



Waterford  
Green

Center St

1

RAMP US 1 NB to Ten Ten

RAMP Ten Ten to US 1 NB

Meridian  
at Ten Ten

Brynmar Oaks Cir

RAMP US 1 SB to Center

US 1 Hwy SB

US 1 Hwy NB

1

Ten Ten Rd

Lufkin Rd

Rezoning #21CZ20

Sheetz

The Summit Church  
Apex Campus

Meridian Point Dr

Reliance Ave

0 250 500  
Feet

September 2021  
May 2021 Aerial Photography  
Prepared by: Town of Apex Planning Department



## 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 #: 21CZ20

Submittal Date: 9/1/2021

Fee Paid: \$1,700.00

### Project Information

Project Name: 3075 Lufkin Road Self-Storage

Address(es): 3075 Lufkin Road

PIN(s): 0751277986

Acreage: 3.08 acres

Current Zoning: PC/PC-CU

Proposed Zoning: LI-CZ (Light Industrial)

Current 2045 LUM Classification(s): Commercial Services

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes ☐

No ☒

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

Area classified as mixed use:

Acreage:

Area proposed as non-residential development:

Acreage:

Percent of mixed use area proposed as non-residential:

Percent:

### Applicant Information

Name: Wigeon Capital, LLC (Al Goodrich)

Address: 2607 Oberlin Road, Ste 104

City: Raleigh

State: NC

Zip: 27608

Phone: 919-621-9447

E-mail: agoodrich@abgoodrich.com

### Owner Information

Name: Lufkin Leased Fee, LLC

Address: 400 W North Street, Ste 12

City: Raleigh

State: NC

Zip: 27608

Phone: 919-621-9447

E-mail: lindsay@brookwoodcp.com

### Agent Information

Name: James Loyack, PLA-HagerSmith Design PA

Address: 300 S. Dawson Street

City: Raleigh

State: NC

Zip: 27601

Phone: 919-302-3176

E-mail: jloyack@hagersmith.com

Other contacts:

**PETITION INFORMATION**

Application #:

**21CZ20**

Submittal Date:

**9/1/21**

An application has been duly filed requesting that the property described in this application be rezoned from PC-CU to LI-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	Self-service storage	21	
2	Medical or dental office or clinic	22	
3	Office, business or professional	23	
4	Artisan Studio	24	
5	Repair services, limited	25	
6	Studio for art	26	
7	Upholstery shop	27	
8	Pet services	28	
9	Automotive accessory sales and installation	29	
10	Automotive parts	30	
11	Car wash or auto detailing	31	
12	Woodworking or cabinetmaking	32	
13	Manufacturing and processing, minor	33	
14	Utility Minor	34	
15		35	
16		36	
17		37	
18		38	
19		39	
20		40	

## PETITION INFORMATION

Application #:

21CZ20

Submittal Date:

9/1/21

## PROPOSED CONDITIONS:

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

See attached rezoning attachment

## 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.

See attached rezoning attachment

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

See attached rezoning attachment



## PETITION INFORMATION

Application #:

21CZ20

Submittal Date:

9/1/21

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

See attached rezoning attachment

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.

See attached rezoning attachment

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.

See attached rezoning attachment

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.

See attached rezoning attachment

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.

See attached rezoning attachment



## PETITION INFORMATION

Application #: 21CZ20 Submittal Date: 9/1/21

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

See attached rezoning attachment

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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.

See attached rezoning attachment

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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.

See attached rezoning attachment

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## 3075 Lufkin Road Rezoning Petition

Date: 9/1/2021 (Revised: 10/29/21)

### Proposed Rezoning Conditions:

1. Provide minimum 10-kW rooftop solar PV system on rooftop to offset energy use.
2. This project shall preserve existing tree canopy within the required perimeter buffers and RCA as required by the UDO. Any supplemental landscaping within those buffers shall be native plant species.
3. In order to reduce irrigation and chemical use, this development shall plant warm season grasses where turf grass is called for on the landscaping plans. All other required landscaping shall consist of drought tolerant native plants.
4. In order to meet International Dark Sky Association standards, all outdoor lighting and parking lot lighting fixtures shall be LED fixtures in a full-cutoff style and with a color temperature of 3000K or less

The following are architectural conditions for the building façade:

1. The predominant exterior building materials shall be high quality materials, including:
  - a) Brick masonry
  - b) Decorative concrete block (either integrally colored or textured)
  - c) Stone accents
  - d) Cementitious Siding
  - e) Aluminum storefronts with anodized or pre-finished colors.
  - f) EIFS cornices, and parapet trim
  - g) Precast concrete
2. EIFS or synthetic stucco shall not be used in the first forty inches above grade.
3. The building exterior shall have more than one material color.
4. The building shall have more than one parapet height.
5. The main entrance to the building shall be emphasized.
6. Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties

### Legislative Considerations:

**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 land use categories designated on the 2045 Land Use map for this property are Commercial Services. The limited uses proposed for the site are consistent with the purposes, goals, objectives, & policies of the 2045 Land Use Map. The restriction of the uses imposed as a condition of the rezoning petition is also complimentary and consistent to the abutting land uses.

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

The proposed Conditional Zoning District's limited use, environmental standards conditions and compliance with the UDO standards will ensure that the project is appropriate and compatible with the character of the adjacent uses.

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

The use allowed pursuant to the requested CZ zoning shall, if applicable, will fully comply with the Supplemental Zoning Conditions as listed within Section 4.4 of the UDO and/or applicable zoning conditions, notwithstanding Apex UDO Supplemental Standards Sections 4.4.5(G)(14)(j) and (n), building height.





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

The Limited Use proposed as a condition is a low impact use. It generates very little traffic, is a low trash generator, a low energy user and operations are completely internal to the building. The building design will complement the adjacent buildings in materials and scale.

