

# STAFF REPORT

## Rezoning #24CZ17 Kelly Rd Townhomes

January 28, 2025 Town Council Meeting



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

### **BACKGROUND INFORMATION:**

**Location:** 2305 & 2309 Kelly Road

**Applicant:** Vasu Kollipara

**Owners:** Stat9 Technologies, Inc. and EDISquare, Inc.

### **PROJECT DESCRIPTION:**

**Acreage:** ±5.97

**PINs:** 0731352462 & 0731355481

**Current Zoning:** Residential Agricultural (RA)

**Proposed Zoning:** High Density Single-Family Residential-Conditional Zoning (HDSF-CZ)

**Current 2045 Land Use Map:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**If rezoned as proposed, the 2045 Land Use**

**Map Designation will change to:** Medium/High Density Residential

**Town Limits:** ETJ

### **Adjacent Zoning & Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North:</b>	Residential Agricultural (RA)	Single Family; Vacant
<b>South:</b>	Planned Unit Development-Conditional Zoning (PUD-CZ #15CZ33)	Eva Pearl Drive; Townhomes (West Village)
<b>East:</b>	Planned Unit Development-Conditional Zoning (PUD-CZ #15CZ33)	Townhomes (West Village)
<b>West:</b>	Residential Agricultural (RA); Rural Residential (RR)	Kelly Road; Vacant; Single Family

### **EXISTING CONDITIONS:**

The site is located along the east side of Kelly Road, north of Eva Pearl Drive, adjacent to the West Village subdivision. The site is southeast of the Kelly Road and Holland Road intersection. The site is comprised of two parcels and includes mature trees, streams, and each parcel has a single-family home. The project site slopes down towards Kelly Road.

### **NEIGHBORHOOD MEETING:**

The applicant conducted multiple neighborhood meetings on September 12, November 12, and November 27, 2024. The neighborhood meeting reports are attached.

### **WCPSS COORDINATION:**

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

# STAFF REPORT

## Rezoning #24CZ17 Kelly Rd Townhomes

January 28, 2025 Town Council Meeting



anticipated. School expansion or construction within the next five years may address concerns at the elementary and high school grade levels.

### 2045 LAND USE MAP:

The 2045 Land Use Map classifies the properties subject to this rezoning as Mixed Use: High Density Residential/Office Employment/Commercial Services to include a minimum 30% non-residential. The proposed rezoning to High Density Single-Family Residential-Conditional Zoning (HDSF-CZ) would change the 2045 Land Use Map classification to Medium/High Density Residential.

The proposed rezoning is adjacent to the approved West Village PUD (See Figure 1: West Village PUD and Proposed Project Location). The West Village PUD project area includes 34% non-residential uses. The non-residential area is located adjacent to the Kelly Road and Old US Highway 1 intersection. The proposed rezoning (outlined in red in Figure 1) is located adjacent to the residential portion of the West Village PUD existing residential area and would allow for residential development with similar density and character while limiting potential environmental impacts to the streams located on site.



Figure 1: West Village PUD Plan and Proposed Project Location

### PROPOSED ZONING CONDITIONS:

#### Limitation of Uses:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. All uses listed below are permitted (P) uses unless noted otherwise.

1. Accessory apartment
2. Duplex
3. Single-family
4. Townhouse
5. Townhouse, detached
6. Greenway
7. Park, active
8. Park, passive
9. Recreation facility, private
10. Utility, minor



**Zoning Conditions:**

1. There shall be a maximum of thirty (30) residential units on the property.
2. The following architectural conditions shall apply to **townhouse and detached townhouse** units:
  - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
  - b. The roofline cannot be a single mass; it shall be broken up either horizontally or vertically between, at a minimum, every other unit.
  - c. Garage doors shall have either windows, decorative details, or carriage-style adornments on them.
  - d. For units with front-facing garages, the front door entrance shall have a prominent covered porch/stoop area leading to the front door.
3. The following architectural conditions shall apply to **single-family** units:
  - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
  - b. All homes shall have either a crawl space foundation or a raised slab foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
  - c. Garage doors shall have windows, decorative details, or carriage-style adornments.
  - d. The garage shall not protrude more than 4 feet beyond the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
  - e. The roof shall be pitched at 5:12 or greater.
4. The following architectural conditions shall apply to **duplex** units:
  - a. Vinyl siding is not permitted, however vinyl windows, decorative elements and trim are permitted
  - b. All units shall have a crawl space or a raised foundation which at a minimum, rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
  - c. Garage doors shall have windows, decorative details, or carriage style adornments.
  - d. Garages cannot protrude more than 5 feet from the front façade or front porch.
  - e. The rear and side elevations of units that can be seen from the right of way shall have trim around the windows.
  - f. All rear elevations shall include a change in roofline plus an additional projection on the rear façade such as, but not limited to, a bay window, cantilever, fireplace, or enclosed porch.
5. The development shall install one (1) sign per Stormwater Control Measure to prohibit fertilizer in a location that is publicly accessible, such as adjacent to a sidewalk.
6. At least 75% of newly installed plants shall be native or nativar species of North Carolina. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
7. Landscaping shall include warm season grasses.
8. The development shall install at least two pet waste stations.
9. Each unit shall have at least one electrical receptacle suitable for electric vehicle charging with minimum voltage of 220V.
10. All units shall be pre-configured with conduit for a solar energy system.
11. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

# STAFF REPORT

## Rezoning #24CZ17 Kelly Rd Townhomes

January 28, 2025 Town Council Meeting



12. Subject to Town of Apex and North Carolina Department of Transportation approval, developer shall dedicate right of way for the length of the property's Kelly Road frontage, measured 55 feet from the existing centerline of Kelly Road, and widen and improve Kelly Road for the length of the property's Kelly Road frontage based on an 84-foot back-to-back curb and gutter 4-lane divided roadway with 5-foot sidewalk in a 110-foot right of way with bike lanes consistent with the Town of Apex Bicycle and Pedestrian System Plan Map (the "Road Widening"). There are one or more streams on the property and the Road Widening will require approval from the U.S. Army Corps of Engineers and any other applicable governing body (the "Permitting Body") to permit the stream disturbance. If the Permitting Body does not permit the stream disturbance, developer shall pay a fee in lieu for the Road Widening.
13. The development shall construct 5-foot sidewalks on both sides of internal streets.
14. The development shall construct a stub street to PIN 0731366481 in a location determined by developer and coordinated with Town staff during Master Subdivision and Construction Document review.

### ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS:

The Apex Environmental Advisory Board (EAB) held a meeting for this rezoning on November 14, 2024. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Condition	Applicant's Response
<ul style="list-style-type: none"><li>• Either an EV Charging station in the neighborhood or a 220 outlet in each garage</li></ul>	Added
<ul style="list-style-type: none"><li>• Solar PV conduit in each building.</li></ul>	Added
<ul style="list-style-type: none"><li>• HOA covenants shall not require fallen leaves and dead/dormant vegetation to be removed in the fall/winter, including areas with turf grass at the discretion of the party maintaining the landscaping.</li></ul>	Not Added
<ul style="list-style-type: none"><li>• The project shall install at least two (2) pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways, or side paths.</li></ul>	Added

### HOUSING STAFF RECOMMENDATION:

Housing staff recommend 5% of total ownership units be dedicated to affordable housing. This recommendation is based on the incentive zoning policy to allow ownership units to be reserved for buyers up to 135% of the Raleigh MSA, for a 20-year affordability period. The applicant has declined to offer a condition providing affordable housing.

### PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ17 Kelly Rd Townhomes as proposed by the applicant. The 2045 Land Use amendment to Medium/High Density Residential allows residential development with the same density as existing adjacent development in an appropriate zoning district.

### PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on January 13, 2025 and recommended approval with conditions by unanimous vote. The Planning Board recommends the conditions as presented, and recommends that the statement of consistency include the fact that environmental considerations make non-residential development difficult or prohibitive on the site. Additional recommendation that



the applicant return to conversations with housing staff to consider an affordable housing condition since the one originally recommended by staff will not work for the developer.

**ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:**

This Statement will address consistency with the Town’s comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map which classifies the subject properties as Mixed Use: High Density Residential/Office Employment/Commercial Services. The proposed rezoning does not include non-residential uses. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Medium/High Density Residential. The rezoning with conditions as offered by the applicant will maintain the residential density and character of the adjacent West Village PUD.

The proposed rezoning is reasonable and in the public interest as it will allow for a residential subdivision that will continue the density and character of the adjacent residential development within West Village. The rezoning’s omission of commercial uses is informed by the known streams on site which limits the developable land within the area to be rezoned.

**CONDITIONAL ZONING STANDARDS:**

The Town Council shall find the HDSF-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

**Legislative Considerations**

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest.

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use’s compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use’s minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use’s minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use’s avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater



facilities, parks, schools, police, fire and EMS facilities.

- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

Rezoning #24CZ17

Holland Rd

Kelly Rd

Van Hook Ln

Stroup St

West Village

Eva Pearl Dr

Fahey Dr

Becca Ct

NC 540 Hwy NB

NC 540 Hwy SB

540







**PETITION INFORMATION**

Application #:

**#24CZ17**

Submittal Date:

An application has been duly filed requesting that the property described in this application be rezoned from RA \_\_\_\_\_ to HD-SF-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	See attached	21	_____
2	_____	22	_____
3	_____	23	_____
4	_____	24	_____
5	_____	25	_____
6	_____	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____

**PETITION INFORMATION**

Application #: **#24CZ17** Submittal Date: \_\_\_\_\_

**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**

**LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING**

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Use additional pages as needed.

1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use’s appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.

The property's LUM designation is High Density Residential, Commercial Services, and Office Employment. Although the proposed townhome community is inconsistent with this mixed-use designation, it is appropriate for the proposed location and consistent with the purposes, goals, and objectives of the LUM. First, the proposed townhomes will act as a natural extension of the existing West Village PUD, in a size and scale that's compatible with existing townhomes adjacent to the east. In view of the existing townhomes to the east, and the large stream on the portion of the property that engulfs the site's Kelly Road frontage, high density residential and high intensity commercial uses are no longer appropriate on the property. Second, the proposed townhomes will serve as a transition between existing homes in the West Village PUD and lower density residential to the north on Kelly Road. Finally, in support of future commercial development, the project will place additional housing near commercially zoned property at the S Salem Street/540 interchange which is identified on the LUM as a Community Mixed Use center.

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 townhomes will be compatible in scale and character to existing townhomes in West Village. They will follow dimensional standards for the HDSF district which are compatible with the dimensional standards for townhomes in the West Village PUD. Additionally, the proposed architectural conditions generally match the architectural conditions in the West Village PUD and the built aesthetics of the existing townhomes.

## PETITION INFORMATION

Application #:

**#24CZ17**

Submittal Date:

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

The proposed district will comply with all applicable Supplemental Standards.

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

The project will connect to existing Van Hook Lane and Eva Pearl Drive stub streets to improve connectivity and avoid an additional curb cut on Kelly Road. As discussed above, architectural conditions are offered to ensure the townhomes are compatible in character and quality with existing townhomes in West Village. The project will meet all UDO requirements for buffers, trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration.

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 project will meet all local, state, and federal environmental regulations. There is an existing stream in the western portion of the property and no lots will be located in riparian buffers.

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 district will not have an adverse impact on public facilities and services. The project will avoid adverse impacts on roads by connecting to two existing stub streets and avoiding direct access onto Kelly Road. Eva Pearl Drive and Van Hook Lane will provide multiple emergency access locations. The project will pay the required parks and rec fee in lieu of dedication.

