

STAFF REPORT

Rezoning #26CZ04 2913 Evans Rd

August 11, 2026 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 2913 Evans Rd
Applicant: Noah Holmes
Owner: Zion Land Management, LLC

PROJECT DESCRIPTION:

Acreage: ± 0.46 acres
PIN: 0721820001
Current Zoning: Rural Residential (RR)
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:	Rural Residential (RR)	Single-family residential
South:	Medium Density Residential-Conditional Zoning (MD-CZ #15CZ19)	Single-family residential (Manors at Bella Casa subdivision)
East:	Medium Density Residential-Conditional Zoning (MD-CZ #14CZ11)	Open Space (Manors at Bella Casa subdivision)
West:	Rural Residential (RR)	Evans Road; Single-family residential; Vacant

Existing Conditions:

The property is located on the east side of Evans Road approximately 160 feet north of the intersection with Amalfi Place. The 0.46 acre property includes a single-family home and two accessory structures.

Neighborhood Meeting:

The applicant conducted two neighborhood meetings on March 23, 2026, and June 22, 2026. Both neighborhood meeting reports are attached to this staff report.

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 indicated that schools at the middle school and high school grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students. Transportation to schools outside of the current assignment area should be anticipated. School reassignments within the next five years may address concerns at the middle school grade level as there are no plans for school expansion or construction within the next five years.

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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 Residential-Conditional Zoning (MD-CZ) is consistent with that 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.

1. Permitted Uses:

- a. Single-Family
- b. Accessory Apartment

2. Architectural:

- a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- b. The roof shall be pitched at 5:12 or greater.
- c. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
- d. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

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.

HISTORIC STRUCTURES:

There are no known historic structures present on the property.

TRANSPORTATION NOTES:

The proposed rezoning is exempt from frontage improvements per UDO Section 7.5.1.B *Required Improvements, Exemptions*. Therefore, Transportation & Infrastructure Development staff recommends a condition for extension of curb and sidewalk to avoid potential future impacts if and when a public project for sidewalk construction is initiated along Evans Road. The recommended condition is as follows:

Developer shall extend curb and 5-foot concrete sidewalk from the existing terminus south of the property to the north terminus of the property frontage along Evans Road based on a 27-foot back-to-back minor collector street section on a 60-foot dedicated public right of way.

The applicant was informed of staff's recommendation and has not yet agreed to the condition.

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PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #26CZ04 with the addition of the staff recommended condition:

Developer shall extend curb and 5-foot concrete sidewalk from the existing terminus south of the property to the north terminus of the property frontage along Evans Road based on a 27-foot back-to-back minor collector street section on a 60-foot dedicated public right of way.

PLANNING BOARD RECOMMENDATION:

Planning Board held a public hearing on July 13, 2026 for Rezoning #26CZ04 and unanimously voted to recommend approval of Rezoning #26CZ04 with the additional condition as proposed by staff.

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 properties 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 because the proposed rezoning provides stricter architectural conditions than the UDO requires and allows the property to be developed in a manner that is consistent with the residential character of the area.

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.

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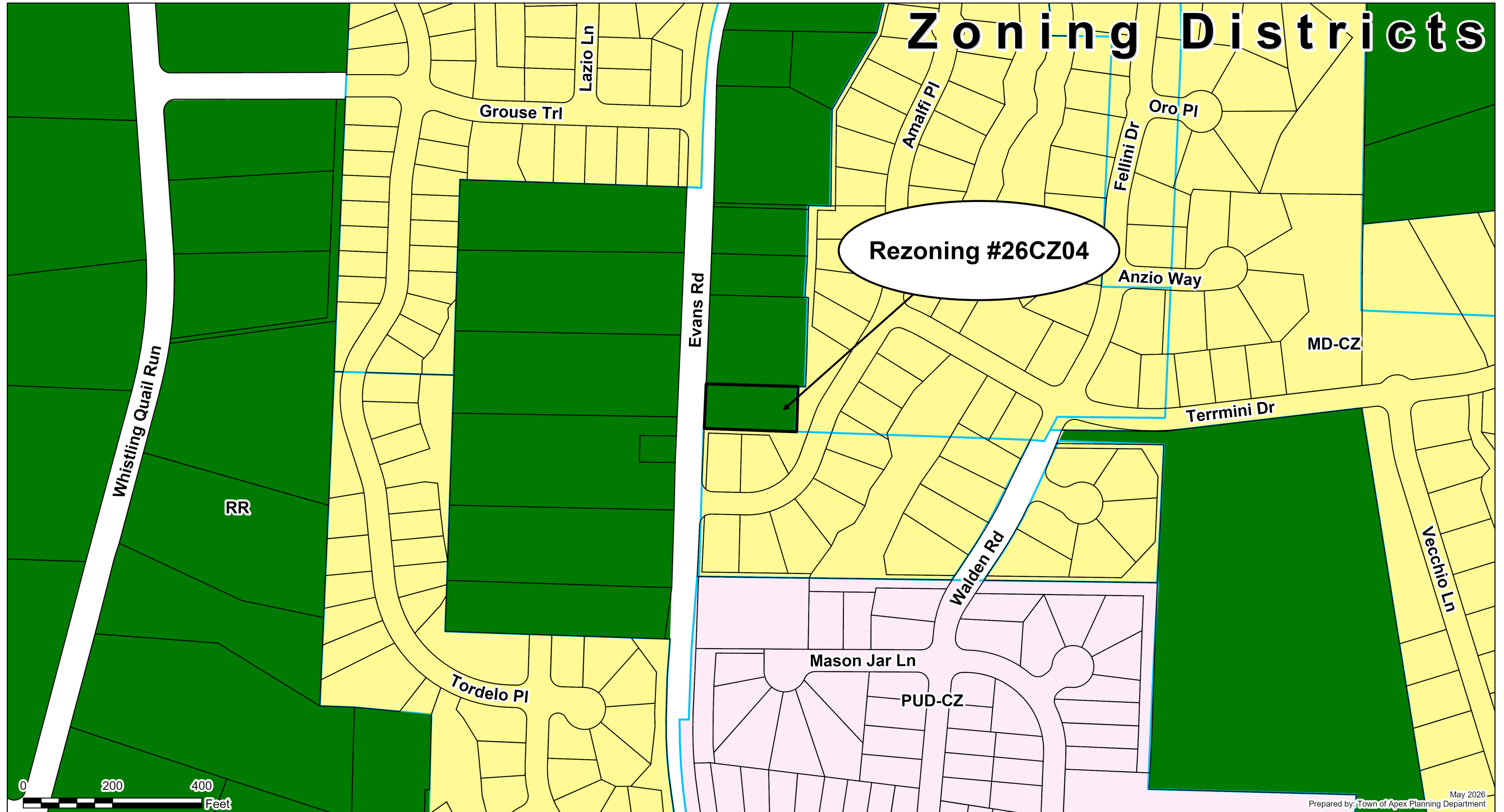


- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



Zoning Districts

Rezoning #26CZ04



Zoning Districts Proposed

Rezoning #26CZ04

MD-CZ

MD-CZ

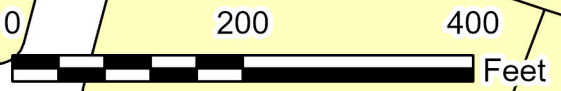
PUD-CZ

RR

2045 Land Use Map

Medium Density
Residential

Rezoning #26CZ04



Whistling Quail Run

Lazio Ln

Grouse Trl

Evans Rd

Amalfi Pl

Oro Pl

Fellini Dr

Anzio Way

Terrmini Dr

Vecchio Ln

Tordelo Pl

Mason Jar Ln

Walden Rd

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 #: 26CZ04 Submittal Date: 03-27-26
Fee Paid: _____

Project Information

Project Name: Evans Road Rezone
Address(es): 2913 Evans Road
PIN(s): 0721820001

_____ Acreage: 0.46
Current Zoning: RA Proposed Zoning: MD-CZ
Current 2045 LUM Classification(s): MD

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:	<u>N/A</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

Applicant Information

Name: Noah Holmes
Address: 1001 Scotts Ridge Trail
City: Apex State: NC Zip: 27502
Phone: 919-592-3512 E-mail: nh7@firmfaith.net

Owner Information

Name: Zion Land Management LLC
Address: 200 Franconia Way
City: Apex State: NC Zip: 27502
Phone: 919-592-3512 E-mail: nh7@firmfaith.net

Agent Information

Name: Noah Holmes
Address: 1001 Scotts Ridge Trail
City: Apex State: NC Zip: 27502
Phone: 919-592-3512 E-mail: nh7@firmfaith.net

Other contacts: _____

PETITION INFORMATIONApplication #: 26CZ04 Submittal Date: 03-27-26

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 #:

260704

Submittal Date:

03-27-2026

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.

House 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.

3. Garage doors shall have windows, decorative details or carriage-style adornments on them

4. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

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 LUM already marks this property as future Medium Residential Zoning. My request would not deviate from that plan as my request is consistent with the LUM, while adding an additional lot.

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

The two proposed homesites would be consistent with the surrounding Bella Casa neighborhood zoning of Medium Residential. The homesite now is not compatible as is.

PETITION INFORMATION

Application #:

20CZ04

Submittal Date:

03-27-2026

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

None of these apply to this project

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

This design minimizes the adverse impact by conforming to 2045 LUM.

These lots zoned MD will not be used for any large or high volume of
traffic and noise once the houses are built.

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

This project design minimizes environmental impact by adding a more scenic landscape to both houses. It does not involve
clearing out many trees and natural areas where animals live.

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.

This would fit within designed LUM of Apex and thus would be within the boundaries and capabilities of all facilities in place. It
would help the facilities by adding two 1.2-1.4 million houses. The taxes would support any impact that would come from the
houses. The property value in surrounding area would also increase once completed.

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

The health, safety, and welfare of Apex will not be effected by this zoning and these houses.

PETITION INFORMATION

Application #:

26CZ 04

Submittal Date:

03-27-2026

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

Adding one extra neighbor would be the only detriment to surrounding neighbors. No detriment to the neighbors will occur once the houses are built to conform with 2045 LUD

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

The requested zoning does not cause any hazard to traffic in the area due to adding only one more house.

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.

All ordinances by the town are followed in the design of this project for use, layout, and general characteristics.

AGENT AUTHORIZATION FORMApplication #: 26CZ04Submittal Date: 03-27-2026

Zion Land Management LLC is the owner* of the property for which the attached application is being submitted:

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

- ☐ Site Plan
☐ Subdivision
☐ Variance
☐ Other: _____

The property address is: 2913 Evans RdThe agent for this project is: Noah Holmes

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

Agent Name: Noah HolmesAddress: 1001 Scotts Ridge TrlTelephone Number: 9195923512E-Mail Address: nh7@firmfaith.net

Signature(s) of Owner(s)*

Noah HolmesNoah Holmes

Type or print name

3-30-2026

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 OWNERSHIPApplication #: 260204Submittal Date: 03-27-2026

The undersigned, Noah Holmes (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 2913 Evans Rd, Apex, NC 27502 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 1-28-2022 and recorded in the Wake County Register of Deeds Office on 1-28-2022 in Book 18899 Page 1608.
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 1-28-2022 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 1-28-2022, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 30 day of March, 2026.

Noah Holmes

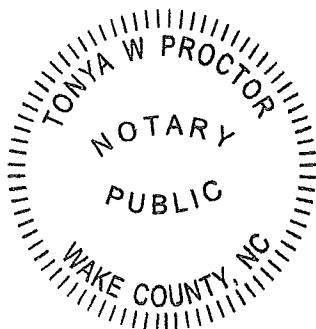
Noah Holmes

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public in and for the County of Wake, hereby certify that Noah Holmes, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NCPL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

[NOTARY SEAL]



Tonya W. Proctor Tonya W. Proctor
Notary Public
State of North Carolina
My Commission Expires: 1-13-2029

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 26CZ04

Submittal Date: 03-27-2026

Insert legal description below.

See following page

Smith & Smith Surveyors, P.A. P.O. Box 457

Apex, N.C. 27502 (919) 362-7111

Firm License No. C-0155

2913 Evans Rd.

Lying and being in Buckhorn Township, Wake County, North Carolina and being described BEGINNING at a stake 30 feet East of the center line of State Maintained Road No. 1147; thence South 85 degrees East with Dr. Johnson's line, 200 feet to a stake, a new corner for Archie Walden in said Johnson's line; thence a new line for said Walden, North 5 degrees East, 100 feet to a stake, another new corner for said Walden; thence a new line for said Walden, North 85 degrees West, 200 feet to a stake, 30 feet from the center line of said road;

thence parallel with the center line of said road South 5 degrees West, 100 feet to the point of

BEGINNING, containing 20,000 square feet (0.460 areas more or less) according to survey of L.C. Smith, March 11, 1961

as approved by E.C. Smith, R.L.S. The above described tract of land being all of Wake County

PIN 0721-82-0001.

This being a part of the First Tract of land described in a deed from the North Carolina Joint pluck Land Bank of Durham, dated July 3, 1942, and recorded in Book 886, at page 309, Wake County Registry.



