

STAFF REPORT

Rezoning #24CZ10 Ashburn PUD

September 23, 2025 Town Council Meeting



This item was continued from the August 12th Town Council Meeting. The public hearing for this item was closed at the August 12, 2025, meeting and the vote was continued to allow the applicant time to consider how affordable housing could be incorporated into the rezoning.

BACKGROUND INFORMATION:

Location: 0 & 0 Mt. Zion Church Rd
Applicant: Ashburn Development
Authorized Agent: Charles R. Walker III, PLA
Owners: Anthony and Delois Richardson

PROJECT DESCRIPTION:

Acreage: +/- 15.3 acres
PINs: 0721448562 & 0721442048
Current Zoning: Rural Residential (RR #07ETJ24)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: In ETJ

ADJACENT ZONING & LAND USES:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Single-family residential & Townhomes (Parkside at Bella Casa)
South:	Rural Residential (RR #07ETJ24); Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Single-family residential; Vacant
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Single-family residential (Parkside at Bella Casa); Mt Zion Church Rd
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10 & #15CZ18)	Townhomes (Bella Casa); Single-family residential (Buckhorn Preserve); Mt. Zion Church Rd

EXISTING CONDITIONS:

The site consists of two (2) parcels totaling +/- 15.3 acres. The proposed Ashburn PUD is in the southwest region of Apex, south of Milano Ave, and bisected by Mt. Zion Church Road. The existing Bella Casa and Buckhorn Preserve PUD subdivisions surround the proposed project site to the west, north, and east. The two parcels south of the project western parcel include single-family homes. The lots that are subject to the Ashburn PUD are vacant and wooded with a few areas cleared for existing utility easements and two stream branches on the western parcel.

NEIGHBORHOOD MEETING:

The applicant conducted three neighborhood meetings on October 11, 2023, May 22, 2024, and May 16, 2025. The neighborhood meeting reports are attached.

2045 LAND USE MAP:

The 2045 Land Use Map designates the site as Medium Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning is consistent with the 2045 Land Use Map designation. This designation supports the residential uses and density proposed with Ashburn PUD.

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WCPSS COORDINATION:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary, middle, and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the high school level.

PLANNED UNIT DEVELOPMENT PLAN:

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

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. Accessory apartment | 4. Recreation Facility, private |
| 2. Single-family | 5. Park, active |
| 3. Townhouse | 6. Utility, minor |

Architectural Conditions:

Townhomes

- Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- The roofline cannot be a single mass; it shall be broken horizontally and vertically between, at a minimum, every other unit.
- Garage doors shall have windows, decorative details or carriage-style adornments on them.
- House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
- The garage cannot protrude more than 2 feet out from the front façade or front porch.
- The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

Windows	Decorative shake
Bay window	Decorative air vents on gable
Recessed window	Decorative gable
Decorative window	Decorative cornice
Trim around the windows	Column
Wrap around porch or side porch	Portico
Two or more building materials	Balcony
Decorative brick/stone	Dormer
Decorative trim	
- Building front facades shall have horizontal relief achieved by the use of recesses and projections.
- A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
- The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

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Single-family

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 50% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage, if used, shall be accessed by a rear alley, regardless whether it is attached or detached.
6. Garages, if used, will front and be limited to access to public rear alleys.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:

Windows	Decorative shake
Bay window	Decorative air vents on gable
Recessed window	Decorative gable
Decorative window	Decorative cornice
Trim around the windows	Column
Wrap around porch or side porch	Portico
Two or more building materials	Balcony
Decorative brick/stone	Dormer
Decorative trim	
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

Proposed Design Controls:

Maximum Density	4.8/acre
Maximum Residential Units	74
Minimum Lot Width	
Single-family	30 ft
Townhomes	20 ft
Maximum Building Height	
Single-family	42 ft
Townhomes	45 ft
Maximum Built-Upon Area	70%

Building Setbacks	Single-Family	Townhomes
Front	10 ft	20 ft
Side	3 ft	0 ft
Rear	20 ft	15 ft
Rear Garage	5 ft	N/A
Corner	8 ft	12 ft
Minimum Building Separation	N/A	8 ft
Buffer/RCA Setbacks	Buildings	Parking
	10 ft	5 ft

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Proposed RCA & Buffers:

The proposed PUD complies with the UDO requirements for Resource Conservation Area (RCA). Because the project is planned to be mass graded, the applicant is proposing an additional 5% RCA within the single-family detached areas as required per Section 7.2.5.B of the Town's UDO. All perimeter buffers will comply with the Section 8.2 of the UDO.

Public Facilities:

The Ashburn PUD will be served by Town of Apex water, sanitary sewer, and electrical systems. The utility design will be finalized at Master Subdivision Plan review. A conceptual Layout and Utility Plan is included in the PUD Plan for reference. There is an existing 30-foot Town of Apex Sanitary Sewer easement running north-south within the eastern portion of the property. Five (5) water connections have been identified on the Layout and Utility Plan Sheet: from the north on Blue Jay Point, Mt. Zion Church Road, and Hammocks Beach Trail; from the west on Baronial Street; and from the south Mt. Zion Church Road. Sewer connections are provided from all of the listed streets excluding Mt. Zion Church Rd with an additional connection from the existing on-site easement. The ultimate design for the utilities shall meet the current Town of Apex Master Water and Sewer Plans for approval.

Apex Transportation Plan/Access and Circulation:

Per the Apex Thoroughfare and Collector Street Plan map, Hammocks Beach Trail is designated as a minor collector and has been accommodated within this PUD with a transportation plan amendment. The developer will dedicate right-of-way within the development as opposed to utilizing the alignment currently shown on the Transportation Plan. If the Transportation Plan amendment is approved, the minor collector designation will continue on Mt. Zion Church Rd to a future roundabout, and then follow Hammocks Beach Trl north within the PUD to meet the existing stub street.

The Apex Bicycle and Pedestrian Plan shows a future side path along the east side of Hammocks Beach Trl. The previously mentioned Transportation Plan amendment includes installing the side path on the east side of Mt. Zion Church Rd and continuing north of the roundabout. From that point, the side path will shift from the east side to the west side of Hammocks Beach Trl. A sidewalk will be constructed on the east side of Hammocks Beach Trl per the minor collector street standard. The PUD will provide sidewalks along both sides of all other internal streets including Mt. Zion Church Rd.

ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on September 19, 2024. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

EAB Suggested Conditions	Applicant's Response
The project shall install at least three (3) pet waste stations units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.	Added
No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road crossings, utility infrastructure, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The grading shall be designed to minimize impacts to the riparian buffer.	Added

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EAB Suggested Conditions	Applicant's Response
In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall permit clover lawns throughout the neighborhood.	Added
All homes shall have a 220/240 outlet in garages for electric vehicle charging.	Added
A solar PV system of at least 4 kW shall be installed on at least 10% of the homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development.	Not Added

PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

The Parks, Recreation, and Cultural Resources Advisory Commission reviewed the Ashburn Planned Unit Development at their October 30, 2024 meeting. The Advisory Commission unanimously recommended a fee-in-lieu of dedication.

Single-family detached Units: $\$4,244.42 \times 21 = \$89,132.82$
Townhome Units: $\$2,858.65 \times 51 = \$145,791.15$

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

HOUSING STAFF RECOMMENDATION:

Based on the adopted 2025 Update to the Apex Affordable Housing Plan and the adopted 2025 Update to the Affordable Housing Incentive Zoning Policy, the Housing Program recommends at least 10% (7 units for this development) of the residential units or lots be designated as affordable or workforce housing. This Policy recommendation applies to residential and mixed-use rezoning applications that propose 10 or more residential units. Applicants that meet the 10% unit recommendation may request incentives, based on the policy, that can facilitate development of the affordable or workforce units. The applicant has offered the following condition for affordable housing, based on the 2023 Affordable Housing Incentive Zoning Policy that was effective when the rezoning was submitted on June 3, 2024:

Prior to recording the first Master Subdivision Final Plat, the developer shall make a donation to the Town of Apex Affordable Housing Fund in the amount equal to 5% of the total number of units at a rate of \$218,000.00 per unit. If the 5% of total units calculation results in a fraction between 0.50 and 0.99, the total units shall be rounded up to the nearest whole number. If the 5% of total units calculation results in a fraction between 0.01 and 0.49, the units shall be rounded down to the nearest whole number.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ10 Ashburn PUD as proposed.

PLANNING BOARD RECOMMENDATION:

Planning Board held a public hearing on July 14, 2025 and unanimously recommended approval of Rezoning #24CZ10 Ashburn PUD as proposed.

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:

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The 2045 Land Use Map designates the site as Medium Density Residential. Density within the area designated as Medium Density on the 2045 Land Use Map shall not exceed 7 units per acre, with a maximum of 107 residential units in this area. The overall gross density shall not exceed 4.8 units per acre per the PUD. The proposed rezoning is consistent with the 2045 Land Use Map designations. The Ashburn PUD will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map.

The proposed rezoning is reasonable and in the public interest because it will permit a variety of housing types as an infill development, utilizing existing street stubs to provide additional vehicular and pedestrian ingress and egress to the existing residential developments.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards

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

1. *Planned Unit Development (PUD-CZ) District*
7. In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:
 - a) *Development parameters*
 - (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table*.
 - (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.
 - (iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
 - (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

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

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- than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
- f) *Public facilities*. The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
 - (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
 - (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.
 - (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
 - (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.
 - g) *Natural resource and environmental protection*. The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.
 - h) *Storm water management*. The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
 - i) *Phasing*. The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
 - j) *Consistency with 2045 Land Use Map*. The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.
 - k) *Complies with the UDO*. The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

Legislative Considerations

The Planning Board shall find the Planned Unit Development-Conditional Zoning (PUD-CZ) designation demonstrates compliance with the following standards. 2.3.3(F):

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.

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- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #: #24CZ10 Submittal Date: _____
Fee Paid: \$ 1753.00 Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Ashburn
Address(es): 0 Mt. Zion Church Rd
PIN(s) 0721448562
0721442048 Acreage: 15.3
Current Zoning: RR Proposed Zoning: PUD-CZ
Current 2045 LUM Designation: Medium Density Residential
Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes ☒ No ☐

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

Area classified as mixed use: Acreage: _____
Area proposed as non-residential development: Acreage: _____
Percent of mixed use area proposed as non-residential: Percent: _____

Applicant Information

Name: Ashburn Development LLC
Address: 933 Old Knight Road
City: Knightdale State: NC Zip: 27545
Phone: 919-422-3933 E-mail: mike.jordan@jvmgmt.net

Owner Information

Name: Anthony and Delois Richardson
Address: 1825 Car Creek Rd.
City: Sanford State: NC Zip: 27332
Phone: 919-266-4500 E-mail: George@hamrick-galanis.com (Commisioner)

Agent Information

Name: Entitlement Preservation Group / Charles R. Walker III, PLA
Address: 275 North Pea Ridge Rd
City: Pittsboro State: NC Zip: 27312
Phone: 919-625-9760 E-mail: cwalker@epgrouponline.com
Other contacts: Tommy Craven, Priest Craven and Associates Inc 919-781-0300

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: #24CZ10

Submittal Date:

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

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

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

See attached

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

See attached

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

See attached

PETITION PROCESS INFORMATION

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

See attached

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

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

See attached

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

See attached

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

See attached

PETITION PROCESS INFORMATION

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

See attached

10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

See attached

6.0 PUD Legislative and Compatibility Statements

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

The 2045 LUM calls for medium-density residential in this area. The tracts total approximately 15.3 AC and the proposal is to not exceed 74 total units. That yields a density of 4.8 units/ AC which meets that standard.

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

As with the existing properties, the Project will consist of both townhomes and single-family alley-loaded lots. Proposed townhomes will be adjacent to existing townhomes and proposed single-family alley-loaded style lots will be adjacent to existing similar development. The more rural properties to the south will be separated by the extension of Baronial Street and the larger standard single-family lots will also be separated by the extension of Hammocks Beach Trail to the east.

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

Dimensional criteria. Single-family alley loaded lots shall meet the following requirements:

Minimum Lot Size	3800 SQ. FT.
Minimum Lot Width	30 FT.
Minimum Lot Setbacks	
Front	10 FT.
Rear Garage (if option is used)	5 FT. from alley
Side	3 FT.
Rear	20 FT.
Corner Side	8 FT.
Maximum Building Height	50 FT.

Dimensional criteria. Townhomes shall meet the following requirements:

Minimum Lot Size	1800 SQ. FT.
Minimum Lot Width	20 FT.
Minimum Lot Setbacks	
Front	20 FT.
Rear	15 FT.
Corner Side	12 FT.
Maximum Building Height	50 FT.
Minimum Buffer/RCA Setback	10 FT. buildings, 5FT. parking areas

Both uses will have a maximum built-upon area of 70 percent

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

The PUD has a goal to minimize adverse impacts on surrounding landowners while providing the opportunity for new varied housing in the area. Trash will be contained in Town-approved trash cans within the garages of the units until the day before being collected by the Town. Traffic increase in this area will be minimal, projected traffic as per the TIA. The PUD will exceed the required minimum parking for this type of construction. Finally, after construction, this Project should not have any different levels of noise, odor, glare, and vibration than its existing neighbors.

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

The design of the PUD shall meet all minimum requirements as set by the Apex UDO including Resource Conservation Areas, Stormwater treatment, and Supplemental Landscaping

6. Impact on public facilities. The proposed Conditional Zoning (CZ) District use 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 PUD will be extending public water and sewer through these tracts and will provide stubs for future use. The Project will be extending three existing roads, creating a new roundabout connection, and will improve Mt. Zion Church Road along its frontage. The PUD will pay all required facility fees and will provide an expanded tax base once it is complete.

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

As designed, this PUD should not have detrimental impacts on the health, safety, or welfare of the surrounding properties, Town, or ETJ.

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

As previously stated, this PUD should not have detrimental impacts on the health, safety, or welfare of the surrounding properties, Town, or ETJ.

9. Not constitute a 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.

As previously stated, the impact to traffic will be minimal as per the TIA. The number of people projected to use this PUD will be similar in levels found with the existing surrounding development.

10. Other relevant standards of this Ordinance. Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

The PUD follows the other provisions of the Ordinance with one exception:

The Transportation Plan shows Hammocks Beach Trail connecting directly with Firenza Drive. After identifying right-of-way restrictions and RCA concerns in Bella Casa the design shown has been accepted by the Town Transportation Department and the HOA of Bella Casa.

Submittal Date: _____

Fee for Name Change after Approval: \$500*

Purpose

Guidelines

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

Existing Development Titles, Recurring

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

- *excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: #24CZ10

Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: Adjacent to Bella Casa

Nearest intersecting roads: Mt. Zion Church Rd and Milano Ave

Wake County PIN(s): 0721448562 and 0721442048

Township: Buckhorn

Contact Information (as appropriate)

Contact person: Charles R Walker III, PLA

Phone number: 919-625-9760 Fax number: _____

Address: 275 North Pea Ridge Rd Pittsboro NC 27312

E-mail address: cwalker@epgrouponline.com

Owner: George Hamrick

Phone number: 919-266-4500 Fax number: _____

Address: 7417 Knightdale Blvd Suite 103 Knightdale 27545

E-mail address: George@hamrick-galanis.com

Proposed Subdivision/Development Name

1st Choice: Ashburn

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

STREET NAME APPROVAL APPLICATION

Application #: N/A extending existing streets

Submittal Date: _____

Wake County Approval Date: _____

Guidelines:

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

Information:

Description of location: _____

Nearest intersecting roads: _____

Wake County PIN(s): _____

Township: _____

Contact information (as appropriate)

Contact person: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

Owner: _____

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

STREET NAME APPROVAL APPLICATION

Application #: #24CZ10

Submittal Date: 5/2/2025

of roads to be named: 3 (2 Street, 1 Alley)

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

Example: Road Name Suffix

Hunter Street

1	Ashburn Valley Drive (new street stub)	11	
2	Ashburn Bally Lane (new street stub)	12	
3	Angel Falls Drive (new street stub)	13	
4	Whitewell Lane (new street stub)	14	
5	Ashburn Glen Alley (new alley)	15	
6	Ashburn Peak Alley (new alley)	16	
7		17	
8		18	
9		19	
10		20	

TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval

Date

WAKE COUNTY STAFF APPROVAL:

GIS certifies that _____ names indicated by checkmark ☒ are approved.

Please disregard all other names.

Comments:

Wake County GIS Staff Approval

Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #24CZ10

Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Ashburn Subdivision

(the "Premises")

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

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

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

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

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

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

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

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

ACCEPTED:

CUSTOMER: Ashburn Development LLC

TOWN OF APEX

BY: _____
Authorized Agent

BY: _____
Authorized Agent

DATE: _____

DATE: _____

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

See attached

Legal Description TRACT 1

Beginning at a CONTROL CORNER IRON PIPE SET having coordinates of **N:714695.43, E:2024516.24**; thence with a bearing of **N 79°30'09" E** a distance of **511.74** feet to a IRON ROD FOUND; thence with a bearing of **S 02°38'21" W** a distance of **514.71** feet to a IRON PIPE FOUND; thence with a bearing of **S 74°13'11" W** a distance of **134.17** feet to a IRON PIPE SET; thence and along the Eastern Right of Way of Mount Zion Church Road with a bearing of **N 39°46'07" W** a distance of **14.76** feet to a COMPUTED POINT; thence with a bearing of **N 43°16'07" W** a distance of **28.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°10'11" W** a distance of **27.50** feet to a COMPUTED POINT; thence with a bearing of **N 44°59'53" W** a distance of **53.64** feet to a COMPUTED POINT; thence with a bearing of **N 45°28'43" W** a distance of **53.65** feet to a COMPUTED POINT; thence with a bearing of **N 45°53'23" W** a distance of **53.67** feet to a COMPUTED POINT; thence with a bearing of **N 43°26'50" W** a distance of **52.19** feet to a COMPUTED POINT; thence with a bearing of **N 41°14'19" W** a distance of **25.43** feet to a COMPUTED POINT; thence with a bearing of **N 37°36'11" W** a distance of **25.39** feet to a COMPUTED POINT; thence with a bearing of **N 34°00'02" W** a distance of **25.89** feet to a COMPUTED POINT; thence with a bearing of **N 32°05'39" W** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **N 27°36'38" W** a distance of **26.31** feet to a COMPUTED POINT; thence with a bearing of **N 29°18'23" W** a distance of **13.26** feet to a COMPUTED POINT; thence with a bearing of **N 28°41'19" W** a distance of **51.85** feet to a COMPUTED POINT; thence with a bearing of **N 27°09'54" W** a distance of **104.55** feet to a IRON PIPE SET; which is the Point of beginning, containing approximately 175,840.87 square feet or 4.0367 acres, as shown on a survey entitled "Boundary Survey For Ashburn Development, LLC" by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

Legal Description TRACT 2

COMMENCING at a IRON PIPE FOUND having coordinates of **N:713838.8111, E:2023762.5241E**; thence with a bearing of **N 02°48'41" E** a distance of **360.92** feet to a IRON PIPE FOUND; thence with a bearing of **N 66°29'35" E** a distance of **824.42** feet to a IRON PIPE FOUND; thence and along the Western Right of Way of Mount Zion Church Road with a bearing of **S 29°25'34" E** a distance of **12.05** feet to a COMPUTED POINT; thence with a bearing of **S 27°36'38" E** a distance of **28.74** feet to a COMPUTED POINT; thence with a bearing of **S 32°05'39" E** a distance of **28.07** feet to a COMPUTED POINT; thence with a bearing of **S 34°00'02" E** a distance of **28.78** feet to a COMPUTED POINT; thence with a bearing of **S 37°36'11" E** a distance of **29.18** feet to a COMPUTED POINT; thence with a bearing of **S 41°14'19" E** a distance of **28.49** feet to a COMPUTED POINT; thence with a bearing of **S 43°26'50" E** a distance of **54.62** feet to a COMPUTED POINT; thence with a bearing of **S 45°53'23" E** a distance of **54.73** feet to a COMPUTED POINT; thence with a bearing of **S 45°28'43" E** a distance of **53.19** feet to a COMPUTED POINT; thence with a bearing of **S 44°59'53" E** a distance of **53.48** feet to a COMPUTED POINT; thence with a bearing of **S 45°10'11" E** a distance of **26.59** feet to a COMPUTED POINT; thence with a bearing of **S 43°16'07" E** a distance of **25.82** feet to a COMPUTED POINT; thence with a bearing of **S 39°46'07" E** a distance of **25.44** feet to a COMPUTED POINT; thence with a bearing of **S 35°33'43" E** a distance of **24.72** feet to a COMPUTED POINT; thence with a bearing of **S 32°15'36" E** a distance of **25.41** feet to a COMPUTED POINT; thence with a bearing of **S 26°39'44" E** a distance of **24.07** feet to a COMPUTED POINT; thence with a bearing of **S 20°21'19" E** a distance of **23.32** feet to a COMPUTED POINT; thence with a bearing of **S 12°34'16" E** a distance of **23.56** feet to a COMPUTED POINT; thence with a bearing of **S 04°55'42" E** a distance of **23.24** feet to a COMPUTED POINT; thence with a bearing of **S 01°38'37" W** a distance of **24.73** feet to a COMPUTED POINT; thence with a bearing of **S 04°32'08" W** a distance of **3.05** feet to a IRON PIPE SET; thence with a bearing of **N 78°15'38" W** a distance of **361.61** feet to a IRON PIPE FOUND; thence with a bearing of **S 01°09'18" W** a distance of **290.68** feet to a IRON ROD FOUND; thence with a bearing of **N 88°08'03" W** a distance of **759.49** feet to a IRON PIPE FOUND; which is the Point of Beginning, containing approximately 491,617.13 square feet or 11.2860 acres, as shown on a survey entitled "Boundary Survey For Ashburn Development, LLC " by Daniel J. Burud, Professional Land Surveyor of Priest Craven and Associates, Inc. dated 10/18/2022.

AGENT AUTHORIZATION FORM

Application #: #24CZ10

Submittal Date: _____

Delois Richardson

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 Mt. Zion Church Rd

The agent for this project is: Charles R. Walker III, PLA

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

Agent Name: Charles R. Walker III, PLA Principal Entitlement Preservation Group

Address: 275 North Pea Ridge Rd., Pittsboro NC 27312

Telephone Number: 919-625-9760

E-Mail Address: cwalker@epgrouponline.com

Signature(s) of Owner(s)*

Delois Richardson

Delois Richardson

Type or print name

4/3/25

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 #:

#240210

Submittal Date:

The undersigned, Delois Richardson

(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 Mt. Zion Church Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 2/25/2016, and recorded in the Wake County Register of Deeds Office on 1/16/2003, in Book 2003 pg 77 Page 2000 pg 2192.
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 2/25/2016, 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 2/25/2016, 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 3 day of April, 2025.

Delois Richardson (seal)

Delois Richardson

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

DeLois Richardson, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's _____, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Shirley S. New

Notary Public

State of North Carolina

My Commission Expires:

2/6/29

[NOTARY SEAL]

DEBORAH L. NEWMAN
Notary Public, North Carolina
Wake County
My Commission Expires
February 06, 2029

Last Updated: August 30, 2019

Legal Description TRACT 2

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Wake County Residential Development Notification

Developer Company Information

Company Name	Ashburn Development LLC
Company Phone Number	919-422-3433
Developer Representative Name	Charles R. Walker III, PLA
Developer Representative Phone Number	919-625-9760
Developer Representative Email	cwalker@epgrouponline.com

New Residential Subdivision Information

Date of Application for Subdivision	2/2/2024
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Ashburn
Address of Subdivision (if unknown enter nearest cross streets)	0 Mt. Zion Church Rd
REID(s)	0310483 and 0059856
PIN(s)	0721448562 and 0721442048

Projected Dates Information

Subdivision Completion Date	approximately 9/25
Subdivision Projected First Occupancy Date	approximately 6/26

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	up to 21						21	2000	4000	550K	1.1M	TBD					
Townhomes	up to 58					58		1600	3000	495K	900K	TBD					
Condos																	
Apartments																	
Other																	

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

Town of Apex staff will enter this information into the online WCPSS form.

Please send any questions about this form to:

studentassignment-gis-group@wcpss.net

1ST NEIGHBORHOOD MEETING

#24CZ10



DATE: SEPTEMBER 22, 2023

RE: *MT ZION CHURCH ROAD SUBDIVISION*, 0 Mt Zion Church Road

DEAR NEIGHBORS,

BEFORE THE SUBMITTAL OF ANY REZONING APPLICATION, THE TOWN OF APEX REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING ON OCTOBER 11, 2023, FROM 6:30 P.M. TO 8:30 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE. TO PARTICIPATE VISIT: [HTTPS://MSTEAMS.LINK/JXXO](https://msteams.link/jxxo), OR CALL: +1 929-352-2213 286849854#.

ALTERNATIVELY, YOU CAN VISIT:

[HTTPS://WWW.MICROSOFT.COM/EN-US/MICROSOFT-TEAMS/JOIN-A-MEETING](https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting) AND ENTER MEETING ID: 261 467 500 49 AND PASSCODE: SNCEW5

PLEASE NOTE THE TOWN OF APEX REQUIRES A LIST OF ATTENDEES TO BE COLLECTED AND PROVIDED TO THE TOWN. THE CHAT FEATURE WILL BE ENABLED FOR THE MEETING, AND WE ASK THAT YOU ENTER YOUR NAME AND CONTACT INFORMATION WHEN YOU ARRIVE. YOU ARE ALSO WELCOME TO USE THIS FEATURE TO SUBMIT QUESTIONS THROUGHOUT THE MEETING.

THE PURPOSE OF THIS MEETING IS TO DISCUSS A POTENTIAL REZONING OF PROPERTY LOCATED AT 0 Mt Zion Church Road with PIN's 0721-44-8562 & 0721-44-2048. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO PUD-CZ. WHICH IS A MULTI STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 22 ALLEY-LOADED SINGLE FAMILY DETACHED LOTS AND UP TO 63 TOWNHOMES FOR A TOTAL OF UP TO 85 HOMES.

PLEASE REVIEW THE ATTACHED MEETING NOTICE, VICINITY MAP, PRELIMINARY PLAN AND CONTACT INFORMATION. ZONING CONDITIONS ARE BEING CREATED AND WILL BE READY FOR DISCUSSION AT THE MEETING.

THESE CONDITIONS WILL INTEND TO CONTINUE STYLES OF HOUSING SIMILAR TO THE EXISTING ADJOINING HOMES NORTH OF THIS PROPOSAL AND HONOR THE CURRENT 2045 LUM MEDIUM DENSITY RESIDENTIAL DESIGNATION.

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

SINCERELY,

A handwritten signature in black ink that reads "Charles R. Walker III". The signature is stylized with a large, looped "C" and a prominent "W".

CHARLES R. WALKER III, PLA
PRINCIPAL

NOTICE OF NEIGHBORHOOD MEETING

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

September 20, 2023 (1st. meeting) May 21, 2024 (2nd. meeting)

Date

Dear Neighbor:

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

0 Mt. Zion Church Road

0721442048

0 Mt. Zion Church Road

0721448562

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
☒ Rezoning (including Planned Unit Development)	Town Council
☐ Major Site Plan	Technical Review Committee (staff)
☐ 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)
☐ Special Use Permit	Board of Adjustment (QIPH*)
☒ 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)):

A residential community of single family detached homes and townhomes

Estimated submittal date: June 1, 2024

MEETING INFORMATION:

Property Owner(s) name(s):

Anthony and Delois Richardson

Applicant(s):

Charles R. Walker, III PLA Entitlement Preservation Group

Contact information (email/phone):

cwalker@epgrouponline.com - 919-625-9760

Meeting Address:

Online - Details Attached

Date/Time of meeting**:

6:30 p.m.

Welcome: 6:30p.m.

Project Presentation: 6:35p.m.

Question & Answer: 6:45p.m.

**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: Mt. Zion Church Road Zoning: RR to PUD-CZ

Location: 0 Mt. Zion Church Road

Property PIN(s): 0721442048-0721448562 Acreage/Square Feet: 15.32 AC Total

Property Owner: Anthony and Delois Richardson

Address: 1825 Carr Creek Road

City: Sanford State: NC Zip: 27609

Phone: _____ Email: _____

Developer: Ashburn Development, LLC

Address: 933 Old Knight Road

City: Knightdale State: NC Zip: 27545

Phone: 919-422-3933 Fax: _____ Email: -Mike.Jordan@JVMGMT.net

Engineer: Priest, Craven & Associates, Inc.

Address: 3803 B Computer Drive, Suite 104

City: Raleigh State: NC Zip: 27609

Phone: 919-781-0300 Fax: 919-782-1288 Email: pca@priestcraven.com

Builder (if known): To Be Determined

Address: _____

City: _____ State: _____ Zip: _____

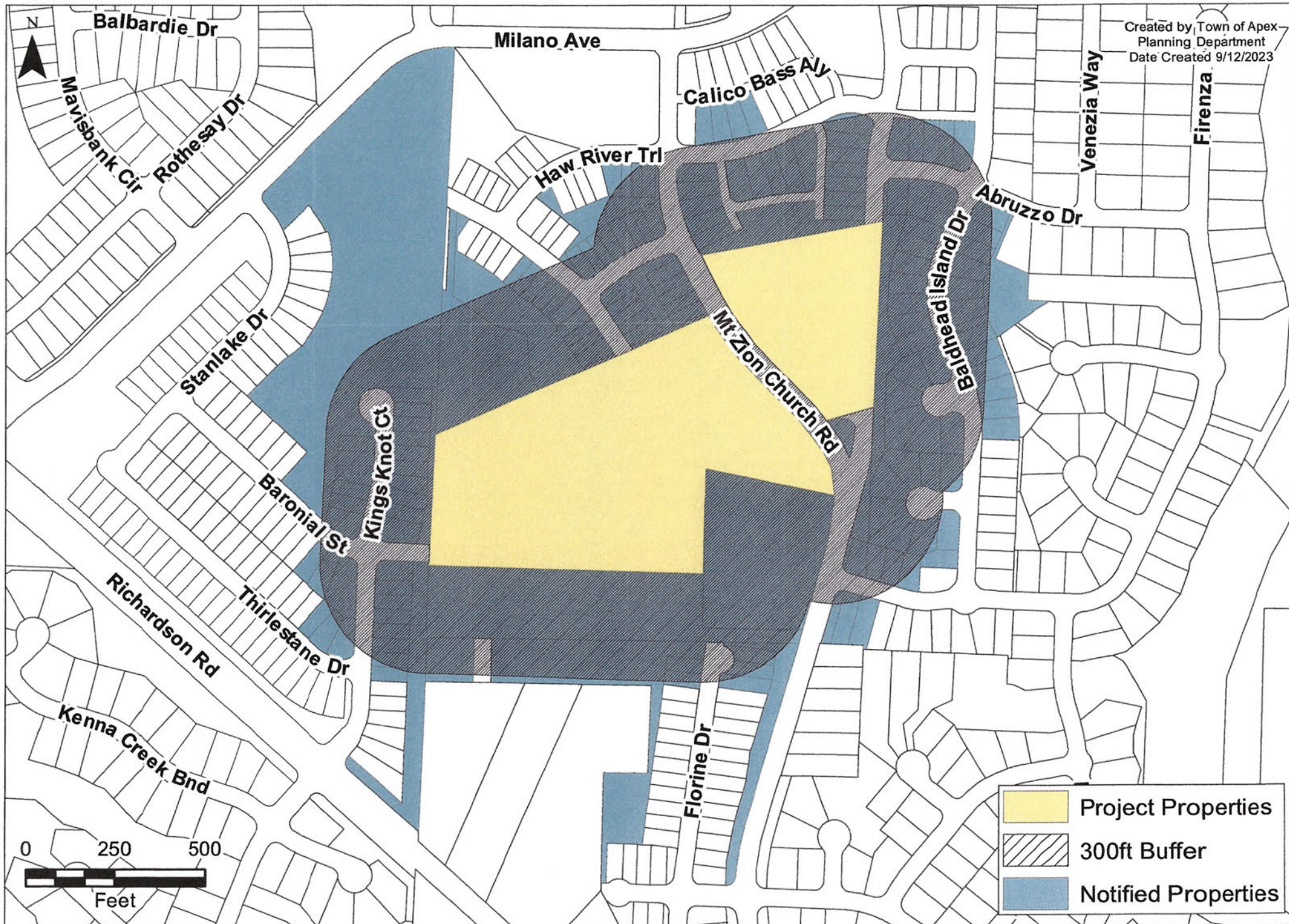
Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

