

STAFF REPORT

Rezoning #24CZ15 Green Level Towns PUD

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: 7924 Green Level Church Road
Applicant: Mike Hunter, W&W Partners, Inc.
Authorized Agent: Matthew Carpenter, Parker Poe
Owner: W&W Properties, Inc.

PROJECT DESCRIPTION:

Acreage: ±6.035 acres
PIN: 0723935325
Current Zoning: Rural Residential (RR)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential (RR); Medium Density Residential-Conditional Zoning (MD-CZ #13CZ35)	Single-family (Crestmont Subdivision)
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #13CZ18)	Single-family (Greenmoor Subdivision)
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #13CZ18)	Greenmoor Subdivision; Greenmoor HOA
West:	Rural Residential (RR)	Farm; Green Level Church Road

EXISTING CONDITIONS:

The property to be rezoned is located on the east side of Green Level Church Road, north of the Greenmoor Subdivision, and south of the Crestmont Subdivision. The property currently has residential structures and two 30' wide electrical easements. The property is heavily vegetated in the southeastern and east portion of the site with a stream parallel to the southeastern property line. The site contains two wetlands and a portion of a 100' Town of Apex Riparian Buffer along the eastern property line.

NEIGHBORHOOD MEETING:

The applicant conducted the neighborhood meetings on July 10, 2024 and on December 12, 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, middle, and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students. School expansion or construction within the next five years may address concerns at the middle and high school grade level.

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2045 LAND USE MAP:

The 2045 Land Use Map classifies the subject property as Medium Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with the Medium Density Residential land use classification.

PROPOSED PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing a Planned Unit Development Plan with uses and development standards as follows:

Permitted Uses:

The development includes residential uses. The Rezoned Lands may be used for, and only for, the uses listed below. The permitted uses are subject to the limitation and regulations stated in the UDO and any additional limitation 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.

Residential:

1. Single-family
2. Townhouse
3. Duplex
4. Accessory Apartment*

* Homeowner Association covenants shall not restrict the construction of accessory dwelling units.

Utilities:

1. Utility, minor

Recreational:

1. Greenway
2. Park, active
3. Park, passive
4. Recreation facility, private

Proposed Design Controls:

Proposed Land Area: 6.035

Maximum Number of units*: 32 units

Maximum Built-Upon Area: 65%

	Townhouses**	Single-Family	Duplex	Recreation facility, private
Minimum Lot Size	None	5,000 square feet	None	None
Minimum Lot Width	18 ft.	50 ft.	None	None
Maximum Height	3 stories, 36 ft. ***	3 stories, 36 ft.	3 stories, 36 ft.	3 stories, 36 ft.

*No Townhouse building shall include more than four (4) units.

**No townhouse buildings shall front Hillman Bend.

***No townhouse building along Hillman Bend shall exceed 2 stories.

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SETBACKS:

	Proposed Minimum Setbacks	
Townhouse	Front	15'
	Front (garage) (from sidewalk or back-of-curb where no sidewalk exists)	20'
	Side	0' (10' for end units)
	Side (corner)	15'
	Rear	15'
	Building to buffer/RCA	10'
	Parking to buffer/RCA	5'
Single-family	Front	25'
	Front (garage) (from sidewalk or back-of-curb where no sidewalk exists)	N/A
	Side	6' minimum/16' total
	Side (corner)	15'
	Rear	20'
	Building to buffer/RCA	10'
	Parking to buffer/RCA	5'
Duplex	Front	15'
	Front (garage) (from sidewalk or back-of-curb where no sidewalk exists)	20'
	Side	8'
	Side (corner)	15'
	Rear	15'
	Building to buffer/RCA	10'
	Parking to buffer/RCA	5'
Recreation facility, Private	Front	15'
	Side	10'
	Side (corner)	15'
	Rear	25'
	Building to buffer/RCA	10'
	Parking to buffer/RCA	5'

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PROPOSED RCA & BUFFERS:

The project will have at least 30% of the total area in Resource Conservation Area and landscape buffers. If the development is for single-family homes and mass graded, it shall provide an additional 5% RCA required for mass grading under UDO Section 7.2.5.B.8.

Residential Buffers:

Perimeter Buffers:	UDO Required	Proposed
Along the northern property line	15' Type A	15' Type A
Along the eastern property line	15' Type A	15' Type A
Along Green Level Church Road	30' Type B	30' Type B
Along the southern property line except as listed below	15' Type A	15' Type A
Along the shared property line with PIN 0723931058	15' Type A	30' Type B (townhouses or duplex developed) 15' Type A (single-family developed)
Along the southeastern property line as shown on the Concept Plan	15' Type A	50' Type B (townhouses or duplex developed) 15' Type A (single-family developed)

ARCHITECTURAL STANDARDS:

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of development plan submittal. The following conditions shall apply:

Single-family:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
6. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - a. Windows
 - b. Bay window
 - c. Recessed window
 - d. Decorative window
 - e. Trim around the windows
 - f. Wrap around porch or side porch
 - g. Two or more building materials
 - h. Decorative brick/stone
 - i. Decorative trim
 - j. Decorative shake
 - k. Decorative air vents on gable
 - l. Decorative gable
 - m. Decorative cornice
 - n. Column
 - o. Portico
 - p. Balcony
 - q. Dormer



8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of single-family lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Duplexes:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front facing garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The project shall include a minimum of two (2) or more garage door styles.
4. Entrances shall have a covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
6. The visible side of a unit on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
8. The rear and side elevations of the units facing public right-of-way shall have trim around the windows.
9. Side and rear elevations shall include architectural features to break up the flat walls both vertically and horizontally.
10. Buildings shall have no more than one unadorned side-gabled roof in a row within a single building.

Townhouses:

1. Vinyl siding is not permitted; however vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it shall be broken up horizontally and vertically between every other unit.



3. Front facing garage doors shall have windows, decorative details, or carriage-style adornments on them.
4. The project shall include a minimum of two (2) or more garage door styles.
5. Entrances shall have a covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, such as, but not limited to, the following:
 - a. Windows
 - b. Bay window
 - c. Recessed window
 - d. Decorative window
 - e. Trim around the windows
 - f. Wrap around porch or side porch
 - g. Two or more building materials
 - h. Decorative brick/stone
 - i. Decorative trim
 - j. Decorative shake
 - k. Decorative air vents on gable
 - l. Decorative gable
 - m. Decorative cornice
 - n. Column
 - o. Portico
 - p. Balcony
 - q. Dormer
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and include varied trim, shutter, and accent colors complementing the siding color.
9. The rear and side elevations of units facing public rights of way shall have trim around the windows.
10. Side and rear elevations shall include architectural features to break up the flat walls both vertically and horizontally.
11. Townhouse buildings shall have no more than one unadorned side-gabled roof in a row in a single building.
12. End townhouse elevations facing a public right of way shall have a portico or covered entrance.

ENVIRONMENTAL ZONING CONDITIONS:

1. If Hillman Bend is not extended to the south, the project shall install signage adjacent to the 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.
2. The HOA shall not prohibit clover or other mixed grasses.
3. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer.
4. A minimum of 70% of landscaping shall be native or nativar species.
5. To reduce irrigation requirements, the project shall select and plant only warm season grasses.
6. The project shall install a minimum of one (1) pet waste station.
7. All homes shall be pre-configured with solar conduit.

NATURAL RESOURCE AND ENVIRONMENTAL DATA:

The project is located within the Cape Fear River Basin. The Town’s Watershed Protection Overlay District Map shows the site is within the Primary Watershed Protection Overlay District. The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex Watershed & FEMA Map dated April 2015. FIRM Panel 3720072200J dated May 2, 2006 does not include a floodplain within the property boundary.



PARKING:

Parking for the development shall meet the requirements of UDO Section 8.3.

SIGNAGE:

All signage for this PUD shall comply with Apex UDO Section 8.7 *Signs*.

PUBLIC FACILITIES:

The proposed PUD shall be designed to comply with the Town’s Sewer and Water Master Plan and Standards and Specifications. The development will be served water and sewer by the Town of Apex.

STORMWATER MANAGEMENT:

The PUD stormwater control devices shall be designed and constructed to exceed UDO standards so that the post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, and 10-year storm events. The development shall meet all stormwater management requirements for quality and quantity treatment in accordance with UDO Section 6.1.

APEX TRANSPORTATION PLAN/ACCESS AND CIRCULATION:

All proposed roadway infrastructure and right-of-way dedications shall be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect at the time of development approval.

- The project shall dedicate right of way and widen the eastern half of Green Level Church Road for the length of the property’s Green Level Church Road frontage based on a minimum 84-foot back to back curb and gutter 4-lane divided major thoroughfare typical section with a 10-foot Side Path in a 110-foot right of way.
- To the north of the property, the existing Hillman Bend stub street and sidewalk conclude short of the property’s northern property line (the “Crestmont Stub Street”). To the south of the property, the existing Hillman Bend stub street and sidewalk conclude short of the property’s southern property line (the “Greenmoor Stub Street”). The project shall extend the Crestmont Stub Street south and the Greenmoor Stub Street north to the property line and construct a neighborhood street across the property to connect the two existing stub streets and sidewalks (the “Hillman Bend Extension”). The Hillman Bend Extension shall be based on a minimum 27-foot curb and gutter residential street section in a 50-foot right of way. Any fees in lieu collected by the Town for the Crestmont Stub Street or the Greenmoor Stub Street shall be available to the developer to construct the Hillman Bend Extension.
- If developer proposes direct public street access to Green Level Church Road, it shall be constructed as channelized right-in/right-out only and located a minimum of 375 feet north of the Greenmoor Path intersection. If developer does not propose direct public street access to Green Level Church Road, a temporary construction entrance shall be located on Green Level Church Road to serve construction traffic access until final subdivision plat.

PEDESTRIAN AND BICYCLE IMPROVEMENTS:

- 5-foot sidewalks on both sides of the Hillman Bend Extension.
- If single-family homes are constructed, 5-foot sidewalks on both sides of the internal neighborhood street as required by UDO Section 2.3.4.
- If townhomes and/or duplexes are constructed, a 5-foot sidewalk on one side of the internal neighborhood street as required by UDO Section 7.5.

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- A 10-foot side path on Green Level Church Road for the length of the property’s Green Level Church Road frontage.
- If the project does not have driveway access on to Green Level Church Road, Developer shall construct a pedestrian connection to the side path on Green Level Church Road.

ENVIRONMENTAL ADVISORY BOARD:

This rezoning was heard by the Apex Environmental Advisory Board (EAB) per Unified Development Ordinance (UDO) Section 2.1.9.A.2.c. on October 17, 2024. The zoning conditions suggested by the EAB are listed below with the applicant’s response to each condition.

EAB Suggested Condition	Applicant’s Response
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 shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.	Not added
If Hillman Bend is not extended to the south, the project shall install signage adjacent to wooded or natural condition Resource Conservation Area.	Added
A solar PV system of at least 4kW shall be installed on at least 6 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 buildings on which these PV systems are located shall be identified on the Master Subdivision Plan, which may be amended from time to time.	Not added; A zoning condition provided that all homes shall be pre-configured with solar conduit.
Plant a minimum of three fruit trees in HOA common that are a minimum of 0.5-inch caliper and 2 feet in height at planting. Such trees shall be native or adaptive species to North Carolina.	Not added
The HOA shall not prohibit clover or other mixed grasses.	Added
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.	Not added

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The project will require a fee-in-lieu of park land dedication for a maximum of 32 units. The fee in lieu will be calculated using the 2025 rates. The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan.

AFFORDABLE HOUSING:

Based on the adopted 2021 Apex Affordable Housing Plan and the 2023 Affordable Housing Incentive Zoning Policy, the Housing Program recommends at least five percent (5%) of the residential units or lots to be designated as affordable or workforce housing. The Policy recommendation applies to residential and mixed use rezoning applications that propose 20 or more residential units. The proposed PUD does not include an affordable housing condition.



PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ15 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on January 13, 2025 and by a vote of 6-3 recommended approval with the conditions as proposed by the applicant. The reasons for the dissenting votes include:

- The scale of homes of both adjacent communities to the north and south are single detached homes, which is different from the proposed higher density town homes.
- Current problems of traffic during school peak rush hours and insufficient space in schools will remain, and may worsen since timeline for widening the full length of Green Level may be 20+ years.
- Not having any affordable housing.
- Compatibility- the density and appears of town homes is incompatible with the surrounding neighborhoods. Single family infill would fit the area.
- The Right-in Right- out access on Green Level should be full access but due to existing neighborhood entrances, this is the only option. This will create more cut through traffic into the Greenmoor neighborhood routing onto Hillman Bend, then to Greenmoor Path to ultimately turn left onto Green Level Church Road.
- A lot of units for the space and short space for the exit on Green Level.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The 2045 Land Use Map classifies the subject property as Medium Density Residential, which allows a density up to seven (7) units an acre. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with the Medium Density Residential land use classification.

The proposed rezoning is reasonable and in the public interest because it will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population. The proposed townhouse use is generally consistent and compatible with the surrounding single-family subdivisions. The townhouse use has conditions related front yard setbacks, architectural standards, limiting townhouse buildings to four units, and the townhouse height adjacent to Hillman Bend to two stories. The proposed rezoning provides increased buffers along the southern property boundary if the development designs a subdivision with townhouse or duplex units. The increased buffer provides additional separation to the existing single-family lots to preserve the adjacent subdivisions character while providing a cohesive transition in land use types. The proposed townhouse conditions maintain compatibility with the adjacent subdivisions while providing housing type flexibility.

The proposed transportation conditions are consistent with the Town of Apex Transportation Plan and Bicycle and Pedestrian Plan. The rezoning includes constructing an extension to complete Hillman Bend with sidewalk on both sides, which provides additional vehicular and pedestrian connectivity to the area.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are



expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments.

1. *Planned Unit Development (PUD-CZ) District*

In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:

a) *Development parameters*

- (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table*.
- (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.
- (iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
- (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.
- (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-



- sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.
- (vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
 - (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.
- b) *Off-street parking and loading.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.
- c) *RCA.* The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 *Resource Conservation Area*, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:
- (i) A non-residential component;
 - (ii) An overall density of 7 residential units per acre or more; or
 - (iii) Environmental measures including but not limited to the following:
 - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
 - b. The installation of a geothermal system for a certain number or percentage of units within the development; or
 - c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
- d) *Landscaping.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.



- f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
- (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
- (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.
- (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
- (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.
- g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.
- h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
- i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
- j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.
- k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

CONDITIONAL ZONING STANDARDS:

The Planning Board shall find the PUD-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

Legislative Considerations

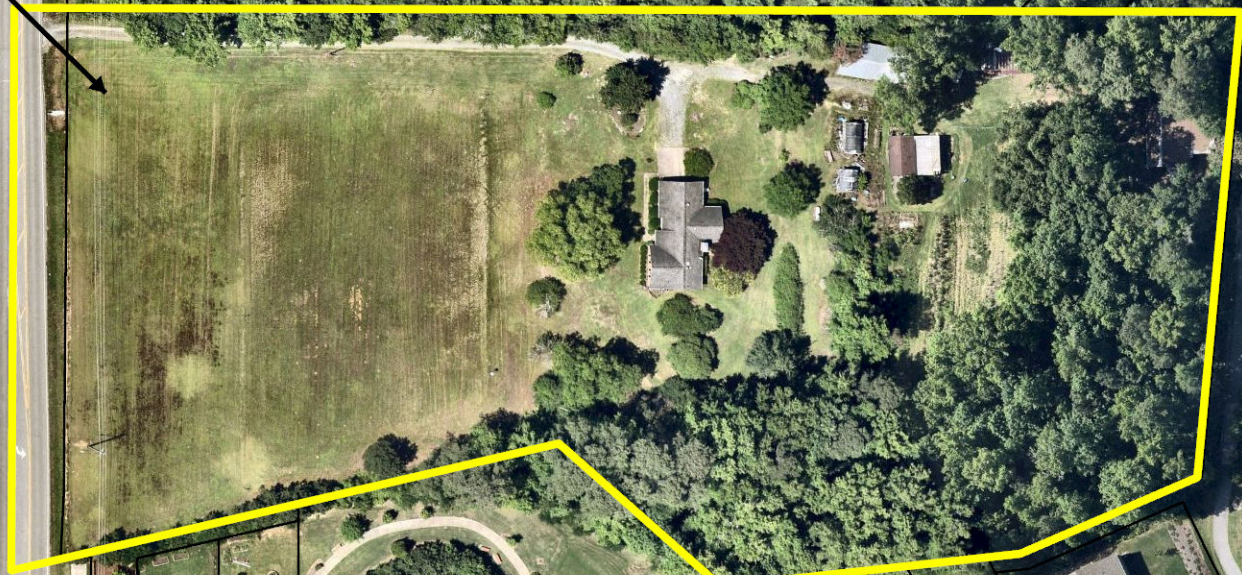
The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed conditional zoning district rezoning request is in the public interest. These 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 #24CZ15



PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #: 24CZ15 Submittal Date: August 1, 2024
Fee Paid: \$ Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Green Level Towns PUD
Address(es): 7924 Green Level Church Road
PIN(s) 0723935325

_____ Acreage: 6.035
Current Zoning: Rural Residential (RR) Proposed Zoning: Planned Unit Development Conditional (PUD-CZ)
Current 2045 LUM Designation: Medium Density Residential

Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

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

Area classified as mixed use:	Acreage:	<u>None</u>
Area proposed as non-residential development:	Acreage:	<u>N/A</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>N/A</u>

Applicant Information

Name: W&W Partners, Inc. c/o Matthew J. Carpenter
Address: 301 Fayetteville Street, Suite 1400
City: Raleigh State: NC Zip: 27601
Phone: 919-835-4032 E-mail: MatthewCarpenter@ParkerPoe.com

Owner Information

Name: Same as Applicant
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: Matthew Carpenter
Address: 301 Fayetteville Street, Suite 1400
City: Raleigh State: Nc Zip: 27601
Phone: 919-835-4032 E-mail: MatthewCarpenter@ParkerPoe.com

Other contacts: Brian Richards; Urban Design Partners; 919-275-5002; BRichards@urbandesignpartners.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 24CZ15

Submittal Date: August 1, 2024

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

In return for greater flexibility in site design requirements, Planned Development (PD) Districts are expected to deliver exceptional quality community designs that preserve critical environmental resources; provide high quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The Planned Development (PD) Districts shall not be used as a means of circumventing the Town's adopted land development regulations for routine developments. The PD text and plan should demonstrate how the standards of Sec. 2.3.4.F are met by the proposed rezoning.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The 2045 LUM designates the property as Medium Density Residential which recommends single-family homes, duplexes, and townhomes up to 6 units per acre to provide "a transition from the more urbanized areas of Apex to the Low Density neighborhoods in the western part of the study area." The PUD proposes single-family homes, duplexes and townhomes at an overall density of approximately 5.3 units/acre and is therefore consistent with the Medium Density Residential LUM designation.