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

The rezoning petition includes supplemental conditions that limit lighting, water use, energy consumption, parking, and tree canopy disturbance. A 50' undisturbed buffer will ensure the existing tree canopy will remain intact. Stormwater measures will be implemented to meet the Town of Apex and NCDEQ stormwater requirements.

- 6) Impact on public facilities. The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.**

The proposed Conditional Zoning District use will have no adverse impact to public facilities and services. Public services and utilities already serve this area and the proposed use will have minimal impact on existing utilities and services.

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

The proposed Conditional Use District will comply with all Town regulations and UDO requirements.

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

The conditions proposed with this petition and the requirements set forth in the Town UDO will ensure that this development is not detrimental to the 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.**

The restricted use, the conditions proposed with this petition and the requirements set forth in the Town UDO will ensure that this development will not be a nuisance or hazard to the public. This use generates low traffic volumes and the operations are internal to the building.

- 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.**

Notwithstanding Apex UDO Supplemental Standards Sections 4.4.5(G)(14)(j) and (n), building height shall be permitted to be up to four (4) stories and forty-eight feet (48') tall. Any development pursuant to the requested petition would comply with all applicable regulations of the Town (and imposed conditions) related to use, layout, and general development characteristics.



## AGENT AUTHORIZATION FORM

Application #: 21CZ20

Submittal Date: 9/1/21

Lufkin Leased Fee, LLC (Lindsay Sewell)

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

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

The property address is: 3075 Lufkin Road

The agent for this project is: James Loyack, PLA

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

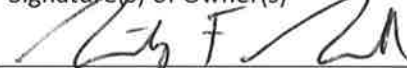
Agent Name: James Loyack PLA

Address: 300 S. Dawson Street, Raleigh, NC 27602

Telephone Number: 919-302-3176

E-Mail Address: jloyack@hagersmith.com

Signature(s) of Owner(s)\*



Lindsay Sewell (Lufkin Leased Fee, LLC)

Type or print name

10/11/2021

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

\*Owner of record as shown on the latest equalized assessment rolls of Wake County. An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this authorization.

Pursuant to Article 40 of Chapter 66 of the North Carolina General Statutes (the Uniform Electronic Transactions Act) this application and all documents related hereto containing an electronic or digitized signature are legally binding in the same manner as are hard copy documents executed by hand signature. The parties hereby consent to use electronic or digitized signatures in accordance with the Town's Electronic Signature Policy and intend to be bound by the application and any related documents. If electronic signatures are used the application shall be delivered in an electronic record capable of retention by the recipient at the time of receipt.



# AFFIDAVIT OF OWNERSHIP

Application #: 21CZ20

Submittal Date: 9/1/21

The undersigned, Lindsay Sewell (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 3075 Lufkin Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/28/2011, and recorded in the Wake County Register of Deeds Office on 6/12/2012, in Book 2012 Page 00584.
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 3075 Lufkin Road, 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 3075 Lufkin Road, 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 11 day of October, 2021.



(seal)

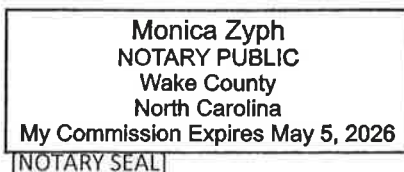
Lindsay F. Sewell, manager  
Lufkin Leased For, LLC


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 Lindsay Sewell, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC Driver License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



  
Notary Public  
State of North Carolina  
My Commission Expires: May 5, 2026



**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**

Application #: 21CZ20

Submittal Date: 9/1/2021

**Insert legal description below.**

Beginning at a control corner, being a concrete monument, with North Carolina grid coordinates NAD83 (NSRS 2007) of N= 718,108.455 and E= 2,052,828.106; thence N87°55'01"E 101.72' to a concrete monument; thence S65°26'26"E 86.65' to an iron pipe found; thence along a curve to the right having a radius of 932.21', a length of 125.48', a chord bearing of S61°35'00"E and a chord distance of 125.38' to an iron pipe set; thence S00°38'48"E 67.86' to an iron pipe set; thence S54°40'15"W 36.42' to an iron pipe set; thence along a curve to the right having a radius of 513.50', a length of 196.47', a chord bearing of S65°37'54"W and a chord distance of 195.27' to an iron pipe set; thence along a curve to the right having a radius of 513.50', a length of 100.90', a chord bearing of S79°55'50"W and a chord distance of 100.73' to an iron pipe set; thence along a curve to the right having a radius of 517.50', a length of 310.73', a chord bearing of N75°00'02"W and a chord distance of 306.08' to an iron pipe set; thence N57°47'56"W 191.43' to an iron pipe set; thence along a curve to the left having a radius of 517.50', a length of 66.62', a chord bearing N61°29'20"W and a chord distance of 66.57' to an iron pipe set; thence along a curve to the right having a radius of 1085.92', a length of 54.72', a chord bearing S87°50'28"E and a chord distance of 54.71' to an iron pipe set; thence S86°23'50"E 218.38' to an iron pipe found; thence along a curve to the left having a radius of 378.31', a length of 277.53', a chord bearing N72°27'09"E and a chord distance of 271.45' to the point of beginning and containing approximately 3.079 acres more or less and labeled as Lot 3 according to a map prepared by EDR Engineering entitled EASEMENT DEDICATION AND EXEMPT SUBDIVISION PLAT prepared for LUFKIN LEASED FEE L.L.C. dated 3/28/2012 and recorded at the Wake County Register of Deeds in book of maps 2012 pages 584-585.