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 use will not have adverse effects on health, safety, or welfare of residents of the Town or its ETJ. Rather, it will help add to the housing supply in Apex in a manner that is compatible with the existing development pattern of the area.

## PETITION INFORMATION

Application #:

**#24CZ17**

Submittal Date:

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

The proposed district is not substantially detrimental to adjacent properties. As discussed above, the proposed townhomes will be consistent in size, scale, density, and character to the existing West Village PUD townhomes adjacent to the east.

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

The proposed district will not constitute a nuisance or hazard. As discussed above, the project will utilize the existing street network and the proposed townhomes will be compatible with existing townhomes in the West Village PUD.

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.

Development of the property will comply with all other applicable standards of the Ordinance.

**#24CZ17**

**2305 Kelly Road**  
**Proposed Uses and Zoning Conditions**

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. All uses listed below are permitted (P) uses unless noted otherwise.

1. Accessory apartment
2. Duplex
3. Single-family
4. Townhouse
5. Townhouse, detached
6. Greenway
7. Park, active
8. Park, passive
9. Recreation facility, private
10. Utility, minor

## #24CZ17

### Zoning Conditions

1. There shall be a maximum of thirty (30) residential units on the property.
2. The following architectural conditions shall apply to ***townhouse and detached townhouse*** units:
  - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
  - b. The roofline cannot be a single mass; it shall be broken up either horizontally or vertically between, at a minimum, every other unit.
  - c. Garage doors shall have either windows, decorative details, or carriage-style adornments on them.
  - d. For units with front-facing garages, the front door entrance shall have a prominent covered porch/stoop area leading to the front door.
3. The following architectural conditions shall apply to ***single-family*** units:
  - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
  - b. All homes shall have either a crawl space foundation or a raised slab foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
  - c. Garage doors shall have windows, decorative details, or carriage-style adornments.
  - d. The garage shall not protrude more than 4 feet beyond the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
  - e. The roof shall be pitched at 5:12 or greater.
4. The following architectural conditions shall apply to ***duplex*** units:
  - a. Vinyl siding is not permitted, however vinyl windows, decorative elements and trim are permitted.
  - b. All units shall have a crawl space or a raised foundation which at a minimum, rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
  - c. Garage doors shall have windows, decorative details, or carriage style adornments.

## #24CZ17

- d. Garages cannot protrude more than 5 feet from the front façade or front porch.
  - e. The rear and side elevations of units that can be seen from the right of way shall have trim around the windows.
  - f. All rear elevations shall include a change in roofline plus an additional projection on the rear façade such as, but not limited to, a bay window, cantilever, fireplace, or enclosed porch.
5. The development shall install one (1) sign per Stormwater Control Measure to prohibit fertilizer in a location that is publicly accessible, such as adjacent to a sidewalk.
  6. At least 75% of newly installed plants shall be native or nativar species of North Carolina. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
  7. Landscaping shall include warm season grasses.
  8. The development shall install at least two pet waste stations.
  9. Each unit shall have at least one electrical receptacle suitable for electric vehicle charging with minimum voltage of 220V.
  10. All units shall be pre-configured with conduit for a solar energy system.
  11. Homeowner Association covenants shall not restrict the construction of accessory dwelling units.
  12. Subject to Town of Apex and North Carolina Department of Transportation approval, developer shall dedicate right of way for the length of the property's Kelly Road frontage, measured 55 feet from the existing centerline of Kelly Road, and widen and improve Kelly Road for the length of the property's Kelly Road frontage based on an 84-foot back-to-back curb and gutter 4-lane divided roadway with 5-foot sidewalk in a 110-foot right of way with bike lanes consistent with the Town of Apex Bicycle and Pedestrian System Plan Map (the "Road Widening"). There are one or more streams on the property and the Road Widening will require approval from the U.S. Army Corps of Engineers and any other applicable governing body (the "Permitting Body") to permit the stream disturbance. If the Permitting Body does not permit the stream disturbance, developer shall pay a fee in lieu for the Road Widening.
  13. The development shall construct 5-foot sidewalks on both sides of internal streets.
  14. The development shall construct a stub street to PIN 0731366481 in a location determined by developer and coordinated with Town staff during Master Subdivision and Construction Document review.

**#24CZ17**

**EXHIBIT A**  
**Kelly Road Townhomes**  
**Owner Information Addendum**

PIN: 0731352462

Address: 2305 Kelly Road

Acreage: 2.97 acres

Owner: Stat9 Technologies, Inc.

Owner Mailing Address: 420 Hilliard Forest Drive, Cary, NC 27519

Current Zoning: Residential Agricultural (RA)

PIN: 0731355481

Address: 2309 Kelly Road

Acreage: 3 acres

Owner: EDISquare, Inc.

Owner Mailing Address: 12410 Milestone Center Drive, Suite 600, Germantown, MD 20876

Current Zoning: Residential Agricultural (RA)



## AGENT AUTHORIZATION FORM

Application #: **#24CZ17**

Submittal Date: \_\_\_\_\_

STAT9 TECHNOLOGIES, INC. is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 2305 Kelly Road; PIN 0731352462

The agent for this project is: Matthew J. Carpenter and Jeff Roach

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

Agent Name: Matthew J. Carpenter and Jeff Roach

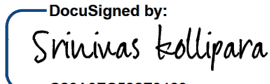
Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Telephone Number: 919-835-4032

E-Mail Address: MatthewCarpenter@parkerpoe.com

Signature(s) of Owner(s)\*

**STAT9 TECHNOLOGIES, INC.,**  
a Florida Corporation

By:  \_\_\_\_\_  
C20A0FC592F0469...

Attach additional sheets if there are additional owners.

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

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

# AGENT AUTHORIZATION FORM

Application #: **#24CZ17**

Submittal Date: \_\_\_\_\_

EDISQUARE, INC. is the owner\* of the property for which the attached application is being submitted:

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

The property address is: 2309 Kelly Road; PIN 0731355481

The agent for this project is: Matthew J. Carpenter and Jeff Roach

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

Agent Name: Matthew J. Carpenter and Jeff Roach

Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

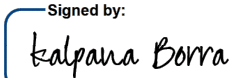
Telephone Number: 919-835-4032

E-Mail Address: MatthewCarpenter@parkerpoe.com

Signature(s) of Owner(s)\*

**EDISQUARE, INC.,**

a Florida Corporation

Signed by:  
By:   
C0480FBC6C3A4C5...

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**

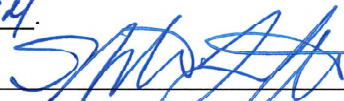
Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

The undersigned, Matthew J. Carpenter (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

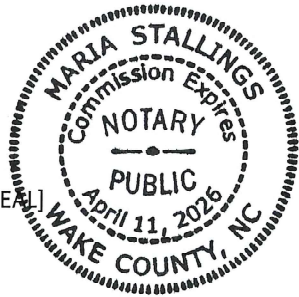
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2305 & 2309 Kelly Road and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
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 N/A, and recorded in the Wake County Register of Deeds Office on N/A, in Book N/A Page N/A.
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 N/A, 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 N/A, 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 26<sup>th</sup> day of September, 2024.

  
 \_\_\_\_\_ (seal)  
Matthew J. Carpenter  
 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 Matthew Carpenter, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's known name, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

Maria Stallings  
 Notary Public  
 State of North Carolina  
 My Commission Expires: April 11, 2026

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

Application #: **#24CZ17**

Submittal Date: \_\_\_\_\_

**Insert legal description below.**

See attached.

**#24CZ17**

**Legal Descriptions**  
**Rezoning of 2305 Kelly Road**

PIN 0731355481

BEGINNING at a stake located South 78 degrees 10 minutes 21 seconds East 330.12 feet from a point in the centerline of S.R. 1163; runs thence North 14 degrees 49 minutes 54 seconds West 447.40 feet to a stake; runs thence South 85 degrees 26 minutes 15 seconds East 383.94 feet to a stake; runs thence South 04 degrees 33 minutes 45 seconds West 422.01 feet to a stake; runs thence North 85 degrees 26 minutes 15 seconds West 235.37 feet to a stake, the point and place of BEGINNING, and containing 3.00 acres, and being the property of John L. Anderson and wife, Judith A. Anderson, according to a survey dated March 19, 1986, by Land Surveyors, Registered Land Surveyors.

TOGETHER with the right of ingress and egress over and upon a certain 30-foot easement, said point beginning at a railroad spike in the center line of S.R. 1163, a corner for now or formerly Mrs. Gaither Reams in William C. Poe's line and runs thence South 78 degrees 10 minutes 21 seconds East 330.12 feet to an iron pipe, this being the South line of the 30-foot easement.

PIN 0731352462

BEING that tract of property located in White Oak Township, Wake County, North Carolina being more particularly described as follows:

BEGINNING at a nail in the center line of SR #1163, said nail being located North 15 degree, 17 minutes, 13 seconds West 99.28 feet from a nail located in the intersection of Kelly Rd. and Holland Rd. as shown on the hereinafter referred survey; thence along the southern line of J. Philip Snipes South 82 degrees, 52 minutes, 26 seconds East 327.64 feet to an existing iron pipe; thence along the western line of Gaither Reams South 14 degrees, 49 minutes, 54 seconds East 447.48 feet to an existing iron pipe; thence along the northern line of Gaither A. Reams North 78 degrees, 09 minutes, 47 seconds West 330.06 feet to a nail located in the centerline of SR #1163; thence along the centerline of SR #1163 North 16 degrees, 02 minutes, 38 seconds West 421.95 to the POINT AND PLACE OF BEGINNING containing 2.974 acres more or less according to survey for Charlene Lester and Judith Luebke dated 03/14/2006 by Al Prince & Associates, P.A., said tract being SUBJECT TO the right of way of SR #1163.

## Wake County Residential Development Notification

Please complete each section of this form and submit with your application.

Please complete each section of this form and submit with your application.

Please send any questions about this form to:  
[studentassignment-gis-group@wcpss.net](mailto:studentassignment-gis-group@wcpss.net).

Developer Company Information	
<b>Company Name</b>	Vasu Kollipara c/o Matthew J. Carpenter
<b>Company Phone Number</b>	919-835-4032
<b>Developer Representative Name</b>	Matthew J. Carpenter
<b>Developer Representative Phone Number</b>	919-835-4032
<b>Developer Representative Email</b>	MatthewCarpenter@parkerpoe.com

New Residential Subdivision Information	
<b>Date of Application for Subdivision</b>	TBD
<b>City, Town or Wake County Jurisdiction</b>	Town of Apex
<b>Name of Subdivision</b>	TBD
<b>Address of Subdivision (if unknown enter nearest cross streets)</b>	2305 Kelly Road
<b>REID(s)</b>	0092033; 0094985
<b>PIN(s)</b>	0731352462; 0731355481

Projected Dates Information	
<b>Subdivision Completion Date</b>	2026
<b>Subdivision Projected First Occupancy Date</b>	2026

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes	30							1200	2500	TBD	TBD	2026					
Condos																	
Apartments																	
Other																	

# 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, Matthew J. Carpenter, do hereby declare as follows:  
Print Name

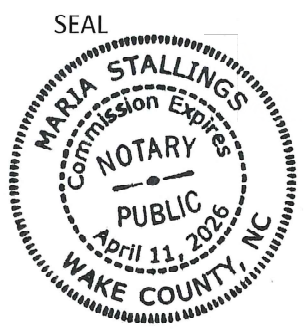
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on 9/26/2024 (date) from 5:30 PM (start time) to 6:30 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.

9/26/24  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Matthew Carpenter, a Notary Public for the above State and County, on this the 26 day of September, 2024.