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 development is compatible with the character of surrounding land uses. The property is an infill site with existing single-family neighborhoods adjacent - Crestmont to the north and Greenmoor to the east and south. The Crestmont zoning (Rezoning case 13CZ35) - approved in 2014 - permits an overall density of 4 units/acre and a total of 282 units. The Crestmont subdivision was constructed with 163 units, which equates to 2.31 units/acre. The Greenmoor zoning (Rezoning Case 13CZ18) - approved in 2013 - permits an overall density of 2.9 units/acre and a total of 287 units. The Greenmoor zoning was amended in 2014 to permit additional density of 3.56 units/acre and a total of 180 units in the southern portion of the PUD. The Greenmoor subdivision has an overall density of 2.70 units/acre with a total of 467 units.

Although this PUD proposes a higher maximum per acre density of 5.3 units/acre, it only proposes a total of 32 additional homes and is considered Medium Density Residential under the 2045 Land Use Map, consistent with the designation of both adjacent neighborhoods. As required by the proposed architectural conditions, and as shown in the submitted elevations, the homes will be of similar character and quality to surrounding neighborhoods. Finally, the site will be adequately buffered from adjacent single-family homes. Adjacent to the north is an approximately 130-foot

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

The proposed PUD will comply with all applicable Supplemental Standards in UDO Section 4.4.

PETITION PROCESS INFORMATION

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 site will be adequately buffered from adjacent single-family homes. Adjacent to the north is a 130-foot wide RCA and easement area owned by the Crestmont HOA, that, together with the proposed 15-foot perimeter buffer, will provide over 145 feet of separation between the proposed townhomes and existing single-family homes in Crestmont. Required buffers have been widened along the southern property home adjacent to existing single-family lots; with a 30-foot buffer in the southwest and a 50-foot buffer in the southeast. The majority of existing tree coverage is located in the southeastern portion of the site and will likely be used as RCA. The project will meet UDO requirements for trash, service delivery, parking and loading, odors, noise, glare, and vibration. The project will improve traffic circulation by connecting an important gap in neighborhood streets.

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 proposed PUD will preserve required RCAs and follow all local, state, and federal regulations regarding environmental impacts. If jurisdictional streams or wetlands exist on the property, the project will meet all applicable riparian buffer and wetland regulations.

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 PUD will not have an adverse impact on public facilities and services. The project will improve vehicular and pedestrian connectivity by closing a gap in existing neighborhood streets. The project will pay the required parks and rec fee in lieu of dedication, subject to review and recommendation by the Parks and Rec Board.

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.

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

The PUD will not be substantially detrimental to adjacent properties. As required by the proposed architectural conditions, and as shown in the submitted elevations, the homes will be of similar character and quality to surrounding neighborhoods. Additionally, the site will be adequately buffered from adjacent single-family homes. Adjacent to the north is a 130-foot wide RCA and easement area owned by the Crestmont HOA, that, together with the proposed 15-foot perimeter buffer, will provide over 145 feet of separation between the proposed townhomes and existing single-family homes in Crestmont. There is a similar Greenmoor HOA common area to the south that will provide separation between the proposed townhomes and existing Greenmoor homes. In the two areas closest to existing single-family homes, the southeast and southwest corners of the site, 50 and 30-foot buffers are provided for adequate separation.

PETITION PROCESS INFORMATION

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 PUD will not constitute a nuisance or hazard. As discussed above, the PUD will close an important gap in the street/sidewalk network and will meet all UDO requirements for light and noise.

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.

The PUD will comply with all other applicable standards of the Ordinance.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 24CZ15 Submittal Date: August 1, 2024

Fee for Initial Submittal: No Charge Fee for Name Change after Approval: \$500*

Purpose

To provide a consistent and clearly stated procedure for the naming of subdivisions and/or developments and entrance roadways (in conjunction with *Town of Apex Address Policy*) so as to allow developers to define and associate the theme or aesthetics of their project(s) while maintaining the Town's commitment to preserving the quality of life and safety for all residents of Apex proper and extraterritorial jurisdiction.

Guidelines

- ✓ The subdivision/development name shall not duplicate, resemble, or present confusion with an existing subdivision/development within Apex corporate limits or extraterritorial jurisdiction except for the extension of an existing subdivision/development of similar or same name that shares a continuous roadway.
- ✓ The subdivision/development name shall not resemble an existing street name within Apex corporate limits or extraterritorial jurisdiction unless the roadway is a part of the subdivision/development or provides access to the main entrance.
- ✓ The entrance roadway of a proposed subdivision/development shall contain the name of the subdivision/development where this name does not conflict with the Town of Apex *Road Name Approval Application* and *Town of Apex Address Policy* guidelines.
- ✓ The name "Apex" shall be excluded from any new subdivision/development name.
- ✓ Descriptive words that are commonly used by existing developments will be scrutinized more seriously in order to limit confusion and encourage distinctiveness. A list of commonly used descriptive words in Apex's jurisdiction is found below.
- ✓ The proposed subdivision/development name must be requested, reviewed and approved during preliminary review by the Town.
- ✓ A \$500.00 fee will be assessed to the developer if a subdivision/development name change is requested after official submittal of the project to the Town.*

*The imposed fee offsets the cost of administrative changes required to alleviate any confusion for the applicant, Planning staff, other Town departments, decision-making bodies, concerned utility companies and other interested parties. There is no charge for the initial name submittal.

Existing Development Titles, Recurring

	Residential	Non-Residential
10 or more	Creek, Farm(s), Village(s),	Center/Centre
6 to 9	Crossing(s), Park, Ridge, Wood(s)	Commons, Park
3 to 5	Acres, Estates, Glen(s), Green*, Hills	Crossing(s), Plaza, Station, Village(s)

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 24CZ15

Submittal Date: August 1, 2024

Proposed Subdivision/Development Information

Description of location: 7924 Green Level Church Road

Nearest intersecting roads: Greenmoor Path/Green Level Church Road

Wake County PIN(s): 0723935325

Township: White Oak

Contact Information (as appropriate)

Contact person: Matthew Carpenter

Phone number: 919-835-4032 Fax number: N/A

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

E-mail address: MatthewCarpenter@ParkerPoe.com

Owner: W&W Partners, Inc.

Phone number: _____ Fax number: _____

Address: 1000 Darrington Drive, Suite 105, Cary, NC 27513

E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: Green Level Towns

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

STREET NAME APPROVAL APPLICATION

Application #: 24CZ15

Submittal Date: August 1, 2024

Wake County Approval Date: _____

Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

Information:

Description of location: 7924 Green Level Church Road

Nearest intersecting roads: Hillman Bend stub streets

Wake County PIN(s): 0723935325

Township: White Oak

Contact information (as appropriate)

Contact person: Matthew Carpenter

Phone number: 919-835-4032 Fax number: N/A

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

E-mail address: MatthewCarpenter@parkerpoe.com

Owner: W&W Partners, Inc. c/o Matthew J. Carpenter

Phone number: 919-835-4032 Fax number: N/A

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

E-mail address: MatthewCarpenter@parkerpoe.com

STREET NAME APPROVAL APPLICATION

Application #: 24CZ15 Submittal Date: August 1, 2024

of roads to be named: 1

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name Suffix

Hunter Street

- | | | | |
|----|----------------------------------|----|---------|
| 1 | <u>TBD at Master Subdivision</u> | 11 | <u></u> |
| 2 | <u></u> | 12 | <u></u> |
| 3 | <u></u> | 13 | <u></u> |
| 4 | <u></u> | 14 | <u></u> |
| 5 | <u></u> | 15 | <u></u> |
| 6 | <u></u> | 16 | <u></u> |
| 7 | <u></u> | 17 | <u></u> |
| 8 | <u></u> | 18 | <u></u> |
| 9 | <u></u> | 19 | <u></u> |
| 10 | <u></u> | 20 | <u></u> |

TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval

Date

WAKE COUNTY STAFF APPROVAL:

GIS certifies that _____ names indicated by checkmark are approved.
Please disregard all other names.

Comments:

Wake County GIS Staff Approval

Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 24CZ15

Submittal Date: August 1, 2024

**Town of Apex
73 Hunter Street
P.O. Box 250 Apex, NC 27502
919-249-3400**

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

7924 Green Level Church Road

(the "Premises")

The Town of Apex offers to provide you with electric utilities on the terms described in this Offer & Agreement. If you accept the Town's offer, please fill in the blanks on this form and sign and we will have an Agreement once signed by the Town.

W&W Partners, Inc., the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

The sale, delivery, and use of electric power by Customer at the Premises shall be subject to, and in accordance with, all the terms and conditions of the Town's service regulations, policies, procedures and the Code of Ordinances of the Town.

Customer understands that the Town, based upon this Agreement, will take action and expend funds to provide the requested service. By signing this Agreement the undersigned signifies that he or she has the authority to select the electric service provider, for both permanent and temporary power, for the Premises identified above.

Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this Agreement constitutes the entire agreement of the parties.

Acceptance of this Agreement by the Town constitutes a binding contract to purchase and sell electric power.

Please note that under North Carolina General Statute §160A-332, you may be entitled to choose another electric supplier for the Premises.

Upon acceptance of this Agreement, the Town of Apex Electric Utilities Division will be pleased to provide electric service to the Premises and looks forward to working with you and the owner(s).

ACCEPTED:

CUSTOMER: W&W Partners, Inc.

TOWN OF APEX

BY: Matthew J. Carpenter
Authorized Agent

BY: _____
Authorized Agent

DATE: August 1, 2024

DATE: _____

AGENT AUTHORIZATION FORM

Application #: 24CZ15

Submittal Date: August 1, 2024

W&W Partners, 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: 7924 Green Level Church Road; PIN 0723935325

The agent for this project is: Matthew J. Carpenter

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

Agent Name: Matthew J. Carpenter

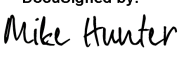
Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Telephone Number: 919-835-4032

E-Mail Address: MatthewCarpenter@parkerpoe.com

Signature(s) of Owner(s)*

W & W Partners, Inc.
a North Carolina corporation

DocuSigned by:

6EDBB64D9DE848F...

Michael L. Hunter

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.

7924 Green Level Church Rd. PWD

AFFIDAVIT OF OWNERSHIP

Application #: 24CZ15 Submittal Date: August 1, 2024

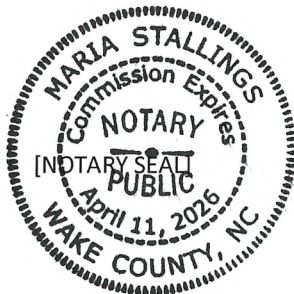
The undersigned, Matthew J. Carpenter (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

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 7924 Green Level Church Rd 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 19th day of July, 2024.
[Signature] (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 _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]
Notary Public
State of North Carolina
My Commission Expires: April 11, 2026

Legal Description
7924 Green Level Church Road

BEGINNING at a 1/2" iron pipe found at the North East corner of the property owned by Howard L. Holt and Mary Louise W. Holt, said pipe being South 15°37'08" West 145.00 feet from a 1/2" iron pipe found on the eastern right of way of Hillman Bend (50' Public Right of Way) and near the intersection with Canoe Creek Lane (Public Right of Way) having NC Grid Coordinates (NAD83/2011) of N=733,578.79, . E=2,029,903.93, thence from said BEGINNING point South 05°18'23" West 304.28 feet to a 1 1/8" iron pipe found, thence South 66°40'05" West 125.41 feet to a 1 1/8" iron pipe found, thence South 83°45'39" West 196.15 feet to a 1 1/8" iron pipe found, thence North 48°34'27" West 140.68 feet to a 1 1/8" iron pipe found, thence South 76°56'11" West 315.54 feet to a point on the eastern right of way of Green Level Church Road S.R. 1625 (Variable Width Public Right of Way), thence along said right of way South 76°56'11" West 20.58 feet to a 5/8" rebar set, thence leaving said right of way South 76°56'11" West 29.74 feet to a point in Green Level Church Road S.R. 1625, thence North 00°18'44" East 366.19 feet to a point in Green Level Church Road S.R. 1625, thence South 89°48'45" East 30.31 feet to a 5/8" rebar set on the eastern right of way of Green Level Church Road S.R. 1625 (Variable Width Public Right of Way), thence leaving said right of way South 89°48'45" East 767.85 feet to the point and place of BEGINNING, containing 6.035 Acres more or less inclusive of 0.249 Acres in Green Level Church Road S.R. 1625 Right of Way.

Wake County Residential Development Notification

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

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

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net.

Developer Company Information	
Company Name	W&W Partners, Inc. c/o Matthew J. Carpenter
Company Phone Number	919-835-4032
Developer Representative Name	Matthew J. Carpenter
Developer Representative Phone Number	919-835-4032
Developer Representative Email	MatthewCarpenter@parkerpoe.com

New Residential Subdivision Information	
Date of Application for Subdivision	approx. February 2024
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	TBD
Address of Subdivision (if unknown enter nearest cross streets)	7924 Green Level Church Road
REID(s)	0115613
PIN(s)	0723935325

Projected Dates Information	
Subdivision Completion Date	2026
Subdivision Projected First Occupancy Date	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
Single Family																
Townhomes	32					32		2000	3500			2026	32			
Condos																
Apartments																
Other																

7924 Green Level Church Road
PUD

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

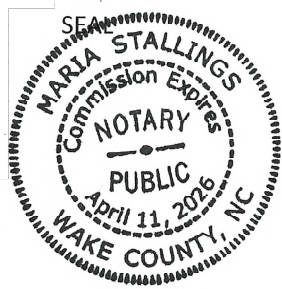
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property 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 July 10, 2024 (date) from 5:30PM (start time) to 6:30PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

7/19/24
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 19th day of July, 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.

June 26, 2024

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 7924 Green Level Church Road 0723935325

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 Planned Unit Development-Conditional Zoning (PUD-CZ) to permit townhouses, single-family homes, and other related uses.

Estimated submittal date: August 1, 2024

MEETING INFORMATION:

Property Owner(s) name(s): W & W Properties, Inc.; c/o Matthew Carpenter

Applicant(s): same as Owner

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

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

Date/Time of meeting**: July 10, 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>.

To: Neighboring Property Owners and Tenants
From: Matthew J. Carpenter
Date: June 26, 2024

Re: Notice of Virtual Neighborhood Meeting

You are invited to attend a virtual neighborhood meeting on July 10, 2024 at 5:30 PM to discuss an upcoming application to rezone an approximately 6.032-acre property located at 7924 Green Level Church Road (PIN 0723935325) as more particularly shown on the attached Vicinity Map. The property is currently zoned Rural Residential (RR) and is proposed to be rezoned to Planned Unit Development-Conditional Zoning (PUD-CZ) to permit townhouses, single-family homes, and other related uses.

During the meeting, the applicant will describe the nature of the rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the property; (2) a zoning map of the subject area; (3) a preliminary concept plan, (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:	https://zoom.us/join
Enter the following meeting ID:	854 3144 8493
Enter the following password:	056522

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	854 3144 8493
Enter the Participant ID:	#
Enter the Meeting password:	056522

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

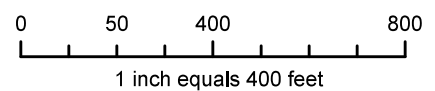
Sincerely,


Matthew Carpenter



7924 Green Level Church Road

Vicinity Map



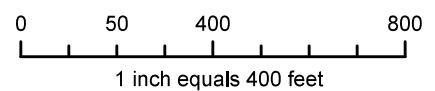
Disclaimer
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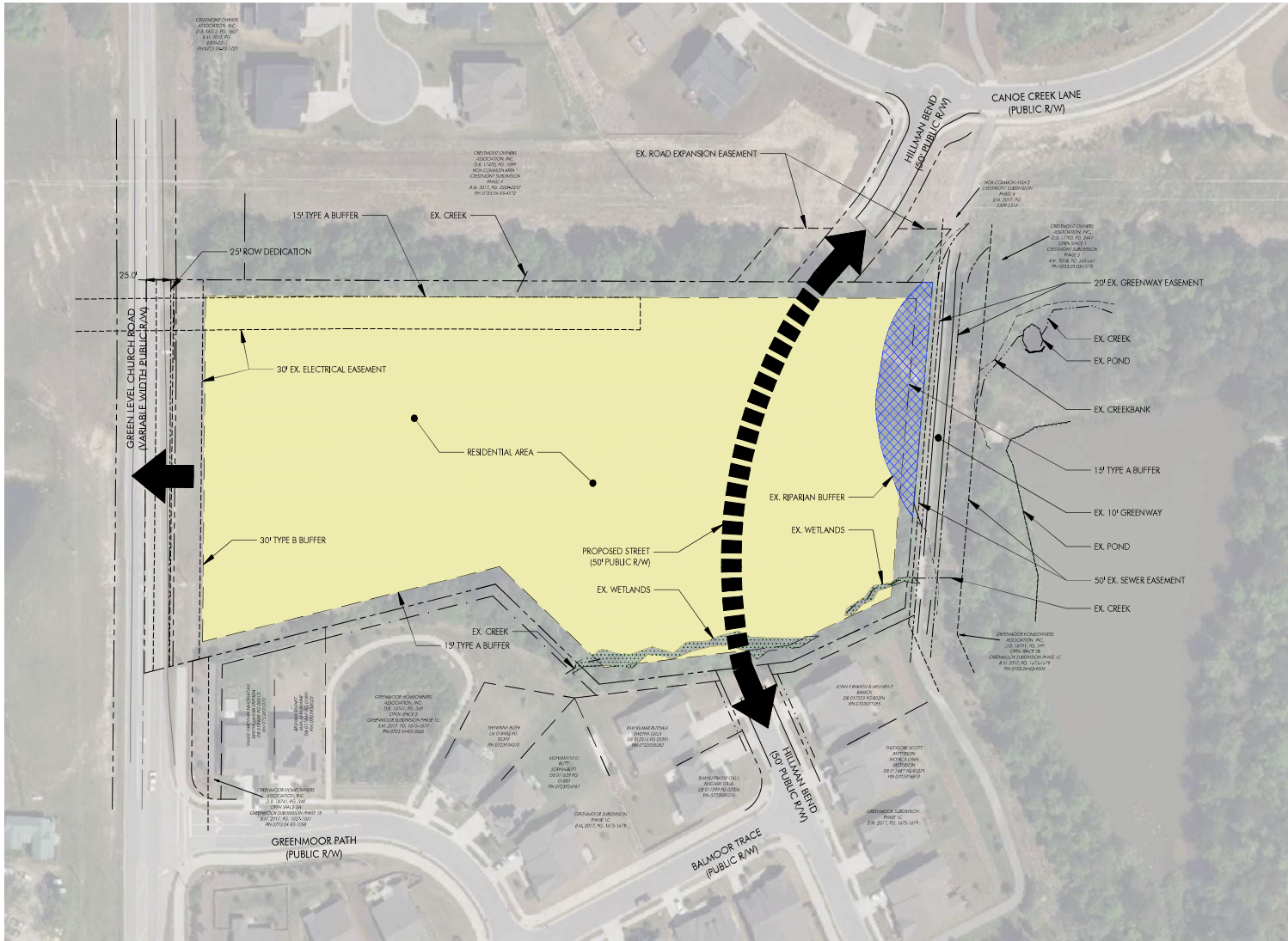
7924 Green Level Church Road

Zoning Map

Current Zoning: RR



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.



