

STAFF REPORT

Rezoning #25CZ09 Jessie Drive Industrial

September 23, 2025 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 0 E Williams St

Applicant: Gray Harrell, Beacon Development

Owners: Glen Womble, Charles Womble, & Janet Arthurs

PROJECT DESCRIPTION:

Acreage: ±51.82

PIN: 0751201670

Current Zoning: Residential Agricultural (RA)

Proposed Zoning: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

2045 Land Use Map: Industrial Employment/Office Employment; Medium Density Residential

Town Limits ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Light Industrial	Warehousing, general
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04); Rural Residential (RR)	Gladson Drive; Single-Family (Horton Park); Vacant; Greenway
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ04); Residential Agricultural (RA)	Vacant (Horton Park); Vacant; Jessie Drive
West:	Light Industrial (LI); Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ32)	Middle Creek; Vacant

EXISTING CONDITIONS:

The site is located at the western terminus of Jessie Drive and northern terminus of Horton Park Drive, adjacent to the Horton Park subdivision. The site is a densely vegetated parcel that is bisected by water and sewer utilities and creeks .

NEIGHBORHOOD MEETING:

The applicant conducted neighborhood meetings on June 17 and August 8, 2025. The neighborhood meeting reports are attached.

WCPSS COORDINATION:

A Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning as the proposed area designated as Medium Density Residential-Conditional Zoning has no proposed residential uses or density.

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2045 LAND USE MAP:

The 2045 Land Use Map classifies the property subject to this rezoning as both Industrial Employment/Office Employment and Medium Density Residential. A stream on the parcel currently divides the two designations. The proposed rezoning to Light Industrial-Conditional Zoning (LI-CZ) and Medium Density Residential-Conditional Zoning (MD-CZ) is consistent with both 2045 Land Use Map designations.

PROPOSED ZONING CONDITIONS:

Limitation of Uses:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

Proposed Uses – Light Industrial-Conditional Zoning (LI-CZ)

- | | |
|-------------------------------------------------|-------------------------------------------------|
| 1. Government services | 29. Health/fitness center or spa |
| 2. Transportation facility | 30. Repair services, limited |
| 3. Veterinary clinic or hospital | 31. Retail sales, bulky goods |
| 4. Vocational school | 32. Retail sales, general (%) |
| 5. Utility, minor | 33. Studio for art |
| 6. Wireless support structure | 34. Upholstery shop |
| 7. Wireless communication facility | 35. Pet services |
| 8. Botanical garden | 36. Automotive Accessory Sales and Installation |
| 9. Entertainment, indoor | 37. Automotive paint or body shop |
| 10. Laboratory, industrial research | 38. Automotive parts |
| 11. Greenway | 39. Automotive service station |
| 12. Park, active | 40. Repair and maintenance, general |
| 13. Park, passive | 41. Truck terminal |
| 14. Broadcasting station (radio and television) | 42. Vehicle sales and rental, heavy |
| 15. Radio and television recording studio | 43. Building supplies, wholesale |
| 16. Commissary | 44. Contractor's office and storage yard |
| 17. Restaurant, general | 45. Machine or welding shop |
| 18. Dispatching office | 46. Warehousing, general |
| 19. Medical or dental office or clinic | 47. Warehousing fulfillment center |
| 20. Medical or dental laboratory | 48. Woodworking or cabinetmaking |
| 21. Office, business or professional | 49. Wholesaling distribution center |
| 22. Research facility | 50. Brewery |
| 23. Parking garage, commercial | 51. Distillery |
| 24. Parking lot, commercial | 52. Manufacturing and processing |
| 25. Parking lot, public | 53. Manufacturing and processing, minor |
| 26. Artisan Studio | 54. Microbrewery |
| 27. Funeral home | 55. Microdistillery |
| 28. Glass sales | |

Proposed Uses – Medium Density Residential-Conditional Zoning (MD-CZ)

1. Utility, minor
2. Greenway



Environmental Conditions:

1. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance.
2. On site stormwater treatment shall also include Green Stormwater Infrastructure measures within the project limits. At least two of the following Green Stormwater Infrastructure measures shall be utilized in the project: bio-retention area; permeable pavement systems; and rainwater harvesting (cisterns). Educational signage will be displayed where Green Stormwater Infrastructure devices are located, and such locations shall be open to the public and community groups for educational purposes.
3. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
4. The project shall preserve a minimum of 25% of the existing tree canopy.
5. Existing trees greater than 24" in diameter that are removed by site development shall be replaced by planting 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternate location approved by Town Planning Staff, above and beyond UDO requirements.
6. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings. This shall not apply where loading docks are proposed along a building facade.
7. The project shall ensure that 100% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
8. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.
9. At least (1) information sign or other marking shall be provided at the boundary of an area dedicated as Resource Conservation Area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
10. Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
11. There shall be no tree clearing within the perennial stream riparian buffer zones with the exception of required Town of Apex utilities, storm drainage outfalls, greenways, and public street connections.
12. Any required public road crossing within a riparian buffer shall be narrowed to the greatest extent possible, subject to Town of Apex design requirements and staff approval, in order to limit environmental impacts.
13. The project shall install (2) publicly accessible pet waste stations in the development.
14. The installation of EV charging spaces shall not reduce the width of adjacent sidewalks to less than 5 feet.
15. EV charging spaces shall be located such that the cords shall not cause a trip hazard.
16. The MD-CZ zoning district will be allocated for Resource Conservation Area, except for areas dedicated for greenway and utility, minor use. This RCA area will be shown at the first Site Plan submittal.

**Architectural Conditions – LI-CZ:**

1. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
2. The buildings shall have more than one parapet height.
3. The main entry shall be human scaled and emphasized through the use of features such as, but not limited to, columns, piers, windows, recessed entries, sheltering elements, rooflines, trim, color change, material change and masonry patterns. Recessed arcades, entries flush with the building face and small entries without adjacent windows shall be avoided.

Transportation Conditions:

1. Developer shall complete the extension of Jessie Drive from the intersection at Production Drive and Horton Park Dr to the western property boundary as a 4-lane median-divided major throughfare identified in the Apex Transportation Plan, a 76-foot-wide curb and gutter roadway, inclusive of a 23-foot-wide landscaped median, with 10-foot-wide side paths on both sides, and dedicate a 110-foot-wide public right-of-way.
2. Developer shall pay a fee in lieu for any portion of Jessie Drive that cannot be completed within the boundaries of the parcel due to physical constraints subject to review and approval by Town of Apex and based on an engineer's estimate.
3. Site access to the south of Jessie Drive shall be limited to one full movement intersection and one right in / right out access point. The right in / right out access point shall be located a minimum of 350 feet from the centerline of the Production Drive and Horton Park Drive Intersection. The full movement access point shall be located a minimum of 900 feet from the centerline of the Production Drive and Horton Park Drive Intersection.
4. A vehicular cross- access driveway or public street with 5-foot sidewalk shall be stubbed to the western boundary at the time of site plan(s) on both the north and south sides of Jessie Drive providing access to the aforementioned full movement intersection on Jessie Drive.

Use Conditions LI-CZ:

1. Development shall construct and dedicate the greenway through the LI-CZ acreage and terminate the greenway within 150 linear feet of the MD-CZ zoning boundary. The development shall dedicate a greenway easement through the MD-CZ acreage.
2. The following uses shall be prohibited within 300' east of PINs: 0751311392, 0751217546, and 0751209246: Machine or welding shop; Manufacturing and processing; Laboratory, industrial research; Manufacturing and processing, minor; Brewery; Distillery.
3. The following uses shall be prohibited within 300' east of PIN: 0751209246: Machine or welding shop; Manufacturing and processing; Laboratory, industrial research; Building supplies, wholesale; Manufacturing and processing, minor; Glass sales; Brewery; Distillery; Warehouse, general; Warehousing fulfillment center; Wholesaling distribution center.
4. The uses Transportation facility; and Truck terminal shall conform to the following conditions South of Jessie Drive:
 - All repair and maintenance activities shall be conducted within a fully enclosed structure.
 - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the outdoor storage standards of UDO Sec. 4.1.2 and buffer standards of UDO Sec. 8.2.6.

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- No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246
- 5. The use Vehicle Sales and Rental, Heavy shall conform to the following conditions:
 - All repair and maintenance activities shall be conducted within an enclosed structure and screened from the view of adjacent lands by solid fencing, dense vegetative buffers, earthen berms, and/or other effective screening
 - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the buffer standards of Sec. 8.2.6.
 - No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246.
 - No display of vehicles for sale shall be located within 300' of PINs 0751311392, 0751217546, and 0751209246 nor within 300' of the Jessie Drive right-of-way.

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS:

The Apex Environmental Advisory Board (EAB) held a meeting for this rezoning on July 17, 2025. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Condition	Applicant's Response
<ul style="list-style-type: none">• The project shall install one (2) 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.	Amended
<ul style="list-style-type: none">• The project shall ensure that 100% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	Added
<ul style="list-style-type: none">• No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.	Added
<ul style="list-style-type: none">• No buffer averaging shall be allowed for Zone 3 of the riparian buffers.	Not Added
<ul style="list-style-type: none">• A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.	Not Added
<ul style="list-style-type: none">• The developer shall provide 5% of all parking spaces as EV charging spaces.	Not Added
<ul style="list-style-type: none">• 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.	Amended

In addition to the zoning conditions, the EAB also recommended the applicant explore different greenway placement options to minimize the amount of large size trees that are impacted.

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PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ09 Jessie Drive Industrial as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on September 8, 2025 and unanimously recommended approval.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The 2045 Land Use Map which classifies the subject property as both Industrial Employment/Office Employment and Medium Density Residential. The proposed rezoning to Light Industrial-Conditional Zoning (LI-CZ) and Medium Density Residential-Conditional Zoning (MD-CZ) is consistent with both 2045 Land Use Map designations.

The proposed rezoning is reasonable and in the public interest as it will allow development of the property in a manner consistent with development to the North and allow for uses that will generate jobs and increase the tax base. This rezoning will limit development within environmentally sensitive areas and while providing areas closest to existing and anticipated residential areas of Horton Park as Resource Conservation Area.

CONDITIONAL ZONING STANDARDS:

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

Legislative Considerations

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

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

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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.



PETITION TO AMEND THE OFFICIAL ZONING MAP

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

Application #: #25CZ09 Submittal Date: _____
Fee Paid: _____

Project Information

Project Name: Jessie Drive Industrial
Address(es): 0 East Williams, Apex NC 27539
PIN(s): 0751201670 (REID 0079108)
Acreage: 51.82
Current Zoning: RA Proposed Zoning: LI-CZ & MD-CZ
Current 2045 LUM Classification(s): Industrial Employment/Office Employment & 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: _____
Area proposed as non-residential development: Acreage: _____
Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Gray Harrell
Address: 3600 South Blvd. Suite 250
City: Charlotte State: NC Zip: 28209
Phone: 704-597-7757 E-mail: gray@beacondevelopment.com

Owner Information

Name: Glen Womble
Address: 2816 Banks Knoll Drive
City: Cary State: NC Zip: 27519
Phone: 540-623-0918 E-mail: glenwomble0921@gmail.com

Agent Information

Name: Walker Gorham
Address: 3600 South Blvd. Suite 250
City: Charlotte State: NC Zip: 28209
Phone: 704-597-7757 E-mail: walker@beacondevelopment.com
Other contacts: Gray Harrell - gray@beacondevelopment.com
Kyle Coyne - kyle@beacondevelopment.com

PETITION INFORMATION

Application #: #25CZ09 Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from RA _____ to LI-CZ & MD-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

1	<u>See attached sheet</u>	21	_____
2	_____	22	_____
3	_____	23	_____
4	_____	24	_____
5	_____	25	_____
6	_____	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____

PETITION INFORMATION

Application #:

#25CZ09

Submittal Date:

PROPOSED CONDITIONS:

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

See attached sheet

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 proposed LI-CZ and MD-CZ Districts are consistent with the 2045 Land Use Map designating the majority of the parcel as Industrial / Office Employment with the southern portion designated as Medium Density Residential. The proposed LI-CZ District will bring employment opportunities upon development while the proposed MD-CZ District will provide enhanced buffering to the south.

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

Both the LI-CZ and MD-CZ Districts are compatible with the surrounding areas. The LI-CZ District is located to the south / southeast of existing LI Zoning as well as the Apex Commerce Park development. The MD-CZ acreage is located adjacent to the Horton Park development.

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Application #: #25CZ09 Submittal Date: _____

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

Supplemental standards in Section 4.4 exist for several of the allowed uses. Depending on the uses proposed at the time of Site Plan review, the supplemental standards will be met.

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.

Design with the proposed LI-CZ and MD-CZ District's use will minimize adverse effects onto the adjacent lands and will meet the Town's Design Ordinance accordingly to ensure impacts are minimized. A traffic impact analysis will be performed and submitted at the time of Site Plan review to confirm no adverse impacts or mitigate adverse impacts of traffic. Furthermore, there are several conditions associated with this rezoning request that will aide in minimizing noise, lighting, and visual impacts to adjacent lands.

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

See attached for the environmental conditions.

