

STAFF REPORT

Rezoning #25CZ10 Welch Homestead PUD

March 24, 2026 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 3204, 3216, & 3312 Old US 1 Hwy
Applicant: Tyler Wilson, Lennar Carolinas, LLC
Authorized Agents: Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe
Owner: Linda Barker Barbour

PROJECT DESCRIPTION:

Acreage: +/- 83.53 acres
PINs: 0720158891, 0720144298, & 0720046146
Current Zoning: Wake County Residential-40W (R-40W)
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ)
Current 2045 Land Use Map: Medium Density Residential, Medium Density Residential/Commercial Services, and Park- Public or Private

If rezoned as proposed, the 2045 Land Use Map Designation will change to:

Medium Density Residential, Park – Public or Private
Outside Corporate Limits and ETJ

ADJACENT ZONING & LAND USES:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ02 & #16CZ01)	HOA open space and Single-family Residential (Friendship Station & Woodbury Estates)
South:	Wake County Residential-40 Watershed (R-40W)	Vacant; Single-family Residential; Old US 1 Hwy; Railroad
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #16CZ01 & #25CZ06)	HOA open space and Single-family Residential (Woodbury Estates); Vacant; Proposed Single-family Residential (Brightwood Reserve)
East:	Wake County Residential-40 Watershed (R-40W)	Single-family Residential; Vacant

EXISTING CONDITIONS

The site consists of three (3) parcels totaling +/- 83.53 acres located east of New Hill Olive Chapel Road and predominantly north of Old US 1 Highway. A portion of two (2) parcels is located south of Old US 1 Hwy and north of the railroad. Two (2) of the three (3) parcels are bisected by streams and contain single-family dwellings and accessory buildings. All parcels are moderately to heavily wooded.

NEIGHBORHOOD MEETING:

The applicant conducted two neighborhood meetings on May 20, 2025 and January 20, 2026. The neighborhood meeting reports are attached.

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2045 LAND USE MAP:

The 2045 Land Use Map designates the subject site as Medium Density Residential, Medium Density Residential/Commercial Services, and Park-Public or Private (see Figure 1: Current 2045 Land Use Map). The proposed rezoning is consistent with the 2045 Land Use Map. The parcel that is designated as Medium Density Residential/Commercial Services will automatically be amended to Medium Density Residential per NCGS 160D-605(a).

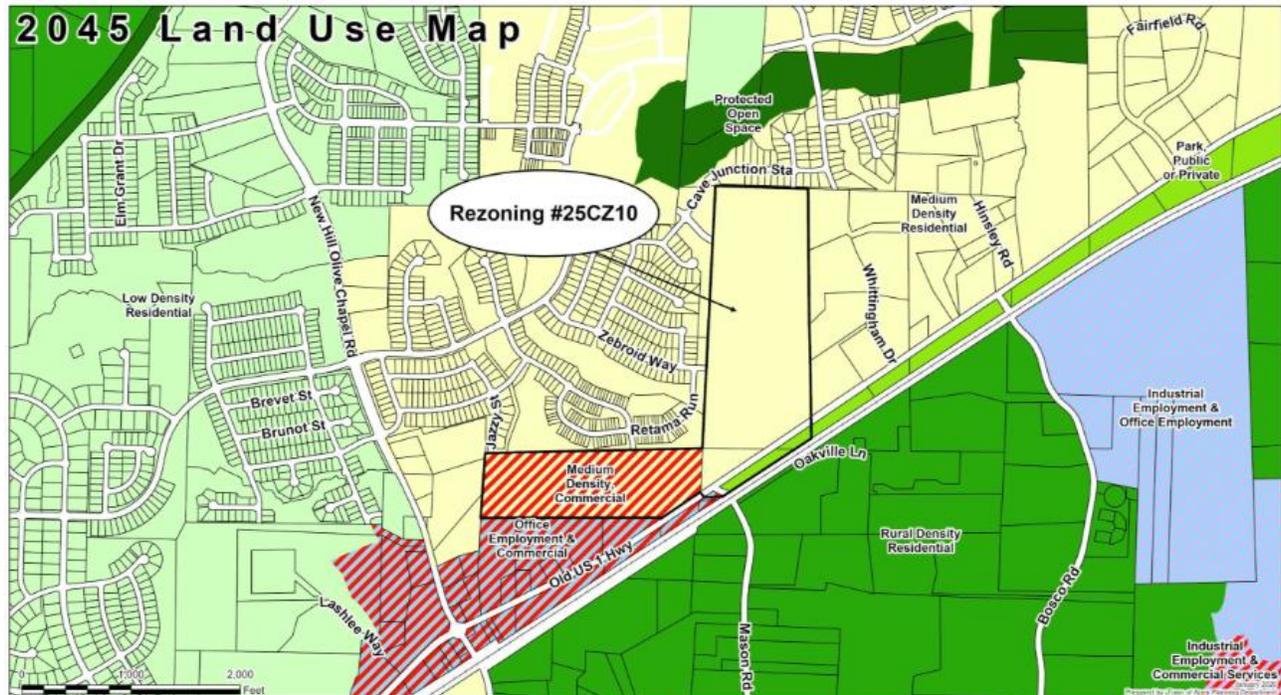


Figure 1: Current 2045 Land Use Map

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 middle 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. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

PROPOSED PLANNED UNIT DEVELOPMENT PLAN

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

Permitted 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

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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

- Single-family detached
- Townhouse
- Accessory Dwelling Unit*

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

Utilities

- Utility, minor

Recreational

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

DESIGN CONTROLS

Residential District		
Site Acreage:	83.53 acres (including 1.77 acres of existing right-of-way)	
Project Area (sans existing right-of-way)	81.76 acres (not including 1.77 acres of existing right-of-way)	
Single Family Detached District Acreage	+/- 51.06 acres	
Townhouse District Acreage	+/- 28.40 acres	
Maximum Total Residential Units	270 (~3.3 units/acre**)	
# of Single Family Detached (Min./Max.)	Min. 105 / Max. 140	
# of Townhouses (Min./Max.)	Min. 115/ Max. 150	
Maximum Built-Upon Area	60%	
	Single-Family	Townhouses
Minimum Lot Size	5,000 SF	2,000 SF
Minimum Lot Width*	40'	20'
40% of single-family lots are required to be a minimum of 50' in width. All single family detached lots within 150' of single family detached lots recorded in the Woodbury subdivision and the Friendship Station subdivision shall be a minimum of 50' in width.		
	Single-family	Townhouses
Setbacks:		
Minimum Front	20'	10' (House Building Façade)
		20' (Garage)
Minimum Side	5'	0'
Minimum Rear	20'	5'
Minimum Corner Side	10'	10'

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Minimum Building Separation	N/A	15'
Maximum Building Height	40'	36'
Minimum RCA Setbacks	10'	10'

ARCHITECTURAL CONTROLS

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

Single-family detached:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include brick, cultured stone, and fiber cement board (horizontal siding, shake, board & batten, smooth board).
3. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
4. Eaves shall project at least 12 inches from the wall of the structure.
5. Garage doors shall have windows, decorative details or carriage-style adornments on them.
6. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
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
 - Columns
 - Portico
 - Balcony
 - Dormer
 - Shutters
 - Louvers
 - Pediments
 - Architectural shingles
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. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.



11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Townhouses:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include stone and fiber cement board (horizontal siding, shake, board & batten).
3. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
4. Garage doors must have windows, decorative details or carriage-style adornments on them.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. 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
8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

PARKING

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

To accommodate guest parking along local streets in the form of on-street parking, customized local street sections may be used which differ from the standard detail for 'Residential Street' shown in the Town of Apex's Standard Specifications and Standard Details. No. 300.01. Deviations from this standard will be coordinated with the Town of Apex staff at the time of subdivision plan review and approval.

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Guest parking is planned to be accommodated through on-street parallel bump out spaces, or through small off-street parking areas. Guest parking will be evenly dispersed throughout the townhome development pod, so that there is at least one parking space within 200' of each townhouse lot, in accordance with UDO 8.3.4.D.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

The property is in the Jordan Lake Watershed, within the Non-Critical Area. There are multiple streams extending through the site, as shown on the accompanying PUD plan set. The PUD plan accounts for 50' buffers on intermittent streams and 100' riparian buffers along the sole perennial stream. This PUD will comply with all applicable UDO built-upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

RCA and Buffers

The PUD will meet the requirements of UDO Section 8.1.2 Resource Conservation Area and Section 2.3.4 Planned Development Districts.

The development will designate 30% of the gross site area as RCA (per UDO 8.1.2) and an additional 5% of the gross site area as RCA within the single-family detached portion of the development, if the single-family detached portion is mass graded (per UDO 7.2.5.B.8).

Landscaping and Buffering

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

Location:	Buffer Size & Type:
Along Old US Hwy 1	30-ft, Type B, Undisturbed Thoroughfare Buffer
Along the southern property boundary, abutting PINs 0720035657, 0710937592, 0710934464	20-ft, Type B
Along the western property boundary, abutting PINs 0710931641, 0710940061, 0710940436	20-ft, Type B
Along the western property boundary, abutting PINs 0720141565, 0720143936, 0720153352, 0720162381, 0720163682	20-ft, Type B
Along the northern property boundary, abutting PINs 0710849632, 0710946626, 0710948688, 0720141565	20-ft, Type B
Along the northern property boundary, abutting PINs 0720167874, 0720263872	20-ft, Type B
Along the eastern property boundary, abutting PINs 0720264696, 0720265065, 0720255682, 0720255142	20-ft, Type B

AFFORDABLE HOUSING

A minimum of five percent (5%) of the total units on the property shall be affordable housing units. The affordable units shall be for sale or for rent units, at the election of developer prior to issuance of building permits for the affordable units. The affordable units may be all townhomes or a combination of single family detached and townhomes, at the discretion of the developer. Final affordable housing unit floor plan selection which includes unit size and bedroom size will be at the discretion of the developer. If the affordable units



calculation results in a fraction between 0.50 and 0.99, the affordable units shall be rounded up to the nearest whole number. If the affordable units calculation results in a fraction between 0.01 and 0.49, the affordable units shall be rounded down to the nearest whole number.

For sale affordable units (the “For Sale Units”) shall be subject to the following terms and conditions:

- The For Sale Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the “Initial Sales Price”).
- The For Sale Units shall be occupied by households earning no more than one-hundred twenty (120%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the “Income Limit”). For purposes of calculating the Initial Sales Price for the For Sale Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner’s insurance, homeowner’s association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the “Housing Costs”). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the “Affordability Period”) shall be recorded in the Wake County Registry against the For Sale Units concurrently at the close of escrow upon the sale of each For Sale Unit.
- Following the first sale of the For Sale Units to a buyer for use as a residence, Developer shall not be responsible for managing the For Sale Units or performing marketing, applicant screening, and selection related to future sales of the For Sale Units.

For rent affordable units (the “Rental Units”) shall be subject to the following terms and conditions:

- The Rental Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, as most recently published by the U.S. Department of Housing and Urban Development (HUD) for a period of thirty (30) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordability Period”).
- Prior to issuance of the first Certificate of Occupancy for the Rental Units, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.
- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Rental Units may be freely marketed and leased at market rate rents.

Community Development and Neighborhood Connections Department Statement:

The Housing Division within the Community Development and Neighborhood Connections Department does not support the proposed Rezoning Case #25CZ10 Welch Homestead PUD. The proposal is not consistent with the Town’s adopted Affordable Housing Incentive Zoning Policy (revised June 24, 2025), which requests that 10% of the total proposed dwelling units be provided as affordable housing. Under the policy, affordable units should



be restricted to households earning up to 120% of Area Median Income (AMI) for for-sale units with a 20-year affordability period, or up to 80% AMI for rental units with a 30-year affordability period.

PUBLIC FACILITIES

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

Water and Sanitary Sewer & Other Utilities

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/Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan showing utility access points is included in the PUD Concept Plan for reference.

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

Transportation Improvements

The following transportation improvements shall be phased consistent with the Traffic Impact Analysis performed for this rezoning on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roads are subject to Apex and North Carolina Department of Transportation (NCDOT) review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian Plan Map.

1. Old US 1.
 - a. Developer shall dedicate right of way for the length of the property’s Old US 1 frontage, measured 55 feet from the existing Old US 1 centerline and widen and improve Old US 1 for the length of the property’s Old US 1 frontage based on an 84-foot wide back-to-back curb and gutter four-lane median-divided thoroughfare section with a separated off-road bicycle lane, and a reduced width (8-foot wide) side path on the south side, and a separated off-road bicycle lane and a 5-foot wide sidewalk on the north side (pending NCDOT approval).
 - b. Developer shall construct a full-movement driveway approximately 800 feet east of Mason Road.
 - c. Developer shall construct an eastbound left-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.
 - d. Developer shall construct a westbound right-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.
2. Old US 1/New Hill Holleman Road/New Hill Olive Chapel Road Intersection.
 - a. The New Hill Commons PUD (ORD-2025-033) requires the developer of that project to construct a westbound left turn lane on Old US 1 with a minimum 250 feet of storage plus appropriate taper (the “Old US 1 Left Turn Lane”) prior to recordation of the Final Plat for the first site plan in the Non-Residential District. If, at the time of Master Subdivision approval for



the Welch Homestead PUD, a site plan and/or subdivision plan has been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane (“Scenario One”), developer shall be responsible for extending the Old US 1 Left Turn Lane to provide 350 feet of storage (the “Extension”). In Scenario One, developer may either (1) pay a fee in lieu for the Extension, in which case the New Hill Commons PUD developer shall use the fee in lieu to construct the Old US 1 Left Turn Lane and Extension (collectively, the “Extended Turn Lane”), or (2) construct the Extension as part of the Welch Homestead PUD project. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has not been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane (“Scenario Two”), developer shall construct the full Extended Turn Lane.

- b. Developer shall construct a northbound right-turn lane on New Hill Holleman Road with 175 feet of storage and appropriate taper (the “New Hill Holleman Right Turn Lane”). There is an existing structure (the “Structure”) and electrical equipment, including an electrical box and power pole (the “Electrical Equipment”), located on PINs 0710923721 and 0710922715 and partially in the existing New Hill Holleman Road right of way. If plans for the New Hill Holleman Right Turn Lane require demolition or relocation of the Structure, Developer shall revise the length and design of the New Hill Holleman Right Turn Lane to avoid all impacts to the Structure (the “Revised Turn Lane”), submit plans for the Revised Turn Lane at Master Subdivision, and pay a fee in lieu plus 15% contingency for the difference in costs to design, acquire the right-of-way, and construct the New Hill Holleman Right Turn lane and the Revised Turn Lane. If plans for the New Hill Holleman Right Turn Lane require relocation of the Electrical Equipment, and the necessary right-of-way and/or easements to allow for relocation cannot be acquired through good faith efforts, and the Town of Apex is unable or unwilling to assist in acquisition, then Developer shall pay a fee in lieu plus 15% contingency equal to the estimated cost of acquiring the right-of-way (based on the proportional tax value of the property) and constructing the New Hill Holleman Right Turn Lane.
 - c. Developer shall modify the traffic signal to accommodate geometric improvements.
3. If any of the committed transportation improvements require acquisition of offsite rights of way, easements, or other property interests (the “Offsite ROW”), Developer shall make good faith efforts to acquire the Offsite ROW for fair market value. If Developer is unable to acquire any Offsite ROW for fair market value through private negotiation and the Town is unwilling or unable to assist in the acquisition, Developer shall pay a fee in lieu for the transportation improvement, or portion of the transportation improvement, that cannot be completed.

Pedestrian and Bicycle Improvements

The project shall include the following pedestrian and bicycle improvements:

- 1. Where single-family homes are constructed, 5-foot sidewalks on both sides of internal neighborhood streets as required by UDO Section 2.3.4.
- 2. Where townhomes are constructed, a 5-foot sidewalk shall be provided on both sides of internal neighborhood streets.
- 3. A separated bicycle lane and 5-foot sidewalk will be constructed on the north side of Old US 1 Hwy frontage based on the 4-Lane Median Divided Thoroughfare section (pending NCDOT approval). A separated bicycle lane and reduced width (8-foot wide) side path will be constructed on the south side

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of Old US Hwy 1 in accordance with Advance Apex: The 2045 Transportation Plan (pending NCDOT approval).

Access Points and Street Stubs

Access Points shown on the Preliminary Site/Utility Layout Plan (Sheet C2.00) that do not connect to existing stub streets are conceptual and indicate required connections; exact locations may vary. Connections may only be removed from the subdivision connectivity requirements of the PUD if the developer demonstrates to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.

The developer shall provide connections to existing stub streets on adjacent properties, including Red Bluff Road, Zebroid Way, Impulsion Drive, and Jazzy Street. Where the existing street stub is not constructed to the shared property line, the developer shall construct the remainder of the stub to complete the connection in accordance with these zoning conditions and the Town of Apex Unified Development Ordinance, utilizing any previously paid fees-in-lieu contributed by the developers of the adjacent street stubs that were not fully constructed to the property line. Because there are no existing temporary construction easements or permanent slope easements in place, construction of the connections off-site shall be contingent on obtaining any necessary temporary construction easements and rights of way from the applicable adjacent property owner or Homeowners Association. If the applicable adjacent property owner or Homeowners Association does not provide the necessary temporary construction easements or rights of way, and no fee-in-lieu was previously paid for said off-site construction by a previous development, the developer shall pay a fee-in-lieu for the remainder of the connection off site.

The public right of way dedication for the stub streets to PINs 0720265065 and 0710937592 shall extend to the shared property line with PINs 0720265065 and 0710937592 (the "Property Line"), but the stub street shall terminate within approximately 25 feet of the Property Line shared with PINs 0720265065 and 0710937592. Developer shall pay a fee in lieu for the future extension of the stub streets to the Property Line in accordance with the UDO.

In accordance with the International Fire Code, Appendix D103.4 and North Carolina Fire Code, Section 503.2.5, for all stub streets exceeding 150 feet in length, the developer shall construct a temporary turnaround on commonly owned land within a temporary public access easement or public right-of-way. The turnaround shall be built to the Town of Apex Standard Specifications and Standard Details, with final design subject to Town approval. The turnaround shall not be used for parking and/or driveways and shall include signage indicating a planned future street connection. Prior to Master Subdivision Final Plat approval, the applicant shall provide an engineer's estimate and pay a fee-in-lieu to cover the full cost of removal of the temporary turnaround and restoration of the area when the street is extended.

ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) reviewed this rezoning on August 21, 2025. 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
No buffer averaging shall be allowed for Zone 3 of the riparian buffers.	No
The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.	Yes

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EAB Suggested Conditions	Applicant's Response
a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and 100-year storm events in accordance with the Unified Development Ordinance. OR b. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance.	No
The project shall preserve a minimum of 35 % of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.	No
The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. No further clearing shall be conducted for replacement planting if there is insufficient space.	No
The project shall ensure that 75 % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review	Yes, but reduced to 60%.*
No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.	Yes
HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.	No
In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.	No
To reduce irrigation requirements, the project shall select and plant only warm season grasses.	Yes
a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed. A sign shall be installed every 100 linear feet along the boundary of the Resource Conservation Area, with each sign measuring at least 6 inches by 6 inches and mounted at a height of 4 feet above the ground. OR b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.	No
If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed.	Yes

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EAB Suggested Conditions	Applicant's Response
A solar PV system of at least 3.5kW shall be installed on at 10% least homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.	No
Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes.	Yes
The project shall install conduits for solar energy systems for all residential buildings.	No
*Recommended Condition has been amended by applicant from the original language provided by the EAB.	

Environmental Conditions:

The following environmental conditions have been proposed by the applicant and shall apply to the Development:

- The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
- The project shall ensure that 60% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
- The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.
- A minimum of 75% of landscaping shall be native or nativar species.
- No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
- The project shall select and plant only warm season grasses.
- All single-family garages shall be wired with a 220/240-volt electric outlet.

STORMWATER MANAGEMENT

The development shall meet all stormwater management requirements for quality and quantity treatment in accordance with UDO Section 6.1.

Acceptable stormwater structures shall include all approved devices consistent with the North Carolina Department of Environmental Quality (NCDEQ) Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

On September 24, 2025, the Parks and Recreation Advisory Board unanimously recommended land dedication with the provision that the final combination of land dedication, construction for credit and or fee in lieu would be determined at the time of subdivision plan approval. Provided it qualifies for parkland dedication under the UDO, a portion of the subject site located south of Old US 1 (as labeled on the Preliminary Site/Utility Layout Plan) is proposed to be dedicated to the Town of Apex for use as a linear public park in accordance with the Town of Apex's 2045 Land Use Map. The rate of the fee-in-lieu of dedication will be based on 2025 rates for a maximum combination of 270 single-family detached and attached townhouse residential units as follows:

STAFF REPORT

Rezoning #25CZ10 Welch Homestead PUD

March 24, 2026 Town Council Meeting



2025 Rate for Single-family Units: \$4,244.42/Unit

2025 Rate for Attached Townhouse Units: \$2,858.65/Unit

Note: If Welch Homestead PUD is approved by Town Council any time after 12/31/2025 but before 12/31/2026, it will be subject to 2026 fee-in-lieu rates.

2026 Rate for Single-family Units: \$4,325.07/Unit

2026 Rate for Attached Townhouse Units: \$2,912.97/Unit

HISTORIC STRUCTURES

The Welch-Hearn House (WA 1093) (the “House”) and the associated corn crib (the “Shed”) are located on the site and are believed to date back to the mid nineteenth century. Based on a detailed Historic Structure Survey Report prepared by Richard Grubb & Associates, the House is described as a one-story gable frame traditional/vernacular house and is representative of architecture in this area from that time period. The home’s form and function were typical for subsistence farming families of modest means during the late 1800s and early 1900s. Capital Area Preservation has evaluated the site and found that the House has not maintained its historic integrity and does not recommend its preservation. Capital Area Preservation found that the corn crib outbuilding does have historic integrity and recommended its relocation and preservation off-site.

The corn crib shall be evaluated by one or more third party licensed professionals (the “Relocation Consultant”) for relocation of the building. If the Relocation Consultant determines relocation of the corn crib is infeasible due to structural or other documented concerns, then this condition shall be deemed satisfied. If the Relocation Consultant determines relocation is feasible, the corn crib shall be relocated to an offsite property identified by the developer prior Master Subdivision Final Plat approval. The developer shall be responsible for all costs associated with the relocation, including evaluation, permitting, transportation, and reassembly.

PLANNING STAFF RECOMMENDATION

Planning staff recommends approval of Rezoning #25CZ10 Welch Homestead Planned Unit Development-Conditional Zoning as proposed.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on March 9, 2026, and unanimously recommended approval of the rezoning.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING

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

The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with the Town of Apex 2045 Land Use Map, which designates the subject properties as Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private. The Land Use Map will be amended to change the Medium Density Residential/Commercial Services designation to Medium Density Residential to accurately reflect the proposed development. The proposed PUD-CZ district supports and implements these future land use designations by allowing a coordinated, master-planned development pattern consistent with the Town’s adopted policy framework.

The proposed rezoning is reasonable and in the public interest in that it allows for residential development, including affordable housing units, that is compatible with the established residential character of properties to the north and west of the site. The development will support continued residential growth in an area identified for such growth, providing additional housing opportunities in an appropriate and planned



location. Furthermore, the rezoning promotes compatibility with surrounding land uses and will contribute to the Town’s tax base, thereby supporting long-term fiscal sustainability and the provision of public services. The rezoning also will improve both vehicular and pedestrian connectivity by connecting to roads within the existing Friendship Station and Woodbury subdivisions, providing a new connection to Old US 1 Highway.

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.

Planned Unit Development (PUD-CZ) District

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



- surrounding land uses and maintains and enhances the value of surrounding properties.
- (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.
 - b) *Off-street parking and loading.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.
 - c) *RCA.* The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:
 - (i) A non-residential component; (ii) An overall density of 7 residential units per acre or more; or (iii) Environmental measures including but not limited to the following:
 - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
 - b. The installation of a geothermal system for a certain number or percentage of units within the development; or
 - c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
 - d) *Landscaping.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
 - e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
 - f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
 - (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and*



Standard Details and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.

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

Legislative Considerations

The Town Council 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.

- 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.



August 29, 2025

Nate Bouquin, PE, PTOE
McAdams
621 Hillsborough Street, Suite 500
Raleigh, NC 27603

Subject: **Staff summary and comments for the Welch Homestead (fka Barbour Tract)
TIA, 6/24/2025**

Mr. Bouquin:

Please review the following summary of my comments and recommendations. You may schedule a meeting with me and your client to discuss at your convenience.

Study Area

The TIA studied access to the proposed development at the following intersections:

- Old US 1 at Site Access #1

Access is also provided to the proposed development via connections to existing street stubs at:

- Jazzy Street
- Impulsion Drive
- Zebroid Way
- Red Bluff Road

The following six intersections in the study area were also analyzed in the TIA:

- New Hill Olive Chapel Road at Horton Ridge Boulevard
- New Hill Holleman Road/New Hill Olive Chapel Road at Old US 1
- New Hill Holleman Road at US 1 Southbound Ramps
- New Hill Holleman Road at US 1 Northbound Ramps
- Old US 1 at Mason Road
- Old US 1 at Humie Olive Road

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Trip Generation

The proposed development is expected to consist of up to 123 single-family homes, and 152 townhomes. The development is projected to generate 40 new trips entering and 123 new trips exiting the site during the weekday AM peak hour and 127 new trips entering and 81 new trips exiting the site during the weekday PM peak hour. The development is projected to add a total of 2,329 new daily trips onto the adjacent roadway network.

Background traffic

Background traffic consists of 3% annual background traffic growth compounded to build-out year 2029, and the following approved developments:

- Depot 499 (*assumed 90% residential and 0% non-residential is built*)
- Friendship Station PUD (*assumed 100% single family, 35% townhomes and 0% of apartments and non-residential are built*)
- Friendship Masterplan Phase 1
- Friendship Village
- Gracewood Residential
- Holland Road Assembly PUD
- New Hill Commons PUD
- Olive Ridge Residential (*assumed 75% is built*)
- Peak Landing
- Retreat at Friendship (*assumed 66% is built*)
- Retreat at Friendship Phase 11
- Townes at 1011
- Utley Farms
- West Village Commercial Phase

Trip Distribution and Assignment

The trip distributions to and from the development are as follows:

- 30% to/from the east on US 1
- 15% to/from the west on US 1
- 15% to/from the east on Old US 1
- 10% to/from the west on Old US 1
- 20% to/from the north on New Hill Olive Chapel Road
- 10% to/from the south on New Hill Holleman Road

Traffic Capacity Analysis and Recommendations

Level of Service (LOS) is a grade of A through F assigned to an intersection, approach, or movement to describe how well or how poorly it operates. LOS A through D is considered acceptable for peak hour operation. LOS E or F describes potentially unacceptable operation and developers may be required to mitigate their anticipated traffic impact to improve LOS based on the Apex Unified Development Ordinance (UDO).

Tables 1 through 7 describe the levels of service (LOS) for the scenarios analyzed in the TIA. "NA" is shown when the scenario does not apply. The scenarios are as follows:

- **Existing 2025** - Existing year (2025) traffic.
- **2029 No Build** - Projected year (2029) with background growth, approved development traffic from others, and committed transportation improvements by others where applicable.
- **2029 Build** - Projected year (2029) with background traffic, background improvements, and site build-out.