SITE DATA	
ACRES:	±5.77 AC TOTAL
PIN:	0723935325
EXISTING ZONING:	RR (RURAL RESIDENTIAL)
PROPOSED ZONING:	PUD (PLANNED USE DISTRICT)
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	TOWNHOMES

DEVELOPMENT SUMMARY	
BUFFERS	
NORTH:	15' (TYPE A) BUFFER
EAST:	15' (TYPE A) BUFFER
SOUTH:	15' (TYPE A) BUFFER
WEST:	30' (TYPE B) BUFFER
RCA REQUIREMENT	30% OF DEVELOPMENT 75,402 SF REQUIRED

LEGEND	
	RESIDENTIAL
	RIPARIAN BUFFER
	WETLAND AREA

- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE PRIOR TO REZONING APPLICATION SUBMITTED.
 2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
 3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
 4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



GREEN LEVEL CHURCH ROAD | PUD CONCEPT PLAN

APEX, NC



JUNE 24, 2024
24-RDU-014

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: Green Level Church Road PUD Zoning: RR

Location: 7924 Green Level Church Road

Property PIN(s): 0723935325 Acreage/Square Feet: 6.032 ac

Property Owner: W & W Properties, Inc.; c/o Matthew Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: 919-835-4032 Email: MatthewCarpenter@parkerpoe.com

Developer: Same as Owner

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: Urban Design Partners, attn: Brian Richards

Address: 150 Fayetteville Street, Suite 1310

City: Raleigh State: NC Zip: 27601

Phone: (919) 275-5002 Fax: N/A Email: brichards@urbandesignpartners.com

Builder (if known): Same as Owner

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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: July 10, 2024 Time of meeting: 5:30 PM

Property Owner(s) name(s): W&W Properties, Inc.

Applicant(s): W&W Properties, Inc.

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.	John Bakken	445 Hillman Bend			yes
2.	M. Usman Butt	421 Greenmoor Path			yes
3.	Swetha Gilla	446 Hillman Bend			yes
4.	Sr Gilla	446 Hillman Bend			yes
5.	Ravi Ruthala	442 Hillman Bend			yes
6.	Lisa Yarborough	2424 Balmoor Trace			yes
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): W&W Properties, Inc.

Applicant(s): W&W Properties, Inc.

Contact information (email/phone): c/o Matthew J. Carpenter; MatthewCarpenter@parkerpoe.com; 919-835-4032

Meeting Address: virtual via Zoom

Date of meeting: July 10, 2024 Time of meeting: 5:30

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 First Neighborhood Meeting
PUD Rezoning
7924 Green Level Church Road

I. WELCOME

- a. Introduction of development team
 - i. Matthew Carpenter w/ Parker Poe
 - ii. Mike Hunter w/ W&W Properties Inc., the property owner and developer
 - iii. Brian Richards w/ Urban Design Partners, Landscape Architect
- b. Explanation of process. This is the pre-filing neighborhood meeting for a potential rezoning request, the very first step in a long development process. So, the purpose of tonight's meeting is to explain our plans and take your feedback into consideration as we put together our rezoning application.

II. PRESENTATION

- a. Site Overview - location, existing uses adjacent, and surrounding development in progress.
- b. 2045 Land Use Map (LUM) Designation
 - i. The LUM is the primary policy document the Town uses to evaluate rezoning request. This property is designated Medium Density Residential which recommends single-family homes and townhomes with an overall density of up to 6 units/acre.
- c. Existing and Proposed Zoning
 - i. Existing zoning is Residential which only allows large lot single-family homes. The proposed zoning district is Planned Unit Development Conditional (PUD-CZ). The purpose of the rezoning is to allow a small townhome development.
- d. Draft PUD Plan
 - i. As part of our PUD rezoning submittal, we'll include a concept plan that will show approximate location of proposed uses, buffers, conceptual access locations, etc.
 - ii. Current plans show around 32 townhome units. The plan is for large, upscale townhome units to meet rising demand from empty nesters in the Triangle. The units will not be age restricted, but we've seen rising demand as aging Apex and Wake County residents age, want less maintenance, but want to stay in the area.
 - iii. The goal is to have a driveway on Green Level Church Road and also to connect to the two existing Hillman Bend stub streets, but circulation and access are subject to review by Town staff.
 - iv. Connection to the two stub streets is required by the Town's UDO.
 - v. We'll have 15-foot buffers along the northern and southern property lines. Between the buffer and existing HOA common area, there will be significant separation to the north.
 - vi. We're also required to preserve 30% RCA. Exact areas haven't been delineated, but these areas will include streams (if any), existing tree canopy, etc.
- e. Rezoning Process and Timeline
 - i. As I mentioned, this is the very first step in the rezoning process.

- ii. After this meeting, the next step is application submittal which will likely be August 1.
- iii. After submittal, the application will be reviewed by Town staff from each department. Staff will provide comments and we will revise our application and resubmit until all staff comments have been addressed.
- iv. After staff comments have been addressed, the case will go to Planning Board. Planning Board will hold a public hearing, review the case, and make a recommendation to Town Council.
- v. Two weeks following the Planning Board meeting, Town Council will hold a public hearing and make the final decision on the rezoning. The full process will likely take around six months.

III. QUESTION AND ANSWER

- a. ***I am concerned about property values. My property has an enviable location that will be significantly changed by this proposal.***
 - i. These townhomes will be high quality units, generally consistent with the quality and character of surrounding neighborhoods; so, we don't expect negative impacts to property values. We will also have perimeter buffers and RCA which could be located near your home, although final RCA locations will be determined at Master Subdivision Plan.
- b. ***Hi, if townhomes are built in this location, how many homes do you expect to be built?***
 - i. Around 32. The PUD will include a maximum, but the final unit count will be determined at Master Sub Plan once full site engineering has been done.
- c. ***What does RCA mean?***
 - i. RCA means Resource Conservation Area. These are areas that have to be set aside as undisturbed. They typically include wetlands, stream buffers, and existing tree canopy.
- d. ***There are wetlands on the property. Do you plan to add a proper street or a bridge to walk on?***
 - i. The Hillman Bend connection will be a proper neighborhood street with a 5-foot sidewalk. We'll also be installing a connection to the greenway trail to the east.
- e. ***Will there be any single-family homes on Hillman Bend or all townhomes?***
 - i. The current plan is for fall townhomes
- f. ***What about ADA units?***
 - i. The units will meet all minimum building code requirements. Given the target market, there will likely be further accessibility accommodations - larger walkways, first floor master bedrooms, etc.
- g. ***I'm concerned about draining into/onto the bordering houses in Grenmoore. The drainage is already not good. Any additional runoff into the buffer area could increase erosion and standing water or existing lots.***
 - i. Currently, the property is in a natural state, so drainage is not contained or handled by stormwater control devices. The Town's UDO requires that we treat all our stormwater runoff onsite. It does not permit runoff onto adjacent properties. So, when we file our Master Subdivision Plan we will have to show how we are handling stormwater runoff - likely through one or more stormwater detention ponds.

h. Any plans for expanding Green Level Church Road?

- i. Yes, the Town's transportation plan shows Green Level Church Road as a wider street section. Typically, as part of a development project, the Town requires right of way dedication to facilitate future widening.

i. Would you be able to add a sidewalk on Green Level Church road to extend the sidewalks to connect the neighborhoods?

- i. On Green Level Church Road, this project will construct a 5-foot sidewalk for the length of the property's frontage. On Hillman Bend, the project will connect the two street and sidewalk stubs to create a continuous sidewalk connection between the two neighborhoods.

OWNER	MAILING ADDRESS		
AMARAPINI, APPA RAO AMARAPINI, SUNEETA	2409 CANOE CREEK LN	APEX NC 27523-7130	
BAKKEN, JOHN R BAKKEN, MELINDA E	445 HILLMAN BND	APEX NC 27523-8508	
BARKLEY, ANTHONY BARKLEY, JENNIFER	1008 CELANDINE DR	APEX NC 27502-4162	
BASNET, RESHAM KUNWAR, MANJU	409 GREENMOOR PATH	APEX NC 27523-8513	
BENEDICT, JON B FAMOLARE, CHRISTY F	2401 BALMOOR TRCE	APEX NC 27523-8514	
BHAT, ANIKET ANAT CO-TRUSTEE TEMBE, RUCHA CO-TRUSTEE	2409 BALMOOR TRCE	APEX NC 27523-8514	
BODD, PHANI S TRUSTEE BODD, VIJAYA YALAMANCHILI TRUSTEE	6104 RUNNING SPRINGS RD	SAN JOSE CA 95135-2209	
BUTT, MUHAMMAD U BUTT, SOPHIA	421 GREENMOOR PATH	APEX NC 27523-8513	
CHAGALETI, RAJESH CHANDRA S BATHALA, SRUJINI	312 PINK AZALEA CT	APEX NC 27523-7129	
CHITTILLA, RAMA K CHITTILLA, SUJATHA	2417 BALMOOR TRCE	APEX NC 27523-8514	
CHTCHPROV, PAVEL CHTCHPROV, KELLY MCHUGH	2404 CANOE CREEK LN	APEX NC 27523-7130	
CONWAY, WENDY A CONWAY, GREGORY R	457 HILLMAN BND	APEX NC 27523-8508	
CRESTMONT OWNERS ASSOCIATION INC	TROY GEORGE	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
CRESTMONT OWNERS ASSOCIATION INC	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346	
CRESTMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	PO BOX 97243	RALEIGH NC 27624-7243
GILLA, BHANU PRATAP GILLA, NAGASRI	446 HILLMAN BND	APEX NC 27523-8508	
GREENMOOR HOMEOWNERS ASSOCIATION INC	CAS INC	PO BOX 93	PINEHURST NC 28370-0083
GWYNN, ELIZABETH MCLAUGHLIN TRUSTEE THE GWYNN LMNG TRUST	2420 BALMOOR TRCE	APEX NC 27523-8514	
HARRINGTON, DONALD EARL WILLIAMS, JAMIE	2413 CANOE CREEK LN	APEX NC 27523-7130	
JAFFER, GHULAM HAIDER NAWAB, SYEDA NUZHAT	2432 BALMOOR TRCE	APEX NC 27523-8514	
JAIN, MAYUR JAIN, STUTI	2405 CANOE CREEK LN	APEX NC 27523-7130	
KLAVON, CLAUDIA JEAN	2413 BALMOOR TRCE	APEX NC 27523-8514	
KWON, MYONG O OH, MYOUNG SUN	2419 CANOE CREEK LN	APEX NC 27523-7130	
MATHEW, LEENA ANNIE PHILIP, THOMAS STEPHEN	316 PINK AZALEA CT	APEX NC 27523-7129	
NIRAGHATAM, VAMSI VARDHAN SRIPADA, SRAVYA LAHARI	405 GREENMOOR PATH	APEX NC 27523-8513	
PATTERSON, THEODORE SCOTT PATTERSON, MONICA LYNN	449 HILLMAN BND	APEX NC 27523-8508	
RAO, SMRITI AKSHAY RAO, AKSHAY VEDVYAS	2400 CANOE CREEK LN	APEX NC 27523-7130	
RATHORE, JITENDRA S RATHORE, HEMAXIKUMARI J	313 PINK AZALEA CT	APEX NC 27523-7129	
RUSH, SHAWNNA	417 GREENMOOR PATH	APEX NC 27523-8513	
RUTHALA, RAVI KUMAR GILLA, SWETHA	442 HILLMAN BND	APEX NC 27523-8508	
RUBBARAO, HARINARAYAN KASHYAP, SUMITRA R	308 PINK AZALEA CT	APEX NC 27523-7129	
SWAFFORD, JEREMY SWAFFORD, AMANDA SUE	425 GREENMOOR PATH	APEX NC 27523-8513	
VEDANTAM, TEJASVI SRINIVASA TRUSTEE KODURU, APARNA TRUSTEE	317 PINK AZALEA CT	APEX NC 27523-7129	
W&W PROPERTIES INC	1000 DARRINGTON DR STE 500	CARY NC 27513-8134	
YARBOROUGH, MICHAEL D YARBOROUGH, LISA M D	2424 BALMOOR TRCE	APEX NC 27523-8514	
YATES GREEN LEVEL FARM LLC	2132 CARPENTER UPCHURCH RD	CARY NC 27519-7003	
APEX TOWN OF	PO BOX 250	APEX NC 27502	
Current Tenant	2405 Balmoor TRCE	APEX NC 27523	
Current Tenant	7905 Green Level Church RD	APEX NC 27523	
Current Tenant	7924 Green Level Church RD	APEX NC 27523	
Current Tenant	453 Hillman BND	APEX NC 27523	

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

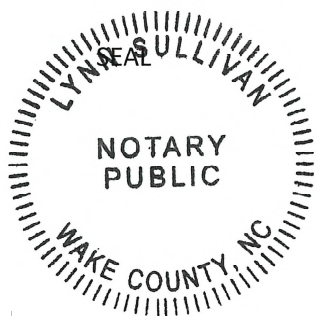
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property 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 12/12/2024 (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 the 16th 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
 7924 Green Level Church Road 0723935325

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 Planned Unit Development-Conditional Zoning (PUD-CZ) to facilitate a development consisting of townhomes, single-family homes, and other related uses.

Estimated submittal date: Submitted on August 1, 2024

MEETING INFORMATION:

Property Owner(s) name(s):	W & W Properties, Inc.
Applicant(s):	Parkway Properties Group, LLC 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 12, 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>.

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

Re: Notice of Second Virtual Neighborhood Meeting

You are invited to attend a second virtual neighborhood meeting on December 12, 2024 at 5:30 PM to discuss 24CZ15, the requested rezoning of 7924 Green Level Church Road (PIN 0723935325) as more particularly shown on the attached Vicinity Map. The property is currently zoned Rural Residential (RR) and is proposed to be rezoned to Planned Unit Development-Conditional Zoning (PUD-CZ) to permit townhomes, single-family homes, and other related uses.