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 LI-CZ and MD-CZ Districts use intends to avoid impacts to public facilities. The proposed potable water system will be looped as necessary to ensure adequate water flow and/or pressure. There will be no negative impacts to the road system (Traffic Impact Analysis will be prepared during development plan review phase) or the 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.

Health, safety, or welfare of the Town of Apex residents will not be affected and the proposed zoning districts contain several Rezoning Conditions to ensure such. At the time of Site Plan review, any proposed development will comply with all Town of Apex standards.

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Submittal Date:

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

The proposed districts are not detrimental to adjacent properties. This development will benefit adjacent properties by extending public infrastructure and greenway easements to serve the adjacent community.

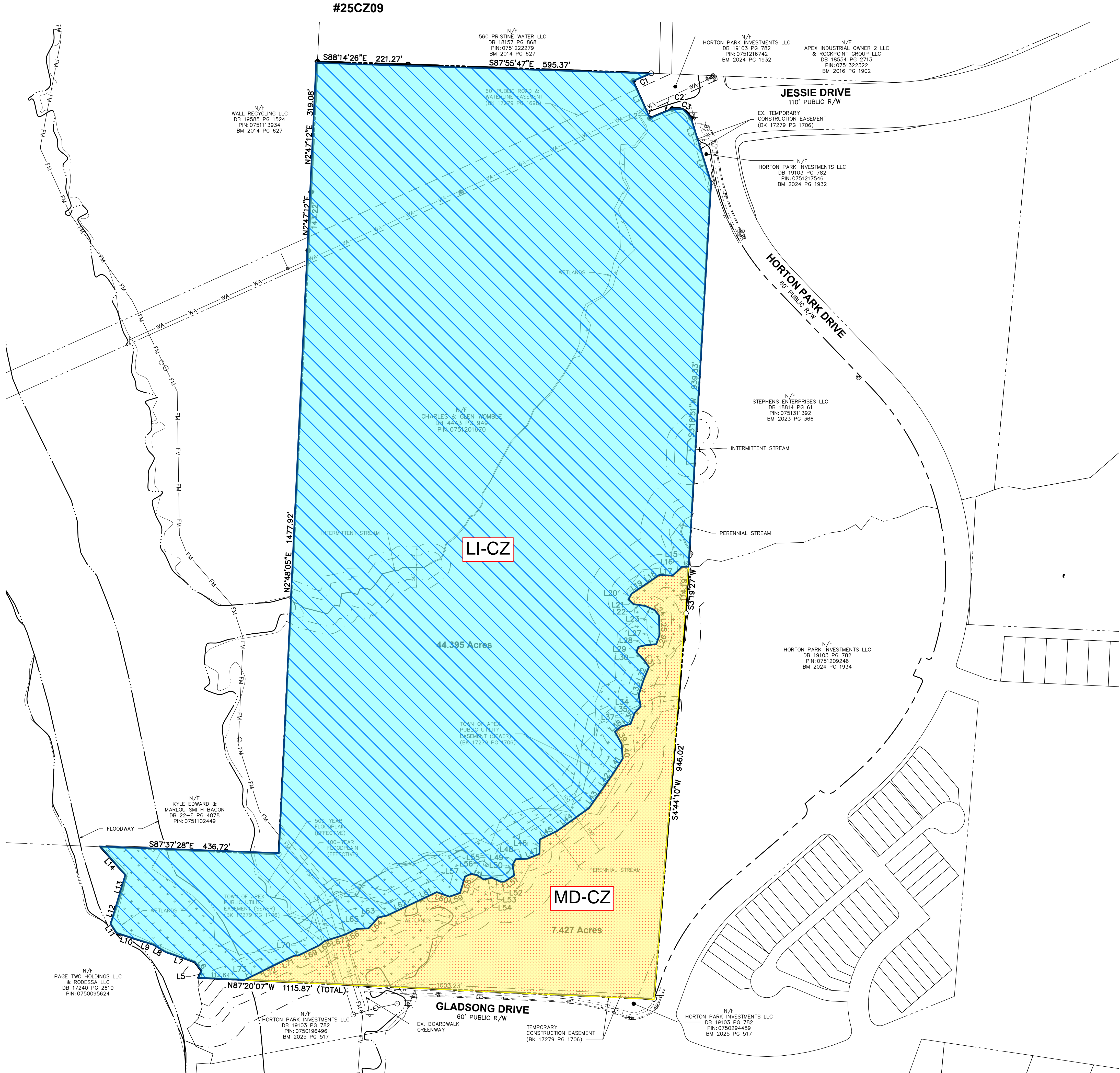
9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

Neither district will constitute nuisance or hazard due to traffic impact or noise. A traffic impact analysis will be conducted at the time of Site Plan review based on the proposed zoning to ensure there will be no traffic concerns or mitigate traffic concerns on the surrounding roadway infrastructure. All development will comply with landscape buffering requirements set forth in the Town of Apex Code of Ordinance to minimize noise nuisance.

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.

Both proposed Districts will comply with all Town of Apex requirements from the site planning, utility, stormwater, erosion control, and traffic standards.

C:\25-0021-504\Production Drawings\SURVEY\0021-504 Stream CL Metes & Bounds May 28, 2025 -- 9:59:09am Jroyal

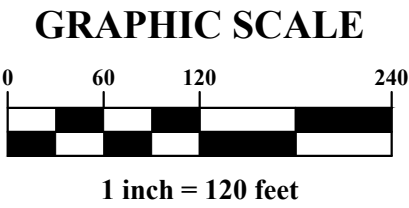


LINE TABLE		
LINE	LENGTH	BEARING
L1	84.24'	S24°14'22"E
L2	15.76'	S24°14'22"E
L3	62.87'	S17°02'25"E
L4	103.17'	S17°02'25"E
L5	18.23'	N24°51'43"E
L6	26.87'	N36°59'37"W
L7	75.77'	N70°05'17"W
L8	33.90'	N58°57'06"W
L9	36.95'	N73°41'40"W
L10	58.04'	N72°10'08"W
L11	26.99'	N33°12'13"W
L12	60.07'	N19°37'55"E
L13	62.77'	N17°28'12"E
L14	96.28'	N41°46'44"W
L15	16.13'	S87°10'08"W
L16	31.09'	S47°55'48"W
L17	32.42'	N87°22'09"W
L18	39.43'	S54°40'53"W
L19	42.02'	S57°18'46"W
L20	16.02'	S30°45'09"W
L21	17.11'	S45°54'01"E
L22	29.75'	S81°22'07"E
L23	24.34'	S66°35'08"E
L24	17.20'	S38°52'19"E
L25	48.01'	S01°46'38"E
L26	23.83'	S19°46'57"W
L27	26.19'	S84°17'36"W
L28	17.97'	S76°50'10"W
L29	13.54'	S20°56'14"W
L30	26.07'	S43°17'01"E
L31	21.59'	S35°54'02"E
L32	45.88'	S22°25'08"W
L33	27.09'	S15°57'20"W
L34	28.13'	S09°05'11"E
L35	20.66'	S41°30'58"W
L36	29.62'	S22°27'23"W
L37	22.98'	S73°27'12"W

LINE TABLE		
LINE	LENGTH	BEARING
L38	20.36'	S52°08'38"W
L39	33.59'	S29°45'42"E
L40	36.42'	S04°41'20"E
L41	38.48'	S31°44'27"W
L42	58.27'	S34°11'42"W
L43	50.23'	S36°20'43"W
L44	96.51'	S54°21'49"W
L45	46.76'	S63°42'20"W
L46	35.62'	S01°07'27"W
L47	30.97'	S68°41'27"W
L48	29.15'	S87°15'14"W
L49	15.54'	S29°39'18"W
L50	25.72'	S09°23'00"E
L51	29.13'	S55°26'19"W
L52	10.52'	N84°55'25"W
L53	21.57'	N65°06'37"W
L54	21.61'	S78°49'07"W
L55	18.99'	N56°31'23"W
L56	15.26'	N77°40'08"W
L57	15.49'	S67°20'14"W
L58	42.50'	S16°33'34"W
L59	27.41'	S70°39'11"W
L60	33.16'	N70°18'16"W
L61	52.73'	S64°55'17"W
L62	81.22'	S64°40'44"W
L63	22.39'	S77°59'47"W
L64	35.96'	S41°52'06"W
L65	27.98'	S87°36'57"W
L66	33.73'	S64°12'39"W
L67	51.03'	S73°01'52"W
L68	17.74'	S50°59'00"W
L69	55.49'	S64°08'18"W
L70	11.23'	S84°17'35"W
L71	43.54'	S66°18'02"W
L72	54.99'	S62°34'58"W
L73	37.03'	S64°33'06"W

CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD
C1	47.93'	1000.82'	002°44'39"	47.93'
C2	59.13'	899.85'	003°45'54"	59.12'
C3	57.08'	35.00'	093°26'17"	50.96'

LEGEND	
	EX. BOUNDARY LINE
	EX. RIGHT-OF-WAY LINE
	PR. BOUNDARY LINE
	SETBACK LINE
	EASEMENT LINE
	EX. WETLANDS



PLAN PREPARED BY: FIRM # C-2798

51 Kilmorye Drive, Suite 102
Cary, North Carolina 27511
ph 919.481.6590
fax 919.336.5127

PLAN PREPARED FOR:

500 East Morehead St.
Suite 200
Charlotte, North Carolina 28209
tel. 704.382.7727
fax 704.398.6135

Town of Apex, Wake County, North Carolina

0 East Williams Street

CONCEPT SITE PLAN

FOR

BEACON PARTNERS

OVERALL SITE LAYOUT

Issue Dates:

05/28/2025

Date: 05/28/2025

Scale: 1"=120'

Drawn By: JRR

Checked By: JDW

Project Number:

25-0021-504

Drawing Number:

1 / 1

#25CZ09

LI-CZ Zoning Description 44.395 Acres

Situated in the State of North Carolina, County of Wake, Town of Apex, and being a portion of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe found at an easterly corner of that 37.27 acre tract conveyed to Wall Recycling LLC of record in Deed Book 19585, Page 1524, the southwest corner of that 17.65 acre tract conveyed to 560 Pristine Water LLC of record in Deed Book 18157, Page 868, said point being the northwest corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 711796.545, Easting 2051789.396;

Thence along the common line of said 17.65 and said 51.822 acre tract the following two (2) courses:

S 88° 14' 26" E, a distance of **221.27 feet** to an iron pipe found;

S 87° 55' 47" E, a distance of **595.37 feet** to an iron pipe set in the northerly line of that 0.24 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence along the common line of said 0.24 acre tract and said 51.822 acre tract the following two (2) courses:

with a curve to the left, having a chord bearing and distance of **S 67° 08' 00" W**, **47.93 feet**, a radius of **1000.82 feet**, a central angle of **02° 44' 39"**, and an arc length of **47.93 feet** to an iron pipe found;

S 24° 14' 22" E, a distance of **84.24 feet** to a point at the northwesterly corner of the right of way of Jessie Drive (S.R. 1304) of record in Book of Maps 2024, Page 1932;

Thence along the common line of said right of way of Jessie Drive and said 51.822 acre tract the following four (4) courses:

S 24° 14' 22" E, a distance of **15.76 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **N 67° 38' 34" E**, **59.12 feet**, a radius of **899.85 feet**, a central angle of **03° 45' 54"**, and an arc length of **59.13 feet** to an iron pipe found;

with a curve to the right, having a chord bearing and distance of **S 63° 45' 27" E**, **50.96 feet**, a radius of **35.00 feet**, a central angle of **93° 26' 17"**, and an arc length of **57.08 feet** to an iron pipe found;

#25CZ09

S 17° 02' 25" E, a distance of **62.87 feet** to a point at the northwesterly corner of that 0.03 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence **S 17° 02' 25" E** with the common line of said 0.03 acre tract and said 51.822 acre tract, a distance of **103.17 feet** to a northwesterly corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, being an easterly corner of said 51.822 acre tract;

Thence, **S 03° 18' 51" W**, along the common line of said 15.47 acre tract and said 51.822 acre tract a distance of **939.83 feet** to an iron pipe set at the southwest corner of said 15.47 acre tract, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782;

Thence across said 51.822 acre tract the following fifty-nine(59) courses:

S 87° 10' 08" W, a distance of **16.13 feet** to a computed point;

S 47° 55' 48" W, a distance of **31.09 feet** to a computed point;

N 87° 22' 09" W, a distance of **32.42 feet** to a computed point;

S 54° 40' 53" W, a distance of **39.43 feet** to a computed point;

S 57° 18' 46" W, a distance of **42.02 feet** to a computed point;

S 30° 45' 09" W, a distance of **16.02 feet** to a computed point;

S 45° 54' 01" E, a distance of **17.11 feet** to a computed point;

S 81° 22' 07" E, a distance of **29.75 feet** to a computed point;

S 66° 35' 08" E, a distance of **24.34 feet** to a computed point;

S 38° 52' 19" E, a distance of **17.20 feet** to a computed point;

S 01° 46' 38" E, a distance of **48.01 feet** to a computed point;

S 19° 46' 57" W, a distance of **23.83 feet** to a computed point;

S 84° 17' 36" W, a distance of **26.19 feet** to a computed point;

S 76° 50' 10" W, a distance of **17.97 feet** to a computed point;