Old US 1 at Site Access #1 (Unsignalized)

Table 1. A.M. / P.M. Unsignalized Peak Hour Levels of Service Old US 1 at Site Access #1	
	2029 Build
<u>Overall</u>	<u>NA</u>
<i>Eastbound (Old US 1)</i>	<i>A / A²</i>
<i>Westbound (Old US 1)</i>	<i>NA</i>
<i>Southbound (Site Access #1)</i>	<i>C / C¹</i>

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- Construct a full-movement site driveway with one ingress lane and one egress lane and stop control.
- Construct an exclusive eastbound left-turn lane with 100 feet of storage and appropriate taper.
- Construct an exclusive westbound right-turn lane with 100 feet of storage and appropriate taper.

Apex staff recommendations:

Staff concurs with the recommendations. All movements at the site driveway are projected to operate at LOS C or better with minimal vehicle queues.

New Hill Olive Chapel Road at Horton Ridge Boulevard (Unsignalized)

Table 2. A.M. / P.M. Unsignalized Peak Hour Levels of Service New Hill Olive Chapel Road at Horton Ridge Boulevard			
	Existing	2029 No Build	2029 Build
<u>Overall</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<i>Westbound (Horton Ridge Blvd)</i>	<i>C / C¹</i>	<i>F / F¹</i>	<i>F / F¹</i>
<i>Eastbound (Horton Ridge Blvd)</i>	<i>E / C¹</i>	<i>F / F¹</i>	<i>F / F¹</i>
<i>Northbound (New Hill Olive Chapel Rd)</i>	<i>A / A²</i>	<i>A / A²</i>	<i>A / A²</i>
<i>Southbound (New Hill Olive Chapel Rd)</i>	<i>A / A²</i>	<i>A / A²</i>	<i>A / A²</i>

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements by the developer.

Apex staff recommendations:

Staff concurs with the recommendations. The minor street approaches are anticipated to operate at LOS F during both the AM and PM peak hours under No Build and Build conditions. The eastbound approach delay increases by 97 seconds in the AM peak hour and 63 seconds in the PM peak hour. The westbound approach delay does not increase during the AM peak hour and increases by 26 seconds in the PM peak hour. However, the increase in queues on the minor street approaches is projected to be between one and three vehicles between No Build and Build conditions. The TIA noted that peak hour warrants for a traffic signal were met, but due to the residential nature of the development, which has short peak periods, the 4-hour and 8-hour warrants typically expected by NCDOT when considering signalization would likely not be met.

Site traffic from the subject development accounts for approximately 3% of the total traffic at this intersection; therefore, per Town of Apex UDO Section 13.19, no improvements are required.

New Hill Holleman Road / New Hill Olive Chapel Road at Old US 1 (Signalized)

Table 3. A.M. / P.M. Signalized Peak Hour Levels of Service New Hill Holleman Road / New Hill Olive Chapel Road at Old US 1					
	Existing	2029 No Build	2029 Build	2029 No Build (w/out New Hill Commons PUD)	2029 Build (w/out New Hill Commons PUD)
<u>Overall</u>	<u>B / B</u>	<u>E / E</u>	<u>E / E</u>	<u>E / E</u>	<u>E / E</u>
<i>Westbound (Old US 1)</i>	<i>C / C</i>	<i>E / E</i>	<i>F / E</i>	<i>E / E</i>	<i>F / F</i>
<i>Eastbound (Old US 1)</i>	<i>C / B</i>	<i>E / D</i>	<i>E / D</i>	<i>E / D</i>	<i>E / D</i>
<i>Northbound (New Hill Holleman Rd)</i>	<i>B / B</i>	<i>E / E</i>	<i>E / E</i>	<i>D / E</i>	<i>E / F</i>
<i>Southbound (New Hill Olive Chapel Rd)</i>	<i>B / B</i>	<i>D / E</i>	<i>D / E</i>	<i>D / E</i>	<i>D / E</i>

TIA recommendations:

- The TIA notes the following improvements are committed by other projects in the area:
 - Provide an eastbound left-turn lane with approximately 250 feet of storage and appropriate taper (*Gracewood Residential*)
 - Provide an eastbound right-turn lane with approximately 225 feet of storage and appropriate taper (*Utley Farms*) *Note: storage distance has been reduced by NCDOT based on design constraints*
 - Provide a westbound left-turn lane with approximately 250 feet of storage and appropriate taper (*Gracewood Residential*)
 - Provide a westbound right-turn lane with approximately 150 feet of storage and appropriate taper (*New Hill Commons PUD*)
 - Provide a northbound left-turn lane with approximately 150 feet of storage and appropriate taper (*Gracewood Residential*)
 - Extend the northbound left-turn lane on New Hill Holleman Road to 300 feet of storage and appropriate taper (*New Hill Commons PUD*)
 - Provide a southbound left-turn lane with approximately 150 feet of storage and appropriate taper (*Gracewood Residential*)
 - Provide a southbound right-turn lane with approximately 150 feet of storage and appropriate taper (*Gracewood Residential*)
 - Modify the existing traffic signal to accommodate improvements (*Gracewood Residential, Utley Farms, New Hill Commons PUD*)

- The TIA makes no recommendations for additional improvements by the developer.

Apex staff recommendations:

This intersection was studied under two scenarios, one with the New Hill Commons PUD development and one without it, to determine what improvements were needed if the New Hill Commons PUD did not move forward.

Under all No Build and Build conditions analyzed, the signal is expected to operate at an overall LOS E during both the AM and PM peak hours, with varying levels of delay. Several approaches operate at LOS E or LOS F. To improve signal operations and reduce queueing, staff recommends the Welch Homestead PUD be responsible for the following improvements, if the New Hill Commons PUD does move forward:

- Extend the westbound left-turn lane to a minimum of 350' of full width storage plus appropriate taper.
- Construct a northbound right turn lane with a minimum of 175' of full width storage plus appropriate taper.
- Modify the signal as appropriate to accommodate the recommended improvements.

Subdivision construction plans have not yet been submitted for enough units in Gracewood to trigger their off-site improvements requirement at this intersection and it is unknown when they might submit plans or choose to move forward with construction of such plans.

Therefore, staff analyzed the intersection of Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road to determine what improvements were needed if both Gracewood and New Hill Commons PUD do not move forward. To improve signal operations and reduce queueing, staff recommends the Welch Homestead PUD be responsible for the following improvements, if the New Hill Commons PUD or Gracewood PUD does not move forward:

- Construct a westbound left-turn lane to a minimum of 350' of full width storage plus appropriate taper.
- Construct a northbound right turn lane with a minimum of 175' of full width storage plus appropriate taper.
- Modify the signal as appropriate to accommodate the recommended improvements.

New Hill Holleman Road at US 1 Southbound Ramps (Signalized)

Table 4. A.M. / P.M. Signalized Peak Hour Levels of Service New Hill Holleman Road at US 1 Southbound Ramps			
	Existing	2029 No Build	2029 Build
<u>Overall</u>	<i>B / D</i>	<i>C / D</i>	<i>C / D</i>
<i>Westbound (US 1 SB Off-ramp)</i>	<i>E / E</i>	<i>E / E</i>	<i>E / E</i>
<i>Northbound (New Hill Holleman Rd)</i>	<i>A / C</i>	<i>A / C</i>	<i>A / D</i>
<i>Southbound (New Hill Holleman Rd)</i>	<i>A / B</i>	<i>B / D</i>	<i>C / D</i>

TIA recommendations:

- The TIA notes the following improvements are committed by other projects in the area:
 - Extend the existing southbound right-turn lane to provide 150 feet of storage and appropriate taper. (*Gracewood Residential*)
 - Modify the existing traffic signal (*Gracewood Residential*)
 - Provide a northbound left-turn lane with approximately 225 feet of storage and appropriate taper. (*Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan*)
 - Modify the existing traffic signal. (*Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan*)
- The TIA makes no recommendations for additional improvements by the developer.

Apex staff recommendations:

The analysis omits a westbound left-turn lane with approximately 550 feet of storage and appropriate taper on the US 1 southbound off-ramp, which is committed as part of Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan. The analysis also omits an additional southbound through lane across the bridge and continuing south of the study area as part of the same commitment. Due to this, the intersection may operate better than shown in this analysis.

Staff do not recommend additional improvements by the developer of Welch Homestead. NCDOT STIP HE-0010 is currently scheduled to begin construction in 2026. With these improvements the intersection is expected to operate at an overall LOS D or better under Build conditions. Though there is some queueing at this intersection, the development accounts for approximately 8% of the overall traffic therefore no additional improvements by the developer are recommended, per Town of Apex UDO Section 13.19.

New Hill Holleman Road at US 1 Northbound Ramps (Signalized)

Table 5. A.M. / P.M. Signalized Peak Hour Levels of Service New Hill Holleman Road at US 1 Northbound Ramps			
	Existing	2029 No Build	2029 Build
<u>Overall</u>	<i>D / C</i>	<i>D / C</i>	<i>D / C</i>
<i>Eastbound (US 1 NB Off-ramp)</i>	<i>E / E</i>	<i>E / E</i>	<i>E / E</i>
<i>Northbound (New Hill Holleman Rd)</i>	<i>B / B</i>	<i>D / C</i>	<i>D / C</i>
<i>Southbound (New Hill Holleman Rd)</i>	<i>E / C</i>	<i>C / B</i>	<i>C / B</i>

TIA recommendations:

- The TIA notes the following improvements are committed by other projects in the area:
 - Provide a northbound right-turn lane with approximately 125 feet of storage and appropriate taper. (*Gracewood Residential*)
 - Modify the existing traffic signal. (*Gracewood Residential*)
 - Extend the committed northbound right-turn lane to provide 250 feet of storage and appropriate taper. (*Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan*)
 - Provide a southbound left-turn lane with approximately 200 feet of storage and appropriate taper. (*Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan*)
- The TIA makes no recommendations for additional improvements by the developer.

Apex staff recommendations:

The analysis omits the following improvement committed as part of the Holly Springs Economic Development H-193554 / NCDOT STIP HE-0010 / Friendship Master Plan:

- Extend the existing eastbound right-turn lane to provide 75 feet of storage and appropriate taper. Convert the movement to free flow by installing a channelized island and a southbound receiving lane.
- Provide an additional southbound through lane.
- Modify the existing traffic signal.

Due to this, the intersection may operate better than shown in the analysis.

Staff do not recommend additional improvements by the developer of Welch Homestead. NCDOT STIP HE-0010 is currently scheduled to begin construction in 2026. With these improvements the intersection is expected to operate at an overall LOS D or better under Build conditions. Though there is some queuing at this intersection, the development accounts for less than 4% of the overall traffic therefore no additional improvements by the developer are recommended per Town UDO Section 13.19.

Old US 1 at Mason Road (Unsignalized)

Table 6. A.M. / P.M. Unsignalized Peak Hour Levels of Service Old US 1 at Mason Road			
	Existing	2029 No Build	2029 Build
<u>Overall</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
<i>Westbound (Old US 1)</i>	<i>A / A²</i>	<i>A / A²</i>	<i>A / A²</i>
<i>Eastbound (Old US 1)</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>
<i>Northbound (Mason Rd)</i>	<i>B / B¹</i>	<i>C / C¹</i>	<i>C / C¹</i>

1. Level of service for stop-controlled minor street approaches.
2. Level of service for left turn movements on free-flowing approaches.

TIA recommendations:

- The TIA recommends no improvements by the developer.

Apex staff recommendations:

Staff concurs with the TIA recommendations. The minor street approach is anticipated to operate at LOS C during both the AM and PM peak hours under No Build and Build conditions. The proposed development only contributes to the through movements on Old US 1 at this intersection in the traffic assignment. Any traffic from this development that may turn at Mason Road is expected to be a very small number that would not significantly affect operations.

Old US 1 at Humie Olive Road (Signalized)

Table 7. A.M. / P.M. Signalized Peak Hour Levels of Service Old US 1 at Humie Olive Road			
	Existing	2029 No Build	2029 Build
<u>Overall</u>	<i>D / C</i>	<i>F / E</i>	<i>F / E</i>
<i>Westbound (Old US 1)</i>	<i>D / C</i>	<i>F / F</i>	<i>F / F</i>
<i>Eastbound (Old US 1)</i>	<i>B / B</i>	<i>C / D</i>	<i>C / D</i>
<i>Northbound (Driveway)</i>	<i>C / B</i>	<i>C / C</i>	<i>C / C</i>
<i>Southbound (Humie Olive Rd)</i>	<i>D / C</i>	<i>F / F</i>	<i>F / F</i>

TIA recommendations:

- The TIA recommends no improvements by the developer.

Apex staff recommendations:

Staff concurs with the TIA recommendations. The analysis shows the signal is expected to operate at an overall LOS F during the AM peak hour and LOS E during the PM peak hour under both No Build and Build conditions. The proposed development traffic accounts for approximately 2% of the overall traffic at this intersection and is limited to the through movements in the traffic assignment. Any traffic from this development that may turn at Humie Olive Road is expected to be a very small number that would not significantly affect operations.

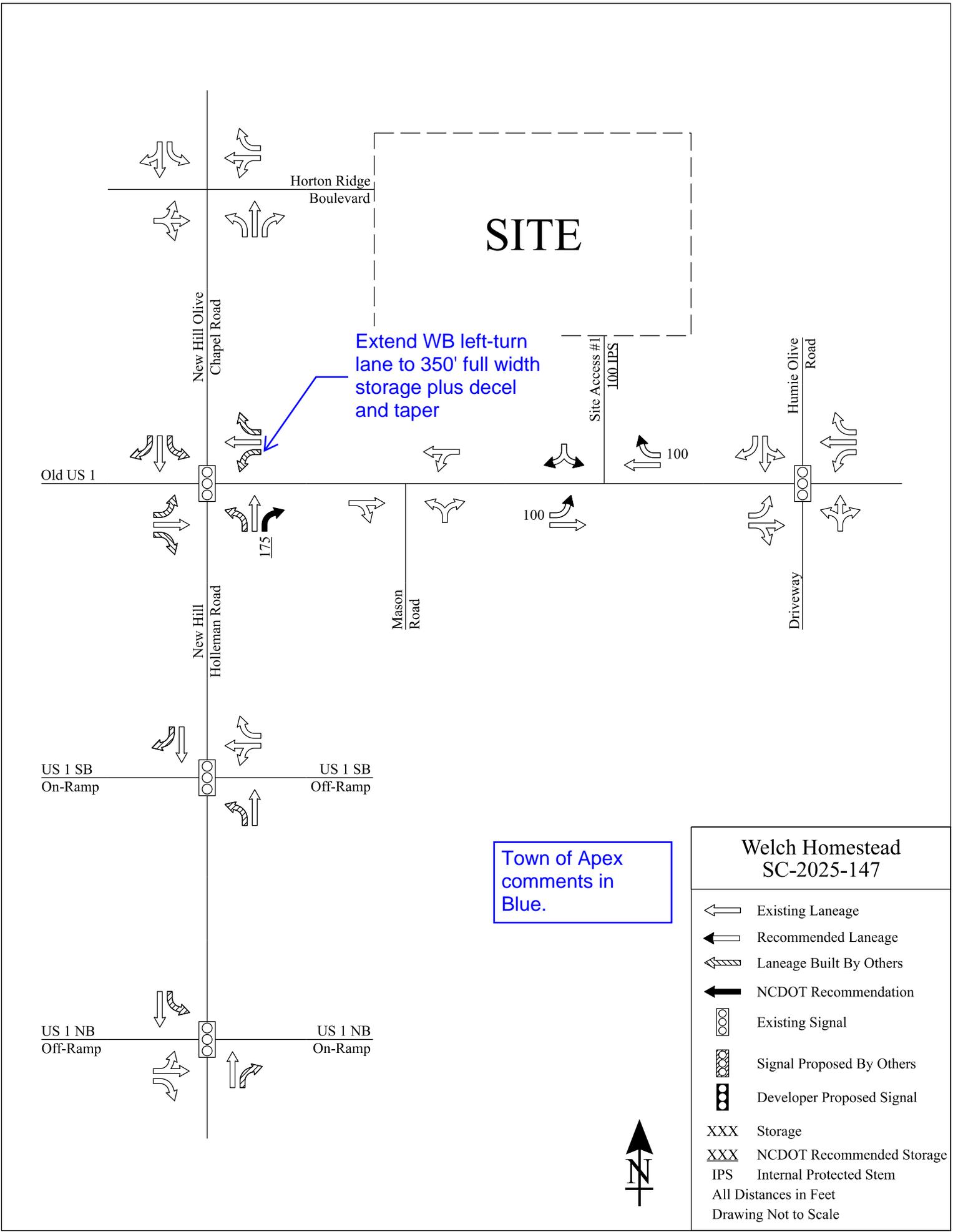
However, it is important to note that this intersection is likely to operate better than what is reported in this study due to conservative analysis guidelines preferred by NCDOT. For instance, right-turns-on-red are not allowed for analysis purposes. Due to the heavy southbound left-turn movement on Humie Olive Road and heavy westbound right-turn movement on Old US 1, when right-turn-on-red is allowed in the analysis for the westbound approach, the signal operates at an overall LOS D during the AM peak hour and still LOS E during the PM peak hour with approximately 20 seconds less delay overall.

Please coordinate with the NCDOT District Engineer's Office concerning recommended improvements. Town staff will be available for meetings to discuss recommendations as needed.

Sincerely,



Jessica McClure, PE
919-372-7448



SITE

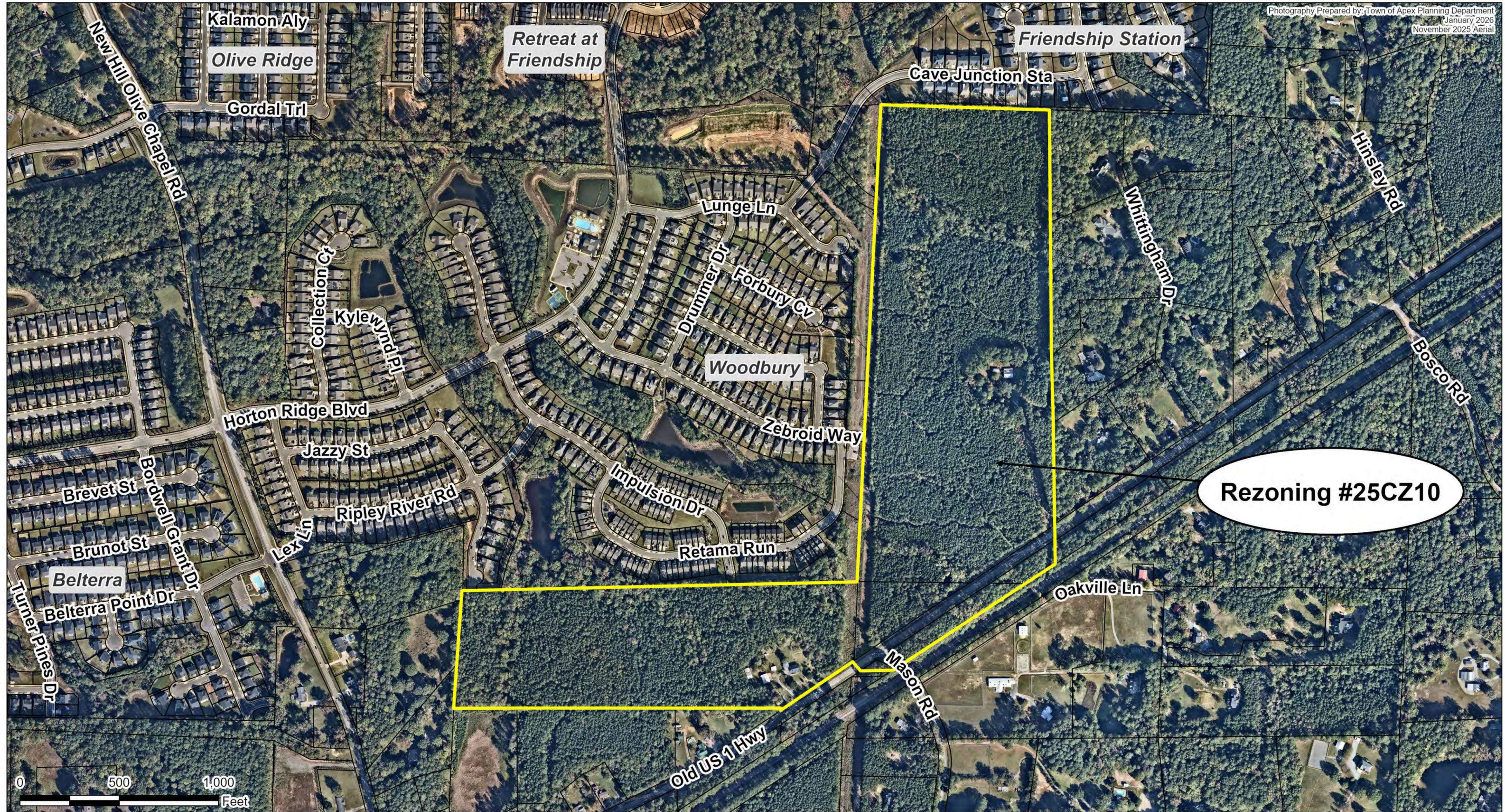
Extend WB left-turn lane to 350' full width storage plus decel and taper

Town of Apex comments in Blue.

Welch Homestead
SC-2025-147

-  Existing Laneage
-  Recommended Laneage
-  Laneage Built By Others
-  NCDOT Recommendation
-  Existing Signal
-  Signal Proposed By Others
-  Developer Proposed Signal
- XXX Storage
- XXX NCDOT Recommended Storage
- IPS Internal Protected Stem
- All Distances in Feet
- Drawing Not to Scale





Kalamon Aly

Olive Ridge

Gordal Trl

Retreat at
Friendship

Friendship Station

Cave Junction Sta

Lunge Ln

Drummer Dr

Forbury Cv

Woodbury

Zebroid Way

Impulsion Dr

Retama Run

Horton Ridge Blvd

Jazzy St

Ripley River Rd

Lex Ln

Brevet St

Brunot St

Belterra

Belterra Point Dr

Turner Pines Dr

Bordwell Grant Dr

Kylewynn Pl

Collection Ct

Lunge Ln

Drummer Dr

Forbury Cv

Woodbury

Zebroid Way

Impulsion Dr

Retama Run

Horton Ridge Blvd

Jazzy St

Ripley River Rd

Lex Ln

Brevet St

Brunot St

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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 #: 25CZ10 Submittal Date: 7/1/2025
Fee Paid: \$ Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Welch Homestead Planned Unit Development
Address(es): 3204, 3216, 3312 Old US 1 Hwy
PIN(s) 0720158891, 0720144298, 0720046146

_____ Acreage: 83.53
Current Zoning: R-40W (Wake Co.) Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: 1) Medium Density Residential 2) Medium Density Residential OR Commercial Services 3) Park - Public or Private

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

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

Area classified as mixed use:	Acreage:	<u>0</u>
Area proposed as non-residential development:	Acreage:	<u>0</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>0%</u>

Applicant Information

Name: Lennar Carolinas, LLC
Address: 1100 Perimeter Park Drive, Suite 112
City: Morrisville State: NC Zip: 27560
Phone: 984-202-9179 E-mail: tyler.wilson@lennar.com

Owner Information

Name: Barbour, Linda Barker
Address: PO Box 252
City: New Hill State: NC Zip: 27562-0252
Phone: 919-210-0479 E-mail: Barkerlb@bellsouth.net

Agent Information

Name: David Bergmark, McAdams
Address: 621 Hillsborough Street, Suite 500
City: Raleigh State: NC Zip: 27603
Phone: 919-361-5000 E-mail: bergmark@mcadamsco.com

Other contacts: Attorney - Mark Frederick, Parker Poe

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 25CZ10

Submittal Date: 7/01/2025

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.

Please see Attachment 1.

[Redacted]

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

Please see Attachment 1.

[Redacted]

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

Please see Attachment 1.

[Redacted]

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 [REDACTED]

Please see Attachment 1.

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.

Please see Attachment 1.

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.

Please see Attachment 1.

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.

Please see Attachment 1.

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

Please see Attachment 1.

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.

Please see Attachment 1.

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.

Please see Attachment 1.

AFFIDAVIT OF OWNERSHIP

Application #: 25CZ10

Submittal Date: 7/01/2025

The undersigned, Linda Barker Barbour (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 3204, 3216, 3312 Old US 1 Hwy and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 1/9/01 and 3/31/98 and recorded in the Wake County Register of Deeds Office on 04/06/01 and 6/24/98 in Book _____ Page DB 8868-2358 and DB 8088-258
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 1/9/01 and 3/31/98, 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 1/9/01 and 3/31/98, 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 6th day of June, 2025.

Linda Barker Barbour (seal)
Linda Barker Barbour
 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 LINDA BARKER BARBOUR Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's NCDL, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



William Riley Whitehead
 Notary Public
 State of North Carolina
 My Commission Expires: 6.11.2029
WILLIAM RILEY WHITEHEAD

Application #: 25CZ10

Submittal Date: 7/01/2025

Insert legal description below.

BARBOUR TRACT LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF 1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54" WEST A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY SOUTH 55°51'45" WEST A DISTANCE OF 454.13 FEET TO THE POINT OF BEGINNING; CONTAINING 3,638,704 SQUARE FEET OR 83.53 ACRES.

AGENT AUTHORIZATION FORM

Application #: 25CZ10

Submittal Date: 7/01/2025

Linda Barker Barbour 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: 3204, 3216, 3312 Old US 1 Hwy

The agent for this project is: Lennar Carolinas, LLC

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

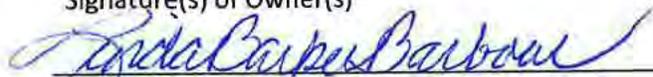
Agent Name: Tyler Wilson, PE

Address: 1100 Perimeter Park Dr, Suite 112, Morrisville NC 27560

Telephone Number: 984-202-9179

E-Mail Address: tyler.wilson@lennar.com

Signature(s) of Owner(s)*



Linda Barker Barbour

Type or print name

06/06/2025

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.

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: 25CZ10

Submission Date: 7/01/2025

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

3204, 3216, 3312 Old US 1 Hwy
(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.

Lennar Carolinas, LLC, 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: Lennar Carolinas, LLC

TOWN OF APEX

BY: Tyler Wilson, PE
Authorized Agent

BY: _____
Authorized Agent

DATE: 5/28/25

DATE: _____

Attachment 1.

Legislative Considerations – Conditional Zoning

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

The proposed PUD-CZ is consistent with the 2045 Land Use Map's designations of Medium Density Residential and Parks – Private or Public. The PUD-CZ includes single family detached houses and townhouses at a density not to exceed 3.3 units per acre. This is consistent with the Medium Density Residential designation, which envisions densities of 3-6 units per acre.

A small portion of the site (located between US 1 Hwy and the railroad right of way) is designated Parks – Private or Public. The PUD-CZ proposes to dedicate this land to the Town for a future linear public park.