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

Notified Properties Within 300ft of the Project Properties



SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS
1860 BLUE JAY PT	0721348491	ADKINS, CHRISTOPHER ADKINS, CHRISTINA	1860 BLUE JAY PT
2900 THIRLESTANE DR	0721335623	AHMAD, OMAR SHEMNA, RUHNA RIYAZ	2900 THIRLESTANE DR
1955 BALDHEAD ISLAND DR	0721543246	ALLEN, CLINTON MAYO ALLEN, HOLLIE GOODWIN	1955 BALDHEAD ISLAND DR
2328 MT ZION CHURCH RD	0721444631	ANDERSON, DAISY	2328 MT ZION CHURCH RD
2321 MT ZION CHURCH RD	0721445729	ARORA, AKASH LAHIRI, SHILINI	2321 MT ZION CHURCH RD
1854 HAMMOCKS BEACH TRL	0721449917	ATCHESON, CARLA THURSTON ATCHESON, DANIEL PATRICK	1854 HAMMOCKS BEACH TRL
2701 ELK KNOB TRL	0721531993	ATHOTA, SUDHEER PARUCHURI, JAYASREE	2701 ELK KNOB TRL
1935 KINGS KNOT CT	0721336996	BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL	1935 KINGS KNOT CT
1961 KINGS KNOT CT	0721336655	BALA/RISHNAN, SYAM SUNDER BALAKRISHNAN, MAYA	1961 KINGS KNOT CT
2326 MT ZION CHURCH RD	0721444614	BANA VMAL/TRA BANA, SONIA/TRA	2326 MT ZION CHURCH RD
2708 SUGAR MOUNTAIN WAY	0721540360	BEATON, STEVEN B BEATON, MALLORY	2708 SUGAR MOUNTAIN WAY
1854 HAMMOCKS BEACH TRL	0721459025	BELIC, BRIAN BELIC, BARBARA JEAN	1854 HAMMOCKS BEACH TRL
0 HAMMOCKS BEACH TRL	0721447727	BELLI CASA HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210
0 FIRENZA DR	0721439827	BELLI CASA HOMEOWNERS ASSOCIATION, INC	160 NE MAYNARD RD STE 210
0 CROWDERS RIDGE LN	0721443588	BELLI CASA TOWNES HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210
2758 ABRUZZO DR	0721550061	BENNETT, CHARLOT LEAH	2758 ABRUZZO DR
1892 BLUE JAY PT	0721440588	BOBBA, JAYAKRISHNA KODALI, YAMINI	1892 BLUE JAY PT
1906 BLUE JAY PT	0721441495	BOWITCH, THOMAS ROBERT	1906 BLUE JAY PT
1947 BALDHEAD ISLAND DR	0721345686	BRADLEY, LINC JABBAR BRADLEY, LISA ANN	1947 BALDHEAD ISLAND DR
0 BARONIAL ST	0721336396	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	COMMUNITY ASSOCIATION MGMT
0 KINGS KNOT CT	0721336396	BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION INC	COMMUNITY ASSOCIATION MANAGEMENT
2754 ABRUZZO DR	0721551051	BULLOCK, ROBERT SAMUEL I TRUSTEE TRUSTEE OF ROBERT SAMUEL BULLOCK II LIVING TRUST	2754 ABRUZZO DR
1905 BALDHEAD ISLAND DR	0721542795	BUSTAMANTE, GEORGE ANTHONY BUSTAMANTE, ADA KAREM	1905 BALDHEAD ISLAND DR
1858 HAMMOCKS BEACH TRL	0721449819	CAFFERA, LINDA	1858 HAMMOCKS BEACH TRL
2709 ELK KNOB TRL	0721530952	CANNON, BENJAMIN LOUIS CANNON, STEPHANIE LYNN	2709 ELK KNOB TRL
1884 BLUE JAY PT	0721440604	CHAKRAVARTHY, PRAVEEN KANNAN MURUKANDY, PARVATHY	1884 BLUE JAY PT
2758 ABRUZZO DR	0721551011	CHAUBEY, PRAVIN CHAUBEY, MICHELLE	110 SUMMER STATION DR
2812 CROWDERS RIDGE LN	0721442731	CHEN, XUEYI	2812 CROWDERS RIDGE LN
1959 BALDHEAD ISLAND DR	0721543241	CHENUPALLI, DEGIJURA RAM CHENUPALLI, JYOTHI SYAMALA	1959 BALDHEAD ISLAND DR
1943 BALDHEAD ISLAND DR	0721542492	CLARK, JOHN MICHAEL III CLARK, JENNIFER MARIE	1943 BALDHEAD ISLAND DR
2712 ELK KNOB TRL	0721540036	CREEHAN, BRAD CREEHAN, HEATHER	2712 ELK KNOB TRL
2806 CROWDERS RIDGE LN	0721442795	CRESPO, JORGE GUAN, ZE MIN	369 AURORA AVE
2705 ELK KNOB TRL	0721531931	DEERING, MICHELLE DEERING, SCOTT E	1463 HAWLETS CHAPEL RD
2708 ELK KNOB TRL	0721540171	DION, JAMES J JR DION, NATALIE	2708 ELK KNOB TRL
1953 KINGS KNOT CT	0721336763	DUMBRE, SUHAS LAXMAN BHALERAO, SMITA	1953 KINGS KNOT CT
2751 ABRUZZO DR	0721541883	DUMITRACHE, ALEXANDRU DUMITRACHE, ANCA	2751 ABRUZZO DR
2802 CROWDERS RIDGE LN	0721443757	DWYER, JUDY	2802 CROWDERS RIDGE LN
1939 BALDHEAD ISLAND DR	0721542477	ENGMAN, DUWAYNE ENGMAN, AMY COOK	1939 BALDHEAD ISLAND DR
1915 KINGS KNOT CT	0721347118	ERL, MALLORY MARSHBURN, WILLIAM GM	1915 KINGS KNOT CT
1919 KINGS KNOT CT	0721347114	EVANS, BRANDON L	1919 KINGS KNOT CT
1903 KINGS KNOT CT	0721347300	FELIZA LAO, MA YNNA BAGAYAWA SQUIOCO, EDUARD JOSEPH	1903 KINGS KNOT CT
2705 RICHARDSON RD	0721431773	FMR INVESTMENTS LLC	PO BOX 1328
2713 ELK KNOB TRL	0721530928	FULLER, GEORGE JACK III JENKINS-FULLER, MONIQUE S	2713 ELK KNOB TRL
1931 KINGS KNOT CT	0721347002	GADDAM, KISHORE-REDDI PULAGAM, SOUJANYA	1931 KINGS KNOT CT
1901 BALDHEAD ISLAND DR	0721541415	GALKOWSKI, JAMES M GALKOWSKI, LORRAINE	1934 BALDHEAD ISLAND DR
2821 HAW RIVER TRL	0721447912	GONG, ZHIHONG	1428 COMMONS FORD PL
2334 MT ZION CHURCH RD	0721444573	GROSS, MATTHEW J GAUSE, INDIA D	2334 MT ZION CHURCH RD
2700 ELK KNOB TRL	0721542009	GUZMAN, SOLEDAD BARRA PEREZ, CLAUDIO	2700 ELK KNOB TRL
1907 BLUE JAY PT	0721443531	HND INVESTMENT TRUST	202 OSWEGO CT
1939 KINGS KNOT CT	0721336973	HOSWANI, PRASHANT SIDHARAM ALLISHE, MAHESHWARI MALLINATH	1939 KINGS KNOT CT
2827 HAW RIVER TRL	0721446910	HU, HJAZHI	2827 HAW RIVER TRL
2853 HAW RIVER TRL	0721443930	HUANG, RONG	9109 COBALT RIDGE WAY
1901 BALDHEAD ISLAND DR	0721543810	ILIEV, STILYAN KOLEV ILIEVA, TSVETELINA GEORGIEVA	1901 BALDHEAD ISLAND DR
1908 BLUE JAY PT	0721442412	J, IN WMAN LM, SORI	1908 BLUE JAY PT
1990 FIRENZA DR	0721439845	JOSEPH, KARREL K BOYER, SAMANTHA X	1990 FIRENZA DR
1862 HAMMOCKS BEACH TRL	0721449811	KANDURI, RAJAGOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL
2815 HAW RIVER TRL	0721448906	KARTILA, SHARAT CHANDRA KOUSH	2815 HAW RIVER TRL
1973 KINGS KNOT CT	0721336553	KASIREDDY, CHANDANA ALSURI, MARUTHI RAM	1973 KINGS KNOT CT
1896 BLUE JAY PT	0721441534	KING, JASON KING, KISHA	1012 BEYER PL
2828 HAW RIVER TRL	0721550066	KORAI, STEVEN	2828 HAW RIVER TRL
2901 BARONIAL ST	0721335727	KRIMERMAN, DMITRY KRIMERMAN, YULIA	2901 BARONIAL ST
1907 FIRENZA DR	0721439894	KUE, BA KUE, JOEY	1907 FIRENZA DR
1922 BALDHEAD ISLAND DR	0721540681	KURRE, VIJAYA KUMAR	1922 BALDHEAD ISLAND DR
1904 BLUE JAY PT	0721441478	LANDE, PRAFULLA BHONSLE, NISHIGANDHA	6086 LAKEVIEW CIR
2330 MT ZION CHURCH RD	0721444549	LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	920 VISTA DE LEJOS DR
2816 CROWDERS RIDGE LN	0721441687	LEE, HI KWAN LEE, BOO SUN	2816 CROWDERS RIDGE LN
2755 ABRUZZO DR	0721541825	LEVAYA, MADHUSUDHANACHARI KADARI, HEMALATHA	2755 ABRUZZO DR
1962 FIRENZA DR	0721530843	LI, JAI SUN, JIANWEI	1020 TIMBER MIST CT
1888 BLUE JAY PT	0721440651	LI, QIAO WU, PING	206 FAIRFIELD DR
1923 KINGS KNOT CT	0721347110	LI, ZHILI, JIE	1923 KINGS KNOT CT
2820 HAW RIVER TRL	0721456058	LIANG, IRENE PAN, FANG	4010 REEDLAND CIR
1926 KINGS KNOT CT	0721345059	LIU, LI ELLER, BRIAN	1926 KINGS KNOT CT
2705 SUGAR MOUNTAIN WAY	0721541139	LUND LONGZHI HU	2705 SUGAR MOUNTAIN WAY
1949 KINGS KNOT CT	0721336767	MADDUKURI, SRIRKANTH KUMAR VELICHETI, HEMA VENKATA SIRISHA	1949 KINGS KNOT CT
1918 BALDHEAD ISLAND DR	0721540696	MADDURI, JABHARATH KALVAKOTA, SRI HARSHA	1918 BALDHEAD ISLAND DR
2800 CROWDERS RIDGE LN	0721443789	MALDONADO, JOSE MARTORELLI-MALDONADO, ANNMARIE	2800 CROWDERS RIDGE LN
1940 KINGS KNOT CT	0721335925	MANGAL, SHARAD GARG, REKHA	1940 KINGS KNOT CT
2857 HAW RIVER TRL	0721442960	MARGE, ROBERT E MARGE, MARIA N	2857 HAW RIVER TRL
2710 SUGAR MOUNTAIN WAY	0721540397	MCGOWAN, SHANNON	2704 SUGAR MOUNTAIN WAY
2909 BARONIAL ST	0721334834	MEKALA, VIJAYA KRISHNA	2909 BARONIAL ST
1915 BALDHEAD ISLAND DR	0721542645	MILLER, JASON ROY MILLER, SUZANNE MARTIN	1915 BALDHEAD ISLAND DR
2830 HAW RIVER TRL	0721550525	MILLER, TRACEY SUZANNE MILLER, EDWARD LOUIS III	1000 COLWORTH WAY
1929 BALDHEAD ISLAND DR	0721542544	MODRAK, ERIC MODRAK, RACHEL DAWN	1929 BALDHEAD ISLAND DR
1978 FIRENZA DR	0721530891	MOUNTAINLAND ESTATES LLC	PO BOX 4836
1886 BLUE JAY PT	0721440933	NALLUSAMY, ARUNAGIRI KRISHNASAMI, YASODA	1886 BLUE JAY PT
2318 MT ZION CHURCH RD	0721445813	NASH, THOMAS E NASH, LISA Y	2318 MT ZION CHURCH RD
2708 SUGAR MOUNTAIN WAY	0721540272	NATAPAJAN, PRADEEP KUMAR	305 ASHDOWN FOREST LN
1852 HAMMOCKS BEACH TRL	0721459021	NATIONS, KELLEY	1852 HAMMOCKS BEACH TRL
1920 KINGS KNOT CT	0721345153	NGUYEN, THAI SY TRAN, TINA HUYNH NHU	1920 KINGS KNOT CT
2759 ABRUZZO DR	0721540865	NIETMANN, JAMES TRUSTEE NIETMANN, JANA TRUSTEE	2759 ABRUZZO DR
2910 THIRLESTANE DR	0721334685	NIXON, JOSEPH D NIXON, MONICA J	2910 THIRLESTANE DR
1945 KINGS KNOT CT	0721336862	PAKA, SHARATH PEDDAPALLY, SRILAXMI	1945 KINGS KNOT CT
1911 KINGS KNOT CT	0721347212	PATEL, CHARMI M PATEL, SANGITABEN M	1911 KINGS KNOT CT
2001 FLORENCE DR	0721436558	PILLARISHETTY, VAMSHIDHAR CHINNAM, JYOTHI	2001 FLORENCE DR
1905 KINGS KNOT CT	0721336951	PINEYRO, KENDRA N SMITH, HARRISON M	1905 KINGS KNOT CT
2824 HAW RIVER TRL	0721459017	POLASKI, STEVEN JOHN POLASKI, ALISON KAYE	2824 HAW RIVER TRL
2317 MT ZION CHURCH RD	0721445807	POLING, JEREMY K POLING, NORMA LYNN	2317 MT ZION CHURCH RD
2750 ABRUZZO DR	0721552040	PRINCE-HENRY, STARLA MICHELLE HENRY, WILLIAM TODD	2750 ABRUZZO DR
1969 KINGS KNOT CT	0721336557	RACHAKONDA, SRINIVAS RACHAKONDA, DEVI	1969 KINGS KNOT CT
2814 CROWDERS RIDGE LN	0721442609	RBCLL LLC	7025 ASHLEY ROSE DR
1894 BLUE JAY PT	0721441516	REID, TAMMY	1894 BLUE JAY PT
			APEx NC 27502-6711
			APEx NC 27502-2527
			APEx NC 27502-8567
			APEx NC 27502-9706
			APEx NC 27502-9509
			APEx NC 27502-9694
			APEx NC 27502-8568
			APEx NC 27502-2518
			APEx NC 27502-8187
			APEx NC 27502-8570
			APEx NC 27502-9694
			CARY NC 27513-9676
			160 NE MAYNARD RD STE 210
			CARY NC 27513-9676
			APEx NC 27502-4743
			APEx NC 27502-9711
			APEx NC 27502-6712
			APEx NC 27502-8567
			PO BOX 79032
			PO BOX 79032
			APEx NC 27502-4743
			APEx NC 27502-8567
			APEx NC 27502-9694
			APEx NC 27502-8568
			APEx NC 27502-9711
			GUYTON GA 31312-7146
			APEx NC 27502-9710
			APEx NC 27502-8567
			APEx NC 27502-8567
			APEx NC 27502-8568
			APEx NC 27502-8568
			CLIFFSIDE PARK NJ 07010-2110
			PITTSBORO NC 27312-8776
			APEx NC 27502-8568
			APEx NC 27502-2518
			APEx NC 27502-4742
			APEx NC 27502-9710
			APEx NC 27502-8567
			APEx NC 27502-2518
			APEx NC 27502-2518
			APEx NC 27502-2518
			APEx NC 27502-2518
			CARY NC 27512-1328
			APEx NC 27502-8568
			APEx NC 27502-2518
			APEx NC 27502-8567
			APEx NC 27502-9710
			APEx NC 27502-8568
			APEx NC 27502-8568
			MORRISVILLE NC 27560-8662
			APEx NC 27502-2518
			APEx NC 27502-9697
			CARY NC 27519-9397
			APEx NC 27502-8567
			APEx NC 27502-9712
			APEx NC 27502-9667
			APEx NC 27502-9694
			APEx NC 27502-9697
			APEx NC 27502-2518
			DURHAM NC 27703-8517
			APEx NC 27502-9697
			APEx NC 27502-2517
			APEx NC 27502-9697
			APEx NC 27502-8567
			SAN RAMON CA 94582-4867
			SANTA BARBARA CA 93110-2019
			APEx NC 27502-9710
			APEx NC 27502-4742
			CARY NC 27519-7510
			HORSEHEADS NY 14845-2286
			APEx NC 27502-2518
			SAN RAMON CA 94582-5580
			APEx NC 27502-2518
			APEx NC 27502-8570
			APEx NC 27502-2518
			APEx NC 27502-8567
			APEx NC 27502-9710
			APEx NC 27502-2518
			APEx NC 27502-9697
			APEx NC 27502-8570
			APEx NC 27502-2517
			APEx NC 27502-8567
			RALEIGH NC 27614-8244
			APEx NC 27502-8567
			LOGAN UT 84323-4936
			APEx NC 27502-9711
			APEx NC 27502-9509
			CARY NC 27502-1630
			APEx NC 27502-9694
			APEx NC 27502-2518
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			APEx NC 27502-2518
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			APEx NC 27502-9706
			APEx NC 27502-4743
			APEx NC 27502-2518
			CARY NC 27519-7503
			APEx NC 27502-9711

0721439608
0721448552
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0721347006
0721345044
0721449913
0721439619
0721441551
0721541712
0721445902
0721542770
0721541369
0721334871
0721443900
0721443960
0721453332
0721443513
0721542630
0721540566
0721345030
0721442763
0721449815
0721345167
0721338527
0721442579
0721540580
0721445745
0721347216
0721541150
0721447953
0721449210
0721542200
0721334658
0721443726
0721336689
0721541736
0721444566
0721442596
0721531875

REILLY, DANIEL THOMAS REILLY, KIMBERLY
RICHARDSON, ANTHONY RICHARDSON, DELOIS
RICHARDSON, DOROTHY MAE HEIRS
RYU, WON HEE SHIN, HEWON
SACRAPANI, VISHWANATH KOTYADA, MANJESHWARI
SAMS, JOHN T SAMS, PHYLLIS
SANDERS, DANIEL SANDERS, CHARLA
SARRO, GERALD SARRO, NORMA LEE
SCHWELZER, ADAM HENRY SCHWELZER, MARGARET CAROLINE
SCHWELZER, EDWARD J SCHWELZER, CYNTHIA A
SCHNOKE, MICHAEL CURTIS SCHNOKE, HEATHER MICHELLE
SEOW, SOON WEI SU, YING
SHAH, BHAVIN RAVINDRA SHAH, CHARVI VIRENDRA
SHAH, DHYEY
SHELLER, DAVID A
SOPRANO, GIANCARLO SOPRANO, HEATHER
SRIVASTAVA, JYOTI SRIVASTAVA, TARUN
SUEKO LASSITER, CELIA LYNN LASSITER, JEFFREY WAYNE JR
SUPRMANIAN, MURUGESAN PITCHAI, BHARATHI
TADIPATRI, MOHAMMED ESHAK SHAH, MUNISHA
TAFSI, SONIA WILLIAM HOLLAND, EVAN FRANK
TAMM, JAMES M
TING, SHUE YING SARAH YEUNG, CHUN MAN JEFFREY
TRI POINT E HOMES HOLDINGS INC
TUMMELLI, JOSEPH T
URUKIDLE, RAJENDRA PRASAD
VARDIS, JOYCE VARDIS, CHRISTOPHER W
VELU, DURAISINGAM NAGARAJAN, ANANDHI
WALKER, LAURIEANN
WANG, HAO JANG, LING
WINDY ROAD PROPERTIES LLC
WOOLLEY, STEVEN WOOLLEY, TAMMY S
WU, TONG
XU, WELI
YASA, JAPAL REDDY PALLE, RAJITHA
YELURI, MARUTHI SEKHAR YELURI, VENKATA PRASANNA RANI
YU, FEI GONG, FENGYUAN
ZHUKOV, OLEKSANDR ZHUKOVKA, VIKTORIYA
ZYALEWA, VALERIY KURNIKOVA, VIKTORIYA

1985 FIRENZA DR
1825 CAR CREEK RD
CHARLES WALDEN
1927 KINGS KNOT CT
1932 KINGS KNOT CT
1856 HAMMOCKS BEACH TRL
1989 FIRENZA DR
1902 BLUE JAY PT
1914 BALDHEAD ISLAND DR
2315 MOUNT ZION CHURCH RD
1909 BALDHEAD ISLAND DR
2700 SUGAR MOUNTAIN WAY
2905 BARONIAL ST
2855 HAW RIVER TRL
1905 HAW RIVER TRL
1951 BALDHEAD ISLAND DR
3320 COCKEFIELD CT
1923 BALDHEAD ISLAND DR
1926 BALDHEAD ISLAND DR
1936 KINGS KNOT CT
2810 CROWDERS RIDGE LN
1860 HAMMOCKS BEACH TRL
1905 HAW RIVER TRL
5440 WADE PARK BLVD STE 400
1901 BLUE JAY PT
1930 BALDHEAD ISLAND DR
2323 MT ZION CHURCH RD
1907 KINGS KNOT CT
2704 ELK KNOB TRL
1761 LORENZEN DR
218 CONSUMERY RD
2701 SUGAR MOUNTAIN WAY
1918 THIRSTLANE ST
315 S SALEM ST STE 324
1957 KINGS KNOT CT
1910 BALDHEAD ISLAND DR
200 HAWTHORN WOODS DR
1985 BLUE JAY PT
1988 BALDHEAD ISLAND DR
PO BOX 250
2752 Abruzzo DR
2756 Abruzzo DR
1888 Blue Jay PT
1898 Blue Jay PT
1904 Blue Jay PT
1905 Blue Jay PT
1907 Blue Jay PT
1909 Blue Jay PT
2804 Crowders Ridge Ln
2806 Crowders Ridge Ln
2814 Crowders Ridge Ln
2705 Elk Knob TRL
1976 Firenze Dr
1982 Firenze Dr
2005 Florine Dr
2006 Florine Dr
2009 Florine Dr
2010 Florine Dr
2819 Haw River TRL
2820 Haw River TRL
2821 Haw River TRL
2830 Haw River TRL
2831 Haw River TRL
2832 Haw River TRL
2833 Mt Zion Church Rd
2834 Mt Zion Church Rd
2835 Mt Zion Church Rd
2836 Mt Zion Church Rd
2704 Sugar Mountain WAY

[illegible]

Created by Town of Apex Planning Department
Date Created: 9/12/2023

NEIGHBORHOOD MEETING SIGN-IN SHEET

See Attached Mtg Held 10/11/2023

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: Virtually

Date of meeting: 10/11/2023 Time of meeting: 6:30 PM

Property Owner(s) name(s): Anthony snd Delois Richardson

Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

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.					☐
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): Anthony and Delois Richardson

Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

Contact information (email/phone): cwalker@epgrouponline.com

Meeting Address: Virtual

Date of meeting: 10/11/2023 Time of meeting: 6:30 to 8:30

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

Question/Concern #1:

The need for the extension of Hammocks Beach Trail behind existing lots?

Applicant's Response:

We have to extend the road by Town Code and the extension is shown as required by the Town's Transportation Plan.

Question/Concern #2:

Separation of new vs existing townhomes on the west border?

Applicant's Response:

We exceed the Code and have placed most of the required RCA in this area.

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

CHAT ROOM RECORD FOR NEIGHBORHOOD MTG 10/11/2023 ASHBURN

[9/5 8:23 AM]

Ben Williams joined the conversation.

[9/20 1:49 PM]

Ben Williams named the meeting Mt. Zion Church Road Neighborhood Meeting.

[10/11 5:36 PM]

[10/11 6:01 PM]

10/11 6:01 PM Meeting started

[10/11 6:30 PM]

Jim Galkowski (Guest) and 3 others were invited to the meeting.

[10/11 6:31 PM] Ben Williams

Testing Chat.

[10/11 6:31 PM] Jim Galkowski (Guest)

Jim Galkowski, 919 633 9104, [REDACTED] 1934 Baldhead Island diive, yes for updates please

[10/11 6:31 PM] Chris A (Guest)

Chris Adkins 1860 Blue Jay [REDACTED] (919) 412-6921 and please include in updates

[10/11 6:32 PM] Shari Ellis

Shari Ellis [REDACTED]

[10/11 6:32 PM] Cindy Schmoeller (Guest)

Cindy Schmoeller 8476508363 [REDACTED] for updates. We live on Mt Zion Church Rd

[10/11 6:36 PM] Jim Galkowski (Guest)

1. Thank you for the notification and including the community impacted by this development in this meeting. We do hope that Mr. and Mrs Richardson are able to realize their plans for their properties. We respect their rights to develop this land and that the proposed rezoning from RR to PUD is c/w the town's land use plan. We like that the proposed concept design by Mr Walker of the 22 SFR also aligns with the existing homes in the community. We also want to recognize the time that Mr Zegerman and Mr Mahaffey gave to the community.

[10/11 6:36 PM] Jim Galkowski (Guest)

1. Most all town streets run in front of or alongside houses, this development is proposing to have a street run literally in our backyards. Could the town council or staff provide us examples in the Town of Apex, where streets like this already exist so we can 'visit' and get a sense of how this would appear?

[10/11 6:36 PM] Jim Galkowski (Guest)

1. Is this road extension needed when there are no less than 7 existing options on Hammock Beach Trail to exit the community? The road extension will serve only 8 homes or 36% of the proposed 22 homes.
2. Using the public alley will gain these new owners access to their properties and allow for more of a 'yard' and less impervious surface to manage. These 8 homes could exit this parcel via the public alley way, in front of the proposed mail drop area and onto a small stub of the road without constructing the entirety of the road extension. Service vehicles would still be able to enter and use the public alley this same way.

[10/11 6:37 PM] Jim Galkowski (Guest)

who were the HOA reps you met with as my contact with Bella casa manager said HOA was taking no action or involvement with this issue

[10/11 6:37 PM] Jim Galkowski (Guest)

1. These Single family homes will be constructed facing into backyards of the Bella Casa Community – would the developer consider re design of the proposed layout to have these houses face West and place the public alley along the RCA instead of the Road extension?

[10/11 6:38 PM] Jim Galkowski (Guest)

1. What is the proposed width of the Hammock Beach Trail road? It appears to have a 50 Ft Right of way and then some figures 27-8-8 ? so is road 27, and each sidewalk, curb and gutter 8 feet with another 7 foot of ? buffer?

[10/11 6:38 PM]

Brad Beaton (Guest) was invited to the meeting.

[10/11 6:38 PM]

Brad Beaton (Guest) was invited to the meeting.

[10/11 6:38 PM] Jim Galkowski (Guest)

1. The proposed Hammock Beach Trail road empties onto Mt Zion Road at what appears to be a very acute angle (140 degrees) in order to look Northwest down the road for traffic coming? Is that correct as that angle would be beyond the range of a normal human's neck rotation?

[10/11 6:38 PM] Jim Galkowski (Guest)

1. It appears on the drawings we received that the proposed extension for Hammock Beach Trail has sidewalks on both sides of the road- is this correct?

[10/11 6:38 PM] Jim Galkowski (Guest)

1. There are no less than 20 children living adjacent to this proposed development- can the applicant speak to the proposed buffers between the development and the road, and the road/RCA area?

[10/11 6:49 PM] Ben Williams

Just reminder to please add your name and contact information to this chat and also to let us know if you would like to be included in plan updates by email.

[10/11 6:51 PM] Brad Beaton (Guest)

Thanks Ben, yes would like to be include in plan updates :

Brad Beaton

bradbeaton@gmail.com

[10/11 6:51 PM] Shari Ellis

Please include me in the plan update emails: [REDACTED] thank you.

[10/11 7:04 PM] Shari Ellis

Do you need our mailing address as well?

[10/11 7:04 PM] Ben Williams

yes please.

[10/11 7:04 PM] Arno Zegerman

Arno Zegerman - [REDACTED]

[10/11 7:05 PM] Brad Beaton (Guest)

Brad Beaton

2708 Sugar Mountain Way

Apex, NC 27502

[REDACTED]

[10/11 7:05 PM] Shari Ellis

Shari Ellis - Compass 3800 Glenwood Ave Suite 150 Raleigh NC 27612

[10/11 7:05 PM] Ben Williams

[REDACTED]

[10/11 7:06 PM] Cindy Schmoeller (Guest)

2315 Mt Zion Church Rd Cindy and Ed Schmoeller

[10/11 7:06 PM] Jim Galkowski (Guest)

our mailign addresses are 1934 baldhead Island Drive Apex NC 27502 along with 1930, 1926, 1924, 1920 as my neighbors are not able to get on call but will also write an email to Mr Walker

[10/11 7:06 PM]

Brad Beaton (Guest) left the chat.

[10/11 7:07 PM]

Cindy Schmoeller (Guest) left the chat.

[10/11 7:11 PM]

Hosmani Prashant USRE (External) was invited to the meeting.

[10/11 7:12 PM] Jim Galkowski (Guest)

addign a few more addresses, 1918, 1914, 1910 Baldhead Island Drive Apex NC 27502

[10/11 7:13 PM] Hosmani Prashant USRE

1939 kings knot ct

[10/11 7:18 PM]

Murugesan S (Guest) was invited to the meeting.

[10/11 7:18 PM] Arno Zegerman

Richardson Rd will ultimately become a thoroughfare street, like it is north of Olive-Chapel. South of Olive-Chapel, Richardson Rd is a State-owned road. The Town has no control over that road at this time.

[10/11 7:26 PM] Shari Ellis

Could you please introduce yourselves again for the people who signed in late? Thank you.

[10/11 7:26 PM]

Madhu Levaka (Guest) was invited to the meeting.

[10/11 7:26 PM] Chris A (Guest)

Ben are you a Sanderson grad? Class of 91?

like 1

[10/11 7:27 PM] Chris A (Guest)

Ha! Thought so!

[10/11 7:28 PM] Hosmani Prashant USRE

prashant.hosmani@gmail.com

[10/11 7:28 PM] Murugesan S (Guest)

Murugesan Supramanian ([REDACTED]) 1926 Baldhead Island Dr, Apex, NC 27502

[10/11 7:29 PM] Shari Ellis

Thank you for the information and your time.

[10/11 7:29 PM]

Madhu Levaka (Guest) left the chat.

[10/11 7:29 PM]

Murugesan S (Guest) left the chat.

[10/11 7:29 PM]

Unknown User left the chat.

[10/11 7:29 PM]

Shari Ellis (Guest) left the chat.

[10/11 7:29 PM]

Jim Galkowski (Guest) left the chat.

[10/11 7:29 PM]

Chris A (Guest) left the chat.

[10/11 7:31 PM]

10/11 7:31 PM Meeting ended: 1h 30m 20s

[10/11 7:35 PM]

[10/11 7:37 PM]

10/11 7:37 PM Meeting ended: 1m 52s

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, Charles R. Walker III, PLA, 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 (location/address)
on 10/11/2023 (date) from 6:30 (start time) to 8:00 (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.

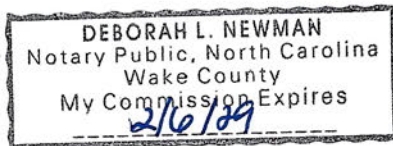
1.30.24
Date

By: Charles R. Walker III

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Deborah C. Newman, a Notary Public for the above State and County, on this the 30 day of January, 20 24.

SEAL



Deborah C. Newman
Notary Public
Deborah C. Newman
Print Name

My Commission Expires: 2-6-29

2ND NEIGHBORHOOD MEETING

ENTITLEMENT PRESERVATION GROUP

DATE: MAY 2, 2024

RE: *ASHBURN SUBDIVISION*, 0 MT ZION CHURCH ROAD

DEAR NEIGHBORS,

WE HAVE REVISED THE PROPOSAL FOR THIS PROJECT. AT THAT TIME, IT WAS LISTED AS THE "MT. ZION SUBDIVISION". WE RESUBMITTED THE PLANS AND THE TOWN STAFF HAS ASKED US TO HAVE A SECOND NEIGHBORHOOD MEETING BEFORE THE SUBMITTAL OF REVISED REZONING APPLICATION MOVES FORWARD. THE TOWN OF APEX STILL REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING AGAIN ON MAY 21, 2024, FROM 6:30 P.M. TO 8:00 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE.

To join by phone, call: +1 929-352-2213 and enter 752857745#
Alternatively, you can join online at,
<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
and enter Meeting ID: 265 863 182 676 and Passcode: 8JA9ik

PLEASE NOTE THE TOWN OF APEX STILL REQUIRES A LIST OF ATTENDEES TO BE COLLECTED AND PROVIDED TO THE TOWN. THE CHAT FEATURE WILL BE ENABLED FOR THE MEETING, AND WE ASK THAT YOU ENTER YOUR NAME AND CONTACT INFORMATION WHEN YOU ARRIVE. YOU ARE ALSO WELCOME TO USE THIS FEATURE TO SUBMIT QUESTIONS THROUGHOUT THE MEETING.

THE PURPOSE OF THIS MEETING IS TO AGAIN DISCUSS A POTENTIAL REZONING OF PROPERTY LOCATED AT 0 MT ZION CHURCH ROAD WITH PIN'S 0721-44-8562 & 0721-44-2048. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO PUD-CZ. WHICH IS A MULTI-STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 21 ALLEY-LOADED SINGLE FAMILY DETACHED LOTS AND UP TO 58 TOWNHOMES.

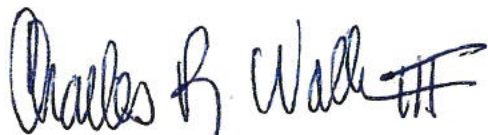
PLEASE REVIEW THE ATTACHED PRELIMINARY GRAPHICS.

REVISED ZONING CONDITIONS HAVE BEEN CREATED AND WILL BE READY FOR DISCUSSION AT THE MEETING.

THESE CONDITIONS WILL INTEND TO CONTINUE STYLES OF HOUSING SIMILAR THE EXISTING ADJOINING HOMES NORTH OF THIS PROPOSAL AND HONOR THE CURRENT 2045 LUM MEDIUM DENSITY RESIDENTIAL DESIGNATION.

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPOONLINE.COM OR (919) 625-9760.