S 20° 56' 14" W, a distance of **13.54 feet** to a computed point;

S 43° 17' 01" E, a distance of **26.07 feet** to a computed point;

S 35° 54' 02" E, a distance of **21.59 feet** to a computed point;

S 22° 25' 08" W, a distance of **45.88 feet** to a computed point;

S 15° 57' 20" W, a distance of **27.09 feet** to a computed point;

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S 09° 05' 11" E, a distance of **28.13 feet** to a computed point;
S 41° 30' 58" W, a distance of **20.66 feet** to a computed point;
S 22° 27' 23" W, a distance of **29.62 feet** to a computed point;
S 73° 27' 12" W, a distance of **22.98 feet** to a computed point;
S 52° 08' 38" W, a distance of **20.36 feet** to a computed point;
S 29° 45' 42" E, a distance of **33.59 feet** to a computed point;
S 04° 41' 20" E, a distance of **36.42 feet** to a computed point;
S 31° 44' 27" W, a distance of **38.48 feet** to a computed point;
S 34° 11' 42" W, a distance of **58.27 feet** to a computed point;
S 36° 20' 43" W, a distance of **50.23 feet** to a computed point;
S 54° 21' 49" W, a distance of **96.51 feet** to a computed point;
S 63° 42' 20" W, a distance of **46.76 feet** to a computed point;
S 01° 07' 27" W, a distance of **35.62 feet** to a computed point;
S 68° 41' 27" W, a distance of **30.97 feet** to a computed point;
S 87° 15' 14" W, a distance of **29.15 feet** to a computed point;
S 29° 39' 18" W, a distance of **15.54 feet** to a computed point;
S 09° 23' 00" E, a distance of **25.72 feet** to a computed point;
S 55° 26' 19" W, a distance of **29.13 feet** to a computed point;
N 84° 55' 25" W, a distance of **10.52 feet** to a computed point;
N 56° 06' 37" W, a distance of **21.57 feet** to a computed point;
S 78° 49' 07" W, a distance of **21.61 feet** to a computed point;
N 56° 31' 23" W, a distance of **18.99 feet** to a computed point;
N 77° 40' 08" W, a distance of **15.26 feet** to a computed point;
S 67° 20' 14" W, a distance of **15.49 feet** to a computed point;
S 16° 33' 34" W, a distance of **42.50 feet** to a computed point;
S 70° 39' 11" W, a distance of **27.41 feet** to a computed point;
N 70° 18' 16" W, a distance of **33.16 feet** to a computed point;
S 64° 55' 17" W, a distance of **52.73 feet** to a computed point;

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S 64° 40' 44" W, a distance of **81.22 feet** to a computed point;
S 77° 59' 47" W, a distance of **22.39 feet** to a computed point;
S 41° 52' 06" W, a distance of **35.96 feet** to a computed point;
S 87° 36' 57" W, a distance of **27.98 feet** to a computed point;
S 64° 12' 39" W, a distance of **33.73 feet** to a computed point;
S 73° 01' 52" W, a distance of **51.03 feet** to a computed point;
S 50° 59' 00" W, a distance of **17.74 feet** to a computed point;
S 64° 08' 18" W, a distance of **55.49 feet** to a computed point;
S 84° 17' 35" W, a distance of **11.23 feet** to a computed point;
S 66° 18' 02" W, a distance of **43.54 feet** to a computed point;
S 62° 34' 58" W, a distance of **54.99 feet** to a computed point;
S 64° 33' 06" W, a distance of **37.03 feet** to a computed point;

Thence, N 87° 20' 07" W, along the common line of said 51.822 acre tract and the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **112.64 feet** to a computed point in the centerline of a stream being the easterly line of a 22.08 acre tract conveyed to Page Two Holdings LLC & Rodessa LLC, the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence along the said stream being the common line of said 22.08 acre tract and said 51.822 acre tract the following ten (10) courses:

N 24° 51' 43" E, a distance of **18.23 feet** to a computed point;
N 36° 59' 37" W, a distance of **26.87 feet** to a computed point;
N 70° 05' 17" W, a distance of **75.77 feet** to a computed point;
N 58° 57' 06" W, a distance of **33.90 feet** to a computed point;
N 73° 41' 40" W, a distance of **36.95 feet** to a computed point;
N 72° 10' 08" W, a distance of **58.04 feet** to a computed point;
N 33° 12' 13" W, a distance of **26.99 feet** to a computed point;
N 19° 37' 55" E, a distance of **60.07 feet** to a computed point;

#25CZ09

N 17° 28' 12" E, a distance of **62.77 feet** to a computed point;

N 41° 46' 44" W, a distance of **96.28 feet** to a computed point in the southerly line of that 28.62 acre tract conveyed to Kyle Edward & Marlou Smith Bacon of record in Deed Book 22-E, Page 4078, being a westerly corner of said 51.822 acre tract, the northeast corner of said 22.08 acre tract;

Thence along the common line of said 28.62 acre tract and said 51.822 acre tract the following two (2) courses:

S 87° 37' 28" E, a distance of **436.72 feet** to an iron pipe set;

N 02° 48' 05" E, a distance of **1,477.92 feet** to an iron pipe found in the westerly line of said 51.822 acre tract, being the northeast corner of said 28.62 acre tract, the southeast corner of said 37.27 acre tract;

Thence along the common line of said 37.27 acre tract and said 51.822 acre tract the following two (2) courses:

N 02° 47' 12" E, a distance of **143.22 feet** to an iron pipe found;

N02° 47' 12" E, a distance of **319.08 feet** to the **Point of Beginning**, and containing **44.395 acres** of land, more or less, as calculated by the above courses.

The above description was prepared by James D. Whitacre, P.L.S. L-5273 on July 23, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025.

The **Basis of Bearings** used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina.

ADVANCED CIVIL DESIGN, INC.
James D. Whitacre, PE, PLS
51 Kilmayne Drive, Suite 102
Cary, NC 27511
919-460-2024

**MD-CZ Zoning Description
7.427 Acres**

Situated in the State of North Carolina, County of Wake, Town of Apex, and being a portion of that 51.822 acres tract conveyed to Charles & Glen Womble of record in Deed Book 4443, Page 949, and being more particularly bounded and described as follows:

Beginning at an iron pipe set at the southwest corner of that 15.47 acre tract conveyed to Stephens Enterprises LLC of record in Deed Book 18814, Page 61, the northwest corner of that 9.97 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, the easterly corner of said 51.822 acre tract and having North Carolina State Plane Coordinates (NAD 83—2011 Adjustment): Northing 710561.382, Easting 2052697.144;

Thence along the common line of said 9.97 acre tract and said 51.822 acre tract the following two (2) courses:

S 03° 19' 27" W, a distance of **114.19 feet** to an iron pipe set;

S 04° 44' 10" W, a distance of **946.02 feet** to an iron pipe set in the northeastern corner of that 0.10 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a southerly corner of said 9.97 acre tract, and being the southeast corner of said 51.822 acre tract;

Thence, **N 87° 20' 07" W**, along the common line of said 51.822 acre tract, said 0.10 acre tract, the northern line of a 1.60 acre tract conveyed to Horton Park Investments LLC of record in Deed Book 19103, Page 782, a distance of **1003.23 feet** to a computed point in the centerline of a stream being the southwesterly corner of said 51.822 acre tract, and being the northwest corner of said 1.60 acre tract;

Thence across said 51.822 acre tract and along the centerline of a stream the following fifty-nine (59) courses:

N 64° 33' 06" E, a distance of **37.03 feet** to a computed point;

N 62° 34' 58" E, a distance of **54.99 feet** to a computed point;

N 66° 18' 02" E, a distance of **43.54 feet** to a computed point;

N 84° 17' 35" E, a distance of **11.23 feet** to a computed point;

N 64° 08' 18" E, a distance of **55.49 feet** to a computed point;

N 50° 59' 00" E, a distance of **17.74 feet** to a computed point;

N 73° 01' 52" E, a distance of **51.03 feet** to a computed point;

N 64° 12' 39" E, a distance of **33.73 feet** to a computed point;

N 87° 36' 57" E, a distance of **27.98 feet** to a computed point;

N 41° 52' 06" E, a distance of **35.96 feet** to a computed point;

#25CZ09

N 77° 59' 47" E, a distance of **22.39 feet** to a computed point;
N 64° 40' 44" E, a distance of **81.22 feet** to a computed point;
N 64° 55' 17" E, a distance of **52.73 feet** to a computed point;
S 70° 18' 16" E, a distance of **33.16 feet** to a computed point;
N 70° 39' 11" E, a distance of **27.41 feet** to a computed point;
N 16° 33' 34" E, a distance of **42.50 feet** to a computed point;
N 67° 20' 14" E, a distance of **15.49 feet** to a computed point;
S 77° 40' 08" E, a distance of **15.26 feet** to a computed point;
S 56° 31' 23" E, a distance of **18.99 feet** to a computed point;
N 78° 49' 07" E, a distance of **21.61 feet** to a computed point;
S 65° 06' 37" E, a distance of **21.57 feet** to a computed point;
S 84° 55' 25" E, a distance of **10.52 feet** to a computed point;
N 55° 26' 19" E, a distance of **29.13 feet** to a computed point;
N 09° 23' 00" W, a distance of **25.72 feet** to a computed point;
N 29° 39' 18" E, a distance of **15.54 feet** to a computed point;
N 87° 15' 14" E, a distance of **29.15 feet** to a computed point;
N 68° 41' 27" E, a distance of **30.97 feet** to a computed point;
N 01° 07' 27" E, a distance of **35.62 feet** to a computed point;
N 63° 42' 20" E, a distance of **46.76 feet** to a computed point;
N 54° 21' 49" E, a distance of **96.51 feet** to a computed point;
N 36° 20' 43" E, a distance of **50.23 feet** to a computed point;
N 34° 11' 42" E, a distance of **58.27 feet** to a computed point;
N 31° 44' 27" E, a distance of **38.48 feet** to a computed point;
N 04° 41' 20" W, a distance of **36.42 feet** to a computed point;
N 29° 45' 42" W, a distance of **33.59 feet** to a computed point;
N 52° 08' 38" E, a distance of **20.36 feet** to a computed point;
N 73° 27' 12" E, a distance of **22.98 feet** to a computed point;
N 22° 27' 23" E, a distance of **29.62 feet** to a computed point;
N 41° 30' 58" E, a distance of **20.66 feet** to a computed point;
N 09° 05' 11" W, a distance of **28.13 feet** to a computed point;
N 15° 57' 20" E, a distance of **27.09 feet** to a computed point;

#25CZ09

N 22° 25' 08" E, a distance of **45.88 feet** to a computed point;
N 35° 54' 02" W, a distance of **21.59 feet** to a computed point;
N 43° 17' 01" W, a distance of **26.07 feet** to a computed point;
N 20° 56' 14" E, a distance of **13.54 feet** to a computed point;
N 76° 50' 10" E, a distance of **17.97 feet** to a computed point;
N 84° 17' 36" E, a distance of **26.19 feet** to a computed point;
N 19° 46' 57" E, a distance of **23.83 feet** to a computed point;
N 01° 46' 38" W, a distance of **48.01 feet** to a computed point;
N 38° 52' 19" W, a distance of **17.20 feet** to a computed point;
N 66° 35' 08" W, a distance of **24.34 feet** to a computed point;
N 81° 22' 07" W, a distance of **29.75 feet** to a computed point;
N 45° 54' 01" W, a distance of **17.11 feet** to a computed point;
N 30° 45' 09" E, a distance of **16.02 feet** to a computed point;
N 57° 18' 46" E, a distance of **42.02 feet** to a computed point;
N 54° 40' 53" E, a distance of **39.43 feet** to a computed point;
S 87° 22' 09" E, a distance of **32.42 feet** to a computed point;
N 47° 55' 48" E, a distance of **31.09 feet** to a computed point;
N 87° 10' 08" E, a distance of **16.13 feet** to the **True Point of Beginning**, and containing **7.427 acres** of land, more or less, as calculated by the above courses.

The above description was prepared by James D. Whitacre, P.L.S. L-5273 on July 23, 2025. This description is based on existing records from the Wake County Register of Deeds and an actual field survey by Advanced Civil Design, Inc. in April, 2025.

The **Basis of Bearings** used in this description is based upon monuments established by the National Geodetic Survey (NAD 83, 2011 Adjustment) and was determined using GPS equipment and procedures. All references used in this description can be found at the Register of Deeds, Wake County, North Carolina.

ADVANCED CIVIL DESIGN, INC.
James D. Whitacre, PE, PLS
51 Kilmayne Drive, Suite 102
Cary, NC 27511
919-460-2024

#25CZ09

Proposed Uses – Light Industrial Conditional Zoning (LI-CZ)

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the UDO and any additional limitations or regulations stated below. For convenience, some relevant sections of the UDO may be referenced; such references do not imply that other sections of the UDO do not apply.

