

Town of Apex Future Land Use Map Amendments Workshop

Project Engagement

VIEWS

651

RESPONSES

173

SUBSCRIBERS

19

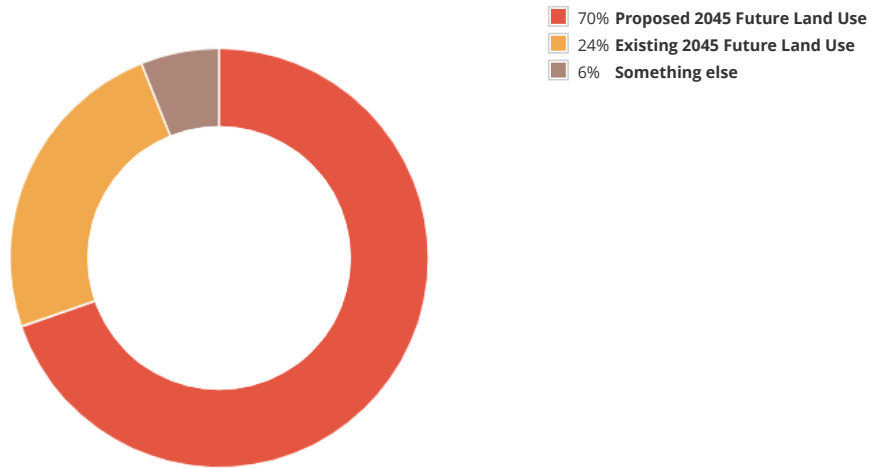
PARTICIPANTS

172

COMMENTS

105

For **Area A: Laura Duncan Road and Candun Drive**, which vision for future land use do you prefer? Please leave detailed comments in the space provided.



33 respondents

Probably past saving.

7 days ago

This is a gateway to Apex. We keep missing on this with car dealerships and now apartments. We should hint at what's inside our borders. Nothing against apartments, but we are not the apartment complex for Cary. And this looks like Cary property until the Cary snow plows stop at the intersection. Let's encourage local business. An outdoor market. Outdoor cafes. Live music. Perfect for food trucks and a history of Christmas trees and pumpkins and fireworks. Apex! You are in Apex! The Peak of good living! Where history and tomorrow meet, now!

27 days ago

I support the increase of mixed use areas within the community that can utilize existing road infrastructure and create new points of interested/activity in an existing community that reduce the number of car trips required by local residents. The proposed future land use with mixed zoning and increased density accomplishes this. I think we should pay special attention to light pollution and noise pollution bylaws in mixed use areas as I have noticed that commercial zoned areas have a tendency to shine bright lights all through the night which impacts neighbors quality of life.

27 days ago

Non-permeable surfaces at a minimum. To correct the earlier comment.

27 days ago

Test

one month ago 

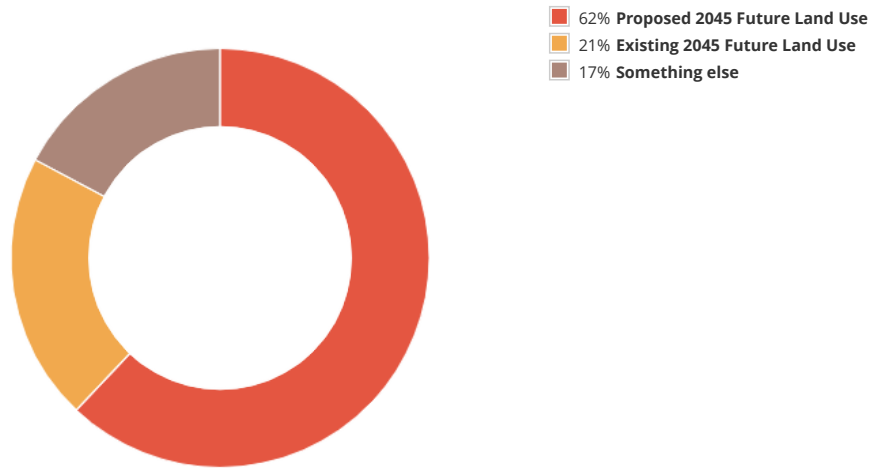
Undeveloped. More trees, soil, wildlife habitat. Permeable surfaces at a minimum.

one month ago

Still concerned about parking and traffic, especially given the steep grade at the railroad crossing. Are there plans to widen Salem Church Rd and improve the Laura Duncan intersection? Consider making Candun right-in, right out.

one month ago

For **Area B: Downtown North**, which vision for future land use do you prefer? Please leave detailed comments in the space provided.



29 respondents

7 days ago

Too far gone.

7 days ago

Be sure and maintain green space as appropriate and plan for bike lanes and electric vehicles.

21 days ago

I do like the change to the Jordan Oil property. Offices with parking and a bit of residential seem to work. Some way to cut over to Town Hall.

27 days ago

Friends call this shopping center sketchy. I think the Food Lion is great. Enjoy the thrift shop. Other than that, the parking lot is way too much asphalt. The gas station is barely accessible in that you have to drive around to enter depending on your direction of travel. The strip layout is old and doesn't take advantage of Peakway road frontage. Competition for groceries is about to increase, and I suspect it will impact business. The whole area on the Town Hall side is high density, or at least gives that feel. Then single family homes on big lots. This needs to be opened up and a transition between these areas. It is the only real retail that side of downtown away from 55. Make it an appealing destination. Link sidewalks to nearby greenway trails. Provide amenities for existing residents. A grocery store still works. Maybe medium density housing and offices with a Raleigh Oakwood feel. Walkable. Lights and a coffee shop and an interactive artistic fountain in an outdoor space where you can hang out evenings kind of like the Bond Brothers patio. Music and gift stores. Lights. A destination for Transit. A place people can visit and ride into or out of the nearby downtown.

27 days ago

I support the introduction of mixed use zoning provided that it supports walkable, livable public spaces that the community can utilize. For this area I see the giant parking lot as a key deterrent for the surrounding community to be able to walk to the amenities as the commercial facilities are essentially cut off from the existing or newly built community. I propose that this large area of land be zoned with the minimum possible parking requirement and with requirements for public non-commercial space to allow the surrounding neighborhoods to use this area as a hub.

27 days ago

Protected Open Space/Park/Restaurant

27 days ago


Senior apartments near downtown north, near the senior center.