SINCERELY,



CHARLES R. WALKER III, PLA
PRINCIPAL

NOTICE OF NEIGHBORHOOD MEETING

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

September 20, 2023 (1st. meeting) May 21, 2024 (2nd. meeting)

Date

Dear Neighbor:

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

0 Mt. Zion Church Road

0721442048

0 Mt. Zion Church Road

0721448562

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
☒ Rezoning (including Planned Unit Development)	Town Council
☐ Major Site Plan	Technical Review Committee (staff)
☐ 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)
☐ Special Use Permit	Board of Adjustment (QJPH*)
☒ 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)):

A residential community of single family detached homes and townhomes

Estimated submittal date: June 1, 2024

MEETING INFORMATION:

Property Owner(s) name(s):

Anthony and Delois Richardson

Applicant(s):

Charles R. Walker, III PLA Entitlement Preservation Group

Contact information (email/phone):

cwalker@epgrouponline.com - 919-625-9760

Meeting Address:

Online - Details Attached

Date/Time of meeting**:

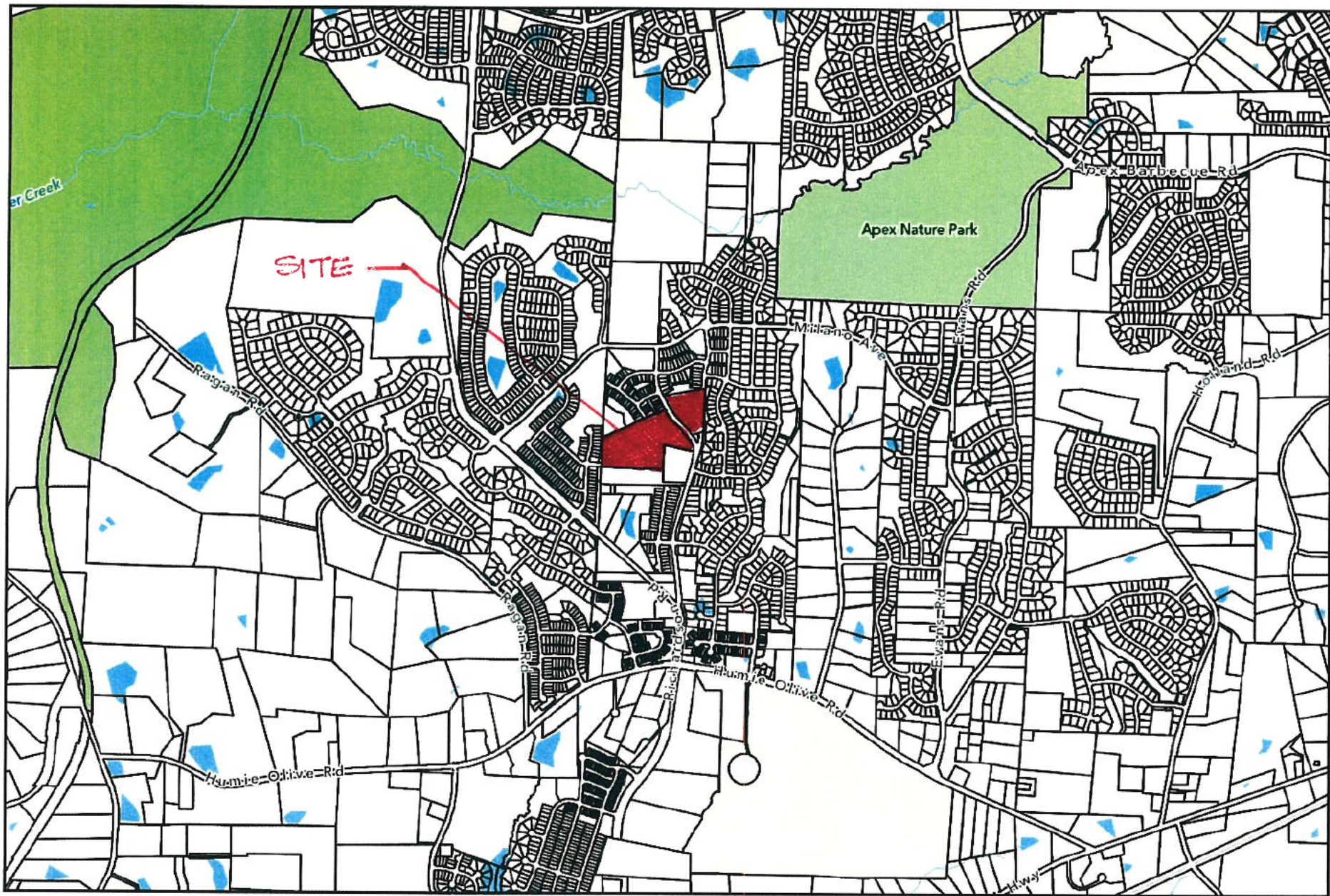
6:30 p.m.

Welcome: 6:30p.m.

Project Presentation: 6:35p.m.

Question & Answer: 6:45p.m.

**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>.



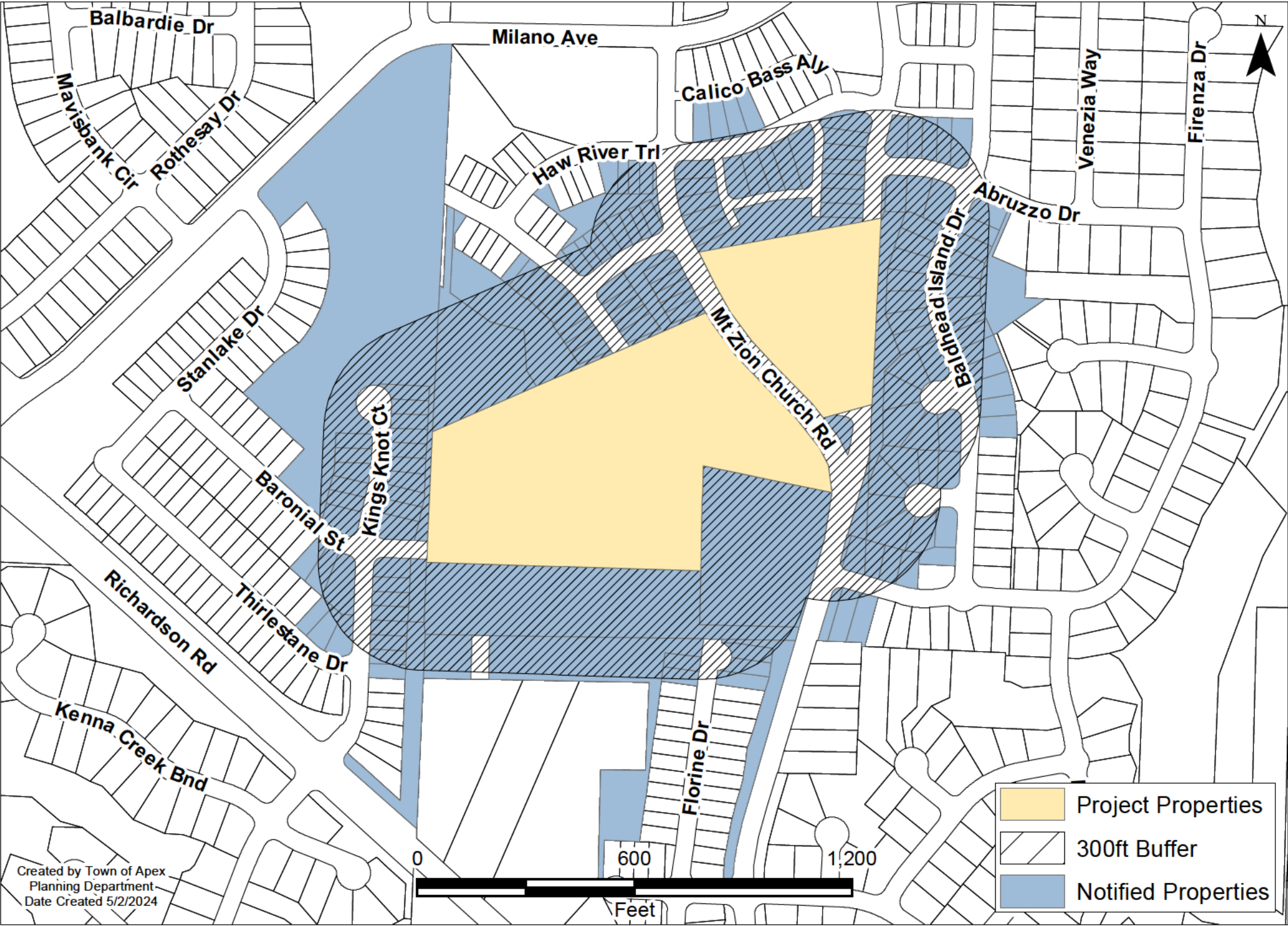
VICINITY MAP



0 800 1,600 3,200 ft
1 inch equals 1,600 feet

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

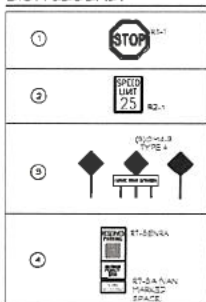
Notified Properties within 300ft of the Project Properties



LOT AREA TABLE:

LOT	AREA A(1)	AREA A(2)	LOT	AREA A(1)	AREA A(2)	LOT	AREA A(1)	AREA A(2)	LOT	AREA A(1)	AREA A(2)	LOT	AREA A(1)	AREA A(2)
1	0.14	0.74	21	0.13	0.70	41	0.08	0.34	61	0.08	0.33	81	0.08	0.33
2	0.14	0.82	22	0.09	0.31	42	0.05	0.16	62	0.05	0.16	82	0.05	0.16
3	0.14	1.523	23	0.05	0.16	43	0.05	0.16	63	0.08	0.34	83	0.08	0.34
4	0.01	0.10	24	0.09	0.41	44	0.05	0.16	64	0.05	0.16	84	0.05	0.16
5	0.04	0.10	25	0.09	0.41	45	0.05	0.16	65	0.08	0.34	85	0.08	0.34
6	0.04	0.13	26	0.09	0.41	46	0.05	0.16	66	0.05	0.16	86	0.05	0.16
7	0.14	0.74	27	0.09	0.41	47	0.05	0.16	67	0.05	0.16	87	0.05	0.16
8	0.04	0.502	28	0.09	0.41	48	0.05	0.16	68	0.05	0.16	88	0.05	0.16
9	0.01	0.49	29	0.05	0.16	49	0.05	0.16	69	0.05	0.16	89	0.05	0.16
10	0.04	0.10	30	0.09	0.41	50	0.05	0.16	70	0.05	0.16	90	0.05	0.16
11	0.01	0.10	31	0.09	0.41	51	0.05	0.16	71	0.05	0.16	91	0.05	0.16
12	0.04	0.10	32	0.09	0.41	52	0.05	0.16	72	0.05	0.16	92	0.05	0.16
13	0.04	0.10	33	0.09	0.41	53	0.05	0.16	73	0.05	0.16	93	0.05	0.16
14	0.04	0.10	34	0.09	0.41	54	0.05	0.16	74	0.05	0.16	94	0.05	0.16
15	0.12	0.52	35	0.05	0.16	55	0.04	0.16	75	0.05	0.16	95	0.05	0.16
16	0.04	0.10	36	0.09	0.41	56	0.05	0.16	76	0.05	0.16	96	0.05	0.16
17	0.04	0.10	37	0.09	0.41	57	0.05	0.16	77	0.05	0.16	97	0.05	0.16
18	0.04	0.10	38	0.09	0.41	58	0.05	0.16	78	0.05	0.16	98	0.05	0.16
19	0.01	0.49	39	0.05	0.16	59	0.05	0.16	79	0.05	0.16	99	0.05	0.16
20	0.04	0.502	40	0.05	0.16	60	0.05	0.16	80	0.05	0.16	100	0.05	0.16

SIGN LEGEND:



SITE LABELING LEGEND:

1	20' STANDARD CURB & GUTTER
2	30' VALLEY CURB & GUTTER
3	5' CONCRETE SIDEWALK
4	5' ASPHALT PATH
5	10' ASPHALT PATH
6	TOWNSHIP CURB RAMP
7	11' WIDE VAN ACCESSIBLE SPACE
8	5' WIDE ACCESSIBLE SPACE AISLE
9	12' WIDE STANDARD ACCESSIBLE SPACE
10	4' WIDE x 10' DEEP PARKING SPACE
11	10' WIDE DRIVEWAY
12	24' WIDE WHITE THERMOPLASTIC STOP
13	SEGMENTAL BLOCK RETAINING WALL WITH FENCE PAINT PROTECTION 1' MIN.



REQUIRED PLAN NOTES

- [illegible]

GENERAL NOTES

- [illegible]

HATCH LEGEND

	PUBLIC DRAINAGE EASEMENT
	PRIVATE DRAINAGE EASEMENT
	PRIVATE SEWER MAINTENANCE EASEMENT
	SEWER EASEMENT
	RESERVOIR CONSERVATION AREA
	STREAM BUFFER
	WETLANDS

PRELIMINARY
FOR REVIEW
ONLY

ASHBURN

RESIDENTIAL MASTER SUBDIVISION PLANS

SCA

DATE	FEBRUARY 12
PROJECT NUMBER	2022-078
CLIENT	ENTIREMENT PRESERVATION OR
PLAN TYPE	PRELIM

PRELIMINARY SUBDIVISION LAYOUT PLAN

PRIEST CRAVEN & ASSOCIATES INC

3001 - E Computer Drive Suite 104 Bldg. 107 77400, Ph: 281-771-4000, Fax: 281-771-7000, Email: info@craven.com, Website: www.craven.com

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SHEET #	C2.00
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2705 RICHARDSON RD	0721431773	2705 RICHARDSON ROAD LLC	2705 RICHARDSON RD	APEX NC 27502-7880
1860 BLUE JAY PT	0721348491	ADKINS, CHRISTOPHER BRETT TRUSTEE ADKINS, CHRISTINA MILLER TRUSTEE	1860 BLUE JAY PT	APEX NC 27502-9711
2900 THRILESTANE DR	0721335623	AHMAD, OMAR SHEMNA, RUHINA RIYAZ	2900 THRILESTANE DR	APEX NC 27502-2527
1955 BALDHEAD ISLAND DR	0721543246	ALLEN, CLINTON MAYO ALLEN, HOLLIE GOODWIN	1955 BALDHEAD ISLAND DR	APEX NC 27502-8567
2328 MT ZION CHURCH RD	0721444631	ANDERSON, DAISY	2328 MT ZION CHURCH RD	APEX NC 27502-9706
2321 MT ZION CHURCH RD	0721445729	ARORA, AKASH LAHRI, SHINJINI	2321 MOUNT ZION CHURCH RD	APEX NC 27502-9509
1854 HAMMOCKS BEACH TRL	0721449917	ATCHESON, CARLA THURSTON ATCHESON, DANIEL PATRICK	1854 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2701 ELK KNOB TRL	0721531993	ATHOTA, SUDHEER PARUCHURI, JAYASREE	2701 ELK KNOB TRL	APEX NC 27502-8568
1935 KINGS KNOT CT	0721336998	BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL	1935 KINGS KNOT CT	APEX NC 27502-2518
1961 KINGS KNOT CT	0721336655	BALAKRISHNAN, SYAM SUNDER BALAKRISHNAN, MAYA	1961 KINGS KNOT CT	APEX NC 27502-2518
2326 MT ZION CHURCH RD	0721444614	BANA, VIMAL /TR BANA, SONIA /TR	1056 BENDER RIDGE DR	MORRISVILLE NC 27560-8187
2708 SUGAR MOUNTAIN WAY	0721540360	BEATON, STEVEN B BEATON, MALLORY	2708 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
1850 HAMMOCKS BEACH TRL	0721459025	BELICIC, BRIAN BELICIC, BARBARA JEAN	1850 HAMMOCKS BEACH TRL	APEX NC 27502-9694
0 HAMMOCKS BEACH TRL	0721447727	BELLA CASA HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
0 FIRENZA DR	0721439827	BELLA CASA HOMEOWNERS ASSOCIATION, INC	160 NE MAYNARD RD STE 210	160 NE MAYNARD RD STE 210
0 CROWDERS RIDGE LN	0721443588	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
2758 ABRUZZO DR	0721550061	BENNETT, CHARLOT LEAH	2758 ABRUZZO DR	APEX NC 27502-4743
1892 BLUE JAY PT	0721440588	BOBBA, JAYAKRISHNA KODALI, YAMINI	1892 BLUE JAY PT	APEX NC 27502-9711
1906 BLUE JAY PT	0721441495	BOWDITCH, THOMAS ROBERT	1906 BLUE JAY PT	APEX NC 27502-9712
1947 BALDHEAD ISLAND DR	0721543317	BRADLEY, LINC JABBAR BRADLEY, LISA ANN	1947 BALDHEAD ISLAND DR	APEX NC 27502-8567
0 BARONIAL ST	0721345696	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	COMMUNITY ASSOCIATION MGMT	PO BOX 79032
0 KINGS KNOT CT	0721336396	BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION INC	COMMUNITY ASSOCIATION MANAGEMENT	PO BOX 79032
2754 ABRUZZO DR	0721551051	BULLOCK, ROBERT SAMUEL II TRUSTEE TRUSTEE OF ROBERT SAMUEL BULLOCK II LIVING TRUST	2754 ABRUZZO DR	APEX NC 27502-4743
1905 BALDHEAD ISLAND DR	0721542795	BUSTAMANTE, GEORGE ANTHONY BUSTAMANTE, ADA KAREM	1905 BALDHEAD ISLAND DR	APEX NC 27502-8567
1858 HAMMOCKS BEACH TRL	0721449819	CAFFERA, LINDA	1858 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2709 ELK KNOB TRL	0721530952	CANNON, BENJAMIN LOUIS CANNON, STEPHANIE LYNN	2709 ELK KNOB TRL	APEX NC 27502-8568
1884 BLUE JAY PT	0721440604	CHAKRAVARTHY, PRAVEEN KANNAN MURUKANDY, PARVATHY	112 BROAD HOLLOW ST	HOLLY SPRINGS NC 27540-4990
2756 ABRUZZO DR	0721551011	CHAUBEY, PRAVIN CHAUBEY, MICHELLE	2756 ABRUZZO DR	APEX NC 27502-4743
2006 FLORINE DR	0721434576	CHAVES, BERNARDO MEDRADO PENNA ALVES, CAROLINA MEDRADO RIBEIRO	2006 FLORINE DR	APEX NC 27502-8056
2812 CROWDERS RIDGE LN	0721442731	CHEN, XUEYI	2812 CROWDERS RIDGE LN	APEX NC 27502-9710
1959 BALDHEAD ISLAND DR	0721543241	CHENNUPALLI, DEGURA RAM CHENNUPALLI, JYOTHI SYAMALA	1959 BALDHEAD ISLAND DR	APEX NC 27502-8567
1943 BALDHEAD ISLAND DR	0721542492	CLARK, JOHN MICHAEL III CLARK, JENNIFER MARIE	1943 BALDHEAD ISLAND DR	APEX NC 27502-8567
2712 ELK KNOB TRL	0721540036	CREEHAN, BRAD CREEHAN, HEATHER	2712 ELK KNOB TRL	APEX NC 27502-8568
2806 CROWDERS RIDGE LN	0721442795	CRESPO, JORGE GUAN, ZE MIN	369 AURORA AVE	CLIFFSIDE PARK NJ 07010-2110
2705 ELK KNOB TRL	0721531931	DEERING, MICHELLE DEERING, SCOTT E	1463 HAMLETS CHAPEL RD	PITTSBORO NC 27312-8776
2708 ELK KNOB TRL	0721540171	DION, JAMES J JR DION, NATALIE	2708 ELK KNOB TRL	APEX NC 27502-8568
1953 KINGS KNOT CT	0721336763	DUMBRE, SUHAS LAXMAN BHALERAO, SMITA	1953 KINGS KNOT CT	APEX NC 27502-2518
2751 ABRUZZO DR	0721541883	DUMITRACHE, ALEXANDRU DUMITRACHE, ANCA	2751 ABRUZZO DR	APEX NC 27502-4742
2802 CROWDERS RIDGE LN	0721443757	DWYER, JUDY	2802 CROWDERS RIDGE LN	APEX NC 27502-9710
1939 BALDHEAD ISLAND DR	0721542477	ENGMAN, DUWAYNE ENGMAN, AMY COOK	1939 BALDHEAD ISLAND DR	APEX NC 27502-8567
1915 KINGS KNOT CT	0721347118	ERL, MALLORY MARSHBURN, WILLIAM GM	1915 KINGS KNOT CT	APEX NC 27502-2518
1919 KINGS KNOT CT	0721347114	EVANS, BRANDON L	1919 KINGS KNOT CT	APEX NC 27502-2518
1903 KINGS KNOT CT	0721347300	FELIZIA LAO, MA YNNA BAGAYAWA SIIQUIOCO, EDUARD JOSEPH	1903 KINGS KNOT CT	APEX NC 27502-2518
2713 ELK KNOB TRL	0721530928	FULLER, GEORGE JACK III JENKINS-FULLER, MONIQUE S	2713 ELK KNOB TRL	APEX NC 27502-8568
1931 KINGS KNOT CT	0721347002	GADDAM, KISHORE-REDDI PULAGAM, SOUJANYA	1931 KINGS KNOT CT	APEX NC 27502-2518
1934 BALDHEAD ISLAND DR	0721541415	GALKOWSKI, JAMES M GALKOWSKI, LORRAINE	1934 BALDHEAD ISLAND DR	APEX NC 27502-8567
2821 HAW RIVER TRL	0721447912	GONG, ZHIHONG	1428 COMMONS FORD PL	APEX NC 27539-6908
2334 MT ZION CHURCH RD	0721444573	GROSS, MATTHEW J GAUSE, INDIA D	2334 MT ZION CHURCH RD	APEX NC 27502-9706
2010 FLORINE DR	0721434563	GURUMURTHY, ANANTHARAMAN RAMPRASAD, AARTHI	2010 FLORINE DR	APEX NC 27502-8056
2700 ELK KNOB TRL	0721542009	GUZMAN, SOLEDAD BARRA PEREZ, CLAUDIO	2700 ELK KNOB TRL	APEX NC 27502-8568
1907 BLUE JAY PT	0721443531	HND INVESTMENT TRUST	202 OSWEGO CT	MORRISVILLE NC 27560-8662
1939 KINGS KNOT CT	0721336973	HOSMANI, PRASHANT SIDHARAM ALLISHE, MAHESHWARI MALLINATH	1939 KINGS KNOT CT	APEX NC 27502-2518
2827 HAW RIVER TRL	0721446910	HU, HUAZHI	2827 HAW RIVER TRL	APEX NC 27502-9697
2853 HAW RIVER TRL	0721443930	HUANG, RONG	9109 COBALT RIDGE WAY	CARY NC 27519-9397
1901 BALDHEAD ISLAND DR	0721543810	ILIEV, STILIYAN KOLEV ILIEVA, TSVETELINA GEORGIEVA	1901 BALDHEAD ISLAND DR	APEX NC 27502-8567
1908 BLUE JAY PT	0721442412	JI, IN HWAN LIM, SORI	1908 BLUE JAY PT	APEX NC 27502-9712
1990 FIRENZA DR	0721439845	JOSEPH, KARREL K BOYER, SAMANTHA G	1990 FIRENZA DR	APEX NC 27502-9667
1862 HAMMOCKS BEACH TRL	0721449811	KANDURI, RAJAGOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL	APEX NC 27502-9694
2815 HAW RIVER TRL	0721448906	KARTALA, SHARAT CHANDRA KLOUSH	2815 HAW RIVER TRL	APEX NC 27502-9697
1973 KINGS KNOT CT	0721336553	KASIREDDY, CHANDANA ALSURI, MARUTHI RAM	1973 KINGS KNOT CT	APEX NC 27502-2518
1896 BLUE JAY PT	0721441534	KING, JASON KING, KISHA	1012 BEYER PL	DURHAM NC 27703-6517
2828 HAW RIVER TRL	0721455066	KORAN, STEVEN	2828 HAW RIVER TRL	APEX NC 27502-9697
2901 BARONIAL ST	0721335727	KRIMERMAN, DIMITRY CO-TRUSTEE KRIMERMAN, YULIA CO-TRUSTEE	2901 BARONIAL ST	APEX NC 27502-2517
1986 FIRENZA DR	0721439894	KUE, XIA KUE, JODY	1986 FIRENZA DR	APEX NC 27502-9667
1922 BALDHEAD ISLAND DR	0721540681	KURRE, VIJAYA KUMAR	1922 BALDHEAD ISLAND DR	APEX NC 27502-8567
1904 BLUE JAY PT	0721441478	LANDE, PRAFULLA BHONSLE, NISHIGANDHA	6086 LAKEVIEW CIR	SAN RAMON CA 94582-4867
2330 MT ZION CHURCH RD	0721444549	LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	920 VISTA DE LEJOS DR	SANTA BARBARA CA 93110-2019
2816 CROWDERS RIDGE LN	0721441687	LEE, HI KWAN LEE, BOO SUN	2816 CROWDERS RIDGE LN	APEX NC 27502-9710
2755 ABRUZZO DR	0721541825	LEVAKA, MADHUSUDHANACHARI KADARI, HEMALATHA	2755 ABRUZZO DR	APEX NC 27502-4742
1982 FIRENZA DR	0721530843	LI, JIAN SUN, JIANWEI	1020 TIMBER MIST CT	CARY NC 27519-7510
1888 BLUE JAY PT	0721440651	LI, QIAO WU, PING	206 FAIRFIELD DR	HORSEHEADS NY 14845-2286
1923 KINGS KNOT CT	0721347110	LI, ZHI LI, JIE	1923 KINGS KNOT CT	APEX NC 27502-2518
2820 HAW RIVER TRL	0721456058	LIANG, IRENE PAN, FANG	4010 REEDLAND CIR	SAN RAMON CA 94582-5580
1926 KINGS KNOT CT	0721345059	LIU, LU ELLER, BRIAN	1926 KINGS KNOT CT	APEX NC 27502-2518
2705 SUGAR MOUNTAIN WAY	0721541139	LUND, LONGZHI HU	2705 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
1949 KINGS KNOT CT	0721336767	MADDUKURI, SRIKANTH KUMAR VELICHETI, HEMA VENKATA SIRISHA	1949 KINGS KNOT CT	APEX NC 27502-2518
1918 BALDHEAD ISLAND DR	0721540696	MADDURI, JAIBHARATH KALVAKOTA, SRI HARSHA	1918 BALDHEAD ISLAND DR	APEX NC 27502-8567
2800 CROWDERS RIDGE LN	0721443789	MALDONADO, JOSE MARTORELLI-MALDONADO, ANNMARIE	2800 CROWDERS RIDGE LN	APEX NC 27502-9710
1940 KINGS KNOT CT	0721335925	MANGAL, SHARAD GARG, REKHA	1940 KINGS KNOT CT	APEX NC 27502-2518
2857 HAW RIVER TRL	0721442960	MARGE, ROBERT E MARGE, MARIA N	2857 HAW RIVER TRL	APEX NC 27502-9697
2704 SUGAR MOUNTAIN WAY	0721540397	MCGOWAN, SHANNON	2704 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
2909 BARONIAL ST	0721334834	MEKALA, VIJAYA KRISHNA	2909 BARONIAL ST	APEX NC 27502-2517
1915 BALDHEAD ISLAND DR	0721542645	MILLER, JASON ROY MILLER, SUZANNE MARTIN	1915 BALDHEAD ISLAND DR	APEX NC 27502-8567
2830 HAW RIVER TRL	0721455025	MILLER, TRACEY SUZANNE MILLER, EDWARD LOUIS III	1000 COLWORTH WAY	RALEIGH NC 27614-8244
1929 BALDHEAD ISLAND DR	0721542544	MODRAK, ERIC MODRAK, RACHEL DAWN	1929 BALDHEAD ISLAND DR	APEX NC 27502-8567
1978 FIRENZA DR	0721530891	MOUNTAINLAND ESTATES LLC	PO BOX 4836	LOGAN UT 84323-4836

1886 BLUE JAY PT	0721440833	NALLUSAMY, ARUNAGIRI KRISHNASAMI, YASODA	1886 BLUE JAY PT	APEX NC 27502-9711
2319 MT ZION CHURCH RD	0721445813	NASH, THOMAS D NASH, LISA Y	2319 MOUNT ZION CHURCH RD	APEX NC 27502-9609
2709 SUGAR MOUNTAIN WAY	0721540272	NATARAJAN, PRADEEP KUMAR	306 ASHDOWN FOREST LN	CARY NC 27519-1530
1852 HAMMOCKS BEACH TRL	0721540021	NATIONS, KELLEY	1852 HAMMOCKS BEACH TRL	APEX NC 27502-9694
1920 KINGS KNOT CT	0721345153	NGUYEN, THAI SY TRAN, TINA HUYNH NHU	1920 KINGS KNOT CT	APEX NC 27502-2518
2759 ABRUZZO DR	0721540885	NIETMANN, JAMES TRUSTEE NIETMANN, JANA TRUSTEE	2759 ABRUZZO DR	APEX NC 27502-4742
2910 THIRLESTANE DR	0721334685	NIXON, JOSEPH D NIXON, MONICA J	2910 THIRLESTANE DR	APEX NC 27502-2527
1945 KINGS KNOT CT	0721336882	PAKA, SHARATH KUMAR CO-TRUSTEES PEDDAPALLY, SRILAXMI CO-TRUSTEES	1945 KINGS KNOT CT	APEX NC 27502-2518
1911 KINGS KNOT CT	0721347212	PATEL, CHARMI M PATEL, SANGITABEN M	1911 KINGS KNOT CT	APEX NC 27502-2518
2001 FLORINE DR	0721436558	PILLARISHETTY, VAMSHIDHAR CHINNAM, JYOTHI	2001 FLORINE DR	APEX NC 27502-8056
1965 KINGS KNOT CT	0721336951	PINEYRO, KENDRA N SMITH, HARRISON M	1965 KINGS KNOT CT	APEX NC 27502-2518
2824 HAW RIVER TRL	0721456017	POLASIK, STEVEN JOHN POLASIK, ALISON KAYE	2824 HAW RIVER TRL	APEX NC 27502-9697
2317 MT ZION CHURCH RD	0721445807	POLING, JEREMY K POLING, NORMA LYNN	2317 MT ZION CHURCH RD	APEX NC 27502-9706
2750 ABRUZZO DR	0721552040	PRINCE-HENRY, STARLA MICHELLE HENRY, WILLIAM TODD	2750 ABRUZZO DR	APEX NC 27502-4743
1969 KINGS KNOT CT	0721336557	RACHAKONDA, SRINIVAS RACHAKONDA, DEVI	1969 KINGS KNOT CT	APEX NC 27502-2518
2814 CROWDERS RIDGE LN	0721442809	RBCLL LLC	7025 ASHLEY ROSE DR	CARY NC 27519-7503
1894 BLUE JAY PT	0721441516	REID, TAMMY	1894 BLUE JAY PT	APEX NC 27502-9711
1985 FIRENZA DR	0721439688	REILLY, DANIEL THOMAS REILLY, KIMBERLY	1985 FIRENZA DR	APEX NC 27502-9668
0 MT ZION CHURCH RD	0721448582	RICHARDSON, ANTHONY RICHARDSON, DELOIS	1825 CAR CREEK RD	SANFORD NC 27332
2432 MT ZION CHURCH RD	0721436885	RICHARDSON, DOROTHY MAE HEIRS	CHARLES WALDEN	2432 MOUNT ZION CHURCH RD
1927 KINGS KNOT CT	0721347006	RYU, WON HEE SHIN, HEEWON	1927 KINGS KNOT CT	APEX NC 27502-2518
1932 KINGS KNOT CT	0721345044	SACRAPANI, VISHWANATH KOTYADA, MANJESHWARI	1932 KINGS KNOT CT	APEX NC 27502-2518
1856 HAMMOCKS BEACH TRL	0721446913	SAMS, JOHN T SAMS, PHYLLIS	1856 HAMMOCKS BEACH TRL	APEX NC 27502-9694
1989 FIRENZA DR	0721439619	SANDERS, DANIEL SANDERS, CHARLA	1989 FIRENZA DR	APEX NC 27502-9668
1902 BLUE JAY PT	0721441561	SARRO, GERALD SARRO, NORMA LEE	1902 BLUE JAY PT	APEX NC 27502-9712
1914 BALDHEAD ISLAND DR	0721541712	SCHMELZER, ADAM HENRY SCHMELZER, MARGARET CAROLINE	1914 BALDHEAD ISLAND DR	APEX NC 27502-8567
2315 MT ZION CHURCH RD	0721445902	SCHMOELLER, EDWARD J SCHMOELLER, CYNTHIA A	2315 MOUNT ZION CHURCH RD	APEX NC 27502-9609
1909 BALDHEAD ISLAND DR	0721542770	SCHNOKE, MICHAEL CURTIS SCHNOKE, HEATHER MICHELLE	1909 BALDHEAD ISLAND DR	APEX NC 27502-8567
2700 SUGAR MOUNTAIN WAY	0721541389	SEOW, SOON WEI SU, YING	2700 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
2905 BARONIAL ST	0721334871	SHAH, BHAVIN RAVINDRA SHAH, CHARM VIRENDRA	2905 BARONIAL ST	APEX NC 27502-2517
2855 HAW RIVER TRL	0721443800	SHAH, DHYEY	2855 HAW RIVER TRL	APEX NC 27502-9697
2851 HAW RIVER TRL	0721443890	SHELLER, DAVID A	2851 HAW RIVER TRL	APEX NC 27502-9697
1951 BALDHEAD ISLAND DR	0721543332	SOPRANO, GIANCARLO SOPRANO, HEATHER	1951 BALDHEAD ISLAND DR	APEX NC 27502-8567
1905 BLUE JAY PT	0721443513	SRIVASTAVA, JYOTI SRIVASTAVA, TARUN	3320 COOKEFIELD CT	RALEIGH NC 27606-4875
1923 BALDHEAD ISLAND DR	0721542630	SUEKO LASSITER, ERICA LYNN LASSITER, JEFFREY WAYNE JR	1923 BALDHEAD ISLAND DR	APEX NC 27502-8567
2005 FLORINE DR	0721436954	SUN, HEQING	2005 FLORINE DR	APEX NC 27502-8056
1926 BALDHEAD ISLAND DR	0721540586	SUPRAMANIAN, MURUGESAN PITCHAI, BHARATHI	1926 BALDHEAD ISLAND DR	APEX NC 27502-8567
1936 KINGS KNOT CT	0721345030	TADIPATRI, MOHAMMED ESHAK SHAIK, MOUNISHA	1936 KINGS KNOT CT	APEX NC 27502-2518
2810 CROWDERS RIDGE LN	0721442783	TAUSS, SONJA WILLIAM HOLLAND, EVAN FRANK	2810 CROWDERS RIDGE LN	APEX NC 27502-9710
1860 HAMMOCKS BEACH TRL	0721446815	TIFFANY, JAMES M	1860 HAMMOCKS BEACH TRL	APEX NC 27502-9694
1916 KINGS KNOT CT	0721345167	TING, SHUE YING SARAH YEUNG, CHUN MAN JEFFREY	1916 KINGS KNOT CT	APEX NC 27502-2518
0 FLORINE DR	0721338527	TRI POINTE HOMES HOLDINGS INC	5440 WADE PARK BLVD STE 400	RALEIGH NC 27607-6067
1901 BLUE JAY PT	0721442579	TUMMINELLI, JOSEPH T	1901 BLUE JAY PT	APEX NC 27502-9712
1930 BALDHEAD ISLAND DR	0721540590	URUKADLE, RAJENDRA PRASAD	1930 BALDHEAD ISLAND DR	APEX NC 27502-8567
2323 MT ZION CHURCH RD	0721445745	VARDIS, JOYCE VARDIS, CHRISTOPHER W	2323 MT ZION CHURCH RD	APEX NC 27502-9708
2009 FLORINE DR	0721436531	VAZQUEZ, JAVIER LAVECCHIA, LAUREN	2009 FLORINE DR	APEX NC 27502-8056
1907 KINGS KNOT CT	0721347216	VELU, DURAISINGAM NAGARAJAN, ANANDHI	1907 KINGS KNOT CT	APEX NC 27502-2518
2704 ELK KNOB TRL	0721541150	WALKER, LAURIEANN	2704 ELK KNOB TRL	APEX NC 27502-8568
2819 HAW RIVER TRL	0721447953	WANG, HAO JIANG, LING	1781 LORENZEN DR	SAN JOSE CA 95124-1741
0 MT ZION CHURCH RD	0721446210	WINDY ROAD PROPERTIES LLC	218 EDINBURGH DR	CARY NC 27511-6408
2701 SUGAR MOUNTAIN WAY	0721542200	WOOLLEY, STEVEN WOOLLEY, TAMMY S	2701 SUGAR MOUNTAIN WAY	APEX NC 27502-8570
2918 THIRLESTANE DR	0721334658	WU, TONG	2918 THIRLESTANE DR	APEX NC 27502-2527
2804 CROWDERS RIDGE LN	0721443726	XU, WEILI	315 S SALEM ST STE 324	APEX NC 27502-1863
1957 KINGS KNOT CT	0721336669	YASA, JAIPAL REDDY PALLE, RAJITHA	1957 KINGS KNOT CT	APEX NC 27502-2518
1910 BALDHEAD ISLAND DR	0721541736	YELURI, MARUTHI SEKHAR YELURI, VENKATA PRASANNA RANI	1910 BALDHEAD ISLAND DR	APEX NC 27502-8567
2332 MT ZION CHURCH RD	0721444586	YU, FEI GONG, FENGYUAN	200 HAWTHORN WOODS RD	APEX NC 27523-9611
1903 BLUE JAY PT	0721442596	ZHUKOV, OLEKSANDR ZHUKOVA, VIKTORIYA	1903 BLUE JAY PT	APEX NC 27502-9712
1988 BALDHEAD ISLAND DR	0721531875	ZYALENKA, VALERIY KURNIKAVA, VIKTORIYA	1988 BALDHEAD ISLAND DR	APEX NC 27502-8567
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	2752 Abruzzo DR	
		Current Tenant	1894 Blue Jay PT	
		Current Tenant	1888 Blue Jay PT	
		Current Tenant	1896 Blue Jay PT	
		Current Tenant	1904 Blue Jay PT	
		Current Tenant	1905 Blue Jay PT	
		Current Tenant	1907 Blue Jay PT	
		Current Tenant	1909 Blue Jay PT	
		Current Tenant	2804 Crowders Ridge LN	
		Current Tenant	2806 Crowders Ridge LN	
		Current Tenant	2814 Crowders Ridge LN	
		Current Tenant	2705 Elk Knob TRL	
		Current Tenant	1978 Firenza DR	
		Current Tenant	1982 Firenza DR	
		Current Tenant	2819 Haw River TRL	
		Current Tenant	2820 Haw River TRL	
		Current Tenant	2821 Haw River TRL	
		Current Tenant	2823 Haw River TRL	
		Current Tenant	2830 Haw River TRL	
		Current Tenant	2853 Haw River TRL	
		Current Tenant	2315 Mt Zion Church RD	
		Current Tenant	2319 Mt Zion Church RD	
		Current Tenant	2321 Mt Zion Church RD	
		Current Tenant	2326 Mt Zion Church RD	
		Current Tenant	2330 Mt Zion Church RD	
		Current Tenant	2332 Mt Zion Church RD	
		Current Tenant	2432 Mt Zion Church RD	
		Current Tenant	2504 Mt Zion Church RD	
		Current Tenant	2709 Sugar Mountain WAY	