Neighborhood Meeting #1:  
August 26, 2021

# NOTICE OF ELECTRONIC 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.

8/26/2021

Date

Dear Neighbor:

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

3075 Lufkin Road

0751277986

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic 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, you may contact the applicant before or after the meeting is held. 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 [www.apexnc.org](http://www.apexnc.org). If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/> Special Use Permit	Town Council (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

\*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

This is a rezoning petition to rezone the vacant property at 3075 Lufkin Road from Zone PC (Planned Commercial) to LI (Light Industrial). The rezoning to LI will allow the owner to develop a self-storage facility.

Estimated submittal date: September 1, 2021

## MEETING INFORMATION:

Property Owner(s) name(s):

Lufkin Leased Fee, LLC

Applicant(s):

Jamie Loyack, PLA w/ HagerSmith Design PA

Contact information (email/phone):

jloyack@hagersmith.com / (919)-302-3176

Electronic Meeting invitation/call in info:

SEE Attached Microsoft Teams Link on next page

Date of meeting\*\*:

August 26, 2021

Time of meeting\*\*:

5:00 pm - 7:00 pm

## MEETING AGENDA TIMES:

Welcome: 5:00 pm

Project Presentation: 5:05 pm

Question & Answer: 5:15 pm

\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.



# 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: 3075 Lufkin Road Self Storage Zoning: Current- PC (Planned Commercial)

Location: 3075 Lufkin Road

Property PIN(s): 0751277986 Acreage/Square Feet: 3.08 acres (Vacant Lot)

Property Owner: Lufkin Leased Fee, LLC

Address: 400 W North St , Ste 112

City: Raleigh State: NC Zip: 27603

Phone: 919-825-1567 Email: agoodrich@abgoodrich.com

Developer: Wigeon Capital, LLC ( Whit Brown)

Address: 2607 Oberlin Road

City: Raleigh State: NC Zip: 27608

Phone: 919-332-3887 Fax: \_\_\_\_\_ Email: whit@wigeoncp.com

Engineer: Jamie Loyack, PLA

Address: 300 S, Dawson Street

City: Raleigh State: NC Zip: 27601

Phone: 919-302-3176 Fax: \_\_\_\_\_ Email: jloyack@hagersmith.com

Builder (if known): AB Goodrich

Address: 2607 Oberlin Road

City: Raleigh State: NC Zip: 27608

Phone: 919-828-6609 Fax: \_\_\_\_\_ Email: agoodrich@abgoodrich.com

**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 Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control)	(919) 249-1166
James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

## Jamie Loyack

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**Subject:** 3075 Lufkin Road Self Storage