27 days ago

Is there any way to prefer senior apartments here

27 days ago

Test

one month ago 

High density residential, commercial services makes sense here since it is already paved. Doesn't look like there will be much loss of soil or trees. Consider the traffic situation and road access onto N Elm St.

one month ago

Park, public or private.

one month ago

Critical that a grocery store stays on this site to limit some cross-town traffic to other stores on 55 / 64.

one month ago

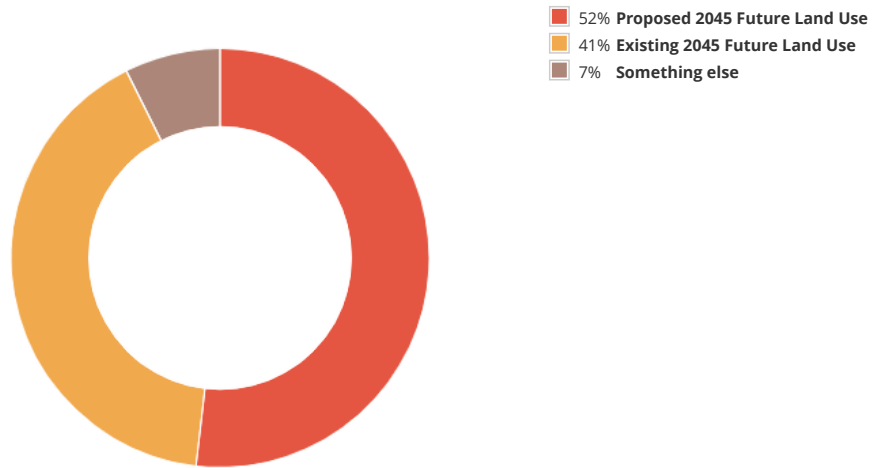
There has been SO MUCH residential housing built around this little plot of land. I think this area should be devoted entirely to commercial businesses to help meet the higher demand for goods and services that has arisen because of the recent increase in residential housing. You cannot incorporate more and more residential housing without also increasing commercial services and shared public spaces such as parks, playgrounds and greenways.

one month ago

There has been SO MUCH residential housing built around this plot of land in the past few years. The downtown areas are becoming more congested, parking is hard to find and restaurants and stores are super busy. I think this area should be developed for purely commercial businesses to help address the increased demands for goods and services that has been driven by the recent explosion of residential housing in this area.

one month ago

For **Area C: Downtown South**, which vision for future land use do you prefer? Please leave detailed comments in the space provided.



27 respondents

The plot at 0 W. Williams St. ought to keep its current zoning status and NOT become available to high-density housing. I sincerely hope all of the current members of the Town of Apex Board have taken the time to observe the unique topography of this piece of land in person to better understand the concerns of residents in the Amherst neighborhood including environmental impact (particularly to the stream), the direct impact to adjacent property owners, and traffic increases to an already congested area. The significant restrictions in place under the existing Future Land Use document are necessary to remain fair and respectful to established homeowners already invested in the Apex community. Regards, Dr. Shelley Glimcher, 705 Bristol Blue St.

7 days ago

Be very careful here. It can/could be an invitation to visit downtown or a reason to get through as fast as possible. This area needs to look inviting which it doesn't. Why not mention that Salem was Old US 1? Some historical context would be nice for existing and new residents.

7 days ago

Unfortunately, the church property and residential/offices cut off this part of town. People don't walk that far as there is no draw. No reward. Didn't even know which businesses were there until I had to meet someone at one. Quickly forgotten... Really wish something was made of the space to expand the downtown. I remember a brewery was planned for Holt with a transit center across the street. People might take transit to a destination with a brewery and a walkable area with food and shops. People hanging out at a brewery need places to get food. Even if a food truck rodeo. I get density is needed to support transit. Just a shame the transit is so far from a nice walk through shops and restaurants. I'd encourage restaurants with outdoor seating, shops, art, and such. Park at Beaver Creek or near the Town Hall and ride in to shops and fun. A bit of historical flare like how Cary is turning traditional homes into art galleries and places to meet.

27 days ago

As long as it helps to keep the charm of downtown

27 days ago

Test

one month ago

Park, public or private.

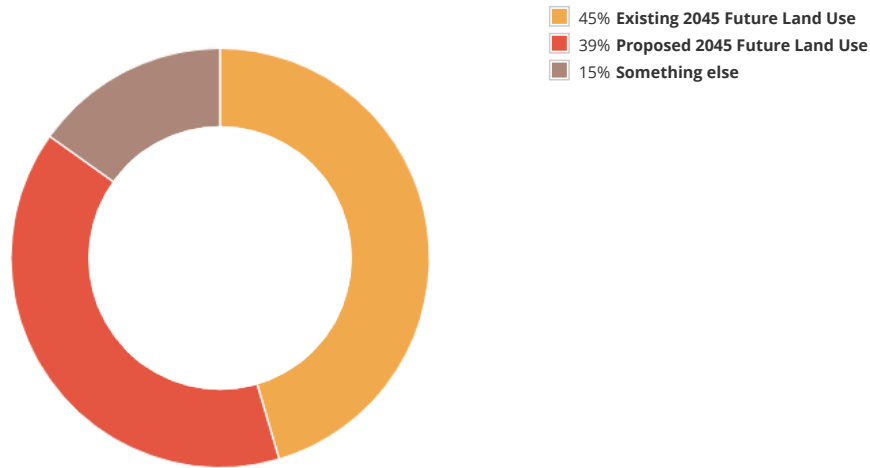
one month ago

Require at least as much existing parking.

If Moore St railroad crossing is to remain closed, consider removing the street between Salem and the RR for slightly more land / higher density here.

one month ago

For **Area D: Downtown West**, which vision for future land use do you prefer? Please leave detailed comments in the space provided.



33 respondents

I support the idea of affordable housing, especially for our seniors who have been pushed out of being able to afford the sky rocketing housing prices in Apex. This location would be a welcome addition and serves as an ideal location for seniors as it provides easy access to the downtown areas.

7 days ago

The plot at 0 W. Williams St. ought to keep its current zoning status and NOT become available to high-density housing. I sincerely hope all of the current members of the Town of Apex Board have taken the time to observe the unique topography of this piece of land in person to better understand the concerns of residents in the Amherst neighborhood including environmental impact (particularly to the stream), the direct impact to adjacent property owners, and traffic increases to an already congested area. The significant restrictions in place under the Existing Future Land Use document are necessary to remain fair and respectful to established homeowners already invested in the Apex Community. Regards, Dr. Shelley Glimcher, 705 Bristol Blue St.