NEIGHBORHOOD MEETING SIGN-IN SHEET

See attached Meeting Held 5/21/2024

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
 Date of meeting: 5/21/2024 Time of meeting: 6:30 PM
 Property Owner(s) name(s): George Hamrick
 Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

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.					☐
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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): George Hamrick

Applicant(s): Entitlement Preservation Group / Charles R. Walker

Contact information (email/phone): cwalker@epgrouponline.com

Meeting Address: Virtual

Date of meeting: 5/21/2024

Time of meeting: 6:30 PM

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

Question/Concern #1: This question came in an e-mail: A group of neighbors that back-up to Hammock Beach Trail on the west or excuse me on the east side of Hammock Beach Trail have requested that Ashburn install a fence and landscaping along the east side of Hammock Beach Trail. There is a very thin separation of open space between Hamrick Beach Trail which we will be constructing and the back of those homes.

Applicant's Response:

Ashburn has agreed to install a 6-foot tall enclosed privacy fence with an evergreen hedge that is planted 5 feet on center for the length of the road from the connection point at the north to where the road starts to turn away from Bella Casa near the south. Can you slide the site plan over so you can see it and start at the north there on Hamrick Beach and slide the cursor down and it would stop right in there where the new street starts to move away from the property line.

Question/Concern #2: Parth Bakshi " I have a question I am a resident of the Buckhorn Preserve and a bunch of us have the same concern that your townhomes on the Buckhorn side are very close to our property and there are not many trees around there and so our privacy and all of that we would like to have a fence as well and some landscaping to protect the privacy of the neighbors on the Buckhorn side.

Applicant's Response:

That is all a part of our resource conversation area, our RCA area, most of which is being left natural. The cross-hatch green area is being left in an undisturbed condition and the pure green area that's labeled play lawn area is part of the RCA that has to be graded and left in an area that can be used for recreational purposes. The homes there where townhome number 79 is, is quite a distance off that property line and a good deal of that separation will be left in a natural condition. Looks to be about 50 feet, we can't measure it with our computer here but that's about 50 feet of separation, and about half of that will be left wooded.

Question/Concern #3:

Jim Galkowski: will the Resource conservation area (RCA) behind the baldhead island homes be left as is?
or will it be cleared and then those evergreens planted ?

Applicant's Response:

There was a construction easement or a slope easement that Bella Casa agreed to so that it would facilitate the construction of Hammocks Beach Trail that the Town is requiring to be constructed along there. There is an easement that will be cleared and graded in and there may require some replanting that goes along with that easement agreement.

Question/Concern #4:

Mark Donaldson: Are you planning on providing any amenities, such as playgrounds, pool, etc?

Note that residents will not be able to use Bella Casa amenities...!

Applicant's Response:

There are no plans for a pool or recreational center or a clubhouse as part of Ashburn. There is a substantial amount of open space and an open play area that is part of the RCA, but there is not an amenity center, and certainly the residents will know they are not allowed to use Bella Casa's recreational area.

Question/Concern #5

Linda Caffera: *speaking about suggestion that zoning dictates 5.2 homes per acre, that's if you change the zoning, right now the zoning the way it is doesnt dictate such an overintensification of land use.*

Applicant's Response:

No, the current rural residential zoning would not allow that density, but as the towns future land use map points out, the anticipation is that this property would be developed at a medium density. A medium residential density and the 5.2 acres proposed here complies with that designation. The current zoning, would not allow it but that's why we are going through the zoning process and 5.2 units per acre is certainly not intensive. It is relative to how each individual feels about it but based on what is developed all around this property, 5.2 units to the acre is not excessive or over intense. It's in accordance with what's developed around it and in accordance with the towns future land use plan.

Question/Concern #6

Linc Bradley: *Are there any considerations for increased traffic on both Richardson and Mt. Zion roads?*

Applicant's Response:

There will be some increase in traffic obviously, but it won't be significant and the connection with Hammocks Beach will provide some additional relief and other access around and through the vicinity of this development. It is not large enough to require a transportation impact analysis based on the town's regulations, so the anticipation there is, is that it will not have a significant impact on the surrounding street system. There will be improvements along Mt Zion Church Road, it will be widened curb and gutter and a sidewalk will be installed and then Hammocks Beach Trail will also be connected up to help provide additional relief for traffic

Question/Concern #7

Parth Bakshi: *Are you planning to do all phases in one go?*

Applicant's Response:

I don't know if they have actually decided precisely how the construction will be staged but I would expect the first phase will have some or all of the single family detached and some group of townhomes and then later phase will finish out the townhomes

Question/Concern #8

Heather Soprano: *What does the current zoning allow? I.e #homes per acre*

Applicant's Response:

The current zoning rural residential RR, which is essentially a holding district. All of the property in the vicinity was at one time zoned rural residential and as each neighborhood developed, they came in and asked for a zoning change to the zoning that it is currently to allow its development to take place. This piece is not different from Bella Casa or Buckhorn. It's coming in currently in a rural residential holding district. The town governs every aspect of development and as part of it's long range planning has set expectations about what the future land uses for the undeveloped property in town will be, and the future land use expectation for this tract is medium density residential. So as to if the town wants it to be rezoned, that depends on exactly who with the town you're talking to, but the town expects that most of the property in it borders is going to be developed at one point in time. They have rules and regulations and processes in place that govern that development very stringently, and we will be going through that process and complying with every regulation that exists.

Question/Concern #9

Parth Bakshi: *Will you be using existing roads to move materials. I.e through Buckhorn and bella casa.*

Applicant's Response:

Yes. There is no other way to get to the site than to use the existing roads. Certainly, Mt. Zion Church Road will be used for construction access and then due to the constraints of the connections you can see where the access will be, and the roads that will be used for each phase of the development. But yes we will be using the existing roads just like the construction traffic did when your neighborhoods were being constructed.

Question/Concern #10

J. Nietmann: *Can you please share any information on timing (start time, length of project, etc.)?*

Applicant's Response:

Nothing official, but to put it in some generic terms, we think this zoning process will take 4 to 6 months by the time the staff does their reviews and we make changes in accordance with their requirements. Then, it goes to the planning and zoning board and to the council, 6 months. It will then take another 4 to 6 months to get the construction drawings approved assuming that the town council decided to rezone the property, so that's a year. Normally, we will say 10 months to 12 months before any site work could begin. It will probably take 8 months whatever the first phase is to be constructed, and get ready for vertical construction to start. Then vertical construction of the homes is a probably a 3 to 4 month process. So if you add all that up, you're pretty close to 2 years before there is a house ready for purchase in the neighborhood. Then there will be, depending on what the housing market and interest rates and all the things that impact housing sales are at that time, for 79 homes, a year and a half to two years for full development, build out, and sales for the neighborhood.

Question/Concern #11

Linda Caffera: *Why cant the developers culdesac into the small triangular area off Mt Zion Church Road?*

Instead of invading into Hammocks Beach Trail. And 10 homes with more property will definitely generate less traffic.

Applicant's Response:

Well the street pattern is not ours. Everywhere there is a road stubbed to the site, we have to connect to it. Everywhere that the town thinks a street should be connected to in the future, we have to provide a stub to that location. Hammocks Beach Trail is on the town's street plan, and they are requiring us to construct it in the alignment that it is shown so we really don't have any choice in that respect.

Question/Concern #12

Drs. Scott & Michelle Deering: *what will be the price point for these homes and what will be the impact on the Apex Friendship schools?*

Applicant's Response:

The price point has not been determined. Who knows how the cost of materials and labor and construction costs might change over the next two years. But they would certainly be on par with the home prices in the neighborhood and new construction typically is more expensive than existing homes in the neighborhood. The price point will not be determined until vertical construction of the homes is pretty far along. What will it do to the schools in the network? As part of this zoning process we complete informational worksheets for Wake Co Schools that tells them how many homes, how many bedrooms, that sort of thing that they use in their projections of student population. I think Wake Co Schools are now beginning to grow again. I know in the past couple of years that the student population has dropped considerably in some cases. I do believe they are back in to some positive numbers on student population growth now but the 79 lots will not have a significant impact on the school system and as we all know Wake Co is constantly building and renovating schools and also reassigning students to schools based on what happens with new development and we expect that will continue

Question/Concern #13

Heather Soprano: *If this project is approved...what is the expected price range of these single family homes and townhomes? Are any of these deemed affordable housing?*

Applicant's Response:

No, this is privately developed housing. It's not government assisted, it's not low income, it's not designated as affordable.

Question/Concern #14

Christie Adkins: *If the RCA is to remain protected why are they marking trees over a certain diameter? Are the townhomes slated to be two story or three story?*

Applicant's Response:

The town has requirements that trees over a certain diameter have to be located in the field and shown on our development plans and labeled. It's just a tree inventory and part of the process, and we locate those trees throughout the site and even in areas that are outside of the RCA area, so we know where those trees are. The town can see it and decide whether a tree, a specific tree, needs to be tried to be saved and included in the RCA or if there is justification for taking it out. The townhomes can be either two or three story depending on the architectural styles and plans that are developed.

Question/Concern #15

Stephanie T: What department do you submit the school worksheets to? I was recently on a call with Wake County schools and they show that Apex Friendship middle and high have caps still and are over capacity. I didn't hear any plans for new middle and high schools

Applicant's Response:

We submit it to the Wake Co Public School System. It is a standard form and goes to an e-mail address that they provide or an online information sheet now. We can get that information for you.

Question/Concern #16

Linda Caffera: I spoke to transportation and planning last week, and neither of them indicated it is the Towns wishes to spend taxpayer money and even build a road. That it may not be built. They also indicated they do not have a desire or mandate for this amount of homes; that it is solely the owners, developers, etc.

Applicant's Response:

As far as their statement that they don't want to build the roads, I whole heartily agree with that. The town doesn't want to build the roads. The private developers build the roads, and that's what is happening here. I believe you are exactly right, the town itself, especially the transportation department, doesn't care whether there are homes built here or not.

Question/Concern #17

Jim Galkowski: I understand you all are the design team but your materials reference Ashburn Development LLC That entity is new and only incorporated Dec 2023. Who are the developer team that manage Ashburn Development LLC?

Applicant's Response:

Yes most real estate development is done through LLC's that are created for that single development and that's what Ashburn Development LLC is. Mike Jordan is a manager of Ashburn Development LLC. He has done a tremendous amount of development in the Triangle in Wake Forest, Raleigh and Knightdale. This may be his 1st project in Apex, but he certainly has been active in this area.

Question/Concern #18

Mark Donaldson: It looks like the intent of the single family homes is to have rear alley loading. So does that mean no garages face the streetside?

Applicant's Response:

Yes on the single family the garage entrances, and driveways will come off the alley and into the rear of the home, so no garages will face the public street in the single family detached portion. The townhomes, however, are front loaded driveways that come off the street and will go to the garage that's on the front of the townhome.

Question/Concern #19

Heather Soprano: What are the next steps after this meeting?

Applicant's Response:

We will take the questions and the list of attendees from this meeting we will include that in the meeting notice portion of our application to the town. The filing deadline for that is June 1st or the 1st working day of the month. We will file the rezoning and subdivision application on the 1st of the month and it will go through a series of staff reviews. Once it clears those staff reviews, there will be a public hearing and the council will then send it to the planning board. The planning board will make a recommendation back to the council and the council will either approve it or deny it. If they approve it, we will then begin work on the construction drawings for the detailed construction of the streets in the neighborhood. That will go through a round of staff reviews until all of their comments have been addressed and only then would they issue grading permits and construction could begin.

Question/Concern #20

Murugesan Supramanian: *what are the next steps? Will you incorporate the feedback/concerns received today and setup a followup meeting with your solution/proposal?*

There will be at least one public hearing, forgive me I don't know, I am not sure if it's a joint planning board and town council public hearing or if there are separate functions, but there will be other hearings other opportunities for you to provide input in a public forum. Whether we hold another neighborhood meeting to respond to these question or just respond to them in the public hearing I am not certain yet. But we will address the comments and can certainly get the responses back to those of you who give us your e-mail address. If you don't get it there it will be part of our presentation at the public hearings.

Question/Concern #21

Heather Soprano: *What is the average sf of these single family homes and townhomes?*

Applicant's Response:

That is going to depend on the number of stories and the depth of the unit, but they may have even put on a condition. The architectural's are not complete and are still just generic. They are changing, and it's probably going to be awhile before the actual size of the units are nailed down. So I don't have an answer for you on that

Question/Concern #22

Linda Caffera: *Why cant you put less homes bigger homes with more property. You didnt really answer why the necessity to dump over 200 cars conservatively into Bella Casa community and Buckhorn*

Applicant's Response:

The housing market and the pricing that's necessary is just not conducive to do a large lot subdivision on this property, and that's not the intent of the development. The intent is to do something that's similar to what's been done in the neighborhoods around the property. It is to do something that is in compliance with the future land use map which suggests the medium density residential. So the intent is to be like what is around us and not be completely different from it.

Question/Concern #23

Heather Soprano: *Can you share the conditions?*

Applicant's Response:

Sure, Heather if you can send up your e-mail we can forward you the application the PUD document that is going in that will have the condition and justifications. Actually, once they are on file the town will put them up on the website and they will be available to you that way as well.

Question/Concern #24

Parth Bakshi: *I would suggest that you increase RCA sq feet between Buckhorn and Ashburn. The houses are too close and would invade each other's privacy and also protect some of the beautiful tree tops canopy we have around this area*

Applicant's Response:

Please refer to the answer provided for Question #2.

CHAT ROOM RECORD FOR NEIGHBORHOOD MTG 5/22/2024 ASHBURN

[5/22 6:22 PM] Meeting started

[5/22 6:22 PM] Recording has started

Jim Galkowski (Unverified) was invited to the meeting.

Heather Soprano (External) was invited to the meeting.

Parth Bakshi (External) was invited to the meeting.

Drs. Scott & Michelle Deering (Unverified) was invited to the meeting.

Linda Caffera (Unverified) was invited to the meeting.

J. Nietmann (Unverified) was invited to the meeting.

Murugesan Supramanian (Unverified) was invited to the meeting.

[5/22 6:31 PM] Drs. Scott & Michelle Deering: Deering family present

[5/22 6:31 PM]

Adam Schmelzer (Unverified) was invited to the meeting.

[5/22 6:31 PM] Jim Galkowski: Jim Galkowski

[5/22 6:31 PM] Heather Soprano: Heather Soprano [REDACTED]

[5/22 6:31 PM] Parth Bakshi: Parth Bakshi

[5/22 6:31 PM] Murugesan Supramanian: Murugesan Supramanian

[5/22 6:31 PM] J. Nietmann: Jana Nietmann

[5/22 6:34 PM] Christie Adkins: *Christie Adkins*

[5/22 6:35 PM] Parth Bakshi: Parth Bakshi (2159321395 [REDACTED])

[5/22 6:35 PM] Jim Galkowski: Email [REDACTED] c 919 633 9104

[5/22 6:35 PM] Christie Adkins: [REDACTED] /9196088339)

[5/22 6:35 PM] Adam Schmelzer: Adam Schmelzer [REDACTED]

[5/22 6:35 PM]

Shannon McGowan (Unverified) was invited to the meeting.

[5/22 6:36 PM] Drs. Scott & Michelle Deering: Deering family; [REDACTED] and
[REDACTED]

[5/22 6:36 PM]

Linc Bradley (Unverified) was invited to the meeting.

Mark Donaldson (Unverified) was invited to the meeting.

Stephanie T (Unverified) was invited to the meeting.

[5/22 6:42 PM] Jim Galkowski:

will the Resource conservation area (RCA) behind the baldhead island homes be left as is? or will it be cleared and then those evergreens planted ?

[5/22 6:43 PM] Mark Donaldson:

*Are you planning on providing any amenities, such as playgrounds, pool, etc?
Note that residents will not be able to use Bella Casa amenities...!*

[5/22 6:44 PM] Linda Caffera:

speaking about suggestion that zoning dictates 5.2 homes per acre, that's if you change the zoning, right now the zoning the way it is doesn't dictate such an overintensification of land use.

[5/22 6:45 PM] Linc Bradley:

Are there any considerations for increased traffic on both Richardson and Mt. Zion roads?

[5/22 6:47 PM] Mark Donaldson:

Yes,,,,that area that Jim references is in fact RCA and will remain

[5/22 6:48 PM] Mark Donaldson:

It is included within the BC property...

[5/22 6:50 PM] Parth Bakshi (External):

Are you planning to do all phases in one go?

[5/22 6:51 PM] Heather Soprano (External):

What does the current zoning allow? I.e #homes per acre

[5/22 6:51 PM] Parth Bakshi (External):

Will you be using existing tar roads to move materials. I.e through Buckhorn and bella casa.

[5/22 6:51 PM] J. Nietmann:

Can you please share any information on timing (start time, length of project, etc.)?

[5/22 6:52 PM] Linda Caffera:

Why can't the developers culdesac into the small triangular area off Mt Zion Church Road? Instead of invading into Hammocks Beach Trail. And 10 homes with more property will definitely generate less traffic.

[5/22 6:53 PM] Drs. Scott & Michelle Deering:

what will be the price point for these homes and what will be the impact on the Apex Friendship schools?

[5/22 6:53 PM]

Raj (Unverified) was invited to the meeting.

[5/22 6:58 PM] Heather Soprano (External)

If this project is approved...what is the expected price range of these single family homes and townhomes?

Are any of these deemed affordable housing?

[5/22 6:58 PM] Christie Adkins:

If the RCA is to remain protected why are they marking trees over a certain diameter?

Are the townhomes slated to be two story or three story?

[5/22 7:01 PM] Stephanie T:

What department do you submit the school worksheets to? I was recently on a call with Wake County schools and they show that Apex Friendship middle and high have caps still and are over capacity. I didn't hear any plans for new middle and high schools

[5/22 7:02 PM] Linda Caffera:

I spoke to transportation and planning last week, and neither of them indicated it is the Towns wishes to spend taxpayer money and even build a road. That it may not be built. They also indicated they do not have a desire or mandate for this amount of homes; that it is solely the owners, developers, etc.

[5/22 7:02 PM]

Shannon McGowan (Unverified) left the chat.

Shannon McGowan (Unverified) was invited to the meeting.

Shannon McGowan (Unverified) left the chat.

Shannon McGowan (Unverified) was invited to the meeting.

[5/22 7:04 PM] Jim Galkowski:

i understand you all are the design team but your materials reference Ashburn Development LLC That entity is new and only incorporated Dec 2023. Who are the developer team that manage Ashburn Development LLC?

[5/22 7:08 PM] Mark Donaldson:

It looks like the intent of the single family homes is to have rear alley loading. So does that mean no garages face the streetside?

[5/22 7:08 PM] Heather Soprano (External)

What are the next steps after this meeting?

[5/22 7:08 PM] Murugesan Supramanian:

what are the next steps? Will you incorporate the feedback/concerns received today and setup a followup meeting with your solution/proposal?

[5/22 7:08 PM]

Hosmani Prashant USRE (External) was invited to the meeting.

Hosmani Prashant USRE (External) was invited to the meeting.

Chris Adkins (Unverified) was invited to the meeting.

[5/22 7:09 PM] Heather Soprano (External):

What is the average sf of these single family homes and townhomes?

[5/22 7:10 PM] Linda Caffera:

Why cant you put less homes bigger homes with more property. You didnt really answer why the necessity to dump over 200 cars conservatively into Bella Casa community and Buckhorn

[5/22 7:10 PM]

Unknown User left the chat.

Linc Bradley (Unverified) left the chat.

[5/22 7:13 PM] Heather Soprano (External):

Can you share the conditions?

[5/22 7:13 PM] Parth Bakshi (External):

I would suggest that you increase RCA sq feet between Buckhorn and Ashburn. The houses are too close and would invade each other's privacy and also protect some of the beautiful tree tops canopy we have around this area

[5/22 7:13 PM]

Unknown User left the chat.

Adam Schmelzer (Unverified) left the chat.

[5/22 7:15 PM] Heather Soprano (External)

Yup! It's above in the chat. Thanks

[5/22 7:16 PM] Drs. Scott & Michelle Deering:

thank you for meeting with us.

[5/22 7:17 PM] Shannon McGowan:

[REDACTED] Shannon McGowan

[5/22 7:17 PM] Murugesan Supramanian:

Murugesan Supramanian ([REDACTED])

[5/22 7:17 PM] J. Nietmann:

Jana Nietmann ([REDACTED])

[5/22 7:18 PM] Stephanie T:

Thank you

[5/22 7:18 PM]

Jim Galkowski (Unverified) left the chat.

Shannon McGowan (Unverified) left the chat.

[5/22 7:18 PM] Murugesan Supramanian:

Thank You!

[5/22 7:18 PM]

Murugesan Supramanian (Unverified) left the chat.

Stephanie T (Unverified) left the chat.

J. Nietmann (Unverified) left the chat.

Drs. Scott & Michelle Deering (Unverified) left the chat.

Chris Adkins (Unverified) left the chat.

Mark Donaldson (Unverified) left the chat.

Raj (Unverified) left the chat.

Christie (Unverified) left the chat.

[5/22 7:23 PM] Meeting ended: 1h 1m 18s

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, THOMAS F CRAVEN, 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 ON LINE (location/address)
on MAY 21 (date) from 6:30 (start time) to 7:20 (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.

5/23/24
Date

By: THOMAS F CRAVEN
FRIEST, CRAVEN & ASSOCIATES

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Thomas F. Craven, a Notary Public for the above State and County, on this the 23 day of May, 2024.



Mary Ann Weaver
Notary Public
Mary Ann Weaver
Print Name

My Commission Expires Oct. 25, 2027

NOTICE OF NEIGHBORHOOD MEETING

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

See attached, 1st Meeting held 10/11/2023
Date 2nd Meeting held 5/22/2024
Dear Neighbor: 3rd Meeting held 4/16/2025

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

0 Mt. Zion Church Road	0721442048
0 Mt. Zion Church Road	0721448562
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
☒ Rezoning (including Planned Unit Development)	Town Council
☐ Major Site Plan	Technical Review Committee (staff)
☐ 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)
☐ Special Use Permit	Board of Adjustment (QJPH*)
☒ 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)):

A residential community of single family detached homes and townhomes.

Estimated submittal date: 4/22/2025 (Resubmittal) 6/3/2024 (Original Submittal)

MEETING INFORMATION:

Property Owner(s) name(s):	Anthony and Delois Richardson
Applicant(s):	Charles R. Walker, III PLA Entitlement Preservation Group
Contact information (email/phone):	cwalker@epgrouponline.com - 919-625-9760
Meeting Address:	Online - Details Attached
Date/Time of meeting**:	6:00 p.m.
Welcome:	6:00 p.m.
Project Presentation:	6:05 p.m.
Question & Answer:	6:15 p.m.

**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: Mt. Zion Church Road Zoning: RR to PUD-CZ

Location: 0 Mt. Zion Church Road

Property PIN(s): 0721442048-0721448562 Acreage/Square Feet: 15.32 AC Total

Property Owner: Anthony and Delois Richardson

Address: 1825 Carr Creek Road

City: Sanford State: NC Zip: 27609

Phone: _____ Email: _____

Developer: Ashburn Development, LLC

Address: 933 Old Knight Road

City: Knightdale State: NC Zip: 27545

Phone: 919-422-3933 Fax: _____ Email: -Mike.Jordan@JVMGMT.net

Engineer: Priest, Craven & Associates, Inc.

Address: 3803 B Computer Drive, Suite 104

City: Raleigh State: NC Zip: 27609

Phone: 919-781-0300 Fax: 919-782-1288 Email: pca@priestcraven.com

Builder (if known): To Be Determined

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

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



3rd Neighborhood Meeting

DATE: MARCH 26, 2025

RE: ***ASHBURN SUBDIVISION***, 0 MT ZION CHURCH ROAD

DEAR NEIGHBORS,

WE HAVE REVISED THE PROPOSAL FOR THIS PROJECT BASED ON REVIEW COMMENTS BY THE TOWN STAFF. IT WAS INITIALLY LISTED AS THE "MT. ZION SUBDIVISION". IT NOW GOES BY THE NAME OF ASHBURN. WE RESUBMITTED THE PLANS FOR CONTINUED REVIEW AND THE TOWN STAFF HAS ASKED US TO HAVE A THIRD NEIGHBORHOOD MEETING BEFORE THE SUBMITTAL OF THE REVISED REZONING APPLICATION MOVES FORWARD. THE TOWN OF APEX STILL REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING AGAIN ON APRIL 16, 2025, FROM 6:00 P.M. TO 7:00 P.M. WE PROPOSE THE MEETING BE HELD VIRTUALLY. YOU CAN PARTICIPATE ONLINE OR BY TELEPHONE.

To join by phone, call: **+1 929-352-2213** and enter **752857745#**

Alternatively, you can join online at,

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

and enter Meeting ID: **259 723 230 789** and Passcode: **it2Et2SK**

PLEASE NOTE THE TOWN OF APEX STILL REQUIRES A LIST OF ATTENDEES TO BE COLLECTED AND PROVIDED TO THE TOWN. THE CHAT FEATURE WILL BE ENABLED FOR THE MEETING, AND WE ASK THAT YOU ENTER YOUR NAME AND CONTACT INFORMATION WHEN YOU ARRIVE. YOU ARE ALSO WELCOME TO USE THIS FEATURE TO SUBMIT QUESTIONS THROUGHOUT THE MEETING.

THE PURPOSE OF THIS MEETING IS TO AGAIN DISCUSS A POTENTIAL REZONING OF PROPERTY LOCATED AT 0 MT ZION CHURCH ROAD WITH PIN'S 0721-44-8562 & 0721-44-2048. THIS SITE IS CURRENTLY ZONED RR (RURAL RESIDENTIAL) AND IS PROPOSED TO BE REZONED TO PUD-CZ, WHICH IS A MULTI-STYLE SUBDIVISION DESIGNATION THAT IS PROPOSED TO CONTAIN UP TO 21 ALLEY-LOADED SINGLE FAMILY DETACHED LOTS AND UP TO 58 TOWNHOMES.

PLEASE REVIEW THE ATTACHED PRELIMINARY GRAPHICS.

REVISED ZONING CONDITIONS HAVE BEEN CREATED AND WILL BE READY FOR DISCUSSION AT THE MEETING.

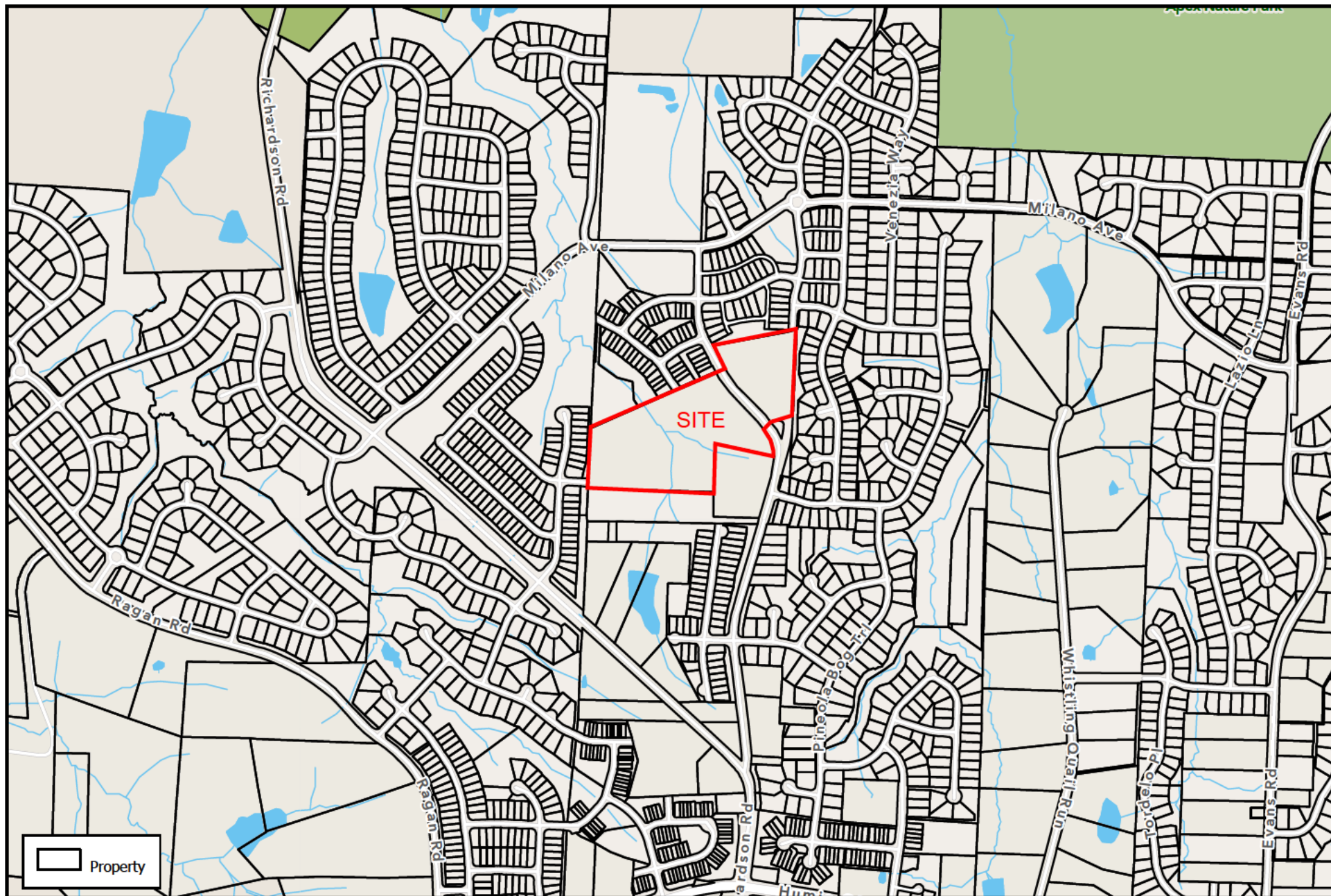
THESE CONDITIONS WILL INTEND TO CONTINUE STYLES OF HOUSING SIMILAR TO THE EXISTING ADJOINING HOMES NORTH OF THIS PROPOSAL AND HONOR THE CURRENT 2045 LUM MEDIUM DENSITY RESIDENTIAL DESIGNATION.