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	N/A
Company Phone Number	N/A
Developer Representative Name	Noah Holmes
Developer Representative Phone Number	9195923512
Developer Representative Email	nh7@firmfaith.net

New Residential Subdivision Information	
Date of Application for Subdivision	4/1/2026
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	N/A
Address of Subdivision (if unknown enter nearest cross streets)	Evans Rd
REID(s)	0007071
PIN(s)	0721820001

Projected Dates Information	
Subdivision Completion Date	7/2027
Subdivision Projected First Occupancy Date	8/2027

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	2						2	3000	5000	1M	1.5M	2027	1	2029	1		
Townhomes																	
Condos																	
Apartments																	
Other																	



Town of Apex
Planning Dept
PO Box 250
Apex, NC 27502

T: 919-249-3426
F: 919-267-4987

Instruction Packet and Affidavit for Neighborhood Meetings

This packet consists of instructions and templates for conducting a required Neighborhood Meeting. Planning staff are available to advise you in the preparation of these materials. Call the Planning Department at (919) 249-3426 for more information.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive initial feedback regarding certain project types and any long range plan amendments directly associated with such projects prior to submittal to the Planning Department per the standards found in UDO Sec. 2.2.7.B. The intent of the meeting is to initiate neighbor communication and identify issues and concerns early on and provide the applicant an opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application.

A pre-application neighborhood meeting is valid for six (6) months prior to the submission of an application; a delay in submission requires a new neighborhood meeting.

WHEN IS A NEIGHBORHOOD MEETING REQUIRED?

- Rezoning (including Planned Unit Developments);
- Major Site Plans;
- Minor Site Plans for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", and "Convenience store with gas sales";
- Residential Master Subdivision Plans (excluding exempt subdivisions); or
- Special Use Permits

INSTRUCTIONS

Prior to submitting an application for a Rezoning; Major Site Plan; Minor Site Plans for the uses "Day care facility", "Government service", "School, public or private", "Restaurant, drive-through", or "Convenience store with gas sales"; residential Master Subdivision Plan (excluding exempt subdivisions); or Special Use Permit, the applicant must conduct at least one (1) Neighborhood Meeting. **The notices for this Neighborhood Meeting shall not be mailed until after the pre-application meeting with the Technical Review Committee has been held.** This meeting may be held in-person or virtually. Virtual meetings shall provide a dial-in option in addition to a link to participate by internet. The applicant shall submit all forms included in this packet with the initial application submittal.

A second Neighborhood Meeting is required for all Rezoning (including Planned Unit Developments). This meeting shall be held in the month preceding the anticipated public hearing date.

The Neighborhood Meeting must be held in accordance with the following rules:

These groups and individuals must be invited to the meeting:

- The applicant is required to notify the Planning Department, all property owners and tenants abutting and within 500 feet of the subject property, and any neighborhood association that

represents citizens in the notification area via first class mail a minimum of 14 days in advance of the neighborhood meeting, not including the day of mailing. **The applicant shall send an email to addressing.team@apexnc.org to request the notification list as early as possible in order to receive the list in time for the mailing. The list will be provided within 5-10 business days of the initial request.** The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the applicant and the neighbors. An updated list shall be provided by Planning staff prior to the required 2nd meeting for Rezoning applications.

- The applicant shall include with the meeting notice a vicinity map in addition to the materials listed under “Mailing and handout requirements” below.

The meeting must be held within specific timeframes and meet certain requirements:

- For all applications except Rezonings, the meeting must be held for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- For Rezoning, two (2) meetings are required. The first meeting must be held prior to submittal of the application and the second meeting must be held in the month preceding the anticipated public hearing date. The meetings must be held for a minimum of one (1) hour each, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- Meetings cannot be held on Town recognized holidays (<http://www.apexnc.org/calendar.aspx>).
- In-person meetings:
 - Meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
 - A sign-in sheet must be used in order to verify attendance. Ensure each attendee signs in. Please note if any person(s) refuses to sign in. Note if no one attended.
- Virtual meetings:
 - Meeting shall be held via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant’s choice. A dial-in option shall be provided.
 - An attendance sheet must be used to log known attendees at the virtual meeting. Note if no one attended.
- Mailings and handouts must include the following to help facilitate discussion:
 - For rezonings (excluding rezonings to PUD-CZ, TND-CZ and MEC-CZ):
 - A vicinity map and existing zoning map of the area; and
 - An exhibit(s) showing any proposed long range plan amendment(s), if applicable.
 - For rezonings to PUD-CZ, TND-CZ and MEC-CZ; Major Site Plans; Minor Site Plans for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, and “Convenience store with gas sales”; residential Master Subdivision Plans; and Special Use Permits:
 - A vicinity map and preliminary plans of the proposed development. Neighbors may request emailed/mailed copies of the maps or plans from the applicant by checking the “send plans” box on the sign-in sheet; applicant shall provide reduced copies upon request. For virtual meetings, the applicant must ask meeting participants if they would like any materials emailed/mailed to them; and
 - An exhibit showing any proposed long range plan amendment(s), if applicable.
 - Printed copies (handouts) must equal the number of notices required to be sent.
 - Contact information for the applicant’s representative and Town Staff must be provided on the attached “Project Contact Information” form.
 - “Common Construction Issues & Who to Call” sheet (attached) must be included as part of the mailing/handout.
 - A copy of the handout must be included as part of the Neighborhood Meeting report.

- The agenda of the meeting shall include:
 - Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
 - Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.).
 - Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.
- Questions or concerns by attendees, and responses by the applicant, if any, must be noted. For in-person meetings, provide blank comment sheets or notecards for neighbors to submit written comments. For virtual meetings, copy all questions and answers entered into the meeting's chat feature before closing the meeting and save them into a document. The applicant shall also include any questions and concerns received via written correspondence (such as email) or phone call along with responses provided by the applicant.
- The applicant shall be responsible for notifying any neighbors who check the "Send Plans & Updates" box on the sign-in sheet or who otherwise request to be updated of any additional neighborhood meetings and the actual submittal date to the Town with a link to the Town of Apex's Interactive Development Map.

For accountability purposes, please submit the following with your application:

- A copy of the letter mailed to the Planning Department, neighbors, and neighborhood organizations (use attached invitation template);
- A list of those persons and neighborhood organizations invited to the meeting;
- A copy of the sign-in sheet (use attached sign-in sheet template);
- A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached meeting summary template);
- The affidavit, signed, dated, and notarized (use attached affidavit template); and
- One (1) reduced copy of the maps and/or plans included in the invitation and presented to the neighbors at the Neighborhood Meeting.

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.