A portion of the site (along US 1 Hwy) is designated for Medium Density Residential or Commercial Services. This PUD-CZ proposes a higher density residential use (aka townhomes) within this area to support future commercial centers, as identified on the 2045 Land Use Plan abutting the site to the southwest. Environmental and access constraints prevent viable commercial development in the Welch Homestead development.

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

The site is surrounded by newer neighborhoods of single-family houses and townhouses, as well as single-family houses on larger lots. The proposed uses within the PUD-CZ are single family detached and townhouses at an unobtrusive scale and height (maximum 36' height for townhouses, maximum 40' height for single family houses). The housing types and density will be compatible with the existing character of the surrounding neighborhoods and provide a transition to the larger residential lots to the east. The request will provide more housing supply and choices in the area while remaining consistent with the existing character.

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

The proposed PUD-CZ will comply with all applicable Supplemental Standards in UDO Section 4.4. There are no supplemental standards which apply to the

proposed residential uses. For a potential private recreation facility, a dog park is not proposed to be included at this time. If one is included in the future, a double gate shall be installed at any entrance, in accordance with the Supplemental Use Standards.

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

The proposed PUD-CZ will minimize any potential adverse impacts to surrounding properties. There shall be a 20' Type B Buffer applied along the entire perimeter of the neighborhood. Riparian stream buffers near properties lines shared with the adjacent neighborhood to the east and north will create additional screening and green space along the perimeter of this development. Finally, the proposed uses and housing types are of a similar scale and density to the surrounding area.

- 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.

There are several potential jurisdictional streams on the site. Riparian buffers will be provided on either side of these streams in accordance with Town of Apex and NCDEQ requirements (50' for intermittent streams, 100' for perennial streams). The proposed layout minimizes stream crossings to the maximum extent practical, while adhering to requirements to connect to existing constructed roadway stubs. The project will provide a minimum of 30% Resource Conservation Area, which will provide additional buffering and protection to environmentally sensitive areas.

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

The proposed PUD-CZ will not have an adverse impact on public facilities and services. The developer will be responsible for widening improvements to Old US 1

Hwy along the site's frontage to the full four-lane median divided cross section, consistent with Apex's Transportation Plan and as permitted by NCDOT. Town water and sewer facilities are currently stubbed to the site's northern border, allowing for simple connections and extensions throughout the site. Furthermore, water connection to Old US Hwy 1 will facilitate a looped water system. The site is contiguous to the Town of Apex's corporate limits, allowing for an efficient extension of town and county services in the form of police, fire, and EMS. The PUD will include privately developed and HOA maintained recreational amenities serving the immediate needs of its residents, as well as publicly dedicated park land along Old US 1 Hwy. Finally, the development will result in additional recreational fees provided to the Town on a per-unit basis to be used to address municipal recreational needs in compliance with the adopted fee schedule.

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

The proposed PUD-CZ will result in a development of single family detached houses and townhouses at a low-to-moderate density. The district will not adversely affect the health, safety, or welfare of the existing residents in the Town. The project will increase housing supply and options in Apex, as well as provide additional means of access to existing neighborhoods for improved emergency response.

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

The proposed PUD-CZ will not be substantially detrimental to adjacent properties. A minimum 20-ft Type B Buffer is provided around the entire perimeter of the neighborhood. The proposed single family detached houses and townhouses are consistent with the surrounding residential uses of the same type. The proposed maximum density (3.3 units per acre) is low-to-moderate and is consistent with the surrounding suburban character.

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

The proposed PUD-CZ will not cause nuisance or hazards to surrounding properties. A vegetated buffer will be provided around the entire perimeter of the neighborhood, and the proposed uses and density are consistent with the surrounding properties. Existing street stubs will be connected to and extended, which will advance the build out of a network of neighborhood streets to alleviate traffic on main roads. A TIA has been submitted with the rezoning request identifying the traffic impact of the site and recommended traffic improvements. The developer will be responsible for adhering to the final traffic improvement recommendations.

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 proposed PUD-CZ will comply with all applicable provisions of the Town of Apex's Unified Development Ordinance, except as specifically identified and modified as part of this application.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 25CZ10

Submittal Date: 7/01/2025

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

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

Guidelines

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

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

Existing Development Titles, Recurring

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

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: 25CZ10

Submittal Date: 7/01/2025

Proposed Subdivision/Development Information

Description of location: Southwest Apex, north of Old US 1 and directly abutting the Woodbury neighborhood

Nearest intersecting roads: ~2,000 ft west of the intersection of Old US 1 Hwy and New Hill Olive Chapel Rd

Wake County PIN(s): 0720158891, 0720046146, 0720144298

Township: Buckhorn

Contact Information (as appropriate)

Contact person: David Bergmark

Phone number: 919.351.5000 Fax number: -

Address: 621 Hillsborough St, Suite 500, Raleigh NC 27603

E-mail address: bergmark@mcadamsco.com

Owner: Linda Barker Barbour

Phone number: 919-210-0479 Fax number: -

Address: PO Box 252, New Hill, NC 27562-0252

E-mail address: barkerlb@bellsouth.net

Proposed Subdivision/Development Name

1st Choice: Welch Homestead

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

STREET NAME APPROVAL APPLICATION

Application #: 25CZ10 Submittal Date: 7/01/25

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: Southwest Apex, north of Old US 1 and directly abutting the Woodbury neighborhood

Nearest intersecting roads: ~2,000 ft west of the intersection of Old US 1 Hwy and New Hill Olive Chapel Rd

Wake County PIN(s): 0720158891, 0720046146, 0720144298

Township: Buckhorn

Contact information (as appropriate)

Contact person: David Bergmark

Phone number: 919.351.5000 Fax number: -

Address: 621 Hillsborough St, Suite 500, Raleigh NC 27603

E-mail address: bergmark@mcadamsco.com

Owner: Linda Barker Barbour

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Address: PO Box 252, New Hill, NC 27562-0252

E-mail address: barkerlb@bellsouth.net

STREET NAME APPROVAL APPLICATION

Application #: 25CZ10

Submittal Date: 7/01/2025

of roads to be named: _____

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

Example: Road Name Suffix

Hunter Street

- | | | | |
|----|------------------------------|----|--------------------------|
| 1 | <u>Welch Homestead Drive</u> | 11 | <u>Cedar Hearth Way</u> |
| 2 | <u>Womble Bluff Way</u> | 12 | <u>Mapleford Court</u> |
| 3 | <u>Mason Knoll Lane</u> | 13 | <u>Parlor Glen Lane</u> |
| 4 | <u>Bennett Bay Drive</u> | 14 | <u>Spindle Hill Lane</u> |
| 5 | <u>Abner Lane</u> | 15 | <u>Lanternlight Lane</u> |
| 6 | <u>Barbee Ridge Drive</u> | 16 | <u>Cloverwell Drive</u> |
| 7 | <u>Hearne Lane</u> | 17 | _____ |
| 8 | <u>Saddleback Lane</u> | 18 | _____ |
| 9 | <u>Twin Birch Lane</u> | 19 | _____ |
| 10 | <u>Willowcroft Lane</u> | 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

WELCH HOMESTEAD LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY OF OLD US HIGHWAY 1, SAID POINT HAVING NC GRID NAD 83(2011) COORDINATES N:703,786.17, E:2,020,960.81, THE POINT OF BEGINNING; THENCE WITH THE LINE OF BOREK NORTH 06°37'47" EAST A DISTANCE OF 2.29 FEET TO AN IRON PIPE; THENCE WITH THE LINES OF BOREK AND RAYMER NORTH 89°20'27" WEST A DISTANCE OF 1318.92 FEET TO AN IRON PIPE THE COMMON CORNER OF THE 5.475 ACRE TRACT SHOWN ON BOOK OF MAPS 1988, PAGE 1364 OF THE WAKE COUNTY REGISTRY; THENCE WITH SAID COMMON LINE NORTH 89°45'43" WEST A DISTANCE OF 320.48 FEET TO AN IRON PIPE THE COMMON CORNER OF LOT 1 AS SHOWN ON BOOK OF MAPS 1984, PAGE 716; THENCE WITH SAID COMMON LINE NORTH 04°32'22" EAST A DISTANCE OF 551.25 FEET TO AN IRON PIPE THE SOUTHEAST CORNER OF LOT 3 AS SHOWN ON THE AFORE SAID BOOK OF MAPS; THENCE WITH SAID COMMON LINE NORTH 04°29'51" EAST A DISTANCE OF 44.78 FEET TO AN IRON PIPE THE SOUTHWEST CORNER OF OS 6, AS SHOWN ON BOOK OF MAPS 2018, PAGE 326; THENCE WITH SAID LOT AND THE SOUTHERN LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2018, PAGE 2237 NORTH 88°43'19" EAST A DISTANCE OF 1990.29 FEET TO AN IRON PIPE; THENCE CONTINUING WITH THE COMMON LINE OF WOODBURY SUBDIVISION AS SHOWN ON BOOK OF MAPS 2019, PAGE 1464, BOOK OF MAPS 2020, PAGE 459, AND BOOK OF MAPS 2020, PAGE 1240 NORTH 02°51'36" EAST A DISTANCE OF 2406.89 FEET TO A REBAR ON THE SOUTHERN LINE OF THE FRIENDSHIP STATION SUBDIVISION AS SHOWN ON BOOK OF MAPS 2024, PAGE 1354; THENCE WITH SAID COMMON LINE SOUTH 88°13'14" EAST A DISTANCE OF 849.35 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF THE GREENVALE SUBDIVISION AS SHOWN ON BOOK OF MAPS 1994, PAGE 1637; THENCE WITH THE WESTERN LINE OF SAID SUBDIVISION SOUTH 00°29'22" EAST A DISTANCE OF 1241.74 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 7 AS SHOWN ON BOOK OF MAPS 2003, PAGE 874; THENCE WITH SAID COMMON LINE SOUTH 01°33'46" EAST A DISTANCE OF 334.52 FEET TO AN IRON PIPE THE NORTHWEST CORNER OF LOT 1-B AS SHOWN ON BOOK OF MAPS 1999, PAGE 965; THENCE WITH SAID COMMON LINE SOUTH 00°47'59" EAST A DISTANCE OF 711.34 FEET TO AN IRON PIPE ON THE NORTHERN RIGHT OF WAY OF CSX TRANSPORTATION RAILROAD AS SHOWN ON BOOK OF MAPS 2016, PAGE 1010; THENCE WITH SAID RIGHT OF WAY SOUTH 56°44'52" WEST A DISTANCE OF 977.97 FEET TO A POINT THE NORTHEAST CORNER OF THE SMALL PARCEL, WHICH IS PART OF LOT A, AS SHOWN ON BOOK OF MAPS 1986, PAGE 992; THENCE WITH THE NORTHERN LINE OF SAID PARCEL SOUTH 89°17'58" WEST A DISTANCE OF 163.20 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF OLD US HIGHWAY 1; THENCE CROSSING SAID RIGHT OF WAY NORTH 41°02'54"

WEST A DISTANCE OF 60.44 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY SOUTH 55°51'45" WEST A DISTANCE OF 454.13 FEET TO THE POINT OF BEGINNING; CONTAINING 3,638,704 SQUARE FEET OR 83.53 ACRES.

APEX ENVIRONMENTAL ADVISORY BOARD

Suggested Zoning Conditions



Project Name: Welch Homestead PUD

Date: 05/02/25

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

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

This document is divided into two parts:

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

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

Part I – Residential

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

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

Environmental Advisory Board – Suggested Zoning Conditions

STORMWATER AND WATER CONSERVATION – WATER QUALITY (1-5)	YES	NO	N/A
<p>The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Goal 3. Implement Low Impact Development (LID) techniques as defined by the NC Department of Environmental Quality. The project shall install a minimum of _____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 4. Increase pervious surface to reduce stormwater runoff and pollutant concentrations. <u>Option 5.1:</u> Install pervious pavements where practicable (e.g. when parking maximums are exceeded). The Department of Public Works & Transportation does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.</p> <p>a. The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner’s association.</p> <p style="text-align: center;">AND/OR</p> <p>b. The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner’s association.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 5. Use the stormwater captured in the on-site SCM to irrigate landscaping within the development. At least _____ SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
<p>Goal 6. Preserve tree canopy and prioritize medium to large, healthy, desirable species. <u>Option 6.1:</u> Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The project shall preserve a minimum of _____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p> <p><u>Option 6.2:</u> Replace canopy (percentage- or DBH size-based) where there is sufficient space. The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree of similar species or mature size. The UDO’s required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (6-13)	YES	NO	N/A
<p>Goal 7. Plant trees to improve energy efficiency.</p> <p><u>Option 7.1:</u> Plant deciduous shade trees on southern side of buildings. To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p> <p><u>Option 7.2:</u> Plant evergreen trees as a windbreak on northern side of buildings. To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>Goal 8. Increase biodiversity.</p> <p><u>Note:</u> Invasive species are prohibited. Please see the Town’s Design and Development Manual for a link to the list of prohibited species.</p> <p><u>Option 8.1:</u> Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. Snectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species).</p> <p>a. The project shall ensure that <u>60 %</u> of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p><u>Option 8.2:</u> Provide and allow for undisturbed spaces (e.g. leaf piles, unmown fields, fallen trees) for nesting and overwintering for native pollinators and wildlife. In order to support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.</p> <p><u>Option 8.3:</u> Retain and protect old ponds if the dam is structurally sound. To preserve and protect existing species, existing ponds shall be preserved if structurally sound.</p> <p><u>Option 8.4:</u> Increase the number of native trees and shrubs.</p> <p>a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of _____% of the species selected shall be native or a native of North Carolina.</p> <p style="text-align: center;">AND/OR</p> <p>b. No single species of native or adaptive vegetation shall constitute more than <u>20%</u> of the plant material of its type within a single development site.</p>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Goal 9. Implement xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</p> <p>a. The project commits to planting only drought tolerant plants, of which _____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p style="text-align: center;">OR</p> <p>b. To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<p>Goal 10. Promote the benefits of native pollinators.</p> <p>The project shall plant at least _____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided. The pollinator garden shall be maintained by the developer or HOA.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 11. Improve soil quality to be amenable for a variety of native and non-invasive plantings.</p>			

Environmental Advisory Board – Suggested Zoning Conditions

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

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

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

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

Environmental Advisory Board – Suggested Zoning Conditions

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

Part II - Non-Residential

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

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

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

Environmental Advisory Board – Suggested Zoning Conditions

STORMWATER AND WATER CONSERVATION – WATER QUALITY (2-7)	YES	NO	N/A
type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.			
<p>Goal 6. Increase pervious surface to reduce stormwater runoff and pollutant concentrations. The Department of Public Works & Transportation does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW.</p> <p><u>Option 6.1:</u> Install pervious pavements where practicable (e.g. when parking maximums are exceeded).</p> <p>a. The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p> <p style="text-align: center;">AND/OR</p> <p>b. The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.</p> <p><u>Option 6.2:</u> Modify curb and gutters to provide stormwater infiltration and evaporation, such as swale-only, reverse curbs, Silva cells, or curb cuts with rain gardens. To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.</p> <p><u>Option 6.3:</u> Utilize green street design. May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation. The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
Goal 7. Stormwater re-use application: Integrate irrigation from the SCM (wet pond) on site.			
At least one ____ SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p>Goal 8. Preserve tree canopy and prioritize medium to large, healthy, desirable species.</p> <p><u>Option 8.1:</u> Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB's preference is for a minimum of 50%.</p> <p>a. The project shall preserve a minimum of ____% of the existing tree canopy. Preserved areas may include, but are not limited to, RCA, perimeter buffers, riparian buffers and/or HOA maintained open space throughout the neighborhood.</p> <p style="text-align: center;">OR</p> <p>b. The project shall preserve a minimum of ____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p>locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p> <p><u>Option 8.2:</u> Replace canopy (percentage- or DBH size-based) where there is sufficient space.</p> <p>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 9. Plant trees for improved energy efficiency.</p> <p><u>Option 9.1:</u> Plant deciduous shade trees on southern side of buildings.</p> <p>To improve energy efficiency, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p> <p><u>Option 9.2:</u> Plant evergreen trees as a windbreak on northern side of buildings.</p> <p>To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 10. Increase biodiversity.</p> <p><u>Option 10.1:</u> Plant pollinator-friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. nectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. (Refer to the Apex Design & Development Manual for suggested native species).</p> <p>a. The project shall select and install tree, shrub and perennial species with special attention to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall.</p> <p style="text-align: center;">OR</p> <p>b. The project shall ensure that ____% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p><u>Option 10.2:</u> Retain and protect old ponds if the dam is structurally sound.</p> <p>To preserve and protect existing species, existing ponds shall be preserved if structurally sound.</p> <p><u>Option 10.3:</u> Increase the number of native tree and shrub species selected.</p> <p>a. The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of ____% of the species selected shall be native or a native of North Carolina.</p> <p style="text-align: center;">OR</p> <p>b. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 11. Implement green infrastructure.</p> <p><u>Option 11.1:</u> Plant rain gardens.</p> <p>The project shall install one or more rain gardens throughout the site.</p> <p><u>Option 11.2:</u> Install vegetated rooftops.</p> <p>a. The project shall install a vegetated rooftop, aka green roof, on each building.</p> <p style="text-align: center;">OR</p> <p>b. The project shall install a vegetated rooftop, aka green roof, on at least ____ ft² of each building.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

PLANTING AND LANDSCAPING (8-15)	YES	NO	N/A
<p><u>Option 11.3:</u> Implement xeriscaping in design.</p> <p>a. The project commits to planting ____% drought tolerant native plants. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p style="text-align: center;">OR</p> <p>b. The project commits to planting only drought tolerant plants. At least ____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p> <p style="text-align: center;">OR</p> <p>c. To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>Goal 12. Install community gardens and native pollinator demonstration gardens. The project shall plant at least ____ native pollinator demonstration garden within the development. The developer shall coordinate with a local or state agency that specializes in the design or certification of such gardens. Informational signage regarding the purpose of the garden and selected vegetation shall be provided.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Goal 13. Improve soil quality to be amenable for a variety of native and non-invasive plantings. To encourage the establishment of healthy plants, reduce fertilizers, and reduce stormwater runoff, topsoil shall be retained on site and a minimum of 4 inches of topsoil shall be placed within disturbed areas.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Goal 14. Increase perimeter buffer requirements, especially in transitional areas (nonresidential to residential areas). The UDO requires a ____-foot buffer along the ____perimeter of the property. The applicant is proposing a ____-foot buffer in that location, which would be an increase of ____-feet above the requirement.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>Goal 15. Add information signage or other marking at the boundary of lots when they are adjacent to a wooded or natural condition resource conservation area (RCA) indicating that the area beyond the sign is RCA and is not to be disturbed.</p> <p>a. The project shall install signage adjacent to wooded or natural condition Resource Conservation Area. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.</p> <p style="text-align: center;">OR</p> <p>b. A farm-style split rail fence shall be installed where wooded or natural condition Resource Conservation Area (RCA) abuts individual residential lots.</p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p>

SUSTAINABLE BUILDINGS (16)	YES	NO	N/A
<p>Goal 16. Apply for green building certifications, such as LEED, Energy Star, BREEAM, Green Globes, NGBS Green, or GreenGuard. The project shall be designed to meet the requirements for ____green building certification. A third-party consultant shall be hired to evaluate the project and certify to the Town of Apex that the project meets the standards for the certification. The applicant shall forward a copy of the certification application to the Town of Apex Planning Department to verify that the application has been submitted.</p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

WASTE REDUCTION (17)	YES	NO	N/A
<p>Goal 17. Install pet waste stations in public areas for multi-family, apartments, or condominiums or dog friendly businesses.</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>

Environmental Advisory Board – Suggested Zoning Conditions

WASTE REDUCTION (17)	YES	NO	N/A
The project shall install at least ____ pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLEAN ENERGY (18-20)	YES	NO	N/A
<p>Goal 18. Install rooftop solar on buildings.</p> <p>a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.</p> <p style="text-align: center;">OR</p> <p>b. A solar PV system of at least 3.5kW shall be installed on at least ____% of or ____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time.</p> <p style="text-align: center;">OR</p> <p>c. The amenity center for the project shall include a rooftop solar PV system with a capacity of at least ____ kWhs.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 19. Include solar conduit in building design.</p> <p>The project shall install conduit for solar energy systems for all non-residential buildings. The roof shall also be engineered to support the weight of a future rooftop solar PV system.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 20. Encourage clean transportation.</p> <p>a. The installation of EV charging spaces shall not reduce the width of adjacent sidewalk to less than 5 feet.</p> <p style="text-align: center;">AND/OR</p> <p>b. EV charging spaces shall be located such that the cords shall not cause a trip hazard.</p> <p style="text-align: center;">AND/OR</p> <p>c. The developer shall provide 5% of all parking spaces as EV charging spaces.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LIGHTING EFFICIENCY (21-24)	YES	NO	N/A
<p>Goal 21. Include energy efficient lighting in building design.</p> <p><i>Option 21.1: Increase the use of LEDs.</i></p> <p>The exterior lighting for all multi-family and commercial buildings and parking lots will consist entirely of LED fixtures.</p> <p><i>Option 21.2: Lower maximum foot-candles outside of buildings.</i></p> <p>On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least <u>0.5</u> footcandles lower than the UDO requires.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 22. Install timers or light sensors or smart lighting technology.</p> <p>a. The project shall install light timers, motion sensors, or other smart lighting technology for all exterior lighting.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Goal 23. Include International Dark Sky Association compliance standards.</p> <p>The project shall use full cutoff LED fixtures that have a maximum color temperature of 3000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

Applicant Clarification/Additional Language:

N/A

Additional Board Recommendations:

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.

May 6, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 3204, 3216, & 3312 Old US 1 Hwy 0720158891, 0720144298, & 0720046146

Address(es)

PIN(s)

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

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

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

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

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

The applicant is proposing the rezone the property to Planned Unit Development - Conditional Zoning to facilitate the development of a mixed-use project consisting of single-family detached homes, townhomes, and commercial uses.

Additional information will be provided during the meeting.

Estimated submittal date: June 2, 2025

MEETING INFORMATION:

Property Owner(s) name(s):	<u>Linda Barker Barbour</u>
Applicant(s):	<u>Lennar Carolinas, LLC c/o Collier R. Marsh</u>
Contact information (email/phone):	<u>colliermarsh@parkerpoe.com; (919) 835-4663</u>
Meeting Address:	<u>New Hill Community Center - 3101 New Hill Holleman Road, New Hill, NC 27562</u>
Date/Time of meeting**:	<u>May 20, 2025</u>
Welcome:	<u>6:00pm</u>
Project Presentation:	<u>6:00pm</u>
Question & Answer:	<u>6:30pm</u>

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



To: Neighboring Property Owners and Tenants
From: Collier R. Marsh
Date: May 6, 2025

Re: Notice of Virtual Neighborhood Meeting

You are invited to attend a neighborhood meeting on May 20, 2025 from 6:00pm - 7:00pm at the New Hill Community Center, located at 3101 New Hill Holleman Road, New Hill, NC 27562. The purpose of the meeting is an upcoming application to rezone three properties located at 3204 Old US 1 Hwy (PIN 0720158891), 3216 Old US 1 Hwy (PIN 0720144298), and 3312 Old US 1 Hwy (PIN 0720046146) from Residential-40W (R-40W) (Wake County) to Planned Unit Development Conditional Zoning (PUD-CZ) to facilitate the development of a mixed-use project consisting of single-family detached homes, townhomes, and commercial uses.

During the meeting, the applicant will describe the nature of the rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; (3) a LUM exhibit; (4) an preliminary concept plan; (5) a project contact information sheet; and (6) a common construction issues & who to call information sheet.