During the meeting, the applicant will describe the nature of the rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the property; (2) a zoning map of the subject area; (3) an updated preliminary concept plan; (4) a Land Use Map exhibit; (5) a project contact information sheet; and (6) 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:	https://zoom.us/join
Enter the following meeting ID:	818 9473 5946
Enter the following password:	542794

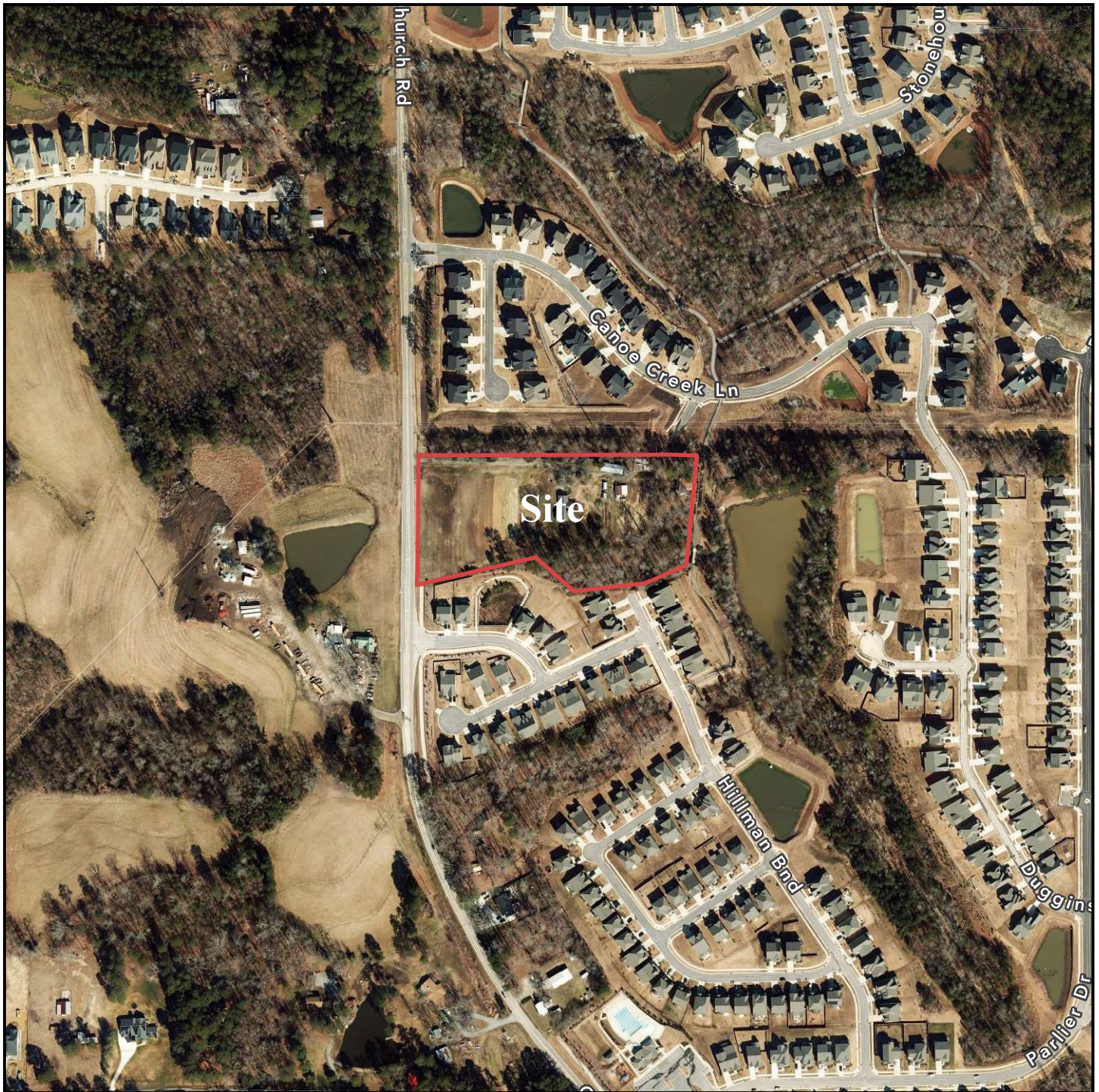
To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	818 9473 5946 #
Enter the Participant ID:	#
Enter the Meeting password:	542794 #

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

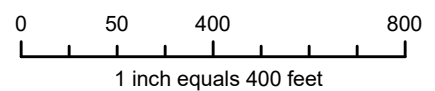
Sincerely,


Matthew Carpenter



7924 Green Level Church Road

Vicinity Map



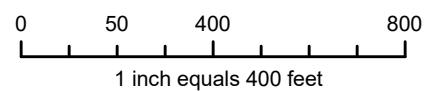
Disclaimer
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7924 Green Level Church Road

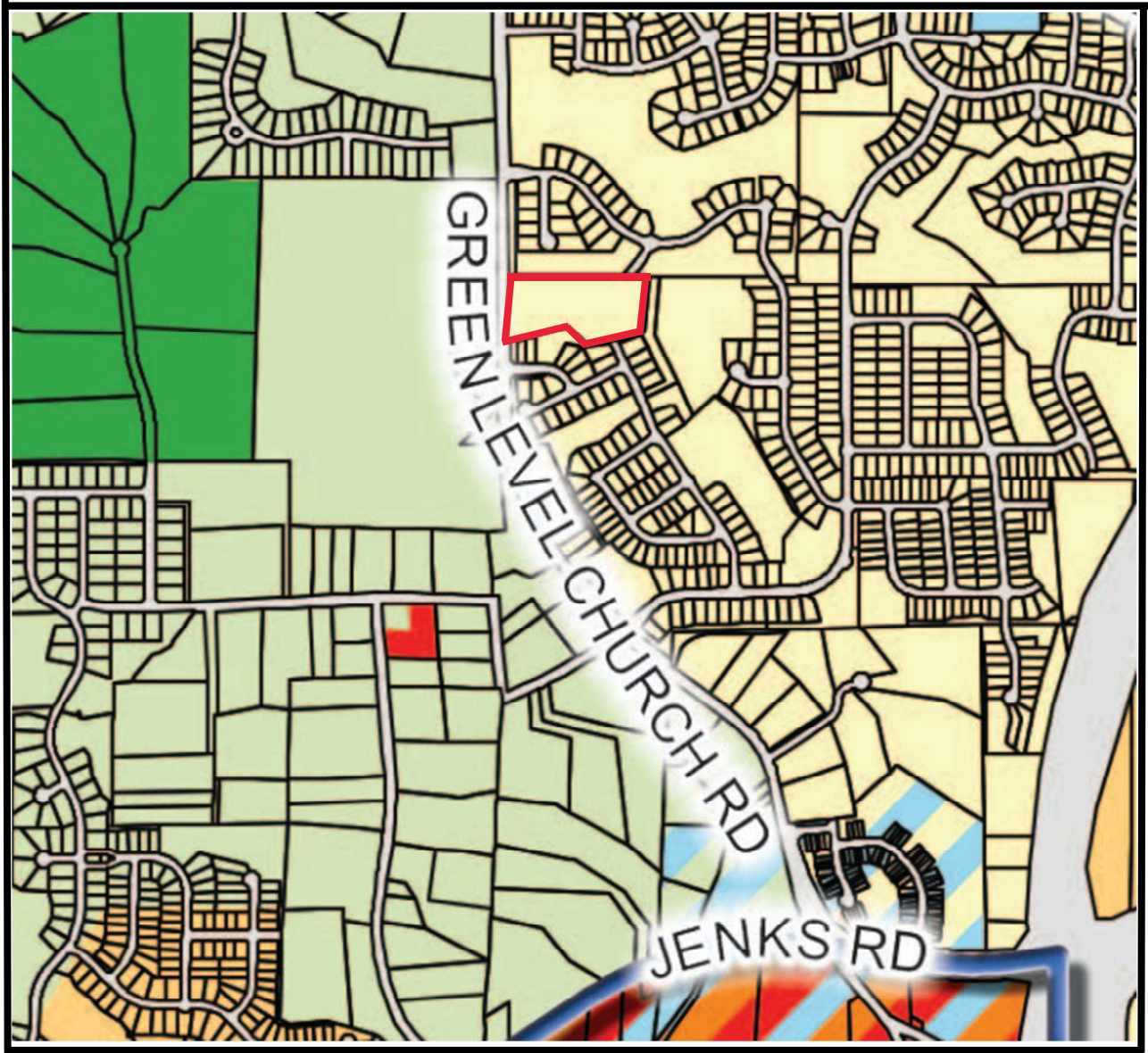
Zoning Map

Current Zoning: RR



Disclaimer
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2045 LAND USE MAP EXHIBIT



7924 Green Level Church Road

**Current LUM Designation: Medium
Density Residential**

Proposed LUM Designation: No Change



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: Green Level Church Road PUD Zoning: RR

Location: 7924 Green Level Church Road

Property PIN(s): 0723935325 Acreage/Square Feet: 6.035 ac

Property Owner: W & W Properties, Inc.

Address: 1000 Darrington Drive, Suite 500

City: Cary State: NC Zip: 27513-8134

Phone: _____ Email: _____

Developer: Parkway Properties Group, LLC 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: Urban Design Partners, attn: Brian Richards

Address: 150 Fayetteville Street, Suite 1310

City: Raleigh State: NC Zip: 27601

Phone: (919) 275-5002 Fax: N/A Email: brichards@urbandesignpartners.com

Builder (if known): Parkway Properties Group, LLC 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

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
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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 12, 2024 Time of meeting: 5:30 PM
 Property Owner(s) name(s): W&W Properties Inc
 Applicant(s): Parkway Properties, 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.	Monica Patterson	449 Hillman Bend			yes
2.	Lisa Yarborough	2424 Balmoor Trace			yes
3.	John Bakken	445 Hillman Bend			yes
4.	M. Usman Butt	421 Greenmoor Path			yes
5.	Bhanu Gilla	446 Hillman Bend			yes
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): W&W Properties Inc.

Applicant(s): Parkway Properties c/o Matthew J. Carpenter

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

Meeting Address: virtual via Zoom

Date of meeting: December 12, 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 Second Neighborhood Meeting
PUD Rezoning
7924 Green Level Church Road

I. WELCOME

- a. Introduction of development team
 - i. Matthew Carpenter w/ Parker Poe holding this meeting on behalf of the developer and property owner Parkway Properties
 - ii. Brian Richards w/ Urban Design Partners, Landscape Architect
- b. Explanation of process. This is the second neighborhood meeting for a proposed rezoning on Green Level Church Road. You may remember, we held the pre-filing neighborhood meeting in July and were working on our application. We filed our rezoning application August 1 and over the last several months have been working through staff comments and revising our plans. The purpose of this meeting is to provide updates on the project as we get closer to public hearings.

II. PRESENTATION

- a. Site Overview - location, existing uses adjacent, and surrounding development in progress.
- b. 2045 Land Use Map (LUM) Designation
 - i. The LUM is the primary policy document the Town uses to evaluate rezoning request. This property is designated Medium Density Residential which recommends single-family homes and townhomes with an overall density of up to 6 units/acre.
- c. Existing and Proposed Zoning
 - i. Existing zoning is Residential which only allows large lot single-family homes. The proposed zoning district is Planned Unit Development Conditional (PUD-CZ). The purpose of the rezoning is to allow a small townhome development.
- d. Draft PUD Plan
 - i. This is the current version of the PUD plan. We showed a preliminary plan in July. This plan has a lot more information and hopefully some conditions that will help with some of the concerns we heard at the first neighborhood meeting.
 - ii. The proposed zoning allows a maximum of 32 townhome units, duplexes, and/or single-family units, but the plan is for all townhomes. The plan is for large, upscale townhome units to meet rising demand from empty nesters in the Triangle. The units will not be age restricted, but we've seen rising demand as aging Apex and Wake County residents age, want less maintenance, but want to stay in the area.
 - iii. Access on Green Level Church Road will be limited to right in/right out only
 - iv. Connection to the two stub streets is required by the Town's UDO.
 - v. We've expanded buffers in all areas adjacent to existing single-family lot lines. At the southwest, we've committed to a 30' buffer which is double the 15' required buffer. At the southeast, we've committed to a 50' buffer.
 - vi. We've also added conditions to help the proposed townhomes be compatible with existing single-family neighborhoods, including:
 - 1. No townhomes can front on Hillman Bend

- 2. Townhome buildings have a maximum of four units each
- 3. Townhomes on Hillman Bend limited to two stories.
- vii. We're also required to preserve 30% RCA. Exact areas haven't been delineated, but these areas will include streams (if any), existing tree canopy, etc.
- e. Rezoning Process and Timeline
 - i. We anticipate public hearings in January. The Planning Board will review the case, hold a public hearing, and make a recommendation to Council. Following the Planning Board meeting, Town Council will hold a public hearing and make the final decision whether to approve or deny the rezoning case.

III. QUESTION AND ANSWER

- a. ***How will mosquito control be measured in the stormwater retention pond?***
 - i. The pond will be designed to meet all Town of Apex standards. Mosquito control will likely be handled by the property management company hired by the HOA. I don't know the exact methods that will be implemented, but can check.
- b. ***Did I read that there will be access to the greenway?***
 - i. Yes. Our original plans showed a direct connection from our development to the existing greenway to the east. However, that connection would have required a stream/wetlands disturbance. Staff's preference is that we connect the new Hillman Bend sidewalk to the existing greenway connection to the north to avoid the stream/wetlands disturbance.
- c. ***What speed control features will be implemented on the street?***
 - i. Often, the best way to slow vehicles is through the design of the street. The internal neighborhood street will be very short from Green Level Church to Hillman Bend which should limit speeding. Regarding Hillman Bend, speed bumps and other traffic calming measures can be requested but must be approved and implemented by Town transportation staff.
- d. ***What was the initial number of units introduced at the first neighborhood meeting?***
 - i. 32 units. The 32 units is the maximum number of residential units permitted by the PUD. Once we get to subdivision plans and lay out the site, it may wind up being fewer total lots, depending on how many will fit with the required stormwater pond, buffers, and other site features.
- e. ***Has there been discussion of deer crossing?***
 - i. Not specifically. I know from driving out here there are a lot of deer. Generally speaking, new development and street lights help with deer.
- f. ***Where will the parking be? Are we getting a parking lot on Hillman Bend?***
 - i. Each unit is required to have two parking spaces that will be satisfied through a garage and driveway space. A small amount of guest parking is also required and we don't anticipate it will be on Hillman Bend.
- g. ***Are all townhomes limited to two stories?***
 - i. The townhomes on Hillman Bend are limited to two stories. The max height for the other townhomes is three stories. The plan is for two story townhomes with an additional half story and/or pitched roof. We wanted to keep the three story maximum to be sure the proposed units aren't over the height limit.

- h. *Will the units be sold or leased?*
 - i. The current plan is for these to be for sale units

OWNER	MAILING ADDRESS	
AMARAPINI, APPA RAO TRUSTEE AMARAPINI, SUNEETA TRUSTEE	2409 CANOE CREEK LN	APEX NC 27523-7130
BAKKEN, JOHN R BAKKEN, MELINDA E	445 HILLMAN BND	APEX NC 27523-8508
BARKLEY, ANTHONY BARKLEY, JENNIFER	1008 CELANDINE DR	APEX NC 27502-4162
BASNET, RESHAM KUNWAR, MANJU	409 GREENMOOR PATH	APEX NC 27523-8513
BENEDICT, JON B FAMOLARE, CHRISTY F	2401 BALMOOR TRCE	APEX NC 27523-8514
BHAT, ANIKET ANAT CO-TRUSTEE TEMBE, RUCHA CO-TRUSTEE	2409 BALMOOR TRCE	APEX NC 27523-8514
BODD, PHANI S TRUSTEE BODD, VIJAYA YALAMANCHILI TRUSTEE	6104 RUNNING SPRINGS RD	SAN JOSE CA 95135-2209
BUTT, MUHAMMAD U BUTT, SOPHIA	421 GREENMOOR PATH	APEX NC 27523-8513
CHAGALETI, RAJESH CHANDRA S BATCHALA, SRUJINI	312 PINK AZALEA CT	APEX NC 27523-7129
CHITTILLA, RAMA K CHITTILLA, SUJATHA	2417 BALMOOR TRCE	APEX NC 27523-8514
CHTCHEPROV, PAVEL CHTCHEPROV, KELLY MCHUGH	2404 CANOE CREEK LN	APEX NC 27523-7130
CONWAY, WENDY A CONWAY, GREGORY R	457 HILLMAN BND	APEX NC 27523-8508
CRESTMONT OWNERS ASSOCIATION INC	TROY GEORGE	1100 PERIMETER PARK DR STE 112
CRESTMONT OWNERS ASSOCIATION INC	812 SALEM WOODS DR STE 202	RALEIGH NC 27615-3346
CRESTMONT OWNERS ASSOCIATION INC	CHARLESTON MANAGEMENT CORPORATION	PO BOX 97243
GILLA, BHANU PRATAP GILLA, NAGASRI	446 HILLMAN BND	APEX NC 27523-8508
GREENMOOR HOMEOWNERS ASSOCIATION INC	CAS INC	PO BOX 83
GWYNN, ELIZABETH MCLAUGHLIN TRUSTEE THE GWYNN LIVING TRUST	2420 BALMOOR TRCE	APEX NC 27523-8514
HARRINGTON, DONALD EARL WILLIAMS, JAMIE	2413 CANOE CREEK LN	APEX NC 27523-7130
JAFFER, GHULAM HAIDER NAWAB, SYEDA NUZHAT	2432 BALMOOR TRCE	APEX NC 27523-8514
JAIN, MAYUR JAIN, STUTI	2405 CANOE CREEK LN	APEX NC 27523-7130
KLAVON, CLAUDIA JEAN	2413 BALMOOR TRCE	APEX NC 27523-8514
KWON, MYONG O OH, MYOUNG SUN	2419 CANOE CREEK LN	APEX NC 27523-7130
MATHEW, LEENA ANNIE PHILIP, THOMAS STEPHEN	316 PINK AZALEA CT	APEX NC 27523-7129
NIRAGHATAM, VAMSI VARDHAN SRIPADA, SRAVYA LAHARI	405 GREENMOOR PATH	APEX NC 27523-8513
PATTERSON, THEODORE SCOTT PATTERSON, MONICA LYNN	449 HILLMAN BND	APEX NC 27523-8508
RAO, SMRITI AKSHAY RAO, AKSHAY VEDVYAS	2400 CANOE CREEK LN	APEX NC 27523-7130
RATHORE, JITENDRA S RATHORE, HEMAXIKUMARI J	313 PINK AZALEA CT	APEX NC 27523-7129
RUSH, SHAWNNA	417 GREENMOOR PATH	APEX NC 27523-8513
RUTHALA, RAVI KUMAR GILLA, SWETHA	442 HILLMAN BND	APEX NC 27523-8508
SUBBARAO, HARINARAYAN KASHYAP, SUMITRA R	308 PINK AZALEA CT	APEX NC 27523-7129
SWAFFORD, JEREMY SWAFFORD, AMANDA SUE	425 GREENMOOR PATH	APEX NC 27523-8513
VEDANTAM, TEJASWI SRINIVASA TRUSTEE KODURU, APARNA TRUSTEE	317 PINK AZALEA CT	APEX NC 27523-7129
W&W PROPERTIES INC	1000 DARRINGTON DR STE 500	CARY NC 27513-8134
YARBOROUGH, MICHAEL D YARBOROUGH, LISA M D	2424 BALMOOR TRCE	APEX NC 27523-8514
YATES GREEN LEVEL FARM LLC	2132 CARPENTER UPCHURCH RD	CARY NC 27519-7003
APEX TOWN OF	PO BOX 250	APEX NC 27502
Current Tenant	2405 Balmoor TRCE	APEX NC 27523
Current Tenant	7905 Green Level Church RD	APEX NC 27523
Current Tenant	7924 Green Level Church RD	APEX NC 27523
Current Tenant	453 Hillman BND	APEX NC 27523
		MORRISVILLE NC 27560-9119
		RALEIGH NC 27624-7243
		PINEHURST NC 28370-0083

APEX ENVIRONMENTAL ADVISORY BOARD

Suggested Zoning Conditions



Project Name: Green Level Towns PUD

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
Goal 1. Increase riparian buffer widths from surface waters in environmentally sensitive areas. The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 2. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas.			