7 days ago

We are highly concerned regarding the rezoning for 0 W. Williams Street Parcel, as there are several issues that have not been properly addressed. For instance, the restrictions in place within the current PUD CU are unique to the topography of the parcel of land, its surrounding infrastructure and housing, and it is protective of the existing stream on the property. Because of this, the rezoning may cause serious environmental damages that will negatively affect not only the property values but also the lives of people living in Amherst neighborhood, particularly those whose houses are located by the creek that flows through the neighborhood. The Amherst neighborhood is located at a lower elevation and down stream of the proposed land for rezoning. Furthermore, the proposed rezoning will allow the construction of large buildings many feet above the existing grade. The presence of a large impervious surface that is located at such higher elevation will drastically increase the water flow of the creek, increasing the probability of flash floods occurring during high precipitation events. Therefore, there is a real possibility of water overflows damaging properties. For this and other reasons (including reductions in water quality in the creek and its consequences on human health), we oppose the rezoning.

Diana Londono and Andres Vina
601 Longton Hall Ct, Apex, NC 27502

7 days ago

My name is Kenneth Muzzillo and I live with my wife at 602 Longton Hall Ct. My property would be directly affected in a negative by changing the existing future land use. It would remove all the protections in place that had been carefully designed to limit development on this 0 W. Williams street in order to allow existing home owners to continue to enjoy their property and their homes that we are so deeply invested in. To allow development of this site in the way that is being proposed is a breach of trust that had been agreed upon when the original PUD was designed, and that was in place when we purchased our home. To degrade our quality of life, for the purpose of creating a highly congested development, is an act that really goes against the public trust that we have in people and institutions fulfilling their commitments, and just plain keeping their promises to those that it was given to. This site is directly adjacent to 2 long established neighborhoods, and to allow such high density development and vertical construction does not fit with the surrounding area, and is detrimental to our lifestyles and investments. We hope that you will all honor the agreements that have been made to us in the past, and supported by pervious councils, and not surrender them to favor this large corporation.

7 days ago


Need a sidewalk between Walgreens and the Post Office. I would prefer no development, but suppose that is out of the question.

7 days ago

This is from Sarah Sleight & Peter K. Muecke, 920 Bryan Drive. Please consider voting for the existing land use map. The restrictions in place within the current PUD CU are unique to the topography of the parcel of land and its surrounding infrastructure and housing. It protects the existing stream on the property which is such an important element to this part of Apex. Please oppose rezoning this parcel to PUD CZ.

7 days ago

I own one of the properties that is proposed for changes along W Chatham Street. I would prefer that this area change from Medium Density Residential to High Density Residential and Commercial Services. My main goal is for a hotel to be constructed on this property. If Office Employment allows a hotel, that would work well too.

7 days ago 

Our family lives at 607 North Coalport Drive since 1999. Over these many years, we have experienced greater and greater erosion of the swale bordering our property line due to the increase in storm water flowing from outside of Amherst. We have spent considerable funds on plantings and rock to stem the erosion. A couple years ago the Town removed a dozen trees that were deemed beyond their lifespan or dangerous to the sewer line. We had already begun the process to remove these trees; so we were grateful the Town removed the old trees but also concerned about the increase in erosion. At some point our fence will fall into the swale. Please consider the impact of changing the use of land upstream of the Amherst neighborhood. It's not just impactful to the residents along the border (noise, light, privacy) but to those of us just downstream, such as storm water.

Thomas & Leticia Harmon

8 days ago

Regarding the parcel at 0 W. Williams Street, the restrictions contained within the current PUD CU are unique to the topography of this parcel of land, it's surrounding infrastructure and housing, and protective of the existing stream on the property. Please oppose the rezoning of this parcel to PUD-CZ. The parcel should remain as PUD-CU. A significant portion of the land on this parcel should remain undeveloped. Regards, Terry Wyman 206 Pikeview Lane, Apex, NC 27502, Amherst Neighborhood

8 days ago

Traffic up and down 55 here is the worst. Have waited quite awhile for someone to let me in. Seems the last thing we need is high density bringing so many cars. But, if we can improve the traffic, it is not a bad location for density. Would be great if we could open another lane.

27 days ago

test

one month ago 

Keep as is from the 2020 photo. Looks like there are plenty of trees.

one month ago

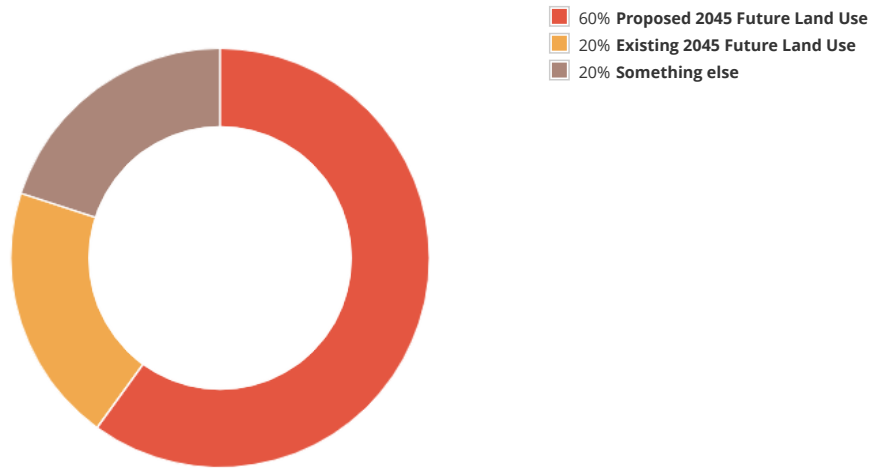
Traffic concerns!

Between Chatham and 55 - Town needs to take over maintenance of the street S of the funeral home between Chatham and 55. Right in, right out only from Chatham to Hunter. NO ADDITIONAL entrances on 55.

W of 55 - Needs a entrance / exit onto Olive Chapel. Possible to make a new connector road across 55 to connect with Chatham past the funeral home? This would allow a light here.

one month ago

For **Area E: Apex Peakway South**, which vision for future land use do you prefer? Please leave detailed comments in the space provided.



25 respondents


For the parcel at the intersection of Apex Peakway and Tingen Road, I would prefer that the "A" designation be added or that the yellow stripe be changed to the light orange stripe.

7 days ago

Either - doubtful these people will see themselves as part of Apex. Too much density.

7 days ago

test

one month ago 

Keep as in 2020 photo. Nearly undeveloped. Looks great!

one month ago

The 2045 proposal changes the parcel at the corner of South Hughes and Perry Road (Soccer Field) from Office to Office Employment and Commercial Services. The adjoining property on South Hughes Street (going toward the WalMart is shown as Medium Density Residential, High Density Residential, Office Employment and Commercial Services.