If you have any questions about this rezoning, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

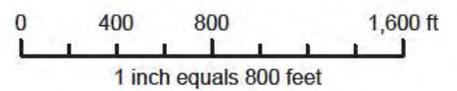
Sincerely,

Collier R. Marsh

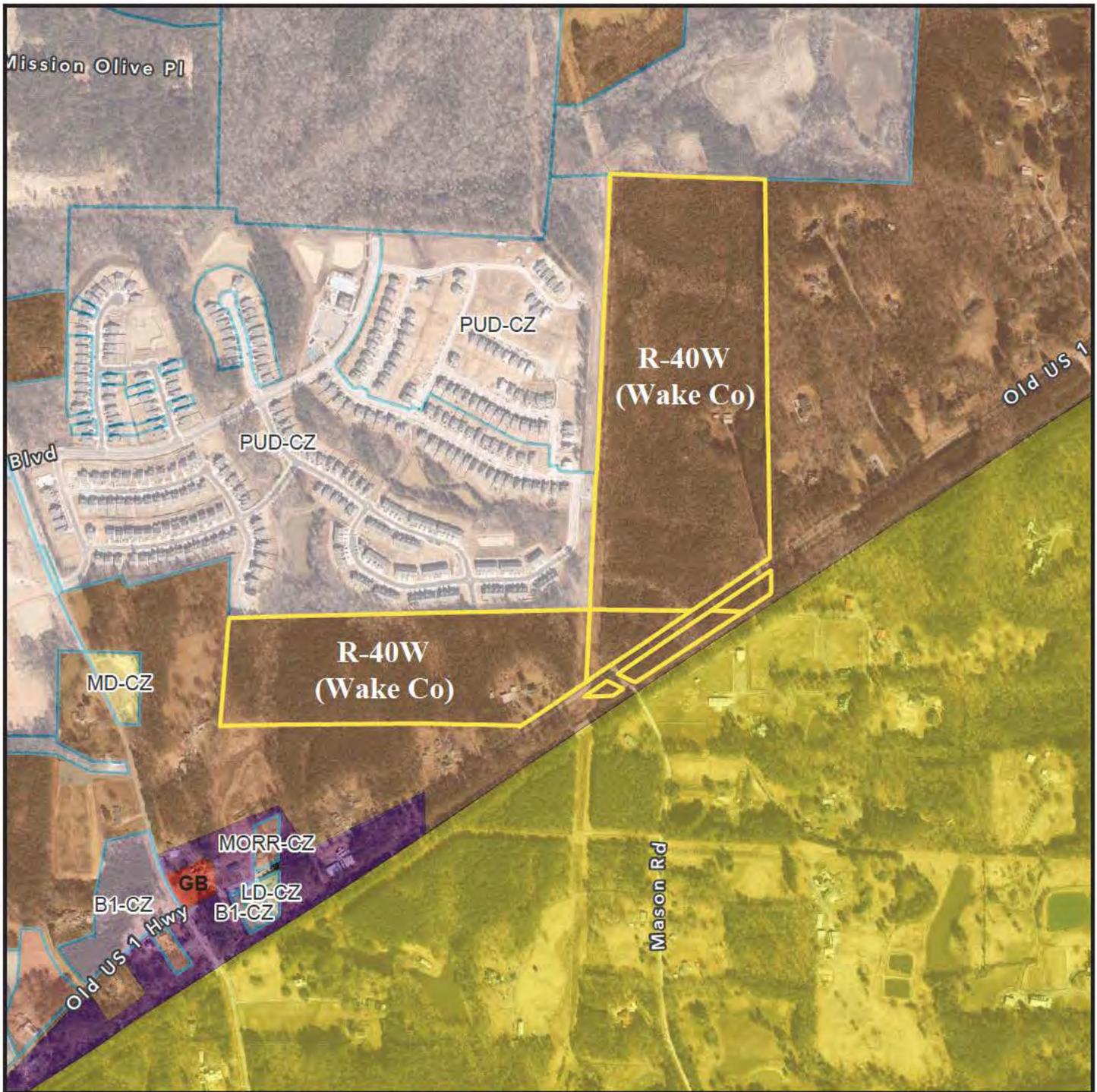


3204/3216/3312 Old US 1 Hwy

Vicinity Map



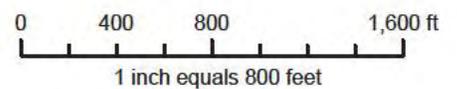
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



3204/3216/3312 Old US 1 Hwy

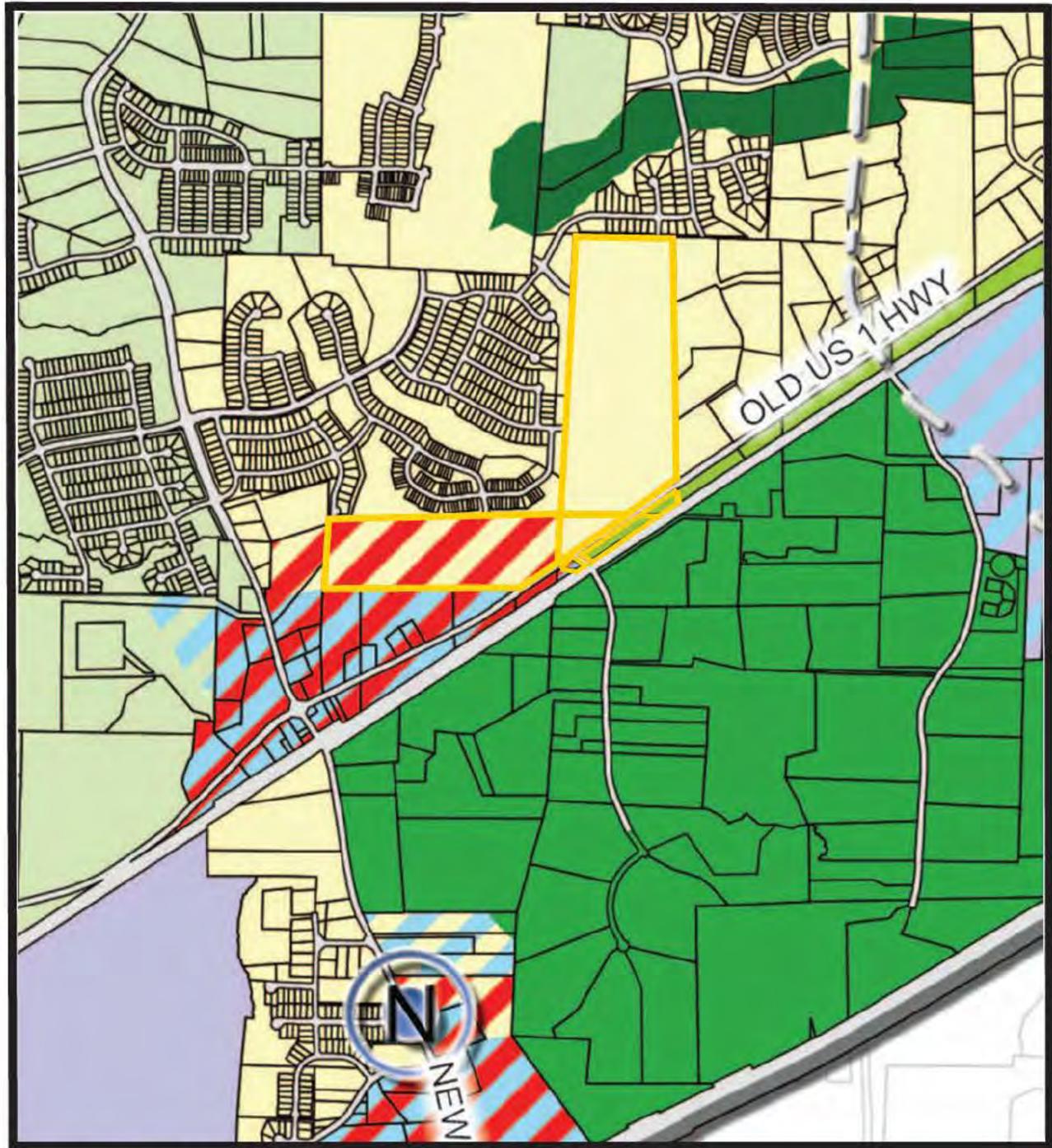
Zoning Map

Current Zoning: R-40W (Wake Co)



Disclaimer
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2045 Land Use Map Exhibit



3204/3216/3312 Old US 1 Hwy

Current LUM Designation: Medium Density Residential/Park;
Medium Density Residential/Park/Office Employment/Commercial Services; &
Medium Density Residential/Commercial Services

Proposed LUM Designation: Medium Density Residential; &
Medium Density Residential/Park



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: Barbour PUD Rezoning Zoning: R-40W

Location: 3204, 3216, & 3312 Old US 1 Hwy

Property PIN(s): 0720158891, 0720144298, & 0720046146 Acreage/Square Feet: 83.51 acres

Property Owner: Linda Barker Barbour

Address: P.O. Box 252

City: New Hill State: NC Zip: 27562-0252

Phone: _____ Email: _____

Developer: Lennar Carolinas, LLC c/o Collier R. Marsh

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4663 Fax: N/A Email: colliermarsh@parkerpoe.com

Engineer: McAdams c/o David Bergmark, AICP

Address: 621 Hillsborough Street, Suite 500

City: Raleigh State: NC Zip: 27603

Phone: (919) 361-5000 Fax: N/A Email: bergmark@mcadamsco.com

Builder (if known): Same as Developer

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	Water Resources	919-362-8166
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

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

Barbour Road Rezoning - 500ft Adjacent Property Owner List

OWNER	MAILING ADDRESS	
ABED, MOHAMMAD YAHYAMOHAMMAD ABU	3303 CAROLINA LILY ST	CARY NC 27519-6710
ACQUANITA, JOSEPH PETER MITCHELL, HALLEE LANAE	2693 IMPULSION DR	NEW HILL NC 27562-9344
ADAMS, JENNIFER PENNINGTON	5328 THAYER DR	RALEIGH NC 27612-5946
ADI, SANJAY N ADI, BINDU	5712 LIGHT BRIGADE LN	RALEIGH NC 27612-7094
AGARWAL, AMIT AGARWAL, SAMPADA	204 KURTNER CT	MORRISVILLE NC 27560-6736
AGARWAL, GITESH AGARWAL, VIJAY	3235 RETAMA RUN	NEW HILL NC 27562-9346
AGOSTA, MICHAEL	3168 RETAMA RUN	NEW HILL NC 27562-9345
AKSAC, ADNAN ANIL AKSAC, ASLIHAN	3207 RETAMA RUN	NEW HILL NC 27562-9346
ALAKANTI, PRADEEPKUMAR ALAKANTI, SUNAYANA	3186 RETAMA RUN	NEW HILL NC 27562-9345
ALBRECHT, PHILLIP M ALBRECHT, RACHEL M	3235 RIPLEY RIVER RD	NEW HILL NC 27562-9329
ALIS MATTHEWS, GABRIEL ELIZABETH	2300 CITRUS HILL DR	APEX NC 27502-4026
ANDREWS, ROBERT WALTER	4908 RIDGESTON PL	HOLLY SPRINGS NC 27540-91
ANGELLY, SANDY K	3143 RETAMA RUN	NEW HILL NC 27562-9345
APEX FIRST IN-VESTMENTS LLC	5448 APEX PEAKWAY # 222	APEX NC 27502-3924
APPANA, SURESH VASAVI MAJETI, NAGA MANI SATYA	3040 CAVE JUNCTION STA	NEW HILL NC 27562-9379
ATKINS, LAURA B	PO BOX 217	NEW HILL NC 27562-0217
BACHUWAR, VAMSHI KRISHNA	3104 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
BALAN, KAMALNATH BALAN, ARTI	2516 SIDEWINDER CT	APEX NC 27523-8503
BAPAT, VIKRAM KHAN, ZARINA S	2725 JAZZY ST	NEW HILL NC 27562-9328
BARBOUR, LINDA BARKER	PO BOX 252	NEW HILL NC 27562-0252
BAUTISTA MENDOZA, ROBERTO I BAUTISTA, EMILY	2713 JAZZY ST	NEW HILL NC 27562-9328
BELDING, ANDREW B BELDING, MEGHAN MCCLOSKEY	3112 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
BIEL, CHARLES BIEL, SHERRI	3118 LUNGE LN	NEW HILL NC 27562-9354
BOREK, TORY KHORSAND	3332 OLD US 1 HWY	NEW HILL NC 27562-9754
BORKAR, YOGESH D BORKAR, GAURI	1008 KATIE LN	CARY NC 27519-1557
BURLESON, LISA M	3109 ZEBROID WAY	NEW HILL NC 27562-9351
BYLER, BRIAN D BYLER, ALLISON C	3267 RIPLEY RIVER RD	NEW HILL NC 27562-9329
BYRD, ALISHA M BYRD, KRISTOPHER LEON	3156 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
BYRON, TRUDY P	3408 OLD US 1 HWY	NEW HILL NC 27562-9756
CALDWELL, JASON T CALDWELL, KERI-ANN	2660 IMPULSION DR	NEW HILL NC 27562-9344
CAPILLA GUTIERREZ, JOSE OCTAVIO PAEZ, PATRICIA BARRAGAN	3149 RETAMA RUN	NEW HILL NC 27562-9345
CAREY, JARED M. CAREY, DANIELLE E.	3090 ZEBROID WAY	NEW HILL NC 27562-9350
CARPENTER, DAVID H BEAULIEU, TAMMY M	2701 JAZZY ST	NEW HILL NC 27562-9328
CHAGANTI, LALITH KUMAR SURYA CHAGANTI, SRI VENKATA NAGA	3116 FORBURY CV	NEW HILL NC 27562-9348
CHAUDHRY, FAROOQ AFZAL IMTIAZ, FIZA	2517 RED BLUFF RD	NEW HILL NC 27562-9380
CLARKE, JAMES C LISA, JOANNE	3133 LUNGE LN	NEW HILL NC 27562-9354
CLAYTON, JOLENE RENEE CLAYTON, CHRISTOPHER SEAN	3112 ZEBROID WAY	NEW HILL NC 27562-9351
COULL, ANNA V	3208 RETAMA RUN	NEW HILL NC 27562-9346
CUALES, MARLENE D	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985
CUALES, MICHAEL P CUALES, ANGELA C	3300 WHITTINGHAM DR	NEW HILL NC 27562-8985
CUSUMANO, JOSEPH DAVID CUSUMANO, REAGAN LAYNE	2609 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9175
DAMORE, STEPHEN V DAMORE, MEAGAN E	3116 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
DANEBOURG NC LLC	358 W GREEN ST UNIT 313	PASADENA CA 91105-1896
DARNELL, CHRISTY W	3191 RETAMA RUN	NEW HILL NC 27562-9345
DAS, SARTHAK KHUNTIA, SUBHAKANKHI	3097 ZEBROID WAY	NEW HILL NC 27562-9350
DAVIDSON HOMES LLC	336 JAMES RECORD RD SW	HUNTSVILLE AL 35824-1514
DAWODU, MODINAT T DAWODU, OLADIPO OLAWALE	3096 ZEBROID WAY	NEW HILL NC 27562-9350
DEMARCO, MICHAEL D DEMARCO, MARYANN FRANCES	3145 SECRET PASSAGE WAY	NEW HILL NC 27562-9349

DESU, NAGA MAHESH MULLANGI, VENKATA SATYAVATHI	211 BOG HILL LN	CARY NC 27519-6481
DHAKAL, KIRAN BHATTARAI, SAYANA	3048 CAVE JUNCTION STA	NEW HILL NC 27562-9379
DHILLON, HARDIP SINGH DHILLON, GURMINDER KAUR	5785 OLD US 1 HWY	NEW HILL NC 27562-8965
DIKSHIT, DIVY SHARMA, SUCHITA MISS	3228 OLIVE FARM RD	NEW HILL NC 27562-9378
DIPIETRO, PETER F DIPIETRO, CARRIE	2675 IMPULSION DR	NEW HILL NC 27562-9344
DIXIT, AJIT S DIXIT, DARSHANA A	405 MAGNOLIA BIRCH CT	CARY NC 27519-9359
DONG, FENG MA, QIAN	3249 OLIVE FARM RD	NEW HILL NC 27562-9378
DOSSLIN, FNU ANISH SUDARSHAN, SAHANA	3259 RIPLEY RIVER RD	NEW HILL NC 27562-9329
DUARTE, MAYELA	3305 OLD US 1 HWY	NEW HILL NC 27562-9755
DUBEY, SANDEEP KEWALRAM BHUJADE, MADHURA RAMESH	3225 OLIVE FARM RD	NEW HILL NC 27562-9378
EARL, MICHAEL LEE EARL, LAREE EILEEN	3125 LUNGE LN	NEW HILL NC 27562-9354
EDE, ANITHA PRASAD EDE, RENU DHANUNJAYA	3001 CAVE JUNCTION STA	NEW HILL NC 27562-9379
ELDRED, JONATHAN W ELDRED, JENNIFER LYNN	3160 RETAMA RUN	NEW HILL NC 27562-9345
ELDRED, MICHAEL G ELDRED, LETHA P	3153 RETAMA RUN	NEW HILL NC 27562-9345
ELGHOSAIN, ANTOINE	2683 IMPULSION DR	NEW HILL NC 27562-9344
FITZGERALD, ROBERT FITZGERALD, MICHELE	3140 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
FORD, SHARON LEIGH	3093 ZEBROID WAY	NEW HILL NC 27562-9350
FOSTER, JUSTIN BARONA, DIANA VICTORIA	3127 FORBURY CV	NEW HILL NC 27562-9348
FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE	75-5608 HIENALOLI RD UNIT 15	KAILUA KONA HI 96740-8810
FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE	3165 RETAMA RUN	NEW HILL NC 27562-9345
GADARLA, RANDHEER R MADIREDDY, ROHINI	2107 ADDENBROCK DR	MORRISVILLE NC 27560-8636
GAINEY, MICHELLE AZZU	2505 RED BLUFF RD	NEW HILL NC 27562-9380
GANGISHETTY, SURESH GANGISHETTY, SANDHYARANI	3232 OLIVE FARM RD	NEW HILL NC 27562-9378
GAUTAM, NITIN GAUTAM, DEEPALI	2106 ADDENBROCK DR	MORRISVILLE NC 27560-8635
GOPANNA, KARTHI KARTHI, SUMATHEE	3023 CAVE JUNCTION STA	NEW HILL NC 27562-9379
GORE, JODI W	18357 SEVEN CREEKS HWY	TABOR CITY NC 28463-9033
GORREY, PURUSHOTHAM	612 BAUCOM CREEK CT	CARY NC 27519-7623
GORSKI, LAURA MICHELLE GORSKI, JAMES LEONARD FRASE	3132 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
GOYANI, JAYDEEP HIMMATBHAI GOYANI, NEHABEN JAYDEEP	2717 JAZZY ST	NEW HILL NC 27562-9328
GRACIEUX, GEORGES GRACIEUX, MERLANGE	34 PLEASANTDALE RD	WEST ROXBURY MA 02132-62
GRIFFIN, ALISHIA N GRIFFIN, JACQWAYNE	14940 TIERRA ESCAPE AVE	EL PASO TX 79938-2365
GRINNELL, CHRISTOPHER JOHN GRINNELL, MORGAN ASHWILL	3147 LUNGE LN	NEW HILL NC 27562-9354
GUDUR, SREEDHAR GUDUR, BHAGYA LAKSHMI	453 BOLTON GRANT DR	CARY NC 27519-0524
GUNDA, NAGENDHAR BOMMIDI, SWATHI	3009 CAVE JUNCTION STA	NEW HILL NC 27562-9379
GUPTA, RAVI M GUPTA, RAJNI	3100 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
HARGER, JEFFREY A HARGER, MICHELLE BELISLE	3113 LUNGE LN	NEW HILL NC 27562-9354
HAUCH, MICHAEL G HARRISON, TINA ELLEN	3301 WHITTINGHAM DR	NEW HILL NC 27562-8986
HEIN, SEAN P HEIN, MICHELLE L	3121 LUNGE LN	NEW HILL NC 27562-9354
HESEN, ERIC M HESEN, KIMBERLY E	3247 RIPLEY RIVER RD	NEW HILL NC 27562-9329
HEUVEL, LORNA VANDEN HEUVEL, KEITH GERARD VANDEN	3140 RETAMA RUN	NEW HILL NC 27562-9345
HINSON, CHRISTIAN S HINSON, CARLY Y	3215 RETAMA RUN	NEW HILL NC 27562-9346
HODGE, SARAH H HODGE, THOMAS R	3512 OLD US 1 HWY	NEW HILL NC 27562-9758
HOPSON, ANDREW R MULLAHY, KELLY	3128 FORBURY CV	NEW HILL NC 27562-9348
HOUGHTON, MICHAEL J DOBBINS, ASHLEY M	2619 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9175
HUDSON, CLAUDE LEE JR HUDSON, JUDY A	PO BOX 7	NEW HILL NC 27562-0007
HUGHES, BRIAN ANDREW JR HUGHES, KATHERINE ELIZABETH	3028 CAVE JUNCTION STA	NEW HILL NC 27562-9379
HUTCHINS, EVELYN LEAL, ANTHONY J III	3108 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
INGLE, TREMAYNE INGLE, LAUREN	3146 LUNGE LN	NEW HILL NC 27562-9354
JACKSON, BRANDON NEIL MILLER, COREY ELIZABETH	3162 RETAMA RUN	NEW HILL NC 27562-9345
JAGANATHAN, SHANMUGAM RAMASAMY, UMADEVI	136 HILDA GRACE LN	CARY NC 27519-8757
JHA, VIVEK CHATURVEDI, GEETIKA	3236 OLIVE FARM RD	NEW HILL NC 27562-9378
JOHNSON, TAMMI D	3120 FORBURY CV	NEW HILL NC 27562-9348

JOHNSTON, JOHN REED IV JOHNSTON, CYNTHIA L	2709 JAZZY ST	NEW HILL NC 27562-9328
JONES, BRENTON TAYLOR JONES, WHITNEY LEGGETTE	3149 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
JOSHI, AARTI AJEY JOSHI, AJEY ANANT	3145 RETAMA RUN	NEW HILL NC 27562-9345
KANE, LUCAS MICHAEL KANE, SHANNEN MARIE	3157 RETAMA RUN	NEW HILL NC 27562-9345
KEANE, DEREK KEANE, JESSICA	3199 RETAMA RUN	NEW HILL NC 27562-9345
KEATOR, JUSTIN M KEATOR, MEGAN ELIZABETH	3108 FORBURY CV	NEW HILL NC 27562-9348
KING, SHAWN M KING, ROSANNA	2669 IMPULSION DR	NEW HILL NC 27562-9344
KLINK, RACHEL ELIZABETH	3198 RETAMA RUN	NEW HILL NC 27562-9345
KOLLIPARA, NITIN BONTHALA, SRAVYA MANASA	2518 RED BLUFF RD	NEW HILL NC 27562-9380
KOMMIREDDY, SUNEEL KUMAR TRUSTEE PUNURU, VANI TRUSTEE	113 DURSLEY WAY	CARY NC 27519-7555
KOVACS, KAREN ANN TRUSTEE KOVACS PROTECTION TRUST	3129 LUNGE LN	NEW HILL NC 27562-9354
KRISTOFKO, ADAM PERNAT, ERIN ANN	3309 WHITTINGHAM DR	NEW HILL NC 27562-8986
LAWHORN, DWYER L	3221 RETAMA RUN	NEW HILL NC 27562-9346
LEAL, KEITH LEAL, ERIN M	2705 JAZZY ST	NEW HILL NC 27562-9328
LEE, JESSICA LEE, HARRISON	3124 FORBURY CV	NEW HILL NC 27562-9348
LEE, TIMOTHY PAUL LEE, CHU N	3128 LUNGE LN	NEW HILL NC 27562-9354
LEUBECKER, TYLER	3163 RETAMA RUN	NEW HILL NC 27562-9345
LEWIS, KEITH AUSTIN CO-TRUSTEES LEWIS, AMBER DAWN CO-TRUSTEES	3239 RIPLEY RIVER DR	NEW HILL NC 27562-9329
LI, YANFANG XING, DADI	452 SPOKANE WAY	CARY NC 27519-6746
LILES, OTHO E III LILES, SHAREE S	7012 OAKVILLE LN	NEW HILL NC 27562-9600
LILES, WILLIAM FRANKLEN	7012 OAKVILLE LN	NEW HILL NC 27562-9600
LINNA, STACEY A	3216 RETAMA RUN	NEW HILL NC 27562-9346
LLL INVESTMENT LLC	2933 KENNA CREEK BND	APEX NC 27502-6619
LOPEZ, MARISOL NGUYEN, HIEU	732 GROVE AVE	RALEIGH NC 27606-1612
LORBACHER, DAVID SCOTT LORBACHER, LESLIE DONNELLY	3141 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195
M/I HOMES OF RALEIGH, LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195
MADURAM, RAJARATHINAM EDWARD, CHRISTA	3229 OLIVE FARM RD	NEW HILL NC 27562-9378
MAHESH ROLLA, NAGA BHANU TIPPIREDDY, BHAVANI	2522 RED BLUFF RD	NEW HILL NC 27562-9380
MANCHESTER, DIANE WYNN	3144 RETAMA RUN	NEW HILL NC 27562-9345
MANCUSO, LYNN-ANN TRUSTEE TRUSTEE OF LYNN-ANN MANCUSO REVOCABLE TRUST	3139 LUNGE LN	NEW HILL NC 27562-9354
MANDALAPU, JAGAN M MANDALAPU, SIOBHAN	3089 ZEBROID WAY	NEW HILL NC 27562-9350
MANEEN, ELAINE	3187 RETAMA RUN	NEW HILL NC 27562-9345
MANNY, JUSTIN MANNY, KRISTI JILL	3105 ZEBROID WAY	NEW HILL NC 27562-9351
MANUKAS, VOULA TRUSTEE TRUSTEE OF THE VOULA MANUKAS REVOCABLE LIVING TRUST	3117 LUNGE LN	NEW HILL NC 27562-9354
MARAPPAN, KARTHICPRABU PALANISAMY, CHITRA	3013 CAVE JUNCTION STA	NEW HILL NC 27562-9379
MARIAN, VLAD MARIAN, RALUCA IOANA	3255 RIPLEY RIVER RD	NEW HILL NC 27562-9329
MARINER, MATTHEW P MARINER, ASHLEY RENEE DOWLING	3102 ZEBROID WAY	NEW HILL NC 27562-9351
MARSHALL, AARON MARSHALL, JOY	3085 ZEBROID WAY	NEW HILL NC 27562-9350
MARTIN, NICHOLAS P	2689 IMPULSION DR	NEW HILL NC 27562-9344
MATTHEWS, MARGIE S	3612 MASON RD	NEW HILL NC 27562-9168
MATYUF, WILLIAM CHRISTIAN GOLDSTEIN, MELISSA B	3180 RETAMA RUN	NEW HILL NC 27562-9345
MBOYA, SAMUEL O	3214 RETAMA RUN	NEW HILL NC 27562-9346
MCCORMICK, CRAIG MCCORMICK, ALYSSA	3142 LUNGE LN	NEW HILL NC 27562-9354
MCLAUGHLIN, MAGGIE ELIZABETH	3195 RETAMA RUN	NEW HILL NC 27562-9345
MCLENDON, KEITH O'BRIEN MCLENDON, SHARON HASTY	3231 RIPLEY RIVER RD	NEW HILL NC 27562-9329
MEKA, MANASA TRIPURANENI, SARATH BABU	3115 FORBURY CV	NEW HILL NC 27562-9348
MILINICHIK, ASHLEY NICOLE MILINICHIK, JACOB CHRISTIAN	3142 RETAMA RUN	NEW HILL NC 27562-9345
MILLS, JOHN STUART MILLS, CARA DONNA	3136 FORBURY CV	NEW HILL NC 27562-9348
MILNE, TIMOTHY MILNE, SAVANNAH	3132 LUNGE LN	NEW HILL NC 27562-9354
MISHRA, SWETA TRIPATHY, SAMARJIT	3036 CAVE JUNCTION STA	NEW HILL NC 27562-9379
MISKIMON, MARY E COFFEY, PAUL B	3177 RETAMA RUN	NEW HILL NC 27562-9345