1. Government service
2. Transportation facility
3. Veterinary clinic or hospital
4. Vocational school
5. Utility, minor
6. Wireless support structure
7. Wireless communication facility
8. Botanical garden
9. Entertainment, indoor
10. Laboratory, industrial research
11. Greenway
12. Park, active
13. Park, passive
14. Broadcasting station (radio and television)
15. Radio and television recording studio
16. Commissary
17. Restaurant, general
18. Dispatching office
19. Medical or dental office or clinic
20. Medical or dental laboratory
21. Office, business or professional
22. Research facility
23. Parking garage, commercial
24. Parking lot, commercial
25. Parking lot, public
26. Artisan Studio
27. Funeral home
28. Glass sales
29. Health/fitness center or spa
30. Repair services, limited
31. Retail sales, bulky goods
32. Retail sales, general (%)
33. Studio for art
34. Upholstery shop
35. Pet services
36. Automotive Accessory Sales and Installation
37. Automotive paint or body shop
38. Automotive parts
39. Automotive service station
40. Repair and maintenance, general
41. Truck terminal
42. Vehicle sales and rental, heavy
43. Building supplies, wholesale
44. Contractor's office and storage yard
45. Machine or welding shop
46. Warehousing, general
47. Warehousing fulfillment center
48. Woodworking or cabinetmaking
49. Wholesaling distribution center
50. Brewery
51. Distillery
52. Manufacturing and processing
53. Manufacturing and processing, minor
54. Microbrewery
55. Microdistillery

#25CZ09

Proposed Uses – Medium Density Conditional Zoning (MD-CZ)

1. Utility, minor
2. Greenway

#25CZ09

Environmental Conditions:

1. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance.
2. On site stormwater treatment shall also include Green Stormwater Infrastructure measures within the project limits. At least two of the following Green Stormwater Infrastructure measures shall be utilized in the project: bio-retention area; permeable pavement systems; and rainwater harvesting (cisterns). Educational signage will be displayed where Green Stormwater Infrastructure devices are located, and such locations shall be open to the public and community groups for educational purposes.
3. The project shall install at least one (1) sign per SCM about not using fertilizer near an SCM drainage area. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
4. The project shall preserve a minimum of 25% of the existing tree canopy.
5. Existing trees greater than 24" in diameter that are removed by site development shall be replaced by planting 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternate location approved by Town Planning Staff, above and beyond UDO requirements.
6. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings. This shall not apply where loading docks are proposed along a building facade.
7. The project shall ensure that 100% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
8. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.
9. At least (1) information sign or other marking shall be provided at the boundary of an area dedicated as Resource Conservation Area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.
10. Outdoor lighting shall be shielded in a way that focuses lighting to the ground.
11. There shall be no tree clearing within the perennial stream riparian buffer zones with the exception of required Town of Apex utilities, storm drainage outfalls, greenways, and public street connections.
12. Any required public road crossing within a riparian buffer shall be narrowed to the greatest extent possible, subject to Town of Apex design requirements and staff approval, in order to limit environmental impacts.
13. The project shall install (2) publicly accessible pet waste stations in the development.
14. The installation of EV charging spaces shall not reduce the width of adjacent sidewalks to less than 5 feet.
15. EV charging spaces shall be located such that the cords shall not cause a trip hazard.
16. The MD-CZ zoning district will be allocated for Resource Conservation Area, except for areas dedicated for greenway and utility, minor use. This RCA area will be shown at the first Site Plan submittal.

#25CZ09

Architectural Conditions – LI CZ:

1. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade.
2. The buildings shall have more than one parapet height.
3. The main entry shall be human scaled and emphasized through the use of features such as, but not limited to, columns, piers, windows, recessed entries, sheltering elements, rooflines, trim, color change, material change and masonry patterns. Recessed arcades, entries flush with the building face and small entries without adjacent windows shall be avoided.

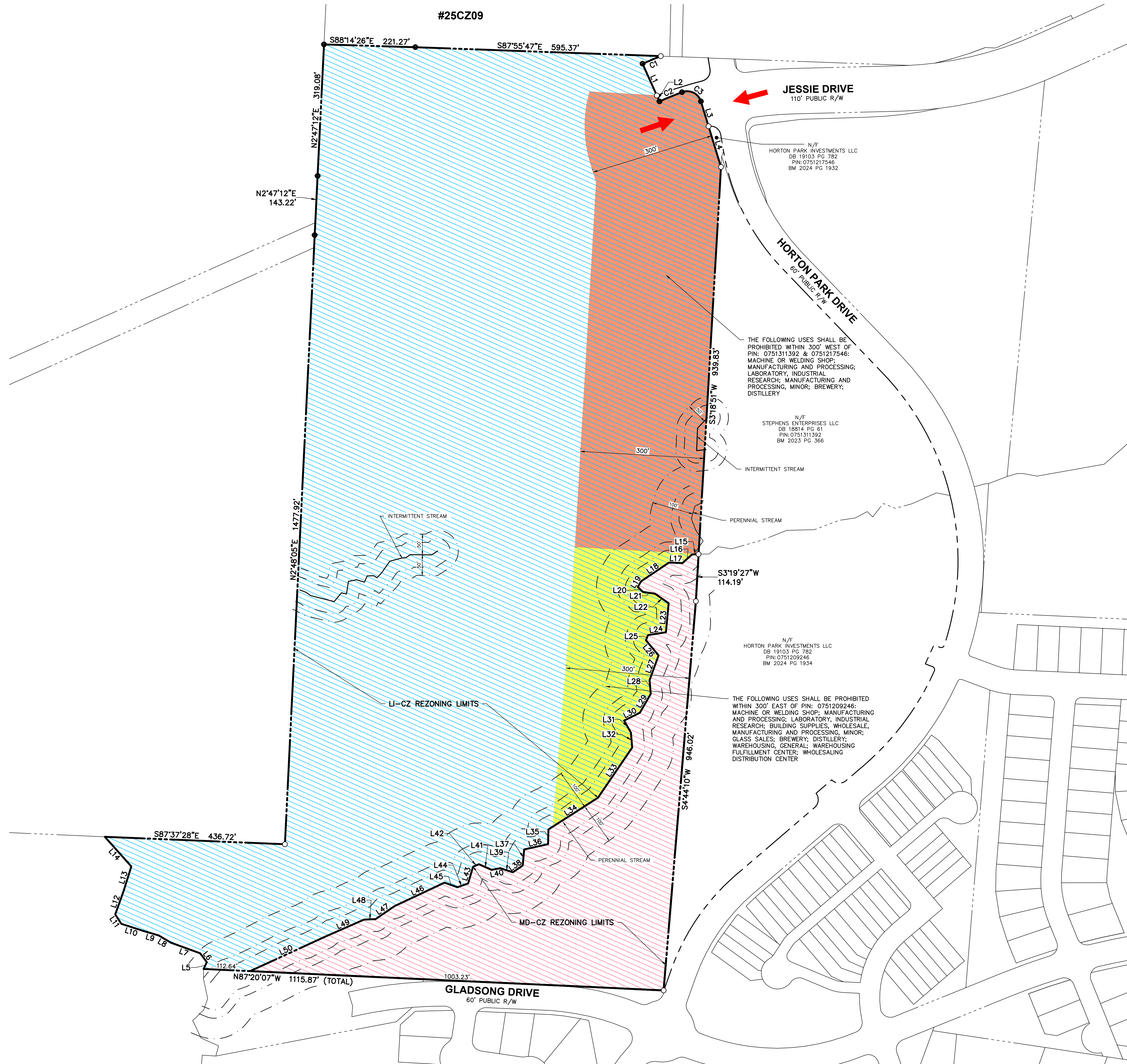
Transportation Conditions:

1. Developer shall complete the extension of Jessie Drive from the intersection at Production Drive and Horton Park Dr to the western property boundary as a 4-lane median-divided major thoroughfare identified in the Apex Transportation Plan, a 76-foot-wide curb and gutter roadway, inclusive of a 23-foot-wide landscaped median, with 10-foot-wide side paths on both sides, and dedicate a 110-foot-wide public right-of-way.
2. Developer shall pay a fee in lieu for any portion of Jessie Drive that cannot be completed within the boundaries of the parcel due to physical constraints subject to review and approval by Town of Apex and based on an engineer's estimate.
3. Site access to the south of Jessie Drive shall be limited to one full movement intersection and one right in / right out access point. The right in / right out access point shall be located a minimum of 350 feet from the centerline of the Production Drive and Horton Park Drive Intersection. The full movement access point shall be located a minimum of 900 feet from the centerline of the Production Drive and Horton Park Drive Intersection.
4. A vehicular cross- access driveway or public street with 5-foot sidewalk shall be stubbed to the western boundary at the time of site plan(s) on both the north and south sides of Jessie Drive providing access to the aforementioned full movement intersection on Jessie Drive.

#25CZ09

Use Conditions LI-CZ:

1. Development shall construct and dedicate the greenway through the LI-CZ acreage and terminate the greenway within 150 linear feet of the MD-CZ zoning boundary. The development shall dedicate a greenway easement through the MD-CZ acreage.
2. The following uses shall be prohibited within 300' east of PINs: 0751311392, 0751217546, and 0751209246: machine or welding shop; manufacturing and processing; laboratory, industrial research; manufacturing and processing, minor; brewery; distillery.
3. The following uses shall be prohibited within 300' east of PIN: 0751209246: machine or welding shop; manufacturing and processing; laboratory, industrial research; building supplies, wholesale; manufacturing and processing, minor; glass sales; brewery; distillery; warehouse, general; warehousing fulfillment center; wholesaling distribution center.
4. The uses Transportation facility; and Truck terminal shall conform to the following conditions South of Jessie Drive:
 - All repair and maintenance activities shall be conducted within a fully enclosed structure.
 - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the outdoor storage standards of UDO Sec. 4.1.2 and buffer standards of UDO Sec. 8.2.6.
 - No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246
5. The use Vehicle Sales and Rental, Heavy shall conform to the following conditions:
 - All repair and maintenance activities shall be conducted within an enclosed structure and screened from the view of adjacent lands by solid fencing, dense vegetative buffers, earthen berms, and/or other effective screening
 - Outside storage areas must be fully screened from off-site view by a solid fence and landscaping on the outside of the fence and comply with the buffer standards of Sec. 8.2.6.
 - No service bay door shall be oriented towards any adjacent public street, or located within 300' of east of PINs: 0751311392, 0751217546, and 0751209246.
 - No display of vehicles for sale shall be located within 300' of PINs 0751311392, 0751217546, and 0751209246 nor within 300' of the Jessie Drive right-of-way.



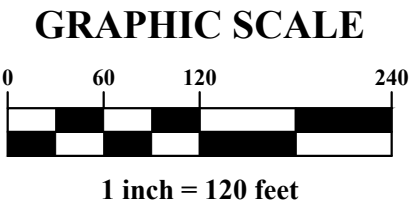
LINE TABLE		
LINE	LENGTH	BEARING
L1	84.24'	S24°14'22"E
L2	15.76'	S24°14'22"E
L3	62.87'	S17°02'25"E
L4	103.17'	S10°02'25"E
L5	18.23'	N24°51'43"E
L6	26.87'	N36°59'37"W
L7	75.77'	N70°05'17"W
L8	33.90'	N58°57'06"W
L9	36.95'	N73°41'40"W
L10	58.04'	N72°10'08"W
L11	26.99'	N33°21'13"W
L12	60.07'	N19°37'55"E
L13	62.77'	N17°28'12"E
L14	96.28'	N41°16'44"W
L15	16.13'	S87°10'08"W
L16	31.09'	S47°55'48"W
L17	32.42'	N87°22'09"W
L18	81.42'	S56°02'21"W
L19	16.02'	S30°45'09"W
L20	17.11'	S45°54'01"E
L21	29.75'	N81°22'07"E
L22	40.37'	S55°09'21"E
L23	70.72'	S80°20'05"W
L24	44.07'	S81°15'14"W
L25	13.54'	S20°56'14"W

LINE TABLE		
LINE	LENGTH	BEARING
L26	47.55'	S39°56'22"E
L27	63.92'	S20°01'14"W
L28	33.63'	S05°01'30"W
L29	52.71'	S01°36'24"W
L30	42.60'	S63°27°01"W
L31	33.59'	S29°45'12"E
L32	36.42'	S04°41'20"E
L33	146.92'	S34°17'15"W
L34	146.82'	S57°24'16"E
L35	35.62'	S01°07'27"W
L36	59.34'	S77°41'20"W
L37	39.03'	S05°08'10"W
L38	29.13'	S55°26'19"W
L39	31.67'	N78°34'36"W
L40	21.61'	N75°49'07"W
L41	33.68'	N65°55'53"W
L42	15.49'	S67°20'14"W
L43	42.50'	S16°33'34"W
L44	27.41'	S70°39'11"W
L45	33.16'	N70°18'16"E
L46	133.95'	S64°46'28"W
L47	55.63'	S55°35'45"W
L48	27.98'	S87°36'57"W
L49	191.50'	S66°20'12"W
L50	201.58'	S65°21'26"W

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.93'	1000.82'	002°44'39"	47.93'	S67°08'00"W
C2	59.13'	899.85'	003°45'54"	59.12'	N67°38'34"E
C3	57.08'	35.00'	093°26'17"	50.96'	S63°45'27"E

LEGEND

-
- PROHIBITED AREA: MACHINE OR WELDING SHOP; MANUFACTURING AND PROCESSING; LABORATORY, INDUSTRIAL RESEARCH; MANUFACTURING AND PROCESSING, MINOR; BREWERY; DISTILLERY**
- PROHIBITED AREA: MACHINE OR WELDING SHOP; MANUFACTURING AND PROCESSING; LABORATORY, INDUSTRIAL RESEARCH; BUILDING SUPPLIES, WHOLESALE, MANUFACTURING AND PROCESSING, MINOR; GLASS SALES; BREWERY; DISTILLERY; WAREHOUSING, GENERAL; WAREHOUSING FULFILLMENT CENTER; WHOLESALE DISTRIBUTION CENTER**
- LI—CZ, LIGHT INDUSTRIAL CONDITIONAL ZONING**
- MD—CZ, MEDIUM DENSITY CONDITIONAL ZONING**
- CONCEPTUAL VEHICULAR ACCESS**



#25CZ09

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

X Glen A. Womble, Charles H. Womble is the owner* of the property for which the attached application is being submitted: JANET ANTHURS

☒ 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: 0 East Williams, Apex NC 27539

The agent for this project is: Beacon Development Company

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

Agent Name: Walker Gorham

Address: 3600 S Boulevard, Suite 250 Charlotte, NC 28209

Telephone Number: 704-597-7757

E-Mail Address: Walker@beacondevelopment.com

Signature(s) of Owner(s)*

Glen A. Womble
GLEN A. WOMBLE
Type or print name

6/20/2025
Date

Charles H. Womble
CHARLES H. WOMBLE
Type or print name

6/23/2025
Date

Attach additional sheets if there are additional owners.