[Signature]  
Notary Public  
Maria Stallings  
Print Name

My Commission Expires: April 11, 2026

# NOTICE OF NEIGHBORHOOD MEETING

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

September 12, 2024

Date

Dear Neighbor:

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

See attached Exhibit A

See attached Exhibit A

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

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

Application Type		Approving Authority
<input checked="" type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/>	Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/>	Minor Site Plan for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, or “Convenience store with gas sales”	Technical Review Committee (staff)
<input type="checkbox"/>	Special Use Permit	Board of Adjustment (QJPH*)
<input checked="" type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

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

The applicant is proposing to rezone the property to High Density Single-Family Conditional Zoning (HD-SF-CZ), Planned Unit Development Conditional Zoning (PUD-CZ), or a similar district to permit a townhome subdivision.

Estimated submittal date: October 1, 2024

### MEETING INFORMATION:

Property Owner(s) name(s): See attached Exhibit A

Applicant(s): Vasu Kollipara c/o Matthew Carpenter

Contact information (email/phone): matthewcarpenter@parkerpoe.com; (919) 835-4032

Meeting Address: Virtual (Zoom) - See attached notice letter

Date/Time of meeting\*\*: September 26, 2024

Welcome: 5:30 PM Project Presentation: 5:30 PM Question & Answer: 6:00 PM

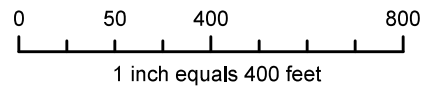
\*\*Meetings shall occur between 5:00 p.m.-9:00 p.m. on a Monday through Thursday (excluding Town recognized holidays). If you have questions about the general process for this application, please contact the Planning Department at 919-249-3426. You may also find information about the Apex Planning Department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





# 2305 & 2309 Kelly Road

## Vicinity Map



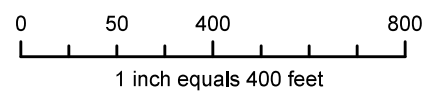
**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



## 2305 & 2309 Kelly Road

## Zoning Map

## Current Zoning: RA



**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.

# 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: Kelly Road Townhomes Zoning: RA

Location: See attached Exhibit A

Property PIN(s): See attached Exhibit A Acreage/Square Feet: 5.97 ac

Property Owner: See attached Exhibit A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Vasu Kollipara c/o Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Fax: N/A Email: matthewcarpenter@parkerpoe.com

Engineer: Peak Engineering & Design, PLLC, attn: Jeff Roach

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: (919) 439-0100 Fax: N/A Email: jroach@peakengineering.com

Builder (if known): TBD

Address: TBD

City: TBD State: TBD TBD

Phone: TBD Fax: TBD Email: TBD

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

## Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

#24CZ17

**EXHIBIT A**  
**Kelly Road Townhomes**  
**Owner Information Addendum**

PIN: 0731352462

Address: 2305 Kelly Road

Acreage: 2.97 acres

Owner: Stat9 Technologies, Inc.

Owner Mailing Address: 420 Hilliard Forest Drive, Cary, NC 27519

Current Zoning: Residential Agricultural (RA)

PIN: 0731355481

Address: 2309 Kelly Road

Acreage: 3 acres

Owner: EDISquare, Inc.

Owner Mailing Address: 12410 Milestone Center Drive, Suite 600, Germantown, MD 20876

Current Zoning: Residential Agricultural (RA)

# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: virtual via zoom  
Date of meeting: September 26, 2024 Time of meeting: 5:30 PM  
Property Owner(s) name(s): EDISQUARE, INC.; STAT9 TECHNOLOGIES, INC.  
Applicant(s): Vasu Kollipara; c/o Matthew J. Carpenter

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Rudy Lepe	2051 Eva Peal Drive, Apex, NC	N/A	lepefernandez18@gmail.com	yes
2.	Luisa Maria Santos	1812 Stroup Street, Apex, NC	919-971-2404	N/A	yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): EDISQUARE, INC.; STAT9 TECHNOLOGIES, INC.

Applicant(s): Vasu Kollipara c/o Matthew J. Carpenter

Contact information (email/phone): MatthewCarpenter@parkerpoe.com; 919-835-4032

Meeting Address: virtual via Zoom

Date of meeting: September 26, 2024 Time of meeting: 5:30 PM - 6:30 PM

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

Question/Concern #1:

see attached

---

---

Applicant's Response:

see attached

---

---

---

Question/Concern #2:

see attached

---

---

Applicant's Response:

see attached

---

---

---

Question/Concern #3:

see attached

---

---

Applicant's Response:

see attached

---

---

---

Question/Concern #4:

see attached

---

---

Applicant's Response:

see attached

---

---

---

**Summary of Neighborhood Meeting**  
**2305 & 2309 Kelly Road**  
**September 26, 2024**

**I. WELCOME**

- a. Introduction of Development Team
  - i. Matthew Carpenter w/ Parker Poe
  - ii. Vasu Kollipara, the developer
  - iii. Jeff Roach w/ Peak Engineering, Civil Engineer
- b. Meeting context. This is the pre-filing neighborhood meeting for a rezoning of property on Kelly Road. So, we haven't filed our rezoning application yet. The purpose of tonight's meeting is to provide an overview of our request and to hear your feedback as we put together our rezoning application. I'll give a short presentation and then we'll be happy to answer any questions.

**II. PRESENTATION**

- a. Site Overview - location, existing uses adjacent, and surrounding development in progress.
- b. 2045 LUM
  - i. The LUM is the primary policy document the Town (staff and Council) uses to evaluate rezoning requests. The site here has a mixed-use designation which calls for High Density Residential, Commercial Services, and Office Employment
- c. Current and Proposed Zoning
  - i. The property is currently zoned Residential Agricultural (RA) as you can see in green. The RA zoning only allows single-family homes on five acre lots.
  - ii. The proposed zoning is High Density Single Family Conditional (HD-SF-CZ).
  - iii. The primary purpose of the rezoning is to allow the development of a townhome community with around 30 townhomes.
  - iv. We believe the project is a natural extension of the West Village townhomes to the east that were originally approved in 2015.
  - v. This community will be of similar scale and quality.
  - vi. The "conditional" part of the case means that we'll include in our application certain zoning conditions that will be binding on the property and any future development.
  - vii. We haven't finalized those conditions yet and they will change after staff review, but conditions will likely address overall density and architectural conditions.
- d. Rezoning Process and Timeline
  - i. Following this meeting, we will complete our rezoning application and plan to submit October 1.
  - ii. Following submittal, we'll go through several months of staff review.
  - iii. Once staff review is complete, the project will be reviewed by the Planning Board. The Planning Board will hold a public hearing on the case and make a recommendation to Council on whether to approve the case. Anyone is permitted to speak on the rezoning.
  - iv. Typically two weeks after the Planning Board meeting, Town Council will hold a public hearing on the case and take the final vote on the request.

During the meeting, the following questions were received via chat and answered by the development team. Answer summaries are provided in [blue](#).

- I live on Stroup Street. What will happen to the wooded areas behind my house? Is this the property you're talking about developing?
  - Yes. The plan is to develop townhomes on the property. As I mentioned, this is just the rezoning stage, so the primary question is whether townhomes are appropriate here as a use. We won't have the final subdivision plan, with the exact lot and street layout, until we file our Master Subdivision application which happens after the rezoning.
  - I can tell you that there will be a planted perimeter buffer along the shared property line.

## #24CZ17

For these buffers, we typically keep existing tree cover where we can. I also see on GIS there's a planted perimeter buffer behind your house now which appears to be about 15 feet. So, behind your house, at a minimum, you'll have your neighborhoods planted perimeter buffer and a planted perimeter buffer on our property.

- Will the project use roads in West Village?
  - Yes, as I mentioned, we haven't designed our internal streets yet, but the project will connect to the Van Hook Lane and Eva Pearl Drive stub streets. The Town requires cross access connections to these streets and they were stubbed to our property by the developer of West Village because the Town anticipated future development of our site.
- What is the security protection between these two communities and how will our community be separated from this community?
  - The community will not be separated from your community. The homes will be townhomes of similar quality and scale to the townhomes in your neighborhood. The idea is for the new neighborhood to be a natural extension of your neighborhood.



#24CZ17

OWNER	MAILING ADDRESS	
AGARWAL, DAXIT AGARWAL, VIJAY	1819 STROUP ST	APEX NC 27502-4350
AHUJA, APARNA CO-TRUSTEES PALIWAL, SUMIT CO-TRUSTEES	1405 TINOS OVERLOOK WAY	APEX NC 27502-8593
ALVAREZ, ANA LORENA FERNANDEZ VALDEZ, RODOLFO LEPE	2051 EVA PEARL DR	APEX NC 27502-4351
BADISETTI, KAVITHA	2059 EVA PEARL DR	APEX NC 27502-4351
BALARAMAN, ARUN TRUSTEE KUPPUSWAMY, SATHYABAMA TRUSTEE	303 OCEANSIDE LN	CARY NC 27519
BHOWMIK, SOUMYADIP MONDAL, MANALI	2012 VAN HOOK LN	APEX NC 27502-4352
BROCKELBANK, DAVID A	2233 KELLY RD	APEX NC 27502-9586
CARROLL, NICHOLAS S	2049 EVA PEARL DR	APEX NC 27502-4351
CHANDHIRAMOORTHY, RAVISHANKAR MURUGESAN, NANDINI	1817 STROUP ST	APEX NC 27502-4350
CHAUHAN, VIJAY	2018 VAN HOOK LN	APEX NC 27502-4352
CHEN, CHI-DAI	2004 VAN HOOK LN	APEX NC 27502-4352
DAWDA, PRANAV MEHTA, NITI HEMANT	2061 EVA PEARL DR	APEX NC 27502-4351
EDISQUARE INC	12410 MILESTONE CENTER DR STE 600	GERMANTOWN MD 20876-7102
GAMPA, VENKATA B S VAJJAHA, VIJAYAVANI	1800 STROUP ST	APEX NC 27502-4350
GORREMUTCHU, GNANA GEDDAM, ARUNA	1520 FURLONG LOOP	CARY NC 27519-9392
GOSRANI, SAMEER GOSRANI, URMI	2057 EVA PEARL DR	APEX NC 27502-4351
HALSEY, WENDY MARIE HALSEY, MARK SULLIVAN	2055 EVA PEARL DR	APEX NC 27502-4351
JERE, ABHIJIT TRUSTEE DESHPANDE, ANJALI S TRUSTEE	325 TRAMWAY DR	MILPITAS CA 95035-3572
JIA, FEI SAYERS, CLAIRE E	1854 FAHEY DR	APEX NC 27502-7083
JOHN, CHERU CHERIAN	4995 NORTHLAWN DR	SAN JOSE CA 95130-1834
JOSHI, TEJAS NAYANKUMAR GODBOLE, AADITI YESHWANT	2071 EVA PEARL DR	APEX NC 27502-4351
KALRA, KABEER KALRA, SONAL	2073 EVA PEARL DR	APEX NC 27502-4351
KAMBLE, CHETAN S KAMBLE, TRUPTI CHETAN	2043 EVA PEARL DR	APEX NC 27502-4351
KELLY COMMONS LLC	10210 GREEN LEVEL CHURCH RD	CARY NC 27519-8229
KETHIREDDY, BHANU SATVIK REDDY	1820 STROUP ST	APEX NC 27502-4350
MAILACHALAM, SHRIDHARSHNA	1842 FAHEY DR	APEX NC 27502-7083
MATTHEWS, JOSEPH T MATTHEWS, PHILOMINA	1818 STROUP ST	APEX NC 27502-4350
MEHTA, ANKIT MEHTA, DEBRA LEIGH	2008 VAN HOOK LN	APEX NC 27502-4352
MILLS, DOROTHY M MILLS, DAVID G TRUSTEE	7001 APEX BARBECUE RD	APEX NC 27502-7784
MUKHERJEE, DEBARSHI MUKHERJEE, SAYARI	1021 GROGANS MILL DR	CARY NC 27519-7193
NAIK, ROHAN D BHASKER, KRITHIKA	1809 STROUP ST	APEX NC 27502-4350
NALLURI, KEERTHI	2047 EVA PEARL DR	APEX NC 27502-4351
NANDA, AMIT NANDA, LOVELEEN	4152 PINEY GAP DR	CARY NC 27519-7514
NGUYEN, HENRY NGUYEN, AMY	2006 VAN HOOK LN	APEX NC 27502-4352
NORU, KRISHNA TRUSTEE YAKASIRI, MENAKA TRUSTEE	1804 STROUP ST	APEX NC 27502-4350
NORU, MADAN M	4849 CLUB TERRACE LN	FRISCO TX 75036-0170
PASUPULATI, VARUN KUMAR BASAK, PRIYANKI	2063 EVA PEARL DR	APEX NC 27502-4351
PIPPALLA, DEEPTHI SANTHOSH	1808 STROUP ST	APEX NC 27502-4350
RAMOS, RAMON HOWARD, JESSICA	1858 FAHEY DR	APEX NC 27502-7083
RIERSON, COLE RIERSON, DANA	2065 EVA PEARL DR	APEX NC 27502-4351
SANDA, REBECCA SANDA, CHRISTOPHER	429 BURNBANK DR	CARY NC 27519-5427
SANTOS, LUISA MARIA	1812 STROUP ST	APEX NC 27502-4350
SHAH, BHAVIK SHAH, KINJALBEN BHAVIK	5032 TREMBATH LN	CARY NC 27519-7306
SHARMA, PARMODH SHARMA, JYOTI	2120 VITTORIO LN	APEX NC 27502-9678
SHIRSEKAR, NIKHIL	1846 FAHEY DR	APEX NC 27502-7083
SIPANI, PRIYANK NAVRATAN SIPANI, PRIYANKA	1850 FAHEY DR	APEX NC 27502-7083
SONG, SOON SUK SONG, IN SOOK	2045 EVA PEARL DR	APEX NC 27502-4351
ST PAUL AMERICAN COPTIC ORTHODOX CHURCH	2510 PINEY PLAINS RD	CARY NC 27518-6870
STANLEY MARTIN HOMES LLC	11710 PLAZA AMERICA DR STE 1100	RESTON VA 20190-4771
STAT9 TECHNOLOGIES INC	420 HILLIARD FOREST DR	CARY NC 27519-8209
SWAHARI, SIRISHA PUDIPEDDI, RAMAKRISHNA	1669 PANTEGO TRL	CARY NC 27519-2603
TAMMISETTI, RENUKA D	2069 EVA PEARL DR	APEX NC 27502-4351
TANUGULA, ROHIT KUMAR TRUSTEE ANNOJ, RADHIKA TRUSTEE	1478 MORRILL AVE	SAN JOSE CA 95132-2251
TAUBER, SCOTT	2002 VAN HOOK LN	APEX NC 27502-4352
TAZEGUL, GOKHAN TAZEGUL, SEVIL KORKMAZ	1840 FAHEY DR	APEX NC 27502-7083
TONG, GINA L MAJORS, JASON R	1838 FAHEY DR	APEX NC 27502-7083



