY NEST WAY	0742826190	BACON, EDWARD E JR BACON, LINDA M	1321 EMPTY NEST WAY	APEX NC 27502-9300
2009 BRIDGEHAM WAY	0742834295	BANKERT, DAVID WAYNE TRUSTEE BANKERT, ELIZA TYLER TRUSTEE	2009 BRIDGEHAM WAY	APEX NC 27502-8950
1211 OLD RALEIGH RD	0742822588	BEASLEY, MELBA W	HOLLY SPRINGS NC 27540-7988	
1317 EMPTY NEST WAY	0742827163	BLASI, DONNA M TRUSTEE BLASI, JOSEPH N TRUSTEE	1317 EMPTY NEST WAY	APEX NC 27502-9300
1008 SENOMA PL	0742921167	BONESTELL, JOEL D BONESTELL, STEPHANIE KAY	1008 SENOMA PL	APEX NC 27502-8934
142 HEATHERWOOD DR	0742923830	BOYLAN, JESSICA	142 HEATHERWOOD DR	APEX NC 27502-8540
1023 NEW DOVER RD	0742820758	BRYANT, NICOLAS BRYANT, BETHANY	1023 NEW DOVER RD	APEX NC 27502-8956
1017 NEW DOVER RD	0742823727	BULA, GEOFFREY SIMON TRUSTEE BULA, CHRISTINE MARIE TRUSTEE	1017 NEW DOVER RD	APEX NC 27502-8956
5006 OLD CASK WAY	0742739118	BULLOCK, NATHAN CURTIS JR TRUSTEE BULLOCK, RAYLENE NOLAN TRUSTEE	5006 OLD CASK WAY	APEX NC 27502-8957
5001 OLD CASK WAY	0742729933	BURGIN, DOUGLAS A BURGIN, MARGARET B	5001 OLD CASK WAY	APEX NC 27502-8958
1025 NEW DOVER RD	0742729788	CAPPOLI, LUCIAN C WILDER, LISA ANN	1025 NEW DOVER RD	APEX NC 27502-8956
128 ALTAR CIR	0742932046	CARWILE, STEPHEN	128 ALTAR CIR	APEX NC 27502-8552
129 HEATHERWOOD DR	0742925940	CIPPERLY, PATRICK WOOD	129 HEATHERWOOD DR	APEX NC 27502-8541
1013 NEW DOVER RD	0742824787	COPELAND, JOSEPH DOUGLAS JR COPELAND, SUSAN	1013 NEW DOVER RD	APEX NC 27502-8956
1102 NEW DOVER RD	0742726886	COYLE, DAVID A COYLE, STEPHANIE	1102 NEW DOVER RD	APEX NC 27502-7129
1207 OLD RALEIGH RD	0742729364	CURTIS, BETTY M	1207 RAINESVIEW LN	APEX NC 27502-7151
3003 NEW YARMOUTH WAY	0742830079	CZARNECKI, MICHAEL T	3003 NEW YARMOUTH WAY	APEX NC 27502-8960
3005 NEW YARMOUTH WAY	0742831142	DAVIS, MISCHA H	3005 NEW YARMOUTH WAY	APEX NC 27502-8960
119 ALTAR CIR	0742934083	DURHAM, WILLIAM P DURHAM, PAMELA C	119 ALTAR CIR	APEX NC 27502-8553
124 ALTAR CIR	0742933104	EASTWICK, JOAN	124 ALTAR CIR	APEX NC 27502-8552
0 EMPTY NEST WAY	0742826232	EDWARDS CREEK HOMEOWNERS ASSOCIATION INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
135 ALTAR CIR	0742923986	EDWARDS, TERRY G	135 ALTAR CIR	APEX NC 27502-8553
133 HEATHERWOOD DR	0742924897	EPSTEIN, MEREDITH W	133 HEATHERWOOD DR	APEX NC 27502-8541
1009 NEW DOVER RD	0742826747	FARRELL, WILLIAM N JR FARRELL, SYLVIA A	1009 NEW DOVER RD	APEX NC 27502-8956