3/5/2026

Date

Dear Neighbor:

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

2913 Evans Rd, Apex, Nc 27502

0721820001

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
☒ Rezoning (including Planned Unit Development)	Town Council
☐ Major Site Plan	Technical Review Committee (staff)
☐ 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)
☐ Special Use Permit	Board of Adjustment (QJPH*)
☐ Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

The Lot is currently zoned RR and I am asking for the lot to be split into two and be zoned MD for two separate lots.

Estimated submittal date: March 27

MEETING INFORMATION:

Property Owner(s) name(s): Zion Land Management LLC

Applicant(s): Noah Holmes

Contact information (email/phone): nh7@firmfaith.net

Meeting Address: Microsft Teams: Meeting ID: 935 867 685 970 2 Passcode: 6y48C8

Date/Time of meeting**: 3/23/26 7:00PM -8:30pm

Welcome: Noah Project Presentation: Noah Question & Answer: Noah

**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: 2913 Evans Rd Rezong (ER 2913) Zoning: RR

Location: 2913 Evans Rd, Apex,, NC 27502

Property PIN(s): 0721820001 Acreage/Square Feet: .46

Property Owner: Noah Holmes

Address: 1001 Scotts Ridge Trl

City: Apex State: NC Zip: 27502

Phone: 9195923512 Email: nh7@firmfaith.net

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

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

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 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
--	------------------------	---------------------

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
---------------	------------------------	---------------------

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

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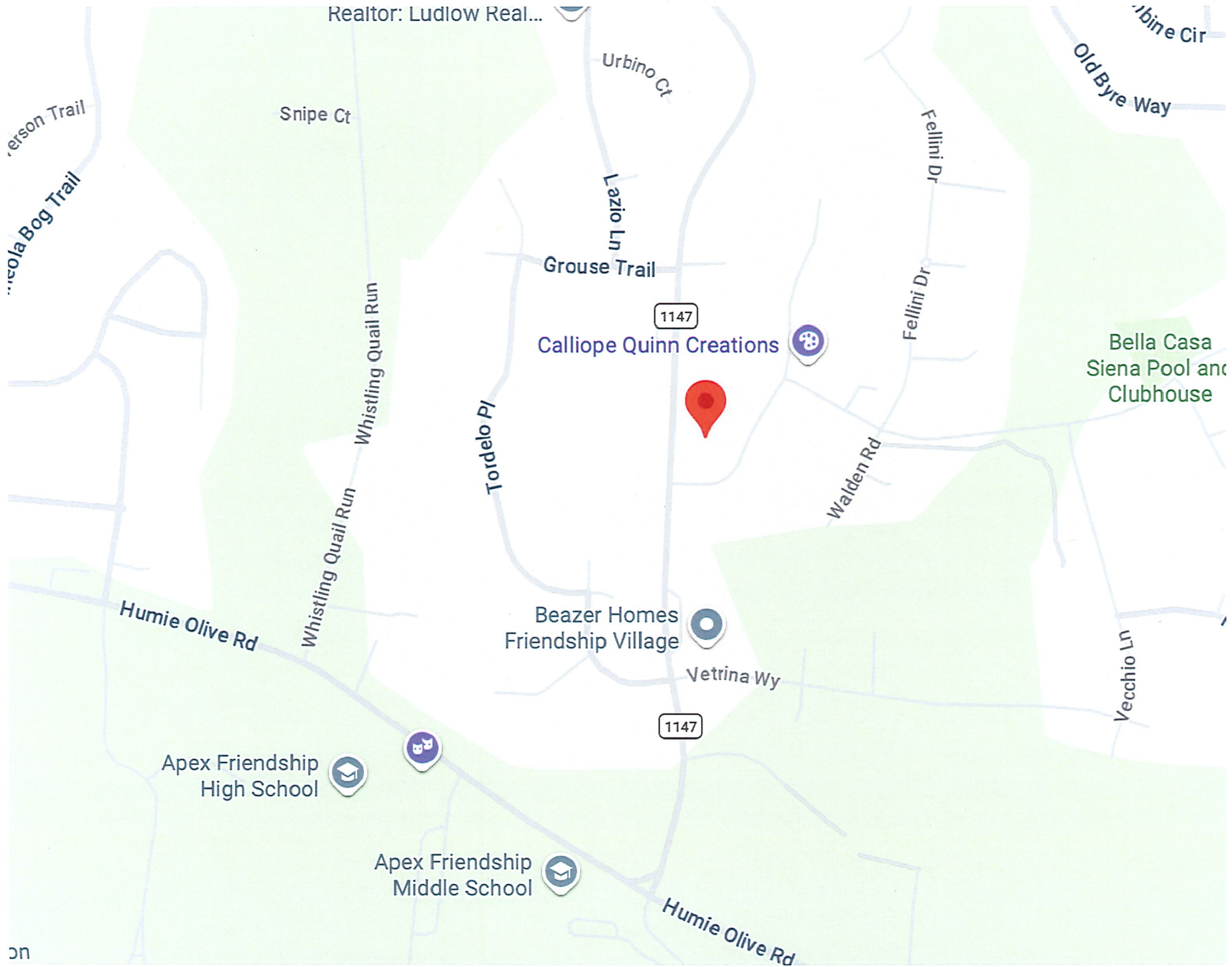
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning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

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

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



Realtor: Ludlow Real...

Albine Cir

erson Trail
ola Bog Trail

Snipe Ct

Urbino Ct

Lazio Ln

Grouse Trail

Fellini Dr

Old Byre Way

Whistling Quail Run

1147

Calliope Quinn Creations



Tordelo Pl

Walden Rd

Bella Casa
Siena Pool and
Clubhouse

Humie Olive Rd

Beazer Homes
Friendship Village



Vetrina Wy

1147

Apex Friendship
High School



Apex Friendship
Middle School



Humie Olive Rd

Vecchio Ln

Current Zoning Map

The Current Property zoned
is Rural Residential.

The Surrounding Area is
MD shown in the light
yellow.

I am requesting to split and
zone the two properties MD
as well

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: _____
Date of meeting: _____ Time of meeting: _____
Property Owner(s) name(s): _____
Applicant(s): _____

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.	SEE ATTACHED				☐
3.					☐
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): _____

Applicant(s): _____

Contact information (email/phone): _____

Meeting Address: _____

Date of meeting: _____ Time of meeting: _____

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.

SEE ATTACHED

Question/Concern #1:

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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

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

I, _____, do hereby declare as follows:

Print Name

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

SEE ATTACHED

Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, on this the _____ day of _____, 20____.