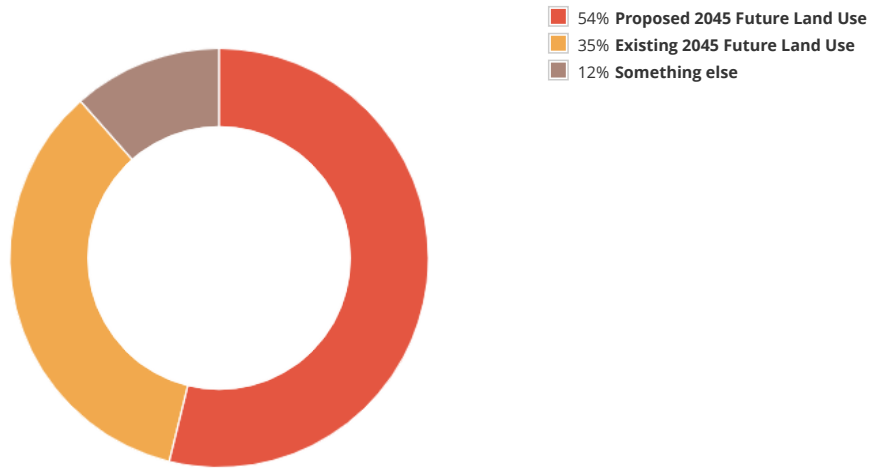
As owners of both parcels, we would like to have them both shown as the same potential uses, which would be Medium Density Residential, High Density Residential, Office Employment and Commercial Services. This would provide consistency from Perry Road to the Apex Peakway.

one month ago

Only if the property at Tingen and the Peakway will continue to have the entire strip to the north, between Salem Village, undeveloped at a buffer. As much as possible, higher density should also be closer to the Peakway

one month ago

For **Area F: Beaver Creek / Chapel Ridge / Vision Dr**, which vision for future land use do you prefer? Please leave detailed comments in the space provided.



26 respondents

Do you not want any rural places? Can't you save something?

7 days ago

Having lived in Apex approximately 45 years, 30 of those in Chapel Ridge, I have seen a great deal of growth in Apex. Some of it good and some not. It breaks my heart to see the increase in higher density residential development. Green spaces are quickly disappearing. I do not wish to see the neighborhood where I now live become another high density neighborhood. One Hempstead is more than enough. I love Chapel Ridge's individuality and so should Apex. After listening to the meeting on the 19th I learned that it is not only my neighborhood Apex wants to change but other areas as well to medium high residential, high density residential. More cookie cutter neighborhoods packed together. With the growth of Apex our roads should be of more importance. We need wider roads and Apex Peakway needs to be completed. The bus route may be nice one day for in town transportation but with our growing population the need to be able to quickly and safely evacuate Apex in case of a disaster is more important. Higher density housing will not help that situation.

I also think it is much too dangerous to have the bus stop for Flex 540/WWCM be on Olive Chapel Road. WWCM needs a safe stop and the current plan isn't one. Is WWCM aware of this plan? Has an even smaller bus been considered for this particular route?

Apex will do what it thinks best - it always has - but please consider quality of life, citizens and community when making some of these decisions. Thank you.

26 days ago

This is one of our biggest retail areas. There is residential all around, and most of us drive to this destination, one reason being it is easy to park. I don't go downtown as much because of the parking and because everything closes up. A park and ride from here would be good. Add a transit hub. Easy to get to it and ride somewhere else. I don't get adding more homes. Maybe if there were shared outdoor areas, so you can pick up food and hang out in open space. The parking lot near the homeowner who wouldn't sell is wasted. And a shame some of the retail has not made a go of it. But it is not bad, now. One of the first places I go to buy gifts.

27 days ago

The area is currently surrounded by commercial, high-density and 540. Updating the land use map to high-density to accommodate public transit would address the present and future needs for more, less expensive housing in the area.

27 days ago

Test

one month ago

Leave low density residential (yellow) as is. Looks great! Converting the commercial services zone to high density residential, commercial services makes sense. Leave the far left patch in the commercial services zone alone. That should remain forested and remain as in the 2020 photo.

one month ago

I don't see how denser development here doesn't cause major traffic issues.

one month ago

What additional input would you like to share?

Areas C and D - part of old Apex. Need careful consideration of what goes here including height restrictions. (Input from the Appearance Committee?) I would think this could make or break Apex as a "community" and put it in the "commuter" category with residents not seeing a connection to their town.

7 days ago

Too much high density development near downtown which will be a deterrent to the small town community feel that citizens love about Apex. Do we really need to be a town of apartments?

7 days ago

Apex needs to become more pedestrian friendly. We need more sidewalks, greenways, etc. Existing greenways need to be connected, lengthened so you can use them as a destination

7 days ago

It is important that the high density developments finally built in these areas are tasteful and not just make do. Maintain some green space, plan for walkability and parking. Add bike lanes.

21 days ago

Please don't let us become an afterthought of Cary. We don't need to increase density to support transit. If too dense, and sorry, they will come with cars, nobody will want to drive in from outside. Build destinations. Experiences. Short hops from destination to destination so people can safely and hassle free tour our little town and have a big time.

27 days ago

This sounds like far too much high density. Traffic is bad now. I don't believe that enough people will use the transit system to put all of these residences along the routes. I don't personally know one soul that uses transit. You can't get into a restaurant in Apex or Cary on the weekend without an extremely long wait. Also, where will all of the children go to school? We have no parking and the amount that is planned to be added will be nothing compared to the number of people moving in. I feel this is all very short sighted and a huge disservice to our community. It is very sad to see this happening

27 days ago

Let's be careful filling in all open space with higher density. Preserve as much green space as possible inside the town limits

27 days ago

Test

one month ago 

I encourage the Town to obtain/develop some free community gardens for residents to use. This could be a learning experience for school trips as well.

one month ago

I know we are only looking at changes to the Plan, but it looks like there are thousands of additional housing units planned and no additional parks or open spaces. These need to be incorporated into these plans whenever possible. Of course, at the Developer's expense and for the use of ALL Apex residents.

one month ago

Will Apex advocate for increased teacher wages to improve retention? The more residents that move in the more teachers that will be needed. The current Wake County school system is ill equipped for the influx of residents it has seen and proposed developments such as these will only aggravate that problem. Per student spending is abysmal and needs to be greatly increased. Taxes should mostly come from the developer not just from residents. Tax the developers enough to pay for all the infrastructure needed to support their buildings. They'll still make a profit just less.