MOHANASUNDARAM, SENTHIL NATHAN RAJENDRAN, UMA MAHESWARI	3152 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
MOTHUKURI, DILIP KUMAR THUMMA, MARY SHALINI VINEELA	2521 RED BLUFF RD	NEW HILL NC 27562-9380
MOXLEY, WILLIAM C MOXLEY, JOYCE S	3136 LUNGE LN	NEW HILL NC 27562-9354
MUFTI, FAWAD	2504 RED BLUFF RD	NEW HILL NC 27562-9380
MURTHY, SAHANA	3217 RETAMA RUN	NEW HILL NC 27562-9346
MURUGAN, SIVA RAMAMOORTHY, INDIRA	3240 OLIVE FARM RD	NEW HILL NC 27562-9378
MYERS, SHELLEY M	2687 IMPULSION DR	NEW HILL NC 27562-9344
MYERS, SUSAN MARIE	3183 RETAMA RUN	NEW HILL NC 27562-9345
NANDAKUMAR, SRIRAMKUMAR TRUSTEE SAMPATH, PAVITHRA TRUSTEE	3271 RIPLEY RIVER RD	NEW HILL NC 27562-9329
NATARAJAN, JAYAPRAKASH AROULMANY, KALAIARASI	3039 CAVE JUNCTION STA	NEW HILL NC 27562-9379
NEMCHIK, ANDREW CLAYTON	2666 IMPULSION DR	NEW HILL NC 27562-9344
NETHI, NARASIMHA RAO NETHI, DEEPTHI	3237 OLIVE FARM RD	NEW HILL NC 27562-9378
NEUPANE, MOHAN NEUPANE, DEVIKA KANDEL	3019 CAVE JUNCTION STA	NEW HILL NC 27562-9379
NUNEZ, ERICH LOZADA, AUREA VIVEROS	3043 CAVE JUNCTION STA	NEW HILL NC 27562-9379
OLIVE, JUDITH H OLIVE, ROBERT A	3132 OLIVE FARM RD	APEX NC 27502-9632
PATEL, DHARA PATEL, JAY	2514 RED BLUFF RD	NEW HILL NC 27562-9380
PATEL, NEEL V MODY, ISHA A	2513 RED BLUFF RD	NEW HILL NC 27562-9380
PEDDIREDDY, SANDEEP DUDDA, LOKYA	2525 RED BLUFF RD	NEW HILL NC 27562-9380
PEELE, CHRISTOPHER SHAW LOGUE, MARIE	3141 RETAMA RUN	NEW HILL NC 27562-9345
PENDYALA, VIJAYA ROHINI MAJJI, VASISTA SRIDHAR	2028 PINEOLA BOG TRL	APEX NC 27502-8535
PIRAINO, AIMEE R. WEINBERG, ALAN IRWIN	3166 RETAMA RUN	NEW HILL NC 27562-9345
POWELL, DEBORAH D	3182 RETAMA RUN	NEW HILL NC 27562-9345
PULTE HOME COMPANY, LLC	1225 CRESCENT GRN STE 250	CARY NC 27518-8119
QUIDORT, THOMAS	3184 RETAMA RUN	NEW HILL NC 27562-9345
QUINTAL, GEORGE QUINTAL, CONNIE K	3169 RETAMA RUN	NEW HILL NC 27562-9345
RALLAPALLI, RAM KISHORE CHALAMALASETTI, TEJASRI	3159 RETAMA RUN	NEW HILL NC 27562-9345
RAMAIYAN, VENKATESHKUMAR GILL, JASMANDEEP S	1381 COZY OAK AVE	CARY NC 27519-8904
RAO, VARDHINI BAGUR, VIJAY NAGARAJA	2510 RED BLUFF RD	NEW HILL NC 27562-9380
RAUER, ANGELA L	2668 IMPULSION DR	NEW HILL NC 27562-9344
RAYMER, DAVID F	4617 FRIENDSHIP RD	APEX NC 27539-8763
REDDY MANDADI, VARUN KUMAR DANDA, NEERAJA	3047 CAVE JUNCTION STA	NEW HILL NC 27562-9379
REISS, PAUL J	3194 RETAMA RUN	NEW HILL NC 27562-9345
RHINES, SEAN	2679 IMPULSION DR	NEW HILL NC 27562-9344
RICE, MEGHAN DANEEN BOGGS, JORDAN ANDREW	3108 ZEBROID WAY	NEW HILL NC 27562-9351
RIVERA, SAMMIE	3112 FORBURY CV	NEW HILL NC 27562-9348
RODRIGUEZ FUENTES, PATRICIA Y MEDINA, MARCOS RODRIGUEZ	2721 JAZZY ST	NEW HILL NC 27562-9328
ROMAN, VANESSA M	2929 OAK LAWN AVE	DALLAS TX 75219-4528
ROUTHIER, LAURA C	3158 RETAMA RUN	NEW HILL NC 27562-9345
RUDZKI, ROBERT RUDZKI, JILLIAN J	3132 FORBURY CV	NEW HILL NC 27562-9348
RUTH, JOHN PRESTON RUTH, KRISTIN H	3613 MASON RD	NEW HILL NC 27562-9169
SADASHIVAIIH MUNIYAPPA, OM PRAKASH MOHAN, PRIYA KURUMAJAL	3032 CAVE JUNCTION STA	NEW HILL NC 27562-9379
SAHU, HRUSHIKESH PRIYADARSINE, SUCHITRA	3123 FORBURY CV	NEW HILL NC 27562-9348
SAMUEL, JESSE E HEDGES, HEATHER	3156 RETAMA RUN	NEW HILL NC 27562-9345
SANTIESTEBAN-FLORES, RAMON S GALINANES-GIRALDEZ, NANETTE	2144 GREGOR OVERLOOK LN	APEX NC 27502-6623
SHAARBAFTOOSI, ALI RAFATIAN, NAHID	3104 FORBURY CV	NEW HILL NC 27562-9348
SHAHA, PANKAJ SURESH SHAHA, SNEHAL PANKAJ	3035 CAVE JUNCTION STA	NEW HILL NC 27562-9379
SHANNON, SARAH L SHEEK, NICHOLAS CHASE	3101 ZEBROID WAY	NEW HILL NC 27562-9351
SHEN, MINXIA	111 PARKVIEW CT	ARCHDALE NC 27263-3530
SHENG, SHUBIN LI, YUE	724 GREYHORNE WAY	CARY NC 27519-6531
SHEVZOV, MARIA V	3181 RETAMA RUN	NEW HILL NC 27562-9345
SHRESTHA, SABIN SHRESTHA, RADHIKA	3081 ZEBROID WAY	NEW HILL NC 27562-9350
SON, JAEWAN SON, HEEYOUNG KIM	3148 SECRET PASSAGE WAY	NEW HILL NC 27562-9349

SON, SUHYANG SON, JONGHEE	3253 OLIVE FARM RD	NEW HILL NC 27562-9378
SOUNDARARAJAN, MANIMARAN JAGADEESAN, PRIYADHARSINI	2509 RED BLUFF RD	NEW HILL NC 27562-9380
STARCALA, ANNA HERNDON STARCALA, JON MICHAEL	2652 IMPULSION DR	NEW HILL NC 27562-9344
STERMER, SARAH GHARAVI STERMER, RYAN ANTHONY	3137 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
STILLPOND FARM LLC	3701 MASON RD	NEW HILL NC 27562-9171
STUMP, DERRICK STUMP, ASHLEY	3136 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
SUL, WOO JIN	3212 RETAMA RUN	NEW HILL NC 27562-9346
SURAPANENI, PAVAN KUMAR SIRANGU, SADHANA	3133 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
TENG, WENYUAN CHEN, JIALU	3200 RETAMA RUN	NEW HILL NC 27562-9346
TETALI, VENKATA TETALI, SHIVANI	3224 OLIVE FARM RD	NEW HILL NC 27562-9378
THAPA, DHEERAJ	3100 FORBURY CV	NEW HILL NC 27562-9348
THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM, SEETHA	517 WHITE OAK POND RD	APEX NC 27523-8035
TIERNEY, CLINTON A TIERNEY, JENNIFER M	3263 RIPLEY RIVER RD	NEW HILL NC 27562-9329
TIMBERLAKE, GREGORY DURBY, TRACY	3213 RETAMA RUN	NEW HILL NC 27562-9346
TRIPATHI, RAKESH KADEL, ANJANA	3251 RIPLEY RIVER RD	NEW HILL NC 27562-9329
TUBATI, VENKATA NARASIMHAM TUBATI, LAVANYA	3005 CAVE JUNCTION STA	NEW HILL NC 27562-9379
UPCHURCH HEWITT, LORI ANN	PO BOX 262	NEW HILL NC 27562-0262
UTECHT, MICHAEL J UTECHT, CONSTANCE B	3609 MASON RD	NEW HILL NC 27562-9169
VADALA, DINESH REDDY TRUSTEE GADDAM, MANASA REDDY TRUSTEE	3233 OLIVE FARM RD	NEW HILL NC 27562-9378
VANCE, TREVOR D VANCE, ALINA	2695 IMPULSION DR	NEW HILL NC 27562-9344
VEDULLA, MAHESH MADHAMANCHI, GEETHA KRISHNA	3031 CAVE JUNCTION STA	NEW HILL NC 27562-9379
VENNA, PRIYANEETHI SURYA TEJA LANKA, NAGA VENKATA SAI	3119 FORBURY CV	NEW HILL NC 27562-9348
VIJAYARAGHAVACHAR, RAGHU HULICAL KUNIGAL VENKATAGIRIYA, VIBHA GIRI	3241 OLIVE FARM RD	NEW HILL NC 27562-9378
VIVEGANANTHAN, SANTHOSH CHAKRAVARTHY VITTA JAGANNATHAN, CHAMUNDEESWARI AR	3245 OLIVE FARM RD	NEW HILL NC 27562-9378
WARD, IAN WARD, JANE	3172 RETAMA RUN	NEW HILL NC 27562-9345
WILLIAMS, JENNIFER WILLIAMS, MICHAEL	2500 RED BLUFF RD	NEW HILL NC 27562-9380
WILLIAMS, JEREMY K WILLIAMS, JULIE R	3243 RIPLEY RIVER RD	NEW HILL NC 27562-9329
WOMBLE, JEFFREY W	1908 TWIN LAKE DR	HOLLY SPRINGS NC 27540-92
WOMBLE, PHYLLIS N; JEFF WOMBLE	1908 TWIN LAKE DR	HOLLY SPRINGS NC 27540-92
WOODARD, JAMES ARTHUR JR WOODARD, GAIL LOUISE	3316 WHITTINGHAM DR	NEW HILL NC 27562-8985
WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	PO BOX 97243	RALEIGH NC 27624-7243
WTR HISTORIC PROPERTIES LLC	2717 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9177
XIA, RAN	2681 IMPULSION DR	NEW HILL NC 27562-9344
YANG, YINI TRUSTEE THE YY LIGHT YEAR TRUST	222 PARK AVE	MANHASSET NY 11030-2413
YELLANKI, NARENDER YELLANKI, JYOTI RAO	10520 CHAPEL HILL RD UNIT 371	MORRISVILLE NC 27560-3017
YOUNG, LORETTA ROUNDY	2717 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9177
ZAKARIA, SAJITH JOHN, FEBA ANN	3027 CAVE JUNCTION STA	NEW HILL NC 27562-9379
ZEGERMAN PROPERTIES LLC	1661 SALEM VILLAGE DR	APEX NC 27502-4731
ZREALTYNC LLC	3508 OLD US 1 HWY	NEW HILL NC 27562-9758
Current Tenant	3044 Cave Junction STA	NEW HILL NC 27562
Current Tenant	2662 Impulsion DR	NEW HILL NC 27562
Current Tenant	2664 Impulsion DR	NEW HILL NC 27562
Current Tenant	2672 Impulsion DR	NEW HILL NC 27562
Current Tenant	2674 Impulsion DR	NEW HILL NC 27562
Current Tenant	2676 Impulsion DR	NEW HILL NC 27562
Current Tenant	2677 Impulsion DR	NEW HILL NC 27562
Current Tenant	2678 Impulsion DR	NEW HILL NC 27562
Current Tenant	2680 Impulsion DR	NEW HILL NC 27562
Current Tenant	2691 Impulsion DR	NEW HILL NC 27562
Current Tenant	3109 Lunge LN	NEW HILL NC 27562
Current Tenant	3629 Mason RD	NEW HILL NC 27562
Current Tenant	3139 Mission Olive PL	NEW HILL NC 27562

Current Tenant	2525 New Hill Olive Chapel RD	NEW HILL NC 27562
Current Tenant	2620 New Hill Olive Chapel RD	NEW HILL NC 27562
Current Tenant	2701 New Hill Olive Chapel RD	NEW HILL NC 27562
Current Tenant	3112 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3204 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3312 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3412 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3501 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3520 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3528 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3147 Retama RUN	NEW HILL NC 27562
Current Tenant	3155 Retama RUN	NEW HILL NC 27562
Current Tenant	3167 Retama RUN	NEW HILL NC 27562
Current Tenant	3170 Retama RUN	NEW HILL NC 27562
Current Tenant	3179 Retama RUN	NEW HILL NC 27562
Current Tenant	3188 Retama RUN	NEW HILL NC 27562
Current Tenant	3189 Retama RUN	NEW HILL NC 27562
Current Tenant	3193 Retama RUN	NEW HILL NC 27562
Current Tenant	3196 Retama RUN	NEW HILL NC 27562
Current Tenant	3201 Retama RUN	NEW HILL NC 27562
Current Tenant	3203 Retama RUN	NEW HILL NC 27562
Current Tenant	3205 Retama RUN	NEW HILL NC 27562
Current Tenant	3210 Retama RUN	NEW HILL NC 27562
Current Tenant	3211 Retama RUN	NEW HILL NC 27562
Current Tenant	3223 Retama RUN	NEW HILL NC 27562
Current Tenant	3225 Retama RUN	NEW HILL NC 27562
Current Tenant	3227 Retama RUN	NEW HILL NC 27562
Current Tenant	3231 Retama RUN	NEW HILL NC 27562
Current Tenant	3233 Retama RUN	NEW HILL NC 27562
Current Tenant	3312 Whittingham DR	NEW HILL NC 27562

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: New Hill Community Center (3101 New Hill Holleman Road)

Date of meeting: May 20, 2025 Time of meeting: 6:00 PM

Property Owner(s) name(s): See attached.

Applicant(s): Lennar Carolinas, LLC

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.	See attached				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

Barbour Tract PUD

5/20/25 Neighborhood Meeting Sign-In Sheet

<u>Name</u>	<u>Address</u>	<u>Email</u>	<u>Phone Number</u>
Blanca Bermudez	Zebroid Way		
Joe + Peg Kennedy	2532 Collection Ct		
Letha ^{& Mike} Eldred	3153 Retama Run		
Jennifer Eldred	3160 Retama Run		
Mary Muslin	3177 Retama Run		
Connie Utecht	3609 Mason Rd		
Susan Myers	3183 Retama Run		
Casey O'Leary	3118 Zebroid way		
Sumathee Kauthi	3023 Cave Junction		
Margie Matthews	361205 550 N Rd		
Ashlihan Aksac	3207 Retama Run		
Elizabeth C. Moore	3804 Mason rd.		
Lucas Kane	3157 Retama Run		
Sharon Raymer	4617 Friendship Rd		

Barbour Tract PUD

5/20/25 Neighborhood Meeting Sign-In Sheet

<u>Name</u>	<u>Address</u>	<u>Email</u>	<u>Phone Number</u>
<i>[Signature]</i>	3551 Old US1		
Edward Jollie	3500 Old US1		
Tommy Base	3332 Old US1		
Mike Cuales	3300 Whittingham D		
Angela Cuales	3300 Whittingham Dr.		
Kelly Metcalf	3740 Mason Rd		
Brian Metcalf	" "		
Bill Moxley + Joyce Moxley	3136 Lunge Ln		
Kaitlyn Fletcher	3712 Mason Rd.		
Patty McIver	3772 Mason Rd		
Shavett + Otha Lyles	7012 Oakville Ln		
Amanda Colon	Zebroid Way		
Glynn Wient	3701 Mason Rd		

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): See attached.

Applicant(s): Lennar Carolinas, LLC

Contact information (email/phone): See attached.

Meeting Address: New Hill Community Center (3101 New Hill Holleman Road)

Date of meeting: May 20, 2025 Time of meeting: 6:00 PM

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

Question/Concern #1:

See attached.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Summary of Neighborhood Meeting
Barbour PUD Rezoning
May 20, 2025

On May 20, 2025 at 6:00pm, the applicant held a neighborhood meeting at the New Hill Community Center (3101 New Hill Holleman Road) in Apex. The applicant team was represented by Collier Marsh and Mark Frederick of Parker Poe, Tucker Ennis of Lennar, and David Bergmark of McAdams. Approximately 35 neighbors attended the meeting. A copy of the notification letter and meeting sign in sheet are attached. The applicant began with an overview of the project and then answered the following questions asked by neighbors:

Q: How many houses are planned?

A: We are proposing around 250 houses at 3 u/a for the entire property.

Q: What is the split between TH and SFD

A: It should be pretty close to 50/50 in terms of units and land area.

Q: Could the buffer along east portion of site be increased to 25 ft wide? The property owner is currently experiencing disturbance due to adjacent development.

A: We will take a look at how we can address the buffer concerns.

Q: Would proposed perimeter buffers preserve existing trees?

A: Yes. Existing vegetation that is healthy and can be preserved will be preserved and additional landscaping is provided to meet the town's standards.

Q: Are the blue arrows on the plan street connections?

A: Yes. These locations are not set in stone but the town does require street connections to adjacent properties for future connection in the future.

Q: Will this new project connect to existing development and existing street stubs?

A: Yes. This is a town requirement. Those existing street stubs were built for future connections, which is what we will be doing.

Q: Why are street stubs going to be connected?

A: This is done to create a more efficient street network.

Q: Will the new development have new access on Old US 1?

A: Yes, we are requesting a full access connection to Old US 1, which we are confident we will get.

Q: What does the TIA process look like?

A: The traffic study evaluates the quality of service at nearby intersections to determine if the new traffic generated by this new development will degrade the level of service at each service. The study takes into account other approved projects that haven't been developed yet and a yearly growth rate. The study will recommend certain intersection improvements if an intersection degrades to a an unacceptable level of service.

Q: When will this project be built?

A: Most likely in the 2028 or 2029 timeframe.

Q: The bridge and signals installed at US 1 do not handle the current traffic so how can this project address this.

A: NCDOT has a project scheduled for the US 1 overpass in 2027, which should be constructed prior to this project.

Q: When is the traffic study going to be completed?

A: It will be completed in the next few weeks before this rezoning application is submitted.

Q: How will the power easement impact the project?

A: This project can build a street across the easement, but there won't be a major intersection or other improvements within the easement.

Q: Where will construction traffic enter the site?

A: Most likely off of Old US 1.

Q: Will the existing farm pond and creek be impacted?

A: That pond is most likely a stormwater control device for the adjacent development. This project will be required to prepare a stormwater control plan, which will be designed to ensure stormwater on the rezoning property will be directed to certain areas and retained and slowly released.

Q: How will runoff be handled by the new project?

A: There are requirements during construction to ensure runoff and erosion is controlled, and the stormwater control devices to be built with this project will be designed to state and local requirements.

Q: Did the developer have a pre-development meeting with the town?

A: Yes, we have had a pre-submittal meeting with the town in the past 30 days.

Q: How will this project impact schools because this area has been redistricted already

A: Schooling is a Wake County decision and the Town of Apex has a voice. Unfortunately we are unable to factor into the Wake County decisions other than notifying the County of the new development.

Q: Could someone from the town and the county be present at these meetings?

A: This meeting is intended to be between the developer and the neighbors so the town does not send anyone to these meetings.

Q: What is the plan for the strip between Old US 1 and the railroad.

A: The town wants that area to be a park in the future so we are setting that area aside.

Q: What is to stop the developer from changing the concept plan in the future?

A: If these plans are changed in the future after this plan is approved, the developer would have to go through the rezoning process again so more meetings like this would happen and you have the ability to voice your concerns on those changed plans.

Q: Will this project help upgrade the post office?

A: The post office is not something this development can impact.

Q: Will this project provide services to the new project, such as waste service?

A: The town will evaluate whether the town can provide services to the new project, such as waste, utilities, fire, and police, and will not allow the project to move forward if the town does not have capacity.

Q: Can this project not create a straight street to prevent cut through speeding.

A: The street network will inherently have many turns and intersections due to the environmental features on the site that can't be developed.

Q: Will this project provide parking?

A: Yes, this project will provide parking according to the town's standards.

Q: The notification letter states commercial uses. What is the meaning of this?

A: The town has a future land use map that recommends commercial uses on a portion of this site. However, this project proposes only residential uses.

Q: Will this project preserve open area similar to adjacent developments?

A: Yes. The plan included in the notification letter was intended to show the general area of which type of housing product. There will be open preserved areas, although the town doesn't have per lot impervious requirements in this area.

Q: How large is the rezoning area?

A: 83 acres.

Q: What is the timeline for the project?

A: Construction activity would likely start in 2028 at the earliest and be limited to grading and infrastructure. Homes would start construction soon after and begin closings in 2029.

Q: What is the price point of these homes and what will they look like?

A: We don't have pictures of the homes tonight but we can provide those later. Price points will depend on the market in 2029 but in today's terms the price point would be between 400K and 700K. The town also requires a commitment for the developer to restrict home prices for a certain percentage of units, which this developer will need to comply with.

Q: What is the square footage of the homes?

A: 2500-2900 for SFD and 1500-2400 for TH

Q: Will there be medians or dividers on Old US 1? This would not be welcomed because it will create unsafe traffic conditions.

A: The street will be built to the town's designated standard for Old US 1, although it is too early to tell if a median will be included. The traffic study will evaluate safety concerns.

Q: Will the traffic study take into account other approved projects that haven't been built yet?

A: Yes, including the New Hill Commons project.

Q: Will this project widen the streets?

A: Yes, this project will be required to widen the streets that this project fronts on.

Q: Can this developer extend utility stubs to the adjacent properties?

A: This is something the developer can look into. Sometimes the town requires utility stubs to adjacent properties too.

Q: Where are the resource conservation areas?

A: This hasn't been determined yet but this project will need to meet the town's standards

Q: Major concern with putting site access across from Mason Road.

A: It is not likely that there will be access across from Mason Road due to site lines and other constraints.

Q: Could a fence be installed along the entire eastern property line? And can this project consider light pollution? And can the street stub to the east be relocated because the current location is across a septic center.

A: These are ideas the development team will evaluate.

Q: How can the developer control the contractors during construction?

A: The neighbors can reach out to Lennar directly. There will be a construction manager that can be contacted during construction.

Q: What happens if the plans change?

A: If the plans change during the rezoning process, we would have to have another neighborhood meeting to explain those changes. The project will not move forward to public hearings and a final vote until the plans are set.

Q: What made the developer decide on townhomes and not cottages?

A: The town wants this property to be developed at 3 units per acre minimum, so townhomes are needed to increase that density. This helps the town afford to provide services throughout the entire town.

Q: Will there be narrow single family homes that are rear loaded like Sweetwater?

A: Not for this development. That typically requires a lot more streets and pavement, which is not encouraged for rural areas.

Q: Will there be commercial uses and residential uses above?

A: There are no commercial uses proposed here.

Q: Can perimeter buffers be widened, especially adjacent to the existing townhomes?

A: We can look into this and increase the buffers if we are able to do this.

Q: When will neighbors know if changes are made to the plans.

A: The development team will need time to evaluate this and updates will be provided at future neighborhood meetings.

Q: Can the locations of street stubs be changed?

A: We can't change the locations of the streets that connect to existing street stubs, but the locations of new stubs are not set in stone yet.

Q: The Woodbury HOA looked into how Woodbury can make stormwater ponds an amenity for their community but were told they can't because the engineering of the ponds can't be changed. Can the new ponds with this new project be engineered to be amenities from the outset?

A: We can look into this.

Q: Can this new project install speed bumps in existing neighborhoods.

A: The town is moving away from speed bumps because the impacts to services the town provides. This project can address cut through traffic and speeds through other means, such as street design that discourages speeding and cut through traffic.

Q: Can the traffic study be posted somewhere where neighbors can access it, and will the traffic study actually address the findings of the study?

A: Yes. When the traffic study is completed and submitted to the town the public can request a copy from the town. And yes, the study will recommend certain transportation improvements that the developer will need to construct.

Q: Who does the developer decide to mail notification letters to?

A: There is a town rule to mail out letters to property owners within 500 feet, and the town provides the mailing list to the applicant.

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, Mark Frederick, 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 the New Hill Community Center (3101 New Hill Holleman Road) (location/address) on May 20 (date) from 6 PM (start time) to 8 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

6/24/25
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Amy W. Stephenson, a Notary Public for the above State and County, on this the 24th day of June, 2025.



Amy W. Stephenson
Notary Public
Amy W. Stephenson
Print Name

My Commission Expires: 10-2-2028

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.

January 5, 2026

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
3204, 3216, & 3312 Old US 1 Hwy 0720158891, 0720144298, & 0720046146

Address(es)

PIN(s)

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

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

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

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

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

The applicant is proposing the rezone the property to Planned Unit Development - Conditional Zoning to facilitate a residential development with a mix of single-family detached and townhomes. Additional information will be provided during the meeting.

Estimated submittal date: submitted on June 2, 2025

MEETING INFORMATION:

Property Owner(s) name(s): Linda Barker Barbour
 Applicant(s): Lennar Carolinas, LLC c/o Matthew J. Carpetner
 Contact information (email/phone): matthewcarpenter@parkerpoe.com; (919) 835-4032
 Meeting Address: Virtual (Zoom) - See attached notice letter
 Date/Time of meeting**: January 20, 2026

Welcome: 5:30pm Project Presentation: between 5:30 - 6:30 PM Question & Answer: between 5:30 - 6:30 PM

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



To: Neighboring Property Owners and Tenants
From: Matthew J. Carpenter
Date: January 5, 2026

Re: Notice of Second Neighborhood Meeting

You are invited to attend a virtual second neighborhood meeting on January 20, 2026 at 5:30 PM to discuss 25CZ10, the requested rezoning of 3204 Old US 1 Hwy (PIN 0720158891), 3216 Old US 1 Hwy (PIN 0720144298), and 3312 Old US 1 Hwy (PIN 0720046146) from Residential-40W (R-40W) (Wake County) to Planned Unit Development Conditional Zoning (PUD-CZ) to facilitate a residential development with a mix of single-family detached homes and townhomes.

During the meeting, the applicant will describe the nature of the rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the subject parcels; (2) a zoning map of the subject area; (3) a LUM exhibit; (4) an updated preliminary concept plan; (5) a project contact information sheet; and (6) a common construction issues & who to call information sheet.