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

SINCERELY,

A handwritten signature in blue ink that reads "Charles R. Walker III". The signature is stylized with a large "C" and "W" and a distinct "III" at the end.

CHARLES R. WALKER III, PLA
PRINCIPAL



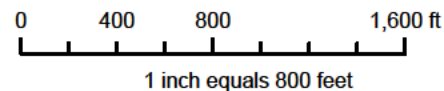
Ashburn Vicinity Map



0 400 800 1,600 ft
1 inch equals 800 feet

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

Ashburn Zoning Map



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- GENERAL NOTES:**
- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
 - SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
 - PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
 - THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3120072100K, DATED 7/19/22.
 - FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PREST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN. STORMWATER IMPACT ANALYSIS, SOIL DESIGN CALCULATIONS AND FLOOD STUDY.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
 - NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
 - WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
 - FINAL LOCATION OF DEVELOPMENT ACCESS AND STREET SUBS LOCATIONS TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
 - FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS, AND PLAY LAWN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
 - ALL PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
 - REFER TO PD TEXT DOCUMENTS FOR A DETAILED LISTING OF ALLOWABLE USES, DESIGN INFORMATION STANDARDS, AND ZONING CONDITIONS.
 - ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF APEX, AND UNLESS SPECIFIED, DEFERS TO THE NC DEPT. OF TRANSPORTATION (NCDOT) STANDARDS, SPECIFICATION, AND DETAILS.
 - THIS PROJECT SHALL UTILIZE FULL TOWN SERVICES - WATER, SEWER, AND ELECTRICITY.
 - THIS PROJECT SHALL NOT UTILIZE PRIVATE SEWAGE DISPOSAL (SEPTIC SYSTEM).
 - NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SEE MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT.
 - TREE PROTECTION FENCING MUST BE PLACED:
 - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DBH MEASURED AT BREAST HEIGHT.
 - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
 - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
 - ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

LEGEND:

- PROJECT BOUNDARY
- POTENTIAL ROADWAY ACCESS POINT
- POTENTIAL ROADWAY ALIGNMENT
- POTENTIAL 10' SIDEWALK ALIGNMENT
- POTENTIAL 5' SIDEWALK ALIGNMENT
- SANITARY SEWER CONNECTION POINT
- WATER MAIN CONNECTION POINT

HATCH LEGEND

- SINGLE FAMILY HOME AREA
- TOWNHOME AREA
- RESOURCE CONSERVATION AREA
- PERIMETER BUFFER AREA
- STORMWATER CONTROL MEASURE AREA
- PLAY LAWN AREA

PRELIMINARY FOR REVIEW ONLY

THOMAS E. CRAVEN

LOT NO.	AREA (AC)	AREA (SF)	LOT NO.	AREA (AC)	AREA (SF)	LOT NO.	AREA (AC)	AREA (SF)	LOT NO.	AREA (AC)	AREA (SF)
1	0.14	6,316	21	0.13	5,709	41	0.05	2,160	61	0.05	1,980
2	0.04	4,048	22	0.05	2,181	42	0.05	1,980	62	0.05	2,160
3	0.04	3,828	23	0.05	1,996	43	0.05	1,980	63	0.05	2,160
4	0.04	3,810	24	0.05	1,991	44	0.05	1,980	64	0.05	1,980
5	0.04	3,810	25	0.05	1,981	45	0.05	2,196	65	0.05	1,980
6	0.04	3,776	26	0.05	1,982	46	0.05	2,194	66	0.05	1,980
7	0.08	3,603	27	0.05	1,982	47	0.05	1,971	67	0.05	2,160
8	0.07	3,247	28	0.05	2,202	48	0.05	1,981	68	0.05	2,194
9	0.04	3,880	29	0.05	2,186	49	0.05	2,229	69	0.05	1,991
10	0.04	3,843	30	0.05	1,981	50	0.04	1,941	70	0.05	1,991
11	0.04	3,844	31	0.05	1,980	51	0.05	1,967	71	0.05	1,996
12	0.08	3,881	32	0.05	2,188	52	0.05	1,998	72	0.05	2,000
13	0.04	3,767	33	0.05	1,979	53	0.05	2,203	73	0.05	2,181
14	0.04	3,844	34	0.05	1,979	54	0.05	2,074			
15	0.12	5,219	35	0.05	1,974	55	0.05	1,969			
16	0.12	5,246	36	0.05	1,988	56	0.05	1,980			
17	0.10	4,452	37	0.05	2,186	57	0.05	1,980			
18	0.11	4,613	38	0.05	2,012	58	0.05	2,160			
19	0.04	3,831	39	0.04	1,980	59	0.05	2,160			
20	0.10	4,331	40	0.05	2,124	60	0.05	1,980			

① R1-1	⑤ R1-2
② R2-1	⑥ W2-6
③ OM4-2 (ALTERNATIVE 1)	⑦ W11-2 W16-9P
④ RT-8A (TO BE USED WITH SPACES NOT CATED AS VAN ACCESS BLE) RT-8E	

OS NO.	AREA (AC)	AREA (SF)
1000	1.58	68,873
1001	0.34	14,805
1002	0.26	11,315
1003	0.34	16,261
1004	0.13	5,623
1005	0.01	614
1006	0.04	1,672
1007	0.03	1,375
1008	0.01	524
1009	0.03	1,045
1010	0.07	3,047
1011	0.20	8,610

1	30' STANDARD CURB & GUTTER
2	30' VALLEY CURB & GUTTER
3	5' CONCRETE SIDEWALK
4	6' CONCRETE SIDEWALK
5	10' ASPHALT PATH
6	TOWN STD. CURB RAMP
7	11' W/D VAN ACCESS BLE SPACE
8	5' W/D ACCESS BLE SPACE A/SLE
9	8' W/D STANDARD ACCESS BLE SPACE
10	9' W/D x 18' DEEP PARKING SPACE
11	10' W/D CROSSWALK
12	24' W/D WHITE THERMOPLASTIC STOP BAR
13	CURB TRANSITION 30' STD. + 30' VALLEY
14	10' TOWN OF APEX PUBLIC DRY UTIL. EASEMENT
REMARKS	SEGMENTAL BLOCK RETAINING WALL W/TH FENCE-FALL PROTECTION (IF REQ'D) DESIGN BY CIVIL ENGINEER

1. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SEE MEASURES, OR GRADING, SHALL OCCUR UNTIL REQUIRED TREE PROTECTION ON FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION ON FENCING PERMIT ON PERMITS MAY BE OBTAINED FROM THE LANDS DEPARTMENT OR ONLINE AT <http://www.wfenc.org/215/APPLCAT-ONS-SCHEDULED>
2. TREE PROTECTION ON FENCING MUST BE PLACED:
 - A) ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH NO. OF DIAMETER AT BREAST HEIGHT
 - B) ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY EXISTING BUFFER, AND
 - C) AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RICA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
3. ADDITIONAL TREE PROTECTION ON FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC).
4. IF BUILDINGS ARE TO BE DEMOLISHED, A COPY OF THE DEMOLITION NOTIFICATION ON THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM A NC CERTIFIED ASBESTOS INVESTIGATOR MUST BE SUBMITTED TO THE ZONING ENFORCEMENT OFFICER. DEMOLITION PERMIT WORK MUST BE OBTAINED PRIOR TO START OF THE DEMOLITION.
5. ALL GRADING AND SUPPORT STRUCTURES ASSOCIATED WITH ANY RETAINING STRUCTURE SHALL NOT ENDOACH INTO ANY REQUIRED BUFFER OR PROTECTED AREA (E.G. RICA, THE BUFFER OR BUFFER ZONE, ETC.) UNTIL THE UTILITY EASEMENTS AND RIGHTS-OF-WAY, AND SHALL BE CONTAINED ENTIRELY ON SITE.
6. SITE ELEMENTS REQUIRED TO SATISFY REGULATORY REQUIREMENTS SUCH AS, BUT NOT LIMITED TO, PLAY FIELDS, GREENWAY TRAILS, AND TRIPS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE CITY AND COUNTY STANDARDS AND REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
7. THE SCREENING OF LOADING DOCKS, ROLL-OUT CONTAINERS, DUMPSTERS, OUTDOOR STORAGE, MECHANICAL AND HVAC EQUIPMENT, AND SMLR PLACED ON THE ROOF, REAR PORCH OR BUILDING SHALL MEET THE REQUIREMENTS OF SEC. 2.2.9 OF THE UDC. SPECIFICALLY, SCREENING MUST BE DONE SO THAT:
 - A) THE SITE IS INCORPORATED INTO THE OVERALL DESIGN THEME OF THE BUILDING AND LANDSCAPE
 - B) SCREENING MATERIALS ARE NOT DIFFERENT FROM OR NEARER TO THE PRINCIPAL MATERIALS OF THE BUILDING OR LANDSCAPE AND ARE SMLR MATERIAL AND COLOR
 - C) SCREENING TIES ARE OUT OF VIEW FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND A TOTALLY OPAQUE SCREEN IS ACHIEVED
 - D) ANY GROUND-MOUNTED HVAC OR OTHER MECHANICAL OR UTILITY EQUIPMENT (S) IS 6 FEET TALL OR GREATER, SET BEHIND AN ENCLOSURE AND AN ENCLOSURE (S) MUST MEET THE ABOVE REQUIREMENTS PLUS BE EIGHT (8) FEET TALL OR THE HEIGHT OF THE DUMPSTER, WHICHEVER IS GREATER, AND BE BUILT OF MASONRY MATERIAL OR OTHER PERMANENT MATERIAL. OTHER PERMANENT MATERIALS OR OTHER PLANTS MUST BE PLANTED OUTSIDE OF THE ENCLOSURE TO VISUALLY SOFTEN THE APPEARANCE.
8. ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PART CULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITH THAT PHASE.
9. PRIOR TO SCHEDULING A FINAL SITE INSPECTION, ALL SITE TIES (E.G., LIGHTS, LANDSCAPE, G. MULCH, SCREENING FOR DUMPSTERS, MECHANICAL EQUIPMENT, HVAC, ETC., SEEDING & SITE STABILIZATION, AND PARKING AND PAVEMENT MARKINGS) MUST BE COMPLETED.
10. INDIVIDUAL SIGNS ARE NOT APPROVED AS PART OF SITE PLAN APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF THE SIGN. MULTIPLE USE LOTS, NON-RESIDENTIAL SUBDIVISIONS, AND MULTIPLE TENANT LOTS MUST SUBMIT A MASTER SIGN PLAN FOR APPROVAL.
11. RETAINING SYSTEMS PROVIDED IN A CUMULATIVE VERTICAL RELIEF GREATER THAN FIVE (5) FEET OR EIGHT (8) FEET HORIZONTAL DISTANCE SHALL BE RETAINED OR LEANED, INCLUDING RETAINING WALLS OR MECHANICALLY STABILIZED EARTH WALLS, SHALL BE DESIGNED AND CONSTRUCTED UNDER THE RESPONSIBLE CHARGE OF A REGISTERED PROFESSIONAL ENGINEER AND COMPLY WITH THE REQUIREMENTS OF THE NC BUILDING CODE (S.E.C. 1610). RETAINING SYSTEMS MEETING THESE CRITERIA WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO START OF WORK. RETAINING STRUCTURE MATERIALS SHALL BE AN INTEGRALLY TINTED CONCRETE OR DARK BROWN BRICK.

1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THE OFFICE AND TOWNSHIP OF APEX LOCAL DATA.
3. PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
4. THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA 13100021000K, DATED 1/19/22.
5. FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PREST, CRAVEN ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STREET/WATER IMPROVEMENTS, BOTH DESIGN CALCULATIONS AND FLOOD STUDY.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE UNDER UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
7. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
8. WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
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10. FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS, AND PLAY LAWN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
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15. THIS PROJECT SHALL NOT UTILIZE PRIVATE SEWAGE DISPOSAL (SEPTIC SYSTEM).
16. NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF FENCE MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTION AND TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT.
17. TREE PROTECTION FENCING MUST BE PLACED:
 - a. ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT.
 - b. ALONGS THE OUTSIDE EDGE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF AN APEX BURNED AREA.
 - c. AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
18. ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DETERMINED NECESSARY BY THE ZONING ENFORCEMENT OFFICE. SUCH AREA SHALL BE LIMITED TO, BUT NOT LIMITED TO, COMMON PROPERTY LINES NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

WETLANDS	TOA PUBLIC UTILITY WATER EASEMENT
P.U.D. = TOA PUBLIC DRAINAGE EASEMENT	TOWN OF APEX (TOA) PUBLIC DRY UTILITY EASEMENT
P.R.D. = PRIVATE DRAINAGE EASEMENT	S.D. = 10' X 10' SIGHT DISTANCE ESMT
PRIVATE SCM MAINTENANCE & ACCESS ESMT	RESOURCE CONSERVATION AREA (RCA)
TOA PUBLIC UTILITY SANITARY SEWER EASEMENT	OPEN SPACE AREA

REV S ON #1	TOWN STAFF REVIEW	02/01/2025
REV S ON #2	TOWN STAFF REVIEW	03/01/2025

RELEASED FOR CONSTRUCTION (SEE CODES) ☒ NO ☐ YES

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609, Phone 919 / 781-0300, Fax 919 / 782-1288, Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #
C2.00

2705 RICHARDSON ROAD LLC
 ADKINS, CHRISTOPHER BRETT TRUSTEE ADKINS, CHRISTINA MILLER TRUSTEE
 AHMAD, OMAR SHEMNA, RUHNA RIYAZ
 ALLEN, CLINTON MAYO ALLEN, HOLLIE GOODWIN
 ANDERSON, DAISY
 ARORA, AKASH LAHIRI, SHINJINI
 ATCHESON, CARLA THURSTON ATCHESON, DANIEL PATRICK
 ATHOTA, SUDHEER PARUCHURI, JAYASREE
 AYMES, SHANNON AYMES, ROBERT
 BAKSHI, PARTH ATUL KAPADIA, PRACHI NIKHIL
 BALAKRISHNAN, SYAM SUNDER BALAKRISHNAN, MAYA
 BANA, VIMAL /TR BANA, SONIA /TR
 BEATON, STEVEN B BEATON, MALLORY
 BELICIC, BRIAN BELICIC, BARBARA JEAN
 BELLA CASA HOMEOWNERS ASSOCIATION INC
 BELLA CASA HOMEOWNERS ASSOCIATION, INC
 BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC
 BENNETT, CHARLOT LEAH
 BOBBA, JAYAKRISHNA KODALI, YAMINI
 BOWDITCH, THOMAS ROBERT
 BRADLEY, LINC JABBAR BRADLEY, LISA ANN
 BUCKHORN PRESERVE HOMEOWNERS ASSC INC.
 BUCKHORN PRESERVE HOMEOWNERS ASSOCIATION INC
 BULLOCK, ROBERT SAMUEL II TRUSTEE TRUSTEE OF ROBERT SAMUEL BULLOCK II LIVING TRUST
 BUSTAMANTE, GEORGE ANTHONY BUSTAMANTE, ADA KAREM
 CAFFERA, LINDA
 CANNON, BENJAMIN LOUIS CANNON, STEPHANIE LYNN
 CHAKRAVARTHY, PRAVEEN KANNAN MURUKANDY, PARVATHY
 CHAUBEY, PRAVIN CHAUBEY, MICHELLE
 CHAVES, BERNARDO MEDRADO PENNA ALVES, CAROLINA MEDRADO RIBEIRO
 CHEN, XUEYI
 CHENNUPALLI, DEGURA RAM CHENNUPALLI, JYOTHI SYAMALA
 CLARK, JOHN MICHAEL III CLARK, JENNIFER MARIE
 CREEHAN, BRAD CREEHAN, HEATHER
 CRESPO, JORGE GUAN, ZE MIN
 DEERING, MICHELLE DEERING, SCOTT E
 DION, JAMES J JR DION, NATALIE
 DUMBRE, SUHAS LAXMAN BHALERAO, SMITA
 DUMITRACHE, ALEXANDRU DUMITRACHE, ANCA
 DWYER, JUDY
 ENGMAN, DUWAYNE ENGMAN, AMY COOK
 ERL, MALLORY MARSHBURN, WILLIAM GM
 EVANS, BRANDON L
 FELIZIA LAO, MA YNNA BAGAYAWA SIQUIOCO, EDUARD JOSEPH
 FULLER, GEORGE JACK III JENKINS-FULLER, MONIQUE S
 GADDAM, KISHORE-REDDI PULAGAM, SOUJANYA
 GALKOWSKI, JAMES M GALKOWSKI, LORRAINE
 GONG, ZHIHONG
 GROSS, MATTHEW J GAUSE, INDIA D
 GURUMURTHY, ANANTHARAMAN RAMPRASAD, AARTHI
 GUZMAN, SOLEDAD BARRA PEREZ, CLAUDIO
 HND INVESTMENT TRUST
 HOANG, NHI YEN LE, NHAT MINH
 HOSMANI, PRASHANT SIDHARAM ALLISHE, MAHESHWARI MALLINATH
 HU, HUAZHI
 HUANG, RONG
 ILIEV, STILIYAN KOLEV ILIEVA, TSVETELINA GEORGIEVA
 JI, IN HWAN LIM, SORI
 JOSEPH, KARREL K BOYER, SAMANTHA G
 KANDURI, RAJAGOPALA A KANDURI, ANURADHA
 KARTALA, SHARAT CHANDRA KOUSH
 KASIREDDY, CHANDANA ALSURI, MARUTHI RAM
 KORAN, STEVEN
 KRIMERMAN, DIMITRY CO-TRUSTEE KRIMERMAN, YULIA CO-TRUSTEE
 KUE, XIA KUE, JODY
 KURRE, VIJAYA KUMAR
 LANDE, PRAFULLA BHONSLE, NISHIGANDHA
 LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER
 LEE, HI KWAN LEE, BOO SUN
 LEVAKA, MADHUSUDHANACHARI KADARI, HEMALATHA
 LI, JIAN SUN, JIANWEI
 LI, QIAO WU, PING

2705 RICHARDSON RD
 1860 BLUE JAY PT
 2900 THIRLESTANE DR
 1955 BALDHEAD ISLAND DR
 2328 MT ZION CHURCH RD
 2321 MOUNT ZION CHURCH RD
 1854 HAMMOCKS BEACH TRL
 2701 ELK KNOB TRL
 1978 FIRENZA DR
 1935 KINGS KNOT CT
 1961 KINGS KNOT CT
 1056 BENDER RIDGE DR
 2708 SUGAR MOUNTAIN WAY
 1850 HAMMOCKS BEACH TRL
 160 NE MAYNARD RD STE 210
 OMEGA ASSOCIATION MANAGEMENT
 160 NE MAYNARD RD STE 210
 2758 ABRUZZO DR
 1892 BLUE JAY PT
 1906 BLUE JAY PT
 1947 BALDHEAD ISLAND DR
 COMMUNITY ASSOCIATION MGMT
 COMMUNITY ASSOCIATION MANAGEMENT
 2754 ABRUZZO DR
 1905 BALDHEAD ISLAND DR
 1858 HAMMOCKS BEACH TRL
 2709 ELK KNOB TRL
 112 BROAD HOLLOW ST
 2756 ABRUZZO DR
 2006 FLORINE DR
 2812 CROWDERS RIDGE LN
 1959 BALDHEAD ISLAND DR
 1943 BALDHEAD ISLAND DR
 2712 ELK KNOB TRL
 369 AURORA AVE
 1463 HAMLETS CHAPEL RD
 2708 ELK KNOB TRL
 1953 KINGS KNOT CT
 2751 ABRUZZO DR
 2802 CROWDERS RIDGE LN
 1939 BALDHEAD ISLAND DR
 1915 KINGS KNOT CT
 1919 KINGS KNOT CT
 1903 KINGS KNOT CT
 2713 ELK KNOB TRL
 1931 KINGS KNOT CT
 1934 BALDHEAD ISLAND DR
 1428 COMMONS FORD PL
 2334 MT ZION CHURCH RD
 2010 FLORINE DR
 2700 ELK KNOB TRL
 202 OSWEGO CT
 2319 MT ZION CHURCH RD
 1939 KINGS KNOT CT
 2827 HAW RIVER TRL
 9109 COBALT RIDGE WAY
 1901 BALDHEAD ISLAND DR
 1908 BLUE JAY PT
 1990 FIRENZA DR
 1862 HAMMOCKS BEACH TRL
 2815 HAW RIVER TRL
 1973 KINGS KNOT CT
 2828 HAW RIVER TRL
 2901 BARONIAL ST
 1986 FIRENZA DR
 1922 BALDHEAD ISLAND DR
 6086 LAKEVIEW CIR
 920 VISTA DE LEJOS DR
 2816 CROWDERS RIDGE LN
 2755 ABRUZZO DR
 1020 TIMBER MIST CT
 206 FAIRFIELD DR

APEX NC 27502-7880
 APEX NC 27502-9711
 APEX NC 27502-2527
 APEX NC 27502-8567
 APEX NC 27502-9706
 APEX NC 27502-9509
 APEX NC 27502-9694
 APEX NC 27502-8568
 APEX NC 27502-9667
 APEX NC 27502-2518
 APEX NC 27502-2518
 MORRISVILLE NC 27560-8187
 APEX NC 27502-8570
 APEX NC 27502-9694
 CARY NC 27513-9676
 160 NE MAYNARD RD STE 210
 CARY NC 27513-9676
 APEX NC 27502-4743
 APEX NC 27502-9711
 APEX NC 27502-9712
 APEX NC 27502-8567
 PO BOX 79032
 PO BOX 79032
 APEX NC 27502-4743
 APEX NC 27502-8567
 APEX NC 27502-9694
 APEX NC 27502-8568
 HOLLY SPRINGS NC 27540-4990
 APEX NC 27502-4743
 APEX NC 27502-8056
 APEX NC 27502-9710
 APEX NC 27502-8567
 APEX NC 27502-8567
 APEX NC 27502-8568
 CLIFFSIDE PARK NJ 07010-2110
 PITTSBORO NC 27312-8776
 APEX NC 27502-8568
 APEX NC 27502-2518
 APEX NC 27502-4742
 APEX NC 27502-9710
 APEX NC 27502-8567
 APEX NC 27502-2518
 APEX NC 27502-2518
 APEX NC 27502-8568
 APEX NC 27502-2518
 APEX NC 27502-8567
 APEX NC 27539-6908
 APEX NC 27502-9706
 APEX NC 27502-8056
 APEX NC 27502-8568
 MORRISVILLE NC 27560-8662
 APEX NC 27502-9706
 APEX NC 27502-2518
 APEX NC 27502-9697
 CARY NC 27519-9397
 APEX NC 27502-8567
 APEX NC 27502-9712
 APEX NC 27502-9667
 APEX NC 27502-9694
 APEX NC 27502-9697
 APEX NC 27502-2518
 APEX NC 27502-9697
 APEX NC 27502-2517
 APEX NC 27502-9667
 APEX NC 27502-8567
 SAN RAMON CA 94582-4867
 SANTA BARBARA CA 93110-2019
 APEX NC 27502-9710
 APEX NC 27502-4742
 CARY NC 27519-7510
 HORSEHEADS NY 14845-2286

CARY NC 27513-9676

CHARLOTTE NC 28271-0030
 CHARLOTTE NC 28271-0030

LI, ZHI LI, JIE	1923 KINGS KNOT CT	APEX NC 27502-2518	
LIANG, IRENE PAN, FANG	4010 REEDLAND CIR	SAN RAMON CA 94582-5580	
LIU, LU ELLER, BRIAN	1926 KINGS KNOT CT	APEX NC 27502-2518	
LUND, LONGZHI HU	2705 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
MADDUKURI, SRIKANTH KUMAR VELICHETI, HEMA VENKATA SIRISHA	1949 KINGS KNOT CT	APEX NC 27502-2518	
MADDURI, JAIBHARATH KALVAKOTA, SRI HARSHA	1918 BALDHEAD ISLAND DR	APEX NC 27502-8567	
MALDONADO, JOSE MARTORELLI-MALDONADO, ANNMARIE	2800 CROWDERS RIDGE LN	APEX NC 27502-9710	
MANGAL, SHARAD GARG, REKHA	1940 KINGS KNOT CT	APEX NC 27502-2518	
MARGE, ROBERT E MARGE, MARIA N	2857 HAW RIVER TRL	APEX NC 27502-9697	
MCGOWAN, SHANNON	2704 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
MEKALA, VIJAYA KRISHNA	2909 BARONIAL ST	APEX NC 27502-2517	
MILLER, JASON ROY MILLER, SUZANNE MARTIN	1915 BALDHEAD ISLAND DR	APEX NC 27502-8567	
MILLER, TRACEY SUZANNE MILLER, EDWARD LOUIS III	1000 COLWORTH WAY	RALEIGH NC 27614-8244	
MODRAK, ERIC MODRAK, RACHEL DAWN	1929 BALDHEAD ISLAND DR	APEX NC 27502-8567	
NALLUSAMY, ARUNAGIRI KRISHNASAMI, YASODA	1886 BLUE JAY PT	APEX NC 27502-9711	
NATARAJAN, PRADEEP KUMAR	306 ASHDOWN FOREST LN	CARY NC 27519-1530	
NATIONS, KELLEY	1852 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
NGUYEN, THAI SY TRAN, TINA HUYNH NHU	1920 KINGS KNOT CT	APEX NC 27502-2518	
NIETMANN, JAMES TRUSTEE NIETMANN, JANA TRUSTEE	2759 ABRUZZO DR	APEX NC 27502-4742	
NILSSON, KARL ROBERT	1856 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
NIXON, JOSEPH D NIXON, MONICA J	2910 THIRLESTANE DR	APEX NC 27502-2527	
PAKA, SHARATH KUMAR CO-TRUSTEES PEDDAPALLY, SRILAXMI CO-TRUSTEES	1945 KINGS KNOT CT	APEX NC 27502-2518	
PATEL, CHARMI M PATEL, SANGITABEN M	1911 KINGS KNOT CT	APEX NC 27502-2518	
PILLARISHETTY, VAMSHIDHAR CHINNAM, JYOTHI	2001 FLORINE DR	APEX NC 27502-8056	
PINEYRO, KENDRA N SMITH, HARRISON M	1965 KINGS KNOT CT	APEX NC 27502-2518	
POLASIK, STEVEN JOHN POLASIK, ALISON KAYE	2824 HAW RIVER TRL	APEX NC 27502-9697	
POLING, JEREMY K POLING, NORMA LYNN	2317 MT ZION CHURCH RD	APEX NC 27502-9706	
PRINCE-HENRY, STARLA MICHELLE HENRY, WILLIAM TODD	2750 ABRUZZO DR	APEX NC 27502-4743	
RACHAKONDA, SRINIVAS RACHAKONDA, DEVI	1969 KINGS KNOT CT	APEX NC 27502-2518	
RAPALO, ROBERTO MANUEL RAPALO, DALILA	1896 BLUE JAY PT	APEX NC 27502-9711	
RBCLL LLC	7025 ASHLEY ROSE DR	CARY NC 27519-7503	
REID, TAMMY	1894 BLUE JAY PT	APEX NC 27502-9711	
REILLY, DANIEL THOMAS REILLY, KIMBERLY	1985 FIRENZA DR	APEX NC 27502-9668	
RICHARDSON, ANTHONY RICHARDSON, DELOIS	1825 CAR CREEK RD	SANFORD NC 27332	
RICHARDSON, DOROTHY MAE HEIRS	CHARLES WALDEN	2432 MOUNT ZION CHURCH RD	APEX NC 27502-9637
RYU, WON HEE SHIN, HEEWON	1927 KINGS KNOT CT	APEX NC 27502-2518	
SACRAPANI, VISHWANATH KOTYADA, MANJESHWARI	1932 KINGS KNOT CT	APEX NC 27502-2518	
SANDERS, DANIEL SANDERS, CHARLA	1989 FIRENZA DR	APEX NC 27502-9668	
SARRO, GERALD SARRO, NORMA LEE	1902 BLUE JAY PT	APEX NC 27502-9712	
SCHMELZER, ADAM HENRY SCHMELZER, MARGARET CAROLINE	1914 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SCHMOELLER, EDWARD J SCHMOELLER, CYNTHIA A	2315 MOUNT ZION CHURCH RD	APEX NC 27502-9509	
SCHNOKE, MICHAEL CURTIS SCHNOKE, HEATHER MICHELLE	1909 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SEOW, SOON WEI SU, YING	2700 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
SHAH, BHAVIN RAVINDRA SHAH, CHARVI VIRENDRA	2905 BARONIAL ST	APEX NC 27502-2517	
SHAH, DHYEY	2855 HAW RIVER TRL	APEX NC 27502-9697	
SHELLER, DAVID A	2851 HAW RIVER TRL	APEX NC 27502-9697	
SOPRANO, GIANCARLO SOPRANO, HEATHER	1951 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SRIVASTAVA, JYOTI SRIVASTAVA, TARUN	3320 COOKEFIELD CT	RALEIGH NC 27606-4875	
SUEKO LASSITER, ERICA LYNN LASSITER, JEFFREY WAYNE JR	1923 BALDHEAD ISLAND DR	APEX NC 27502-8567	
SUN, HEQING	2005 FLORINE DR	APEX NC 27502-8056	
SUPRAMANIAN, MURUGESAN PITCHAI, BHARATHI	1926 BALDHEAD ISLAND DR	APEX NC 27502-8567	
TADIPATRI, MOHAMMED ESHAK SHAK, MOUNISHA	1936 KINGS KNOT CT	APEX NC 27502-2518	
TAUSS, SONJA WILLIAM HOLLAND, EVAN FRANK	2810 CROWDERS RIDGE LN	APEX NC 27502-9710	
TIFFANY, JAMES M	1860 HAMMOCKS BEACH TRL	APEX NC 27502-9694	
TING, SHUE YING SARAH YEUNG, CHUN MAN JEFFREY	1916 KINGS KNOT CT	APEX NC 27502-2518	
TRI POINTE HOMES HOLDINGS INC	5440 WADE PARK BLVD STE 400	RALEIGH NC 27607-6067	
TUMMINELLI, JOSEPH T	1901 BLUE JAY PT	APEX NC 27502-9712	
URUKADLE, RAJENDRA PRASAD	1930 BALDHEAD ISLAND DR	APEX NC 27502-8567	
VAZQUEZ, JAVIER LAVECCHIA, LAUREN	2009 FLORINE DR	APEX NC 27502-8056	
VELU, DURAISINGAM NAGARAJAN, ANANDHI	1907 KINGS KNOT CT	APEX NC 27502-2518	
WALKER, LAURIEANN	2704 ELK KNOB TRL	APEX NC 27502-8568	
WANG, HAO JIANG, LING	1761 LORENZEN DR	SAN JOSE CA 95124-1741	
WINDY ROAD PROPERTIES LLC	218 EDINBURGH DR	CARY NC 27511-6408	
WOOLLEY, STEVEN WOOLLEY, TAMMY S	2701 SUGAR MOUNTAIN WAY	APEX NC 27502-8570	
WU, TONG	2918 THIRLESTANE DR	APEX NC 27502-2527	
XU, WEILI	315 S SALEM ST STE 324	APEX NC 27502-1863	
YASA, JAIPAL REDDY CO-TRUSTEES PALLE, RAJITHA CO-TRUSTEES	1957 KINGS KNOT CT	APEX NC 27502-2518	
YELURI, MARUTHI SEKHAR YELURI, VENKATA PRASANNA RANI	1910 BALDHEAD ISLAND DR	APEX NC 27502-8567	
YU, FEI GONG, FENGYUAN	200 HAWTHORN WOODS RD	APEX NC 27523-9611	
ZHANG, HUA SHI, LINGLING	2323 MT ZION CHURCH RD	APEX NC 27502-9706	
ZHUKOV, OLEKSANDR ZHUKOVA, VIKTORIYA	1903 BLUE JAY PT	APEX NC 27502-9712	
ZYALENKA, VALERIY KURNIKAVA, VIKTORYIA	1988 BALDHEAD ISLAND DR	APEX NC 27502-8567	

[illegible]

PO BOX 250
2752 Abruzzo DR
1884 Blue Jay PT
1888 Blue Jay PT
1904 Blue Jay PT
1905 Blue Jay PT
1907 Blue Jay PT
1909 Blue Jay PT
2804 Crowders Ridge LN
2806 Crowders Ridge LN
2814 Crowders Ridge LN
2705 Elk Knob TRL
1982 Firenze DR
2819 Haw River TRL
2820 Haw River TRL
2821 Haw River TRL
2823 Haw River TRL
2830 Haw River TRL
2853 Haw River TRL
2315 Mt Zion Church RD
2321 Mt Zion Church RD
2326 Mt Zion Church RD
2330 Mt Zion Church RD
2332 Mt Zion Church RD
2432 Mt Zion Church RD
2504 Mt Zion Church RD
2709 Sugar Mountain WAY

[illegible]

NEIGHBORHOOD MEETING SIGN-IN SHEET

See attached Meeting Held 4/17/2025

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
Date of meeting: 4/16/2024 Time of meeting: 6:00 PM
Property Owner(s) name(s): Anthony and Delois Richardson
Applicant(s): Entitlement Preservation Group / Charles R. Walker III, PLA

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.					☐
2.					☐
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10.					☐
11.					☐
12.					☐
13.					☐
14.					☐

Use additional sheets, if necessary.