**Start:** Thu 8/26/2021 5:00 PM

**End:** Thu 8/26/2021 7:00 PM

**Recurrence:** (none)

**Meeting Status:** Meeting organizer

**Organizer:** Jamie Loyack

**Required Attendees:** Jamie Loyack - External

**Contact Info:**

**Jamie Loyack**

**Phone: 919-302-3176**

**Email: jloyack@hagersmith.com**

**Importance:** Low

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**OnlineMeetingConfLink:**

**TeamsVtcTenantId:**

**MeetingCreateSource:**

TeamsMiddleTier\_OBO\_desktop

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## Microsoft Teams meeting

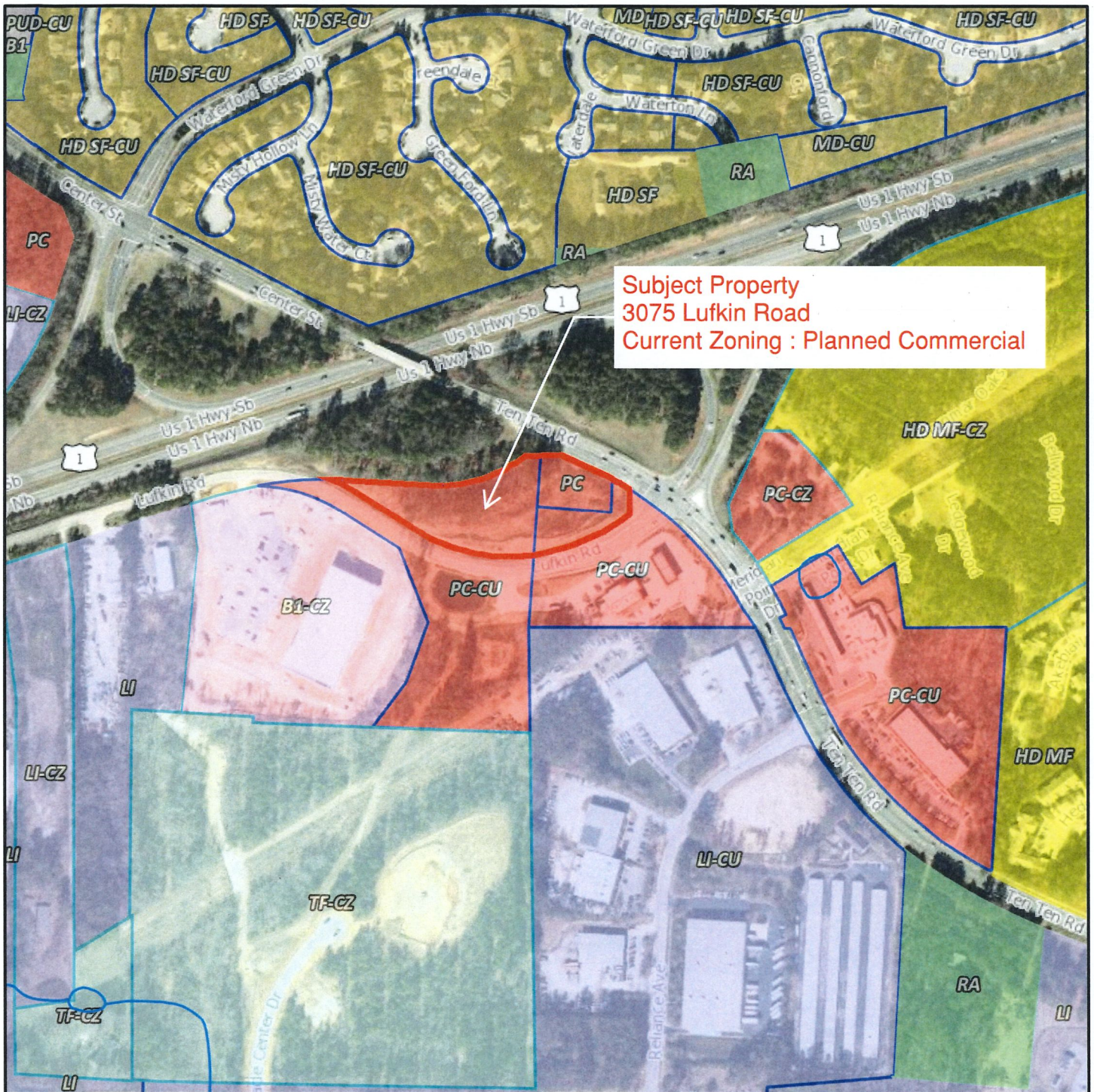
**Join on your computer or mobile app**

[Click here to join the meeting](#)

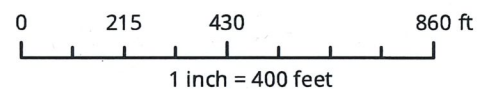
[Learn More](#) | [Meeting options](#)

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**3075 Lufkin Rd Current Zoning**



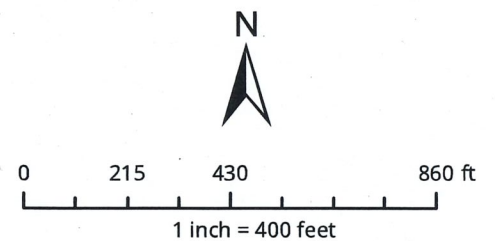
**Disclaimer**

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





**3075 Lufkin Rd :VICINITY MAP**



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## 3075 Lufkin Rd

PIN: 0751277986

PIN Ext: 000

Real Estate ID: 0043707

Map Name: 0751 06

Owner: LUFKIN LEASED FEE LLC

Mail Address 1: 400 W NORTH ST STE 112

Mail Address 2: RALEIGH NC 27603-1570

Mail Address 3:

Deed Book: 014251

Deed Page: 02628

Deed Acres: 3.08

Deed Date: 1/28/2011

Building Value: \$0

Land Value: \$1,147,111

Total Value: \$1,147,111

Billing Class: Business

Description: LO3 LUFKIN LEASED FEE LLC

BM2012 -00584

Heated Area:

Street Name: LUFKIN RD

Site Address: 3075 LUFKIN RD

City:

Planning Jurisdiction: AP

Township: White Oak

Year Built:

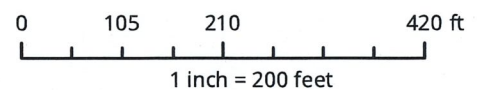
Sale Price: \$0

Sale Date:

Use Type:

Design Style:

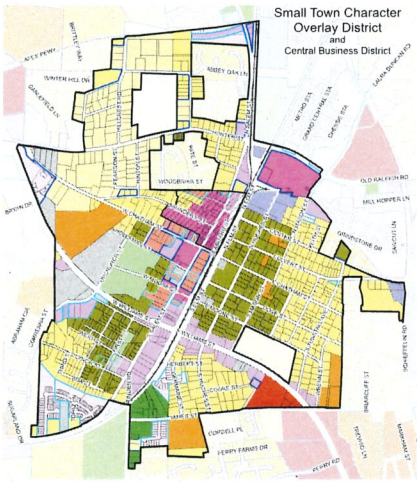
Land Class: Vacant



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# Official Zoning District Map



Last Amendment:  
July 27, 2021  
Printed:  
July 28, 2021

**SUBJECT PROPERTY**  
3075 Lufkin Road  
Current Zoning: PC  
Proposed Zoning: LI



## Zoning Districts

See UDO Article 3 for details

- B1 Neighborhood Business
- B2 Downtown Business
- CB Conservation Buffer
- HDMF High Density Multi-Family Residential
- HDSF High Density Single-Family Residential
- MD Medium Density Residential
- LD Low Density Residential
- LI Light Industrial
- MEC Major Employment Center
- MH Manufactured Housing Residential
- MHP Mobile Home Park
- MORR Mixed Office-Residential-Retail
- O&I Office and Institutional
- PC Planned Commercial
- PUD Planned Unit Development
- SD Sustainable Development
- TF Tech/Flex
- RA Residential Agricultural
- RR Rural Residential
- TND Traditional Neighborhood District
- CU Conditional Use
- CZ Conditional Zoning



The Town of Apex Planning Department and Geographic Information Services shall not be held liable for any errors concerning content or positional accuracy of this mapped information. The user must consult the primary sources from which the Town of Apex Planning Department and Geographic Information Services compiled this product.