2003 BRIDGEHAM WAY	0742836002	FELDMAN, TIMOTHY P FELDMAN, MARGARET SIBERT	2003 BRIDGEHAM WAY	APEX NC 27502-8950
3003 ELMSTEAD CT	0742838235	FOLTZ, WILLIAM G FOLTZ, MICHELLE C	3003 ELMSTEAD CT	APEX NC 27502-8954
1016 NEW CHESTER CT	0742736025	FORSBERG, ERIC B FORSBERG, JENNIFER V	1016 NEW CHESTER CT	APEX NC 27502-7119
1100 NEW DOVER RD	0742727911	FRISCH, GAVIN TRAVIS KAYLA M	1100 NEW DOVER RD	APEX NC 27502-7129
1010 BERINGER PL	0742921462	FRITTS, ANNA-MARTIN A DAVIS, JACK H	1010 BERINGER PL	APEX NC 27502-8933
138 ALTAR CIR	0742922868	GARNEY, DONNA J	138 ALTAR CIR	APEX NC 27502-8552
1004 SENOMA PL	0742923212	GARRISON, CYNTHIA E TRUSTEE THE GARRISON TRUST	1004 SENOMA PL	APEX NC 27502-8934
140 HEATHERWOOD DR	0742922893	GEE, TONIA	140 HEATHERWOOD DR	APEX NC 27502-8540
1206 OLD RALEIGH RD	0742718927	GRAY-HEARN, MARGUERITE BROWN, GARY	1206 OLD RALEIGH RD	APEX NC 27502-9236
1103 NEW DOVER RD	0742727686	GRIMES, ROBERT J GRIMES, CHRISTINA L	1103 NEW DOVER RD	APEX NC 27502-7130
5005 OLD CASK WAY	0742737007	HAIRE, CHRISTOPHER KENT HAIRE, MEHRIN M	5005 OLD CASK WAY	APEX NC 27502-8958
1001 BERINGER PL	0742925379	HAMM, CHARLES M HAMM, NOELE E	1001 BERINGER PL	APEX NC 27502-8933
1106 NEW DOVER RD	0742725744	HARTLEY, JOHN A JR HARTLEY, SUSAN C	1106 NEW DOVER RD	APEX NC 27502-7129
1015 NEW DOVER RD	0742824707	HARVEY, WARREN C HARVEY, CATHERINE D	1015 NEW DOVER RD	APEX NC 27502-8955
136 ALTAR CIR	0742922981	HAWKINS, PEGGY	136 ALTAR CIR	APEX NC 27502-8552
1002 SENOMA PL	0742924205	HAZI, GERALD MARK TRUSTEE MALYS-HAZI, JANE A TRUSTEE	1002 SENOMA PL	APEX NC 27502-8934
0 OLD RALEIGH RD	0742937004	HEATHERWOOD TOWNHOME ASSOCIATION	1101 OLD RALEIGH RD	APEX NC 27502-8950
1009 BERINGER PL	0742922303	HOCKERSMITH, LINDA A HOCKERSMITH, DOUGLAS C	1009 BERINGER PL	APEX NC 27502-8933
1325 EMPTY NEST WAY	0742826026	HSE PROPERTIES LLC	PO BOX 1776	CARY NC 27512-1776
3009 NEW YARMOUTH WAY	0742832261	HYATT, DALE N HYATT, LAUREN	3009 NEW YARMOUTH WAY	APEX NC 27502-8960
1006 SENOMA PL	0742922221	HYMAN, KRISTY L	1006 SENOMA PL	APEX NC 27502-8934
1309 EMPTY NEST WAY	0742828255	INNIONE, JOSEPH J JR	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1009 BERINGER PL	0742921573	JOYCE, DONALD K JOYCE, KATHERINE W	1009 BERINGER PL	APEX NC 27502-8933
0 OLD RALEIGH RD	0742828081	JVI BUILDING & DEVELOPMENT INC	2509 SOUTHWINDS RUN	APEX NC 27502-6512