SEAL

Notary Public

Print Name

My Commission Expires: _____

2913 Evans Rd

#1 Neighborhood Meeting Minutes

3/23 7:00-8:30

Attendees:

Duane Hennion

Melia Hennion

Courtney Rocha

Brady Townsend

Neighbor 1 (Joined Anonymously)

Neighbor 2 (Joined Anonymously)

Kim Cordova

Sean Cordova

Timeline:

7:00-7:05: Welcoming neighbors and waiting for people to join

7:05-7:15: Introduction by Noah Holmes and straight into PowerPoint presentation of proposed rezoning and future plans

- Current RR and wanting to rezone 2 different plats to MD which would then match the 2045 Apex USE Map.
- Water service from Evans and Sewer Service from Amelia
- 1 single family house on each lot

7:15-8:00: Question and Answer Session (Noah Holmes to answer Questions)

Kim Cordova--

-The property had gone through rezoning before and didn't happen, what happened and what is different this time?

Answer: No issues just did not have time, energy or funds to go through the entire process

If you get approved should we expect you to be building these houses at your own pace with no background in it?

Answer: I am a licensed general contractor and work for a homebuilder myself. It would be my money on the line. I would seek to be very efficient as the interest payments can get big.

Courtney Rocha:

-Why do you need to put two houses on it?

Answer: better investment

- what size houses and lots?

Answer: 3500-4500 sqft. house box max around 33x 125 sqft

- do you own the property?

Why are you submitting it as MD? (you could potentially put in townhouse/duplex?)

Answer: two lots more beneficial than one

-If you get approved you can change your mind and build a duplex?

Answer: yes, technically but I am trying to be open and honest and don't plan to do that. If that lots are that small, a duplex does not make sense to put on it

Are you building them at same time?

Answer: No

What's the height of the houses on Amalfi?

Answer: I can't answer that question for you, but I can't imagine be far off from them. Why do you ask?

Neighbor said she was just curious on how it fitted next to the houses in Amalfi

What is the timeline?

Answer: Rezone would not be approved until June and the got a lot to figure out after that in terms of funding and exact plans.

Neighbor #2:

Are the size of the new lots the same as the ones surrounding it?

Answer: No, the lots are

What is the max height you can build?

Answer: I believe there is a max I can be. I believe it is between 35-38 ft.

Where are you getting water and sewer from?

Answer: Water would come from Evans and am trying to get approval for sewer from Amalfi

What would be the timeline on the build of one house?

Answer: 8-10 months

Brady Townsend:

What are the setbacks?

Answer: MD setbacks are 6 and 16 total sides and then 25 front and believe 20 or 25 off back

Neighbor 1:

Are you knocking down the buildings there?

Answer: Yes

What's going on there after?

Answer: 2 houses about 3500-4500 sqft depending

How is that possible?

Answer: house box is max 33x 125 ft

So how does that work?

Answer: 6 one side and 10 other or max 8 or 8

You could shape the lot differently based on feedback from town and neighbors, correct?

Answer: I guess so, but I don't think that would bring more benefit

Lot currently on septic:

Answer: Yes

Lot wouldn't perk for your growing family:

Answer: Yes, was hoping to have bigger house than I do now

What would be the materials:

Answer: Brick or stone front and Hardie plank siding.

Notes from neighbor: Hope that you are do well and it get approved. Your lot is flat and could shott it towards Evans rd. I've spent a lot of time looking at the landscape and You can push a lot of water away from Duane's land towards Evans rd.

Brady Townsend:

How's the drainage going to work? I am worried about the drainage as I have runoff from the back of the berm to my property and want to not have more than I do now after your building

Answer: there will be a lot of grading to get done and routed to make the most sense

Do you submit the issues and complaints we have in this meeting to the town?

Answer: yes, I am supposed to document and submit to the town. I'm trying to write them all down as we go and sending them into the town

Can you explain the setbacks again:

Answer: yes. Each lot is the same size 50x100

Are we looking at 16-20 months of construction straight:

Answer: No, I plan to live in the first one awhile and then start the second one.

Should we expect a frat house to pop up on the second lot after the first is built?

Answer: No, my wife would not like that

Note from neighbor: "shared driveway bad idea in my opion and cause problems for us neighbors.

Duane Hennion:

Where would the garages be?

Answer: hoping to have them on the side of the house between the houses and shared driveway

Melia Hennion:

Would your house be 6 ft off our property line?

Answer: I initially answered yes but then after conversation I realized there is a 10 ft buffer between her property on Evans RD and so it would be 10ft and then my setback from property line would have to be at least 6 as described before.

Sean Cordova (Joined around 7:45):

Sorry I am late, but can you give me a run down?

Answer: Yes (went back through the PowerPoint I had)

Where are driveways?

Answer: Evans Road entrance

What is the Size of the house?

33x125 house box (3500-4500sqft)

What is the time frame:

Answer: July should have decision from town and got a lot to figure out from there

What's your timeline on 2 houses?

Answer: Build 1 and live in it a awhile before building second.

8:00-8:30: Waited by Computer for any late attendees that had any questions. No one else joined after Sean.

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, Noah Holmes, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Microsoft Teams (location/address) on 3-23-2026 (date) from 7:00 (start time) to 8:30 (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.

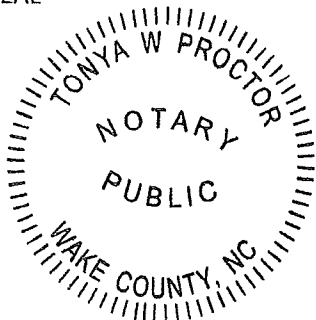
3/30/2026
Date

By: Noah Holmes

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Tonya W. Proctor, a Notary Public for the above State and County, on this the 30 day of March, 2026.

SEAL



Tonya W. Proctor
Notary Public
Tonya W. Proctor
Print Name

My Commission Expires: 1-13-2029



APEX ENVIRONMENTAL ADVISORY BOARD

Suggested Zoning Conditions

The Town of Apex Environmental Advisory Board (EAB) offers this general list of suggested rezoning conditions for rezoning applicants to consider before filing 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 application 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.

Residential and Non-Residential Development Categories and Coverage

Part I applies to all developments; Part II applies exclusively to residential developments, and Part III exclusively to non-residential developments. Your development may include elements of each part.

- **Part I** – Includes suggestions for BOTH residential and non-residential developments (see definitions below).
- **Part II – Residential** applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights or exterior architecture.

Part III – 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

Please be sure to read and complete the entire document. Please select “Yes” to each zoning condition you are proposing to add to your rezoning application. Any proposed modifications to the green zoning language should be listed in the section at the end of the document.