Prepared by the  
Town of Apex Planning Department







# 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: Microsoft Teams

Date of meeting: August 26, 2021 Time of meeting: 5:00 PM-7:00 PM

Property Owner(s) name(s): Lufkin Fee, LLC ( Al Goodrich)

Applicant(s): Wigeon Capital, LLC (Al Goodrich)

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.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Jamie Loyack (Hagersmith Design)	300 S. Dawson Street			
2.	Sharron Scroggin (Hagersmith Design)	300 S. Dawson Street			
3.	Whit Brown (Wigeon Capital)	2607 Oberlin Road, Raleigh, NC			
4.	George Aiken	2607 Oberlin Road, Raleigh, NC			
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): Lufkin Fee, LLC

Applicant(s): Wigeon Capital, LLC

Contact information (email/phone): Jamie Loyack, PLA of HagerSmith Design PA (jloyack@hagersmith.com/919-302-3176)

Meeting Address: Microsoft Teams

Date of meeting: Thursday, August 26, 2021

Time of meeting: 5:00 PM - 7:00 PM

Please summarize the questions/comments and your response from the Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

## Question/Concern #1:

No adjacent owners entered the virtual meeting. Just the owner, applicant and development team members were on the MS TEAMS meeting.

Applicant's Response:

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## Question/Concern #2:

Applicant's Response:

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## Question/Concern #3:

Applicant's Response:

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## Question/Concern #4:

Applicant's Response:

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# 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, James Loyack, do hereby declare as follows:  
Print Name

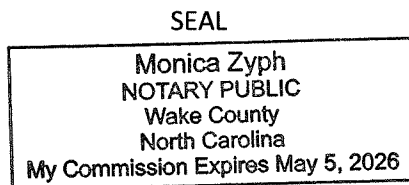
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual Meeting via Microsoft Teams (location/address) on August 26, 2021 (date) from 5:00 PM (start time) to 7:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

8/31/21  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Monica Zyph, a Notary Public for the above State and County, on this the 31<sup>st</sup> day of August, 2021.



[Signature]  
Notary Public  
Monica Zyph  
Print Name

My Commission Expires: May 5, 2026



# Meeting Summary

Total Number of Participants

4

Meeting Title

3075 Lufkin Road Self Storage Neighborhood Meeting

Meeting Start Time

8/26/2021, 4:48:41 PM

Meeting End Time

8/26/2021, 7:01:01 PM

Debug Id

51c4096a-0642-4ccc-9286-de552dabc52d

Full Name	Join Time	Leave Time	Duration	userPrincipalName	Role
Jamie Loyack	8/26/2021, 4:48:41 PM	8/26/2021, 7:00:59 PM	2h 12m	JLoyack@hagersmith.com	Organizer
Sharron Scroggin	8/26/2021, 4:48:52 PM	8/26/2021, 5:21:43 PM	32m 51s	scroggin@hagersmith.com	Presenter
Sharron Scroggin	8/26/2021, 5:24:51 PM	8/26/2021, 7:01:01 PM	1h 36m	scroggin@hagersmith.com	Presenter
Whit Brown	8/26/2021, 4:52:43 PM	8/26/2021, 5:22:05 PM	29m 22s	whit_wigeoncp.com#EXT#@hag	Presenter
George Aiken	8/26/2021, 5:29:40 PM	8/26/2021, 5:33:35 PM	3m 54s	gaiken@abgoodrich.com	Presenter

## List of neighbors within 300-feet of parcel

Gandsworth Properties LLC  
225 Gordon LN  
Macon NC 27551-9054

Fridley, Darin L Fridley, Elizabeth M  
30 Tody Goodwin Rd  
Apex, NC 27502-8020

Reliance Holdings LLC  
PO Box 1625  
Apex, NC 27502-3625

Classic Road Partners LLC  
10500 World Trade Blvd  
Raleigh, NC 27617-4246

BCP Lufkin LLC  
400 W North St, Suite 112  
Raleigh, NC 27603-1570

1701 Pinnacle Center LLC  
724 Gimghoul Road  
Chapel Hill, NC 27514-3811

Lufkin Leased Fee LLC  
400 W North St, Suite 112  
Raleigh, NC 27603-1570

Lux, Shirley Ann  
1818 Misty Hollow LN  
Apex, NC 27502-6222

Cicek, Mustafa Cicek, Aysenur  
1816 Misty Hollow LN  
Apex, NC 27502-6222

Williams, Bobby L Williams, Michelle R  
1905 Misty Water Ct  
Apex, NC 27502-6223

Saitta, John B Saitta, Jesse L  
1907 Misty Water Ct  
Apex, NC 27502-6223

Bramante, William J  
Bramante, Sheila L  
1903 Misty Water Ct  
Apex, NC 27502-6223

Green, Gary E Green, Patricia R  
1909 Misty Water Ct  
Apex, NC 27502-6223

Davis, Paul Davis, Jenna  
1911 Misty Water Ct  
Apex, NC 27502-6223

Harris, John Everett  
Harris, Kerry Anne  
1906 Misty Water Ct  
Apex, NC 27502-6223