1. Summary

Meeting title	Ashburn Subdivision - 3rd Neighborhood Meeting	10
Attended participants		
Start time	4/16/25, 5:43:30 PM	
End time	4/16/25, 7:03:32 PM	
Meeting duration	1h 20m 1s	
Average attendance time	36m 19s	

2. Participants

Name	First Join	Last Leave	In-Meeting Duration	Email	Participant ID (UPN)	Role
Ben Williams	4/16/25, 5:43:32 PM	4/16/25, 7:03:21 PM	1h 19m 49s			Organizer
Tommy Craven, Chuck Walker, Greg Elkins	4/16/25, 5:44:02 PM	4/16/25, 7:03:32 PM	1h 19m 30s			Presenters
Amy Foster	4/16/25, 6:01:02 PM	4/16/25, 6:35:25 PM	34m 23s			
Brandon Poythress	4/16/25, 6:01:03 PM	4/16/25, 6:34:19 PM	33m 15s			
Mark Donaldson (Unverified)	4/16/25, 6:01:06 PM	4/16/25, 6:32:50 PM	31m 44s			
James galkowski (Unverified)	4/16/25, 6:01:44 PM	4/16/25, 6:36:00 PM	34m 16s			
Chris Adkins (Unverified)	4/16/25, 6:02:04 PM	4/16/25, 6:37:42 PM	31m 36s			
Heather Soprano (External)	4/16/25, 6:03:26 PM	4/16/25, 6:10:42 PM	7m 16s			
Edward Schmoeller	4/16/25, 6:07:10 PM	4/16/25, 6:34:30 PM	27m 20s			
Chris Adkins (Unverified)	4/16/25, 6:18:56 PM	4/16/25, 6:22:53 PM	3m 57s			

3. In-Meeting Activities

Name	Join Time	Leave Time	Duration	Email	Role
Ben Williams	4/16/25, 5:43:32 PM	4/16/25, 7:03:21 PM	1h 19m 49s		Organizer
Tommy Craven, Chuck Walker, Greg Elkins	4/16/25, 5:44:02 PM	4/16/25, 7:03:32 PM	1h 19m 30s		Presenter
Amy Foster	4/16/25, 6:01:02 PM	4/16/25, 6:35:25 PM	34m 23s		
Brandon Poythress	4/16/25, 6:01:03 PM	4/16/25, 6:34:19 PM	33m 15s		
Mark Donaldson (Unverified)	4/16/25, 6:01:06 PM	4/16/25, 6:32:50 PM	31m 44s		
James galkowski (Unverified)	4/16/25, 6:01:44 PM	4/16/25, 6:36:00 PM	34m 16s		
Chris Adkins (Unverified)	4/16/25, 6:02:04 PM	4/16/25, 6:37:42 PM	35m 38s		
Heather Soprano (External)	4/16/25, 6:03:26 PM	4/16/25, 6:10:42 PM	7m 16s		
Edward Schmoeller	4/16/25, 6:07:10 PM	4/16/25, 6:34:30 PM	27m 20s		

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): Anthony and Delois Richardson

Applicant(s): Entitlement Preservation Group, Charles R. Walker III, PLA

Contact information (email/phone): 919-625-9760

Meeting Address: Virtual

Date of meeting: 4/16/2025 Time of meeting: 6:00 p.m.

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:
Please see attached list beginning after this page.

Applicant’s Response:

Question/Concern #2:

Applicant’s Response:

Question/Concern #3:

Applicant’s Response:

Question/Concern #4:

Applicant’s Response:

List of Participant Concerns & EPG/PCA Responses

1. Zoning Difference: Rural Residential vs. PUD CZI

- **Concern (Amy Foster):** What is the difference between rural residential and the PUD CZ?
 - **Response (EPG/PCA):** Rural residential is a low-density zoning usually on the town's outskirts. The plan adheres to the future land use plan, which calls for medium density. The proposed development mixes single-family homes and townhomes.
-

2. Roundabout Phase

- **Concern (Mark Donaldson):** In which phase will the roundabout be constructed?
 - **Response (EPG/PCA):** No later than Phase 2, as both sides of the street rely on connecting to Mount Zion Church Road.
-

3. Property Border Details

- **Concern (Brandon Poythress):** Requested a clearer PDF showing the retaining wall and border with his property.
 - **Response (EPG/PCA):** Retaining wall will be on the developer's side of the property line. Construction won't cross the boundary.
-

4. Elevation & Grading Near Brandon's Property

- **Concern:** How will the grading be handled near the retaining wall?
 - **Response:** Street will be below the wall; grading details aren't final yet. They'll ensure a proper grade transition.
-

5. Utility Easement Concerns

- **Concern:** Utilities (water, sewer, gas) run through the area where the wall connects.
 - **Response:** EPG/PCA acknowledged and agreed to note it for the construction drawing phase.
-

6. Retaining Wall Fence

- **Concern:** Will a fence be required on the retaining wall for safety?
 - **Response:** Not determined yet. The town of Apex will dictate fencing needs based on standards.
-

7. Pedestrian Access / Possible Staircase

- **Concern:** Would a staircase near the retaining wall be possible for neighborhood kids?
 - **Response:** Developer will look into it during construction planning.
-

8. Traffic Circle Distance

- **Concern (James):** How far is the traffic circle from the intersection of Mount Zion and Firenze?
 - **Response:** It will be before the curve approaching Firenze from Mount Zion.
-

9. Phase Details

- **Concern (Mark):** Which phases contain single-family homes?
 - **Response:** Both Phases 1 and 2 will include single-family homes.
-

10. Fence and Landscaping Commitment

- **Concern (James):** Will there be a 6-foot vinyl fence and plantings behind homes near Bald Head Island Drive?
 - **Response:** Yes, that commitment remains in the plan.
-

11. Sidewalks & Multi-use Paths

- **Concern (Amy):** Will sidewalks be present throughout the development?
 - **Response:** Yes, either sidewalks or multi-use paths on both sides of the streets.
-

12. Access to Digital Plans

- **Concern (Brandon):** Can he get a digital version of the plans in PDF?
 - **Response:** Yes. If he provides an email, they'll send the PDF. Also, might be available via the town website.
-

13. Distance to Play Area

- **Concern (Chris Adkins):** How far is the wooded buffer between his house and the proposed play area?
 - **Response:** Estimated to be over 100–150 feet.
-

14. Traffic Impact on Mount Zion & Richardson

- **Concern (Amy):** Will the project address traffic issues at Mount Zion and Richardson?
 - **Response:** The traffic increase doesn't warrant TIA-level improvements; only planned improvement is the roundabout.
-

15. Construction Timeline

- **Concern (Brandon & Edward):** When will construction begin and how long will it last?
 - **Response:** Estimated start in 15–18 months. Build-out around 2 years.
-

16. Mail Depot Location

- **Concern (James):** Where will the Phase 1 & 2 mail depot be located?
 - **Response:** Indicated on the map near the traffic circle.
-

17. Townhome Driveway Location

- **Concern (Brandon):** Will townhome driveways be in front of each unit?
 - **Response:** Yes, all townhomes are front-loaded.
-

18. What Happens if Zoning Isn't Approved

- **Concern:** What's next if the zoning isn't approved?
 - **Response:** The project wouldn't move forward in its current form; contract purchase would be canceled.
-

19. Stormwater Control Ponds

- **Concern (Brandon):** Will the stormwater ponds outlet to the creek?
 - **Response:** Yes.
-

20. Distance from Property to Retaining Wall

- **Concern (Brandon):** Rough estimate of distance from his property line to the retaining wall?
 - **Response:** About 10 feet.
-

21. Builder Info

- **Concern:** Will homes be custom or sold to large builders like Pulte or Lennar?
 - **Response:** Not finalized, but developers tend to use regional builders.
-

22. Total Number of Single-Family Homes

- **Concern (Edward):** Count of single-family homes?
 - **Response:** 21 (including 3 on the south side of the road).
-

23. Lot Size & Home Dimensions

- **Concern:** Dimensions of townhome and single-family lots?
 - **Response:** Townhomes approx. 90'x22–24'; single-family lots approx. 30'x115'–130'.
-

24. Style of Homes

- **Concern (Edward):** Will homes match Bella Casa style?
 - **Response:** Similar but more updated/urban. EPG/PCA offered to share visuals via email.
-

25. Tree Preservation in Conservation Areas

- **Concern (Brandon):** Will forested conservation areas remain intact?
- **Response:** Yes, those areas are protected and required to be saved.

Transcript

April 16, 2025, 9:43PM

BW Ben Williams 0:08

We are going to record, so I got that set up just now and what I want to do is mute.

You can join whenever you want.

Alright, I got that muted.

Hey, it's up and I wanna turn down the sound.

No.

GE EPG/PCA 1:15

All right, you're in.

Cool.

Yeah, you're bottom right?

Oh yeah, and you're seeing me and I.

Good morning or good afternoon.

I'm sorry. It's been a long day.

BP Brandon Poythress 17:36

Good afternoon.

AF Amy Foster 17:36

Hi.

GE EPG/PCA 17:39

Appreciate you coming in for the what is this the third meeting?

I think so.

Third meeting, yes.

For Ashburn, we are in the we believe we are in the short rows of plan evolution and we're we're doing our last bit of tweaks with the town staff and then we'll be moving forward fairly soon into the public hearing process.

I we assume that you guys have looked through the the letter we sent within and it did have the updated plan correct, yes, yes.

So I guess the best thing to do is to find out if any of you have any specific questions on the state of the site plan now.

MD Mark Donaldson 18:13
Popcorn. I have no idea.

BP Brandon Poythress 18:28
Hey there.

AF Amy Foster 18:28
I have a number of questions. I see that.
The I I see some of the changes that happen, but what specifically is the difference between the rural residential and the PUD Czi tried to look it up and I found some information but it wasn't.

GE EPG/PCA 18:46
And Amy, thanks for your question.

AF Amy Foster 18:46
Fully.

GE EPG/PCA 18:48
I I do want to say before we get started, I know people will be coming in, as you know.
As we as we already started, but feel free to type any of the questions that that you have into the chat feature that that helps us.
We'll you know if your question if you got your question on your mind while we're answering one, if you'll just type it in there, I'll introduce the questions and and we'll we'll get those answered.

AF Amy Foster 19:04
Ah.

GE EPG/PCA 19:12
This is also being recorded, so we'll so we'll be able.

Able to respond to those questions as well, but just just if you guys can use the chat feature that would be fantastic.

And Amy, to answer your question, in general, the rural residential is a is a very low density zoning that kind of sits out in the outskirts of the town until a zoning case like this comes through. We have to adhere to the future land use plan which called. For medium density residential in this area.

And that was the genesis of the site plan and the zoning case that we have today, which is a mixture of single family homes and townhomes.

You want to go ahead and share the layout. Some of the questions that are coming in are are specific to the layout.

Are they muted?

'Cause I see lines through their mics.

They've muted themselves, OK.

I'm sorry. Well, that's good.

Which is you, me, me, me, me, me, me questions. Or do you wanna talk a little bit about the? I just wanna say this is this is the state-of-the-art of the plan as it stands right now.

Go ahead and tell me some questions, Ben, and we'll kind of go from there.

Mark's question is what phase is the roundabout included?

That would be done.

I would say no later than phase two.

Because because both both sides of the street rely on connecting to Mountain Zion Church Road, so it will be fairly fairly early in the process.

Anymore. Yeah. Brandon has a question, he says.

My question is that the neighbor along the South side of the project.

My question is, as the neighbor along the South side of the project, how is the border with?

How is the border with my property?

I sent a couple of emails requesting a larger map and PDF that I can zoom into in order to see if I could understand the retaining wall and how the border with my property will be handled.

OK.

He's the one that lives on in, in the house.

What's the same?

You hear me?

BP Brandon Poythress 21:34
Yes, yes. How are you?

GE EPG/PCA 21:36
I'm fine.
Are you the? Is that?
Are you the one that built the house on the South side of the project?

BP Brandon Poythress 21:42
Correct.
Can you hear me OK?

GE EPG/PCA 21:51
Brandon.
He's asking if we can hear him.
We can't hear you at the moment.
We had you for a second, but we've lost you now.

BP Brandon Poythress 22:07
Are you?
Am I here now?

GE EPG/PCA 22:08
There you go. We got you.
Go ahead.

BP Brandon Poythress 22:10
OK. Yes.

GE EPG/PCA 22:12
You are the one that built the house on the to the South of this project. OK, OK.

BP Brandon Poythress 22:14
That's that's correct. That's correct, yes.

GE EPG/PCA 22:19

The street that comes through the the existing townhome is required because of grading on.

Has some retaining wall needs that run along the right of way.

BP Brandon Poythress 22:33

Right.

GE EPG/PCA 22:34

Between between the street and your house would be a retaining wall almost to the Creek, but the construction would be held completely on our side and would not go, would not cross your boundary.

BP Brandon Poythress 22:45

What do they? What do you guys currently show as far as what are they doing?

Any kind of vegetative buffer, anything. Or do you have any elevation?

I know this is early in the process, but do you have a sense of, you know, that street Baronial street is obviously way at its current ending of asphalt? Is a lot lower than my than my property level up at my house level, where the retaining wall will?

Be do you know?

At this point, if you're from the property line to the wall.

Going to decrease elevation as much as you can before the wall, it's going to be relatively flat.

GE EPG/PCA 23:22

We have to.

We have to obviously meet the grades of the existing asphalt, so it's going to be up to us to grade the to make that grade connection and then ultimately lead to the roundabout at Mount Zion Church Road. The retaining wall in that area, Ben.

Or Greg, the retaining wall is holding is is holding the street and the street would be below the retaining wall.

Is that correct? Correct he?

Would he wouldn't see it from his property.

There you go.

And whether how steep we grade down from the property line, I don't think we we come to that conclusion yet.

BP Brandon Poythress 23:57

You don't have that info yet, OK?

I just wanna make a note for you because we're. I just want you to think about this as you're going to construction drawings.

My existing water and sewer.

Go through a separate recorded easement.

That pretty much outlines the existing temporary construction easement.

So if you're connecting one retaining wall that exists to the other.

I believe that depending on how far down you have to go on your, you know on that grading, right? Just know that.

Make a note that in that little corner where your cursor is over there, right near the two joining of the retaining walls, it appears that the existing retaining wall is going to join your retaining wall.

Roll right off the end of that retaining wall is where my water, sewer, and gas.

All travel.

GE EPG/PCA 24:43

OK.

So we get to blow up your house and then hose it down.

BP Brandon Poythress 24:47

There you go.

So just wanted, you know, you'll see the meter there and the stub ups there, but I just wanted you to realize that it it's about 3 foot deep or 4 foot deep there.

I just don't have your grading's going to take place. Just wanted you to know that.

And then are you planning, I'm assuming do you anticipate that, that the retaining wall height will be such that it will require a fence similar to the one that's on the above the retain wall that's existing for the existing neighborhood?

GE EPG/PCA 25:14

We have not gotten that far into the process.

BP Brandon Poythress 25:17
OK.

GE EPG/PCA 25:18

Boronia is a town of Apex will be a town of Apex Rd.

So we will be building the road to their standards, so I'm sure if they feel the need for retaining wall, I'm sure there are a fence on top of the retaining wall. I'm sure they will tell us.

BP Brandon Poythress 25:33

OK. And then I'll ask my probably what is my last question, which is?

Something to consider also and not obviously not a make it or break it kind of thing, but.

We've my children and the children in the neighborhood play a lot together and they cross right at the end of said retaining wall.

Not necessarily asking you as the developers to do anything special, but if it was something that depending on how the construction drawings go, kind of where I'm talking about the utilities go.

Even if we had to participate some way.

But maybe even doing a a staircase there or something may be beneficial.

I realize I'm talking about two children, but there's a ton of back and forth. There's probably usually at my house.

There's between 10 and 15 of the kids from that neighborhood, so.

GE EPG/PCA 26:24

Well, I promise you we'll look into that further down through the construction drawing process. I don't.

I'd be.

I would be afraid to start throwing this into the part of the zoning case because I don't know what the staff would start doing to us and we're so close to getting to public hearing. I'm I'm just a little afraid of that.

BP Brandon Poythress 26:37

That's right.

Understood. OK.

I appreciate you guys answering my questions.

I realize that some of the info you may not have at this stage, so.



EPG/PCA 26:48

All right.

Thank you.

Thank you, Brandon.

What's the next one Ben James wants to know how far from the intersection of Mount Zion to, and I don't how to pronounce the street name, Fornsia frenzy, FIRENZE.

Will the traffic circle be located? So how far from the intersection of Mount Zion?

Will that traffic circle be located?

If you're driving Mount Zion Church Road and you're driving toward that entrance, which is part of Bella Casa, the the roundabout will be in place before the curve before the curve to get to forensia.

OK.

Mark said, just to be clear, phase one and phase two are single family homes.

Phase One is phase one is single family homes.

Phase two starts the townhomes.

On the West side of on the West side of Mount Mount Zion or townhomes on the east side are single family homes.

Maybe talking about these eight that are part of phase two as well, I apologize.

I'm sorry, I didn't realize we'd broken up phase two up in that area.

Yes, phase one and two will include single family homes. I apologize.

All right, James has another question.

Will the developer still on in your statement of placing A6 foot, vinyl fence and plantings every six feet towards the homes on on rear lots of bald head Island Drive where Hammock Beach extension is.

Yes.

Yes, we promised a fence implanting there and that is still the case, OK.

Amy notes that it's hard to read our version.

I assume sidewalks will be in all areas of the development.

Mount Zion, Bald head, etc.

All the streets within this project will have sidewalk on both sides.

Or a multi use path or excuse me, I forgot we have a multi use path and part of it.

Yes, there will be pedestrian.

There'll be pedestrian ways on both sides of the road.

In some cases it'll be a multi use path and in some cases it will be a sidewalk.

So where would that multi use path be?

It is on.

It is currently on the West side of Hammocks Beach Rd.

And Brandon has said, is it possible to get the digital version of the plans in Apdf?

If we have your e-mail, yes, can they also download them from the town?

I'm. I'm not sure you know a lot of times they have that development activity

websites on each of the town's websites.

We'll just get just who asked for that.

Brandon Brennan, if you in your in the.

In the chat area, just type in your e-mail address and we will get it to you.

You did it great.

Yeah, and and I don't think I said this at the beginning of the meeting, but if everyone will take an opportunity, if you're willing to disclose your e-mail addresses, that's the best way we can keep that line of communication open.

And I would assume we'll just say this. Anyone who puts their e-mail address into the chat will will get the same emails.

Including the the layout.

Another question.

OK.

 Edward Schmoeller 31:04
OK.

 EPG/PCA 31:05
Uh.

 Chris Adkins 31:05
My chats not working.
Can I just verbally ask a question?

GE EPG/PCA 31:08

Sure, sure.

CA Chris Adkins 31:10

My computer does not like Microsoft Teams never does.

GE EPG/PCA 31:14

Sorry, sorry Chris.

CA Chris Adkins 31:16

That's all right.

So I'm the house.

That's where that circled 11 is above phase four.

GE EPG/PCA 31:24

Yes.

CA Chris Adkins 31:25

Do you know like the how many feet is from the property line to the beginning of that play area where they're still wooded area?

GE EPG/PCA 31:36

I would say it's over 100 feet.

CA Chris Adkins 31:39

OK.

I mean, I see the 2.47 acres, but there's really no measurement or anything there.

GE EPG/PCA 31:45

Yeah, I would say.

Yeah, I'd say over 100 feet.

CA Chris Adkins 31:49

OK.

GE EPG/PCA 31:52

And yeah, I was a little closer to 150.

Yeah, but is that all he had, Chris?

CA Chris Adkins 31:58

All right. Thanks. Yep, that's it.

Thank you.

GE EPG/PCA 32:01

OK.

And.

Amy notes.

Not sure where this ends, but considering there will be, there will now be eighty additional homes.

With increased traffic and cars, does this project do anything to address the intersection out at Mount Zion and Richardson?

No, the the the traffic counts that this thing generates doesn't even show up on a Tia as far as new traffic is concerned.

But there is but the the improvements that you see, including the roundabout and and the completion of Mount Zion across our front is is the limitation of the transportation issues.

And Brandon asks when is construction planning to start after public hearings are completed by phase? I would say you're we're probably 15 to 18 months away before Bulldogger shows up.

And what do you think?

The build out will be two years.

You mean how long?

Yeah, about two years.

That'll be that would include house completion.

Edward asked.

If you will zoom into the to the traffic circle.

ES Edward Schmoeller 33:35

OK.

It's not saying we're OK.

GE EPG/PCA 33:41

Did that help?

James would like to know where the Postal mail depot for phase one and two will be.

In that area right there.

ES Edward Schmoeller 34:06

Or by the circle.

Oh no.

GE EPG/PCA 34:11

I'm sorry.

ES Edward Schmoeller 34:19

I know I had on my mic on.

GE EPG/PCA 34:22

Oh, OK.

ES Edward Schmoeller 34:24

But anyway, this is Edward.

GE EPG/PCA 34:25

Don't.

ES Edward Schmoeller 34:26

So the circle's gone beyond Mount Zion.

GE EPG/PCA 34:29

Yes.

ES Edward Schmoeller 34:30

OK.

Thank you.

Sorry, I didn't realize I was not on mute.

GE EPG/PCA 34:34

No problem, no problem.

Just don't curse at us.

That's all we ask.

ES Edward Schmoeller 34:37

And I'm not going to do that.

Thank you.

And hammock speech, right?

Hammock speech.

Yeah. Hammond speech is gonna meet up. That's where the new circle's gonna.

Church Road, which will slow down the traffic on Mount Zion. Mm hmm.

It's one good thing, yeah.

I'll try to figure out how to mute.

Just give me a second.

GE EPG/PCA 35:01

It should be located across the top of your screen, towards the right near the button that says leave.

ES Edward Schmoeller 35:08

Yeah, I I just.

You know, I'm so used to zoom. I used to use teams and zoom on my job, but mostly zoom.

Anyway, I'll try to figure out.

Sorry about that.

GE EPG/PCA 35:20

No problem.

So we took out the little Half Moon behind the those three lots.

No, I think we've got OK Christmas pay. An older. All right, that's fine.

ES Edward Schmoeller 35:42

In here.

Control shift.

M.

GE EPG/PCA 35:54

I was gonna say if if I can meet people, but if they don't have unmute then that's dangerous, OK?

I think we mailed.

I think we mailed this plan, OK?

It was before we all right.

It's just something I noticed that's.

Boronia ends into Richardson on the right of this drawing, correct.

Left no.

Boronia goes picks up from existing the the existing end of boronia across our site and we'll meet up at the traffic circle at Mount Zion.

Richardson Richardson is further South.

And you guys are welcome.

I mean, you know, given the fact that we're waiting for you to type in questions, I mean there haven't been the chat's great, but you're also willing, I mean perfectly perfectly fine to unmute and and chat with us if it's quicker to get your answers.

ES Edward Schmoeller 37:34

So just to clarify, I think what was conveyed.

Again, this is Edward.

The start of construction is about 18 months out from here this month.

GE EPG/PCA 37:47

Yes, that would be.

That would be a conservative estimate.

Yes, 15 to 18.

ES Edward Schmoeller 37:53

OK.

Thank you.

GE

EPG/PCA 38:08

Brandon wants to know if the driveways for the townhomes will be in front of each unit, specifically on boronial.

Yes. Yeah, all the townhomes. All the townhomes are front loaded. All the single families are alley loaded.

I don't believe we could have beaten you into submission that quickly.

If the new zoning is not approved, what would be next?

Then the contractor purchase would would would be cancelled.

This development would not move forward, not in this form, no.

Is that a concern?

That we won't get approved.

That we won't get zoning.

We are always we are always hopeful that we have done our job to generate a project that we hope that the staff and the Council will support.

You know, comment from James that looked like a lot of work with the town and the staff to adjust the plan.

Thank you for keeping good communication open.

Well, we we know that that's.

That's helpful for everyone involved and we don't have a problem with that, but we, we sure do.

Appreciate your recognition.

Thank you.

And Brandon wants to know if the seven control pond outlet will the seven control ponds outlet to the Creek.

Yes.

Ultimately they will, yes.

BP

Brandon Poythress 42:06

Hi. Hey, this is Brandon again.

Do you have if do you?

I assume I might be able to see it better on the digital plan.

Do you estimate a distance from that property line that shares my property to the

retaining wall roughly?

Do you think that's 10 feet 20 feet?

Do you know from this drawing?

GE EPG/PCA 42:27

Closer to 10 than 20, yeah.

BP Brandon Poythress 42:30

Got it.

And then that that hatched area right north of that is the sidewalk, correct?

GE EPG/PCA 42:35

Correct.

BP Brandon Poythress 42:39

Thank you.

GE EPG/PCA 42:48

Hey, Cortana on top of that.

Yeah, that's what it looked like, yeah.

BP Brandon Poythress 43:31

Do you?

Do you guys already know?

And if you can't disclose, I totally am fine.

Do you already know if who your buyer are you?

Are you?

Are these gonna be customers?

This probably just gonna be flipped to like a Pulte or a Lenore.

GE EPG/PCA 43:45

That has not been completely figured out yet, but I will tell you that the people that the developers of this project tend to use regional builders.

BP Brandon Poythress 43:55
Great.

GE EPG/PCA 43:58
Can't guarantee that, but that that's their that's their tendency.

BP Brandon Poythress 44:02
I got you.

ES Edward Schmoeller 44:15
Another quick question for you gentlemen.
I counted 18 homes on that one side. Is that correct?

GE EPG/PCA 44:25
I'm sorry which side this the the single family.

ES Edward Schmoeller 44:28
That's single family.
Yes, all 21. Wow. OK, thanks.

GE EPG/PCA 44:29
21.
You're missing the three on the South side of the road.

ES Edward Schmoeller 44:38
Oh, OK.
Yes, I do encounter.

BP Brandon Poythress 45:04
You know what size?
The pads look to be are they 40 foot deep?
What are the the townhome pads are those trying to figure out? What approximate sizes may be of those homes?

I realize it was multiple stories.
Different. OK. They're 90 feet by 2022 or 24.

GE EPG/PCA 45:22

That would be the lot, yes.

BP Brandon Poythress 45:24

Yeah.

ES Edward Schmoeller 45:31

And what about the single family homes average size for that?

GE EPG/PCA 45:38

Zoom up on the do you have those right?

There they usually they start.

They're probably the minimum is about 1:15 and go up to 130 maybe.

One thirtyish something along there.

BP Brandon Poythress 45:59

OK.

So these are going to be kind of those like homes that are going way up Richardson that are skinny and close together.

GE EPG/PCA 46:05

Yes.

BP Brandon Poythress 46:06

Yeah.

GE EPG/PCA 46:08

And served by an ally.

So we're not, we're not putting any more driveways on Mount Zion.

ES Edward Schmoeller 46:25

So they got a roundabout is alley on a single family home side.
Is that what it is?

GE EPG/PCA 46:32
All the single family homes are alley served, yes.

ES Edward Schmoeller 46:35
OK.
So that's a alley between them, with SCM in the middle. OK.

GE EPG/PCA 46:40
Yes, right.
The stormwater pond in the middle of the loop and it's a it's a a loop back on
Hammock Beach.

ES Edward Schmoeller 46:47
OK.
Thank you.

BP Brandon Poythress 47:01
So after this meeting, when do you anticipate you're gonna be able to submit plans
and go for public hearing?

GE EPG/PCA 47:08
Like 30 days from public hearing. Is that right?
I don't know that I've seen a date, but yeah, I think we're expecting about 30 days.
Yeah, the staff is.
The staff is gonna tell us what that date is, but we anticipate it would be the next 30
to 45 days.

BP Brandon Poythress 47:27
Gotcha.

ES Edward Schmoeller 47:35
The hi, this is Edward again.

GE EPG/PCA 47:37

Yes.

ES Edward Schmoeller 47:38

Do you know if the homes are going to be styled as such as the Bella Casa townhomes and also Bella Casa homes that are in the area there going to be somewhat the same style I guess?

GE EPG/PCA 47:53

I think there probably will be a little bit more of a of an urban update than what's in Bella Casa in that area. The the health, the the homes are a few years older. So it my guess it would be more things like angular buildings if you give us the. If you give us your e-mail address, there are some representative architecture in the in the PUD book that goes to staff.

We could.

We could possibly snip out those pages and send those to you.

To what the idea is right now.

ES Edward Schmoeller 48:32

OK.

Great. Thank you.

GE EPG/PCA 48:34

You're welcome.

And others has taken quite a while with and having our third neighborhood meeting.

I just hope.

I hope you hear believe that we've been.

I want every step of the way that we believe that we've been, we have improved the site and the site plan.

BP Brandon Poythress 49:41

Yeah, looks like a nice plan on your resource conservation areas.

Are you not planning?

Are you leaving existing forest in those different areas, or just depend on your final grading plan?

GE EPG/PCA 49:52

Those areas are required to be saved.

BP Brandon Poythress 49:57

So your limits are grading are the where the shading changes.

GE EPG/PCA 49:58

Before.

Yes.

BP Brandon Poythress 50:31

Great. Well, I think I've had all my questions answered, so I'm probably going to go ahead and disconnect and look forward to seeing how you guys progress.

GE EPG/PCA 50:38

Thank Miranda.

Thank you for your participation, Brandon.

ES Edward Schmoeller 50:44

We're going to be dropping off too, so thanks again for holding these meetings.
I really appreciate it.

GE EPG/PCA 50:49

Thanks Edward.

Edward, thank you.

ES Edward Schmoeller 50:51

Mm hmm.

GE EPG/PCA 51:04

After everyone abandons us before saving.

AF

Amy Foster 51:23

I don't think I have any other questions either either. So thank you for. Thank you for holding this and appreciate all you're doing.

GE

EPG/PCA 51:33

Thank you very much.

Just also three.

Or is it 222?

Yeah. We have Chris and James with us.

Still. OK. Chris James, do you have any questions for us?

OK.

Chris, it's all up to you.

Do you have any other questions?

Everyone has left the meeting. We're gonna keep this open until 7:00 to meet the town standards.

Ben Williams stopped transcription

Chat Room Text

Ben Williams joined the conversation.

Ben Williams joined the conversation.

Monday, March 24

Ben Williams named the meeting Ashburn Subdivision - 3rd Neighborhood Meeting.

Ben Williams named the meeting Ashburn Subdivision - 3rd Neighborhood Meeting.

Tommy Craven and 2 others were invited to the meeting.

Tommy Craven and 2 others were invited to the meeting.

Wednesday, April 2

Yesterday

Meeting started at Yesterday 5:43 PM

Yesterday 5:43 PM Meeting started

Ben Williams started recording to the cloud

Yesterday 5:43 PM Ben Williams started recording to the cloud

Unknown User and 2 others were invited to the meeting.

Mark Donaldson (Unverified) and 2 others were invited to the meeting.

Unknown User was invited to the meeting.

James galkowski (Unverified) was invited to the meeting.

Unknown User was invited to the meeting.

Chris Adkins (Unverified) was invited to the meeting.

What phase is the roundabout included? by Unknown User

Mark Donaldson (Unverified)

Yesterday 6:02 PM

What phase is the roundabout included?

Heather Soprano (External) was invited to the meeting.

Heather Soprano (External) was invited to the meeting.

Thank you by Amy Foster

Amy Foster (External)

Yesterday 6:03 PM

Thank you

My question as the neighbor along the south... by Brandon Poythress

Brandon Poythress (External)

Yesterday 6:04 PM

My question as the neighbor along the south side of the project is how is the border with my property. I sent a couple of emails requesting a larger map in a .pdf that I could zoom into in order to see if I can understand the retaining wall and how the border with my property will be handled.

How far from intersection of Mt zion to Fir... by Unknown User

James galkowski (Unverified)

Yesterday 6:04 PM

How far from intersection of Mt zion to Firenze will traffic circle be located

can you hear me? by Brandon Poythress
Brandon Poythress (External)
Yesterday 6:05 PM

can you hear me?

So, to be clear....Phase 1 and Phase 2 are ... by Unknown User
Mark Donaldson (Unverified)
Yesterday 6:05 PM

So, to be clear....Phase 1 and Phase 2 are the single family homes?

Edward Schmoeller (External) was invited to the meeting.
Edward Schmoeller (External) was invited to the meeting.
Will the developer still honor your stateme... by Unknown User
James galkowski (Unverified)
Yesterday 6:07 PM

Will the developer still honor your statement of placing a 6 ft vinyl fence and plantings every 6 feet towards the homes on rear lots of baldhead island drive where hammock beach extension is denied?