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

Visit:	https://zoom.us/join
Enter the following meeting ID:	870 5955 5252
Enter the following password:	928031

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	870 5955 5252 #
Enter the Participant ID:	#
Enter the Meeting password:	928031 #

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

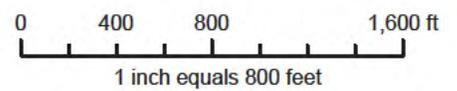
Sincerely,

Matthew J. Carpenter

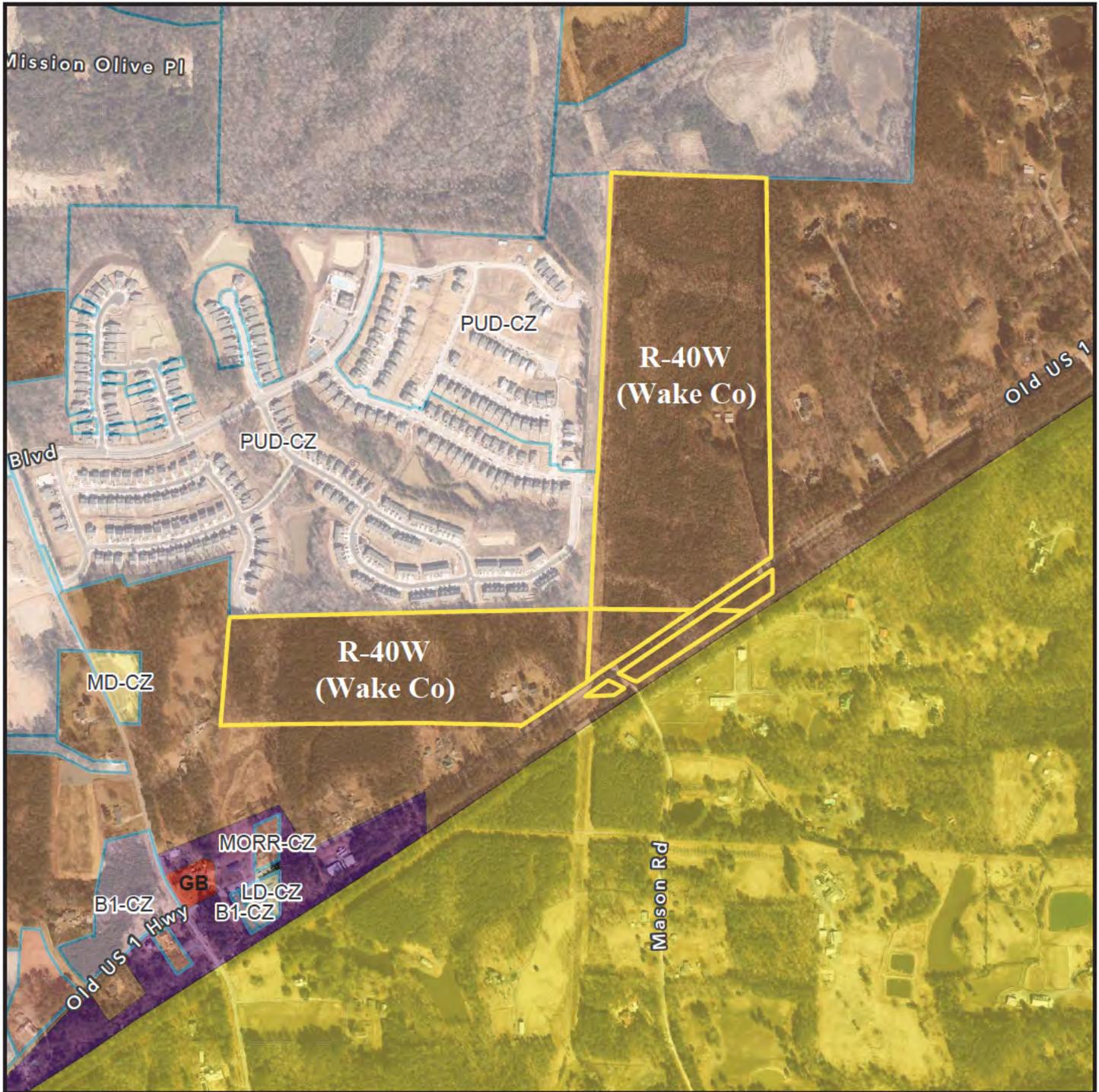


3204/3216/3312 Old US 1 Hwy

Vicinity Map



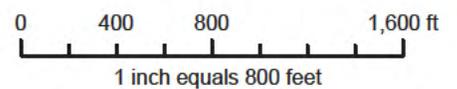
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3204/3216/3312 Old US 1 Hwy

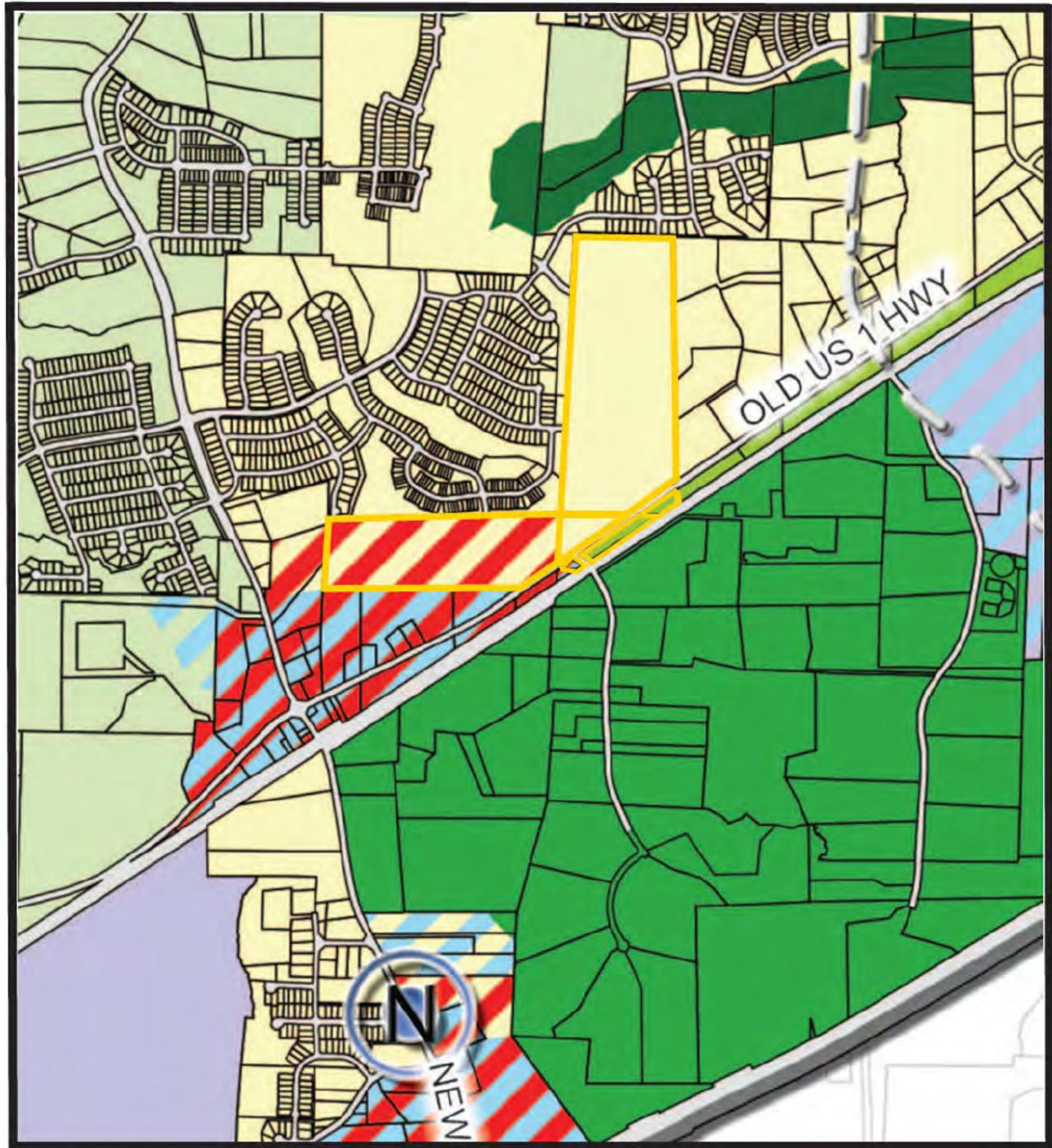
Zoning Map

Current Zoning: R-40W (Wake Co)



Disclaimer
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2045 Land Use Map Exhibit

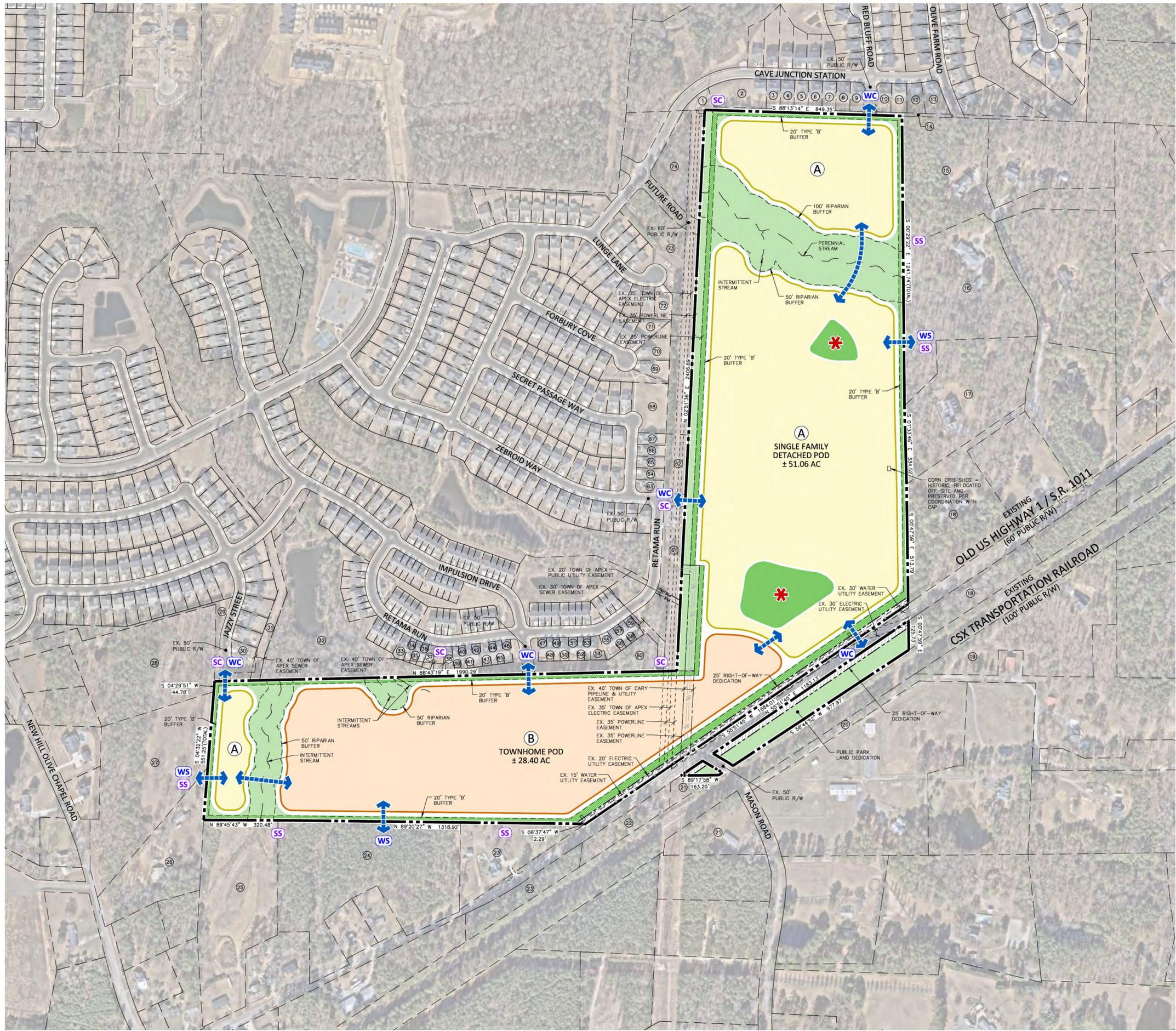


3204/3216/3312 Old US 1 Hwy



Current LUM Designation: Medium Density Residential/Park;
Medium Density Residential/Park/Office Employment/Commercial Services; &
Medium Density Residential/Commercial Services

Proposed LUM Designation: Medium Density Residential; &
Medium Density Residential/Park



LEGEND

- SINGLE FAMILY DETACHED CONCEPTUAL DEVELOPMENT POD
- TOWNHOME CONCEPTUAL DEVELOPMENT POD
- * ACTIVE RECREATION/POCKET PARKS
- PASSIVE OPEN SPACE (PASSIVE OPEN SPACE NOT INCLUDED IN THIS CONCEPT WILL INCLUDE STREAM BUFFERS, WETLANDS/PONDS/PERIMETER BUFFERS AND NON-ACTIVE OPEN SPACE AREAS)
- PERIMETER BUFFER
- RIGHT-OF-WAY DEDICATION
- CONCEPTUAL PUBLIC VEHICULAR ACCESS

- SC SEWER CONNECTION TO EXISTING
- SS SEWER STUB TO UPSTREAM PROPERTY; STUB TO BE PLACED AT APPROXIMATE LOW POINT OF ADJACENT PROPERTY (SUBJECT TO CHANGE WITH CD DESIGN)
- WC WATER CONNECTION TO EXISTING
- WS WATER STUB TO ADJACENT PROPERTY FOR FUTURE EXTENSION



McADAMS
 The John R. McAdams Company, Inc.
 621 Hillsborough Street
 Suite 500
 Raleigh, NC 27603
 phone 919. 361. 5000
 fax 919. 361. 2269
 license number: C-0293, C-187
 www.mcadamsco.com

CLIENT
 LENNAR
 1100 PERIMETER PARK DRIVE, SUITE 12
 MORRISVILLE, NORTH CAROLINA 27560
 PHONE: 919. 465. 5929
 Tyler.Wilson@lennar.com



WELCH HOMESTEAD
 PLANNED UNIT DEVELOPMENT
 3204 OLD US 1 HIGHWAY
 APEX, NORTH CAROLINA

REVISIONS

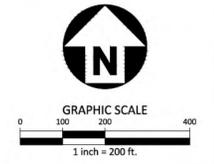
NO.	DATE	DESCRIPTION
1	09.05.2025	PER TOWN COMMENTS
2	10.03.2025	PER TOWN COMMENTS
3	11.03.2025	PER TOWN COMMENTS
4	12.01.2025	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	LEN-23012
FILENAME	LEN23012-S1
CHECKED BY	DTB
DRAWN BY	RLU
SCALE	1"=200'
DATE	06.30.2025

**PRELIMINARY SITE/
 UTILITY LAYOUT PLAN**
C2.00

NOTE: PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY. LOCATIONS OF SITE ELEMENTS, INCLUDING, BUT NOT LIMITED TO STORMWATER PONDS, ACTIVE RECREATION AREAS, POCKET PARKS, STREAM BUFFERS, AND OPEN SPACE, ARE CONCEPTUAL AND MAY CHANGE AT MASTER SUBDIVISION PLAN.



X:\Projects\LEN\LEN23012_S1\04-Production\Planning - Design\PAUD\Current Drawings\LEN23012-S1.dwg, 11/20/2025 11:46:53 AM, Rich Updegrave

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: Welch Homestead PUD Zoning: R-40W

Location: 3204, 3216, & 3312 Old US 1 Hwy

Property PIN(s): 0720158891, 0720144298, & 0720046146 Acreage/Square Feet: 83.51 acres

Property Owner: Linda Barker Barbour

Address: P.O. Box 252

City: New Hill State: NC Zip: 27562-0252

Phone: _____ Email: _____

Developer: Lennar Carolinas, LLC c/o Matthew J. Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

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

Engineer: McAdams c/o David Bergmark, AICP

Address: 621 Hillsborough Street, Suite 500

City: Raleigh State: NC Zip: 27603

Phone: (919) 361-5000 Fax: N/A Email: bergmark@mcadamsco.com

Builder (if known): Lennar Carolinas, LLC c/o Matthew J. Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

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

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

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
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Noise from tree removal, grading, excavating, paving, and building structures is a routine part of the construction process. The Town generally limits construction hours from 7:00 am to 8:30 pm so that there are quiet times even during the construction process. Note that construction outside of these hours is allowed with special permission from the Town when it makes more sense to have the construction occur at night, often to avoid traffic issues. In addition, the Town limits hours of blasting rock to Monday-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
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Unless a neighbor gives permission, there should be no construction parking in neighbors' driveways or on their property. Note that parking in the right-of-way is allowed, but Town regulations prohibit parking within 15 feet of driveways so as not to block sight triangles. Trespassing and parking complaints should be reported to the Non-Emergency Police phone number at 919-362-8661.

Dirt in the Road:	Water Resources	919-362-8166
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

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

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: virtual via Zoom
 Date of meeting: 1/20/2026 Time of meeting: 5:30PM-6:30PM
 Property Owner(s) name(s): See attached
 Applicant(s): Lennar

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	PH#	EMAIL	SEND PLANS & UPDATES
1.	Glynn Wiener				<input type="checkbox"/>
2.	Kseniya				<input type="checkbox"/>
3.	Lauren Vena				<input type="checkbox"/>
4.	Anil Aksac				<input type="checkbox"/>
5.	John Ruth				<input type="checkbox"/>
6.	Jeff Harger				<input type="checkbox"/>
7.	Brie Bierman				<input type="checkbox"/>
8.	Serhii Marchuk				<input type="checkbox"/>
9.	William Moxley				<input type="checkbox"/>
10.	Marlene Cuales				<input type="checkbox"/>
11.	Mary Miskimon				<input type="checkbox"/>
12.	Mike Cuales				<input type="checkbox"/>
13.	Michael DeGroat				<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

Welch Homestead PUD
Summary of Second Neighborhood Meeting
January 20, 2026

I. WELCOME

- a. Introduction - Matthew Carpenter w/ Parker Poe on behalf of the developer and builder, Lennar. Also with me this evening are:
 - i. Tyler Wilson with Lennar
 - ii. David Bergmark with McAdams, our Landscape Architect, and
 - iii. Nate Bouquin with McAdams, our traffic engineer
- b. Explanation of process. This is the second neighborhood meeting for a rezoning request called the Welch Homestead PUD. We held the first neighborhood meeting in May last year. At that time, we hadn't yet filed our rezoning application but were gathering feedback as we worked on our application. We did file our rezoning application June 1 and over the last six to seven months have been working with Town staff to revise our application. The purpose of tonight's meeting is to provide an update on the case. Since there may be folks here that weren't at the first meeting, I'll give an overview of the case, share updates since the last meeting, and then be happy to answer any questions.

II. PRESENTATION

- a. Site Overview - location and existing uses adjacent
 - i. 3 parcels that total 83.53 acres
 - ii. In New Hill area, southwestern boundary of Town's planning jurisdiction.
 - iii. Surrounding neighborhoods and other proposed projects
- b. Proposed Zoning and Land Use Map Designation
 - i. Current and proposed zoning
 - ii. PUD zoning district intended to impose prescriptive zoning and development regulations that run with the land. Proposal includes PUD Text with written conditions and PUD concept plan.
 - iii. The LUM is the primary document the Town reviews in evaluating a rezoning request and designates this as Medium Density Residential and Medium Density Residential/Commercial services in the cross hatched area. Medium Density residential recommends townhomes and single-family homes at an overall density of 6 units/acre or less.
 - iv. LUM shaped layout of the PUD concept plan.
- c. PUD Concept Plan
 - i. Residential project with mix of townhomes and single-family homes. Townhome section shown in pink/red and single-family section shown in yellow. Overall project has max of 270 units which comes out to 3.3 units/acre. 3 units/acre is considered low density residential in the UDO.
 - 1. Townhouse District
 - a. 28.4 acres. 115-150 townhomes
 - 2. Single-Family District
 - a. 51.06 acres
 - b. 105-140 single-family homes
 - ii. 20-foot Type B perimeter buffers. Type B standard is semi-opaque. Will supplement existing vegetation and trees where needed.
 - iii. Riparian buffers and RCA requirement

- iv. Road improvements
 - 1. TIA now complete and PUD Text includes transportation infrastructure improvements
 - 2. Old US 1 widening to Town four lane divided street section
 - 3. Right and left turn lanes into site driveway
 - 4. Westbound left turn lane on Old US 1
 - 5. Northbound right turn lane on New Hill Holleman Road

III. SUMMARY OF QUESTION AND ANSWER PERIOD

- a. Our property borders the entrance of the neighborhood. Are you planning to include a fence?
 - i. No, current plans do not include a perimeter fence, but a 20-foot Type B buffer. The buffer is typically our preference over a fence because fences can require tree clearing and also impede the free flow of wildlife from one property to another.*
- b. Can we request a greater than 20-foot buffer?
 - i. Yes, we can discuss it, but we believe a 20-foot buffer is reason given the proposed housing types and density. Along the northern property line of the townhome district, there will be townhomes adjacent to a relatively new townhome neighborhood. The homes will have similar size, scale, and density. There are also HOA common areas along the shared property line that provide additional separation. The UDO would only require 15-foot buffers between two townhome communities. Along the eastern property line, single-family will be adjacent to single-family and the adjacent properties are large rural wooded lots that provide additional separation.*
- c. Through the woods is an old barn I thought was protected by state law. What will happen to it?
 - i. There is a corn crib on the property. As part of the rezoning process, we had Capital Area Preservation review the corn crib and evaluate it for preservation. CAP determined the corn crib is not in sufficient shape to be preserved in place. Our proposed PUD conditions commit to evaluating relocation of the corn crib and relocating it at alter stages of development if feasible.*
- d. There's a narrow land strip between US1 and the CSX rail corridor. Any idea of the future use of this area and will US 1 need extra lanes on the southern side?
 - i. That area will be dedicated to the Town as park land. The land is shown on the Town's long range parks and rec plan and the Town's parks and rec advisory board recommended dedication. There are no plans for the park, but the Town will likely plan something in the future.*
- e. Is it possible to increase the buffer line to at least 30 feet because it is going to literally on my back yard?
 - i. We can consider it, but believe the proposed 20-foot buffer is sufficient where townhomes will be adjacent to townhomes. There is also a large HOA common area in this location which provides additional separation.*
- f. How many floors will the single-family homes be?
 - i. Likely around three stories. The PUD permits maximum height of 40 feet for single-family homes.*

- g. Any townhomes you build will be taller than ours due to the hill behind the Retama Run townhomes and will look down into our upstairs bathrooms. I realize this is a rezoning, but please discuss in more depth the opacity especially because the townhomes will be very close and much taller than the Retama Run townhomes, especially those closer to Impulsion intersection.
 - i. Understand the concern, although the site is large and will be graded which could change the elevation in this area (dirt may be spread across the site to even out the grade). The LUM has designated this property as medium density residential, so new townhomes and single-family homes have been contemplated here since the LUM was last updated in 2018. The Type B standard is referred to as semi-opaque because it is one level below Type A which is fully opaque. The property is currently wooded and Type B is preferred for wooded areas because thick understory Type A plantings are not always compatible with mature trees and can die and/or negatively impact the health of existing trees.*
- h. I have a horse farm adjacent to the planned park and railroad track. People and dogs coming across the track to feed, pet, and view property and horses will be a problem.
 - i. We will not be programming or developing the park but will pass your concerns on to the Town since they should be considered when planning and designing the property.*
- i. If entering your neighborhood from downtown Apex on Old US 1, where are you planning the exact entrance street to be on the map?
 - i. The main conceptual entrance is shown on the concept plan. This is conceptual and could change at Master Subdivision Plan, but was the location studied in our TIA and was chosen based on the existing grade change and visibility/site lines on Old US 1.*
- j. Will the speed limit change along that section of Old US 1?
 - i. Potentially, although the process to lower speed limits with NCDOT is complicated and difficult. There are a lot of studies involved.*
- k. How much did it cost to donate that land to the Town for a park?
 - i. The land has not been donated yet, but will be when the plat is recorded. We don't have a dollar figure on it.*
- l. What's the plan for the bridge and overpass at US1?
 - i. The bridge improvements are funded by NCDOT in connection with the Amgen economic development project in Holly Springs and should be under construction soon.*
- m. I live on Ripley River next to Jazzy. Looks like you'll be connecting sewage and water from our area. What kind of construction will we see in our neighborhood for the connection?
 - i. That's correct. These connections are required by the Town UDO. I have not reviewed this specific connection, but there are typically easements recorded when the subdivision is developed to allow the future connection. Our project will just connect the stub, but that will be the extent of the construction in your neighborhood.*
- n. Can you speak to the overall project timeline?

Yes, after Rezoning we will file Subdivision Plans which will take 6-8 months of review. After that, Construction Drawings and then building permits. We don't expect grading/construction to start until 2028.

OWNER	MAILING ADDRESS	
ABED, MOHAMMAD YAHYAMOHAMMAD ABU	3303 CAROLINA LILY ST	CARY NC 27519-6710
ACQUANITA, JOSEPH PETER MITCHELL, HALLEE LANAE	2693 IMPULSION DR	NEW HILL NC 27562-9344
ADAMS, JENNIFER PENNINGTON	5328 THAYER DR	RALEIGH NC 27612-5946
ADI, SANJAY N ADI, BINDU	5712 LIGHT BRIGADE LN	RALEIGH NC 27612-7094
AGARWAL, AMIT AGARWAL, SAMPADA	204 KURTNER CT	MORRISVILLE NC 27560-6736
AGARWAL, GITESH AGARWAL, VIJAY	3235 RETAMA RUN	NEW HILL NC 27562-9346
AGOSTA, MICHAEL	3168 RETAMA RUN	NEW HILL NC 27562-9345
AKSAC, ADNAN ANIL AKSAC, ASLIHAN	3207 RETAMA RUN	NEW HILL NC 27562-9346
ALAKANTI, PRADEEPKUMAR ALAKANTI, SUNAYANA	3186 RETAMA RUN	NEW HILL NC 27562-9345
ALBRECHT, PHILLIP M ALBRECHT, RACHEL M	3235 RIPLEY RIVER RD	NEW HILL NC 27562-9329
ALIS MATTHEWS, GABRIEL ELIZABETH	2300 CITRUS HILL DR	APEX NC 27502-4026
ANDREWS, ROBERT WALTER	4908 RIDGESTON PL	HOLLY SPRINGS NC 27540-9164
ANGELLY, SANDY K	3143 RETAMA RUN	NEW HILL NC 27562-9345
APEX FIRST IN-VESTMENTS LLC	9869 OCEAN HWY W STE 110	CAROLINA SHORES NC 28467-2649
APPANA, SURESH VASAVI MAJETI, NAGA MANI SATYA	3040 CAVE JUNCTION STA	NEW HILL NC 27562-9379
ATKINS, LAURA B	PO BOX 217	NEW HILL NC 27562-0217
BACHUWAR, VAMSHI KRISHNA	3104 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
BALAN, KAMALNATH BALAN, ARTI	2516 SIDEWINDER CT	APEX NC 27523-8503
BAPAT, VIKRAM KHAN, ZARINA S	2725 JAZZY ST	NEW HILL NC 27562-9328
BARBOUR, LINDA BARKER	PO BOX 252	NEW HILL NC 27562-0252
BELDING, ANDREW B BELDING, MEGHAN MCCLOSKEY	3112 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
BIEL, CHARLES BIEL, SHERRI	3118 LUNGE LN	NEW HILL NC 27562-9354
BIERMAN, MICHAEL LEE JR BIERMAN, BRIANNE L	3316 WHITTINGHAM DR	NEW HILL NC 27562-8985
BOREK, TORY KHORSAND	3332 OLD US 1 HWY	NEW HILL NC 27562-9754
BORKAR, YOGESH D BORKAR, GAURI	1008 KATIE LN	CARY NC 27519-1557
BURLESON, LISA MARIE TRUSTEE LISA BURLESON LIVING TRUST	3109 ZEBROID WAY	NEW HILL NC 27562-9351
BYLER, BRIAN D BYLER, ALLISON C	3267 RIPLEY RIVER RD	NEW HILL NC 27562-9329
BYRD, ALISHA M BYRD, KRISTOPHER LEON	3156 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
BYRON, TRUDY P	3408 OLD US 1 HWY	NEW HILL NC 27562-9756
CALDWELL, JASON T CALDWELL, KERI-ANN	2660 IMPULSION DR	NEW HILL NC 27562-9344
CAPILLA GUTIERREZ, JOSE OCTAVIO PAEZ, PATRICIA BARRAGAN	3149 RETAMA RUN	NEW HILL NC 27562-9345
CAREY, JARED M. CAREY, DANIELLE E.	3090 ZEBROID WAY	NEW HILL NC 27562-9350
CHAGANTI, LALITH KUMAR SURYA CHAGANTI, SRI VENKATA NAGA	3116 FORBURY CV	NEW HILL NC 27562-9348
CHAUDHRY, FAROOQ AFZAL IMTIAZ, FIZA	2517 RED BLUFF RD	NEW HILL NC 27562-9380
CLARKE, JAMES C LISA, JOANNE	3133 LUNGE LN	NEW HILL NC 27562-9354
CLAYTON, JOLENE RENEE CLAYTON, CHRISTOPHER SEAN	3112 ZEBROID WAY	NEW HILL NC 27562-9351
COULL, ANNA V	3208 RETAMA RUN	NEW HILL NC 27562-9346
CUALES, MARLENE D	3308 WHITTINGHAM DR	NEW HILL NC 27562-8985
CUALES, MICHAEL P CUALES, ANGELA C	3300 WHITTINGHAM DR	NEW HILL NC 27562-8985
CUSUMANO, JOSEPH DAVID CUSUMANO, REAGAN LAYNE	2609 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9175
DAMORE, STEPHEN V DAMORE, MEAGAN E	3116 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
DANEBOURG NC LLC	358 W GREEN ST UNIT 313	PASADENA CA 91105-1896
DARNELL, CHRISTY W	3191 RETAMA RUN	NEW HILL NC 27562-9345
DAS, SARTHAK KHUNTIA, SUBHAKANKHI	3097 ZEBROID WAY	NEW HILL NC 27562-9350
DAVIDSON HOMES LLC	336 JAMES RECORD RD SW	HUNTSVILLE AL 35824-1514
DAWODU, MODINAT T DAWODU, OLADIPO OLAWALE	3096 ZEBROID WAY	NEW HILL NC 27562-9350
DEMARCO, MICHAEL D DEMARCO, MARYANN FRANCES	3145 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
DESU, NAGA MAHESH MULLANGI, VENKATA SATYAVATHI	211 BOG HILL LN	CARY NC 27519-6481
DHAKAL, KIRAN BHATTARAI, SAYANA	3048 CAVE JUNCTION STA	NEW HILL NC 27562-9379
DHILLON, HARDIP SINGH DHILLON, GURMINDER KAUR	5785 OLD US 1 HWY	NEW HILL NC 27562-8965
DIKSHIT, DIVY SHARMA, SUCHITA MISS	3228 OLIVE FARM RD	NEW HILL NC 27562-9378
DIPIETRO, PETER F DIPIETRO, CARRIE	2675 IMPULSION DR	NEW HILL NC 27562-9344
DIXIT, AJIT S DIXIT, DARSHANA A	405 MAGNOLIA BIRCH CT	CARY NC 27519-9359
DONG, FENG MA, QIAN	3249 OLIVE FARM RD	NEW HILL NC 27562-9378
DOSSLIN, FNU ANISH SUDARSHAN, SAHANA	3259 RIPLEY RIVER RD	NEW HILL NC 27562-9329
DUARTE, MAYELA	3305 OLD US 1 HWY	NEW HILL NC 27562-9755
DUBEY, SANDEEP KEWALRAM BHUJADE, MADHURA RAMESH	3225 OLIVE FARM RD	NEW HILL NC 27562-9378
EARL, MICHAEL LEE EARL, LAREE EILEEN	3125 LUNGE LN	NEW HILL NC 27562-9354
EDE, ANITHA PRASAD EDE, RENU DHANUNJAYA	3001 CAVE JUNCTION STA	NEW HILL NC 27562-9379
ELDRED, JONATHAN W ELDRED, JENNIFER LYNN	3160 RETAMA RUN	NEW HILL NC 27562-9345
ELDRED, MICHAEL G ELDRED, LETHA P	3153 RETAMA RUN	NEW HILL NC 27562-9345
ELGHOSSAIN, ANTOINE	2683 IMPULSION DR	NEW HILL NC 27562-9344
FITZGERALD, ROBERT FITZGERALD, MICHELE	3140 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
FORD, SHARON LEIGH	3093 ZEBROID WAY	NEW HILL NC 27562-9350
FOSTER, JUSTIN BARONA, DIANA VICTORIA	3127 FORBURY CV	NEW HILL NC 27562-9348
FRIENDSHIP STATION OWNERS ASSOCIATION INC	PPM INC	PO BOX 478
FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE	75-5608 HIENALOLI RD UNIT 15	KAILUA KONA HI 96740-8810
FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE	3165 RETAMA RUN	NEW HILL NC 27562-9345
GADARLA, RANDHEER R MADIREDDY, ROHINI	2107 ADDENBROCK DR	MORRISVILLE NC 27560-8636
GAINNEY, MICHELLE AZZU	2505 RED BLUFF RD	NEW HILL NC 27562-9380
GANGISHETTY, SURESH GANGISHETTY, SANDHYARANI	3232 OLIVE FARM RD	NEW HILL NC 27562-9378
GAUTAM, NITIN GAUTAM, DEEPALI	2106 ADDENBROCK DR	MORRISVILLE NC 27560-8635
GOPANNA, KARTHI KARTHI, SUMATHEE	3023 CAVE JUNCTION STA	NEW HILL NC 27562-9379
GORREY, PURUSHOTHAM	612 BAUCOM CREEK CT	CARY NC 27519-7623
GORSKI, LAURA MICHELLE GORSKI, JAMES LEONARD FRASE	3132 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
GOYANI, JAYDEEP HIMMATBHAI GOYANI, NEHABEN JAYDEEP	2717 JAZZY ST	NEW HILL NC 27562-9328
GRACIEUX, GEORGES GRACIEUX, MERLANGE	34 PLEASANTDALE RD	WEST ROXBURY MA 02132-6204