# 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, Matthew J. Carpenter, do hereby declare as follows:  
Print Name

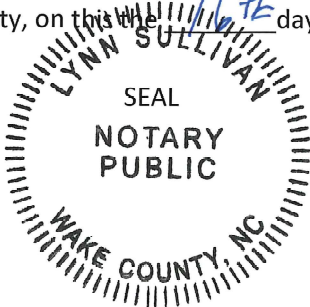
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on 11/26/2024 (date) from 5:30 PM (start time) to 6:30 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.

12/16/2024  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Lynn Sullivan, a Notary Public for the above State and County, on this 16<sup>th</sup> day of December, 2024.



[Signature]  
Notary Public  
Lynn Sullivan  
Print Name

My Commission Expires: 11/16/2027

# NOTICE OF NEIGHBORHOOD MEETING

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

November 12, 2024

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at  
See attached Exhibit A See attached Exhibit A

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

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

Application Type		Approving Authority
<input checked="" type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/>	Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/>	Minor Site Plan for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, or “Convenience store with gas sales”	Technical Review Committee (staff)
<input type="checkbox"/>	Special Use Permit	Board of Adjustment (QJPH*)
<input type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

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

The applicant is proposing to rezone the property to High Density Single-Family Conditional Zoning (HD-SF-CZ) to permit a townhome subdivision.

Estimated submittal date: Submitted on October 1, 2024

### MEETING INFORMATION:

Property Owner(s) name(s):	See attached Exhibit A
Applicant(s):	Vasu Kollipara c/o Matthew Carpenter
Contact information (email/phone):	matthewcarpenter@parkerpoe.com; (919) 835-4032
Meeting Address:	Virtual (Zoom) - See attached notice letter
Date/Time of meeting**:	November 26, 2024
Welcome:	5:30 PM
Project Presentation:	5:30 PM
Question & Answer:	6:00 PM

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

#24CZ17



To: Neighboring Property Owners and Tenants  
From: Matthew J. Carpenter  
Date: November 12, 2024  
  
Re: Notice of Virtual Neighborhood Meeting

You are invited to attend a virtual neighborhood meeting on November 26, 2024 at 5:30 PM to discuss 24CZ17, the requested rezoning of 2305 Kelly Road (PIN 0731352462) and 2309 Kelly Road (PIN 0731355481) from Residential Agricultural (RA) to High Density Single-Family Conditional Zoning (HD-SF-CZ) to permit a townhome subdivision. If approved, the rezoning will change the 2045 Land Use Map ("LUM") designation from High Density Residential/Office Employment/Commercial Services to Medium/High Density Residential.

During the meeting, the applicant will describe the nature of the rezoning request and the proposed change to the LUM, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; (3) a LUM exhibit (4) a project contact information sheet; and (5) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	854 8940 8362
Enter the following password:	334092

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	854 8940 8362 #
Enter the Participant ID:	#
Enter the Meeting password:	334092 #

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at [matthewcarpenter@parkerpoe.com](mailto:matthewcarpenter@parkerpoe.com).

Sincerely,

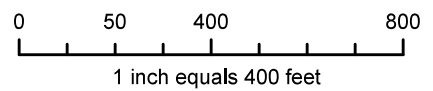
A handwritten signature in blue ink, appearing to read 'Matthew Carpenter', with a long horizontal flourish extending to the right.

Matthew Carpenter



## 2305 & 2309 Kelly Road

## Vicinity Map



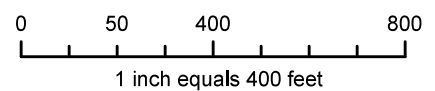
**Disclaimer**  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



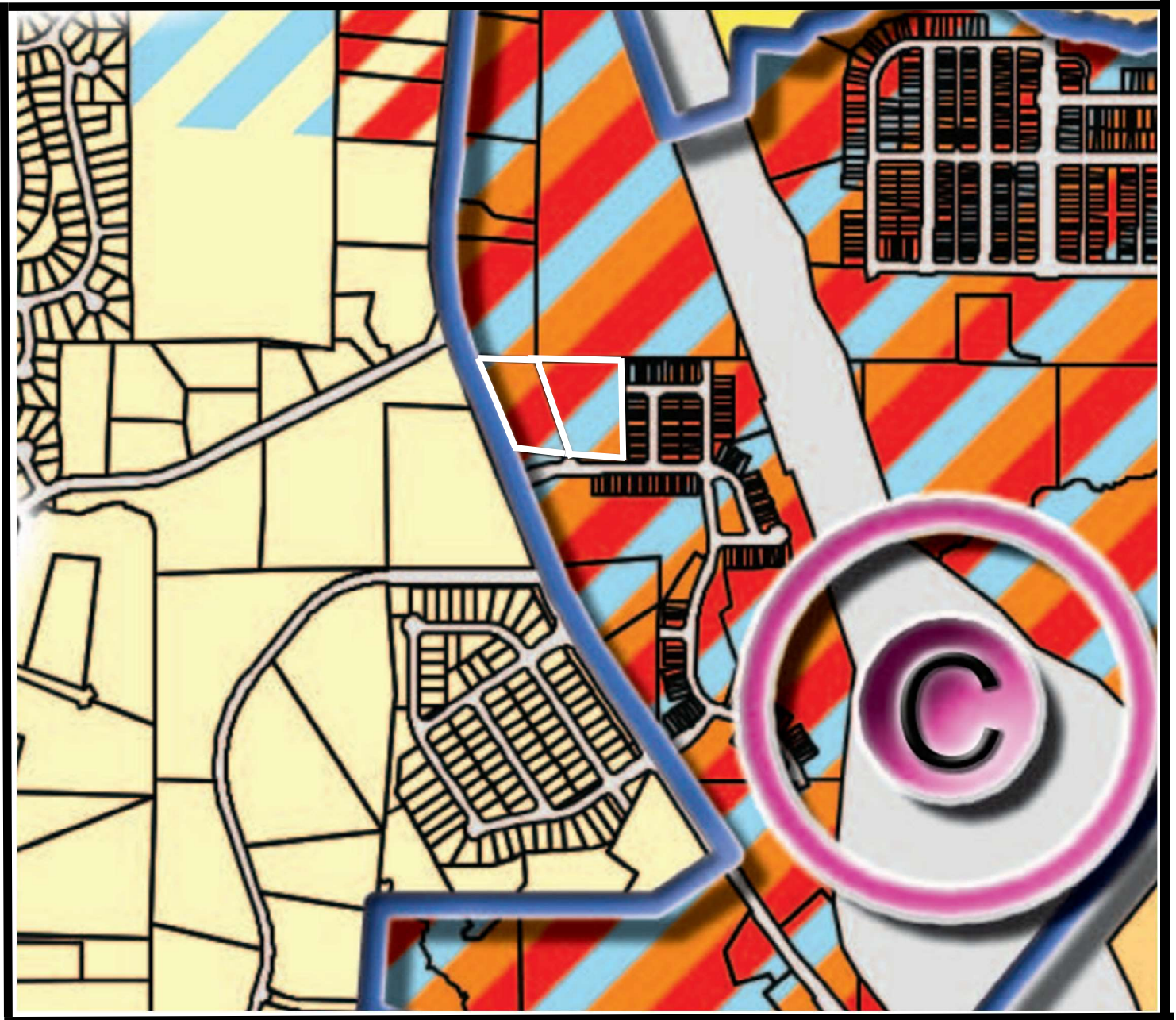
## 2305 & 2309 Kelly Road

## Zoning Map

## Current Zoning: RA



**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.



## 2305 & 2309 Kelly Road

**Current LUM Designation: High Density Residential/Office Employment/Commercial Services**

**Proposed LUM Designation: Medium/High Density Residential**





# 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: Kelly Road Townhomes Zoning: RA

Location: See attached Exhibit A

Property PIN(s): See attached Exhibit A Acreage/Square Feet: 5.97 ac

Property Owner: See attached Exhibit A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Vasu Kollipara c/o Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Fax: N/A Email: matthewcarpenter@parkerpoe.com

Engineer: Peak Engineering & Design, PLLC, attn: Jeff Roach

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: (919) 439-0100 Fax: N/A Email: jroach@peakengineering.com

Builder (if known): TBD

Address: TBD

City: TBD State: TBD TBD

Phone: TBD Fax: TBD Email: TBD

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

#24CZ17

**EXHIBIT A**  
**Kelly Road Townhomes**  
**Owner Information Addendum**

PIN: 0731352462

Address: 2305 Kelly Road

Acreage: 2.97 acres

Owner: Stat9 Technologies, Inc.