It's hard to read our version. I assume sid... by Amy Foster
Amy Foster (External)
Yesterday 6:11 PM

It's hard to read our version. I assume sidewalks will be put in all areas of development? Mt. Zion, Baldhead, etc.?

Where would be the multiuse path? by Edward Schmoeller
Edward Schmoeller (External)
Yesterday 6:13 PM

Where would be the multiuse path?

thx by Edward Schmoeller
Edward Schmoeller (External)
Yesterday 6:13 PM

thx

Is it possible to get the digital version o... by Brandon Poythress

Brandon Poythress (External)
Yesterday 6:13 PM

Is it possible to get the digital version of this plan in pdf?

Assuming town approval next month, when do ... by Unknown User
Mark Donaldson (Unverified)
Yesterday 6:13 PM

Assuming town approval next month, when do you anticipate construction to start?

Link brandon@halliam.com by Brandon Poythress
Brandon Poythress (External)
Yesterday 6:13 [REDACTED]

[REDACTED] ... me too, please

Edward Schmoeller [REDACTED]

TY for answering my 2 questions [REDACTED]

Not sure where this ends, but considering there will now be 80 additional homes with increased traffic and cars, does this project do anything to address the intersection at Mt. Zion and Richardson?

When is construction planning to start after public hearings are completed? By phase.

would you mind showing the circle. Since you have zoomed into the PDF?

Where is postal mail depot for the phase 1-2

Thank you

so, the circle would be on Mt Zion. Yes

Yes, like the traffic circle

*I like the traffic circle there

Chris Adkins (Unverified) was invited to the meeting.

Chris Adkins (Unverified) left the chat.

I figured it out. THX

Baronial ends into Richardson on the right of this drawing, correct?

*left

end of the day, sorry!

Ahhh, Baronial is in Buckhorn, got it.

The driveways for the townhomes be in front of each unit, is that correct on Baronial St.

Thanks

Chris Adkins (Unverified) left the chat.

Chris Adkins (Unverified) was invited to the meeting.

If the new zoning isn't approved, what would be next?

Or is that even a concern?

You all lots of work w town staff to adjust plan. TY for keeping good communication open

Will the sediment control ponds outlet to the existing creek?

Yes, appreciate these meetings.

yes, thank you for holding these meetings.

ASHBURN

PROPOSED PUD APEX, NORTH CAROLINA

ORIGINAL SUBMITTAL JUNE 3, 2024 RESUBMITTAL FEBRUARY 7, 2025

RESUBMITTAL MARCH 7, 2025 RESUBMITTAL APRIL 4, 2025

RESUBMITTAL MAY 2, 2025 RESUBMITTAL JUNE 6, 2025

RESUBMITTAL SEPTEMBER 15, 2025



Developer/Applicant:
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(919) 422-3933 - [Mike Jordan - Mike.Jordan@jvmgmt.net](mailto:Mike.Jordan@jvmgmt.net)

Master Planning/Authorized Agent:
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Priest Craven and Associates Inc
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(919) 919-781-0300 PCA@PriestCraven.com Firm#: C-0488

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2.0 – Vicinity Maps





AERIAL MAP

3.0 –Overall PUD Data

Name of PUD	Ashburn
Property Owners	Anthony and Delois Richardson 1825 Car Creek Road Sanford, NC 27332
Prepared by	Entitlement Preservation Group 275 North Pea Ridge Road Pittsboro, N. Carolina 27312 919-625-9760 cwalker@epgrouponline.com Priest Craven and Associates Inc 3803 Computer Drive Suite 104 Raleigh, N. Carolina 27609 919-718-3800 PCA@PriestCraven.com
Developer	Ashburn Development LLC 933 Old Knight Road, Knightdale N. Carolina Mike.Jordan@jvmgmt.net
2045 LUM Designation	Medium Density Residential
Total Acreage	15.3
Area designated Mixed Use on LUM	none
Proposed Building Heights	Max 42 ft. Single Family Detached Max 45 ft. Townhomes
Watershed Protection Overlay	Primary, Jordan Lake Basin
Current Zoning	Rural Residential (RR)
Proposed Zoning	Planned Unit Development (PUD-CZ)
Site Address	0 Mt. Zion Church Road (both tracts)
Property Identification Number	0721448562 and 0721442048

4.0 Purpose Statement and PUD Standards

This document and the accompanying exhibits submitted herewith (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions. This PUD addresses the development of approximately 15.3 acres on Mt. Zion Church Road, near the intersection of Mt. Zion Church Road and Milano Avenue. The Properties are currently vacant.

Ashburn is a proposed Planned Unit Development in the Buckhorn Township in Apex, N. Carolina.

The tracts are surrounded on three sides by the existing Bella Casa and Buckhorn Preserve subdivisions that were constructed over the last 10 years and existing rural properties to the South. Currently, both Bella Casa and Buckhorn Preserve have a combination of townhomes and alley-loaded, single-family detached style lots.

The goals of the PUD, in return for greater flexibility in site design requirements, are to deliver exceptional quality community designs that preserve critical environmental resources; provide high-quality community amenities; incorporate creative design in the layout of buildings, Resource Conservation Area, and circulation; ensure compatibility with surrounding land uses and neighborhood character; provide high-quality architecture; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

Ashburn PUD will have both single-family detached, alley-loaded and townhomes in the community, it is designed to respect environmental features, extend existing development styles and have a well-connected pedestrian network. The PUD will match the density envisioned by the Medium Density Residential Land Use Map (“LUM”) designation and will be generally consistent with the Apex Comprehensive Plan’s (“Peak Plan”) goals for accommodating a mix of housing types to serve the Town’s growing and increasingly diverse population, as well as a well-connected pedestrian network, and protection of environmental and natural resources.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

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

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

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

RESPONSE: The Ashburn PUD will have both residential single-family detached and townhomes in the community. It is not shown as a mixed-use designation on the 2045 LUM.

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

RESPONSE: This PUD specifies intensity and dimensional standards for the PUD. The PUD's standards, which includes multiple pedestrian connections are consistent with the UDO's vision for Planned Unit Developments – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, Ashburn will comply with all other requirements of the UDO and will comply with all applicable requirements of the North Carolina Building Code and the North Carolina Fire Code. The proposed PUD will comply with all applicable Supplemental Use Standards in UDO Section 4.4.

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

RESPONSE: Ashburn PUD will feature sidewalks throughout. Sidewalks will connect the PUD and the adjacent Bella Casa and Buckhorn Preserve neighborhoods improving pedestrian connectivity.

Specifically:

Transportation Plan, the proposed PUD street network, will require an amendment to the current Transportation Plan. Hammocks Beach Trail and Baronial Street extensions will now intersect Mt. Zion Church Road with a small roundabout as specified by the Town Staff.

Parks Plan, the PUD is not part of the current New Park Search Area, meaning the developers of the PUD will pay a fee-in-lieu for local improvements.

Greenway Plan, does not designate any extensions in the area; however, as part of the Transportation amendment, the cross section of Hammocks Beach Trail within the PUD will now include a ten-foot wide pedestrian path.

- (v) *The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is*

not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.

RESPONSE: The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting as much sensitive environmental features possible and being mindful of existing residential development. Generally, the Development will extend three existing streets: Hammocks Beach Trail, Blue Jay Point and Baronial Street and adding two direct connections to Mt. Zion Church Road. The Development will also provide a stub street to the southern property line.

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

RESPONSE: The proposed development is compatible with the character of the existing and planned uses in the surrounding area. This PUD is surrounded by single-family lots, single family lots that are alley loaded and townhomes. This PUD will extend existing alley-loaded lots from Bella Casa and extend existing townhome areas from Buckhorn Preserve.

Ashburn PUD will provide high quality housing supply to the Town and improve overall pedestrian connectivity in the area. The proposed overall maximum density of 4.8 units/acre, together with the offered architectural conditions, will ensure the PUD is compatible with existing neighborhoods in the area.

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

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

5.0 Consistency with Conditional Zoning Standards

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

6.0 Proposed Design Controls

PERMITTED USES

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

Residential Uses

Single-Family	Permitted
Townhomes	Permitted
Accessory Apts.	
HOA shall not restrict the construction of ADU	Permitted

Recreational

Parks, active	Permitted
Recreational, private facility	Permitted

Utilities

Minor	Permitted
-------	-----------

OVERALL

Total Project Area	15.3 Acres
Maximum Built-Upon Area	70%
Maximum Residential Units	74
Maximum Residential Density and Buffers)	4.8 Dwelling Units /AC (incl. RCA, ROW

SINGLE-FAMILY

Minimum Lot Size	3800 SQ. FT.
Minimum Lot Width	30 FT.
Minimum Lot Setbacks	
Front	10 FT.
Corner	8 FT.
Side	3 FT.
Rear	20 FT.
Rear Detached Garage	5 FT. from alley easement
Maximum Building Height	42 FT.
RCA	1.41 AC (35%)

TOWNHOME

Minimum Lot Size	1800 SQ. FT.
Minimum Lot Width	20 FT.
Minimum Lot Setbacks	
Front	20 FT.
Corner	12 FT.
Side	0 FT.
Rear	15 FT.
Min. Building Separation	8 FT.

Maximum Building Height	Up to 45 FT. from FFE to highest peak
RCA	3.39 AC (30%)
Minimum Buffer/RCA Setback	10 FT. buildings, 5FT. parking areas

7.0 Proposed Architectural Controls

Townhomes

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roofline cannot be a single mass; it shall be broken horizontally and vertically between, at a minimum, every other unit.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
5. The garage cannot protrude more than 2 feet out from the front façade or front porch.
6. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico

Balcony
Dormer

7. Building front facades shall have horizontal relief achieved by the use of recesses and projections.
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. The rear and side elevations of the units that front on the public right-of-way shall have trim around the windows.

Single-Family Detached

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 50% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage, if used, shall be accessed by a rear alley, regardless whether it is attached or detached.
6. Garages, if used, will front and be limited to access to public rear alleys.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim

Decorative shake
Decorative air vents on gable
Decorative gable
Decorative cornice
Column
Portico
Balcony
Dormer

8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.

9. The rear and side elevations of the units that front on public right-of-way shall have trim around the windows.

8.0 Affordable Housing

Prior to recording the first Master Subdivision Final Plat, the developer shall make a donation to the Town of Apex Affordable Housing Fund in the amount equal to 5% of the total number of units at a rate of \$218,000.00 per unit. If the 5% of total units calculation results in a fraction between 0.50 and 0.99, the total units shall be rounded up to the nearest whole number. If the 5% of total units calculation results in a fraction between 0.01 and 0.49, the units shall be rounded down to the nearest whole number.

9.0 Conceptual Building Elevations

While building elevations are conceptual, actual elevations shall be substantially consistent with those provided.

Townhomes







Single-Family Detached

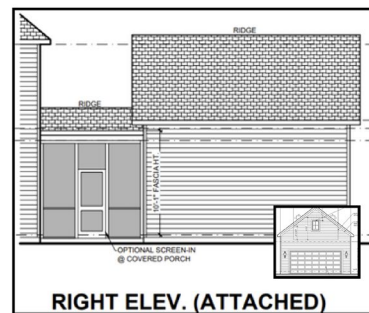
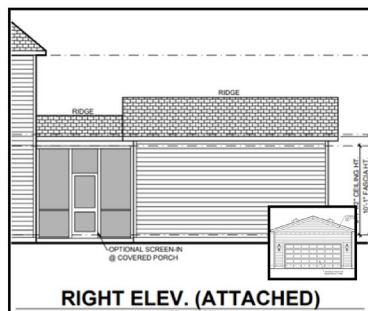
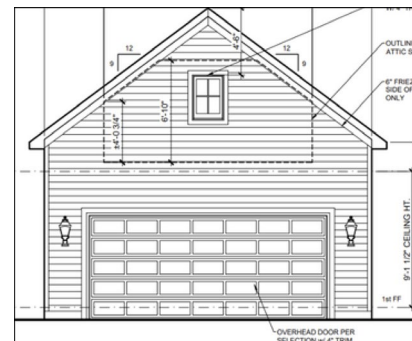
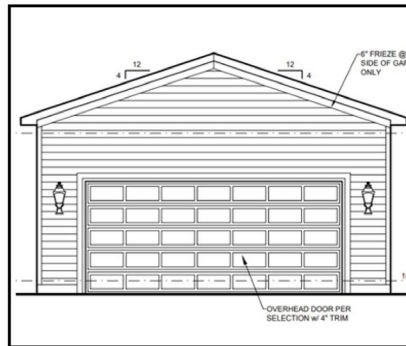


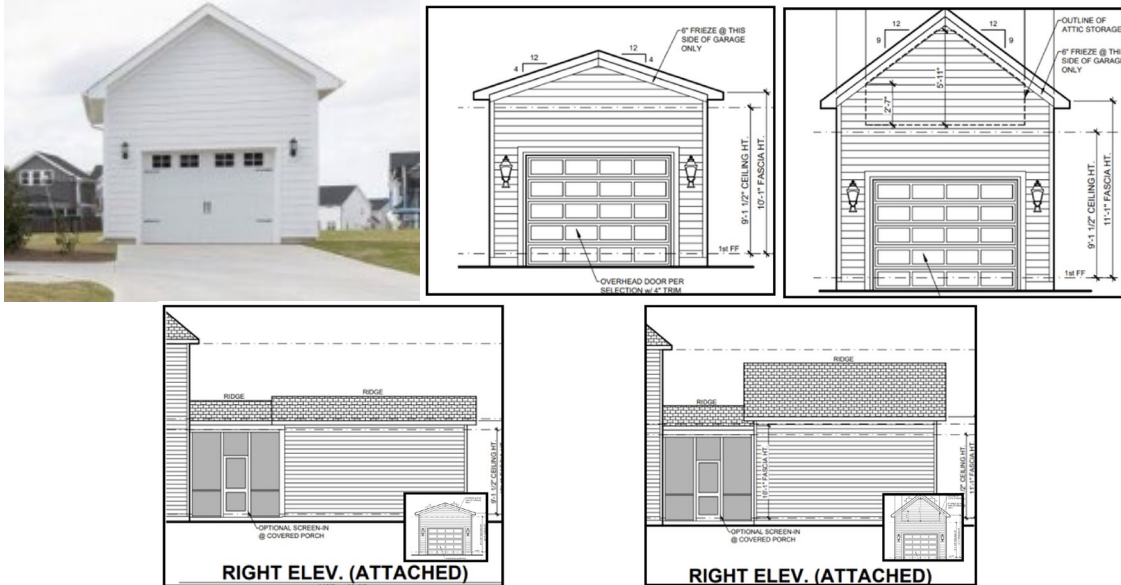






Detached Garage Units





10.0 Proposed Parking

Parking shall comply with minimum parking standards set forth in UDO Section 8.3.

11.0 Proposed Signage

Signage shall comply with UDO Section 8.7.

In addition, the PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), sidewalks, or side paths.

12.0 Natural Resource and Environmental Data

The Property is within the Jordan Lake Watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay Map 2019. This PUD will comply with all built upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.8.

RESOURCE CONSERVATION AREA (RCA)

The PUD will be mass graded, it shall designate a minimum of 30% of the Property as RCA on the townhome portion of the PUD and 35% on the single-family portion.

FLOODPLAIN

The PUD is not located in a designated current or future 100-year floodplain as shown on the Town of Apex's Flood Risk Information System (FRIS) or FEMA FIRM Panel 3720072100K with an effective date of July 19, 2022.

HISTORIC STRUCTURES

There are no known historic structures present on the Property.

ENVIRONMENTAL COMMITMENTS SUMMARY

The following environmental conditions shall apply to the Development:

- The PUD shall install at least one (1) sign per SCM discouraging the use of fertilizer and to reduce pet waste near SCM drainage areas. The sign(s) shall be installed in locations that are publicly accessible, such as adjacent to, but outside of public property and/or public easement(s), sidewalks, or side paths.
- The PUD shall install at least three (3) pet waste stations units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.
- The PUD shall plant drought resistant warm season grasses throughout the development to minimize irrigation and chemical use.
- Stormwater control devices shall be designed and constructed so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25-year storm events.
- Landscaping shall include at least four (4) native hardwood tree species throughout the Development.
- No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required road crossings, utility infrastructure, and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The grading shall be designed to minimize impacts to the riparian buffer.
- Any outdoor lighting installed on private amenities, signs, landscaping, walls, or fences in common areas shall be full cutoff LED fixtures with a maximum color temperature of 3000k. This condition shall not apply to lighting on Single-family lots, Townhome lots, or street lighting.

- At least 75% of plants shall be native species. Landscaping will be coordinated with and approved by the Planning Department at site or subdivision review.
- The PUD shall preserve at least 15% of existing tree canopy.
- At least 50% of the total units shall include solar conduit in building design.
- The developer shall install at least 2 electric vehicle charging stations in common area parking lots.
- All homes shall have a 220/240 outlet in garages for electric vehicle charging.
- In order to reduce water consumption and promote pollinator friendly habitat and biodiversity, Homeowner Association covenants shall not restrict clover lawns throughout the neighborhood.
- Homeowner Association covenants shall not restrict solar panel installation throughout the neighborhood.

13.0 Stormwater Management

Stormwater control devices shall be designed and constructed to exceed UDO standards so that post development peak runoff does not exceed pre-development peak runoff conditions for the 24-hour, 1 year, 10 year, and 25-year storm events. Otherwise, the Development shall meet all stormwater management requirements for quality and quantity treatment in accordance with Section 6.1 of the UDO.

The PUD shall provide additional water quality stormwater controls to reduce the overall nitrogen export for the site to less than 10 lbs/ac/yr through the installation of State approved Stormwater Control Measures (SCMs). The final selection of the SCMs used to reduce the nitrogen export from the site shall be selected by the design team and coordinated with staff during Subdivision and Construction Document design and review.

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

14.0 Parks, Recreation and Cultural Resources Commission

This PUD was reviewed by the Parks, Recreation, and Cultural Resources Advisory Commission on 10/30/24, and a fee-in-lieu of dedication was recommended.

Single-family detached Units: \$ 4,244.42 x 21 = \$ 89,132.82

Townhome Units: \$ 2,858.65 x 51 = \$ 145,791.15

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

15.0 Public Facilities

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

Road and utility infrastructure shall be as follows:

GENERAL ROADWAY INFRASTRUCTURE

Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect as of the submission date of this rezoning.

The planting in the proposed Roundabout will replace the requirement of the entrance landscape median.

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply. Access and improvements proposed along NCDOT roadways are subject to Town of Apex and NCDOT review and approval at the time of site and subdivision plans.

1. Developer shall extend Baronial Street from its existing stub to Mt Zion Church Rd as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
2. Developer shall construct and dedicate right of way for a Residential Street stub street from Baronial Street to Parcel PIN 0721436885.

3. Developer shall extend Blue Jay Point from its existing stub to Baronial St as a Residential Street typical section, a 27-foot-wide curb and gutter street, and dedicate a 50-foot-wide right of way, with 5-foot-wide sidewalks on both sides.
4. Developer shall extend Hammocks Beach Trail based on a Minor Collector Street typical section, a 27-foot-wide curb and gutter street, and dedicate a reduced (50-foot-wide) right of way, with a 5-foot-wide sidewalk on the east side and 10-foot-wide Side Path on the west side.
5. Developer shall construct a single-lane, four legged mini roundabout at the intersection of Mt Zion Church Rd and the extensions of Hammocks Beach Trail and Baronial Street.
6. Developer shall construct improvements and dedicate right of way along Mt. Zion Church Road, for the entire project frontage, is based on a Residential Street typical section north of the mini-roundabout and based on the Minor Collector Street typical section south of the mini-roundabout. North of the mini-roundabout Developer shall construct 5-foot-wide sidewalks on both sides. South of the mini-roundabout Developer shall construct a 5-foot-wide sidewalk on the west side and a 10-foot-wide Side Path on the east side.

PEDESTRIAN AND BICYCLE IMPROVEMENTS

- Per UDO requirements for residential development with a PUD zoning designation, sidewalks shall be provided along both sides of all streets.

WATER AND SANITARY SEWER

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision Plan or Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex master plans for water and sewer. A conceptual utility plan is included in the PUD Concept Plan for reference. An exception will be needed that the Water Main along Mt. Zion will be installed within the NCDOT right-of-way.

OTHER UTILITIES

Electricity will be provided by Duke Energy Progress or Apex Electric, depending on whether Apex Electric is capable of serving the Property. Phone, cable, and gas will be provided by the Developer and shall meet Town of Apex standards as outlined in the UDO.

16.0 Phasing Plan

The PUD will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

17.0 Consistency with Land Use Plan

The PUD proposes density than is recommended by the Medium Density Residential Land Use Map designation, it is generally consistent with the goals of the 2045 Land Use Map. The Medium Density Residential designation recommends “single-family and townhome residential uses” that will extend existing similar development/ The proposed maximum density of 4.8 units/acre is consistent with recommended density for Medium Density Residential, as defined in the Comp Plan. The PUD, together with conditions of this PUD, will extend a mixture of single-family and townhome housing, and providing more pedestrian connections.

- Protection of environmental and natural resources.
- A variety of housing types are available to a range of incomes.
- Extend medium density residential uses

18.0 Compliance with UDO

The development standards adopted for this PUD are in compliance with those set forth in the current version of the Town’s Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of Ashburn. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

ASHBURN

APEX, NC

REZONING: 24CZ10

PLANNED UNIT DEVELOPMENT PLAN DRAWINGS FOR A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

PROJECT STATISTICS

PROPERTY OWNER	ANTHONY & DELOIS RICHARDSON 1825 CAR CREEK RD. SANFORD, NC 27332
DEVELOPER	ASHBURN DEVELOPMENT, LLC 933 OLD KNIGHT ROAD KNIGHTDALE, NC 27545
APPLICANT	ENTITLEMENT PRESERVATION GROUP 275 NORTH PEA RIDGE RD PITTSBORO, NC 27312
EXISTING USE	VACANT
PROPOSED USE(S)	SINGLE FAMILY, TOWNHOUSE
EXISTING ZONING	RR
PROPOSED ZONING	PUD-CZ
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
RIVER BASIN	CAPE FEAR
FEMA FLOOD PANEL	2100K
THIS SITE DOES NOT CONTAIN FEMA DESIGNATED FLOOD ZONES	
HISTORIC STRUCTURES LOCATED ON SITE	NONE

AREA CALCULATIONS

AREA DESIGNATED AS MIXED USE ON 2045 LAND USE MAP	NA/0.00 AC	
AREAS OF MIXED USE PROPOSED AS NON-RESIDENTIAL DEVELOPMENT	0.00 AC/0%	
GROSS AREA OF PROJECT BASED ON SURVEY	15.32 AC	
AREA IN TRACT 1 (SINGLE FAMILY)	4.03 AC	
AREA IN TRACT 2 (TOWNHOMES)	11.29 AC	
PLAY AREA REQUIRED (0.006 AC PER D.U., 0.3 AC MIN.)	0.006 AC PER DWELLING UNIT, 0.3 AC MINIMUM	
RESOURCE CONSERVATION AREA REQUIRED OVER ENTIRE DEVELOPMENT	*30% PER 8.1.2.C	4.80 AC
AREA REQUIRED IN SINGLE FAMILY TRACT	35%	1.41 AC
AREA REQUIRED IN TOWNHOME TRACT	30%	3.39 AC
*5% ADDITIONAL RCA REQUIRED FOR SINGLE FAMILY TRACT PER 7.2.5.B.8		

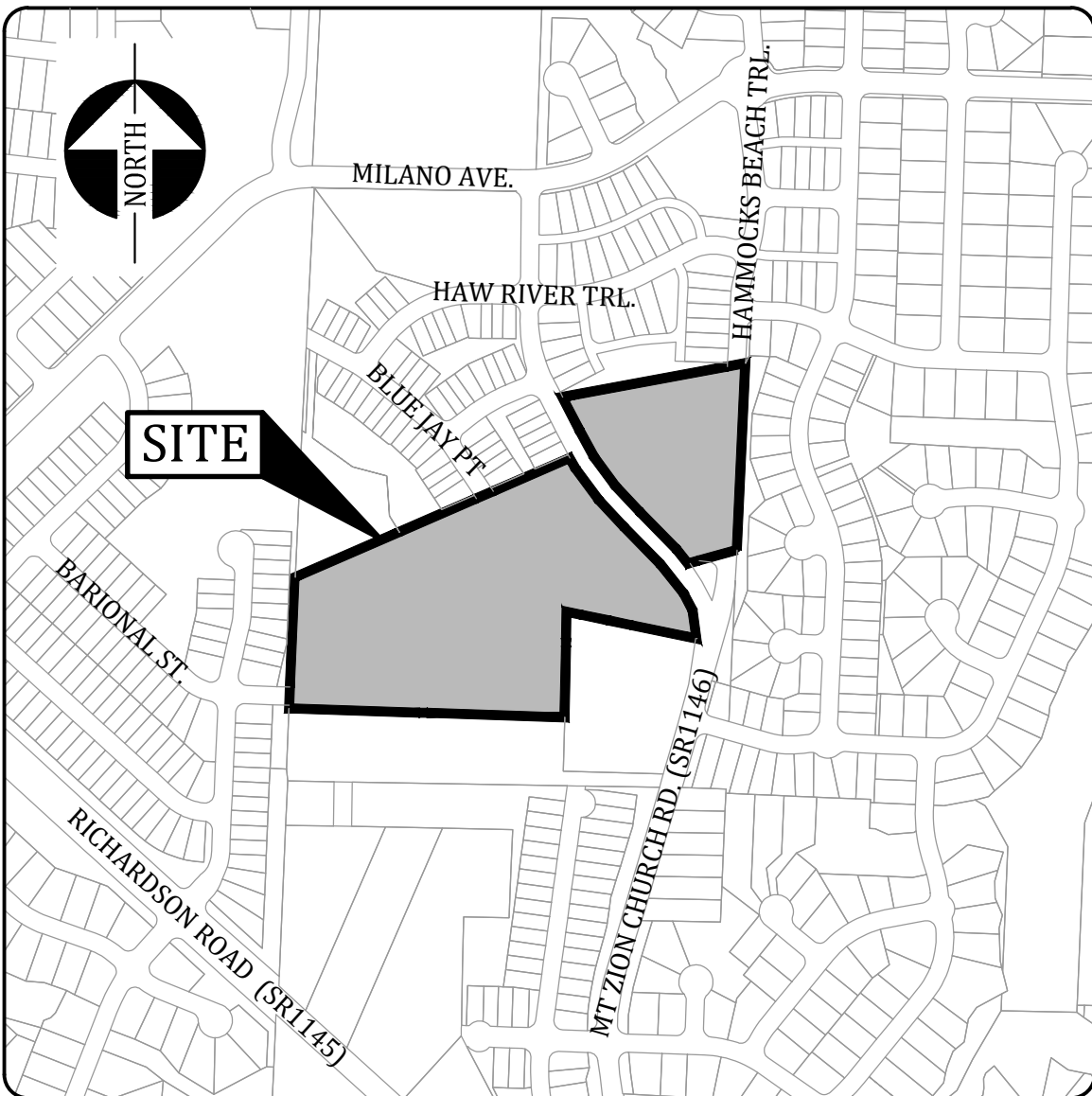
MAXIMUM BUILT UPON AREA	70%	10.72 AC
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BUILDING SETBACK REQUIREMENTS

SINGLE FAMILY (REAR ALLEY) SETBACKS		TOWNHOUSE SETBACKS	
FRONT	10'	FRONT	20'
CORNER	8'	CORNER	12'
SIDE	3'	SIDE	0'
REAR	20'	REAR	15'
REAR DETACHED GARAGE	5'	MIN. BUILDING SEPARATION	8'

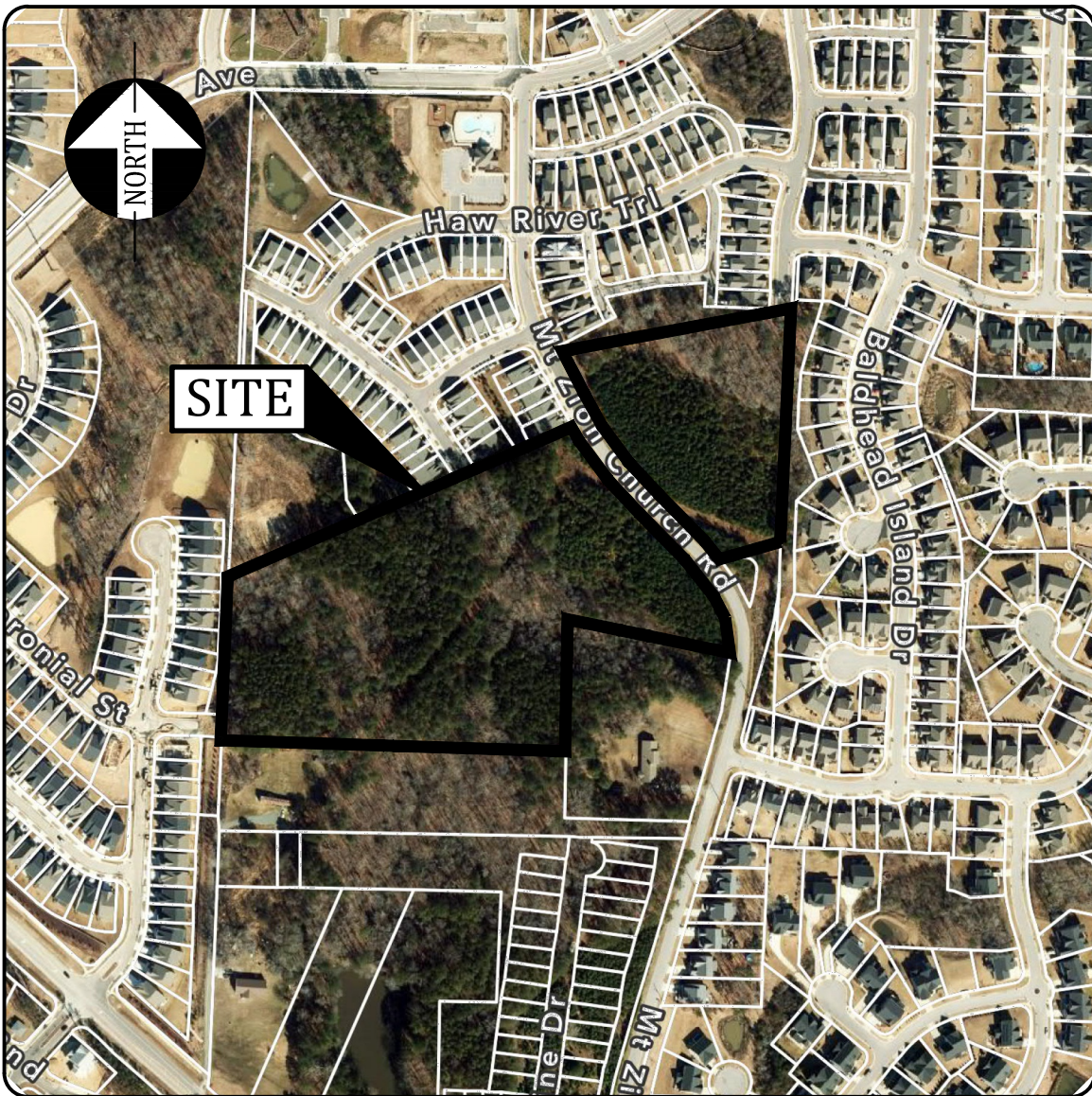
FROM BUFFER OR RCA	10'
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MAXIMUM ALLOWABLE BUILDING HEIGHT	UP TO 42' FOR DETACHED SINGLE FAMILY HOMES UP TO 45' FROM FFE TO HIGHEST PEAK FOR TOWNHOMES
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VICINITY MAP

1"= 500'



AERIAL MAP

1"= 400'

PARKS AND RECREATION SITE DATA TABLE

DATE REVIEWED BY PRCR ADVISORY COMMISSION:	10/30/2024
☒ FEE-IN-LIEU OF DEDICATION:	
21 SINGLE-FAMILY DETACHED UNITS X \$4,244.42 PER UNIT =	\$ 89,132.82
51 SINGLE-FAMILY ATTACHED UNITS X \$2,858.65 PER UNIT =	\$ 145,791.15
0 MULTI-FAMILY UNITS X \$2,516.93 PER UNIT =	\$ 0
TOTAL FEE-IN-LIEU:	\$ 234,923.97
☐ ACRES OF LAND DEDICATION	
☐ PUBLIC GREENWAY TRAIL CONSTRUCTION	
YES	NO

SHEET LIST

SHEET #	SHEET TITLE
PD0.0	COVER SHEET
PD1.0	EXISTING CONDITIONS PLAN
PD2.0	PRELIMINARY LAYOUT AND UTILITY PLAN

DEVELOPER

ASHBURN DEVELOPMENT, LLC
933 OLD KNIGHT ROAD
KNIGHTDALE, NC 27545

APPLICANT

ENTITLEMENT
PRESERVATION
GROUP

CHARLES R. WALKER III, PLA
275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312
PHONE: 919-625-9760
EMAIL: CWALKER@EPGROUPONLINE.COM

PLANS PREPARED BY:

PRIEST, CRAVEN & ASSOCIATES, INC.

PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609
PHONE 919 / 781-0300 FAX 919 / 782-1288
EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
- PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720072100K, DATED 7/19/22.
- FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PRIEST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCM DESIGN CALCULATIONS AND FLOOD STUDY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
- WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.

UTILITY EXCEPTION TABLE

The following items have been approved as exceptions for this drawing by the Town of Apex Department Director(s), and to the best of my knowledge and belief, this drawing conforms to the requirements established by the Director(s) allowing deviation from the Standard Specifications and Standard Details of the Town of Apex. The signature below represents that the requesting Engineer has been granted a variance ONLY for the items listed. The developer/engineer/contractor is solely responsible for meeting all applicable requirements.