PORTSMOUTH NH 03802-0478

GRIFFIN, ALISHIA N GRIFFIN, JACQWAYNE	14940 TIERRA ESCAPE AVE	EL PASO TX 79938-2365
GRINNELL, CHRISTOPHER JOHN GRINNELL, MORGAN ASHWILL	3147 LUNGE LN	NEW HILL NC 27562-9354
GUDUR, SREEDHAR GUDUR, BHAGYA LAKSHMI	453 BOLTON GRANT DR	CARY NC 27519-0524
GUNDA, NAGENDHAR BOMMIDI, SWATHI	3009 CAVE JUNCTION STA	NEW HILL NC 27562-9379
GUPTA, RAVI M GUPTA, RAJNI	3100 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
HARGER, JEFFREY A HARGER, MICHELLE BELISLE	3113 LUNGE LN	NEW HILL NC 27562-9354
HAUCH, MICHAEL GORDON TRUSTEE HAUCH, TINA HARRISON TRUSTEE	3301 WHITTINGHAM DR	NEW HILL NC 27562-8986
HEIN, SEAN P HEIN, MICHELLE L	3121 LUNGE LN	NEW HILL NC 27562-9354
HESEN, ERIC M HESEN, KIMBERLY E	3247 RIPLEY RIVER RD	NEW HILL NC 27562-9329
HEUVEL, LORNA VANDEN HEUVEL, KEITH GERARD VANDEN	3140 RETAMA RUN	NEW HILL NC 27562-9345
HINSON, CHRISTIAN HINSON, CARLY	2713 JAZZY ST	NEW HILL NC 27562-9328
HODGE, SARAH H HODGE, THOMAS R	3512 OLD US 1 HWY	NEW HILL NC 27562-9758
HOPSON, ANDREW R MULLAHY, KELLY	3128 FORBURY CV	NEW HILL NC 27562-9348
HOUGHTON, MICHAEL J DOBBINS, ASHLEY M	2619 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9175
HUDSON, CLAUDE LEE JR HUDSON, JUDY A	PO BOX 7	NEW HILL NC 27562-0007
HUGHES, BRIAN ANDREW JR HUGHES, KATHERINE ELIZABETH	3028 CAVE JUNCTION STA	NEW HILL NC 27562-9379
HUTCHINS, EVELYN LEAL, ANTHONY J III	3108 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
INGLE, TREMAYNE INGLE, LAUREN	3146 LUNGE LN	NEW HILL NC 27562-9354
JAGANATHAN, SHANMUGAM RAMASAMY, UMADEVI	136 HILDA GRACE LN	CARY NC 27519-8757
JENG, KEBBA	3215 RETAMA RUN	NEW HILL NC 27562-9346
JHA, VIVEK CHATURVEDI, GEETIKA	3236 OLIVE FARM RD	NEW HILL NC 27562-9378
JOHNSON, TAMMI D	3120 FORBURY CV	NEW HILL NC 27562-9348
JOHNSTON, JOHN REED IV JOHNSTON, CYNTHIA L	2709 JAZZY ST	NEW HILL NC 27562-9328
JONES, BRENTON TAYLOR JONES, WHITNEY LEGGETTE	3149 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
JOSHI, AARTI AJEY JOSHI, AJEY ANANT	3145 RETAMA RUN	NEW HILL NC 27562-9345
KANE, LUCAS MICHAEL KANE, SHANNEN MARIE	3157 RETAMA RUN	NEW HILL NC 27562-9345
KEANE, DEREK KEANE, JESSICA	3199 RETAMA RUN	NEW HILL NC 27562-9345
KEATOR, JUSTIN M KEATOR, MEGAN ELIZABETH	3108 FORBURY CV	NEW HILL NC 27562-9348
KING, SHAWN M KING, ROSANNA	2669 IMPULSION DR	NEW HILL NC 27562-9344
KLINK, RACHEL ELIZABETH	3198 RETAMA RUN	NEW HILL NC 27562-9345
KOLLIPARA, NITIN BONTHALA, SRAYYA MANASA	2518 RED BLUFF RD	NEW HILL NC 27562-9380
KOMMIREDDY, SUNEEL KUMAR TRUSTEE PUNURU, VANI TRUSTEE	113 DURSLY WAY	CARY NC 27519-7555
KOVACS, KAREN ANN TRUSTEE KOVACS PROTECTION TRUST	3129 LUNGE LN	NEW HILL NC 27562-9354
KRISTOFKO, ADAM PERNAT, ERIN ANN	3309 WHITTINGHAM DR	NEW HILL NC 27562-8986
LAPRADD, CECILY LAPRADD, JOSHUA	2721 JAZZY ST	NEW HILL NC 27562-9328
LAWHORN, DWYER L	3221 RETAMA RUN	NEW HILL NC 27562-9346
LEAL, KEITH LEAL, ERIN M	2705 JAZZY ST	NEW HILL NC 27562-9328
LEE, JESSICA LEE, HARRISON	3124 FORBURY CV	NEW HILL NC 27562-9348
LEE, TIMOTHY PAUL LEE, CHU N	3128 LUNGE LN	NEW HILL NC 27562-9354
LEWIS, KEITH AUSTIN CO-TRUSTEES LEWIS, AMBER DAWN CO-TRUSTEES	3239 RIPLEY RIVER RD	NEW HILL NC 27562-9329
LEWIS, RICHARD J LEWIS, RUTH A	8036 SMITH RD	APEX NC 27539-8173
LI, YANFANG XING, DADI	452 SPOKANE WAY	CARY NC 27519-6746
LILES, OTHO E III LILES, SHAREE S	7012 OAKVILLE LN	NEW HILL NC 27562-9600
LILES, WILLIAM FRANKLEN	7012 OAKVILLE LN	NEW HILL NC 27562-9600
LINNA, STACEY A	3216 RETAMA RUN	NEW HILL NC 27562-9346
LLL INVESTMENT LLC	2933 KENNA CREEK BND	APEX NC 27502-6619
LOPEZ, MARISOL NGUYEN, HIEU	732 GROVE AVE	RALEIGH NC 27606-1612
LORBACHER, DAVID SCOTT LORBACHER, LESLIE DONNELLY	3141 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
M/I HOMES OF RALEIGH LLC	1511 SUNDAY DR STE 100	RALEIGH NC 27607-5195
MADURAM, RAJARATHINAM EDWARD, CHRISTA	3229 OLIVE FARM RD	NEW HILL NC 27562-9378
MAHESH ROLLA, NAGA BHANU TIPPIREDDY, BHAVANI	2522 RED BLUFF RD	NEW HILL NC 27562-9380
MANCHESTER, DIANE WYNN	3144 RETAMA RUN	NEW HILL NC 27562-9345
MANCUSO, LYNN-ANN TRUSTEE TRUSTEE OF LYNN-ANN MANCUSO REVOCABLE TRUST	3139 LUNGE LN	NEW HILL NC 27562-9354
MANDALAPU, JAGAN M MANDALAPU, SIOBHAN	3089 ZEBROID WAY	NEW HILL NC 27562-9350
MANEEN, ELAINE	3187 RETAMA RUN	NEW HILL NC 27562-9345
MANNY, JUSTIN MANNY, KRISTI JILL	3105 ZEBROID WAY	NEW HILL NC 27562-9351
MANUKAS, VOULA TRUSTEE TRUSTEE OF THE VOULA MANUKAS REVOCABLE LIVING TRUS	3117 LUNGE LN	NEW HILL NC 27562-9354
MARAPPAN, KARTHICPRABU PALANISAMY, CHITRA	3013 CAVE JUNCTION STA	NEW HILL NC 27562-9379
MARIAN, VLAD MARIAN, RALUCA IOANA	3255 RIPLEY RIVER RD	NEW HILL NC 27562-9329
MARINER, MATTHEW P MARINER, ASHLEY RENEE DOWLING	3102 ZEBROID WAY	NEW HILL NC 27562-9351
MARSHALL, AARON MARSHALL, JOY	3085 ZEBROID WAY	NEW HILL NC 27562-9350
MARTIN, NICHOLAS P	2689 IMPULSION DR	NEW HILL NC 27562-9344
MATTHEWS, MARGIE S	3612 MASON RD	NEW HILL NC 27562-9168
MATYUF, WILLIAM CHRISTIAN GOLDSTEIN, MELISSA B	3180 RETAMA RUN	NEW HILL NC 27562-9345
MBOYA, SAMUEL O	3214 RETAMA RUN	NEW HILL NC 27562-9346
MCCORMICK, CRAIG MCCORMICK, ALYSSA	3142 LUNGE LN	NEW HILL NC 27562-9354
MCLAUGHLIN, MAGGIE ELIZABETH	3195 RETAMA RUN	NEW HILL NC 27562-9345
MCLENDON, KEITH O'BRIEN MCLENDON, SHARON HASTY	3231 RIPLEY RIVER RD	NEW HILL NC 27562-9329
MEKA, MANASA TRIPURANENI, SARATH BABU	3115 FORBURY CV	NEW HILL NC 27562-9348
MILINICHIK, ASHLEY NICOLE MILINICHIK, JACOB CHRISTIAN	3142 RETAMA RUN	NEW HILL NC 27562-9345
MILLS, JOHN STUART MILLS, CARA DONNA	3136 FORBURY CV	NEW HILL NC 27562-9348
MILNE, TIMOTHY MILNE, SAVANNAH	3132 LUNGE LN	NEW HILL NC 27562-9354
MISHRA, SWETA TRIPATHY, SAMARJIT	3036 CAVE JUNCTION STA	NEW HILL NC 27562-9379
MISKIMON, MARY E COFFEY, PAUL B	3177 RETAMA RUN	NEW HILL NC 27562-9345
MOHANASUNDARAM, SENTHIL NATHAN RAJENDRAN, UMA MAHESWARI	3152 SECRET PASSAGE WAY	NEW HILL NC 27562-9349
MOTHUKURI, DILIP KUMAR THUMMA, MARY SHALINI VINEELA	2521 RED BLUFF RD	NEW HILL NC 27562-9380
MOXLEY, WILLIAM C MOXLEY, JOYCE S	3136 LUNGE LN	NEW HILL NC 27562-9354
MUFTI, FAWAD	2504 RED BLUFF RD	NEW HILL NC 27562-9380
MURTHY, SAHANA	3217 RETAMA RUN	NEW HILL NC 27562-9346

MURUGAN, SIVA RAMAMOORTHY, INDIRA
 MYERS, SHELLEY M
 MYERS, SUSAN MARIE
 NANDAKUMAR, SRIRAMKUMAR TRUSTEE SAMPATH, PAVITHRA TRUSTEE
 NATARAJAN, JAYAPRAKASH AROULMANY, KALAIARASI
 NEMCHIK, ANDREW CLAYTON
 NETHI, NARASIMHA RAO NETHI, DEEPTHI
 NEUPANE, MOHAN NEUPANE, DEVIKA KANDEL
 NUNEZ, ERICH LOZADA, AUREA VIVEROS
 OLIVE, JUDITH H OLIVE, ROBERT A
 PATEL, DHARA PATEL, JAY
 PATEL, NEEL V MODY, ISHA A
 PEDDIREDDY, SANDEEP DUDDA, LOKYA
 PEELE, CHRISTOPHER SHAW LOGUE, MARIE
 PENDYALA, VIJAYA ROHINI MAJJI, VASISTA SRIDHAR
 PIRAINO, AIMEE R. WEINBERG, ALAN IRWIN
 POWELL, DEBORAH D
 PULTE HOME COMPANY, LLC
 PURCHASING FUND 2021-1 LLC
 PURCHASING FUND 2024-1 LLC
 QUIDORT, THOMAS
 QUINTAL, GEORGE QUINTAL, CONNIE K
 RALLAPALLI, RAM KISHORE CHALAMALASETTI, TEJASRI
 RAMAIYAN, VENKATESHKUMAR GILL, JASMANDEEP S
 RAO, VARDHINI BAGUR, VIJAY NAGARAJA
 RAUER, ANGELA L
 RAYMER, DAVID F
 REDDY MANDADI, VARUN KUMAR DANDA, NEERAJA
 REISS, PAUL J
 RICE, MEGHAN DANEEN BOGGS, JORDAN ANDREW
 RIVERA, SAMMIE
 ROMAN, VANESSA M
 ROUTHIER, LAURA C
 RUDZKI, ROBERT RUDZKI, JILLIAN J
 RUTH, JOHN PRESTON RUTH, KRISTIN H
 SADASHIVAIH MUNIYAPPA, OM PRAKASH MOHAN, PRIYA KURUMAJAL
 SAHU, HRUSHIKESH PRIYADARSINE, SUCHITRA
 SAMUEL, JESSE E HEDGES, HEATHER
 SANTIESTEBAN-FLORES, RAMON S GALINANES-GIRALDEZ, NANETTE
 SHAAARBAFTOOSI, ALI RAFATIAN, NAHID
 SHAHA, PANKAJ SURESH SHAHA, SNEHAL PANKAJ
 SHANNON, SARAH L SHEEK, NICHOLAS CHASE
 SHEN, MINXIA
 SHENG, SHUBIN LI, YUE
 SHEVZOV, MARIA V
 SHRESTHA, SABIN SHRESTHA, RADHIKA
 SON, JAEWAN SON, HEEYOUNG KIM
 SON, SUHYANG SON, JONGHEE
 SOUNDARARAJAN, MANIMARAN JAGADEESAN, PRIYADHARSINI
 STARCALA, ANNA HERNDON STARCALA, JON MICHAEL
 STERMER, SARAH GHARAVI STERMER, RYAN ANTHONY
 STILLPOND FARM LLC
 STUMP, DERRICK STUMP, ASHLEY
 SUL, WOO JIN
 SURAPANENI, PAVAN KUMAR SIRANGU, SADHANA
 TENG, WENYUAN CHEN, JIALU
 TETALI, VENKATA TETALI, SHIVANI
 THANGELLAPALLY, RANJITH
 THAPA, DHEERAJ
 THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM, SEETHA
 TIERNEY, CLINTON A TIERNEY, JENNIFER M
 TIMBERLAKE, GREGORY DURBY, TRACY
 TRIPATHI, RAKESH KADEL, ANJANA
 TUBATI, VENKATA NARASIMHAM TUBATI, LAVANYA
 UAKBAYEV, BAUYRZHAN SHUKBAROVA, SANDUGASH
 UPCHURCH HEWITT, LORI ANN
 UTECHT, MICHAEL J UTECHT, CONSTANCE B
 VADALA, DINESH REDDY TRUSTEE GADDAM, MANASA REDDY TRUSTEE
 VANCE, TREVOR D VANCE, ALINA
 VEDULLA, MAHESH MADHAMANCHI, GEETHA KRISHNA
 VENNA, PRIYANEETHI SURYA TEJA LANKA, NAGA VENKATA SAI
 VIJAYARAGHAVACHAR, RAGHU HULICAL KUNIGAL VENKATAGIRIYA, VIBHA GIRI
 VIVEGANANTHAN, SANTHOSH CHAKRAVARTHY VITTA JAGANNATHAN, CHAMUNDEESWARI ARCOT
 WARD, IAN WARD, JANE
 WILLIAMS, JENNIFER WILLIAMS, MICHAEL
 WILLIAMS, JEREMY K WILLIAMS, JULIE R
 WOMBLE, JEFFREY W
 WOMBLE, PHYLLIS N
 WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC

3240 OLIVE FARM RD
 2687 IMPULSION DR
 3183 RETAMA RUN
 3271 RIPLEY RIVER RD
 3039 CAVE JUNCTION STA
 2666 IMPULSION DR
 3237 OLIVE FARM RD
 3019 CAVE JUNCTION STA
 3043 CAVE JUNCTION STA
 3132 OLIVE FARM RD
 2514 RED BLUFF RD
 2513 RED BLUFF RD
 2525 RED BLUFF RD
 3141 RETAMA RUN
 2028 PINEOLA BOG TRL
 3166 RETAMA RUN
 3182 RETAMA RUN
 1225 CRESCENT GRN STE 250
 2679 IMPULSION DR
 3163 RETAMA RUN
 3184 RETAMA RUN
 3169 RETAMA RUN
 3159 RETAMA RUN
 1381 COZY OAK AVE
 2510 RED BLUFF RD
 2668 IMPULSION DR
 4617 FRIENDSHIP RD
 3047 CAVE JUNCTION STA
 3194 RETAMA RUN
 3108 ZEBROID WAY
 3112 FORBURY CV
 2929 OAK LAWN AVE
 3158 RETAMA RUN
 3132 FORBURY CV
 3613 MASON RD
 3032 CAVE JUNCTION STA
 3123 FORBURY CV
 3156 RETAMA RUN
 2144 GREGOR OVERLOOK LN
 3104 FORBURY CV
 3035 CAVE JUNCTION STA
 3101 ZEBROID WAY
 111 PARKVIEW CT
 724 GREYHORNE WAY
 3181 RETAMA RUN
 3081 ZEBROID WAY
 3148 SECRET PASSAGE WAY
 3253 OLIVE FARM RD
 2509 RED BLUFF RD
 2652 IMPULSION DR
 3137 SECRET PASSAGE WAY
 3701 MASON RD
 3136 SECRET PASSAGE WAY
 3212 RETAMA RUN
 3133 SECRET PASSAGE WAY
 3200 RETAMA RUN
 3224 OLIVE FARM RD
 2701 JAZZY ST
 3100 FORBURY CV
 517 WHITE OAK POND RD
 3263 RIPLEY RIVER RD
 3213 RETAMA RUN
 3251 RIPLEY RIVER RD
 3005 CAVE JUNCTION STA
 1245 ORANGE GROVE AVE APT 103
 PO BOX 262
 3609 MASON RD
 3233 OLIVE FARM RD
 2695 IMPULSION DR
 3031 CAVE JUNCTION STA
 3119 FORBURY CV
 3241 OLIVE FARM RD
 3245 OLIVE FARM RD
 3172 RETAMA RUN
 2500 RED BLUFF RD
 3243 RIPLEY RIVER RD
 1908 TWIN LAKE DR
 JEFF WOMBLE
 PO BOX 97243

NEW HILL NC 27562-9378
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 CARY NC 27519-8904
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 APEX NC 27539-8763
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 DALLAS TX 75219-4528
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 ARCHDALE NC 27263-3530
 CARY NC 27519-6531
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 GLENDALE CA 91205-4028
 NEW HILL NC 27562-0262
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 NEW HILL NC 27562-9378
 NEW HILL NC 27562-9345
 NEW HILL NC 27562-9380
 NEW HILL NC 27562-9329
 HOLLY SPRINGS NC 27540-9244
 1908 TWIN LAKE DR
 RALEIGH NC 27624-7243

HOLLY SPRINGS NC 27540-9244

WTR HISTORIC PROPERTIES LLC	2717 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9177
XIA, RAN	2681 IMPULSION DR	NEW HILL NC 27562-9344
YANG, YINI TRUSTEE THE YY LIGHT YEAR TRUST	222 PARK AVE	MANHASSET NY 11030-2413
YELLANKI, NARENDER YELLANKI, JYOTI RAO	10520 CHAPEL HILL RD UNIT 371	MORRISVILLE NC 27560-3017
YOUNG, LORETTA ROUNDY	2717 NEW HILL OLIVE CHAPEL RD	NEW HILL NC 27562-9177
ZAKARIA, SAJITH JOHN, FEBA ANN	3027 CAVE JUNCTION STA	NEW HILL NC 27562-9379
ZEGERMAN PROPERTIES LLC	1661 SALEM VILLAGE DR	APEX NC 27502-4731
ZREALTYNC LLC	3508 OLD US 1 HWY	NEW HILL NC 27562-9758
APEX TOWN OF	PO BOX 250	APEX NC 27502
Current Tenant	3044 Cave Junction STA	NEW HILL NC 27562
Current Tenant	2662 Impulsion DR	NEW HILL NC 27562
Current Tenant	2664 Impulsion DR	NEW HILL NC 27562
Current Tenant	2672 Impulsion DR	NEW HILL NC 27562
Current Tenant	2674 Impulsion DR	NEW HILL NC 27562
Current Tenant	2676 Impulsion DR	NEW HILL NC 27562
Current Tenant	2677 Impulsion DR	NEW HILL NC 27562
Current Tenant	2678 Impulsion DR	NEW HILL NC 27562
Current Tenant	2680 Impulsion DR	NEW HILL NC 27562
Current Tenant	2691 Impulsion DR	NEW HILL NC 27562
Current Tenant	3109 Lunge LN	NEW HILL NC 27562
Current Tenant	3629 Mason RD	NEW HILL NC 27562
Current Tenant	2525 New Hill Olive Chapel RD	NEW HILL NC 27562
Current Tenant	2620 New Hill Olive Chapel RD	NEW HILL NC 27562
Current Tenant	2701 New Hill Olive Chapel RD	NEW HILL NC 27562
Current Tenant	3112 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3204 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3312 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3412 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3501 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3520 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3528 Old US 1 HWY	NEW HILL NC 27562
Current Tenant	3147 Retama RUN	NEW HILL NC 27562
Current Tenant	3155 Retama RUN	NEW HILL NC 27562
Current Tenant	3162 Retama RUN	NEW HILL NC 27562
Current Tenant	3167 Retama RUN	NEW HILL NC 27562
Current Tenant	3170 Retama RUN	NEW HILL NC 27562
Current Tenant	3179 Retama RUN	NEW HILL NC 27562
Current Tenant	3188 Retama RUN	NEW HILL NC 27562
Current Tenant	3189 Retama RUN	NEW HILL NC 27562
Current Tenant	3193 Retama RUN	NEW HILL NC 27562
Current Tenant	3196 Retama RUN	NEW HILL NC 27562
Current Tenant	3201 Retama RUN	NEW HILL NC 27562
Current Tenant	3203 Retama RUN	NEW HILL NC 27562
Current Tenant	3205 Retama RUN	NEW HILL NC 27562
Current Tenant	3210 Retama RUN	NEW HILL NC 27562
Current Tenant	3211 Retama RUN	NEW HILL NC 27562
Current Tenant	3223 Retama RUN	NEW HILL NC 27562
Current Tenant	3225 Retama RUN	NEW HILL NC 27562
Current Tenant	3227 Retama RUN	NEW HILL NC 27562
Current Tenant	3231 Retama RUN	NEW HILL NC 27562
Current Tenant	3233 Retama RUN	NEW HILL NC 27562
Current Tenant	3312 Whittingham DR	NEW HILL NC 27562
Current Tenant	3111 Yarrow CT	NEW HILL NC 27562
Current Tenant	3113 Yarrow CT	NEW HILL NC 27562
Current Tenant	3114 Yarrow CT	NEW HILL NC 27562
Current Tenant	3115 Yarrow CT	NEW HILL NC 27562
Current Tenant	3116 Yarrow CT	NEW HILL NC 27562
Current Tenant	3117 Yarrow CT	NEW HILL NC 27562
Current Tenant	3118 Yarrow CT	NEW HILL NC 27562
Current Tenant	3120 Yarrow CT	NEW HILL NC 27562
Current Tenant	3124 Yarrow CT	NEW HILL NC 27562
Current Tenant	3125 Yarrow CT	NEW HILL NC 27562
Current Tenant	3126 Yarrow CT	NEW HILL NC 27562
Current Tenant	3127 Yarrow CT	NEW HILL NC 27562
Current Tenant	3128 Yarrow CT	NEW HILL NC 27562
Current Tenant	3129 Yarrow CT	NEW HILL NC 27562
Current Tenant	3130 Yarrow CT	NEW HILL NC 27562
Current Tenant	3131 Yarrow CT	NEW HILL NC 27562
Current Tenant	3132 Yarrow CT	NEW HILL NC 27562
Current Tenant	3133 Yarrow CT	NEW HILL NC 27562
Current Tenant	3136 Yarrow CT	NEW HILL NC 27562
Current Tenant	3137 Yarrow CT	NEW HILL NC 27562
Current Tenant	3138 Yarrow CT	NEW HILL NC 27562
Current Tenant	3139 Yarrow CT	NEW HILL NC 27562
Current Tenant	3140 Yarrow CT	NEW HILL NC 27562
Current Tenant	3141 Yarrow CT	NEW HILL NC 27562
Current Tenant	3142 Yarrow CT	NEW HILL NC 27562
Current Tenant	3143 Yarrow CT	NEW HILL NC 27562
Current Tenant	3144 Yarrow CT	NEW HILL NC 27562

Current Tenant
Current Tenant

3145 Yarrow CT
3148 Yarrow CT
3150 Yarrow CT
3156 Yarrow CT
3153 Yarrow CT
3154 Yarrow CT
3155 Yarrow CT
3157 Yarrow CT
3159 Yarrow CT
3161 Yarrow CT

NEW HILL NC 27562
NEW HILL NC 27562

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

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

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

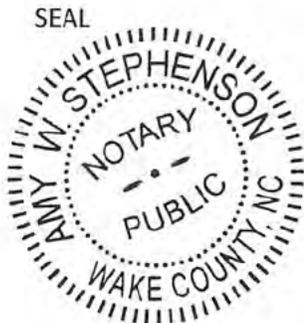
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on 1/20/2024 (date) from 5:30 PM (start time) to 6:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

1/20/2024
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Matthew J. Carpenter, a Notary Public for the above State and County, on this the 20th day of January, 2024.