Owner Mailing Address: 420 Hilliard Forest Drive, Cary, NC 27519

Current Zoning: Residential Agricultural (RA)

PIN: 0731355481

Address: 2309 Kelly Road

Acreage: 3 acres

Owner: EDISquare, Inc.

Owner Mailing Address: 12410 Milestone Center Drive, Suite 600, Germantown, MD 20876

Current Zoning: Residential Agricultural (RA)

# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual via Zoom

Date of meeting: November 26, 2024 Time of meeting: 5:30 PM

Property Owner(s) name(s): Stat9 Technologies, Inc.; EDISquare, Inc.

Applicant(s): Vasu Kollipara, c/o Matthew J. Carpenter

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	No neighbors attended the meeting				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Stat9 Technologies, Inc.; EDISquare, Inc.

Applicant(s): Vasu Kollipara, c/o Matthew J. Carpenter

Contact information (email/phone): MatthewCarpenter@parkerpoe.com; 919-835-4032

Meeting Address: virtual via Zoom

Date of meeting: November 26, 2024 Time of meeting: 5:30 PM

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

Question/Concern #1:

No neighbors attended the meeting

\_\_\_\_\_

Applicant's Response:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #2:

\_\_\_\_\_  
\_\_\_\_\_

Applicant's Response:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #3:

\_\_\_\_\_  
\_\_\_\_\_

Applicant's Response:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #4:

\_\_\_\_\_  
\_\_\_\_\_

Applicant's Response:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#24CZ17

OWNER	MAILING ADDRESS	
AGARWAL, DAXIT AGARWAL, VIJAY	1819 STROUP ST	APEX NC 27502-4350
AHUJA, APARNA CO-TRUSTEES PALIWAL, SUMIT CO-TRUSTEES	1405 TINOS OVERLOOK WAY	APEX NC 27502-8593
ALVAREZ, ANA LORENA FERNANDEZ VALDEZ, RODOLFO LEPE	2051 EVA PEARL DR	APEX NC 27502-4351
BADISETTI, KAVITHA	2059 EVA PEARL DR	APEX NC 27502-4351
BALARAMAN, ARUN TRUSTEE KUPPUSWAMY, SATHYABAMA TRUSTEE	303 OCEANSIDE LN	CARY NC 27519
BHOWMIK, SOUMYADIP MONDAL, MANALI	2012 VAN HOOK LN	APEX NC 27502-4352
BROCKELBANK, DAVID A	2233 KELLY RD	APEX NC 27502-9586
CARROLL, NICHOLAS S	2049 EVA PEARL DR	APEX NC 27502-4351
CHANDHIRAMOORTHY, RAVISHANKAR MURUGESAN, NANDINI	1817 STROUP ST	APEX NC 27502-4350
CHAUHAN, VIJAY	2018 VAN HOOK LN	APEX NC 27502-4352
CHEN, CHI-DAI	2004 VAN HOOK LN	APEX NC 27502-4352
DAWDA, PRANAV MEHTA, NITI HEMANT	2061 EVA PEARL DR	APEX NC 27502-4351
EDISQUARE INC	12410 MILESTONE CENTER DR STE 600	GERMANTOWN MD 20876-7102
GAMPA, VENKATA B S VAJJAHA, VIJAYAVANI	1800 STROUP ST	APEX NC 27502-4350
GORREMTUCHU, GNANA GEDDAM, ARUNA	1520 FURLONG LOOP	CARY NC 27519-9392
GOSRANI, SAMEER GOSRANI, URMI	2057 EVA PEARL DR	APEX NC 27502-4351
HALSEY, WENDY MARIE HALSEY, MARK SULLIVAN	2055 EVA PEARL DR	APEX NC 27502-4351
JERE, ABHIJIT TRUSTEE DESHPANDE, ANJALI S TRUSTEE	325 TRAMWAY DR	MILPITAS CA 95035-3572
JIA, FEI SAYERS, CLAIRE E	1854 FAHEY DR	APEX NC 27502-7083
JOHN, CHERU CHERIAN	4995 NORTHLAWN DR	SAN JOSE CA 95130-1834
JOSHI, TEJAS NAYANKUMAR GODBOLE, AADITI YESHWANT	2071 EVA PEARL DR	APEX NC 27502-4351
KALRA, KABEER KALRA, SONAL	2073 EVA PEARL DR	APEX NC 27502-4351
KAMBLE, CHETAN S KAMBLE, TRUPTI CHETAN	2043 EVA PEARL DR	APEX NC 27502-4351
KELLY COMMONS LLC	10210 GREEN LEVEL CHURCH RD	CARY NC 27519-8229
KETHIREDDY, BHANU SATVIK REDDY	1820 STROUP ST	APEX NC 27502-4350
MAILACHALAM, SHRIDHARSHNA	1842 FAHEY DR	APEX NC 27502-7083
MATTHEWS, JOSEPH T MATTHEWS, PHILOMINA	1818 STROUP ST	APEX NC 27502-4350
MEHTA, ANKIT MEHTA, DEBRA LEIGH	2008 VAN HOOK LN	APEX NC 27502-4352
MILLS, DOROTHY M MILLS, DAVID G TRUSTEE	7001 APEX BARBECUE RD	APEX NC 27502-7784
MUKHERJEE, DEBARSHI MUKHERJEE, SAYARI	1021 GROGANS MILL DR	CARY NC 27519-7193
NAIK, ROHAN D BHASKER, KRITHIKA	1809 STROUP ST	APEX NC 27502-4350
NALLURI, KEERTHI	2047 EVA PEARL DR	APEX NC 27502-4351
NANDA, AMIT NANDA, LOVELEEN	4152 PINEY GAP DR	CARY NC 27519-7514
NGUYEN, HENRY NGUYEN, AMY	2006 VAN HOOK LN	APEX NC 27502-4352
NORU, KRISHNA TRUSTEE YAKASIRI, MENAKA TRUSTEE	1804 STROUP ST	APEX NC 27502-4350
NORU, MADAN M	4849 CLUB TERRACE LN	FRISCO TX 75036-0170
PASUPULATI, VARUN KUMAR BASAK, PRIYANKI	2063 EVA PEARL DR	APEX NC 27502-4351
PIPPALLA, DEEPTHI SANTHOSH	1808 STROUP ST	APEX NC 27502-4350
RAMOS, RAMON HOWARD, JESSICA	1858 FAHEY DR	APEX NC 27502-7083
RIERSON, COLE RIERSON, DANA	2065 EVA PEARL DR	APEX NC 27502-4351
SANDA, REBECCA SANDA, CHRISTOPHER	429 BURNBANK DR	CARY NC 27519-5427
SANTOS, LUISA MARIA	1812 STROUP ST	APEX NC 27502-4350
SHAH, BHAVIK SHAH, KINJALBEN BHAVIK	5032 TREMBATH LN	CARY NC 27519-7306
SHARMA, PARMODH SHARMA, JYOTI	2120 VITTORIO LN	APEX NC 27502-9678
SHIRSEKAR, NIKHIL	1846 FAHEY DR	APEX NC 27502-7083
SIPANI, PRIYANK NAVRATAN SIPANI, PRIYANKA	1850 FAHEY DR	APEX NC 27502-7083
SONG, SOON SUK SONG, IN SOOK	2045 EVA PEARL DR	APEX NC 27502-4351
ST PAUL AMERICAN COPTIC ORTHODOX CHURCH	2510 PINEY PLAINS RD	CARY NC 27518-6870
STANLEY MARTIN HOMES LLC	11710 PLAZA AMERICA DR STE 1100	RESTON VA 20190-4771
STAT9 TECHNOLOGIES INC	420 HILLIARD FOREST DR	CARY NC 27519-8209
SWAHARI, SIRISHA PUDIPEDDI, RAMAKRISHNA	1669 PANTEGO TRL	CARY NC 27519-2603
TAMMISETTI, RENUKA D	2069 EVA PEARL DR	APEX NC 27502-4351
TANUGULA, ROHIT KUMAR TRUSTEE ANNOJ, RADHIKA TRUSTEE	1478 MORRILL AVE	SAN JOSE CA 95132-2251
TAUBER, SCOTT	2002 VAN HOOK LN	APEX NC 27502-4352
TAZEGUL, GOKHAN TAZEGUL, SEVIL KORKMAZ	1840 FAHEY DR	APEX NC 27502-7083

## #24CZ17

TONG, GINA L MAJORS, JASON R	1838 FAHEY DR	APEX NC 27502-7083
UVA, RAJA KOTHANDAPANI UMASANKAR, SESHALEKHA	1856 FAHEY DR	APEX NC 27502-7083
WAGNER, MAUREEN DENISE	1807 STROUP ST	APEX NC 27502-4350
XIANG, YUAN	2016 VAN HOOK LN	APEX NC 27502-4352
XUE, XIAO	8 BLUEBERRY HILL LN	MELROSE MA 02176-6400
ZABETH LLC	719 GOLDENVIEW ACRES CT	APEX NC 27502-2511
ZEIGLER, TAYLOR GALPIN ZEIGLER, PAUL WENDALL	2022 VAN HOOK LN	APEX NC 27502-4352
APEX TOWN OF	PO BOX 250	APEX NC 27502
Current Tenant	2075 Eva Pearl DR	APEX NC 27502
Current Tenant	2077 Eva Pearl DR	APEX NC 27502
Current Tenant	1844 Fahey DR	APEX NC 27502
Current Tenant	1852 Fahey DR	APEX NC 27502
Current Tenant	2228 Kelly RD	APEX NC 27502
Current Tenant	2300 Kelly RD	APEX NC 27502
Current Tenant	2305 Kelly RD	APEX NC 27502
Current Tenant	2309 Kelly RD	APEX NC 27502
Current Tenant	2324 Kelly RD	APEX NC 27502
Current Tenant	1801 Stroup ST	APEX NC 27502
Current Tenant	1802 Stroup ST	APEX NC 27502
Current Tenant	1803 Stroup ST	APEX NC 27502
Current Tenant	1805 Stroup ST	APEX NC 27502
Current Tenant	1806 Stroup ST	APEX NC 27502
Current Tenant	1813 Stroup ST	APEX NC 27502
Current Tenant	1814 Stroup ST	APEX NC 27502
Current Tenant	1815 Stroup ST	APEX NC 27502
Current Tenant	1816 Stroup ST	APEX NC 27502
Current Tenant	1821 Stroup ST	APEX NC 27502
Current Tenant	2000 Van Hook LN	APEX NC 27502
Current Tenant	2014 Van Hook LN	APEX NC 27502
Current Tenant	2020 Van Hook LN	APEX NC 27502

# 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, Matthew J. Carpenter, do hereby declare as follows:  
Print Name

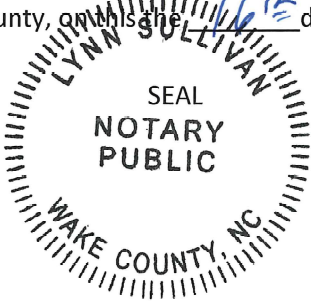
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on 12/11/2024 (date) from 5:30 PM (start time) to 6:30 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.

12/16/2024  
Date

By: [Signature]

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Lynn Sullivan, a Notary Public for the above State and County, on this 16<sup>th</sup> day of December, 2024.