Voytko, Troy S Voytko, Lisa S  
1913 Misty Water Ct  
Apex, NC 27502-6223

Martinez, Sara Elisabeth Luoni  
1910 Misty Water Ct  
Apex, NC 27502-6223

Bloom, Michael J Bloom, Amanda  
1915 Misty Water Ct.  
Apex, NC 27502-6223

Segneri, Tamara A  
1917 Misty Water Ct  
Apex, NC 27502-6223

Suter, David G Suter, Penny K  
1914 Misty Water Ct  
Apex, NC 27502-6223

Holmes, Daniel P Holmes, Laura C  
1916 Misty Water Ct.  
Apex, NC 27502-6223

Olah, Scott W Olah, Amber  
1909 Green Ford LN  
Apex, NC 27502-6219

Bullock, Shelia D  
1907 Green Ford LN  
Apex, NC 27502-6219

Pinnix, Joyce H Trustee  
8429 Secreto Dr  
Raleigh, NC 27606-0031

Brotherton, June Marie  
1903 Green Ford LN  
Apex, NC 27502-6219

Miller, Ronald Miller, Diane  
113 Loch Vale LN  
Cary, NC 27518-9617

Finnell, M Doris  
1906 Green Ford LN  
Apex, NC 27502-6219

Finch, Rodney J Finch, Elvira L  
1904 Green Ford LN  
Apex, NC 27502-6219

Porter, Thomas H Porter, Brenda K  
2007 Waterdale Ct  
Apex, NC 27502-6263

2410 LTD Partners LLC  
2400 Reliance Ave, Suite A  
Apex, NC 27539-7010



### List of neighbors within 300-feet of parcel

NGO TU HA LLC  
4000 Lufkin RD  
Apex, NC 27539-7000

LTD Enterprises  
2400 Reliance AVE, Suite A  
Apex, NC 27539-7010

Circle K Stores  
PO Box 52085  
Phoenix, AZ 85072-2085

Oelfke, Charles W Oelfke, Patricia  
2006 Waterdale CT  
Apex, NC 27502-6263

Pierce, Aaron G Pierce, Erin  
2004 Waterdale CT  
Apex, NC 27502-6263

Chatham Partners LLC  
6131 Falls of Neuse Rd,  
Ste 200  
Raleigh, NC 27609-3518

Meridian at Ten Ten LLC  
6131 Falls of Neuse Rd, Suite 202  
Raleigh, NC 27609-3518

Waterford Green Homeowners  
c/o RS Fincher and Assoc.  
PO Box 1117  
Apex, Nc 27502

Town of Apex Planning  
73 Hunter Street (2<sup>nd</sup> Floor)  
PO Box 250  
Apex, NC 27502

Neighborhood Meeting #2:  
November 26, 2021



# NOTICE OF ELECTRONIC 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.

10/27/21  
Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at  
3075 Lufkin Road 0751277986

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic 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, you may contact the applicant before or after the meeting is held. 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 [www.apexnc.org](http://www.apexnc.org). If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

An Electronic Neighborhood Meeting is required because this project includes (check all that apply):

Application Type	Approving Authority
<input checked="" type="checkbox"/> Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/> Major Site Plan	Town Council (QJPH*)
<input type="checkbox"/> Special Use Permit	Town Council (QJPH*)
<input type="checkbox"/> Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

\*Quasi-Judicial Public Hearing: The Town Council cannot discuss the project prior to the public hearing.

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

This is a rezoning petition to rezone the vacant property at 3075 Lufkin Road from Zone PC (Planned Commercial) to LI (Light Industrial). The rezoning to LI will allow the owner to develop a self-storage facility.

Estimated submittal date: September 1, 2021

## MEETING INFORMATION:

Property Owner(s) name(s):	Lufkin Leased Fee, LLC
Applicant(s):	Jamie Loyack, PLA w/ HagerSmith Design PA
Contact information (email/phone):	jloyack@hagersmith.com / (919)-302-3176
Electronic Meeting invitation/call in info:	ZOOM Mtg: Meeting ID: 814 4545 7806 Passcode: 003590
Date of meeting**:	November 16, 2021
Time of meeting**:	5:00 pm - 7:00 pm

## MEETING AGENDA TIMES:

Welcome: 5:00 pm Project Presentation: 5:05 pm Question & Answer: 5:15 pm

\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department and on-going planning efforts at <http://www.apexnc.org/180/Planning>.

# 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: 3075 Lufkin Road Self Storage Zoning: Current- PC (Planned Commercial)

Location: 3075 Lufkin Road

Property PIN(s): 0751277986 Acreage/Square Feet: 3.08 acres (Vacant Lot)

Property Owner: Lufkin Leased Fee, LLC

Address: 400 W North St , Ste 112

City: Raleigh State: NC Zip: 27603

Phone: 919-825-1567 Email: agoodrich@abgoodrich.com

Developer: Wigeon Capital, LLC

Address: 2607 Oberlin Road

City: Raleigh State: NC Zip: 27608

Phone: 919-332-3887 Fax: \_\_\_\_\_ Email: agoodrich@wigeoncp.com

Engineer: Jamie Loyack, PLA

Address: 300 S, Dawson Street

City: Raleigh State: NC Zip: 27601

Phone: 919-302-3176 Fax: \_\_\_\_\_ Email: jloyack@hagersmith.com

Builder (if known): AB Goodrich

Address: 2607 Oberlin Road

City: Raleigh State: NC Zip: 27608

Phone: 919-828-6609 Fax: \_\_\_\_\_ Email: agoodrich@abgoodrich.com

**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 Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342



### **Providing Input to Town Council:**

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at [AllCouncil@apexnc.org](mailto:AllCouncil@apexnc.org).

### **Private Agreements and Easement Negotiation:**

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

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

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

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

### **Documentation:**

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

# 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.

<b>Noise &amp; Hours of Construction:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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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 a.m. to 8:30 p.m. 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 through Friday from 8:00 a.m. to 5:00 p.m. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

<b>Construction Traffic:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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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).

<b>Road Damage &amp; Traffic Control:</b>	<b>Water Resources – Infrastructure Inspections</b>	<b>919-362-8166</b>
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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 Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

<b>Parking Violations:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
----------------------------	-----------------------------	---------------------

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.

<b>Dirt in the Road:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

<b>Dirt on Properties or in Streams:</b>	<b>James Misciagno</b> <b>Danny Smith</b>	<b>919-372-7470</b> <b><a href="mailto:Danny.Smith@ncdenr.gov">Danny.Smith@ncdenr.gov</a></b>
--	--	--

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 to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith ([danny.smith@ncdenr.gov](mailto:danny.smith@ncdenr.gov)) with the State.

<b>Dust:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

<b>Trash:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
---------------	------------------------	---------------------

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

<b>Temporary Sediment Basins:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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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 to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

<b>Stormwater Control Measures:</b>	<b>Jessica Bolin</b>	<b>919-249-3537</b>
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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 to Mike Deaton at 919-249-3413.