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

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

#25CZ09

AGENT AUTHORIZATION FORM

Application #:

Submittal Date:

X Charles H. Wumbly JANET Arthurs 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: 0 East Williams, Apex NC 27539

The agent for this project is: Beacon Development Company

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

Agent Name: Walker Gorham

Address: 3600 S Boulevard, Suite 250 Charlotte, NC 28209

Telephone Number: 704-597-7757

E-Mail Address: Walker@beacondevelopment.com

Signature(s) of Owner(s)*

JANET Arthurs

JANET Arthurs

Type or print name

6/23/25

Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Glen A. Womble (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 0 East Williams, Apex NC 27539 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 2/20/1989, and recorded in the Wake County Register of Deeds Office on 2/23/1989, in Book 4443 Page 949.
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 2/20/1989, 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 2/20/1989, 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.

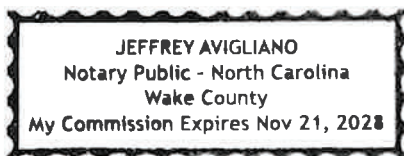
This the 20 day of JUNE, 2025.

Glen A. Womble (seal)
Glen A. WOMBLE
 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 Glen Womble, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NC DL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[NOTARY SEAL]

[Signature]
 Notary Public
 State of North Carolina
 My Commission Expires: 11-21-28

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, CHARLES H. Womble (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 0 East Williams, Apex NC 27539 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 2/20/1989, and recorded in the Wake County Register of Deeds Office on 2/23/1989, in Book 4443 Page 949.
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).
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This the 23 day of June, 2025.

Charles H. Womble (seal)
Charles H. Womble
 Type or print name

STATE OF NORTH CAROLINA
 COUNTY OF HORRY

I, the undersigned, a Notary Public in and for the County of HORRY, hereby certify that Charles H. Womble Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's SCDL Exp 2026, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Ardiana Nati
 Notary Public
 State of North Carolina
 My Commission Expires: 02/05/2035

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, JANOT Arthurs (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 0 East Williams, Apex NC 27539 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 2/20/1989, and recorded in the Wake County Register of Deeds Office on 2/23/1989, in Book 4443 Page 949.
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 2/20/1989, 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 2/20/1989, 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 23 day of June, 2025

Janet Arthurs (seal)
Janet Arthurs
 Type or print name

South CA
 STATE OF NORTH CAROLINA
 COUNTY OF Horry

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



[NOTARY SEAL]

Crystal G Hinkle
 Notary Public
South CA
 State of North Carolina
 My Commission Expires: 07/16/31



#25CZ09

No residential uses are
proposed in the MD-CZ District

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	
Company Phone Number	
Developer Representative Name	
Developer Representative Phone Number	
Developer Representative Email	

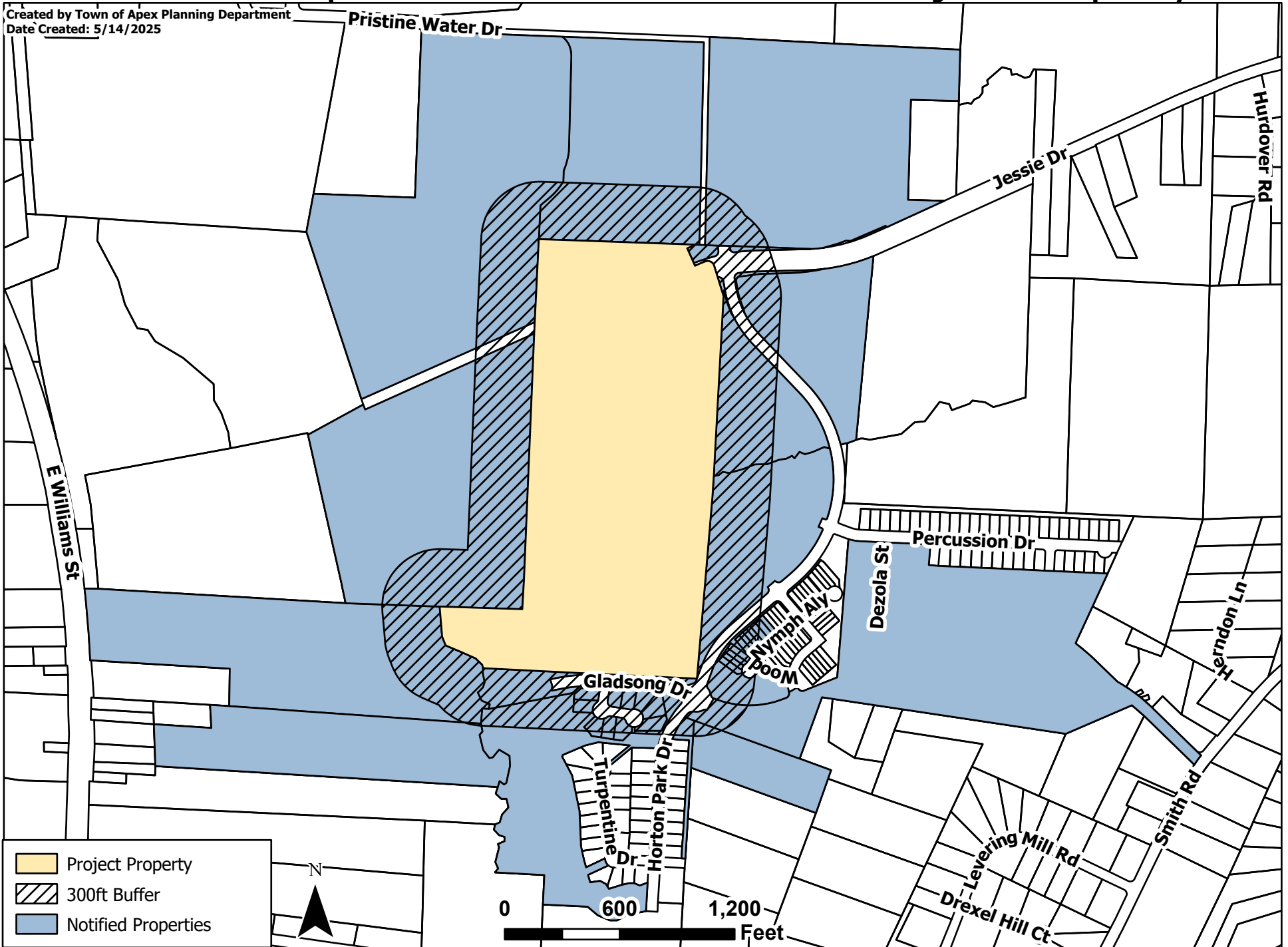
New Residential Subdivision Information	
Date of Application for Subdivision	
City, Town or Wake County Jurisdiction	
Name of Subdivision	
Address of Subdivision (if unknown enter nearest cross streets)	
REID(s)	
PIN(s)	

Projected Dates Information	
Subdivision Completion Date	
Subdivision Projected First Occupancy Date	

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

Notified Properties within 300ft of the Project Property

Created by Town of Apex Planning Department
Date Created: 5/14/2025



#25CZ09

SITE ADDRESS	OWNER	MAILING ADDRESS	
560 PRISTINE WATER DR	560 PRISTINE WATER LLC	550 CORPORATE CENTER DR	RALEIGH NC 27607-0153
600 PRISTINE WATER DR	APEX INDUSTRIAL OWNER 2 LLC	ROCKPOINT GROUP LLC	3953 MAPLE AVE STE 300 DALLAS TX 75219-3228
5228 JESSIE DR	BACON, MARLOU SMITH BACON, KYLE EDWARD	1009 N SALEM ST	APEX NC 27502-2923
2267 HORTON PARK DR	D R HORTON INC	1341 HORTON CIR	ARLINGTON TX 76011-4310
0 SMITH RD	HORTON PARK INVESTMENTS LLC	6908 N RIDGE DR	RALEIGH NC 27615-7033
1713 E WILLIAMS ST	PAGE TWO HOLDINGS LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052
0 E WILLIAMS ST	PAGE TWO HOLDINGS LLC RODESSA LLC	1501 HIGHWOODS BLVD STE 302	GREENSBORO NC 27410-2052
5220 JESSIE DR	STEPHENS ENTERPRISES LLC	319 CHAPANOKE RD STE 102	RALEIGH NC 27603-3433
520 PRISTINE WATER DR	WALL RECYCLING LLC	2310 GARNER RD	RALEIGH NC 27610-4612
0 E WILLIAMS ST	WOMBLE, CHARLES H WOMBLE, GLEN A	802 BELLAMY RD	NORTH MYRTLE BEACH SC 29582-2828
	APEX TOWN OF	PO BOX 250	APEX NC 27502
	Current Tenant	2259 Horton Park DR	APEX NC 27539
	Current Tenant	2261 Horton Park DR	APEX NC 27539
	Current Tenant	2265 Horton Park DR	APEX NC 27539
	Current Tenant	2267 Horton Park DR	APEX NC 27539
	Current Tenant	2269 Horton Park DR	APEX NC 27539
	Current Tenant	2271 Horton Park DR	APEX NC 27539
	Current Tenant	2273 Horton Park DR	APEX NC 27539
	Current Tenant	2277 Horton Park DR	APEX NC 27539
	Current Tenant	2279 Horton Park DR	APEX NC 27539
	Current Tenant	2281 Horton Park DR	APEX NC 27539
	Current Tenant	2283 Horton Park DR	APEX NC 27539
	Current Tenant	2300 Pine Cone CT	APEX NC 27539
	Current Tenant	2304 Pine Cone CT	APEX NC 27539
	Current Tenant	2312 Pine Cone CT	APEX NC 27539
	Current Tenant	2316 Pine Cone CT	APEX NC 27539
	Current Tenant	2317 Pine Cone CT	APEX NC 27539
	Current Tenant	2320 Pine Cone CT	APEX NC 27539
	Current Tenant	2321 Pine Cone CT	APEX NC 27539
	Current Tenant	2325 Pine Cone CT	APEX NC 27539
	Current Tenant	2328 Pine Cone CT	APEX NC 27539
	Current Tenant	2329 Pine Cone CT	APEX NC 27539
	Current Tenant	520 Pristine Water DR	APEX NC 27539
	Current Tenant	560 Pristine Water DR	APEX NC 27539
	Current Tenant	1713A E Williams ST	APEX NC 27539

Created by Town of Apex Planning Department
Date Created: 5/14/2025

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.