[Signature]  
Notary Public  
Lynn Sullivan  
Print Name

My Commission Expires: 11/16/2027

# NOTICE OF NEIGHBORHOOD MEETING

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

November 27, 2024

Date

Dear Neighbor:

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

See attached Exhibit A

See attached Exhibit A

Address(es)

PIN(s)

in accordance with the Town of Apex Neighborhood Meeting procedures. This meeting is intended to be a way for the applicant to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Town. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is officially submitted. If you are unable to attend, please refer to the Project Contact Information page for ways to contact the applicant. Notified neighbors may request that the applicant provide updates and send plans via email or mail. Once an application has been submitted to the Town, it may be tracked using the [Interactive Development Map](#) or the [Apex Development Report](#) located on the Town of Apex website at <http://www.apexnc.org/180>. Applications for Rezoning must hold a second Neighborhood Meeting in the month prior to the anticipated public hearing date.

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

Application Type		Approving Authority
<input checked="" type="checkbox"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="checkbox"/>	Major Site Plan	Technical Review Committee (staff)
<input type="checkbox"/>	Minor Site Plan for the uses “Day care facility”, “Government service”, “School, public or private”, “Restaurant, drive-through”, or “Convenience store with gas sales”	Technical Review Committee (staff)
<input type="checkbox"/>	Special Use Permit	Board of Adjustment (QJPH*)
<input checked="" type="checkbox"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

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

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

The applicant is proposing to rezone the property to High Density Single-Family Conditional Zoning (HD-SF-CZ) to permit a townhome subdivision.

Estimated submittal date: Submitted on October 1, 2024

### MEETING INFORMATION:

Property Owner(s) name(s):	See attached Exhibit A
Applicant(s):	Vasu Kollipara c/o Matthew Carpenter
Contact information (email/phone):	matthewcarpenter@parkerpoe.com; (919) 835-4032
Meeting Address:	Virtual (Zoom) - See attached notice letter
Date/Time of meeting**:	December 11, 2024
Welcome:	5:30 PM
Project Presentation:	5:30 PM
Question & Answer:	6:00 PM

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



#24CZ17



To: Neighboring Property Owners and Tenants  
From: Matthew J. Carpenter  
Date: November 27, 2024

Re: Notice of Second Required Virtual Neighborhood Meeting

You are invited to attend a neighborhood meeting on December 11, 2024 at 5:30 PM to discuss 24CZ17, the requested rezoning of 2305 Kelly Road (PIN 0731352462) and 2309 Kelly Road (PIN 0731355481) from Residential Agricultural (RA) to High Density Single-Family Conditional Zoning (HD-SF-CZ) to permit a townhome subdivision.

During the meeting, the applicant will describe the nature of the rezoning request, provide updates since the previous neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; (3) a Land Use Map exhibit; (4) a project contact information sheet; and (5) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	884 0468 1470
Enter the following password:	897820

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	884 0468 1470 #
Enter the Participant ID:	#
Enter the Meeting password:	897820 #

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at [matthewcarpenter@parkerpoe.com](mailto:matthewcarpenter@parkerpoe.com).

Sincerely,

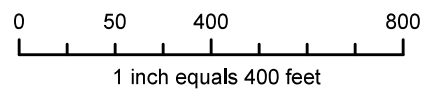
A handwritten signature in blue ink, appearing to read 'Matthew Carpenter', written over a blue horizontal line.

Matthew Carpenter



# 2305 & 2309 Kelly Road

## Vicinity Map



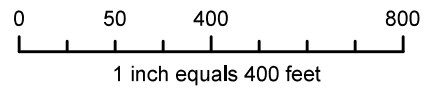
**Disclaimer**  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



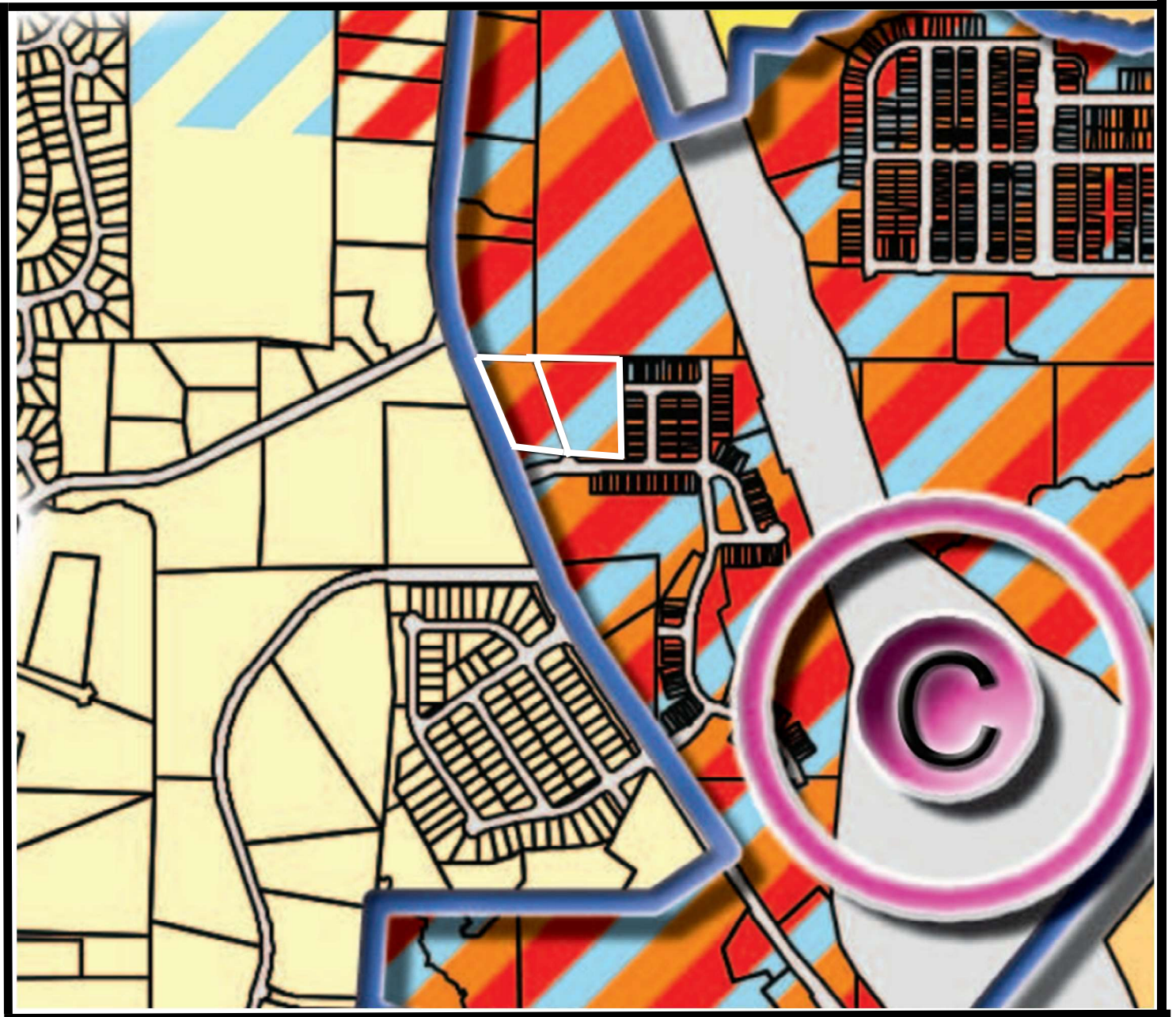
# 2305 & 2309 Kelly Road

## Zoning Map

### Current Zoning: RA



**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.



**2305 & 2309 Kelly Road**

**2045 Land Use Map Exhibit**



**2045 Land Use Designation:**

- High Density Residential**
- Office Employment**
- Commercial Services**

# 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: Kelly Road Townhomes Zoning: RA

Location: See attached Exhibit A

Property PIN(s): See attached Exhibit A Acreage/Square Feet: 5.97 ac

Property Owner: See attached Exhibit A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Vasu Kollipara c/o Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Fax: N/A Email: matthewcarpenter@parkerpoe.com

Engineer: Peak Engineering & Design, PLLC, attn: Jeff Roach

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: (919) 439-0100 Fax: N/A Email: jroach@peakengineering.com

Builder (if known): TBD

Address: TBD

City: TBD State: TBD TBD

Phone: TBD Fax: TBD Email: TBD

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

#24CZ17

**EXHIBIT A**  
**Kelly Road Townhomes**  
**Owner Information Addendum**

PIN: 0731352462

Address: 2305 Kelly Road

Acreage: 2.97 acres

Owner: Stat9 Technologies, Inc.

Owner Mailing Address: 420 Hilliard Forest Drive, Cary, NC 27519

Current Zoning: Residential Agricultural (RA)

PIN: 0731355481

Address: 2309 Kelly Road

Acreage: 3 acres

Owner: EDISquare, Inc.

Owner Mailing Address: 12410 Milestone Center Drive, Suite 600, Germantown, MD 20876

Current Zoning: Residential Agricultural (RA)

# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: virtual via Zoom

Date of meeting: December 11, 2024 Time of meeting: 5:30 PM

Property Owner(s) name(s): Stat9 Technologies, Inc.; EDISquare, Inc.

Applicant(s): Vasu Kollipara; c/o Matthew J. Carpenter

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Cole Rierson	2065 Eva Pearl Drive	N/A	colerierson@gmail.com	yes
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Stat9 Technologies, Inc.; EDISquare, Inc.

Applicant(s): Vasu Kollipara; c/o Matthew J. Carpenter

Contact information (email/phone): MatthewCarpenter@parkerpoe.com; 919-835-4032

Meeting Address: virtual via Zoom

Date of meeting: December 11, 2024 Time of meeting: 5:30 PM

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

Question/Concern #1:

See attached

---

---

Applicant's Response:

---

---

---

Question/Concern #2:

---

---

Applicant's Response:

---

---

---

Question/Concern #3:

---

---

Applicant's Response:

---

---

---

Question/Concern #4:

---

---

Applicant's Response:

---

---

---



**Summary of Neighborhood Meeting**  
**2305 & 2309 Kelly Road**  
**December 11, 2024**

**I. WELCOME**

- a. Introduction of Development Team
  - i. Matthew Carpenter w/ Parker Poe
  - ii. Jeff Roach w/ Peak Engineering, Civil Engineer
- b. Meeting context. This is the second required neighborhood meeting for a rezoning of property on Kelly Road. We held the first neighborhood meeting in September and filed our rezoning case in October. We've been working through staff review. The purpose of tonight's meeting is to provide updates since our last meeting as we approach public hearings.

**II. PRESENTATION**

- a. Site Overview - location, existing uses adjacent, and surrounding development in progress.
- b. 2045 LUM
  - i. The LUM is the primary policy document the Town (staff and Council) uses to evaluate rezoning requests. The site here has a mixed-use designation which calls for High Density Residential, Commercial Services, and Office Employment
- c. Current and Proposed Zoning
  - i. The property is currently zoned Residential Agricultural (RA) as you can see in green. The RA zoning only allows single-family homes on five acre lots.
  - ii. The proposed zoning is High Density Single Family Conditional (HD-SF-CZ).
  - iii. The primary purpose of the rezoning is to allow the development of a townhome community with around 30 townhomes.
  - iv. We believe the project is a natural extension of the West Village townhomes to the east that were originally approved in 2015.
  - v. This community will be of similar scale and quality.
  - vi. The "conditional" part of the case means that we'll include in our application certain zoning conditions that will be binding on the property and any future development.
  - vii. We haven't finalized those conditions yet and they will change after staff review, but conditions will likely address overall density and architectural conditions.
- d. Rezoning Process and Timeline
  - i. We filed the case in October
  - ii. We expect to move forward to hearings in January. First, Planning Board will hold a public hearing and make a recommendation to Town Council whether or not to approve the case. Two weeks later, Town Council will hold a public hearing, and following the public hearing, vote to approve or deny the case.