<b>Electric Utility Installation:</b>	<b>Rodney Smith</b>	<b>919-249-3342</b>
---------------------------------------	---------------------	---------------------

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



# ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE 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 Format: Virtual Meeting via ZOOM

Date of meeting: November 16, 2021 Time of meeting: 5:00pm-7:00pm

Property Owner(s) name(s): Lufkin LLC

Applicant(s): HagerSmith Design, PA

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	J. Loyack, HagerSmith Design	300 S. Dawson Street			
2.	S. Scroggin, HagerSmith Design	300 S. Dawson Street			
3.	Chris Kirk, Neighbor	3000 Lufkin Rd , Owner			
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

# SUMMARY OF DISCUSSION FROM THE ELECTRONIC 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): Lufkin , LLC

Applicant(s): HagerSmith Design, PA

Contact information (email/phone): \_\_\_\_\_

Meeting Format: Virtual Meeting via ZOOM

Date of meeting: November 16,2021 Time of meeting: 5:00pm-7:00pm

Please summarize the questions/comments and your response from the Electronic Neighborhood Meeting in the spaces below (attach additional sheets, if necessary). Please state if/how the project has been modified in response to any concerns. The response should not be "Noted" or "No Response". There has to be documentation of what consideration the neighbor's concern was given and justification for why no change was deemed warranted.

Question/Concern #1:

Chris Kirk-Building Owner at 3000 Lufkin: Is there outdoor storage? Concerned that the appearance of the building will be consistent with what has just been constructed on neighboring properties.

Applicant's Response:

There will be no outside storage. As a condition of the rezoning the developer is committed to using high quality building materials, such as brick, decorative concrete block, stone accents, cementitious siding, aluminum storefronts with anodized or pre-finished colors, glass, etc.

The architectural elevations will also be reviewed and approved by Apex Planning during site plan review.

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:



# AFFIDAVIT OF CONDUCTING AN ELECTRONIC NEIGHBORHOOD MEETING 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, James Loyack, PLA, do hereby declare as follows:  
Print Name

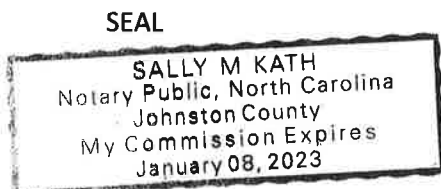
1. I have conducted an Electronic Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Electronic Neighborhood Meeting.
3. The meeting was conducted via Virtual Meeting via ZOOM (indicate format of meeting) on November 16, 2021 (date) from 5:00 pm (start time) to 7:00 pm (end time).
4. I have included the mailing list, meeting invitation, attendance sheet issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11.19.21  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Sally M. Kath, a Notary Public for the above State and County, on this the 19<sup>th</sup> day of November, 2021.



Sally M. Kath  
Notary Public  
Sally . M. Kath  
Print Name

My Commission Expires: 1/8/23

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REZONING REQUEST for:  
3075 Lufkin Road  
Apex, NC

# Neighborhood Meeting

November 16, 2021  
5:00 pm-7:00 pm  
(Virtual Meeting via Zoom)









# EXISTING ZONING MAP



3075 Lufkin Road Rezoning Petition

# EXISTING ZONING ALLOWED USES

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## SOME USES ALLOWED CURRENTLY UNDER PLANNED COMMERCIAL (PC)

- Assembly Hall
- Church
- Daycare
- Veterinary Clinic or Hospital
- Transportation Facility
- Communication Tower (SUP)
- Wireless Communication Facility
- Recycling Collection Station
- Arena
- Drive-Thru Restaurant
- Medical Office
- Office
- Research Facility
- Gas Station
- Convenience Store
- Building Supplies Store
- Book Store
- Greenhouse/Nursery
- Retail Sales
- Automotive Service Station
- Automotive Parts
- Car Wash
- Vehicle Sales and rental
- Kennel
- Fitness Center
- Pawn Shop
- Microbrewery
- Theater





## **PROPOSED ZONING REQUEST: LIGHT INDUSTRIAL (LI) CONDITIONAL USE:**

### REZONING CONDITIONS:

1. Limit the uses for the site to the uses listed in the proposed uses section of the rezoning application.
2. Provide minimum 10-kW rooftop solar PV system on rooftop to offset energy use.
3. This project shall preserve existing tree canopy within the required perimeter buffers and RCA as required by the UDO. Any supplemental landscaping within those buffers shall be native plant species.
4. In order to reduce irrigation and chemical use, this development shall plant warm season grasses where turf grass is called for on the landscaping plans. All other required landscaping shall consist of drought tolerant native plants.
5. In order to meet International Dark Sky Association standards, all outdoor lighting and parking lot lighting fixtures shall be LED fixtures in a full-cutoff style and with a color temperature of 3000K or less
6. Building to be built with Brick, Masonry, Glass