1200 OLD RALEIGH RD	0742716973	KATZ AND DAWGS LLC	1200 OLD RALEIGH RD	APEX NC 27502-9236
2001 BRIDGEHAM WAY	0742826914	KALE, LISA ANN FOSTER TRUSTEE KLINE, ANTHONY LOREN DAVIS TRUSTEE	2001 BRIDGEHAM WAY	APEX NC 27502-8950
5003 OLD CASK WAY	0742738000	LANGLOIS, ALLEN J LANGLOIS, GLADYS LYNN	5003 OLD CASK WAY	APEX NC 27502-8958
1005 NEW DOVER RD	0742827797	LAI, SOPHIA	2516 VETERAN AVE	LOS ANGELES CA 90064-3233
2007 BRIDGEHAM WAY	0742835116	LAICUSE, JOSEPH J JR LAICUSE, SARAH T	2007 BRIDGEHAM WAY	APEX NC 27502-8950
126 ALTAR CIR	0742932183	MAHER, MARY BETH	126 ALTAR CIR	APEX NC 27502-8552
3002 ELMSTEAD CT	0742839141	MALEKZI, ROMAN DROLSHAGEN, TAYLOR	3002 ELMSTEAD CT	APEX NC 27502-8953
131 HEATHERWOOD DR	0742925828	MCADAM, ROBERT A MCADAM, MARY K	131 HEATHERWOOD DR	APEX NC 27502-8541
1024 NEW DOVER RD	0742820916	MCDOWELL, PAUL EDWARD MCDOWELL, COLLEEN CATHERINE	1024 NEW DOVER RD	APEX NC 27502-8955
1014 NEW DOVER RD	0742824966	MCOWEN, JOHN DAVID MCGOWEN, LUCINDA T	1014 NEW DOVER RD	APEX NC 27502-8955
1027 NEW DOVER RD	0742729708	MERANDA, WESLEY A MERANDA, KATHRYN A	1027 NEW DOVER RD	APEX NC 27502-8956
1105 NEW DOVER RD	0742727611	MILLER, RANDALL J MILLER, SUSAN L	1105 NEW DOVER RD	APEX NC 27502-7130
3007 NEW YARMOUTH WAY	0742832106	MILLIRON, BRENT MILLIRON, REBEKAH	3007 NEW YARMOUTH WAY	APEX NC 27502-8960
1305 EMPTY NEST WAY	0742828364	MILLON, MATTHEW KEVIN HAMMOND, TINA RENEE	1305 EMPTY NEST WAY	APEX NC 27502-9300
1011 NEW DOVER RD	0742825767	MONK, JUSTINE NICOLE MONK, JOSHUA LEWIS	1011 NEW DOVER RD	APEX NC 27502-8956
1005 BERINGER PL	0742923397	MORPHY, JUDITH S	1005 BERINGER PL	APEX NC 27502-8933
3002 NEW YARMOUTH WAY	0742739294	NANCE, EMILY S KHANNA, ASHWIN	3002 NEW YARMOUTH WAY	APEX NC 27502-8959
1022 NEW DOVER RD	0742821908	NANCE, JOHN R NANCE, TERRY C	1022 NEW DOVER RD	APEX NC 27502-8955
132 ALTAR CIR	0742922977	NANCE, RALLIE CLIFTON NANCE, HENRIETTA DAVIS	132 ALTAR CIR	APEX NC 27502-8552
1210 OLD RALEIGH RD	0742812857	OLIVE, ROSS M OLIVE, NANCY M	137 BRIARFIELD DR	APEX NC 27502-7008
1000 NEW DOVER RD	0742920905	OLIVER, GARY THOMAS WOLFSE, CAROLYN MICHELLE	1000 NEW DOVER RD	APEX NC 27502-8955
134 ALTAR CIR	0742922942	OVERTON, MARY P	134 ALTAR CIR	APEX NC 27502-8552
3000 ELMSTEAD CT	0742838026	PATEL, KOMAL R HAROCHALLI, ABHIRAM S	3000 ELMSTEAD CT	APEX NC 27502-8953