5/28/2025

Date

Dear Neighbor:

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

0 East Williams Street, Apex, NC 27539

0751201670

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)):

THIS PROPOSAL IS FOR THE REZONING OF 56.49 ACRES FROM RA TO LI-CZ and MD-CZ

Estimated submittal date: 7/1/2025

MEETING INFORMATION:

Property Owner(s) name(s):

Glen Womble

Applicant(s):

Beacon Partners (Gray Harrell)

Contact information (email/phone):

gray@beacondevelopment.com

Meeting Address:

VIRTUAL (SEE FINAL PAGE OF PACKET FOR DIAL IN NUMBER)

Date/Time of meeting**:

06/17/2025 AT 5:00PM

Welcome: 5:00PM-5:15PM

Project Presentation: 5:15PM-5:30PM

Question & Answer: 5:30PM-7:00PM

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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: Jessie Drive Industrial Zoning: Proposed: MD-CZ and LI-CZ

Location: 0 East Williams Street, Apex NC 27539

Property PIN(s): 0751201670 Acreage/Square Feet: 56.49 AC / 2,460,704 SF

Property Owner: Glen Womble

Address: 2816 Banks Knoll Drive

City: Cary State: NC Zip: 27519

Phone: (919)412-4265 Email: glenwomble0921@gmail.com

Developer: Beacon Partners

Address: 3600 South Blvd Suite 250

City: Charlotte State: NC Zip: 28209

Phone: 704-597-7757 Fax: _____ Email: gray@beacondevelopment.com

Engineer: Advanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 102

City: Cary State: NC Zip: 27511

Phone: 919-481-6290 Fax: _____ Email: jroyal@advancedcivildesign.com

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

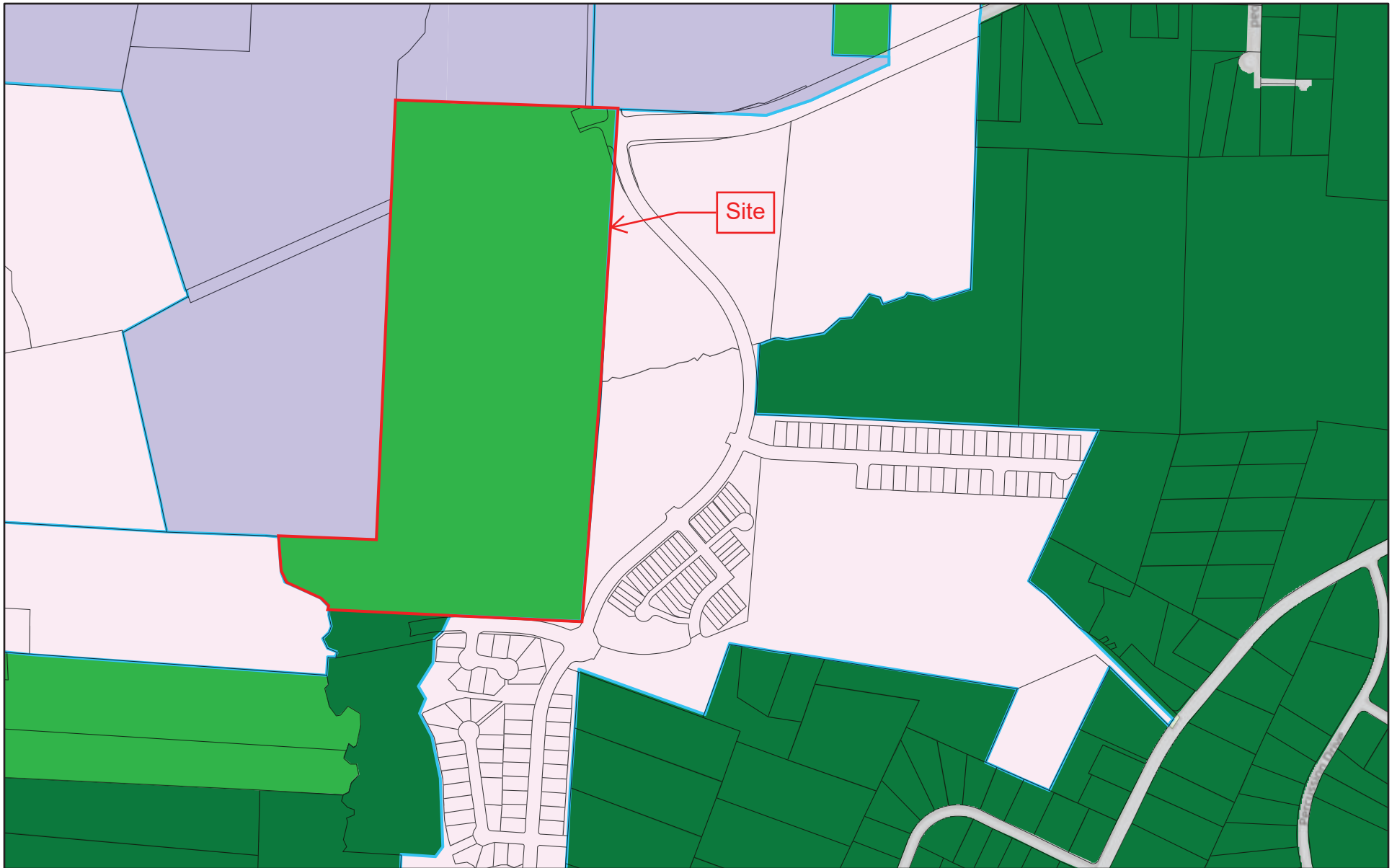
Phone: _____ Fax: _____ Email: _____

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.

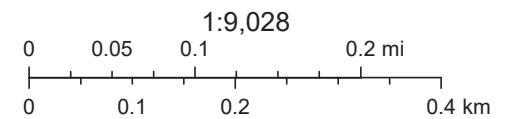
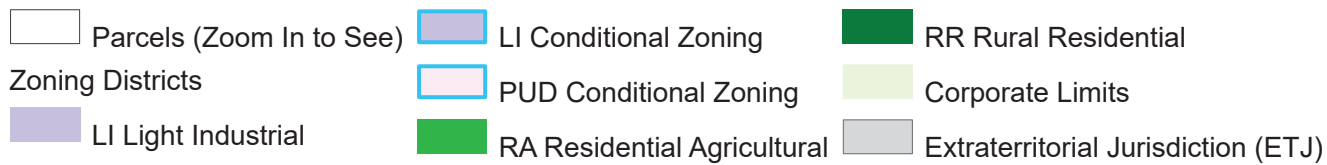
Town of Apex Department Contacts

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
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

ArcGIS Web Map



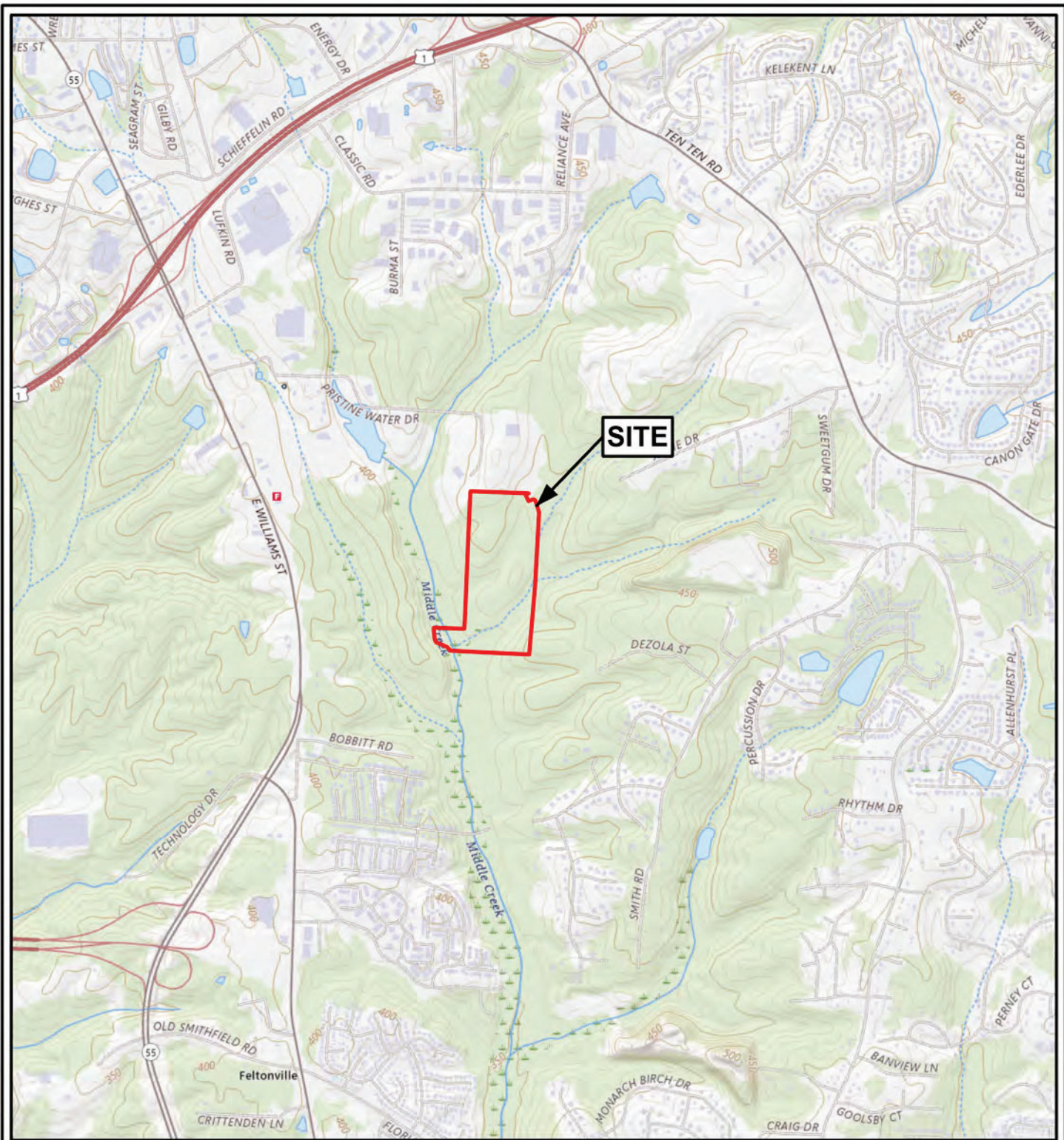
5/29/2025, 11:42:04 AM



Map data © OpenStreetMap contributors, CC-BY-SA

ArcGIS Web AppBuilder

Map data © OpenStreetMap contributors, CC-BY-SA | Wake County GIS | Original study and data compiled by The Wooten Company (120 North Boylan Avenue, Raleigh, NC 27603) using Town of Apex and Wake County shapefiles. Modified and periodically updated/



0 2,000 4,000
SCALE IN FEET

TITLE

SITE LOCATION MAP


U.S.G.S. QUADRANGLE MAP
APEX, NORTH CAROLINA 2022
QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)



LEGEND

- SITE PROPERTY BOUNDARY
- PARCEL LINE
- - - SURFACE WATER FEATURE

- NOTES:
1. AERIAL IMAGERY OBTAINED FROM GOOGLE IMAGE SERVICES.
 2. BASE DATA OBTAINED FROM WAKE COUNTY GIS, 2024.



APPROXIMATE
0 300 600
SCALE IN FEET

TITLE

SITE MAP

#25CZ09

-Virtual Meeting Log In Information

Join Meeting

<https://bit.ly/3H7HF2g>

Microsoft Teams

Meeting ID: 267 302 424 659 8

Passcode: oV3sb6zt

Dial in by phone

[+1 872-333-9477](tel:+18723339477).,171199870# United States, Chicago

Phone conference ID: 171 199 870#

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 (Microsoft Teams)

Date of meeting: 6/17/2025 Time of meeting: 5:00PM-7:00PM

Property Owner(s) name(s): Glen Womble

Applicant(s): Gray Harrell (Beacon Partners)

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.	Pablo Rider (did not attend meeting but called on 06/23)			N/A	NA
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Glen Womble

Applicant(s): Gray Harrell (Beacon Partners)

Contact information (email/phone): gray@beacondevelopment.com

Meeting Address: Virtual (Microsoft Teams)

Date of meeting: 06/17/2025 Time of meeting: 5:00 - 7:00 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:
General questions regarding Jessie Drive improvements and planned development.

Applicant’s Response:
Explained that we are building / extending Jessie Drive across the project frontage.
Explained that we were conforming to the 2045 Land Use Map with light industrial on the
northern parcel and medium density residential to the south.

Question/Concern #2:

Applicant’s Response:

Question/Concern #3:

Applicant’s Response:

Question/Concern #4:

Applicant’s Response:

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

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

I, Kyle Coyne, 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 Microsoft Teams (location/address)
on 06/17/2025 (date) from 5:00 (start time) to 7:00 (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.

6-18-2025

Date

By: Kyle Coyne

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Paige Tewksbury, a Notary Public for the above State and County, on this the 18th day of June, 2025.

SEAL



Paige Tewksbury
Notary Public
Paige Tewksbury
Print Name

My Commission Expires: 6/20/2029

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.

7/30/2025

Date

Dear Neighbor:

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

0751201670

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)):

THIS PROPOSAL IS FOR THE REZONING OF 56.49 ACRES FROM RA TO LI-CZ and MD-CZ

Estimated submittal date: 8/8/2025

MEETING INFORMATION:

Property Owner(s) name(s):

Glen Womble

Applicant(s):

Beacon Partners (Gray Harrell)

Contact information (email/phone):

gray@beacondevelopment.com

Meeting Address:

VIRTUAL (SEE FINAL PAGE OF PACKET FOR DIAL IN NUMBER)

Date/Time of meeting**:

08/14/2025 AT 5:00PM

Welcome: 5:00PM-5:15PM

Project Presentation: 5:15PM-5:30PM

Question & Answer: 5:30PM-7:00PM

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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: Jessie Drive Industrial Zoning: Proposed: MD-CZ and LI-CZ

Location: 0 East Williams Street, Apex NC 27539

Property PIN(s): 0751201670 Acreage/Square Feet: 56.49 AC / 2,460,704 SF

Property Owner: Glen Womble

Address: 2816 Banks Knoll Drive

City: Cary State: NC Zip: 27519

Phone: (919)412-4265 Email: glenwomble0921@gmail.com

Developer: Beacon Partners

Address: 3600 South Blvd Suite 250

City: Charlotte State: NC Zip: 28209

Phone: 704-597-7757 Fax: _____ Email: gray@beacondevelopment.com

Engineer: Advanced Civil Design, Inc.