During the meeting, the following questions were received and answered by the development team. Answer summaries are provided in [blue](#).

- I live on Eva Pearl Drive and generally support the project. Mainly here to just to listen.
- Will there be a separate HOA for the project or will it be part of our HOA?
  - It will likely be a separate HOA because your HOA has already been turned over to the homeowners and including our neighborhood would likely require a vote of the owners.
- People speed on Kelly Road. Although Eva Pearl Drive is limited to right in/right out, drivers often go around the median and make an illegal left. Is there anything that can be done about this?
  - We're happy to pass your concern on to transportation staff. It's also important to report incidents to the Town so they have a record of traffic issues at a particular intersection.

OWNER	MAILING ADDRESS	
AGARWAL, DAXIT AGARWAL, VIJAY	1819 STROUP ST	APEX NC 27502-4350
AHUJA, APARNA CO-TRUSTEES PALIWAL, SUMIT CO-TRUSTEES	1405 TINOS OVERLOOK WAY	APEX NC 27502-8593
ALVAREZ, ANA LORENA FERNANDEZ VALDEZ, RODOLFO LEPE	2051 EVA PEARL DR	APEX NC 27502-4351
BADISETTI, KAVITHA	2059 EVA PEARL DR	APEX NC 27502-4351
BALARAMAN, ARUN TRUSTEE KUPPUSWAMY, SATHYABAMA TRUSTEE	303 OCEANSIDE LN	CARY NC 27519
BHOWMIK, SOUMYADIP MONDAL, MANALI	2012 VAN HOOK LN	APEX NC 27502-4352
BROCKELBANK, DAVID A	2233 KELLY RD	APEX NC 27502-9586
CARROLL, NICHOLAS S	2049 EVA PEARL DR	APEX NC 27502-4351
CHANDHIRAMOORTHY, RAVISHANKAR MURUGESAN, NANDINI	1817 STROUP ST	APEX NC 27502-4350
CHAUHAN, VIJAY	2018 VAN HOOK LN	APEX NC 27502-4352
CHEN, CHI-DAI	2004 VAN HOOK LN	APEX NC 27502-4352
DAWDA, PRANAV MEHTA, NITI HEMANT	2061 EVA PEARL DR	APEX NC 27502-4351
EDISQUARE INC	12410 MILESTONE CENTER DR STE 600	GERMANTOWN MD 20876-7102
GAMPA, VENKATA B S VAJJAHA, VIJAYAVANI	1800 STROUP ST	APEX NC 27502-4350
GORREMTUCHU, GNANA GEDDAM, ARUNA	1520 FURLONG LOOP	CARY NC 27519-9392
GOSRANI, SAMEER GOSRANI, URMI	2057 EVA PEARL DR	APEX NC 27502-4351
HALSEY, WENDY MARIE HALSEY, MARK SULLIVAN	2055 EVA PEARL DR	APEX NC 27502-4351
JERE, ABHIJIT TRUSTEE DESHPANDE, ANJALI S TRUSTEE	325 TRAMWAY DR	MILPITAS CA 95035-3572
JIA, FEI SAYERS, CLAIRE E	1854 FAHEY DR	APEX NC 27502-7083
JOHN, CHERU CHERIAN	4995 NORTHLAWN DR	SAN JOSE CA 95130-1834
JOSHI, TEJAS NAYANKUMAR GODBOLE, AADITI YESHWANT	2071 EVA PEARL DR	APEX NC 27502-4351
KALRA, KABEER KALRA, SONAL	2073 EVA PEARL DR	APEX NC 27502-4351
KAMBLE, CHETAN S KAMBLE, TRUPTI CHETAN	2043 EVA PEARL DR	APEX NC 27502-4351
KELLY COMMONS LLC	10210 GREEN LEVEL CHURCH RD	CARY NC 27519-8229
KETHIREDDY, BHANU SATVIK REDDY	1820 STROUP ST	APEX NC 27502-4350
MAILACHALAM, SHRIDHARSHNA	1842 FAHEY DR	APEX NC 27502-7083
MATTHEWS, JOSEPH T MATTHEWS, PHILOMINA	1818 STROUP ST	APEX NC 27502-4350
MEHTA, ANKIT MEHTA, DEBRA LEIGH	2008 VAN HOOK LN	APEX NC 27502-4352
MILLS, DOROTHY M MILLS, DAVID G TRUSTEE	7001 APEX BARBECUE RD	APEX NC 27502-7784
MUKHERJEE, DEBARSHI MUKHERJEE, SAYARI	1021 GROGANS MILL DR	CARY NC 27519-7193
NAIK, ROHAN D BHASKER, KRITHIKA	1809 STROUP ST	APEX NC 27502-4350
NALLURI, KEERTHI	2047 EVA PEARL DR	APEX NC 27502-4351
NANDA, AMIT NANDA, LOVELEEN	4152 PINEY GAP DR	CARY NC 27519-7514
NGUYEN, HENRY NGUYEN, AMY	2006 VAN HOOK LN	APEX NC 27502-4352
NORU, KRISHNA TRUSTEE YAKASIRI, MENAKA TRUSTEE	1804 STROUP ST	APEX NC 27502-4350
NORU, MADAN M	4849 CLUB TERRACE LN	FRISCO TX 75036-0170
PASUPULATI, VARUN KUMAR BASAK, PRIYANKI	2063 EVA PEARL DR	APEX NC 27502-4351
PIPPALLA, DEEPTHI SANTHOSH	1808 STROUP ST	APEX NC 27502-4350
RAMOS, RAMON HOWARD, JESSICA	1858 FAHEY DR	APEX NC 27502-7083
RIERSON, COLE RIERSON, DANA	2065 EVA PEARL DR	APEX NC 27502-4351
SANDA, REBECCA SANDA, CHRISTOPHER	429 BURNBANK DR	CARY NC 27519-5427
SANTOS, LUISA MARIA	1812 STROUP ST	APEX NC 27502-4350
SHAH, BHAVIK SHAH, KINJALBEN BHAVIK	5032 TREMBATH LN	CARY NC 27519-7306
SHARMA, PARMODH SHARMA, JYOTI	2120 VITTORIO LN	APEX NC 27502-9678
SHIRSEKAR, NIKHIL	1846 FAHEY DR	APEX NC 27502-7083
SIPANI, PRIYANK NAVRATAN SIPANI, PRIYANKA	1850 FAHEY DR	APEX NC 27502-7083
SONG, SOON SUK SONG, IN SOOK	2045 EVA PEARL DR	APEX NC 27502-4351
ST PAUL AMERICAN COPTIC ORTHODOX CHURCH	2510 PINEY PLAINS RD	CARY NC 27518-6870
STANLEY MARTIN HOMES LLC	11710 PLAZA AMERICA DR STE 1100	RESTON VA 20190-4771
STAT9 TECHNOLOGIES INC	420 HILLIARD FOREST DR	CARY NC 27519-8209
SWAHARI, SIRISHA PUDIPEDDI, RAMAKRISHNA	1669 PANTEGO TRL	CARY NC 27519-2603
TAMMISETTI, RENUKA D	2069 EVA PEARL DR	APEX NC 27502-4351
TANUGULA, ROHIT KUMAR TRUSTEE ANNOJ, RADHIKA TRUSTEE	1478 MORRILL AVE	SAN JOSE CA 95132-2251
TAUBER, SCOTT	2002 VAN HOOK LN	APEX NC 27502-4352
TAZEGUL, GOKHAN TAZEGUL, SEVIL KORKMAZ	1840 FAHEY DR	APEX NC 27502-7083

TONG, GINA L MAJORS, JASON R  
UVA, RAJA KOTHANDAPANI UMASANKAR, SESHALEKHA  
WAGNER, MAUREEN DENISE  
XIANG, YUAN  
XUE, XIAO  
ZABETH LLC  
ZEIGLER, TAYLOR GALPIN ZEIGLER, PAUL WENDALL  
APEX TOWN OF  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant  
Current Tenant

1838 FAHEY DR  
1856 FAHEY DR  
1807 STROUP ST  
2016 VAN HOOK LN  
8 BLUEBERRY HILL LN  
719 GOLDENVIEW ACRES CT  
2022 VAN HOOK LN  
PO BOX 250  
2075 Eva Pearl DR  
2077 Eva Pearl DR  
1844 Fahey DR  
1852 Fahey DR  
2228 Kelly RD  
2300 Kelly RD  
2305 Kelly RD  
2309 Kelly RD  
2324 Kelly RD  
1801 Stroup ST  
1802 Stroup ST  
1803 Stroup ST  
1805 Stroup ST  
1806 Stroup ST  
1813 Stroup ST  
1814 Stroup ST  
1815 Stroup ST  
1816 Stroup ST  
1821 Stroup ST  
2000 Van Hook LN  
2014 Van Hook LN  
2020 Van Hook LN

APEX NC 27502-7083  
APEX NC 27502-7083  
APEX NC 27502-4350  
APEX NC 27502-4352  
MELROSE MA 02176-6400  
APEX NC 27502-2511  
APEX NC 27502-4352  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502  
APEX NC 27502

# APEX ENVIRONMENTAL ADVISORY BOARD

## Suggested Zoning Conditions



Project Name: Kelly Road Townhomes

Date: \_\_\_\_\_

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

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

This document is divided into two parts:

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

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

### Part I – Residential

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

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

Environmental Advisory Board – Suggested Zoning Conditions

STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5)	YES	NO	N/A
<p>The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Goal 3. Implement Low Impact Development (LID) techniques as defined by the NC Department of Environmental Quality.</b>                      The project shall install a minimum of _____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Goal 4. Increase pervious surface to reduce stormwater runoff and pollutant concentrations.</b>  <u>Option 5.1:</u> Install pervious pavements where practicable (e.g. when parking maximums are exceeded). The Department of Public Works &amp; Transportation does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.</p> <p>a. The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner’s association.</p> <p style="text-align: center;"><b>AND/OR</b></p> <p>b. The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner’s association.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development.</b>                      At least _____ SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
<p><b>Goal 6. Preserve tree canopy and prioritize medium to large, healthy, desirable species.</b>  <u>Option 6.1:</u> Preserve existing trees (percentage-based). Numbers shown may be changed based on project.                      The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.  <u>Option 6.2:</u> Replace canopy (percentage- or DBH size-based) where there is sufficient space.                      The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree of similar species or mature size. The UDO’s required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
<p><b>Goal 7. Plant trees to improve energy efficiency.</b></p> <p><u>Option 7.1:</u> Plant deciduous shade trees on southern side of buildings. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p> <p><u>Option 7.2:</u> Plant evergreen trees as a windbreak on northern side of buildings. To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p><b>Goal 8. Increase biodiversity.</b></p> <p><u>Note:</u> Invasive species are prohibited. Please see the Town’s <a href="#">Design and Development Manual</a> for a link to the list of prohibited species.</p> <p><u>Option 8.1:</u> Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. Snectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex <a href="#">Design &amp; Development Manual</a> for suggested native species).</p> <p>a. The project shall ensure that <u>75</u> % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p><u>Option 8.2:</u> Provide and allow for undisturbed spaces (e.g. leaf piles, unmown fields, fallen trees) for nesting and overwintering for native pollinators and wildlife. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.</p> <p><u>Option 8.3:</u> Retain and protect old ponds if the dam is structurally sound. To preserve and protect existing species, existing ponds shall be preserved if structurally sound.</p> <p><u>Option 8.4:</u> Increase the number of native trees and shrubs.</p> <p>a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of _____ % of the species selected shall be native or a native of North Carolina.</p> <p style="text-align: center;"><b>AND/OR</b></p> <p>b. No single species of native or adaptive vegetation shall constitute more than <u>20%</u> of the plant material of its type within a single development site.</p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p><b>Goal 9. Implement xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</b></p> <p>a. The project commits to planting only drought tolerant plants, of which _____ % of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p style="text-align: center;"><b>OR</b></p> <p>b. To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p><b>Goal 10. Promote the benefits of native pollinators.</b></p> <p>The project shall plant at least _____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. The pollinator garden shall be maintained by the developer or HOA.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p><b>Goal 11. Improve soil quality to be amenable for a variety of native and non-invasive plantings.</b></p>			