one month ago

As more people move in infrastructure needs to keep up. Higher density means even more robust infrastructure will be needed to keep up with demand. Waste treatment, sewage, fresh water availability, power demands, internet access. Consider creating a municipal internet service rather than rely on third parties like ATT or Verizon who will fail to provide for residents equally. What will Apex do to maintain air quality and soil quality as more and more trees are cut down? What will Apex do for wildlife habitat loss? What will Apex do to ensure that it can supply its own clean water for all its residents? What will Apex do to move its energy demands away from non-renewable resources to sources like solar and wind? New buildings should all have solar panels. It will be tough for apartments to provide the necessary power just from solar due to density. It will be easier to meet energy demands with solar using medium density residential.

one month ago

There are several areas within the 2045 Land Use Plan that need to be changed which are currently proposed as too stringent a zoning for the area in which the properties exist. I met with two council members and the Mayor before the Covid lockdown and proposed several areas that needed to be reviewed based upon the 2045 Plan proposal. I was told that these areas would be addressed but obviously they have not. The areas were for more conforming uses for Industrial/Flex and for medium density residential. It seems that where we have some medium density residential development on the east side of the American tobacco trail but have the lowest density residential which is adjacent to it. Like that at Smith Farms on Olive Chapel and just to the west of the ATT we have extremely low density residential. Yet we have town water and sewer running thru that area and the plan proposes 1 unit per 5 acres. That doesn't make any sense. You have the same thing on Hwy #64 where it shows low density beside high density and mixed use just on the north side of #64 across from the Haddan Hall entrance. This is but 2 examples. There are several more I would like to show you.

If there were a chance for me to come and speak with a planner and show on the map where we have these inconsistencies, I would love the opportunity.

Just let me know.

Tom Colhoun
(919)-924-4085
tom@colhounrealestate.com

one month ago

While I believe the town of Apex should focus on building affordable housing and expanding walkability and public transportation options, I think they need to balance that with the current increase in need for goods, services and shared public spaces that has arisen from the flood of newly built residential areas. Also, I would like to see green spaces and TREES preserved. Not all heavily green spaces need to be converted into residential or commercial spaces - why can't they be turned into shared green spaces and recreational areas? Places like Lake Pine are SO busy - we need more green space, not less.

one month ago

Comments: Town of Apex Land Use Map Amendments Workshop

I support the idea of affordable housing, especially for our seniors who have been pushed out of being able to afford the sky rocketing housing prices in Apex. This location would be a welcome addition and serves as an ideal location for seniors as it provides easy access to the downtown areas.

7 days ago

7 days ago

The plot at 0 W. Williams St. ought to keep its current zoning status and NOT become available to high-density housing. I sincerely hope all of the current members of the Town of Apex Board have taken the time to observe the unique topography of this piece of land in person to better understand the concerns of residents in the Amherst neighborhood including environmental impact (particularly to the stream), the direct impact to adjacent property owners, and traffic increases to an already congested area. The significant restrictions in place under the Existing Future Land Use document are necessary to remain fair and respectful to established homeowners already invested in the Apex Community.

Regards, Dr. Shelley Glimcher, 705 Bristol Blue St.

7 days ago

The plot at 0 W. Williams St. ought to keep its current zoning status and NOT become available to high-density housing. I sincerely hope all of the current members of the Town of Apex Board have taken the time to observe the unique topography of this piece of land in person to better understand the concerns of residents in the Amherst neighborhood including environmental impact (particularly to the stream), the direct impact to adjacent property owners, and traffic increases to an already congested area. The significant restrictions in place under the existing Future Land Use document are necessary to remain fair and respectful to established homeowners already invested in the Apex community.

Regards, Dr. Shelley Glimcher, 705 Bristol Blue St.

7 days ago

We are highly concerned regarding the rezoning for 0 W. Williams Street Parcel, as there are several issues that have not been properly addressed. For instance, the restrictions in place within the current PUD CU are unique to the topography of the parcel of land, its surrounding infrastructure and housing, and it is protective of the existing stream on the property. Because of this, the rezoning may cause serious environmental damages that will negatively affect not only the property values but also the lives of people living in Amherst neighborhood, particularly those whose houses are located by the creek that flows through the neighborhood. The Amherst neighborhood is located at a lower elevation and down stream of the proposed land for rezoning. Furthermore, the proposed rezoning will allow the construction of large buildings many feet above the existing grade. The presence of a large impervious surface that is located at such higher elevation will drastically increase the water flow of the creek, increasing the probability of flash floods occurring during high precipitation events. Therefore, there is a real possibility of water overflows damaging properties. For this and other reasons (including reductions in water quality in the creek and its consequences on human health), we oppose the rezoning.

Diana Londono and Andres Vina
601 Longton Hall Ct, Apex, NC 27502

7 days ago

My name is Kenneth Muzzillo and I live with my wife at 602 Longton Hall Ct. My property would be directly affected in a negative by changing the existing future land use. It would remove all the protections in place that had been carefully designed to limit development on this 0 W. Williams street in order to allow existing home owners to continue to enjoy their property and their homes that we are so deeply invested in. To allow development of this site in the way that is being proposed is a breach of trust that had been agreed upon when the original PUD was designed, and that was in place when we purchased our home. To degrade our quality of life, for the purpose of creating a highly congested development, is an act that really goes against the public trust that we have in people and institutions fulfilling their commitments, and just plain keeping their promises to those that it was given to. This site is directly adjacent to 2 long established neighborhoods, and to allow such high density development and vertical construction does not fit with the surrounding area, and is detrimental to our lifestyles and investments. We hope that you will all honor the agreements that have been made to us in the past, and supported by pervious councils, and not surrender them to favor this large corporation.

7 days ago

For the parcel at the intersection of Apex Peakway and Tingen Road, I would prefer that the "A" designation be added or that the yellow stripe be changed to the light orange stripe.

7 days ago

Areas C and D - part of old Apex. Need careful consideration of what goes here including height restrictions. (Input from the Appearance Committee?) I would think this could make or break Apex as a "community" and put it in the "commuter" category with residents not seeing a connection to their town.

7 days ago

Too much high density development near downtown which will be a deterrent to the small town community feel that citizens love about Apex. Do we really need to be a town of apartments?

7 days ago

Do you not want any rural places? Can't you save something?

7 days ago

Either - doubtful these people will see themselves as part of Apex. Too much density.