Environmental Advisory Board – Suggested Zoning Conditions

STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5)	YES	NO	N/A
<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>Goal 3. Implement Low Impact Development (LID) techniques as defined by the NC Department of Environmental Quality. The project shall install a minimum of _____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 4. Increase pervious surface to reduce stormwater runoff and pollutant concentrations. <u>Option 5.1:</u> Install pervious pavements where practicable (e.g. when parking maximums are exceeded). The Department of Public Works & Transportation does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.</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;">AND/OR</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>Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development. At least _____ SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
<p>Goal 6. Preserve tree canopy and prioritize medium to large, healthy, desirable species. <u>Option 6.1:</u> Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p> <p><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>Goal 7. Plant trees to improve energy efficiency.</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>Goal 8. Increase biodiversity.</p> <p><u>Note:</u> Invasive species are prohibited. Please see the Town’s Design and Development Manual 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 Design & Development Manual for suggested native species).</p> <p>a. The project shall ensure that <u>70</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;">AND/OR</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>Goal 9. Implement xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</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;">OR</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>Goal 10. Promote the benefits of native pollinators.</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>Goal 11. Improve soil quality to be amenable for a variety of native and non-invasive plantings.</p>			

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed on each lot and within disturbed common areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 12. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas). The UDO requires a ____-foot buffer along the ____perimeter of the property. The applicant shall add ____-foot buffer in that location, which would be an increase of ____-feet above the requirement.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Goal 13. Reduce impacts to resource conservation Areas (RCAs). a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. <p style="text-align: center;">OR</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
Goal 14. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. The project shall be designed to meet the requirements for one of the green building certifications listed above. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

CLEAN ENERGY (16-18)	YES	NO	N/A
Goal 16. Install rooftop solar on buildings. a. A solar PV system of at least ____kW shall be installed on at least ____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time. <p style="text-align: center;">AND/OR</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;">AND/OR</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"/>
Goal 17. Include solar conduit in building design. All homes shall be pre-configured with conduit for a solar energy system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Goal 18. Encourage clean transportation. The developer shall install at least ____ electric vehicle charging station in amenity centers or common area parking lots.	<input type="checkbox"/>	<input 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
Goal 1. Increase design storm for retention basin in flood-prone areas. The UDO requires that treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. Each option is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option b should not be selected.			
a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and <u>100-year storm events</u> in accordance with the Unified Development Ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OR			
b. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and <u>25-year storm events</u> in accordance with the Unified Development Ordinance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Environmental Advisory Board – Suggested Zoning Conditions

Applicant Clarification/Additional Language:

Additional Board Recommendations:

GREEN LEVEL TOWNS

Planned Unit Development

Apex, North Carolina

Submittal Dates

First Submittal: August 1, 2024

Second Submittal: October 4, 2024

Third Submittal: November 1, 2024

Fourth Submittal: December 1, 2024

Fifth Submittal: December 20, 2024

Sixth Submittal: December 27, 2024

Seventh Submittal: January 2, 2025

Developer

W&W Partners, Inc.

1000 Darrington Drive

Suite 500

Cary, NC 27513

Landscape Architect

Urban Design Partners

150 Fayetteville Street, Suite 1310

Raleigh, NC 27601

Land Use Attorney

Matthew J. Carpenter

Parker Poe Adams & Bernstein LLP

301 Fayetteville Street, Suite 1400

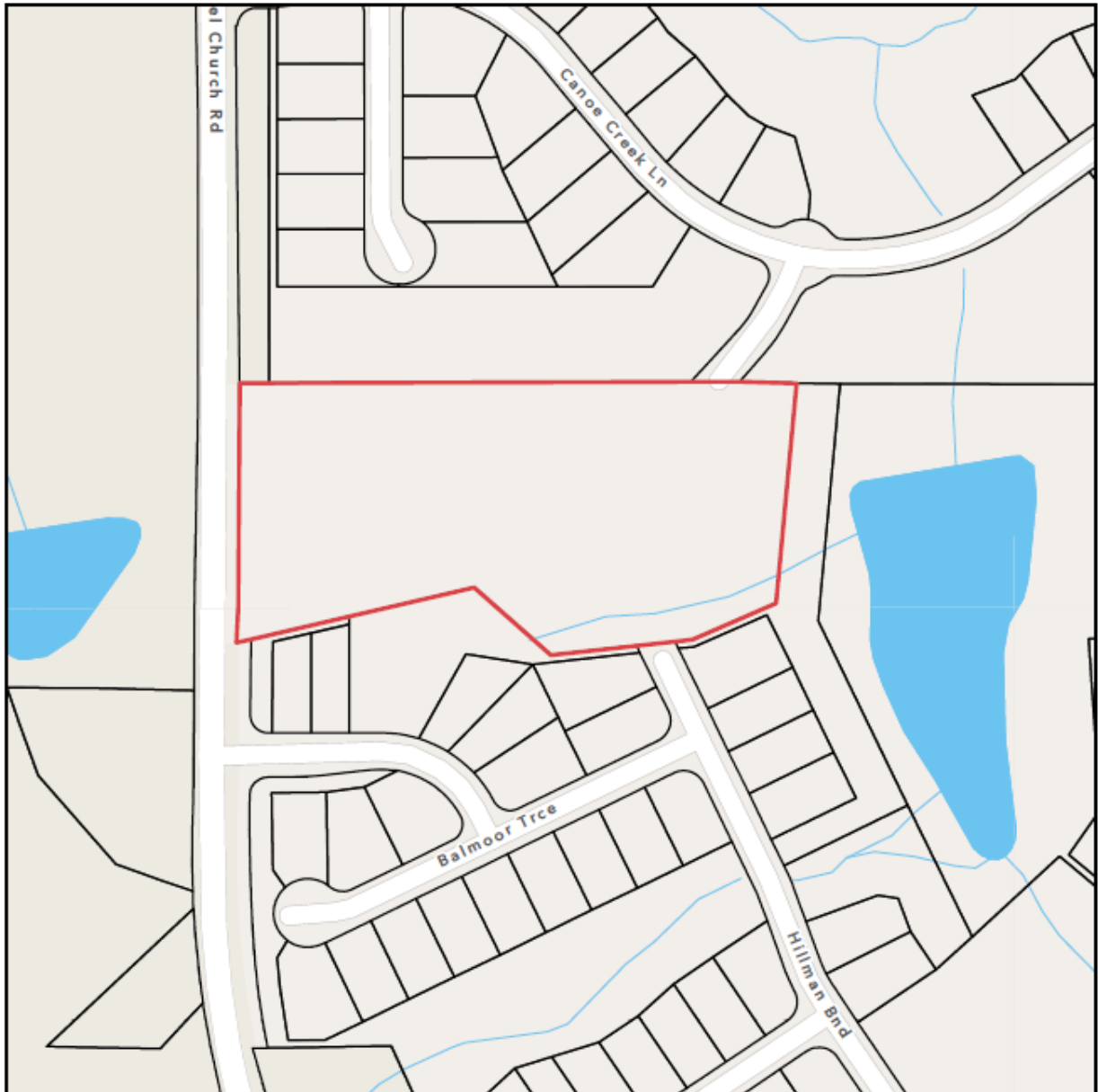
Raleigh, NC 27601



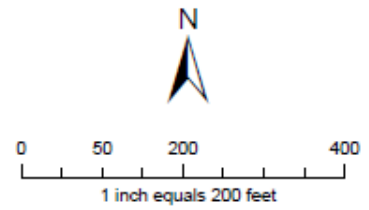
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VICINITY MAP



PUD Vicinity Map



PROJECT DATA

Name of Project:	Green Level Towns PUD
Property Owner and Developer:	W&W Partners, Inc. 1000 Darrington Drive, Suite 500 Cary, NC 27513
Prepared by:	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601
Current Zoning:	Rural Residential (RR)
Proposed Zoning:	Planned Unit Development-Conditional Zoning (PUD-CZ)
Current 2045 LUM Designation:	Medium Density Residential
Proposed 2045 LUM Designation:	Medium Density Residential
Site Address:	7924 Green Level Church Road
Property Identification Number:	0723935325
Total Acreage:	6.035
Area Designated as Mixed Use on LUM:	None
Area Proposed as Non-Residential:	None

PURPOSE STATEMENT

This document and the accompanying exhibits submitted herewith (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions. This PUD addresses the development of a 6.035-acre infill site on Green Level Church Road. The property is in the Town’s ETJ and primarily undeveloped with existing single-family residential structures.

Green Level Towns aims to meet strong demand in the Apex market for large, upscale, townhomes. With children out of the home, many Wake County and Apex residents of established single-family neighborhoods are downsizing and in search of townhomes that require less maintenance but do not compromise quality. Additional housing types, including single-family homes and duplexes, are permitted to allow the project to respond to changes in demand.

The Town of Apex 2045 Land Use Map (the “LUM”) designates the property as Medium Density Residential which recommends single-family homes, duplexes, and townhomes up to 6 units per acre to provide “a transition from the more urbanized areas of Apex to the Low Density neighborhoods in the western part of the study area.” The PUD proposes single-family homes, duplexes, and townhomes at an overall density of approximately 5.3 units/acre, squarely consistent with the 2045 Land Use Map designation.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

(i) *The uses proposed to be developed in the PD plan for PUD-CZ are those uses permitted in Sec. 4.2.2 Use Table*

RESPONSE: The uses permitted within this PUD are permitted within this designation in the UDO Section 4.2.2 Use Table.

(ii) *The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed-use areas as specified on the 2045 Land Use Map. The location of the uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.*

RESPONSE: Green Level Towns is an entirely residential project and the property does not have a mixed-use designation on the LUM. The locations of the proposed uses are shown on the attached PD Plan and maximum density and other design guidelines are included in this PUD Text.

(iii) *The dimensional standards in Sec. 5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.*

RESPONSE: This PUD specifies intensity and dimensional standards for the project. The proposed PUD is consistent with the UDO Planned Unit Development standards – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, the development will comply with all requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code.

(iv) *The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Advance Apex: The 2045 Transportation Plan and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.*

RESPONSE: The project will close an important gap in pedestrian and vehicular connectivity. As shown on the PD Plan, Hillman Bend is stubbed short of the property’s northern and southern property lines. The project will use existing grading and construction easements, and previously collected fees in lieu if available, to construct a new neighborhood street and sidewalk across the property to connect the existing stubs. The project will also include construction of a 10-foot side path along the site’s Green Level Church Road frontage.

(v) *The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.*

RESPONSE: The project will significantly improve pedestrian and vehicular connectivity by closing an existing gap in the street and sidewalk network and constructing a 10-foot side path.

(vi) *The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.*

RESPONSE: The proposed development is compatible with the character of surrounding land uses. The property is an infill site with existing single-family neighborhoods adjacent - Crestmont to the north and Greenmoor to the east and south. The Crestmont zoning (Rezoning Case 13CZ35) - approved in 2014 - permits an overall density of 4 units/acre and a total of 282 units.

The Crestmont subdivision was constructed with 163 units, which equates to 2.31 units/acre. The Greenmoor zoning (Rezoning Case 13CZ18) - approved in 2013 - permits an overall density of 2.9 units/acre and a total of 287 units. The Greenmoor zoning was amended in 2014 to permit additional density of 3.56 units/acre and a total of 180 units in the southern portion of the PUD. The Greenmoor subdivision has an overall density of 2.70 units/acre with a total of 467 units.

Although this PUD proposes a higher maximum density of 5.3 units/acre, it only proposes a total of 32 additional homes and is considered Medium Density Residential under the 2045 Land Use Map, consistent with the designation of both adjacent neighborhoods. As required by the proposed architectural conditions, and as shown in the submitted elevations, the homes will be of similar character and quality to surrounding neighborhoods. Finally, the site will be adequately buffered from adjacent single-family homes. Adjacent to the north is an approximately 130-foot wide RCA and easement area owned by the Crestmont Home Owners Association (HOA), that, together with the proposed 15-foot Type A perimeter buffer, will provide over 145 feet of separation between the proposed homes and existing single-family homes in Crestmont. To the south, there is Greenmoor HOA common area that provides separation between the proposed townhomes and existing Greenmoor single-family homes. Where there are existing single-family homes adjacent to the southern property line, widened buffers are provided; a 30-foot Type B buffer in the southwest and a 50-foot Type B buffer in the southeast.

(vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.

RESPONSE: The development will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

CONSISTENCY WITH CONDITIONAL ZONING STANDARDS

Green Level Towns is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. Please see the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

PERMITTED USES

The Property may be used for the uses listed 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.

The following uses shall be permitted:

Residential

- Single-family
- Townhouse
- Duplex
- Accessory apartment*

* Homeowners Association covenants shall not restrict the construction of accessory dwelling units.

Utilities

- Utility, minor

Recreational

- Greenway
- Park, active
- Park, passive
- Recreation facility, private

DESIGN CONTROLS

Total Project Area	6.035 acres			
Maximum Total Residential Units *	32			
Max Built-Upon Area	65%			
	Townhouses**	Single-Family	Duplex	Recreation facility, private
Minimum Lot Size	None	5,000 square feet	None	None
Minimum Lot Width	18 ft.	50 ft.	None	None
Minimum Setbacks				
Front	15 ft.	25 ft.	15 ft.	15 ft.
Front (garage)	20 ft. (from sidewalk or back-of-curb where no sidewalk exists)	N/A	20 ft. (from sidewalk or back-of-curb where no sidewalk exists)	N/A
Side	0 ft. (10 ft. for end units)	6 ft. min./16 ft. total	8 ft.	10 ft.
Rear	15 ft.	20 ft.	15 ft.	25 ft.
Corner Side	15 ft.	15 ft.	15 ft.	15 ft.
Maximum Building Height***	3 stories/36 ft.	3 stories/36 ft.	3 stories/36 ft.	3 stories/36 ft.
Minimum Buffer/RCA Setbacks	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.

* No townhouse building shall include more than four (4) units.

** No townhouse buildings shall front Hillman Bend.

***No townhouse building along Hillman Bend shall exceed 2 stories.

LANDSCAPING, BUFFERING, AND SCREENING

Perimeter buffers shall be built and planted to the following lot width and planting standards:

Location:	Buffer Size & Type:
Along the northern property line	15 ft. Type A
Along the eastern property line	15 ft. Type A
Along Green Level Church Road	30 ft. Type B
Along the southern property line except as listed below	15 ft. Type A
Along the shared property line with PIN 0723931058	30 ft. Type B if townhouses or duplexes are developed 15 ft. Type A if single-family homes are developed
Along the southeastern property line as shown on the Concept Plan	50 ft. Type B if townhouses or duplexes are developed 15 ft. Type A if single-family homes are developed

ARCHITECTURAL STANDARDS

This PUD offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Elevations included are conceptual examples. Final elevations must comply with these architectural standards but may vary from the conceptual elevations. Further details may be provided at the time of Site Plan submittal.

Single-family:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.

6. Garages on the front façade of a home that faces the street shall not exceed 50% of the total width of the house and garage together.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - a. Windows
 - b. Bay window
 - c. Recessed window
 - d. Decorative window
 - e. Trim around the windows
 - f. Wrap around porch or side porch
 - g. Two or more building materials
 - h. Decorative brick/stone
 - i. Decorative trim
 - j. Decorative shake
 - k. Decorative air vents on gable
 - l. Decorative gable
 - m. Decorative cornice
 - n. Column
 - o. Portico
 - p. Balcony
 - q. Dormer
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. Entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of single-family lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Duplexes:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front facing garage doors shall have windows, decorative details or carriage-style adornments on them.
3. The project shall include a minimum of two (2) or more garage door styles.
4. Entrances shall have a covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
6. The visible side of a unit on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
7. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
8. The rear and side elevations of the units facing public right-of-way shall have trim around the windows.
9. Side and rear elevations shall include architectural features to break up the flat walls both vertically and horizontally.

10. Buildings shall have no more than one unadorned side-gabled roof in a row within a single building.

Townhouses:

1. Vinyl siding is not permitted; however vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it shall be broken up horizontally and vertically between every other unit.
3. Front facing garage doors shall have windows, decorative details, or carriage-style adornments on them.
4. The project shall include a minimum of two (2) or more garage door styles.
5. Entrances shall have a covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, such as, but not limited to, the following:
 - a. Windows
 - b. Bay window
 - c. Recessed window
 - d. Decorative window
 - e. Trim around the windows
 - f. Wrap around porch or side porch
 - g. Two or more building materials
 - h. Decorative brick/stone
 - i. Decorative trim
 - j. Decorative shake
 - k. Decorative air vents on gable
 - l. Decorative gable
 - m. Decorative cornice
 - n. Column
 - o. Portico
 - p. Balcony
 - q. Dormer
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and include varied trim, shutter, and accent colors complementing the siding color.

9. The rear and side elevations of units facing public rights of way shall have trim around the windows.
10. Side and rear elevations shall include architectural features to break up the flat walls both vertically and horizontally.
11. Townhouse buildings shall have no more than one unadorned side-gabled roof in a row in a single building.
12. End townhouse elevations facing a public right of way shall have a portico or covered entrance.

PARKING AND LOADING

The PUD will comply with minimum parking standards set forth in UDO Section 8.3.

SIGNAGE

Signage shall comply with UDO Section 8.7.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

RIVER BASINS AND WATERSHED PROTECTION OVERLAY DISTRICTS

The property is in the Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all applicable UDO built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

Resource Conservation Areas (RCA)

This PUD will meet the requirements of UDO Section 8.1.2, Resource Conservation Area, and Section 2.3.4, Planned Development Districts. UDO Section 8.1.2 requires a minimum Resource Conservation Area ("RCA") equal to or greater than 30% of the gross site acreage. If the Development is for single-family homes and mass graded, it shall provide the additional 5% RCA required for mass grading under UDO Section 7.2.5.B.8.