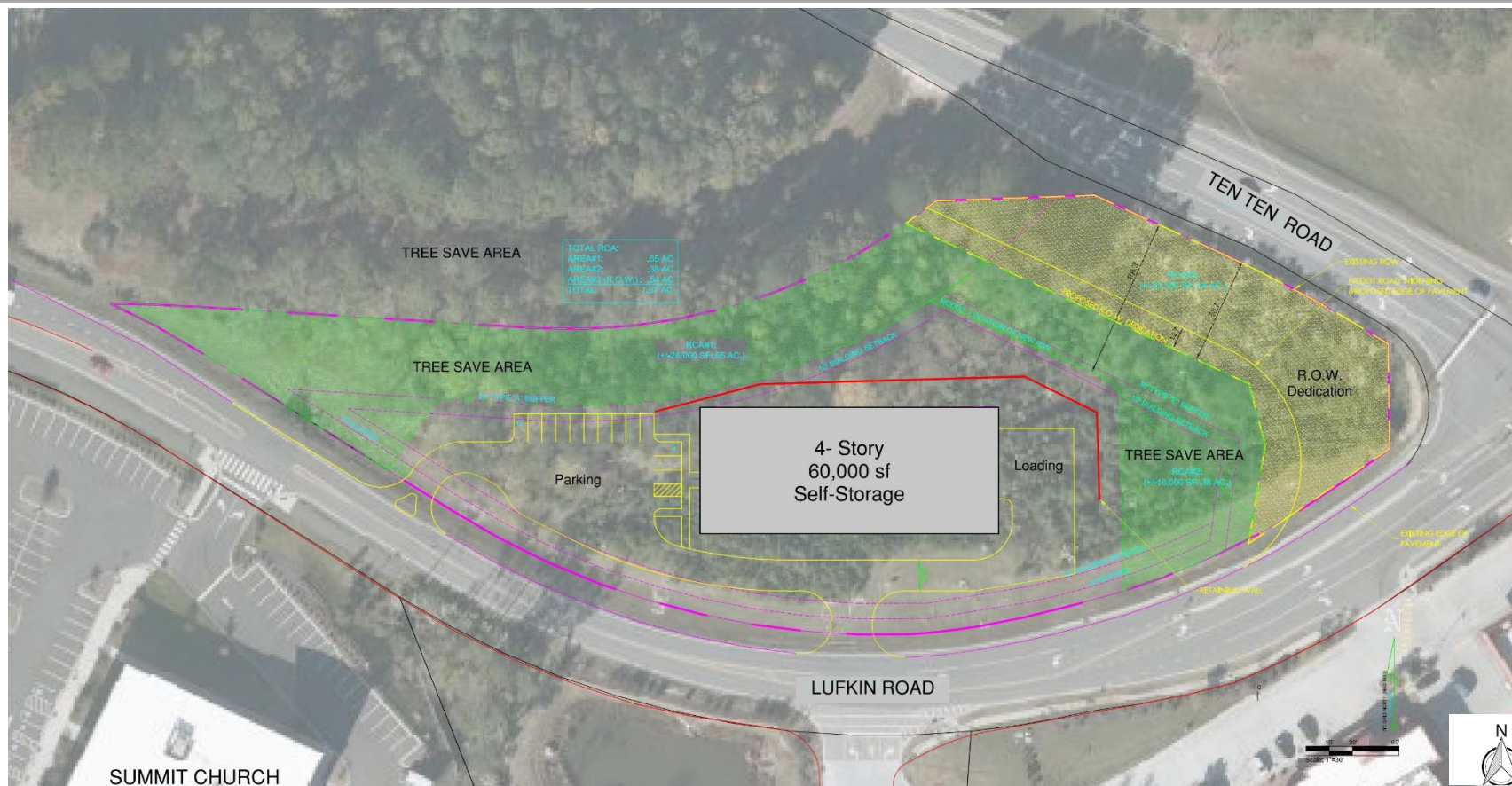
## **PROPOSED ZONING REQUEST: LIGHT INDUSTRIAL (LI) CONDITIONAL USE:**

LIMIT USES TO THE FOLLOWING:

1. Self-Storage
2. Utility Minor
3. Medical or dental office or clinic
4. Office, business or professional
5. Artisan Studio Repair services, limited Studio for art
6. Upholstery shop
7. Pet services
8. Automotive accessory sales and installation
9. Automotive parts
10. Car wash or auto detailing
11. Woodworking or cabinetmaking
12. Manufacturing and processing, minor



## CONCEPTUAL SITE PLAN



# APEX TENTATIVE REZONING PETITION SCHEDULE

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PLANNING PRE-SUBMITTAL MEETING:	June 3, 2021
EAB MEETING:	August 19, 2021
NEIGHBORHOOD MEETING:	November 16, 2021 (Tonight)
REZONING APPLICATION SUBMITTAL	September 1, 2021
PLANNING BOARD MEETING:	December 13, 2021
TOWN COUNCIL MEETING:	December 28, 2021



PROJECT CONTACT INFORMATION:  
Jamie Loyack, PLA (HAGERSMITH DESIGN PA)  
Phone #: 919-302-3176

Email: [jloyack@hagersmith.com](mailto:jloyack@hagersmith.com)



## NEIGHBORHOOD NOTIFICATION LIST- Provided by Town of Apex

2410 Ltd Partners, LLC  
2400 Reliance Ave. Ste A  
Apex Nc 27539-7010

3050 Lufkin, LLC  
2607 Oberlin Rd Ste 104  
Raleigh Nc 27608-1320

Chatham Partners, LLC  
6131 Falls of Neuse Rd,  
Ste 200  
Raleigh, NC 27609-3518

NGO TU HA, LLC  
4000 Lufkin RD  
Apex, NC 27539-7000

Kirk Family Real Estate Holding, LLC  
6204 Cape Charles Dr  
Raleigh Nc 27617-7637

LTD Enterprises, LLC  
2400 Reliance Ave, Suite A  
Apex, NC 27539-7010

Lufkin Leased Fee LLC  
400 W North St, Suite 112  
Raleigh, NC 27603-1570

Town of Apex Planning  
73 Hunter Street (2<sup>nd</sup> Floor)  
PO Box 250  
Apex, NC 27502

Current Tenant  
3000 Lufkin Road  
Apex, NC 27539

Current Tenant  
3075 Lufkin Road  
Apex, NC 27539

Current Tenant  
2400 Reliance Ave  
Apex, NC 27539

Current Tenant  
2410 Reliance Ave.  
Apex, NC 27539