7 days ago

Need a sidewalk between Walgreens and the Post Office. I would prefer no development, but suppose that is out of the question.

7 days ago

Be very careful here. It can/could be an invitation to visit downtown or a reason to get through as fast as possible. This area needs to look inviting which it doesn't. Why not mention that Salem was Old US 1? Some historical context would be nice for existing and new residents.

7 days ago

Too far gone.

7 days ago

Probably past saving.

7 days ago

Apex needs to become more pedestrian friendly. We need more sidewalks, greenways, etc. Existing greenways need to be connected, lengthened so you can use them as a destination

7 days ago

This is from Sarah Sleight & Peter K. Muecke, 920 Bryan Drive. Please consider voting for the existing land use map. The restrictions in place within the current PUD CU are unique to the topography of the parcel of land and its surrounding infrastructure and housing. It protects the existing stream on the property which is such an important element to this part of Apex. Please oppose rezoning this parcel to PUD CZ.

7 days ago

Our family lives at 607 North Coalport Drive since 1999. Over these many years, we have experienced greater and greater erosion of the swale bordering our property line due to the increase in storm water flowing from outside of Amherst. We have spent considerable funds on plantings and rock to stem the erosion. A couple years ago the Town removed a dozen trees that were deemed beyond their lifespan or dangerous to the sewer line. We had already begun the process to remove these trees; so we were grateful the Town removed the old trees but also concerned about the increase in erosion. At some point our fence will fall into the swale. Please consider the impact of changing the use of land upstream of the Amherst neighborhood. It's not just impactful to the residents along the border (noise, light, privacy) but to those of us just downstream, such as storm water.

Thomas & Leticia Harmon

8 days ago

Regarding the parcel at 0 W. Williams Street, the restrictions contained within the current PUD CU are unique to the topography of this parcel of land, it's surrounding infrastructure and housing, and protective of the existing stream on the property. Please oppose the rezoning of this parcel to PUD-CZ. The parcel should remain as PUD-CU. A significant portion of the land on this parcel should remain undeveloped. Regards, Terry Wyman 206 Pikeview Lane, Apex, NC 27502, Amherst Neighborhood

8 days ago

It is important that the high density developments finally built in these areas are tasteful and not just make do. Maintain some green space, plan for walkability and parking. Add bike lanes.

21 days ago

Be sure and maintain green space as appropriate and plan for bike lanes and electric vehicles.

21 days ago

Having lived in Apex approximately 45 years, 30 of those in Chapel Ridge, I have seen a great deal of growth in Apex. Some of it good and some not. It breaks my heart to see the increase in higher density residential development. Green spaces are quickly disappearing. I do not wish to see the neighborhood where I now live become another high density neighborhood. One Hempstead is more than enough. I love Chapel Ridge's individuality and so should Apex. After listening to the meeting on the 19th I learned that it is not only my neighborhood Apex wants to change but other areas as well to medium high residential, high density residential. More cookie cutter neighborhoods packed together. With the growth of Apex our roads should be of more importance. We need wider roads and Apex Peakway needs to be completed. The bus route may be nice one day for in town transportation but with our growing population the need to be able to quickly and safely evacuate Apex in case of a disaster is more important. Higher density housing will not help that situation. I also think it is much too dangerous to have the bus stop for Flex 540/WWCM be on Olive Chapel Road. WWCM needs a safe stop and the current plan isn't one. Is WWCM aware of this plan? Has an even smaller bus been considered for this particular route? Apex will do what it thinks best - it always has - but please consider quality of life, citizens and community when making some of these decisions. Thank you.

26 days ago

Please don't let us become an afterthought of Cary. We don't need to increase density to support transit. If too dense, and sorry, they will come with cars, nobody will want to drive in from outside. Build destinations. Experiences. Short hops from destination to destination so people can safely and hassle free tour our little town and have a big time.

27 days ago

This is one of our biggest retail areas. There is residential all around, and most of us drive to this destination, one reason being it is easy to park. I don't go downtown as much because of the parking and because everything closes up. A park and ride from here would be good. Add a transit hub. Easy to get to it and ride somewhere else. I don't get adding more homes. Maybe if there were shared outdoor areas, so you can pick up food and hang out in open space. The parking lot near the homeowner who wouldn't sell is wasted. And a shame some of the retail has not made a go of it. But it is not bad, now. One of the first places I go to buy gifts.

27 days ago

Traffic up and down 55 here is the worst. Have waited quite awhile for someone to let me in. Seems the last thing we need is high density bringing so many cars. But, if we can improve the traffic, it is not a bad location for density. Would be great if we could open another lane.

27 days ago

Unfortunately, the church property and residential/offices cut off this part of town. People don't walk that far as there is no draw. No reward. Didn't even know which businesses were there until I had to meet someone at one. Quickly forgotten... Really wish something was made of the space to expand the downtown. I remember a brewery was planned for Holt with a transit center across the street. People might take transit to a destination with a brewery and a walkable area with food and shops. People hanging out at a brewery need places to get food. Even if a food truck rodeo. I get density is needed to support transit. Just a shame the transit is so far from a nice walk through shops and restaurants. I'd encourage restaurants with outdoor seating, shops, art, and such. Park at Beaver Creek or near the Town Hall and ride in to shops and fun. A bit of historical flare like how Cary is turning traditional homes into art galleries and places to meet.

27 days ago

I do like the change to the Jordan Oil property. Offices with parking and a bit of residential seem to work. Some way to cut over to Town Hall.

27 days ago

Friends call this shopping center sketchy. I think the Food Lion is great. Enjoy the thrift shop. Other than that, the parking lot is way too much asphalt. The gas station is barely accessible in that you have to drive around to enter depending on your direction of travel. The strip layout is old and doesn't take advantage of Peakway road frontage. Competition for groceries is about to increase, and I suspect it will impact business. The whole area on the Town Hall side is high density, or at least gives that feel. Then single family homes on big lots. This needs to be opened up and a transition between these areas. It is the only real retail that side of downtown away from 55. Make it an appealing destination. Link sidewalks to nearby greenway trails. Provide amenities for existing residents. A grocery store still works. Maybe medium density housing and offices with a Raleigh Oakwood feel. Walkable. Lights and a coffee shop and an interactive artistic fountain in an outdoor space where you can hang out evenings kind of like the Bond Brothers patio. Music and gift stores. Lights. A destination for Transit. A place people can visit and ride into or out of the nearby downtown.