Floodplain

The project site does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex Watershed & FEMA Map dated April 2015. FIRM Panel 3720072200J dated May 2, 2006 does not include a floodplain within the property boundary.

Historic Structures

There are no known historic structures present on the Property.

Environmental Commitments Summary

The following environmental conditions shall apply to the Development:

- If Hillman Bend is not extended to the south, the project shall install signage adjacent to the 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.
- The HOA shall not prohibit clover or other mixed grasses.
- The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer.
- A minimum of 70% of landscaping shall be native or nativar species.
- To reduce irrigation requirements, the project shall select and plant only warm season grasses.
- The project shall install a minimum of one (1) pet waste station.
- All homes shall be pre-configured with solar conduit.

STORMWATER MANAGEMENT

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1-year, and 10-year storm events. Otherwise, the Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with UDO Section 6.1.

Acceptable stormwater structures shall include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

The project shall pay a fee-in-lieu of park land dedication for a maximum of 32 units. The fee in lieu shall be calculated using 2025 rates and deposited with the Town at final plat.

The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. Road and utility infrastructure shall be as follows:

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan, as amended with this rezoning.

- The project shall dedicate right of way and widen the eastern half of Green Level Church Road for the length of the property's Green Level Church Road frontage based on a minimum 84-foot back to back curb and gutter 4-lane divided major thoroughfare typical section with a 10-foot Side Path in a 110-foot right of way.
- To the north of the property, the existing Hillman Bend stub street and sidewalk conclude short of the property's northern property line (the "Crestmont Stub Street"). To the south of the property, the existing Hillman Bend stub street and sidewalk conclude short of the property's southern property line (the "Greenmoor Stub Street"). The project shall extend the Crestmont Stub Street south and the Greenmoor Stub Street north to the property line and construct a neighborhood street across the property to connect the two existing stub streets and sidewalks (the "Hillman Bend Extension"). The Hillman Bend Extension shall be based on a minimum 27-foot curb and gutter residential street section in a 50-foot right of way. Any fees in lieu collected by the Town for the Crestmont Stub Street or the Greenmoor Stub Street shall be available to the developer to construct the Hillman Bend Extension.
- If developer proposes direct public street access to Green Level Church Road, it shall be constructed as channelized right-in/right-out only and located a minimum of 375 feet north of the Greenmoor Path intersection. If developer does not propose direct public street access to Green Level Church Road, a temporary construction entrance shall be located on Green Level Church Road to serve construction traffic access until final subdivision plat.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

The project shall include the following pedestrian and bicycle improvements:

- 5-foot sidewalks on both sides of the Hillman Bend Extension.
- If single-family homes are constructed, 5-foot sidewalks on both sides of the internal neighborhood street as required by UDO Section 2.3.4.

- If townhomes and/or duplexes are constructed, a 5-foot sidewalk on one side of the internal neighborhood street as required by UDO Section 7.5.
- A 10-foot side path on Green Level Church Road for the length of the property's Green Level Church Road frontage.
- If the project does not have driveway access on to Green Level Church Road, Developer shall construct a pedestrian connection to the side path on Green Level Church Road.

WATER AND SANITARY SEWER

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan is included in the PUD Concept Plan for reference.

OTHER UTILITIES

Electricity will be provided by Apex Electric. Phone and cable will be provided by the Developer via third parties and shall meet Town of Apex standards as outlined in the UDO.

PHASING

The project may be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Plan review and approval.

CONSISTENCY WITH LAND USE PLAN

The Town of Apex 2045 Land Use Map (the "LUM") designates the property as Medium Density Residential which recommends single-family homes, duplexes, and townhomes up to 6 units per acre to provide "a transition from the more urbanized areas of Apex to the Low Density neighborhoods in the western part of the study area." The PUD proposes single-family homes, duplexes, and townhomes with a maximum density of 5.3 units/acre which is consistent with the Medium Density Residential LUM designation.

COMPLIANCE WITH UDO

The development standards proposed for this PUD comply with those set forth in the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of Green Level Towns. All standards and regulations in this PUD shall control

over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

EXHIBIT A
Legal Description
The Property

BEGINNING at a ½" iron pipe found at the North East corner of the property owned by Howard L. Holt and Mary Louise W. Holt, said pipe being South 15°37'08" West 145.00 feet from a ½" iron pipe found on the eastern right of way of Hillman Bend (50' Public Right of Way) and near the intersection with Canoe Creek Lane (Public Right of Way) having NC Grid Coordinates (NAD83/2011) of N=733,578.79, . E=2,029,903.93, thence from said BEGINNING point South 05°18'23" West 304.28 feet to a 1 1/8" iron pipe found, thence South 66°40'05" West 125.41 feet to a 1 1/8" iron pipe found, thence South 83°45'39" West 196.15 feet to a 1 1/8" iron pipe found, thence North 48°34'27" West 140.68 feet to a 1 1/8" iron pipe found, thence South 76°56'11" West 315.54 feet to a point on the eastern right of way of Green Level Church Road S.R. 1625 (Variable Width Public Right of Way), thence along said right of way South 76°56'11" West 20.58 feet to a 5/8" rebar set, thence leaving said right of way South 76°56'11" West 29.74 feet to a point in Green Level Church Road S.R. 1625, thence North 00°18'44" East 366.19 feet to a point in Green Level Church Road S.R. 1625, thence South 89°48'45" East 30.31 feet to a 5/8" rebar set on the eastern right of way of Green Level Church Road S.R. 1625 (Variable Width Public Right of Way), thence leaving said right of way South 89°48'45" East 767.85 feet to the point and place of BEGINNING, containing 6.035 Acres more or less inclusive of 0.249 Acres in Green Level Church Road S.R. 1625 Right of Way.

PUD-CZ GREEN LEVEL TOWNS

7924 GREEN LEVEL CHURCH ROAD
APEX, NORTH CAROLINA 27523

PROJECT NUMBER: 24-RDU-014

Sheet Number	Sheet Title	Original Date	Revision Date
C-1.0	Cover Sheet	8/1/2024	12/16/2024
C-2.0	Existing Conditions	8/1/2024	12/16/2024
C-2.1	Existing Tree Survey	8/1/2024	12/16/2024
C-3.0	Conceptual Site Plan	8/1/2024	12/16/2024
C-6.0	Conceptual Utility Plan	8/1/2024	12/16/2024
A-1.0	Building Elevations	8/1/2024	12/16/2024
A-1.1	Building Elevations	8/1/2024	12/16/2024



VICINITY MAP 1" = 300'



PROJECT AERIAL 1" = 300'

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SUITE 1400
RALEIGH, NC 27601
PHONE: 919-835-4032
EMAIL: MATTHEWCARPENTER@PARKERPOE.COM

SURVEYOR:
ROBINSON & PLANTE, PC
CONTACT: STUART (BUDDY) PLANTE, III, PLS
ADDRESS: 970 TRINITY RD.
RALEIGH, NC 27607
PHONE: 919-859-6030
EMAIL: BUDDY@ROBINSONPLANTE.COM

WATERSHED PROTECTION OVERLAY DISTRICT:	PRIMARY
HISTORIC STRUCTURE:	N/A
PARKS AND RECREATION ADVISORY BOARD:	\$2,805.34/UNIT
FLOODPLAIN:	N/A

DEVELOPMENT SUMMARY:

PIN:	0723935325			
TOTAL ACRES:	± 6.035 AC			
EXISTING ZONING:	RR (RURAL RESIDENTIAL)			
PROPOSED ZONING:	PUD-CZ (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING)			
CURRENT 2045 LUM DESIGNATION:	MEDIUM DENSITY RESIDENTIAL			
PROPOSED 2045 LUM DESIGNATION:	MEDIUM DENSITY RESIDENTIAL			
AREA DESIGNATED AS MIXED USE ON LUM:	NONE			
AREA PROPOSED AS NON-RESIDENTIAL:	NONE			
MAXIMUM RESIDENTIAL UNITS*	32 UNITS			
LOT DESIGN CRITERIA	TOWNHOUSES**	SINGLE-FAMILY	DUPLEX	RECREATION FACILITY
MIN. LOT SIZE:	NONE	5,000 SF	NONE	NONE
MIN. LOT WIDTH:	15'	50'	NONE	NONE
MINIMUM FRONT SETBACK:	15' (20' for garages)	25'	15' (20' for garages)	15'
MINIMUM SIDE SETBACK:	0' (10' FOR END UNITS)	6' MIN/16' TOTAL	8'	10'
MINIMUM REAR SETBACK:	15'	20'	15'	25'
MINIMUM CORNER SIDE SETBACK:	15'	15'	15'	15'
MAX. BUILDING HEIGHT***:	36' (3 STORIES)	36' (3 STORIES)	36' (3 STORIES)	36' (3 STORIES)
MAX. BUILT UPON AREA (PER PUD TEXT):	3.93 AC (65%)	3.93 AC (65%)	3.93 AC (65%)	3.93 AC (65%)
MIN. BUFFER/RCA SETBACKS:	10' (BUILDINGS) 5' (PARKING)	10' (BUILDINGS) 5' (PARKING)	10' (BUILDINGS) 5' (PARKING)	10' (BUILDINGS) 5' (PARKING)
MIN. PARKING REQUIRED:	2 PER UNIT (+0.25 PER UNIT FOR GUEST)	2 PER UNIT	2 PER UNIT	

REQUIRED BUFFERS
ALONG THE NORTHERN PROPERTY LINE 15' TYPE A
ALONG THE EASTERN PROPERTY LINE 15' TYPE A
ALONG GREEN LEVEL CHURCH ROAD 30' TYPE B
ALONG THE SOUTHERN PROPERTY LINE EXCEPT AS LISTED BELOW 15' TYPE A
ALONG THE SHARED PROPERTY LINE WITH PIN 0723931058 30' TYPE B IF TOWNHOUSES OR DUPLEXES ARE DEVELOPED
15' TYPE A IF SINGLE-FAMILY HOMES ARE DEVELOPED
ALONG THE SOUTHERN PROPERTY LINE AS SHOWN ON THE CONCEPT PLAN 50' TYPE B IF TOWNHOUSES OR DUPLEXES ARE DEVELOPED
15' TYPE A IF SINGLE-FAMILY HOMES ARE DEVELOPED
RCA REQUIRED: THIS PUD WILL MEET THE REQUIREMENTS OF UDO SECTION 8.1.2, RESOURCE CONSERVATION AREA, AND SECTION 2.3.4, PLANNED DEVELOPMENT DISTRICTS. UDO SECTION 8.1.2 REQUIRES A MINIMUM RESOURCE CONSERVATION AREA (RCA) EQUAL TO OR GREATER THAN 30% OF THE GROSS SITE ACREAGE. IF THE DEVELOPMENT IS FOR SINGLE-FAMILY HOMES AND MASS GRADED, IT SHALL PROVIDE ADDITIONAL 5% RCA REQUIRED UNDER UDO SECTION 7.2.5.B.8.

PARKS AND RECREATION SITE DATA TABLE

PUD Rezoning: Date of Town Council Approval of Rezoning: MM/DD/YYYY

of single-family detached units x \$4,165.28/unit = _____

of single-family attached units x \$2,805.34/unit = _____

Total Fee-in-lieu of dedication = _____

Acres of Land Dedication: N/A

Public Greenway Trail Construction: N/A

SEWER CAPACITY REQUEST:

UNIT TOTAL: 32 DU (SINGLE-FAMILY & TOWNHOMES)

CAPACITY: 300 GPD

CAPACITY REQUESTED: 300 GPD x 32 DU = 9,600 GPD

* NO TOWNHOUSE BUILDING SHALL INCLUDE MORE THAN FOUR (4) UNITS.
** NO TOWNHOUSE BUILDINGS SHALL FRONT HILLMAN BEND.
*** NO TOWNHOUSE BUILDING ALONG HILLMAN BEND SHALL EXCEED 2 STORIES.



150 Fayetteville St. Ste 1310
Raleigh, NC 27601
919.275.5002
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024

W&W PROPERTIES, INC.

GREEN LEVEL TOWNS
DEVELOPMENT DIAGRAM

1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

Cover Sheet
7924 GREEN LEVEL CHURCH RD.

NO.	DATE	BY	REVISIONS:
1	08/01/24	MRW	Submit #1
2	10/04/24	MRW	Submit #2
3	11/01/24	MRW	Submit #3
4	12/02/24	MRW	Submit #4
5	12/16/24	MRW	Submit #5

Project No: 24-RDU-014

Date: 08/01/2024

Sheet No:

C-1.0



NOTES:

- BOUNDARY PROVIDED BY: ROBINSON & PLANTE, P.C. 970 TRINITY ROAD, RALEIGH, NC 27607 (919) 859-6030
- TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS.
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY

LEGEND:

	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	EASEMENT LINE
	RIPARIAN LINE
	WETLANDS LINE
	DUKE ENERGY DANGER TREE EASEMENT
	RIPARIAN AREA
	WETLANDS AREA
	EXISTING TREE



150 Fayetteville St Ste 1310
Raleigh, NC 27601
+ 919.275.5002
urbandesignpartners.com

nr firm no: P-2671 sc: csa no: C-03044

FOR REFERENCE ONLY

12/02/2024

W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

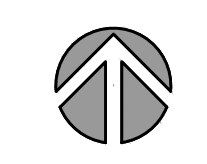
GREEN LEVEL TOWNS DEVELOPMENT DIAGRAM

Existing Conditions

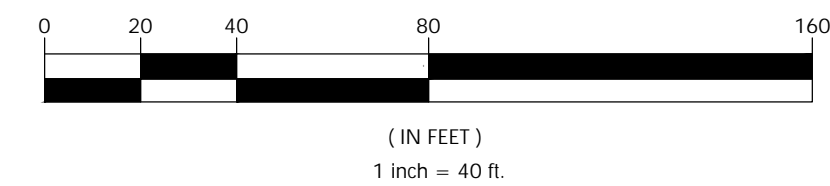
7924 GREEN LEVEL CHURCH RD.



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE



NO.	DATE	BY	REVISIONS:

Project No: 24-RDU-014
Date: 08/01/2024
Sheet No:

C-2.0



- NOTES:**
- BOUNDARY PROVIDED BY: ROBINSON & PLANTE, P.C. 970 TRINITY ROAD RALEIGH, NC 27607 (919) 859-6030
 - TOPOGRAPHIC INFORMATION FROM WAKE COUNTY GIS.
 - TREE LOCATION INFORMATION PROVIDED BY S&EC.
 - PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY.
 - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- RIPARIAN LINE
- WETLANDS LINE
- CRITICAL ROOT ZONE
- EXISTING TREE
- RIPARIAN AREA
- WETLANDS AREA

FOR REFERENCE ONLY

12/16/2024
W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

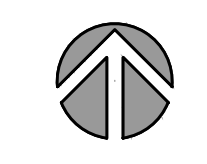
GREEN LEVEL TOWNS DEVELOPMENT DIAGRAM

Existing Tree Survey

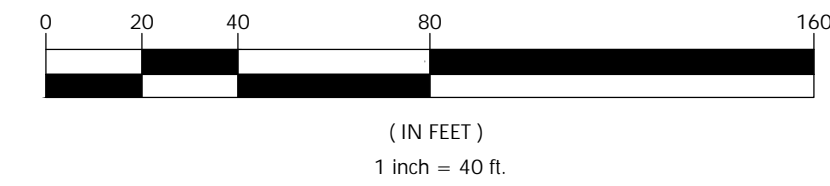
7924 GREEN LEVEL CHURCH RD.



BEFORE YOU DIG! CALL 811 OR 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW!



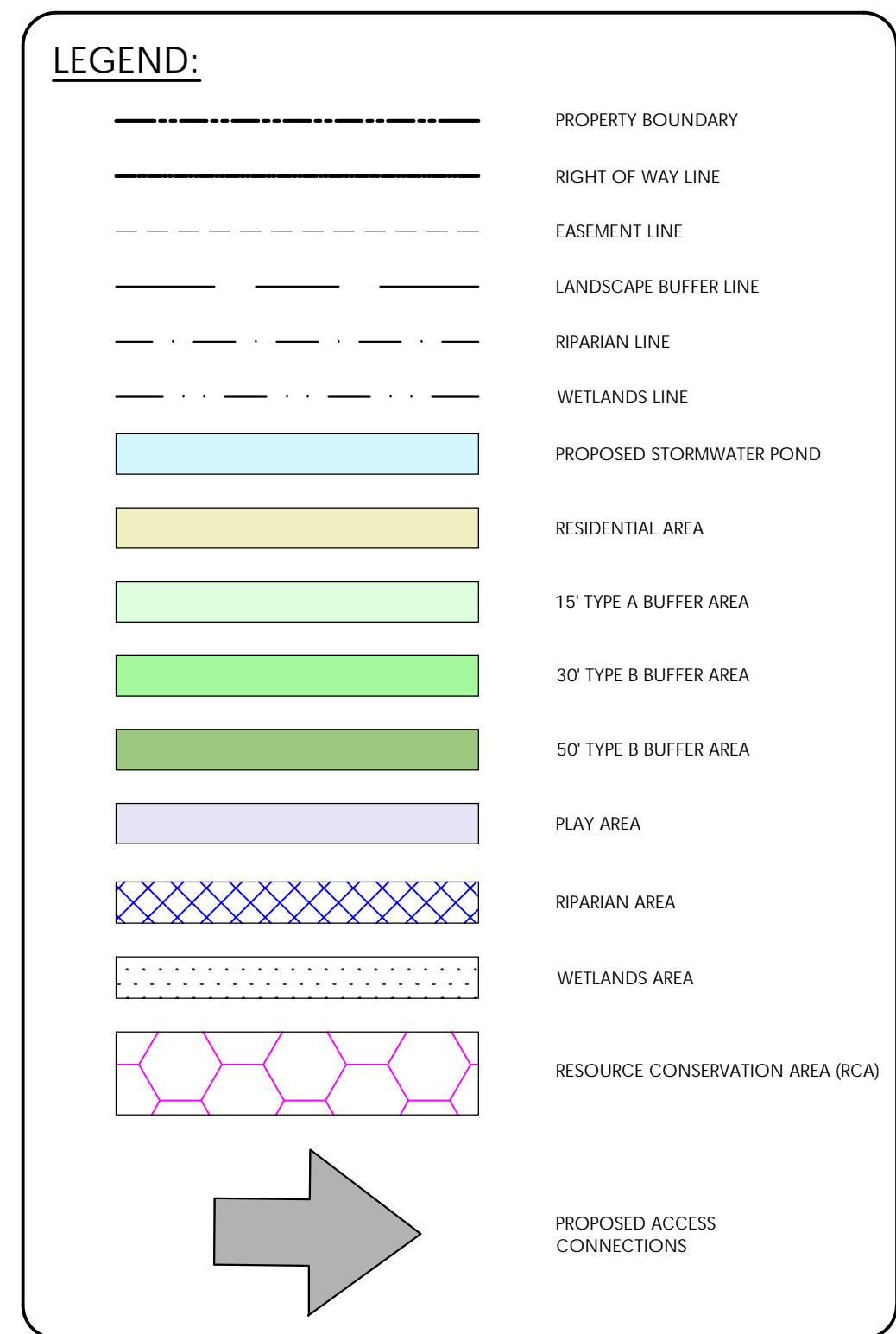
GRAPHIC SCALE



NO. DATE BY: REVISIONS:



- NOTES:**
- BOUNDARY INFORMATION PROVIDED BY: ROBINSON & PLANTE, P.C. 970 TRINITY ROAD, RALEIGH, NC 27607 (919) 859-6030
 - PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DEVELOPMENT ACCESS AND STUB STREET LOCATIONS SHALL BE FINALIZED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
 - PROJECT WILL COMPLY WITH ADOPTED TOWN MASTER PLANS INCLUDING TRANSPORTATION, WATER, SEWER, AND GREENWAYS.
 - THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND ELECTRICITY.
 - THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL.
 - NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF S&E MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT OR ONLINE AT [HTTP://WWW.APEXNC.ORG/215/APPLICATIONS-SCHEDULES](http://www.apexnc.org/215/APPLICATIONS-SCHEDULES).
 - TREE PROTECTION FENCING MUST BE PLACED:
 - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT
 - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
 - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
 - ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).