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

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

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

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

Environmental Advisory Board – Suggested Zoning Conditions

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

**Part II - Non-Residential**

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

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

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



<b>Applicant Clarification/Additional Language:</b>
NONE
<b>Additional Board Recommendations:</b>



**TOWN OF APEX**

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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS  
CONDITIONAL ZONING #24CZ17  
Kelly Road Townhomes**

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

**Applicant:** Vasu Kollipara

**Authorized Agent:** Matthew Carpenter, Parker Poe

**Property Addresses:** 2305 and 2309 Kelly Road

**Acreage:** ±5.97 acres

**Property Identification Numbers (PINs):** 0731352462 and 0731355481

**Current 2045 Land Use Map Designation:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Medium/High Density Residential

**Existing Zoning of Properties:** Residential Agricultural (RA)

**Proposed Zoning of Properties:** High Density-Single Family-Conditional Zoning (HDSF-CZ)

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

**Planning Board Public Hearing Date and Time: January 13, 2025 4:30 PM**

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

If you are unable to attend, you may provide a written statement by email to [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org), or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

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

**Vicinity Map:**



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Planning Director



#24CZ17

**TOWN OF APEX**PO BOX 250  
APEX, NORTH CAROLINA 27502  
TELÉFONO 919-249-3426**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ17

Kelly Road Townhomes

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

**Solicitante:** Vasu Kollipara**Agente autorizado:** Matthew Carpenter, Parker Poe**Dirección de las propiedades:** 2305 and 2309 Kelly Road**Superficie:** ±5.97 acres**Números de identificación de las propiedades:** 0731352462 and 0731355481**Designación actual en el Mapa de Uso Territorial para 2045:** Mixed Use: High Density Residential/Office Employment/Commercial Services**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Medium/High Density Residential**Ordenamiento territorial existente de las propiedades:** Residential Agricultural (RA)**Ordenamiento territorial propuesto para las propiedades:** High Density-Single Family-Conditional Zoning (HDSF-CZ)**Lugar de la audiencia pública:** Ayuntamiento de Apex  
Cámara del Consejo, 2º piso  
73 Hunter Street, Apex, Carolina del Norte**Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de enero de 2025 4:30 P.M.**

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

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org), o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

**Mapa de las inmediaciones:**

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Directora de Planificación

Fechas de publicación: 20 de diciembre de 2024 - 13 de enero de 2025



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

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**  
**ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ17**  
Kelly Road Townhomes

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

**Solicitante:** Vasu Kollipara

**Agente autorizado:** Matthew Carpenter, Parker Poe

**Dirección de las propiedades:** 2305 and 2309 Kelly Road

**Superficie:** ±5.97 acres

**Números de identificación de las propiedades:** 0731352462 and 0731355481

**Designación actual en el Mapa de Uso Territorial para 2045:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Medium/High Density Residential

**Ordenamiento territorial existente de las propiedades:** Residential Agricultural (RA)

**Ordenamiento territorial propuesto para las propiedades:** High Density-Single Family-Conditional Zoning (HDSF-CZ)

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

**Fecha y hora de la audiencia pública de la Junta de Planificación:** 13 de enero de 2025 4:30 P.M.

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

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org) o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

**Mapa de las inmediaciones:**



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Directora de Planificación

Fechas de publicación: 20 de diciembre de 2024 - 13 de enero de 2025


**TOWN OF APEX**

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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS**  
**CONDITIONAL ZONING #24CZ17**  
Kelly Road Townhomes

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

**Applicant:** Vasu Kollipara

**Authorized Agent:** Matthew Carpenter, Parker Poe

**Property Addresses:** 2305 and 2309 Kelly Road

**Acreage:** ±5.97 acres

**Property Identification Numbers (PINs):** 0731352462 and 0731355481

**Current 2045 Land Use Map Designation:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Medium/High Density Residential

**Existing Zoning of Properties:** Residential Agricultural (RA)

**Proposed Zoning of Properties:** High Density-Single Family-Conditional Zoning (HDSF-CZ)

**Public Hearing Location:** Apex Town Hall

Council Chamber, 2<sup>nd</sup> Floor

73 Hunter Street, Apex, North Carolina

**Planning Board Public Hearing Date and Time:** January 13, 2025 4:30 PM

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

If you are unable to attend, you may provide a written statement by email to [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org), or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

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

**Vicinity Map:**


Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Planning Director

Published Dates: December 20, 2024-January 13, 2025



**TOWN OF APEX**

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

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

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #24CZ17 Kelly Rd Townhomes  
Project Location: 2305 and 2309 Kelly Road  
Applicant or Authorized Agent: Matthew Carpenter  
Firm: Parker Poe  
Planning Board Public Hearing Date: January 13, 2025  
Project Planner: Joshua Killian, Planner I

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on December 20, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

12/23/2024  
Date

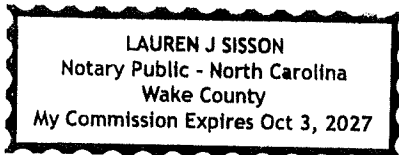
*Shanne Kihui*  
Planning Director

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

State and County, this the 23<sup>rd</sup> day of DECEMBER, 2024.

*[Signature]*  
Notary Public



My Commission Expires: 10 / 03 / 2027



## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ17 Kelly Road Townhomes

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

**Applicant:** Vasu Kollipara

**Authorized Agent:** Matthew Carpenter, Parker Poe

**Property Addresses:** 2305 and 2309 Kelly Road

**Acreage:** ±5.97 acres

**Property Identification Numbers (PINs):** 0731352462 and 0731355481

**Current 2045 Land Use Map Designation:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Medium/High Density Residential

**Existing Zoning of Properties:** Residential Agricultural (RA)

**Proposed Zoning of Properties:** High Density-Single Family-Conditional Zoning (HDSF-CZ)

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

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

**Town Council Public Hearing Date and Time: January 28, 2025 6:00 PM**

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:

<https://www.youtube.com/c/townofapexgov>.

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

### Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Planning Director



## TOWN OF APEX

PO BOX 250  
APEX, NORTH CAROLINA 27502  
TELÉFONO 919-249-3426

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ17  
Kelly Road Townhomes

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

**Solicitante:** Vasu Kollipara

**Agente autorizado:** Matthew Carpenter, Parker Poe

**Dirección de las propiedades:** 2305 and 2309 Kelly Road

**Superficie:** ±5.97 acres

**Números de identificación de las propiedades:** 0731352462 and 0731355481

**Designación actual en el Mapa de Uso Territorial para 2045:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Medium/High Density Residential

**Ordenamiento territorial existente de las propiedades:** Residential Agrícola (RA)

**Ordenamiento territorial propuesto para las propiedades:** High Density-Single Family-Conditional Zoning (HDSF-CZ)

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

***Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.***

**Fecha y hora de la audiencia pública del Consejo Municipal: 28 de enero de 2025 6:00 P.M.**

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

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

### Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Directora de Planificación





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

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**  
**ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ17**  
**Kelly Road Townhomes**

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

**Solicitante:** Vasu Kollipara

**Agente autorizado:** Matthew Carpenter, Parker Poe

**Dirección de las propiedades:** 2305 and 2309 Kelly Road

**Superficie:** ±5.97 acres

**Números de identificación de las propiedades:** 0731352462 and 0731355481

**Designación actual en el Mapa de Uso Territorial para 2045:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a:** Medium/High Density Residential

**Ordenamiento territorial existente de las propiedades:** Residential Agricultural (RA)

**Ordenamiento territorial propuesto para las propiedades:** High Density-Single Family-Conditional Zoning (HDSF-CZ)

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

**Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.**

**Fecha y hora de la audiencia pública del Consejo Municipal: 28 de enero de 2025 6:00 P.M.**

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

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

**Mapa de las inmediaciones:**



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Directora de Planificación

Fechas de publicación: 3 de enero – 28 de enero de 2025



2

2





## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ17 Kelly Road Townhomes

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

**Applicant:** Vasu Kollipara

**Authorized Agent:** Matthew Carpenter, Parker Poe

**Property Addresses:** 2305 and 2309 Kelly Road

**Acreage:** ±5.97 acres

**Property Identification Numbers (PINs):** 0731352462 and 0731355481

**Current 2045 Land Use Map Designation:** Mixed Use: High Density Residential/Office Employment/Commercial Services

**If rezoned as proposed, the 2045 Land Use Map Designation will change to:** Medium/High Density Residential

**Existing Zoning of Properties:** Residential Agricultural (RA)

**Proposed Zoning of Properties:** High Density-Single Family-Conditional Zoning (HDSF-CZ)

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

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

**Town Council Public Hearing Date and Time:** January 28, 2025 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:

<https://www.youtube.com/c/townofapexgov>.

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

### Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/48667>.

Dianne F. Khin, AICP  
Planning Director

Published Dates: January 3 – January 28, 2025



**TOWN OF APEX**

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

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

Section 2.2.11  
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #24CZ17 Kelly Rd Townhomes  
Project Location: 2305 and 2309 Kelly Road  
Applicant or Authorized Agent: Matthew Carpenter  
Firm: Parker Poe  
Town Council Public Hearing Date: January 28, 2025  
Project Planner: Joshua Killian, Planner I

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on January 3, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

1/6/2025  
Date

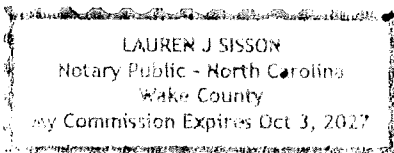
*Shaine F. Klein*  
Planning Director

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

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

State and County, this the 6<sup>th</sup> day of January, 2025.

*[Signature]*  
Notary Public



My Commission Expires: 10 / 03 / 2027



Rezoning #24CZ17

Holland Rd

Kelly Rd

Eva Pearl Dr

West Village


Van Hook Ln

Stroup St

Fahey Dr



October 2024  
May 2024 Aerial Photography  
Prepared by: Town of Apex Planning Department

Public Hearing Sign Posted By  
  
Signature  
10/3/2024  
Date



**WAKE COUNTY  
PUBLIC SCHOOL SYSTEM**

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

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

October 11, 2024

Dianne Khin, AICP  
Director, Planning Department  
Town of Apex  
Dianne.Khin@apexnc.org

Dear Dianne,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Apex planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: October 1, 2024
- Name of development: 24CZ17 Kelly Rd Townhomes
- Address of rezoning: 2305 & 2309 Kelly Rd
- Total number of proposed residential units: 30
- Type(s) of residential units proposed: Townhomes

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

Elementary

Middle

High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- Not applicable – existing school capacity is anticipated to be sufficient.
- School expansion or construction within the next five years is not anticipated to address concerns.
- School expansion or construction within the next five years may address concerns at these grade levels:

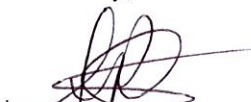
Elementary

Middle

High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

  
Susah W. Pullium, MSA  
Senior Director