27 days ago

This is a gateway to Apex. We keep missing on this with car dealerships and now apartments. We should hint at what's inside our borders. Nothing against apartments, but we are not the apartment complex for Cary. And this looks like Cary property until the Cary snow plows stop at the intersection. Let's encourage local business. An outdoor market. Outdoor cafes. Live music. Perfect for food trucks and a history of Christmas trees and pumpkins and fireworks. Apex! You are in Apex! The Peak of good living! Where history and tomorrow meet, now!

27 days ago

This sounds like far too much high density. Traffic is bad now. I don't believe that enough people will use the transit system to put all of these residences along the routes. I don't personally know one soul that uses transit. You can't get into a restaurant in Apex or Cary on the weekend without an extremely long wait. Also, where will all of the children go to school? We have no parking and the amount that is planned to be added will be nothing compared to the number of people moving in. I feel this is all very short sighted and a huge disservice to our community. It is very sad to see this happening

27 days ago

As long as it helps to keep the charm of downtown

27 days ago

I support the introduction of mixed use zoning provided that it supports walkable, livable public spaces that the community can utilize. For this area I see the giant parking lot as a key deterrent for the surrounding community to be able to walk to the amenities as the commercial facilities are essentially cut off from the existing or newly built community. I propose that this large area of land be zoned with the minimum possible parking requirement and with requirements for public non-commercial space to allow the surrounding neighborhoods to use this area as a hub.

27 days ago

I think the town of Apex is losing properties that could be a future park or retirement center by rezoning Chapel Ridge to medium/high density residential. You should be looking towards finding parks, walking trails, and relaxing areas now, because they will be lost in the future. You must look for green space now, to avoid losing it forever.

27 days ago

Protected Open Space/Park/Restaurant

27 days ago

I support the increase of mixed use areas within the community that can utilize existing road infrastructure and create new points of interest/activity in an existing community that reduce the number of car trips required by local residents. The proposed future land use with mixed zoning and increased density accomplishes this. I think we should pay special attention to light pollution and noise pollution bylaws in mixed use areas as I have noticed that commercial zoned areas have a tendency to shine bright lights all through the night which impacts neighbors quality of life.

27 days ago

Thank you and well done!

27 days ago

Can someone speak to why high density is preferred by the town? Most people don't seem to want it but maybe if you could explain why it is preferred it would sway some minds.

27 days ago

I would like to ditto other comments about the high density and the lack of green spaces

27 days ago

Apartments or condos? Condos might be nice as a future option rather than only rental apartments

27 days ago

Thank you for qualifying the Flex 540 question.

27 days ago

Oh, how times have changed since the last Town Council. "No more roofs" yet here we are going from rural residential to high density. Changing times - what made Apex so special seems to be becoming high density housing. What a shame.

27 days ago

Let's be careful filling in all open space with higher density. Preserve as much green space as possible inside the town limits

27 days ago

Just a comment. You don't have to share it now but... It is very sad to hear all of this. It all sounds horribly congested. Very little green space in the downtown area and the chance for tons of apartments.

27 days ago

It looks like most of these changes are to limit residential growth to apartments only. As long as the density is dense enough, isn't it a little short sighted to limit to apartments only? What if the affordable housing plan allows for more options which can still accommodate home ownership?

27 days ago

Area F is currently surrounded by commercial, office, high-density and I-540. Updating the Future land use map to high-density to accommodate public transit would address the present and future needs for more, less-expensive housing in the area and will reduce traffic congestion in the area.

27 days ago

Will the proposed residential changes for Chapel Ridge area also require 30% of the area be designated for non-residential uses?

27 days ago

Senior apartments near downtown north, near the senior center.

27 days ago

For the Downtown area behind Salem St. if it was mixed use, would that mean apartments or condos over retail/restaurants? Can you speak to what that would look like?

27 days ago

I can't stay for the entire meeting but I will put my recommendations here:

Area A: High Density Residential / Commercial Services.

Area B: High Density Residential / Commercial Services. consider traffic entering or exiting N Elm St.

Traffic circles instead of stop signs/stop lights is recommended.

Area C: Low Density Residential / Office Employment / Commercial Services

Area D: leave as in 2020 photos or at least leave all trees alone.

Area E: leave as in 2020 photos or at least leave all trees alone. Unforested area could be medium density residential / commercial / office employment.

Area F: leave forested areas untouched. Currently paved areas can be used for high density residential / commercial.

27 days ago

Are you suggesting that Jordan Oil find a new location?

27 days ago

Is there any way to prefer senior apartments here

27 days ago

This has to do again with the bus route bus stops. From what I could understand there will not be a bus stop at Flex 540. Is this correct? I just wanted a yes or no answer. you can email me back if you so wish.

27 days ago

I would like to see Chapel Ridge remain medium density residential as opposed to the proposed medium/high density residential high density especially high density.

I have no desire to see high density development like there is at Hempstead which is a maze of closely built townhomes, very little green space and narrow streets. It's practically claustrophobic.

Many if those townhomes were bought for speculation/rental property not what I consider true home ownership.

Jenna mentioned that there were some changes to the proposed I2045 and use based on the previous meeting with the TC and planning committee. What are those changes?

27 days ago

Is there a map of land use that can be reviewed?

27 days ago

Will any of the land use for residential areas address affordable housing?

27 days ago

Is there a category for undeveloped? 0 units/acre?

27 days ago

You're doing a great job, Jenna! -Brett Gantt

27 days ago

i could not understand you. Will there be a stop at Flex 540 and if so if a bus can get in there and get out then a stop at OCPP would not be needed. If there is not a stop at Flex 540 then that is an issue as WWCM would greatly benefit from a stop at Flex 540.

27 days ago

Will buses have overhead or under seat storage for back packs, luggage etc..

27 days ago

Why did you not include Apex High in the free route. Seems that would increase ridership. Also Apex Park off Laura Duncan

27 days ago

Will buses have bike racks?

27 days ago

How is it funded then?

27 days ago

Is there a fee to ride the Go Apex bus?

27 days ago

How is the Apex bus service funded?

27 days ago

Will the buses be electric?

27 days ago

Are there plans for a bus stop at Flex 540?

Why is there a need for a bus stop at OCPP? Their second building out of five was just finished last year since the development began 4 years ago and neither building is fully rented - especially this second building.

Has a study been done or data collected on the need for this bus stop?

Looks like you are proposing a change to the 2045 Land Use at Chapel Ridge to justify a bus stop at OCPP.

27 days ago

I didn't hear - is there a fee for Go APex

27 days ago

Can you say again where bus goes to in Holly Springs.