1019 NEW DOVER RD	0742822747	PATEL, MAHAMMADORSHAD A PATEL, FEHMIDA M	3220 QUEENSLAND RD	RALEIGH NC 27614-7282
1104 NEW DOVER RD	0742726709	PAYER, RUSSELL PAYER, CHRISTINA	1104 NEW DOVER RD	APEX NC 27502-7129
1314 EMPTY NEST WAY	0742826277	PERRY, JOSEPH H PERRY, CONSTANCE J	1314 EMPTY NEST WAY	APEX NC 27502-9300
122 ALTAR CIR	0742933143	PIPER, WILLIAM MARION	122 ALTAR CIR	APEX NC 27502-8552
1002 NEW DOVER RD	0742829935	POORBOY, WILLIAM POORBOY, ANN	1002 NEW DOVER RD	APEX NC 27502-8955
1201 OLD RALEIGH RD	0742727307	PRESCHOOL ENTERPRISES LLC	4815 WATERS EDGE DR STE 255	RALEIGH NC 27608-3370
1003 BERINGER PL	0742924389	QUINN, DENNIS B QUINN, MEGAN	1003 BERINGER PL	APEX NC 27502-8933
1111 NEW DOVER RD	0742725426	RAY, DANIEL B BURNEY, SARAH E	1111 NEW DOVER RD	APEX NC 27502-7130
2002 CHARINGTON CT	0742834076	RIZK, NABIL A RIZK, MARIA A	2002 CHARINGTON CT	APEX NC 27502-8951
133 ALTAR CIR	0742934003	ROSSKAMP, KAREN A	133 ALTAR CIR	APEX NC 27502-8553
1001 NEW DOVER RD	0742829767	SASSAMAN, STEPHEN SASSAMAN, DENISE	1001 NEW DOVER RD	APEX NC 27502-8956
1003 NEW DOVER RD	0742828787	SCHALLER, LEE T SCHALLER, MEREDITH E	1003 NEW DOVER RD	APEX NC 27502-8956
135 HEATHERWOOD DR	0742924876	SCHULZE, EUGENE STEPHAN SCHULZE, EILEEN M	135 HEATHERWOOD DR	APEX NC 27502-8541
2004 CHARINGTON CT	0742833175	SEAVELL, MATTHEW SEAVELL, LINDSEY	2004 CHARINGTON CT	APEX NC 27502-8951
1021 NEW DOVER RD	0742821758	SHAYER, TIMOTHY JAMES SHAYER, MEREDITH KAY	1021 NEW DOVER RD	APEX NC 27502-8956
0 NEW DOVER RD	0742932392	SHEPHERDS VINEYARD COMMUNITY ASSOCIATION INC	4505 FALLS OF NELUSE RD	RALEIGH NC 27609-6277
3011 NEW YARMOUTH WAY	0742833225	SHOENMAKER, SPENCER H SHOENMAKER, PAMELA J	3011 NEW YARMOUTH WAY	APEX NC 27502-8960
1014 NEW CHESTER CT	0742725977	SEIGL, ADELAIDE MORAN	1014 NEW CHESTER CT	APEX NC 27502-7119
130 ALTAR CIR	0742932033	SMITH, LUCILLE ST CLAIR	130 ALTAR CIR	APEX NC 27502-8552
1002 SENOMA PL	0742925216	STIMPSON, VINCENT JAMES STIMPSON, AUBREY ROSE	1002 SENOMA PL	APEX NC 27502-8934
1018 NEW DOVER RD	0742822997	STRUNK, CORLEY STRUNK, JOHN	1018 NEW DOVER RD	APEX NC 27502-8955
1300 EMPTY NEST WAY	0742827306	SUMMERFIELD, MITCHELL SUMMERFIELD, SHANTEL A	1300 EMPTY NEST WAY	APEX NC 27502-9300
2003 CHARINGTON CT	0742832057	SWANSON, RYAN S SWANSON, KRISTINA GLADDEN	2003 CHARINGTON CT	APEX NC 27502-8952