Address: 51 Kilmayne Drive, Suite 102

City: Cary State: NC Zip: 27511

Phone: 919-481-6290 Fax: _____ Email: jroyal@advancedcivildesign.com

Builder (if known): N/A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

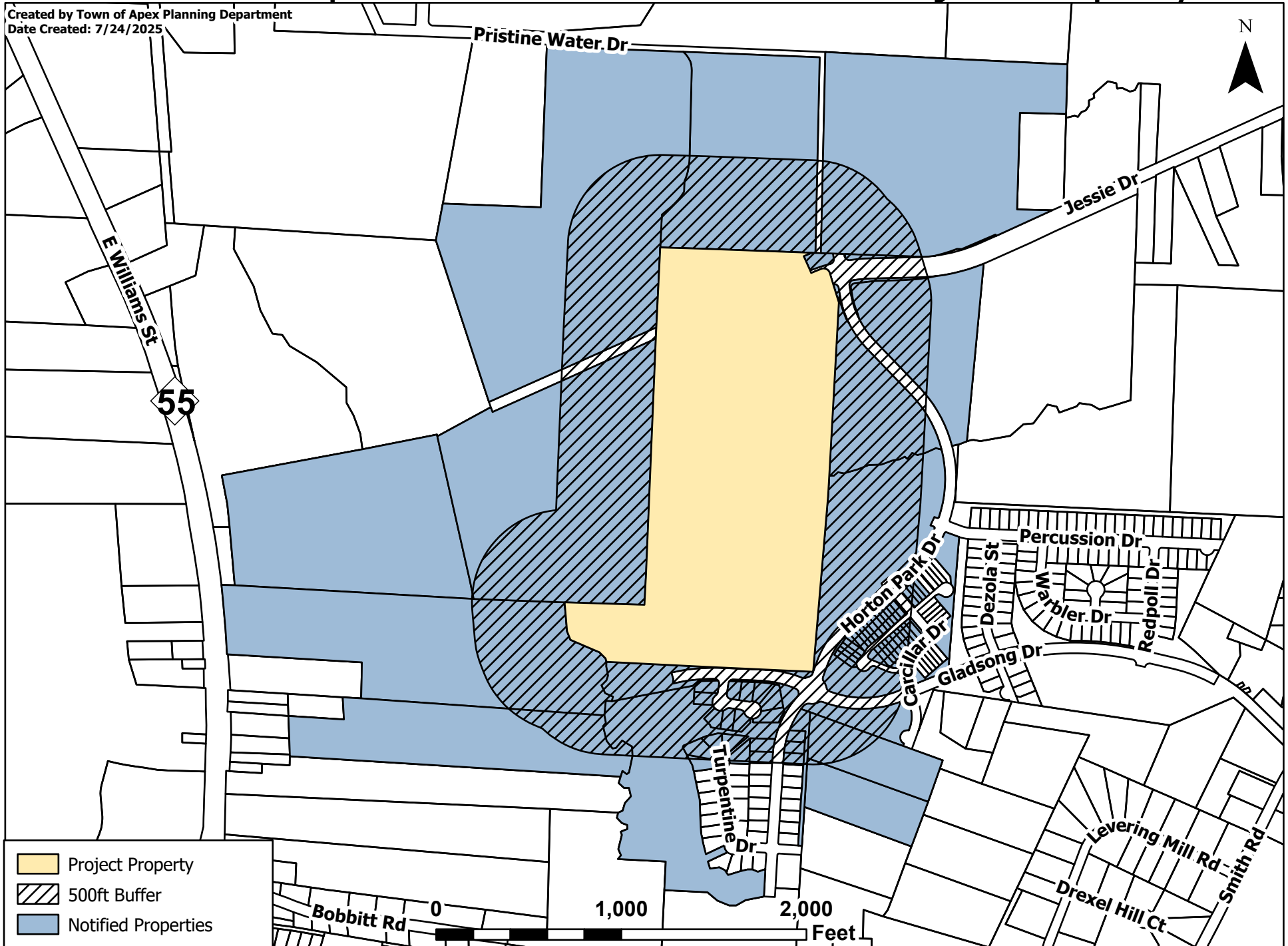
Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

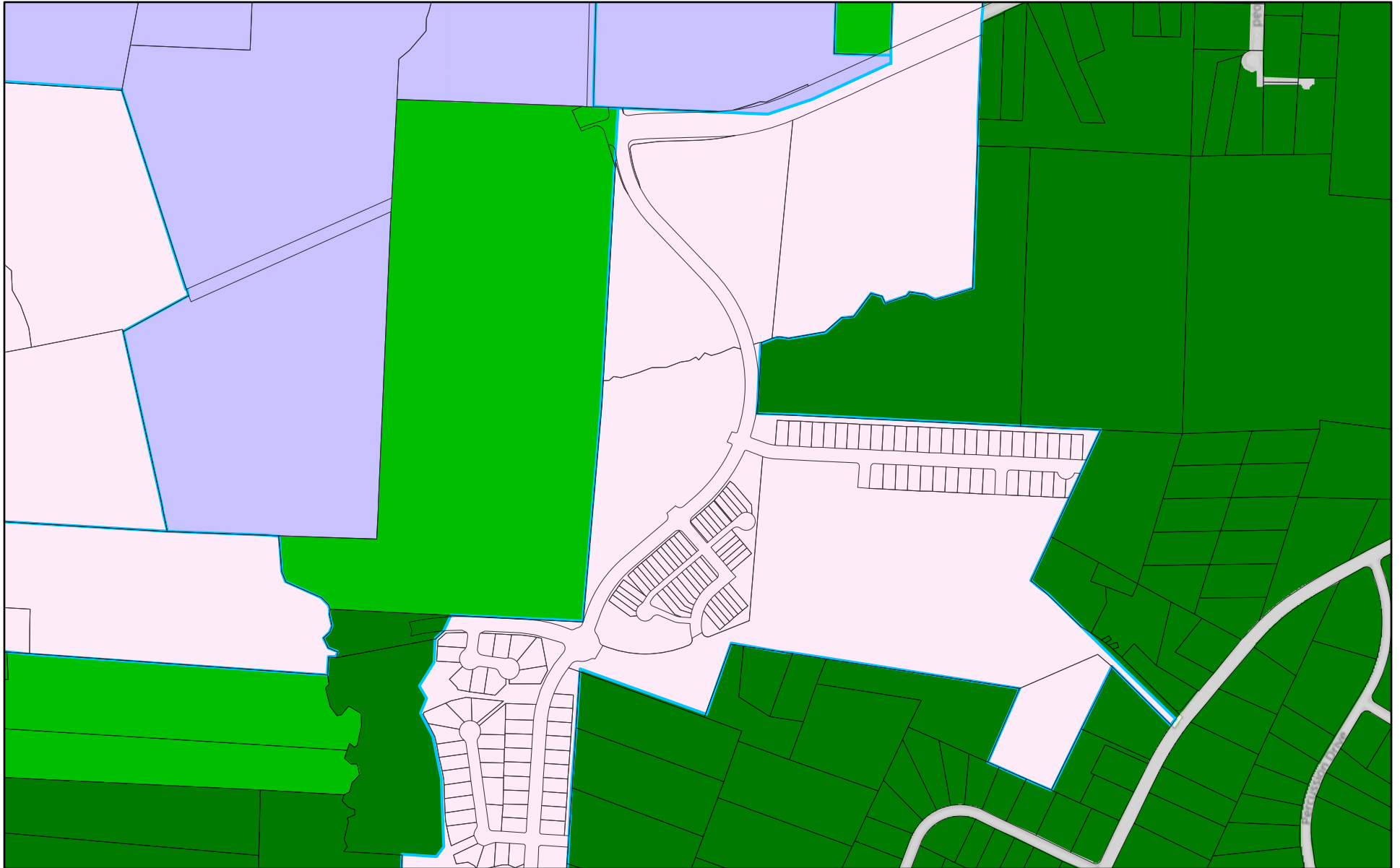
Town of Apex Department Contacts

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
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Notified Properties within 500ft of the Project Property

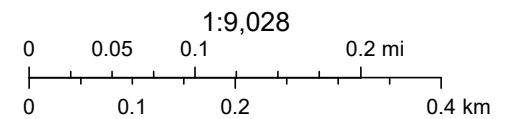
Created by Town of Apex Planning Department
Date Created: 7/24/2025



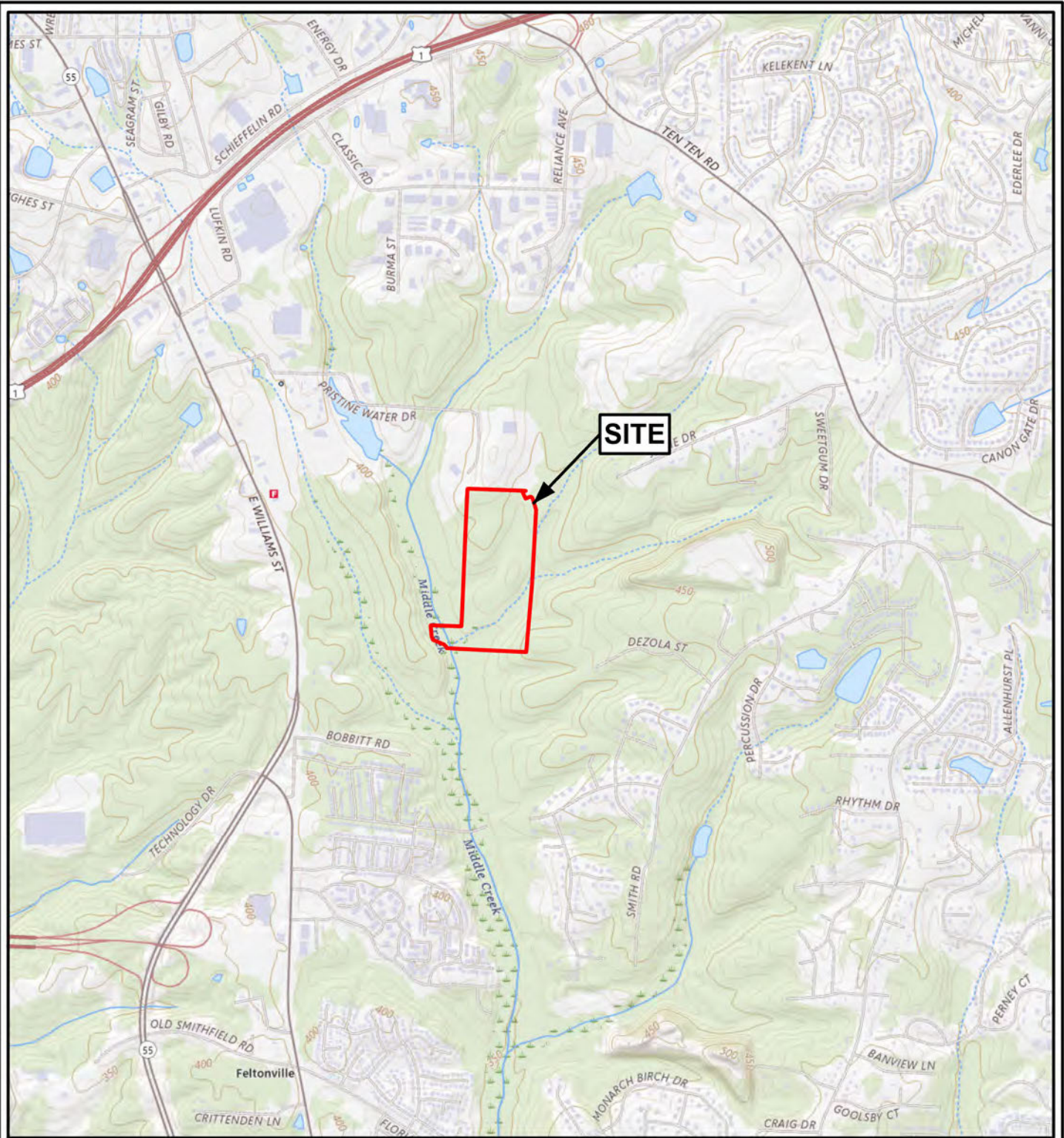


5/29/2025, 11:42:04 AM

- | | | |
|--------------------------|-----------------------------|-------------------------------------|
| Parcels (Zoom In to See) | LI Conditional Zoning | RR Rural Residential |
| Zoning Districts | PUD Conditional Zoning | Corporate Limits |
| LI Light Industrial | RA Residential Agricultural | Extraterritorial Jurisdiction (ETJ) |




Map data © OpenStreetMap contributors, CC-BY-SA



U.S.G.S. QUADRANGLE MAP
APEX, NORTH CAROLINA 2022

QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)

TITLE SITE LOCATION MAP	
PROJECT UNDEVELOPED LAND E. WILLIAMS STREET APEX, NORTH CAROLINA	
 <div> 3921 Sunset Ridge Road-Suite 301 Raleigh, North Carolina 27607 919-847-4241 main License # C-1269 / # C-245 Geology </div>	
DATE: 3-10-25	REVISION NO: 0
JOB NO: BCP-229	FIGURE NO. 1



LEGEND

— SITE PROPERTY BOUNDARY

— PARCEL LINE


- - - SURFACE WATER FEATURE

- NOTES:
- 1. AERIAL IMAGERY OBTAINED FROM GOOGLE IMAGE SERVICES.
 - 2. BASE DATA OBTAINED FROM WAKE COUNTY GIS, 2024.