811
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CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NO. DATE: BY: REVISIONS:

1	08.01.24	MRW	Submit #1
2	10.04.24	MRW	Submit #2
3	11.01.24	MRW	Submit #3
4	12.02.24	MRW	Submit #4
5	12.16.24	MRW	Submit #5

Project No: 24-RDU-014
Date: 08/01/2024
Sheet No:
C-3.0

URBAN DESIGN PARTNERS
150 Fayetteville St. Ste 1310
Raleigh, NC 27601
+ 919.275.5022
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024

W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

GREEN LEVEL TOWNS
DEVELOPMENT DIAGRAM

Conceptual Site Plan
7924 GREEN LEVEL CHURCH RD.

CRESTMONT OWNERS ASSOCIATION, INC.
D.B. 1470, PG. 1099
B.M. 2017, PG. 2309-2317
PIN 0723.04-93-1721

CRESTMONT OWNERS ASSOCIATION, INC.
D.B. 1470, PG. 1099
HIGH COMMON AREA 1
CRESTMONT SUBDIVISION
PHASE 4
B.M. 2017, PG. 2309-2317
PIN 0723.04-93-4572

CANOE CREEK LANE
(PUBLIC R/W)

HILLMAN BEND
(50' PUBLIC R/W)

HOA COMMON AREA 2
CRESTMONT SUBDIVISION PHASE 4
B.M. 2017, PG. 2309-2317

CRESTMONT OWNERS ASSOCIATION, INC.
D.B. 17703, PG. 2441
OPEN SPACE 1
CRESTMONT SUBDIVISION PHASE 5
B.M. 2018, PG. 332.507
PIN 0723.04-93-1920

GREENMOOR HOMEOWNERS ASSOCIATION, INC.
D.B. 18741, PG. 349
OPEN SPACE 2
GREENMOOR SUBDIVISION PHASE 1/C
B.M. 2017, PG. 1675-1679
PIN 0723.04-93-3064

GREENMOOR HOMEOWNERS ASSOCIATION, INC.
D.B. 18741, PG. 349
OPEN SPACE 2A
GREENMOOR SUBDIVISION PHASE 1B
B.M. 2017, PG. 1020-1031
PIN 0723.04-93-1058

GREENMOOR SUBDIVISION PHASE 1/C
B.M. 2017, PG. 1675-1679

GREENMOOR SUBDIVISION PHASE 1/C
B.M. 2017, PG. 1675-1679

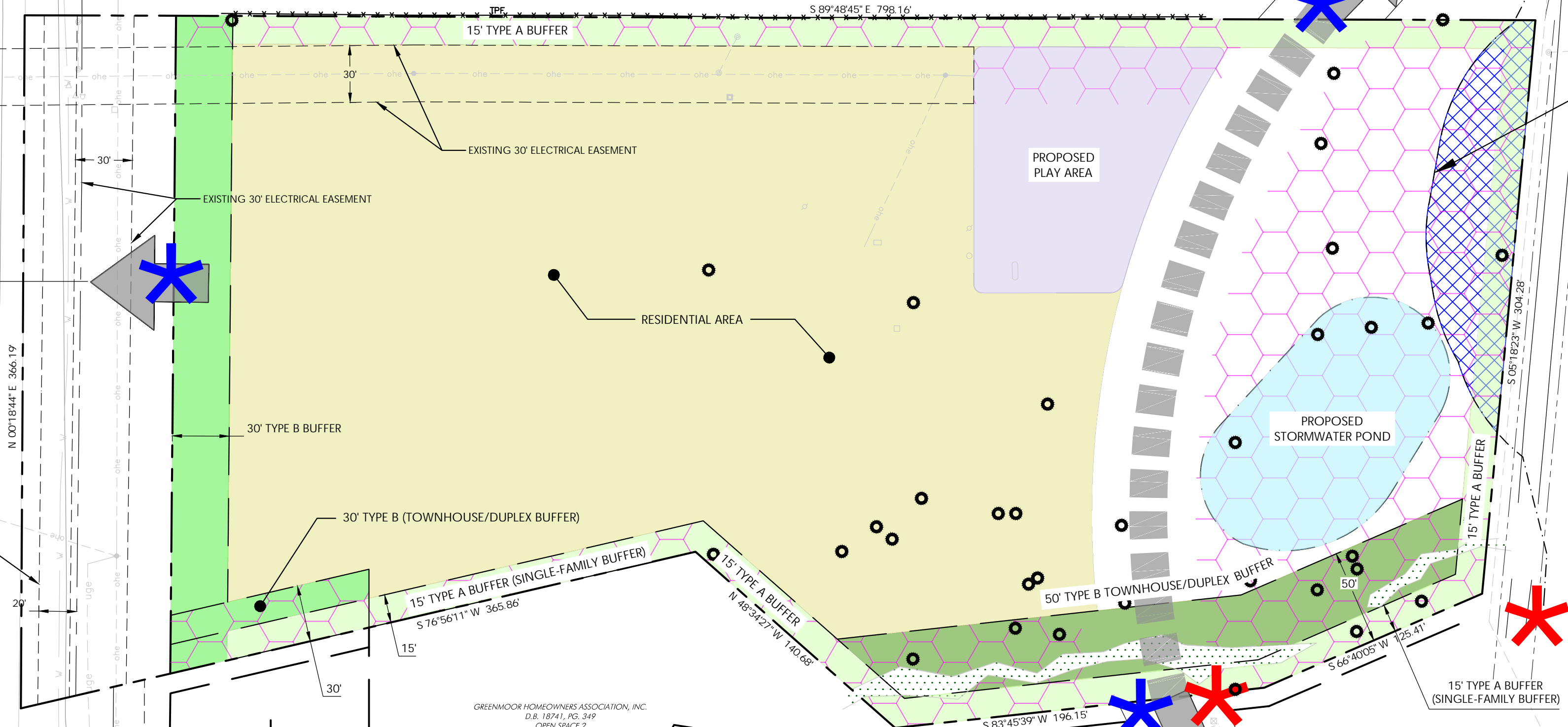
BALMOOR TRACE
(PUBLIC R/W)

HILLMAN BEND
(50' PUBLIC R/W)

GREEN LEVEL CHURCH ROAD
(VARIABLE WIDTH PUBLIC R/W)

TOWN OF APEX EXISTING 20'
PUBLIC WATERLINE EASEMENT

GREENMOOR PATH
(PUBLIC R/W)



NOTES:

- BOUNDARY INFORMATION PROVIDED BY: ROBINSON & PLANTE, P.C. 970 TRINITY ROAD RALEIGH, NC 27607 (919) 859-6030
- PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY
- THE PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND ELECTRICITY
- THE PROJECT WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL
- TREE LOCATION INFORMATION PROVIDED BY S&C.

LEGEND:

	PROPERTY BOUNDARY
	RIGHT OF WAY LINE
	EASEMENT LINE
	RIPARIAN LINE
	WETLANDS LINE
	DEP DANGER TREE EASEMENT
	EXISTING WATER LINE
	OHE UTILITY
	UGE UTILITY
	PROPOSED STORMWATER POND
	RESIDENTIAL AREA
	15' TYPE A BUFFER AREA
	30' TYPE B BUFFER AREA
	50' TYPE B BUFFER AREA
	PLAY AREA
	RIPARIAN AREA
	WETLANDS AREA
	RESOURCE CONSERVATION AREA (RCA)
	SANITARY SEWER MANHOLE
	WATER MANHOLE
	EXISTING TREE
	PROPOSED ACCESS CONNECTIONS
	PROPOSED SEWER CONNECTIONS
	PROPOSED WATER CONNECTIONS



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Raleigh, NC 27601
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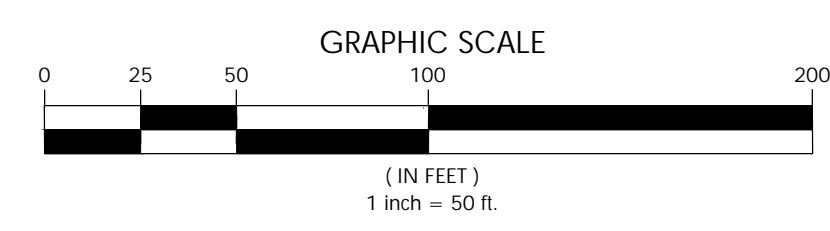
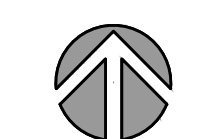
nc firm no: P-2671 sc cos no: C-03044
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024
W&W PROPERTIES, INC.
1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

**GREEN LEVEL TOWNS
DEVELOPMENT DIAGRAM**
Conceptual Utility Plan
7924 GREEN LEVEL CHURCH RD.



**BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!**



NO.	DATE	BY	REVISIONS:
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3	11.01.24	MRW	Submit #3
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5	12.16.24	MRW	Submit #5

Project No: 24-RDU-014

Date: 08/01/2024

Sheet No:

C-6.0



150 Fayetteville St Ste 1310
Raleigh, NC 27601
+ 919.275.5002
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024

W&W PROPERTIES, INC.

1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

GREEN LEVEL TOWNS
DEVELOPMENT DIAGRAM

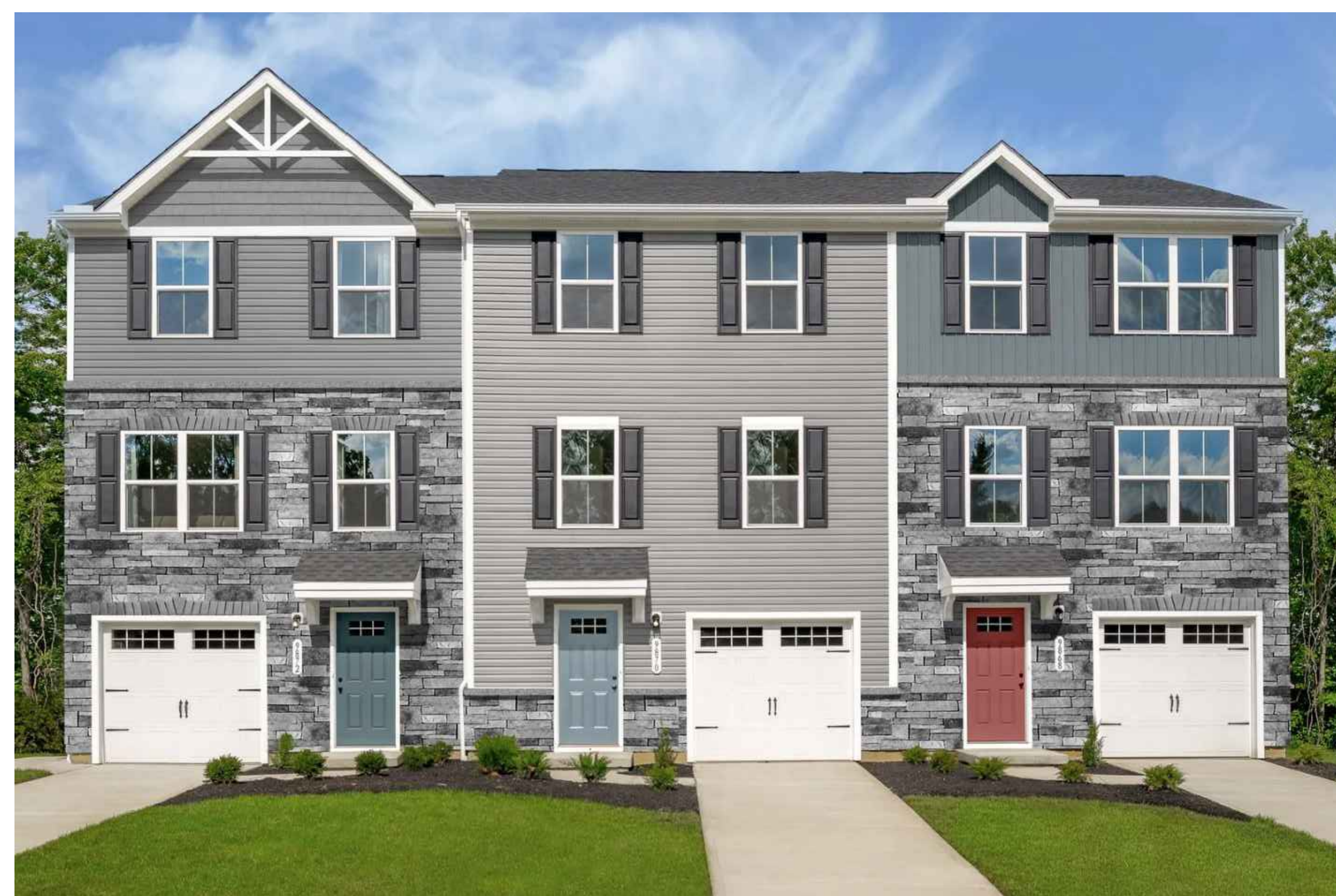
Building Elevations
7924 GREEN LEVEL CHURCH RD.

NO.	DATE	BY	REVISIONS
1	08.01.24	MRW	Submit #1
2	10.04.24	MRW	Submit #2
3	11.01.24	MRW	Submit #3
4	12.02.24	MRW	Submit #4
5	12.16.24	MRW	Submit #5

NOTES:
1. TYPICAL BUILDING ELEVATIONS, WINDOW CONFIGURATIONS, DOOR STYLES, COLORS, AND OTHER ARCHITECTURAL STANDARDS MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.
2. ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.

Project No: 24-RDU-014
Date: 08/01/2024
Sheet No:

A-1.0



150 Fayetteville St Ste 1310
Raleigh, NC 27601
+ 919.275.5032
urbandesignpartners.com

nc firm no: P-2671 sc cos no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

12/16/2024

W&W PROPERTIES, INC.

1000 DARRINGTON DRIVE
SUITE 500
CARY, NC 27513

GREEN LEVEL TOWNS DEVELOPMENT DIAGRAM

Building Elevations
7924 GREEN LEVEL CHURCH RD.

NO.	DATE	BY	REVISIONS
1	08.01.24	MRW	Submital # 1
2	10.04.24	MRW	Submital # 2
3	11.01.24	MRW	Submital # 3
4	12.02.24	MRW	Submital # 4
5	12.16.24	MRW	Submital # 5

Project No: 24-RDU-014

Date: 08/01/2024

Sheet No:

A-1.1

NOTES:

1. TYPICAL BUILDING ELEVATIONS, WINDOW CONFIGURATIONS, DOOR STYLES, COLORS, AND OTHER ARCHITECTURAL STANDARDS MAY VARY FROM HOME-TO-HOME AND BUILDING-TO-BUILDING.
2. ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. CONDITIONS ARE INCLUDED WITHIN THE ZONING PD TEXT DOCUMENT.



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ15 Green Level Towns PUD

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:

Applicants: W&W Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP

Authorized Agent: Matthew Carpenter, Parker Poe & Adams & Bernstein LLP

Property Address: 7924 Green Level Church Road

Acreage: ±6.035 acres

Property Identification Number (PIN): 0723935235

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Rural Residential (RR)

Proposed Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd 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, 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. 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/47967/24CZ15>.

Dianne F. Khin, AICP
Planning Director



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #24CZ15
Green Level Towns PUD

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:

Applicants: W&W Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP
Authorized Agent: Matthew Carpenter, Parker Poe & Adams & Bernstein LLP
Property Address: 7924 Green Level Church Road
Acreage: ±6.035 acres
Property Identification Number (PIN): 0723935235
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Rural Residential (RR)
Proposed Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd 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>.