27 days ago

Will the Bus stops be covered?

27 days ago

FYI, the google invite you emailed seemed to have the incorrect link for the video

27 days ago

The echo is gone.

27 days ago

The area is currently surrounded by commercial, high-density and 540. Updating the land use map to high-density to accommodate public transit would address the present and future needs for more, less expensive housing in the area.

27 days ago

There is definitely an echo on the publicinput site.

27 days ago

Non-permeable surfaces at a minimum. To correct the earlier comment.

27 days ago

Testing

27 days ago

I encourage the Town to obtain/develop some free community gardens for residents to use. This could be a learning experience for school trips as well.

one month ago

I know we are only looking at changes to the Plan, but it looks like there are thousands of additional housing units planned and no additional parks or open spaces. These need to be incorporated into these plans whenever possible. Of course, at the Developer's expense and for the use of ALL Apex residents.

one month ago

Will Apex advocate for increased teacher wages to improve retention? The more residents that move in the more teachers that will be needed. The current Wake County school system is ill equipped for the influx of residents it has seen and proposed developments such as these will only aggravate that problem. Per student spending is abysmal and needs to be greatly increased. Taxes should mostly come from the developer not just from residents. Tax the developers enough to pay for all the infrastructure needed to support their buildings. They'll still make a profit just less.

one month ago

As more people move in infrastructure needs to keep up. Higher density means even more robust infrastructure will be needed to keep up with demand. Waste treatment, sewage, fresh water availability, power demands, internet access. Consider creating a municipal internet service rather than rely on third parties like ATT or Verizon who will fail to provide for residents equally. What will Apex do to maintain air quality and soil quality as more and more trees are cut down? What will Apex do for wildlife habitat loss? What will Apex do to ensure that it can supply its own clean water for all its residents? What will Apex do to move its energy demands away from non-renewable resources to sources like solar and wind? New buildings should all have solar panels. It will be tough for apartments to provide the necessary power just from solar due to density. It will be easier to meet energy demands with solar using medium density residential.

one month ago

Leave low density residential (yellow) as is. Looks great! Converting the commercial services zone to high density residential, commercial services makes sense. Leave the far left patch in the commercial services zone alone. That should remain forested and remain as in the 2020 photo.

one month ago

High density residential, commercial services makes sense here since it is already paved. Doesn't look like there will be much loss of soil or trees. Consider the traffic situation and road access onto N Elm St.

one month ago

Keep as in 2020 photo. Nearly undeveloped. Looks great!

one month ago

Keep as is from the 2020 photo. Looks like there are plenty of trees.

one month ago

Park, public or private.

one month ago

Park, public or private.

one month ago

Undeveloped. More trees, soil, wildlife habitat. Permeable surfaces at a minimum.

one month ago

The 2045 proposal changes the parcel at the corner of South Hughes and Perry Road (Soccer Field) from Office to Office Employment and Commercial Services. The adjoining property on South Hughes Street (going toward the WalMart is shown as Medium Density Residential, High Density Residential, Office Employment and Commercial Services.

As owners of both parcels, we would like to have them both shown as the same potential uses, which would be Medium Density Residential, High Density Residential, Office Employment and Commercial Services. This would provide consistency from Perry Road to the Apex Peakway.

one month ago

There are several areas within the 2045 Land Use Plan that need to be changed which are currently proposed as too stringent a zoning for the area in which the properties exist. I met with two council members and the Mayor before the Covid lockdown and proposed several areas that needed to be reviewed based upon the 2045 Plan proposal. I was told that these areas would be addressed but obviously they have not. The areas were for more conforming uses for Industrial/Flex and for medium density residential. It seems that where we have some medium density residential development on the east side of the American tobacco trail but have the lowest density residential which is adjacent to it. Like that at Smith Farms on Olive Chapel and just to the west of the ATT we have extremely low density residential. Yet we have town water and sewer running thru that area and the plan proposes 1 unit per 5 acres. That doesn't make any sense. You have the same thing on Hwy #64 where it shows low density beside high density and mixed use just on the north side of #64 across from the Haddan Hall entrance. This is but 2 examples. There are several more I would like to show you.

If there were a chance for me to come and speak with a planner and show on the map where we have these inconsistencies, I would love the opportunity.

Just let me know.

Tom Colhoun
(919)-924-4085
tom@colhounrealestate.com

one month ago

Still concerned about parking and traffic, especially given the steep grade at the railroad crossing. Are there plans to widen Salem Church Rd and improve the Laura Duncan intersection? Consider making Candun right-in, right out.

one month ago

I don't see how denser development here doesn't cause major traffic issues.

one month ago

Require at least as much existing parking.

If Moore St railroad crossing is to remain closed, consider removing the street between Salem and the RR for slightly more land / higher density here.

one month ago

Only if the property at Tingen and the Peakway will continue to have the entire strip to the north, between Salem Village, undeveloped at a buffer. As much as possible, higher density should also be closer to the Peakway

one month ago

Traffic concerns!

Between Chatham and 55 - Town needs to take over maintenance of the street S of the funeral home between Chatham and 55. Right in, right out only from Chatham to Hunter. NO ADDITIONAL entrances on 55.

W of 55 - Needs an entrance / exit onto Olive Chapel. Possible to make a new connector road across 55 to connect with Chatham past the funeral home? This would allow a light here.

one month ago

Critical that a grocery store stays on this site to limit some cross-town traffic to other stores on 55 / 64.

one month ago

While I believe the town of Apex should focus on building affordable housing and expanding walkability and public transportation options, I think they need to balance that with the current increase in need for goods, services and shared public spaces that has arisen from the flood of newly built residential areas. Also, I would like to see green spaces and TREES preserved. Not all heavily green spaces need to be converted into residential or commercial spaces - why can't they be turned into shared green spaces and recreational areas? Places like Lake Pine are SO busy - we need more green space, not less.

one month ago

There has been SO MUCH residential housing built around this little plot of land. I think this area should be devoted entirely to commercial businesses to help meet the higher demand for goods and services that has arisen because of the recent increase in residential housing. You cannot incorporate more and more residential housing without also increasing commercial services and shared public spaces such as parks, playgrounds and greenways.

one month ago

There has been SO MUCH residential housing built around this plot of land in the past few years. The downtown areas are becoming more congested, parking is hard to find and restaurants and stores are super busy. I think this area should be developed for purely commercial businesses to help address the increased demands for goods and services that has been driven by the recent explosion of residential housing in this area.

one month ago