0 300 600

SCALE IN FEET

N

TITLE	SITE MAP		
PROJECT	UNDEVELOPED LAND E. WILLIAMS STREET APEX, NORTH CAROLINA		
		3921 Sunset Ridge Road-Suite 301 Raleigh, North Carolina 27607 919-847-4241 main License # C-1269 / #C-245 Geology	
DATE: 3-21-25		REVISION NO. 0	
JOB NO. BCP-229		FIGURE NO. 2	

Virtual Meeting Log In Information

Join Meeting

<https://tinyurl.com/Jessie-Drive-Industrial>

Microsoft Teams

Meeting ID: 252 295 199 478 7

Passcode: Nv2wz66B

Dial in by phone

[+1 872-333-9477](tel:+18723339477),,921779639# United States, Chicago

Phone conference ID: 921 779 639#

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 Team's Meeting

Date of meeting: 8/14/2025 Time of meeting: 5pm-7pm

Property Owner(s) name(s): Glen Womble

Applicant(s): Gray Harrell

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.	Alton Richardson	1295 WINDHAM RD GREENVILLE NC 27834			
2.	Anne B Oakley	2000 Ariel Center Pkwy, Morrisville, NC 27560			
3.	Courtney Smith-Gonzalez	2000 Ariel Center Pkwy, Morrisville, NC 27560			
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Glen Womble

Applicant(s): Gray Harrell

Contact information (email/phone): _____

Meeting Address: Virtual Team's Meeting

Date of meeting: 8/14/2025 Time of meeting: 5pm-7pm

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:

There is light industrial shown on the plan, what are the committed uses?

Applicant’s Response:

We are working with staff on the final uses but the uses mainly involve light industrial uses, not heavy industrial. We have restricted such uses like breweries and distilleries for example.

Question/Concern #2:

Where is Alton Richardson's land in relationship to the project?

Applicant’s Response:

Mr. Richardson's property does not touch the project's property and is further south near Horton Park Drive

Question/Concern #3:

Can be there be further explanation of the conservation area?

Applicant’s Response:

We have heavily restricted the uses on the southern portion of the parcel and have designated it as RCA which in affects create a natural buffer to the nearby residential area

Question/Concern #4:

Applicant’s Response:

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

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

I, Gray Harrell, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual Team's Meeting (location/address) on 8/14/2025 (date) from 5:00pm (start time) to 7:00PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

8/24/2025

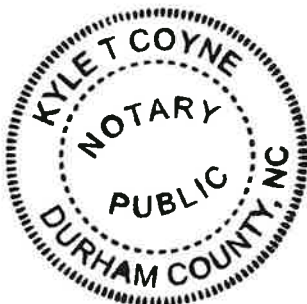
Date

By: 

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ Durham

Sworn and subscribed before me, Kyle T. Coyne, a Notary Public for the above State and County, on this the 14 day of August, 20 25.

SEAL



Kyle T. Coyne
Notary Public
Kyle T Coyne
Print Name

My Commission Expires: 6/10/2030



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ09 Jessie Drive Industrial

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

Applicant: Gray Harrell

Authorized Agent: Walker Gorham, Beacon Development

Property Address: 0 E Williams Street

Acreage: ±51.82 acres

Property Identification Number (PIN): 0751201670

2045 Land Use Map Designations: Office Employment/Industrial Employment; Medium Density Residential

Existing Zoning of Property: Residential Agricultural (RA)

Proposed Zoning of Property: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

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

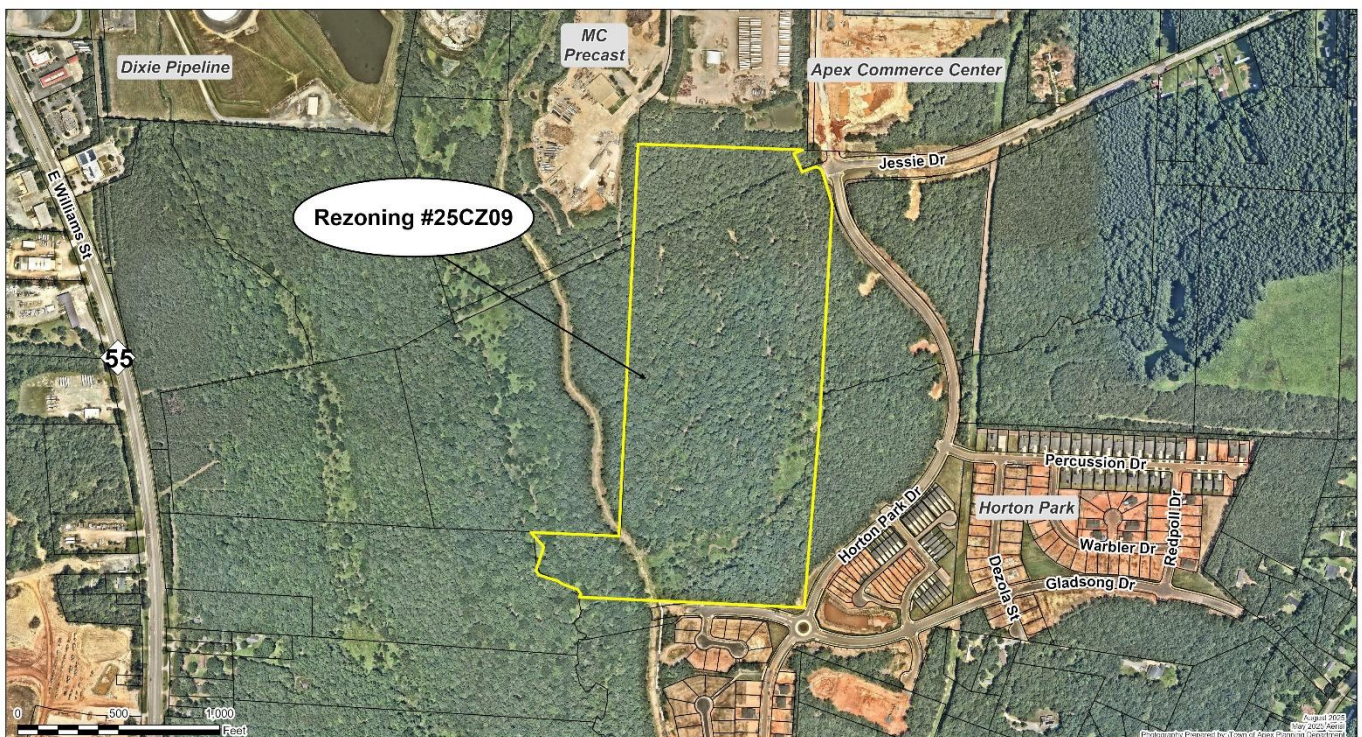
Planning Board Public Hearing Date and Time: September 8, 2025 4:30 PM

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 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: [https://www.apexnc.org/DocumentCenter/View/51337](http://www.apexnc.org/DocumentCenter/View/51337).

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 #25CZ09

Jessie Drive Industrial

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

Solicitante: Gray Harrell

Agente autorizado: Walker Gorham, Beacon Development

Dirección de la propiedad: O E Williams Street

Superficie: ±51.82 acres

Números de identificación de la propiedad: 0751201670

Designaciones en el Mapa de Uso Territorial para 2045: Office Employment/Industrial Employment; Medium Density Residential

Ordenamiento territorial existente de la propiedad: Residential Agricultural (RA)

Ordenamiento territorial propuesto para la propiedad: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de septiembre 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 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/51337.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 25 de agosto - 8 de septiembre de 2023



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ09 Jessie Drive Industrial

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

Applicant: Gray Harrell

Authorized Agent: Walker Gorham, Beacon Development

Property Address: 0 E Williams Street

Acreage: ±51.82 acres

Property Identification Number (PIN): 0751201670

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Existing Zoning of Property: Residential Agricultural (RA)

Proposed Zoning of Property: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

Public Hearing Location: Apex Town Hall
 Council Chamber, 2nd Floor
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A separate notice of the Town Council public hearing on this project will be mailed and posted
 in order to comply with State public notice requirements.

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/51337>.

Dianne F. Khin, AICP
 Planning Director

Published Dates: August 25-September 8, 2025



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ09

Jessie Drive Industrial

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Solicitante: Gray Harrell

Agente autorizado: Walker Gorham, Beacon Development

Dirección de la propiedad: 0 E Williams Street

Superficie: ±51.82 acres

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 Cámara del Consejo, 2º piso
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Mapa de las inmediaciones:



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Dianne F. Khin, AICP
 Directora de Planificación

Fechas de publicación: 25 de agosto - 8 de septiembre de 2023



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 #25CZ09 Jessie Drive Industrial
Project Location: 0 E Williams Street
Applicant or Authorized Agent: Gray Harrell & Walker Gorham
Firm: Beacon Development
Planning Board: September 8, 2025
Public Hearing Date:
Project Planner: Joshua Killian

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 August 25, 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 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

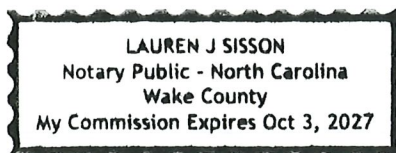
8/25/2025
Date

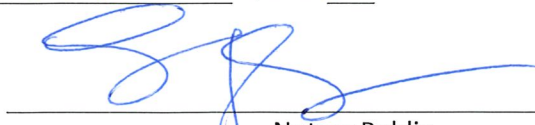

Planning Director

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 25th day of August, 2025.




Notary Public

My Commission Expires: 10/3/2027



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ09
Jessie Drive Industrial

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

Applicant: Gray Harrell

Authorized Agent: Walker Gorham, Beacon Development

Property Address: 0 E Williams Street

Acreage: ±51.82 acres

Property Identification Number (PIN): 0751201670

2045 Land Use Map Designations: Office Employment/Industrial Employment; Medium Density Residential

Existing Zoning of Property: Residential Agricultural (RA)

Proposed Zoning of Property: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

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

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

Town Council Public Hearing Date and Time: September 23, 2025 at 6:00 pm

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/51337>.

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 #25CZ09

Jessie Drive Industrial

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

Solicitante: Gray Harrell

Agente autorizado: Walker Gorham, Beacon Development

Dirección de la propiedad: O E Williams Street

Superficie: ±51.82 acres

Números de identificación de la propiedad: 0751201670

Designaciones en el Mapa de Uso Territorial para 2045: Office Employment/Industrial Employment; Medium Density Residential

Ordenamiento territorial existente de la propiedad: Residential Agrícola (RA)

Ordenamiento territorial propuesto para la propiedad: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

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

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

Fecha y hora de la audiencia pública del Consejo Municipal: 23 de septiembre 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 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/51337>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX
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**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ09
Jessie Drive Industrial

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- Applicant:** Gray Harrell
- Authorized Agent:** Walker Gorham, Beacon Development
- Property Address:** 0 E Williams Street
- Acreage:** ±51.82 acres
- Property Identification Number (PIN):** 0751201670
- 2045 Land Use Map Designations:** Office Employment/Industrial Employment; Medium Density Residential
- Existing Zoning of Property:** Residential Agricultural (RA)
- Proposed Zoning of Property:** Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

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

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

Town Council Public Hearing Date and Time: September 23, 2025 at 6:00 pm

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

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Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ09

Jessie Drive Industrial

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

Solicitante: Gray Harrell

Agente autorizado: Walker Gorham, Beacon Development

Dirección de la propiedad: 0 E Williams Street

Superficie: ±51.82 acres

Números de identificación de la propiedad: 0751201670

Designaciones en el Mapa de Uso Territorial para 2045: Office Employment/Industrial Employment; Medium Density Residential

Ordenamiento territorial existente de la propiedad: Residencial Agrícola (RA)

Ordenamiento territorial propuesto para la propiedad: Light Industrial-Conditional Zoning (LI-CZ); Medium Density Residential-Conditional Zoning (MD-CZ)

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

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Fecha y hora de la audiencia pública del Consejo Municipal: 23 de septiembre de 2025 6:00 P.M.

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Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/51337>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 29 de agosto - 23 de septiembre 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 #25CZ09 Jessie Drive Industrial
Project Location: 0 E Williams Street
Applicant or Authorized Agent: Gray Harrell & Walker Gorham
Firm: Beacon Development
Town Council
Public Hearing Date: September 23, 2025
Project Planner: Joshua Killian

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 August 29, 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 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

9/11/2025
Date

Shanne Y. Khin
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, *Jeri Chastain Pederson*, a Notary Public for the above

State and County, this the 11 day of September, 2025.



Jeri Chastain Pederson
Notary Public

My Commission Expires: 03/19/2029



July 2025
February 2025 Aerial Photography
Prepared by: Town of Apex Planning Department

Public Hearing Sign Posted By


Signature

7/17/2025
Date