APPROVED EXCEPTION	DIRECTOR GRANTING EXCEPTION
1.	
2.	
3.	
By: _____	Date: _____
Requesting Engineer	

PROPOSED SEWER FLOWS:

NUMBER OF SINGLE FAMILY HOMES:	21 UNITS
NUMBER OF TOWNHOMES:	51 UNITS
AVG DAILY FLOW PER HOME:	300 GPD/UNIT
TOTAL AVERAGE DAILY FLOW:	21,600 GPD (15.0 GPM)

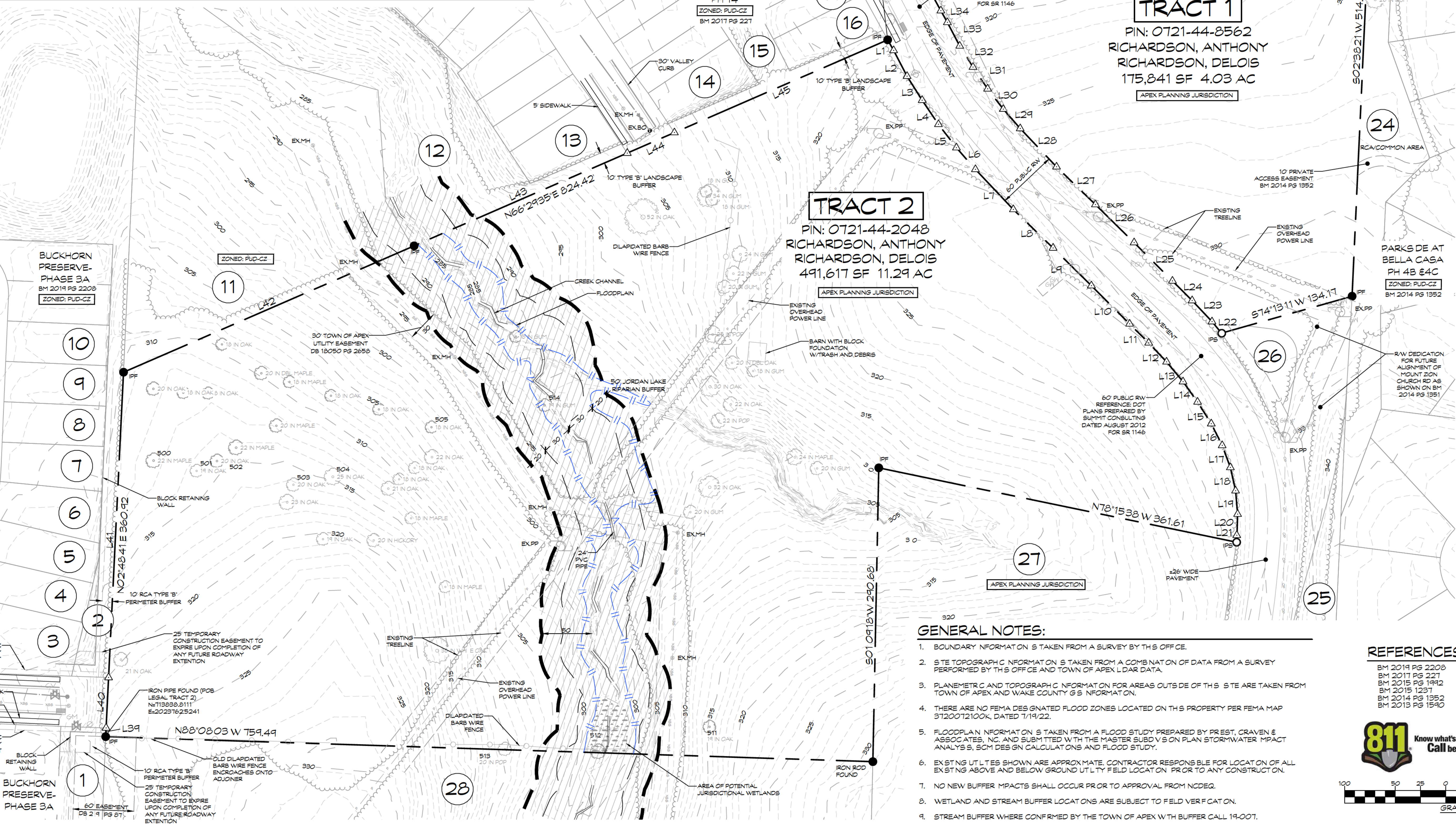
REVISIONS:	SUBMITTAL DATE:	6/3/2024	SHEET # PD0.0
REVISION 2	TOWN STAFF REVIEW:	3/7/2025	
REVISION 3	TOWN STAFF REVIEW:	4/4/2025	
REVISION 4	TOWN STAFF REVIEW:	5/2/2025	
REVISION 5	TOWN STAFF REVIEW:	6/5/2025	
REVISION 6	TOWN STAFF REVIEW:	9/2/2025	
RELEASED FOR CONSTRUCTION DATE:			NOT RELEASED

PRELIMINARY
FOR REVIEW
ONLY

24CZ10

ADJACENT LAND OWNERS TABLE:

ID	PIN	OWNER	SITE ADDRESS	LAND CLASS	ZONING
1	0721-33-1136	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	O BARONIAL ST	HOA	PUD-CZ
2	0721-34-5646	BUCKHORN PRESERVE HOMEOWNERS ASSC INC.	O BARONIAL ST	HOA	PUD-CZ
3	0721-33-6473	HOSHMAN, PRASHANT S/DHARAM ALUSHE, MAHESHWARI MALINATH	1181 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
4	0721-33-6480	BAKSH, PARTHATUL KAPADIA, PRACHI NIKHIL	1183 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
5	0721-34-1022	GADDAY, KISHORE REDDI PULASAM, SOUJANYA	1181 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
6	0721-34-1008	RYU, WON HEE SHIN, HEEWON	1121 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
7	0721-24-1110	LI, ZHILI, JIE	1123 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
8	0721-34-1114	EVANS, BRANDON L	1119 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
9	0721-34-1118	ERL, MALLORY MARSHBURN, WILLIAM GM	1115 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
10	0721-34-1212	PATEL, CHARM M PATEL, SANGITABEN M	1111 KINGS KNOT CT	RESIDENTIAL <10AC	PUD-CZ
11	0721-34-8441	ADKINS, CHRISTOPHER BRETT TRUSTEE ADKINS, CHRISTINA MILLER TRUSTEE	1860 BLUE JAY PT	RESIDENTIAL <10AC	PUD-CZ
12	0721-34-4542	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	O BLUE JAY PT	HOA	PUD-CZ
13	0721-44-2412	JU, IN HWAN LIM, SORI	1108 BLUE JAY PT	RESIDENTIAL <10AC	PUD-CZ
14	0721-44-3458	HUANG, RONG	1104 BLUE JAY PT	RESIDENTIAL <10AC	PUD-CZ
15	0721-44-3588	BELLA CASA TOWNES HOMEOWNERS ASSOCIATION INC	O CROWDERS RDGE LN	HOA	PUD-CZ
16	0721-44-4573	GROSS, MATTHEW J GAUSE, INDIA D	2334 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD-CZ
17	0721-44-4566	YU, FEI GONG, PENGYUAN	2332 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD-CZ
18	0721-44-4544	LAUTEMANN, ROBIN LAUTEMANN, CHRISTOPHER	2330 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD-CZ
19	0721-44-4631	ANDERSON, DAISY	2328 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD-CZ
20	0721-44-4614	BANA, VMAL ITR BANA, SONIA ITR	2326 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD-CZ
21	0721-44-5745	ZHANG, HUA SHI, LINGLING	2324 MT ZION CHURCH RD	RESIDENTIAL <10AC	PUD-CZ
22	0721-44-7127	BELLA CASA HOMEOWNERS ASSOCIATION INC	O HAMMOCKS BEACH TRL	HOA	PUD-CZ
23	0721-44-4911	KANDURI, RAJASOPALA A KANDURI, ANURADHA	1862 HAMMOCKS BEACH TRL	RESIDENTIAL <10AC	PUD-CZ
24	0721-34-0421	BELLA CASA HOMEOWNERS ASSOCIATION INC	O BALDHEAD BLAND DR	HOA	PUD-CZ
25	0721-43-9868	WINDY ROAD PROPERTIES LLC	O MT ZION CHURCH RD	VACANT	PUD-CZ
26	0721-44-4210	WINDY ROAD PROPERTIES LLC	O MT ZION CHURCH RD	VACANT	PUD-CZ
27	0721-43-6885	RICHARDSON, DOROTHY MAE HEIRS	2432 MT ZION CHURCH RD	RESIDENTIAL <10AC	RR-CZ
28	0721-43-1173	2105 RICHARDSON ROAD LLC	2105 RICHARDSON RD	RESIDENTIAL <10AC	RR-CZ



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S24°25'34"E	12.05	L24	N45°10'11"W	27.50
L2	S27°36'38"E	28.74	L25	N44°35'53"W	53.64
L3	S32°05'34"E	28.07	L26	N45°28'43"W	53.65
L4	S34°00'02"E	28.78	L27	N45°53'23"W	53.67
L5	S37°36'11"E	24.18	L28	N43°26'50"W	52.14
L6	S41°14'19"E	28.44	L29	N41°14'19"W	25.43
L8	S45°53'23"E	54.73	L31	N34°00'02"W	25.84
L9	S45°28'43"E	53.19	L32	N32°05'59"W	24.72
L10	S44°34'53"E	53.48	L33	N27°36'38"W	26.31
L11	S45°10'11"E	26.54	L34	N29°18'23"W	13.26
L12	S43°16'07"E	25.82	L35	N28°41'19"W	51.85
L13	S39°46'07"E	25.44	L36	N27°04'54"W	104.55
L14	S35°33'43"E	24.72	L37	N19°30'09"E	460.35
L15	S32°15'36"E	25.41	L38	N19°30'09"E	51.34
L16	S26°34'44"E	24.07	L39	N02°48'41"E	8.62
L17	S20°21'19"E	23.32	L40	N02°48'41"E	50.00
L18	S12°34'16"E	23.56	L41	N02°48'41"E	302.30
L19	S04°55'42"E	23.24	L42	N66°24'35"E	313.49
L20	S01°38'37"W	24.73	L43	N66°24'35"E	230.03
L21	N04°32'08"E	3.05	L44	N66°24'35"E	50.81
L22	N39°46'07"W	14.76	L45	N66°24'35"E	230.04
L23	N43°16'07"W	28.65			

SURVEY LINETYPES

---	PROPERTY LINE
---	P/L NOT SURVEYED
---	EASEMENT
---	ADJOINER
-X-X-	FENCE LINE
XSS	SANITARY SEWER
XST	STORM SEWER
UPL	UNDERGROUND POWER
XFO	FBER OPT C/COMMUN CATION
TS	TRAFFIC SIGNAL
XWL	WATERLINE
UT	UNDERGROUND TELEPHONE
	100 YR FLOODPLAIN
---	GUARD RAIL

SURVEY SYMBOL LEGEND

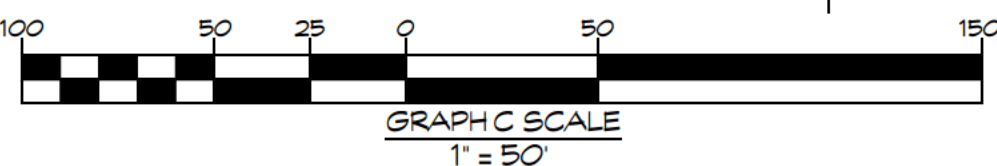
AC UNIT	SWAMP
BACK FLOW VALVE	TELEPHONE PEDESTAL
BOLLARD	TELEPHONE MANHOLE
CABLE PEDESTAL	TEMPORARY BENCHMARK
CABLE VAULT	TREE
CATCH BASIN	UNDERGROUND ELECTRIC
CLEAN OUT	UNDERGROUND POWER
COMMUN CATION BOX	UNDERGROUND TELEPHONE
CURB NLET	UTILITY POLE
ELECTRIC BOX	WATER LINE
ELECTRIC VAULT	WATER LINE HOTBOX
FIRE HYDRANT	WATER LINE MANHOLE
FENCE LINE	WATER METER
FBER OPT C	WATER VALVE
FBER OPT C VAULT	WELL
FLARED END SECTION	YARD NLET
GAS	
GAS VALVE	
GRATED NLET	
GUY WIRE	
REGGATION VALVE	
LIGHT POLE	
OVERHANG	
OVERHEAD ELECTRIC	
REINFORCED CONCRETE DRAINAGE PIPE	
SEWER MANHOLE	
STORM MANHOLE	
STORM JUNCTION BOX	
	PROPERTY CORNERS
	CONC MONUMENT SET
	CONC MONUMENT FOUND
	PROP CORNER FOUND
	COMPUTED POINT
	CONTROL CORNER
	IRON PIPE SET
	IRON PIPE FOUND
	HATCH LEGEND
	TRASH/DEBRIS
	EXISTING RPA

GENERAL NOTES:

- BOUNDARY INFORMATION IS TAKEN FROM A SURVEY BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF DATA FROM A SURVEY PERFORMED BY THIS OFFICE AND TOWN OF APEX LIDAR DATA.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM TOWN OF APEX AND WAKE COUNTY GIS INFORMATION.
- THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3120072100K, DATED 7/14/22.
- FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PREST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SCHEMATIC CALCULATIONS AND FLOOD STUDY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
- WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
- STREAM BUFFER WHERE CONFIRMED BY THE TOWN OF APEX WITH BUFFER CALL 14-007.

REFERENCES:

- BM 2014 PG 2208
- BM 2011 PG 227
- BM 2015 PG 1442
- BM 2015 PG 1237
- BM 2014 PG 1352
- BM 2013 PG 1590



PRELIMINARY FOR REVIEW ONLY

LEGEND:

--- PROJECT BOUNDARY

↔ POTENTIAL ROADWAY ACCESS POINT

▬ POTENTIAL ROADWAY ALIGNMENT

▬ POTENTIAL 10' SIDEWALK ALIGNMENT

▬ POTENTIAL 5' SIDEWALK ALIGNMENT

⊗ SANITARY SEWER CONNECTION POINT

⊗ WATER MAIN CONNECTION POINT

--- POTENTIAL WATERMAIN LOCATION

GENERAL NOTES:

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- THERE ARE NO FEMA DESIGNATED FLOOD ZONES LOCATED ON THIS PROPERTY PER FEMA MAP 3720072100K, DATED 7/19/22.
- FLOODPLAIN INFORMATION IS TAKEN FROM A FLOOD STUDY PREPARED BY PREST, CRAVEN & ASSOCIATES, INC. AND SUBMITTED WITH THE MASTER SUBDIVISION PLAN STORMWATER IMPACT ANALYSIS, SC-1 DESIGN CALCULATIONS AND FLOOD STUDY.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.
- NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDEQ.
- WETLAND AND STREAM BUFFER LOCATIONS ARE SUBJECT TO FIELD VERIFICATION.
- FINAL LOCATION OF DEVELOPMENT ACCESS AND STREET SUBSTATION LOCATIONS TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
- FINAL LOCATION OF OPEN SPACE, RESOURCE CONSERVATION AREAS, AND PLAY LAWN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
- ALL PLAN SHEETS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE COORDINATED AT MASTER SUBDIVISION PLAN DESIGN AND APPROVAL.
- REFER TO PD TEXT DOCUMENTS FOR A DETAILED LISTING OF ALLOWABLE USES, DESIGN INFORMATION STANDARDS, AND ZONING CONDITIONS.
- ALL CONSTRUCTION AND MATERIALS TO BE IN STRICT ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF APEX, AND UNLESS SPECIFIED, DEFERS TO THE NC DEPT. OF TRANSPORTATION (NCDOT) STANDARDS, SPECIFICATION, AND DETAILS.
- THIS PROJECT SHALL UTILIZE FULL TOWN SERVICES - WATER, SEWER, AND ELECTRICITY.
- THIS PROJECT SHALL NOT UTILIZE PRIVATE SEWAGE DISPOSAL (SEPTIC SYSTEM).
- NO SITE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, TESTING, CLEARING, INSTALLATION OF SEE MEASURES, OR GRADING SHALL OCCUR UNTIL REQUIRED TREE PROTECTION FENCING HAS BEEN INSTALLED AND INSPECTED. A TREE PROTECTION FENCING INSTALLATION PERMIT MAY BE OBTAINED AT THE PLANNING DEPARTMENT.
- TREE PROTECTION FENCING MUST BE PLACED:
 - ONE FOOT AWAY FROM ANY SAVED TREE FOR EACH INCH OF DIAMETER AT BREAST HEIGHT.
 - ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER; AND
 - AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RCA SUCH AS, BUT NOT LIMITED TO, HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS.
- ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.).

UTILITY NOTES:

- ALL DEVELOPMENT / REZONING PLANS MUST MEET THE NEW / CURRENT TOWN OF APEX MASTER WATER AND SEWER PLANS. REZONING OR NEW SITE DEVELOPMENT PLANS DO NOT GUARANTEE THE UTILITY LOCATION, ALIGNMENTS, AND DESIGN FOR TOWN APPROVAL. UTILITY DESIGNS WILL BE SUBJECT TO CHANGE UNTIL TOWN APPROVAL. DESIGNS ARE APPROVED.
- THIS PLAN SET WILL BE UNDER THE NEW 2024 SPEC (EFFECTIVE DATE: JUNE 11, 2024). SINCE THIS PLAN WAS NOT IN CD REVIEW BEFORE THE EFFECTIVE DATE.
- ANY REQUESTED UTILITY EXCEPTION MUST BE FILED ON THE EXCEPTION FORM THAT IS LOCATED IN THE CD PROJECT PACKET. NO EXCEPTIONS WILL BE APPROVED UNLESS THIS FORM(S) IS COMPLETED AND SIGNED BY TOWN ADMINISTRATION.
- IN PREPARING ENGINEERING DESIGN PLANS, ALL ELEVATIONS SHALL BE TIED TO NC GRID SYSTEM AND THE BENCHMARK SHALL BE DESCRIBED ON THE PLANS. A FIELD SURVEY OF ALL WATERWAYS AND WATERBODIES WITHIN PROJECT AREA MUST BE PERFORMED, INCLUDING BUT NOT LIMITED TO: CREEKS, STREAMS, RIVERS, LAKES, PONDS, TRENCHES, AND CULVERTS. SURVEY MUST INCLUDE ADEQUATE POINTS TO ACCURATELY REPRESENT THE CROSS SECTION OF THE WATERWAY/WATERBODY, I.E. TOP OF BANK, TOE, CENTERLINE, ETC. 100-2 TOWN OF APEX STANDARD SPECIFICATIONS AND DETAILS: ADOPTED FEBRUARY 23, 2021

HATCH LEGEND

Single Family Home Area

Townhome Area

Resource Conservation Area

Perimeter Buffer Area

Stormwater Control Measure Area

ASHBURN

PLANNED UNIT DEVELOPMENT REZONING PLANS

APEX, NC

SCALE: 1"=50'

DATE: JUNE 3, 2024

PROJECT NUMBER: 2022-008-001

CLIENT: ENTITLEMENT PRESERVATION GROUP

PLAN TYPE: PRELIMINARY

PRELIMINARY LAYOUT AND UTILITY PLAN

OWN COMMENT	2.7.2023
OWN COMMENT	3.1.2023
OWN COMMENT	4.4.2023
OWN COMMENT	5.2.2023
OWN COMMENT	6.9.2023
RELEASED FOR CONSTRUCTION (ON DATE: (SEE COVER))	NO CHANGES

PRIEST, CRAVEN & ASSOCIATES, INC.

LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 / Phone 919 / 781-0300 / Fax 919 / 782-1288 / Email PCA@PriestCraven.com / Firm #: C-0488

SHEET #

PD2.0



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ10 Ashburn PUD

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

Applicant: Mike Jordan, JV Management and Ashburn Development LLC
Authorized Agent: Charles R. Walker III, Entitlement Preservation Group
Property Addresses: 0 & 0 Mt Zion Church Rd
Acreage: ±15.3 acres
Property Identification Numbers (PINs): 0721442048 & 0721448562
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Planning Board Public Hearing Date and Time: July 14, 2025 4:30 PM

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/47319>.

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 #24CZ10

Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
Dirección de las propiedades: 0 & 0 Mt Zion Church Rd
Superficie: ±15.3 acres
Números de identificación de las propiedades: 0721442048 & 0721448562
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 14 de julio de 2025 4:30 P.M.

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/47319>.

Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX
POST OFFICE BOX 250
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PHONE 919-249-3426

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #24CZ10
Ashburn PUD

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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.

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Dianne F. Khin, AICP
Planning Director

Published Dates: June 27 - July 14, 2025



TOWN OF APEX
PO BOX 250
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TELÉFONO 919-249-3426

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ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10

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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 27 de junio – 14 de julio de 2025



TOWN OF APEX

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

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #24CZ10 Ashburn PUD
Project Location: 0 & 0 Mt. Zion Church Rd
Authorized Agent: Charles R. Walker III, PLA
Firm: Entitlement Preservation Group
Planning Board
Public Hearing Date: July 14, 2025
Project Planner: Joshua Killian, Planner II

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 June 27, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

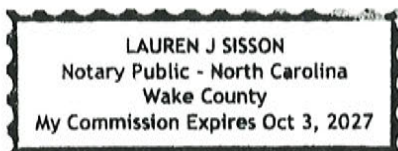
6/30/2025
Date

Shirley F. Khin
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 *30th* day of *June*, 202 *5*.



[Signature]
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 #24CZ10 Ashburn PUD

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

Applicants: Mike Jordan, JV Management and Ashburn Development LLC
Authorized Agent: Charles R. Walker III, Entitlement Preservation Group
Property Addresses: 0 & 0 Mt Zion Church Rd
Acreage: ±15.3 acres
Property Identification Numbers (PINs): 0721442048 & 0721448562
2045 Land Use Map Designation: Medium Density Residential
Existing Zoning of Properties: Rural Residential (RR)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

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

Town Council Public Hearing Date and Time: August 12, 2025 6:00 PM

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

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (322 N Mason 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/47319>.

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 #24CZ10

Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
Dirección de las propiedades: 0 & 0 Mt Zion Church Rd
Superficie: ±15.3 acres
Números de identificación de las propiedades: 0721442048 & 0721448562
Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

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

Fecha y hora de la audiencia pública del Consejo Municipal: 12 de agosto 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 (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 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/47319>.

Dianne F. Khin, AICP
Directora de Planificación



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #24CZ10
Ashburn PUD

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

- Applicants:** Mike Jordan, JV Management and Ashburn Development LLC
 - Authorized Agent:** Charles R. Walker III, Entitlement Preservation Group
 - Property Addresses:** 0 & 0 Mt Zion Church Rd
 - Acreage:** ±15.3 acres
 - Property Identification Numbers (PINs):** 0721442048 & 0721448562
 - 2045 Land Use Map Designation:** Medium Density Residential
 - Existing Zoning of Properties:** Rural Residential (RR)
 - Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)
- Public Hearing Location:** Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

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

Town Council Public Hearing Date and Time: August 12, 2025 6:00 PM

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

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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/47319>.

Dianne F. Khin, AICP
Planning Director

Published Dates: July 21 - August 12, 2025



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10
Ashburn PUD

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: Mike Jordan, JV Management and Ashburn Development LLC
Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
Dirección de las propiedades: 0 & 0 Mt Zion Church Rd
Superficie: ±15.3 acres
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Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

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

Fecha y hora de la audiencia pública del Consejo Municipal: 12 de agosto 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>.

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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/47319>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de julio - 12 de agosto de 2025



TOWN OF APEX

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

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #24CZ10 Ashburn PUD
Project Location: 0 & 0 Mt. Zion Church Rd
Authorized Agent: Charles R. Walker III, PLA
Firm: Entitlement Preservation Group
Town Council Public Hearing Date: August 12, 2025
Project Planner: Joshua Killian, Planner II

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 July 21, 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.

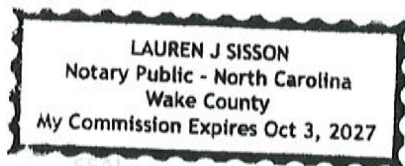
7/21/2025
Date

Shanne F. Klein
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 21st day of July, 2025.



[Signature]
Notary Public

My Commission Expires: 10 / 3 / 2027



TOWN OF APEX

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

**Public Hearing was closed; vote was
continued to September 23, 2025**

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ10 Ashburn PUD

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

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Authorized Agent: Charles R. Walker III, Entitlement Preservation Group

Property Addresses: 0 & 0 Mt Zion Church Rd

Acreage: ±15.3 acres

Property Identification Numbers (PINs): 0721442048 & 0721448562

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Rural Residential (RR)

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

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

***Comments received prior to the Planning Board public hearing will not be provided to the Town Council.
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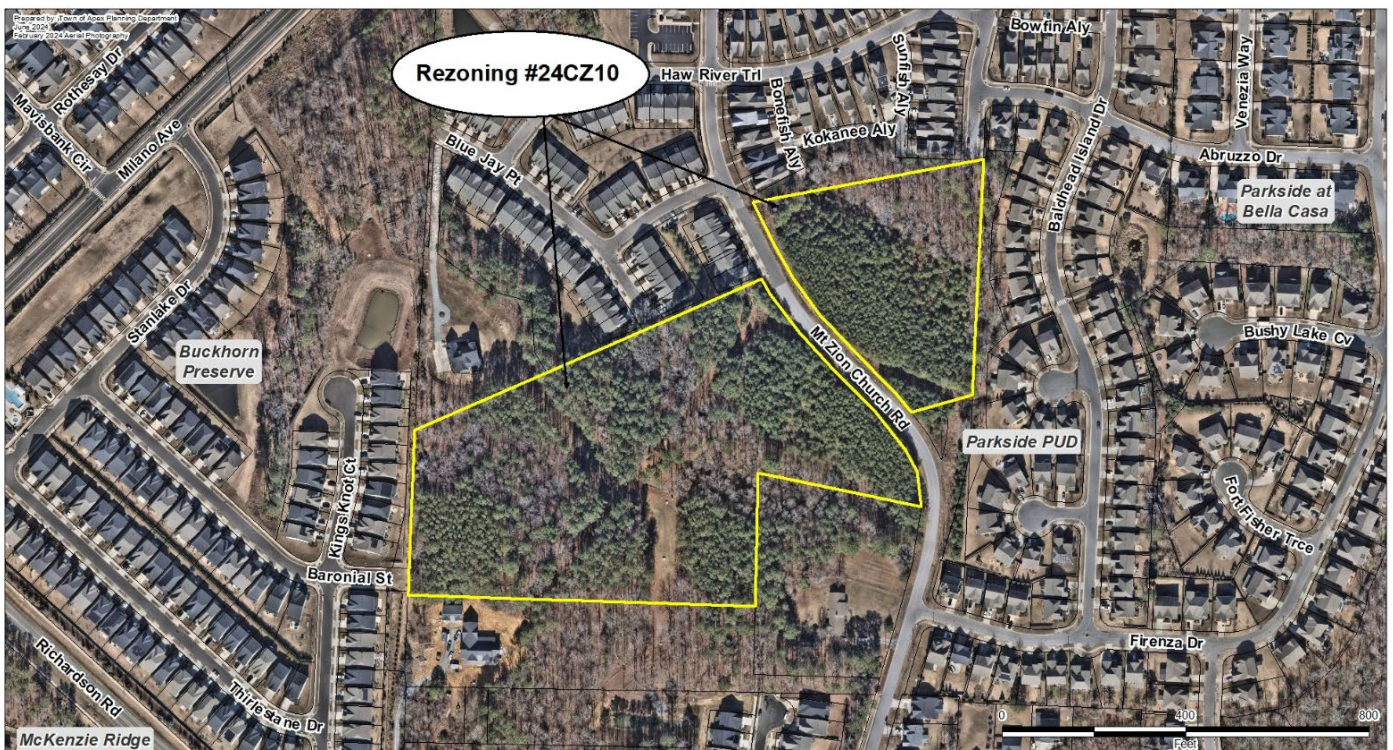
Town Council Public Hearing Date and Time: August 12, 2025 6:00 PM

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

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Vicinity Map:



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Dianne F. Khin, AICP
Planning Director



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

**Se terminó la audiencia pública; la votación ha
sido postergada al 23 de septiembre de 2025**
NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10
Ashburn PUD

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:

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Agente autorizado: Charles R. Walker III, Entitlement Preservation Group
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Designación en el Mapa de Uso Territorial para 2045: Medium Density Residential
Ordenamiento territorial existente de las propiedades: Rural Residential (RR)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

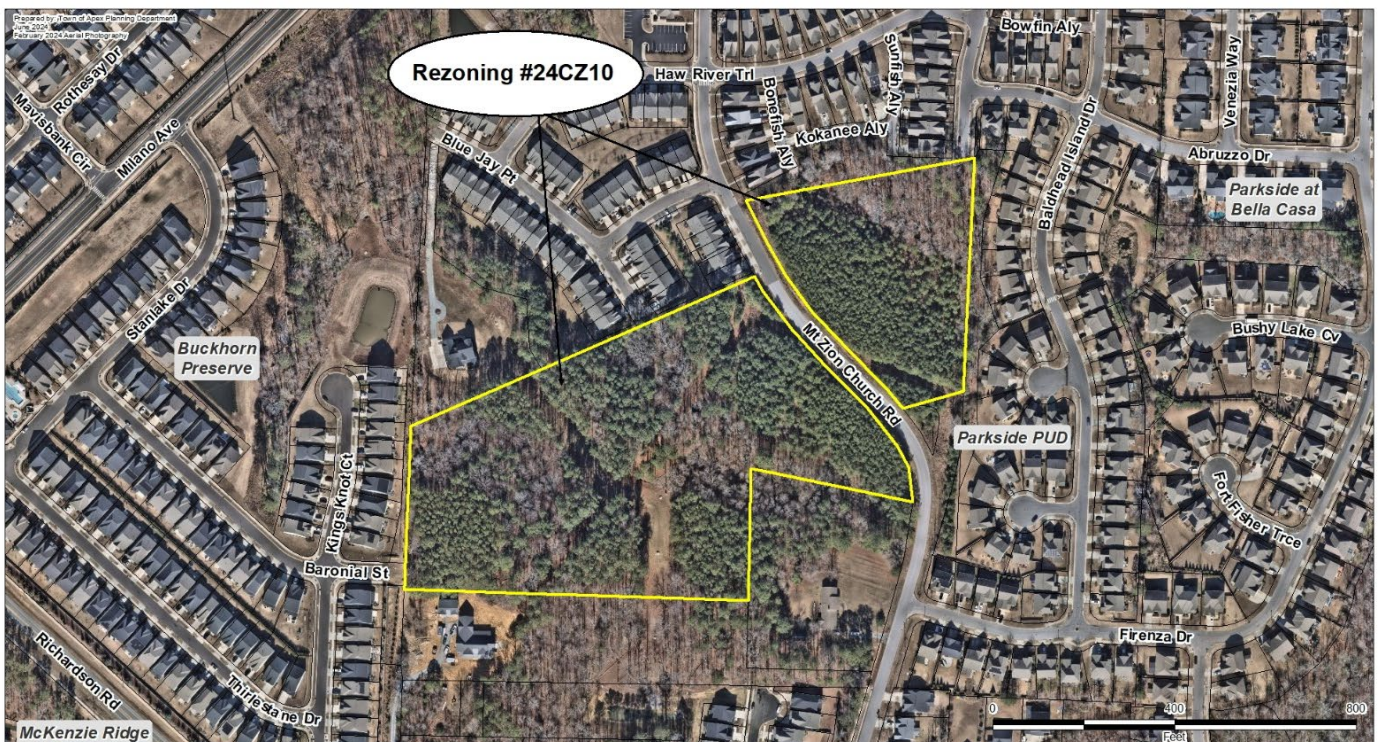
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 12 de agosto 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 (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 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:



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Dianne F. Khin, AICP
Directora de Planificación

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**TOWN OF APEX**

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

**Public Hearing was closed; vote was
continued to September 23, 2025**

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**

CONDITIONAL ZONING #24CZ10
Ashburn PUD

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

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Authorized Agent: Charles R. Walker III, Entitlement Preservation Group
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Public Hearing Location: Apex Town Hall
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73 Hunter Street, Apex, North Carolina

*Comments received prior to the Planning Board public hearing will not be provided to the Town Council.
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Town Council Public Hearing Date and Time: August 12, 2025 6:00 PM

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Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

Se terminó la audiencia pública; la votación ha sido postergada al 23 de septiembre de 2025**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ10

Ashburn PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (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: Mike Jordan, JV Management and Ashburn Development LLC

Agente autorizado: Charles R. Walker III, Entitlement Preservation Group

Dirección de las propiedades: 0 & 0 Mt Zion Church Rd

Superficie: ±15.3 acres

Números de identificación de las propiedades: 0721442048 & 0721448562

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

Ordenamiento territorial existente de las propiedades: Rural Residential (RR)

Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

Fecha y hora de la audiencia pública del Consejo Municipal: 12 de agosto de 2025 6:00 P.M.

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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 18 de julio - ~~12 de agosto~~ 23 de septiembre de 2025



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Office of Student Assignment

5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

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

July 26, 2024

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

Dear Dianne,

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

- Date of application: June 3, 2024
- Name of development: 24CZ10 Ashburn PUD
- Address of rezoning: 0 Mt Zion Church Rd (PINs 07214485622, 0721442048)
- Total number of proposed residential units: 85 max
- Type(s) of residential units proposed: up to 22 single-family dwelling and up to 63 townhomes

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

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

☒ Elementary

☒ Middle

☒ High

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

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

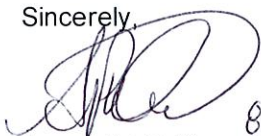
☐ Elementary

☐ Middle

☒ High

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

Sincerely,



8.30.24

Susan W. Pullium, MSA
Senior Director