Part I – Residential AND Non-Residential

The following apply to both Residential **and** Non-Residential developments:

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
1.	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.	☐
2.	No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer.	☐
3.	No buffer averaging shall be allowed for Zone 3 of the riparian buffers.	☐
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.	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.	☐
6.	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.	☐
7.	A ____-foot buffer shall be provided along existing, delineated wetlands that are to be preserved.	☐
8.	Each option below 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 7.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. 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.	☐ ☐
PLANTING AND LANDSCAPING		YES
Note: Invasive species are prohibited. Please see the Town’s <u>Design and Development Manual</u> for a link to the list of prohibited species and for a list of suggested native species..		
9.	Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB’s preference is for a minimum of 50%. 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 existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.	☐

Environmental Advisory Board – Suggested Zoning Conditions

10.	Replace canopy (percentage- or DBH size-based) 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. No further clearing shall be conducted for replacement planting if there is insufficient space.	☐
11.	To improve energy efficiency by providing shading, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.	☐
12.	To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.	☐
13.	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.	☐
14.	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 canopy, understory and shrub levels. A minimum of ____% of the species selected shall be native to the eastern United States or a native of North Carolina.	☐
15.	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.	☐
16.	HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.	☐
17.	In order to support nesting and overwintering 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.	☐
18.	To preserve and protect existing species, existing ponds shall be preserved if structurally sound.	☐
19.	Implements xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed. The project commits to planting ____% 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.	☐
20.	To reduce irrigation requirements, the project shall select and plant only warm season grasses.	☐

Environmental Advisory Board – Suggested Zoning Conditions

21.	Improve soil quality for a variety of native and non-invasive plantings, 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.	☐
22.	Increase perimeter buffer requirements, especially in transitional areas (non-residential to residential areas), the project shall provide ____ additional feet of buffer width to that required by the UDO along the perimeter of the property.	☐
23.	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. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least 6 inches by 6 inches and mounted at a height of 4 feet above the ground. OR b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	☐ ☐
SUSTAINABLE BUILDINGS		YES
24.	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.	☐

Part II – Residential

Residential applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights, or exterior architecture.

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
The Transportation & Infrastructure Development Department 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.		
25.	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.	☐
26.	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 homeowner's association.	☐
WASTE MANAGEMENT		YES
27.	If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed.	☐
CLEAN ENERGY		YES
28.	A solar PV system of at least 3.5kW 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.	☐
29.	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.	☐
30.	Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes.	☐

Part III – Non- Residential

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.

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
The Transportation & Infrastructure Development Department does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW. Note that number 36 is an exception that can be done in the public ROW.		
31.	The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	☐
32.	The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	☐
33.	To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.	☐
34.	May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation. The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Transportation and Infrastructure Development Department.	☐
WASTE MANAGEMENT		YES
35.	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.	☐

Environmental Advisory Board – Suggested Zoning Conditions

CLEAN ENERGY		YES
36.	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.	☐
	OR 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.	☐
37.	The developer shall provide ____% or ____more EV charging spaces than required by the UDO.	☐
38.	The amenity center for the project shall include a rooftop solar PV system with a capacity of at least 3.5kW.	☐
39.	The project shall install conduits for solar energy systems for all non-residential buildings	☐
LIGHTING EFFICIENCY		YES
40.	On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires.	☐
41.	The project shall use full cutoff LED fixtures that have a maximum color temperature of 3,000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.	☐

Environmental Advisory Board – Suggested Zoning Conditions

Applicant Clarification/Additional Language:

Additional Board Recommendations:

Smith & Smith Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

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

BEGINNING at an existing iron pipe being a corner of Bella Casa Homeowners Association in the southern property line of Jo Ella Harris; thence the following two (2) property lines with Bella Casa Homeowners Association, South $01^{\circ}47' 05''$ West, 101.45 feet to an existing iron pipe and North $87^{\circ}54' 47''$ West, 200.58 feet to an existing 1 inch square tube on the former soil road eastern right-of-way of Evans Road (N.C.S.R. No. 1147); thence leaving aforesaid road right-of-way North $87^{\circ}54' 47''$ West, 6.44' feet to a point not set within Evans Road (N.C.S.R. No. 1147); thence North $02^{\circ}03' 12''$ East, 22.52 feet to a point not set within Evans Road (N.C.S.R. No. 1147); thence North $87^{\circ}27' 35''$ West, 53.56 feet to a point being a computed corner of Town of Apex Annexation #494 near the former soil road western right-of-way line of Evans Road (N.C.S.R. No. 1147); thence North $02^{\circ}03' 12''$ East, 76.89 feet to a point being another computed corner of Town of Apex Annexation #494; thence crossing Evans Road (N.C.S.R. No. 1147) South $88^{\circ} 16' 05''$ East, 60.00 feet to a nail at the base of an existing iron pipe on the former soil road eastern right-of-way of Evans Road (N.C.S.R. No. 1147) and being the southwest corner of Jo Ella Harris; thence with the southern property line of aforesaid Harris, South $88^{\circ}16'05''$ East, 200.12 feet to the point and place of BEGINNING, containing 0.547 acres more or less. The above-described tract of land is all of Wake County PIN 0721-82-0001 including a 0.110-acre portion within the right-of-way of Evans Road (N.C.S.R. No. 1147).

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.

6/6/2026

Date

Dear Neighbor:

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

2913 Evans Rd, Apex, NC 27502

0721820001

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
☒ Rezoning (including Planned Unit Development)	Town Council
☐ Major Site Plan	Technical Review Committee (staff)
☐ 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)
☐ Special Use Permit	Board of Adjustment (QJPH*)
☐ Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

The Lot is currently zoned RR and I am asking for the lot to be split into two and be zoned MD for two separate lots

Estimated submittal date: June 25

MEETING INFORMATION:

Property Owner(s) name(s): Zion Land Management LLC

Applicant(s): Noah Holmes

Contact information (email/phone): nh7@firmfaith.net

Meeting Address: Microsoft Teams: Meeting ID: 931 429 165 884 2 Passcode: 5fZ7bJ

Date/Time of meeting**: June 22, 2026 at 7:30

Welcome: Noah Project Presentation: Noah Question & Answer: Noah

**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: 2913 Evans Rd Rezong (ER 2913) Zoning: RR

Location: 2913 Evans Rd, Apex,, NC 27502

Property PIN(s): 0721820001 Acreage/Square Feet: .46

Property Owner: Noah Holmes

Address: 1001 Scotts Ridge Trl

City: Apex State: NC Zip: 27502

Phone: 9195923512 Email: nh7@firmfaith.net

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): _____

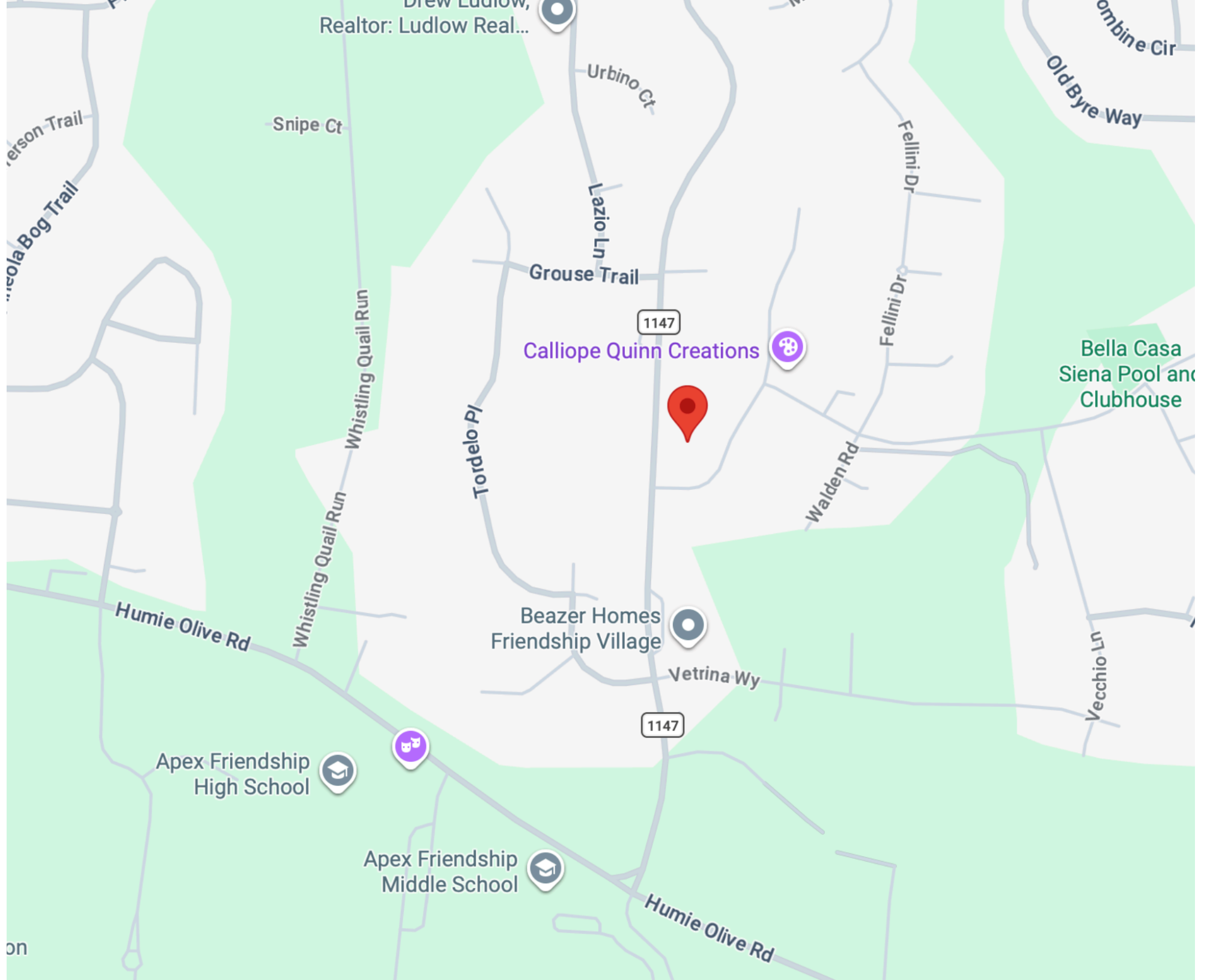
Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

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



Current Zoning Map

The Current Property zoned
is Rural Residential.

The Surrounding Area is
MD shown in the light
yellow.

I am requesting to split and
zone the two properties MD
as well

2913 Evans Rd

#2 Neighborhood Meeting Minutes

6/22

Attendees:

Duane Hennion

Melia Hennion

Brady Townsend

Kim Cordova

Sean

Bridget Ferber

Timeline:

Welcome and Introduction

Presentation

Questions and Answers (see below)

Melia Hennion-

How long is the house?

-125 ft by 30 is the house the maximum house box I think

When would approval be?

- Final approval would be in august

What is the sewer connection?

- Hoa denied sewer access twice straight through common land behind house. Trying to work out another way

Kim Cordova-

Is there a plan B?

- I have not thought of Plan B

Can you get two houses without sewer hookup?

- **No**

Will there be any landscape done to current house?

- **Not any until approval is finalized**

Is your sewer issue the same thing the guy across the street is dealing with?

- Yes.

When would you start building if approved?

- As soon as building permits are through

How do we get updates?

- Town of Apex should send mailers because I gave them two envelopes of each name on the list for them to send out.

Brady Townsend-

Is this the same plan as last meeting?

- Yes

Why are they making you do another meeting?

- My guess is to keep you informed and maybe someone missed the first one that could make it to the second.

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, Noah Holmes, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Microsoft Teams (Virtual) (location/address) on 6/22 (date) from 7:30 (start time) to 8:15 (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.

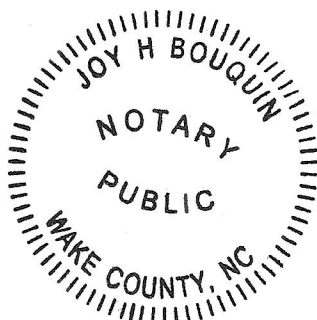
7/9/26
Date

By: Noah Holmes

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Joy H. Bouquin, a Notary Public for the above State and County, on this the 9 day of July, 2026.

SEAL



Joy H. Bouquin
Notary Public
Joy H. Bouquin
Print Name

My Commission Expires: 01/13/29

https://www.apexnc.org/DocumentCenter/View/55365/26CZ04PBCombinedNotice?bidId=

1 of 2

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919 260 3426

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #26CZ04
2913 Evans Road**

Pursuant to the provisions of North Carolina General Statutes §160D-402 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.1.1, 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: Noah Holmes
Authorized Agent: Noah Holmes
Property Address: 2913 Evans Road
Acreage: 12.86 acres
Property Identification Number (PIN): 0721820001
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Rural Residential (RR)
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: July 13, 2026 at 6:30 PM
You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.apexnc.org/town-hall-live-stream>

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, Teri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least ten 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 to the address specified above. In addition to the above map, the location of the property may be viewed online at <http://www.apexnc.org/26CZ04PB>. The 2045 Land Use Map may be viewed online at <http://www.apexnc.org/26CZ04PB>. You may call 919-260-3426, Planning Department, with questions or for further information. To view the petition and related documents, on-line <http://www.apexnc.org/DocumentCenter/View/54161>