1020 NEW DOVER RD	0742821987	SYMM, JEFFREY B SYMM, ANN M	1020 NEW DOVER RD	APEX NC 27502-8955
1012 NEW DOVER RD	0742825946	TAYLOR, DAVID RANDOLPH TRUSTEE TAYLOR, DONNA RAYE TRUSTEE	1012 NEW DOVER RD	APEX NC 27502-8955
3004 NEW YARMOUTH WAY	0742833026	TINKLEY, CAROL ANN TINKLEY TRUSTEE OF CAROL ANN TINKLEY REVOCABLE TRUST	101 PARKVIEW ST	FLOUQUA VIRGINIA NC 27526-2186
3001 NEW YARMOUTH WAY	0742739094	TOOMBS, TIMOTHY FLORA DENISE L	3001 NEW YARMOUTH WAY	APEX NC 27502-8960
1107 NEW DOVER RD	0742726546	UPCHURCH, THOMAS ALLEN UPCHURCH, JULIE F	1107 NEW DOVER RD	APEX NC 27502-7130
1007 NEW DOVER RD	0742827727	VAUGHAN, WILLIAM J VAUGHAN, PATRICIA A	1007 NEW DOVER RD	APEX NC 27502-8956
1000 BERINGER PL	0742925600	VINTAGE GROVE HOMEOWNERS ASSOC INC	PO BOX 1149	APEX NC 27502-3149
1100 NEW DOVER RD	0742728722	VITULLO, GARY VITULLO, SUSAN	1101 NEW DOVER RD	APEX NC 27502-7130
1004 NEW DOVER RD	0742828945	WEGMAN, KYLE ROBERT WEGMAN, SUMNER LYNN	1004 NEW DOVER RD	APEX NC 27502-8955
1006 NEW CHESTER CT	0742725813	WEINER, SOLOMON B TRUSTEE BECKHAM, SONIA S TRUSTEE	1006 NEW CHESTER CT	APEX NC 27502-7119
1010 NEW CHESTER CT	0742725931	WEISER, ROBERT R WEISER, CATHERINE V	1010 NEW CHESTER CT	APEX NC 27502-7119
1109 NEW DOVER RD	0742725580	WELLS, ROBERT O	5430 PARKWOOD DR	RALEIGH NC 27612-6227
1301 EMPTY NEST WAY	0742828471	WILLOW, ZACHARY HRITYANSKY, EMILEE	1301 EMPTY NEST WAY	APEX NC 27502-9300
2005 BRIDGEHAM WAY	0742835059	WUTHENOW, MARGARET MARY TRUSTEE WUTHENOW, ERIC KEVIN TRUSTEE	2005 BRIDGEHAM WAY	APEX NC 27502-8950
1007 BERINGER PL	0742922393	WYNN, WILLIAM L WYNN, SUZANNE R	1007 BERINGER PL	APEX NC 27502-8933
3013 NEW YARMOUTH WAY	0742832398	YOUNG, JAY ALVIN YOUNG, WENDY BRYNDLSEN	3013 NEW YARMOUTH WAY	APEX NC 27502-8960
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	1309 Empty Nest Way	APEX NC 27502
		Current Tenant	1313 Empty Nest Way	APEX NC 27502
		Current Tenant	1325 Empty Nest Way	APEX NC 27502
		Current Tenant	1005 New Dover Rd	APEX NC 27502
		Current Tenant	1010 New Dover Rd	APEX NC 27502
		Current Tenant	1109 New Dover Rd	APEX NC 27502
		Current Tenant	3004 New Yarmouth Way	APEX NC 27502
		Current Tenant	1201 Old Raleigh Rd	APEX NC 27502
		Current Tenant	1204 Old Raleigh Rd	APEX NC 27502
		Current Tenant	1207 Old Raleigh Rd	APEX NC 27502
		Current Tenant	1210 Old Raleigh Rd	APEX NC 27502
		Current Tenant	1211 Old Raleigh Rd	APEX NC 27502