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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 #24CZ15

Green Level Towns PUD (Desarrollo de Unidad Planificada)

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

Solicitantes: W&W Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP

Agente autorizado: Matthew Carpenter, Parker Poe & Adams & Bernstein LLP

Dirección de la propiedad: 7924 Green Level Church Road

Superficie: ±6.035 acres

Números de identificación de la propiedad: 0723935235

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

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

Ordenamiento territorial propuesto para la propiedad: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

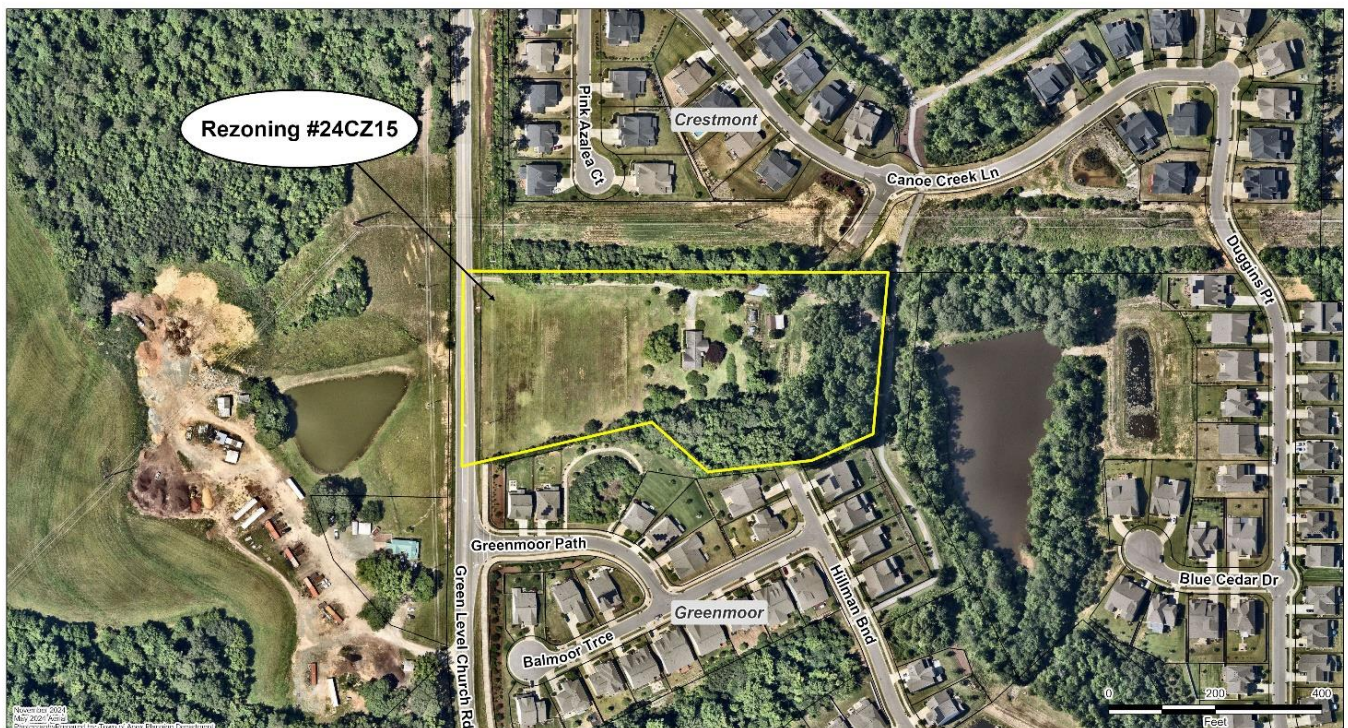
Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de enero de 2025 4:30 P.M.

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, 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. 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/47967/24CZ15>.


Dianne F. Khin, AICP
Directora de Planificación



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.apexnc.org/imap>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/47967/24CZ15>.

Dianna F. Kihn, AICP
Planning Director

Published Dates: December 23, 2024-January 13, 2025



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ15
Green Level Towns PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDD) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitantes: W&W Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP
Agente autorizado: Matthew Carpenter, Parker Poe Adams & Bernstein LLP
Dirección de la propiedad: 7924 Green Level Church Road
Superficie: 16.035 acres
Números de identificación de la propiedad: 0723935235
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Rural Residential (RR)
Ordenamiento territorial propuesto para la propiedad: Planned Unit Development-Conditional Zoning (PUD-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 a las 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.hearings@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.apexnc.org/imap>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/47967/24CZ15>.

Dianna F. Kihn, AICP
Directora de Planificación

Fechas de publicación: 23 de diciembre de 2024 - 13 de enero de 2025



TOWN OF APEX

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

**AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice**
Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning # 24CZ15 Green Level Towns PUD
Project Location: 7924 Green Level Church Road
Applicant or Authorized Agent: Matthew Carpenter
Firm: Parker Poe & Adams Bernstein LLP
Planning Board Public Hearing Date: January 13, 2025
Project Planner: Lauren Staudenmaier

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on December 23, 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.

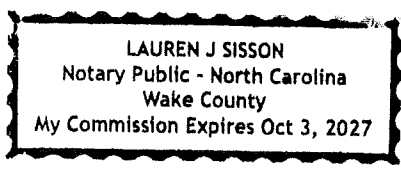
12/23/2024
Date

Shane F. Thur
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 23rd day of DECEMBER, 2024.



LS
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 #24CZ15 Green Level Towns PUD

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:

Applicants: W&W Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP
Authorized Agent: Matthew Carpenter, Parker Poe & Adams & Bernstein LLP
Property Address: 7924 Green Level Church Road
Acreage: ±6.035 acres
Property Identification Number (PIN): 0723935235
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Rural Residential (RR)
Proposed Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

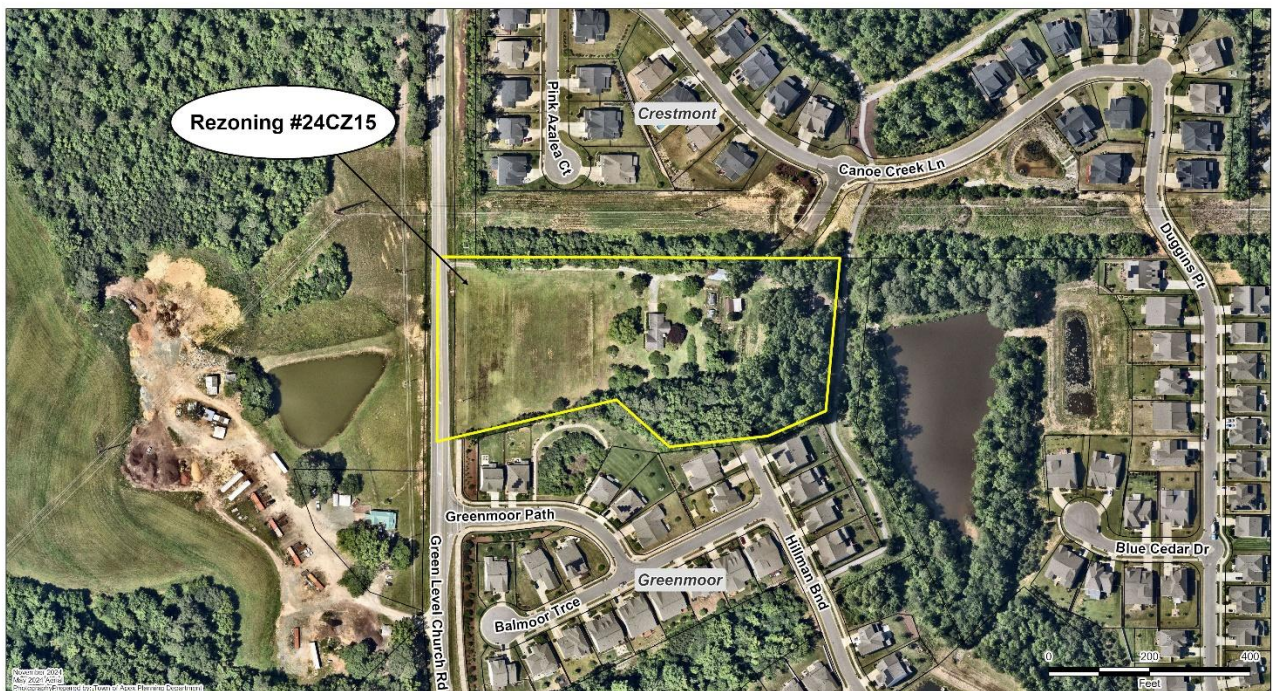
Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: 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, 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. 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/47967/24CZ15>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #24CZ15
Green Level Towns PUD**

Pursuant to the provisions of North Carolina General Statutes §1600-602 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:

Applicants: W&W Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP
Authorized Agent: Matthew Carpenter, Parker Poe & Adams & Bernstein LLP
Property Address: 7924 Green Level Church Road
Acreage: ±6.035 acres
Property Identification Number (PIN): 0723935235
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Property: Rural Residential (RR)
Proposed Zoning of Property: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

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

Town Council Public Hearing Date and Time: 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/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 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/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/47967/24CZ15>.

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 #24CZ15
Green Level Towns PUD (Desarrollo de Unidad Planificada)

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

Solicitantes: W&W Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP

Agente autorizado: Matthew Carpenter, Parker Poe & Adams & Bernstein LLP

Dirección de la propiedad: 7924 Green Level Church Road

Superficie: ±6.035 acres

Números de identificación de la propiedad: 0723935235

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

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

Ordenamiento territorial propuesto para la propiedad: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

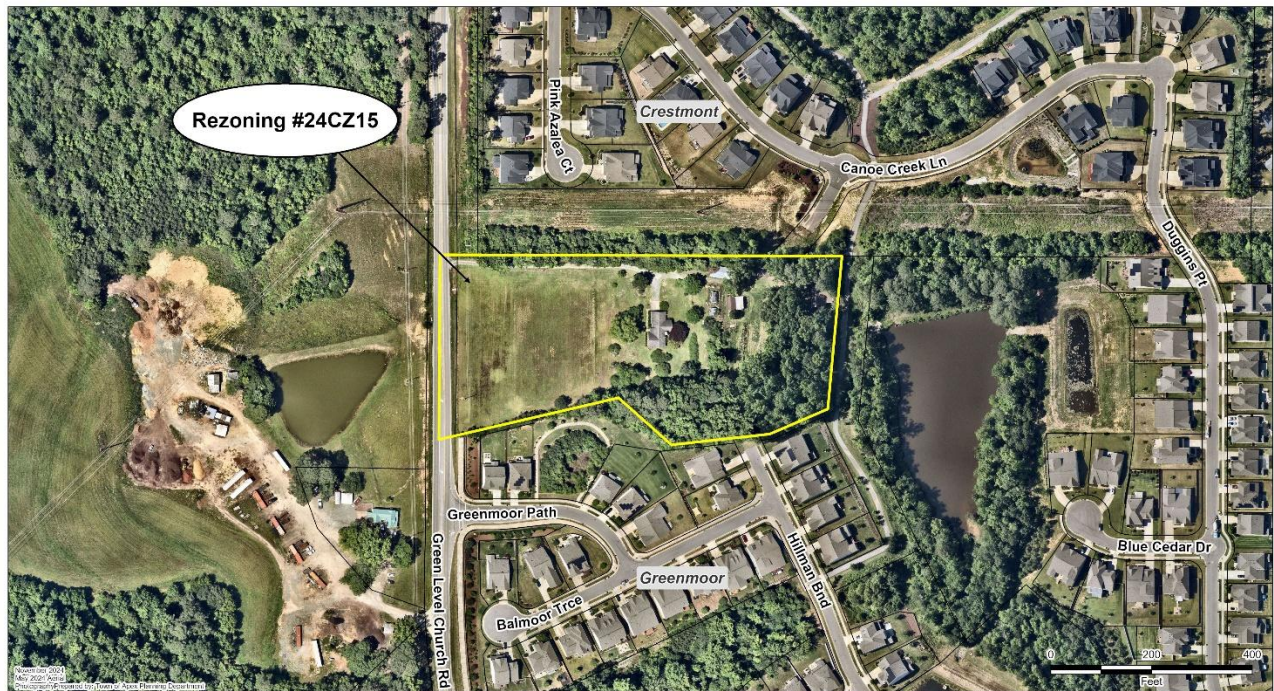
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

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, 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. 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/47967/24CZ15>.

Dianne F. Khin, AICP
Directora de Planificación

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.apexnc.gov/mmap>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/47867/24CZ15>.

Dianne F. Khin, ACP
Planning Director

Published Dates: January 5-January 28, 2025

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ15
Green Level Towns PUD (Desarrollo de Unidad Planificada)

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte 51600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitantes: WRW Partners, Inc. & Matthew Carpenter, Parker Poe Adams & Bernstein LLP
Agente autorizado: Matthew Carpenter, Parker Poe & Adams & Bernstein LLP
Dirección de la propiedad: 7924 Green Level Church Road
Superficie: ±6.035 acres
Números de identificación de la propiedad: 0723935235
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de la propiedad: Rural Residential (RR)
Ordenamiento territorial propuesto para la propiedad: Planned Unit Development-Conditional Zoning (PUD-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 o 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/townofapexgov>.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 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.apexnc.gov/mmap>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/47867/24CZ15>.

Dianne F. Khin, ACP
Directora de Planificación

Fechas de publicación: 6 de enero - 28 de enero de 2025



TOWN OF APEX

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

**AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice**
Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #24CZ15 Green Level Towns PUD
Project Location: 7924 Green Level Church Road
Applicant or Authorized Agent: Matthew Carpenter
Firm: Parker Poe & Adams Bernstein LLP
Town Council Public Hearing Date: January 28, 2025
Project Planner: Lauren Staudenmaier

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on January 6, 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

Shirane J. Klein

Planning Director

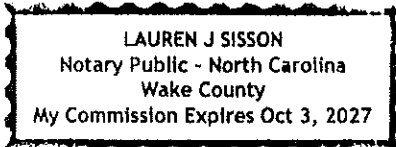
STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 6th day of January, 2025.

[Signature]

Notary Public



My Commission Expires: 10/03/2027

Public Hearing Sign Posted By


Signature

8/13/24
Date

Rezoning #24CZ15

Green Level Church Rd

7924



Greenmoor Path

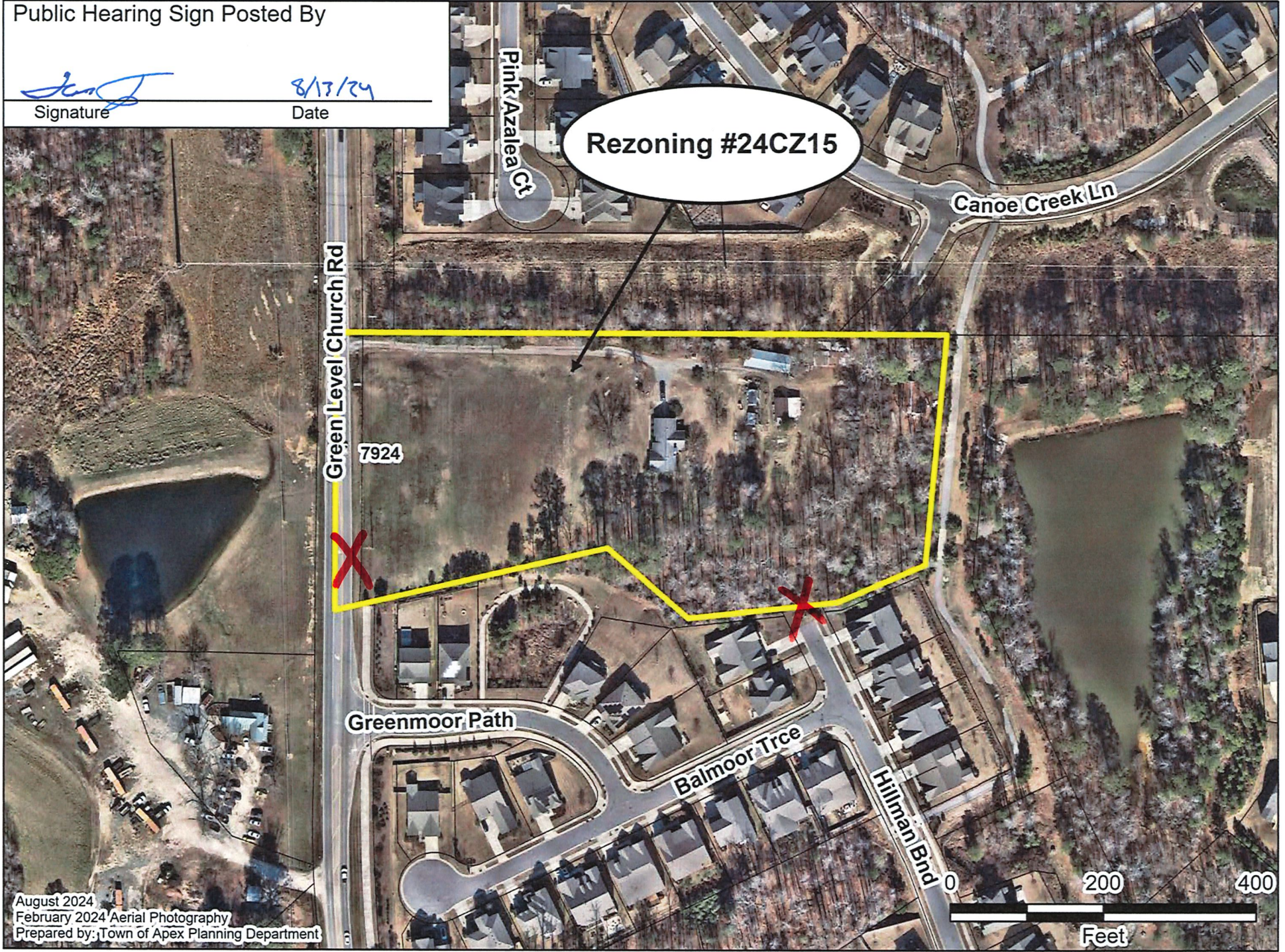
Balmoor Trce

Hillman Bnd

Canoe Creek Ln

Pink Azalea Ct

August 2024
February 2024 Aerial Photography
Prepared by: Town of Apex Planning Department





**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: September 3, 2024
- Name of development: 24CZ15 Green Level Towns PUD
- Address of rezoning: 7924 Green Level Church Road
- Total number of proposed residential units: 32
- Type(s) of residential units proposed: Single-family detached; 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,

Susan W. Pullium, MSA
Senior Director