Doreen F. Kline, MCP
Planning Director

Published Dates: June 26 – July 13, 2026

https://www.apexnc.org/DocumentCenter/View/55365/26CZ04PBCombinedNotice?bidId=

2 of 2

TOWN OF APEX
PO BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919 260 3426

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ04
2913 Evans Road**

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-402 y con la Sección 2.1.1 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifica las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Noah Holmes
Agente autorizado: Noah Holmes
Dirección de la propiedad: 2913 Evans Road
Superficie: 12.86 acres
Número de identificación de la propiedad: 0721820001
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Rural Residential (RR)
Ordenamiento territorial propuesto para la propiedad: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de julio de 2026 a las 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.apexnc.org/town-hall-live-stream>

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public_hearing@apexnc.org o presentarla a la secretaría de la Junta de Planificación, Teri 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 debe 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 una notificación por correo postal de primera clase. Todos los partes interesados pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <http://www.apexnc.org/26CZ04PB>. Puede ver el Mapa de Uso Territorial para 2045 aquí: <http://www.apexnc.org/26CZ04PB>. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-260-3426. Puede ver la solicitud y esos documentos relacionados aquí: <http://www.apexnc.org/DocumentCenter/View/54161>

Doreen F. Kline, MCP
Directora de Planificación

Fechas de publicación: 26 de junio – 13 de julio de 2026

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https://www.apexnc.org/DocumentCenter/View/55607/26CZ04TCCombinedNotice?bidId=

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1 of 2

TOWN OF APEX
1000 VIA APEX BLVD
APEX, NORTH CAROLINA 27502
PHONE 919-460-4020

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #26CZ04
2913 Evans Road

Pursuant to the provisions of North Carolina General Statutes §160D-402 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.1.3, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Noah Holmes
Authorized Agent: Noah Holmes
Property Address: 2913 Evans Road
Acreage: 0.56 acres
Property Identification Number (PIN): 0721820001
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Rural Residential (RR)
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 11, 2024 at 6:00 PM
You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.apexnc.com/townofapex>

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 1000 Via Apex, P.O. Box 200, 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.

Neighborhood Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent the notice via first class mail and electronic notice. Any other comments with respect to the application for the rezoning specified above, in addition to the above map, the location of the property may be viewed online at <https://www.apexnc.com/townofapex>. You may call 919-249-3425, Planning Department, for more information. You may also visit the Town of Apex website at <https://www.apexnc.com/townofapex> for further information. We also have public and resident resources on our website at <https://www.apexnc.com/townofapex>.

Legal Notice of Public Hearings / X Microsoft Word - TC only-Regular X +

https://www.apexnc.org/DocumentCenter/View/55607/26CZ04TCCombinedNotice?bidId=

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2 of 2

TOWN OF APEX
1000 VIA APEX BLVD
APEX, NORTH CAROLINA 27502
PHONE 919-460-4020

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ04
2913 Evans Road

De conformidad con las disposiciones de las Estatutos Generales de Carolina del Norte §160D-402 y con la Sección 2.2.1.3 de la Ordenanza de Desarrollo Urbano (UDO) del Ayuntamiento de Apex, por lo presente se notifica las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Noah Holmes
Agente autorizado: Noah Holmes
Dirección de la propiedad: 2913 Evans Road
Superficie: 0.56 acres
Número de identificación de la propiedad: 0721820001
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Rural Residential (RR)
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 presentarán al Consejo Municipal. Los comentarios para la audiencia pública al Consejo Municipal deben presentarse por separado en el plazo especificado o continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 11 de agosto de 2024 a las 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.apexnc.com/townofapex>

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 2005 a P.O. Box 200, 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 debe 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 o traslado de la misma específicamente, anteriormente, la ubicación de la propiedad también puede verse aquí: <https://www.apexnc.com/townofapex>. Puede ver el Mapa de Uso Territorial para 2045 aquí: <https://www.apexnc.com/townofapex>. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3425. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.com/townofapex>

Diana F. Kline, MCP
Directora de Desarrollo



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #26CZ04 2913 Evans 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: Noah Holmes

Authorized Agent: Noah Holmes

Property Address: 2913 Evans Road

Acreage: ±0.46 acres

Property Identification Number (PIN): 0721820001

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Rural Residential (RR)

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: July 13, 2026 at 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/54048>.

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 #26CZ04

2913 Evans Road

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

Solicitante: Noah Holmes

Agente autorizado: Noah Holmes

Dirección de la propiedad: 2913 Evans Road

Superficie: ±0.46 acres

Números de identificación de la propiedad: 0721820001

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

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

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de julio de 2026 a 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/54048>.

Dianne F. Khin, AICP
Directora de Planificación



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #26CZ04
2913 Evans Road**

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

Applicant: Noah Holmes

Authorized Agent: Noah Holmes

Property Address: 2913 Evans Road

Acreage: ±0.46 acres

Property Identification Number (PIN): 0721820001

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Rural Residential (RR)

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 11, 2026 at 6:00 PM

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/54048>.

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 #26CZ04

2913 Evans Road

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

Solicitante: Noah Holmes

Agente autorizado: Noah Holmes

Dirección de la propiedad: 2913 Evans Road

Superficie: ±0.46 acres

Números de identificación de la propiedad: 0721820001

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

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

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: 11 de agosto de 2026 6:00 P.M.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/54048>.

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 #26CZ04

Project Location: 2913 Evans Road

Applicant or Authorized Agent: Noah Holmes

Planning Board Public Hearing Date: July 13, 2026

Project Planner: Thomas Rayle, Planner II

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 June 26, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

6/29/2026

Date

Shanne 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 29th day of June, 202 6.



[Signature]

Notary Public

My Commission Expires: 10 / 3 / 2027



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 #26CZ04

Project Location: 2913 Evans Road

Applicant or Authorized Agent: Noah Holmes

Town Council Public Hearing Date: August 11, 2026

Project Planner: Thomas Rayle, Planner II

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 17, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

7/20/2026

Date

Deanne L. Kheir

Planning Director

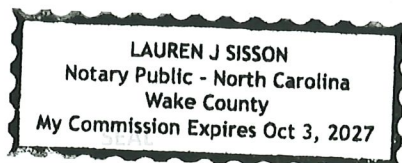
STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 20th day of July, 2026.

[Signature]

Notary Public



My Commission Expires: 10 / 3 / 27

Rezoning #26CZ04

Evans Rd

2913

Amalfi Pl

0

50

100

Feet

Public Hearing Sign Posted By:

Signature 

Date 4/14/26



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

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

June 4, 2026

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: April 1, 2026
- Name of development: 26CZ04 2913 Evans Rd
- Address of rezoning: 2913 Evans Rd
- Total number of proposed residential units: 2
- 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