Notified Properties within 500ft of the Project Property

Created by Town of Apex Planning Department
Date Created: 5/1/2025





TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ07 1211 Old Raleigh 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 of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Dan Morse, ODG 87, LLC

Authorized Agents: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC

Property Address: 1211 Old Raleigh Road

Acreage: ±6.40 acres

Property Identification Number (PIN): 0742822598

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Residential Agricultural (RA)

Proposed Zoning of Property: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Planning Board Public Hearing Date and Time: August 11, 2025 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, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason 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 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/50975/25CZ07>.

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 #25CZ07

1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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:

Solicitantes: Dan Morse, ODG 87, LLC

Agente autorizado: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC

Dirección de la propiedad: 1211 Old Raleigh Road

Superficie: ±6.40 acres

Números de identificación de la propiedad: 0742822598

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

Ordenamiento territorial existente de la propiedad: Residential Agrícola (RA)

Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning

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: 11 de agosto de 2025 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, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason 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 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/50975/25CZ07>.

Dianne F. Khin, AICP
Directora de Planificación



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://www.apexnc.org/map>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/428. 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/50975/25CZ07>.

Dianne F. Rhin, AICP
Planning Director

Published Dates: July 28- August 11, 2025



NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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:

Solicitantes: Dan Morse, ODG 87, LLC.
Agente autorizado: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC
Dirección de la propiedad: 1211 Old Raleigh Road
Superficie: ±6.40 acres
Números de identificación de la propiedad: 0742822598
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)
Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning

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: 11 de agosto de 2025 6-30 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/watch?v=70wmtfapexg>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason 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 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://www.apexnc.org/map>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/428. 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/50975/25CZ07>.

Dianne F. Rhin, AICP
Directora de Planificación

Fechas de publicación: 28 de julio - 11 de agosto de 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 #25CZ07 1211 Old Raleigh Road
Project Location: 1211 Old Raleigh Road
Applicant or Authorized Agent: Dan Morse; Zak Shipman
Firm: ODG 87, LLC; Shipman Engineering, PLLC
Planning Board Public Hearing Date: August 11, 2025
Project Planner: Lauren Staudenmaier

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 July 28, 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 300' of the land subject to notification.

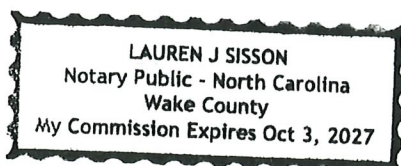
7/28/2025
Date

DiAnne F. Khin
Planning Director

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 28th day of July, 202 5.



SEAL

[Signature]
Notary Public

My Commission Expires: 10 / 3 / 2027



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ07 1211 Old Raleigh 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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Dan Morse, ODG 87, LLC

Authorized Agents: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC

Property Address: 1211 Old Raleigh Road

Acreage: ±6.40 acres

Property Identification Number (PIN): 0742822598

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Residential Agricultural (RA)

Proposed Zoning of Property: Medium Density Residential-Conditional Zoning (MD-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: August 26, 2025 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/50975/25CZ07>.

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 #25CZ07
1211 Old Raleigh Road (Desarrollo de Unidad Planificada)

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: Dan Morse, ODG 87, LLC

Agente autorizado: Dan Morse, ODG 87, LLC; Zak Shipman, Shipman Engineering, PLLC

Dirección de la propiedad: 1211 Old Raleigh Road

Superficie: ±6.40 acres

Números de identificación de la propiedad: 0742822598

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

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Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning (MD-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: 26 de agosto de 2025 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/50975/25CZ07>.

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 # 25CZ07 1211 Old Raleigh Road
Project Location: 1211 Old Raleigh Road
Authorized Agent: Dan Morse; Zak Shipman
Firm: ODG 87, LLC; Shipman Engineering, PLLC
Town Council
Public Hearing Date: August 26, 2025
Project Planner: Lauren Staudenmaier

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 August 4, 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 300' of the land subject to notification.

8/5/2025

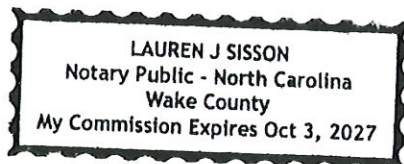
Date

Maureen F. Kline
Planning Director

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 5th day of August, 202 5.



[Signature]
Notary Public

My Commission Expires: 10 / 3 / 2027





**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

Office of Student Assignment

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

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

July 15, 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: June 2, 2025
- Name of development: 25CZ07 1211 Old Raleigh Rd
- Address of rezoning: 1211 Old Raleigh Rd
- Total number of proposed residential units: 3
- 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