Amy W. Stephenson
Notary Public
Amy W. Stephenson
Print Name

My Commission Expires: 10/2/2028

Welch Homestead

Planned Unit Development

Apex, North Carolina

Submittal Dates:

First Submittal: July 1, 2025

Second Submittal: September 5, 2025

Third Submittal: October 3, 2025

Fourth Submittal: November 3, 2025

Fifth Submittal: December 1, 2025

Sixth Submittal: January 2, 2026

Seventh Submittal: February 6, 2026

Eighth Submittal: February 26, 2026

Developer:

Lennar Carolinas, LLC

1100 Perimeter Park Drive, Suite 112

Morrisville, NC 27560

Design Professional:

McAdams

621 Hillsborough Street, Suite 500

Raleigh, NC 27603

Land Use Attorney:

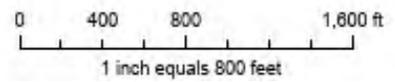
Parker Poe Adams & Bernstein LLP

301 Fayetteville Street, Suite 1400

Raleigh, NC 27601

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VICINITY MAP



PROJECT CONTACTS

Property Owner:

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New Hill NC 27562-0252
P: 919.210.0479
E: barkerlb@bellsouth.net

Developer:

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1100 Perimeter Park Drive, Suite 112
Morrisville, NC 27560
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PROJECT DATA	
Name of Project:	Welch Homestead PUD
Current Zoning:	R-40W (Wake County)
Proposed Zoning:	PUD-CZ
Current 2045 LUM Designation:	<ul style="list-style-type: none"> 1) Medium Density Residential 2) Medium Density Residential/Commercial Services 3) Office Employment/ Commercial Services 4) Park – Public or Private
Proposed 2045 LUM Designation:	<ul style="list-style-type: none"> 1) Medium Density Residential 2) Park – Public or Private
Site Address:	3204, 3216, 3312 Old US 1 Hwy
Property Identification Number:	0720158891, 0720144298, 0720046146
Total Acreage:	83.53 acres (including 1.77 acres of existing right-of-way)
Area Designated as Mixed Use on LUM:	0 acres
Area Proposed as Non-Residential:	0 acres

PURPOSE STATEMENT

This PUD-CZ is submitted with the purpose and intent of implementing the Town of Apex's 2045 Land Use Plan and facilitating the development of a well-designed neighborhood with a range of housing types and densities.

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of residential housing types including single family detached houses and townhouses at a moderate density (approximately 3.3 units per acre). Environmental and access constraints prevent the development of viable commercial uses on this site.

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site – creating a cohesive neighborhood, rather than disconnecting the future residents by housing type.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate this land to the Town of Apex for the development of a linear park along the future S-Line route.

In summary, the PUD zoning allows the project to provide a balanced mix of housing types at a density conforming to the goals of the Medium Density Residential designation. Absent a PUD, attached townhouses are only permitted by right in the High Density Multi Family zoning district, which would also permit apartments and a much higher density (14 units per acre vs. 6 -7 units per acre) than would be appropriate for this area and this land use designation. Therefore, the proposed PUD allows the future development to strike a balance between two zoning districts, design a creative neighborhood layout, provide a range of housing choices, and do so at a density that fits with the existing and future surrounding development.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS (UDO Sec.

2.3.4.F.1.iv-vi)

- (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: Proposed uses include single-family detached, attached townhouse, and recreation facility, private, which are all permitted uses in the PUD district per UDO 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 PUD-CZ is proposed to be entirely residential, with accessory recreational uses. The overall maximum density is set at 3.3 units per acre, or a total of 270 units (based on gross acreage – including land proposed for public park dedication). A minimum of 105 units and a maximum of 140 units shall be single-family detached units. A minimum of 115 and maximum of 150 units shall be townhouse units. This project proposes clustered townhouses along the western half of the site to align with the adjacent townhome development and to help make the transition to higher intensity commercial and office uses along Old US 1 in the future. Single family detached uses are proposed on the eastern portion of the property to provide effective transitions to the adjacent single family detached homes.

- (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: Some dimensional standards proposed in this PUD-CZ vary from the UDO – some are less restrictive, and some are more restrictive. The dimensional standards mirror the intent of the project to strike a balance between the Medium Density Residential District and High Density Multi Family Residential District. In order to achieve a layout which adheres to the density targets outlined in the Town’s adopted plans, the proposed dimensional standards are generally slightly less restrictive than required in MDR, but more restrictive than HDMR. Except for dimensional standards listed in this PUD-CZ document, all other dimensional standards from the UDO, NC Building Code, and NC Fire Code will be met.

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

Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

Response: The proposed PUD-CZ seeks to provide an integrated range of housing choices within the same neighborhood, clustered throughout the site in service of protecting existing environmental features like streams, wetlands, and substantial tree canopy. Five-foot-wide sidewalks will be provided along both sides of all residential streets (regardless of fronting single family detached or townhouses). Five-foot-wide sidewalk and six-foot-wide bicycle lanes will also be constructed along both sides of the site's frontage on Old US 1 Hwy (*as permitted by NCDOT*), consistent with *Advance Apex: the 2045 Transportation Plan* and the Town's Standard Cross Section for 4-Lane Thoroughfare (3001.01). The Town of Apex does not have any Greenway plans that overlap with the subject property. The southern portion of the site falls within a Future Parkland Search area on the Parks, Recreation, Greenways, and Open Space Plan. As a condition of approval, this PUD-CZ offers the dedication of land to the Town of Apex south of Old US 1 and north of the railroad for future use as a linear public park.

- (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: This PUD-CZ seeks to enhance walkability and connectivity in this area and provide multimodal transportation options to future residents. In accordance with UDO requirements, the PUD-CZ will connect to four existing street stubs and provide new stubs for future development to tie into, strengthening local street redundancy and the block network. All streets will have sidewalks, allowing residents to walk safely through the neighborhood. The request will increase density near an area designated for commercial services and office employment uses. In the future, residents in this neighborhood should be able to access these commercial amenities either on foot/bicycle, or without having to drive on major connector roads.

A small portion of the site on the south side of Old US 1 Hwy is designated Parks – public or private on the 2045 Land Use Plan. This PUD-CZ proposes to dedicate this land to the Town of Apex for the development of a linear park along the future S-Line route.

- (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 site is in southwest Apex, which is dominated by residential uses. This proposed project shares all property lines with existing residential uses – including single family detached on large and smaller lots, and townhouses. This project provides incremental infill to provide more housing supply choices in an existing residential area. The proposed project is expected to enhance the value of the surrounding properties and enhance this area’s reputation as a desirable place to live.

- (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: Architectural standards proposed with this PUD-CZ restrict materials (such as vinyl siding), commit to each house having decorative architectural elements, and reduce the visual impact of a front-facing garage. Architectural standards are provided for both the single family detached and townhouse building types. Precedent images are provided with these PUD-CZ documents as examples of how these architectural standards may look once built.

CONSISTENCY WITH CONDITIONAL ZONING STANDARDS (UDO Sec. 2.3.3.F.1-10)

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

PERMITTED USES

The Welch Homestead 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.

The following uses shall be permitted:

Residential Uses	
Single family detached	P
Townhouse	P
Accessory Dwelling Unit*	P
Recreational Uses	
Park, active	P
Greenway	P
Park, passive	P
Recreation facility, private	P
Utility, Minor	P

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

DESIGN CONTROLS

Acres for each district are approximate and may increase or decrease by up to 10% based on updated surveys at Master Subdivision Plan/Site Plan.

Residential District		
Site Acreage:	83.53 acres (including 1.77 acres of existing right-of-way)	
Project Area (sans existing right-of-way)	81.76 acres (not including 1.77 acres of existing right-of-way)	
Single Family Detached District Acreage	+/- 51.06 acres	
Townhouse District Acreage	+/- 28.40 acres	
Maximum Total Residential Units	270 (~3.3 units/acre**)	
Single Family Detached (Min./Max.)	Min. 105 / Max. 140	
Townhouses (Min./Max.)	Min. 115/ Max. 150	
Maximum Built-Upon Area	60%	
	Single-Family	Townhouses
Minimum Lot Size	5000SF	2000 SF
Minimum Lot Width	40'	20'
<p>40% of single-family lots are required to be a minimum of 50' in width. All single family detached lots within 150' of single family detached lots recorded in the Woodbury subdivision and the Friendship Station subdivision shall be a minimum of 50' in width.</p>		
Setbacks		
Minimum Front	20'	10' (House Building Façade)
		20' (Garage)

Minimum Side	5'	0'
Minimum Rear	20'	5'
Minimum Corner Side	10'	10'
Minimum Building Separation	N/A	15'
Maximum Building Height	40'	36'
Minimum RCA Setbacks	10'	10'

** Density calculated in accordance with UDO 5.2.1: Density shall be measured by taking the quotient of the total number of dwelling units on a site proposed for development divided by the gross acres of the site.

LANDSCAPING, BUFFERING, AND SCREENING

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

Location:	Buffer Size & Type:
Along Old US Hwy 1	30-ft, Type B, Undisturbed Thoroughfare Buffer
Along the southern property boundary, abutting PINs 0720035657, 0710937592, 0710934464	20-ft, Type B
Along the western property boundary, abutting PINs 0710931641, 0710940061, 0710940436	20-ft, Type B
Along the western property boundary, abutting PINs 0720141565, 0720143936, 0720153352, 0720162381, 0720163682	20-ft, Type B
Along the northern property boundary, abutting PINs 0710849632, 0710946626, 0710948688, 0720141565	20-ft, Type B
Along the northern property boundary, abutting PINs 0720167874, 0720263872	20-ft, Type B
Along the eastern property boundary, abutting PINs 0720264696, 0720265065, 0720255682, 0720255142	20-ft, Type B

Type B Buffer – Minimum Planting Requirements

- Large Trees –
 - 40' on center for length of buffer
 - Mature height: +/-40'

- Installed size: 2 ½” caliper
- Small Trees –
 - 20’ on center for length of buffer
 - Mature height: +/- 18’
 - Installed size: 1 ½” caliper
- Shrubs –
 - 5’ on center for length of buffer
 - Min. 75% evergreen
 - Min. size: 18” height; 3 gallons

ARCHITECTURAL STANDARDS

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

Single-Family Residential:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include brick, cultured stone, and fiber cement board (horizontal siding, shake, board & batten, smooth board).
3. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
4. Eaves shall project at least 12 inches from the wall of the structure.
5. Garage doors shall have windows, decorative details or carriage-style adornments on them.
6. The garage shall not protrude more than 1 foot out from the front façade or front porch. Living space above a garage shall not be considered part of the front façade.
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
 - Columns

- Portico
- Balcony
- Dormer
- Shutters
- Louvers
- Pediments
- Architectural shingles

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. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

Townhouses:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Façade materials shall include stone and fiber cement board (horizontal siding, shake, board & batten).
3. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
4. Garage doors must have windows, decorative details or carriage-style adornments on them.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. The garage cannot protrude more than 1 foot out from the front façade or front porch.
7. 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

8. Building facades shall have horizontal relief achieved by the use of recesses and projections.
9. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three (3) color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

PARKING AND LOADING

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

To accommodate guest parking along local streets in the form of on-street parking, customized local street sections may be used which differ from the standard detail for 'Residential Street' shown in STD. No. 300.01. Deviations from this standard will be coordinated with the Town of Apex staff at the time of subdivision plan review and approval.

Guest parking is planned to be accommodated through on-street parallel bump out spaces, or through small off-street parking areas. Guest parking will evenly dispersed throughout the townhome development pod, so that there is at least one parking space within 200' of each townhouse lot, in accordance with UDO 8.3.4.D.

AFFORDABLE HOUSING

A minimum of five percent (5%) of the total units on the property shall be affordable housing units. The affordable units shall be for sale or for rent units, at the election of developer prior to issuance of building permits for the affordable units. The affordable units may be all townhomes or a combination of single family detached and townhomes, at the discretion of the developer. Final affordable housing unit floor plan selection which includes unit size and bedroom size will be at the discretion of the developer. If the affordable units calculation results in a fraction between 0.50 and 0.99, the affordable units shall be rounded up to the nearest whole number. If the affordable units calculation results in a fraction between 0.01 and 0.49, the affordable units shall be rounded down to the nearest whole number.

For sale affordable units (the "For Sale Units") shall be subject to the following terms and conditions:

- The For Sale Units shall be constructed on-site and sold (includes unit price and lot price) at a mutually agreeable maximum affordable median income ownership initial sales price (the “Initial Sales Price”).
- The For Sale Units shall be occupied by households earning no more than one-hundred twenty (120%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI) as most recently published by HUD (the “Income Limit”). For purposes of calculating the Initial Sales Price for the For Sale Units, affordable shall mean a reasonable down payment and monthly housing costs expected during the first calendar year of occupancy, including utilities or utility allowances, mortgage loan principal and interest, mortgage insurance, property taxes, homeowner’s insurance, homeowner’s association dues, if any, and all other property assessments, dues and fees assessed as a condition of property ownership (the “Housing Costs”). For purposes of the calculation, monthly Housing Costs shall not exceed thirty percent (30%) of the Income Limit divided by twelve (12).
- A restrictive covenant (i.e. resale deed restriction) with a minimum affordability period of twenty (20) years (the “Affordability Period”) shall be recorded in the Wake County Registry against the For Sale Units concurrently at the close of escrow upon the sale of each For Sale Unit.
- Following the first sale of the For Sale Units to a buyer for use as a residence, Developer shall not be responsible for managing the For Sale Units or performing marketing, applicant screening, and selection related to future sales of the For Sale Units.

For rent affordable units (the “Rental Units”) shall be subject to the following terms and conditions:

- The Rental Units shall be occupied by low-income households earning no more than eighty percent (80%) of the Raleigh, NC Metropolitan Statistical Area (MSA) Area Median Income, as most recently published by the U.S. Department of Housing and Urban Development (HUD) for a period of thirty (30) years starting from the date of issuance of the first residential Certificate of Occupancy (the “Affordability Period”).
- Prior to issuance of the first Certificate of Occupancy for the Rental Units, a restrictive covenant between the Town and property owner shall be executed and recorded in the Wake County Registry to memorialize the affordable housing terms and conditions.

- During the Affordability Period, the property owner shall submit annual compliance reports to the Town to verify compliance with the affordable housing terms and conditions.
- Following expiration of the Affordability Period, this affordable housing condition shall expire, and the property owner shall be relieved of all obligations set forth in this affordable housing condition, and the Rental Units may be freely marketed and leased at market rate rents.

SIGNAGE

Signage shall comply with UDO Section 8.7.

HISTORIC STRUCTURES

The Welch-Hearn House (WA 1093) (the “House”) and the associated corn crib (the “Shed”) are located on the site and are believed to date back to the mid nineteenth century. Based on a detailed Historic Structure Survey Report prepared by Richard Grubb & Associates, the House is described as a one-story gable frame traditional/vernacular house and is representative of architecture in this area from that time period. The home’s form and function were typical for subsistence farming families of modest means during the late 1800s and early 1900s. Capital Area Preservation has evaluated the site and found that the House has not maintained its historic integrity and does not recommend its preservation. Capital Area Preservation found that the corn crib outbuilding does have historic integrity and recommended its relocation and preservation off-site.

The corn crib shall be evaluated by one or more third party licensed professionals (the “Relocation Consultant”) for relocation of the building. If the Relocation Consultant determines relocation of the corn crib is infeasible due to structural or other documented concerns, then this condition shall be deemed satisfied. If the Relocation Consultant determines relocation is feasible, the corn crib shall be relocated to an offsite property identified by the developer prior Master Subdivision Final Plat approval.. The developer shall be responsible for all costs associated with the relocation, including evaluation, permitting, transportation, and reassembly.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

River Basins and Watershed Protection Overlay Districts

The property is in the Jordan Lake Watershed, within the Non-Critical Area. There are multiple streams extending through the site, as shown on the accompanying PUD plan set. The PUD plan accounts for 50' buffers on intermittent streams and 100' riparian buffers along the sole perennial stream. This PUD will comply with all applicable UDO built-upon area, vegetated conveyances, structural SCMs and riparian stream buffer requirements.

Resource Conservation Areas (RCA)

The PUD will meet the requirements of UDO Section 8.1.2, Resource Conservation Area, and Section 2.3.4, Planned Development Districts.

Minimum RCA = The development will designate 30% of the gross site area as RCA (per UDO 8.1.2) and an additional 5% of the gross site area as RCA within the single-family detached portion of the development, if the single-family detached portion is mass graded (per UDO 7.2.5.B.8).

Floodplain and Wetlands

A preliminary stream and wetland survey completed by an environmental consultant (S&EC) identified several potentially jurisdictional streams and wetlands, which if proven to be jurisdictional (following concurrence with the U.S. Army Corps of Engineers), will require Riparian Buffers in accordance with Town of Apex and NCDEQ rules (50' on intermittent streams, 100' on perennial streams).

Per FIRM Panel 3720072000K dated July 19, 2022, the project site is not within a current or future 100-year FEMA floodplain.

Environmental Commitments Summary

The following environmental conditions shall apply to the Development:

1. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.
2. The project shall ensure that 60% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
3. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths.

4. A minimum of 75% of landscaping shall be native or nativar species.
5. No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.
6. The project shall select and plant only warm season grasses.
7. All single-family garages shall be wired with a 220/240-volt electric outlet.

STORMWATER MANAGEMENT

The development shall meet all stormwater management requirements for quality and quantity treatment in accordance with UDO Section 6.1.

Acceptable stormwater structures shall include all approved devices consistent with NCDEQ Stormwater Design Manual and the Town of Apex UDO.

PARKS AND RECREATION

On September 24, 2025, the Parks and Recreation Advisory Board recommended the following:

The Advisory Board unanimously recommended land dedication with the provision that the final combination of land dedication, construction for credit and or fee in lieu would be determined at the time of subdivision plan approval. Provided it qualifies for parkland dedication under the UDO, a portion of the subject site located south of Old US 1 (as labeled on the Preliminary Site/Utility Layout Plan) is proposed to be dedicated to the Town of Apex for use as a linear public park in accordance with the Town of Apex's 2045 Land Use Map. The rate of the fee-in-lieu of dedication will be based on 2025 rates for a maximum combination of 270 single-family detached and attached townhouse residential units as follows:

Single-family Units: \$4,244.42/Unit

Attached Townhouse Units: \$2,858.65/Unit

Note: If Welch Homestead PUD is approved by Town Council any time after 12/31/2025 but before 12/31/2026, it will be subject to 2026 fee-in-lieu rates.

PUBLIC FACILITIES

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

Transportation Improvements

The following transportation improvements shall be phased consistent with the Traffic Impact Analysis performed for this rezoning on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roads are subject to Apex and NCDOT review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Thoroughfare and Collector Street Plan Map and the Bicycle and Pedestrian Plan Map.

1. Old US 1.

- a. Developer shall dedicate right of way for the length of the property's Old US 1 frontage, measured 55 feet from the existing Old US 1 centerline and widen and improve Old US 1 for the length of the property's Old US 1 frontage based on an 72-foot wide back-to-back curb and gutter four-lane median-divided thoroughfare section with a separated off-road bicycle lane, and a reduced width (8-foot wide) side path on the south side, and a separated off-road bicycle lane and a 5-foot wide sidewalk on the north side (pending NCDOT approval).
- b. Developer shall construct a full-movement driveway approximately 800 feet east of Mason Road.
- c. Developer shall construct an eastbound left-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.
- d. Developer shall construct a westbound right-turn lane on Old US 1 into the site driveway with 100 feet of storage plus deceleration and taper per NCDOT requirements, subject to NCDOT approval.

2. Old US 1/New Hill Holleman Road/New Hill Olive Chapel Road Intersection.

- a. The New Hill Commons PUD (ORD-2025-033) requires the developer of that project to construct a westbound left turn lane on Old US 1 with a minimum 250 feet of storage plus appropriate taper (the "Old US 1 Left Turn Lane") prior to recordation of the Final Plat for the first site plan in the Non-Residential District. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane ("Scenario One"), developer shall be responsible for extending the Old US 1 Left Turn Lane to provide 350 feet of storage (the "Extension"). In Scenario One, developer may either (1) pay a fee in lieu for the Extension, in which case the New Hill Commons PUD developer shall use the fee in lieu to

construct the Old US 1 Left Turn Lane and Extension (collectively, the “Extended Turn Lane”), or (2) construct the Extension as part of the Welch Homestead PUD project. If, at the time of Master Subdivision approval for the Welch Homestead PUD, a site plan and/or subdivision plan has not been submitted for review for the New Hill Commons PUD Non-Residential District, or another project, that includes the Old US 1 Left Turn Lane (“Scenario Two”), developer shall construct the full Extended Turn Lane.

- b. Developer shall construct a northbound right-turn lane on New Hill Holleman Road with 175 feet of storage and appropriate taper (the “New Hill Holleman Right Turn Lane”). There is an existing structure (the “Structure”) and electrical equipment, including an electrical box and power pole (the “Electrical Equipment”), located on PINs 0710923721 and 0710922715 and partially in the existing New Hill Holleman Road right of way. If plans for the New Hill Holleman Right Turn Lane require demolition or relocation of the Structure, Developer shall revise the length and design of the New Hill Holleman Right Turn Lane to avoid all impacts to the Structure (the “Revised Turn Lane”), submit plans for the Revised Turn Lane at Master Subdivision, and pay a fee in lieu plus 15% contingency for the difference in costs to design, acquire the right-of-way, and construct the New Hill Holleman Right Turn lane and the Revised Turn Lane. If plans for the New Hill Holleman Right Turn Lane require relocation of the Electrical Equipment, and the necessary right-of-way and/or easements to allow for relocation cannot be acquired through good faith efforts, and the Town of Apex is unable or unwilling to assist in acquisition, then Developer shall pay a fee in lieu equal to the estimated cost of acquiring the right-of-way (based on the appraised value of the property) and constructing the New Hill Holleman Right Turn Lane plus 15% contingency.
 - c. Developer shall modify the traffic signal to accommodate geometric improvements.
3. If any of the committed transportation improvements require acquisition of offsite rights of way, easements, or other property interests (the “Offsite ROW”), Developer shall make good faith efforts to acquire the Offsite ROW for fair market value. If Developer is unable to acquire any Offsite ROW for fair market value through private negotiation and the Town is unwilling or unable to assist in the acquisition, Developer shall pay a fee in lieu for the transportation improvement, or portion of the transportation improvement, that cannot be completed.

Access Points and Street Stubs

Access Points shown on the Preliminary Site/Utility Layout Plan (Sheet C2.00) that do not connect to existing stub streets are conceptual and indicate required connections; exact locations may vary. Connections may only be removed from the subdivision connectivity requirements of the PUD if the developer demonstrates to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.

The developer shall provide connections to existing stub streets on adjacent properties, including Red Bluff Road, Zebroid Way, Impulsion Drive, and Jazzy Street. Where the existing street stub is not constructed to the shared property line, the developer shall construct the remainder of the stub to complete the connection in accordance with these zoning conditions and the Town of Apex Unified Development Ordinance, utilizing any previously paid fees-in-lieu contributed by the developers of the adjacent street stubs that were not fully constructed to the property line. Because there are no existing temporary construction easements or permanent slope easements in place, construction of the connections off-site shall be contingent on obtaining any necessary temporary construction easements and rights of way from the applicable adjacent property owner or Homeowners Association. If the applicable adjacent property owner or Homeowners Association does not provide the necessary temporary construction easements or rights of way, and no fee-in-lieu was previously paid for said off-site construction by a previous development, the developer shall pay a fee-in-lieu for the remainder of the connection off site.

The public right of way dedication for the stub streets to PINs 0720265065 and 0710937592 shall extend to the shared property line with PINs 0720265065 and 0710937592 (the "Property Line"), but the stub street shall terminate within approximately 25 feet of the Property Line shared with PINs 0720265065 and 0710937592. Developer shall pay a fee in lieu for the future extension of the stub streets to the Property Line in accordance with the UDO.

In accordance with the International Fire Code, Appendix D103.4 and North Carolina Fire Code, Section 503.2.5, for all stub streets exceeding 150 feet in length, the developer shall construct a temporary turnaround on commonly owned land within a temporary public access easement or public right-of-way. The turnaround shall be built to the Town of Apex Standard Specifications and Standard Details, with final design subject to Town approval. The turnaround shall not be used for parking and/or driveways and shall include signage indicating a planned future street connection. Prior to Master Subdivision Final Plat approval, the applicant shall provide an engineer's estimate and pay a fee-in-lieu to cover

the full cost of removal of the temporary turnaround and restoration of the area when the street is extended.

Pedestrian and Bicycle Improvements

The project shall include the following pedestrian and bicycle improvements:

1. Where single-family homes are constructed, 5-foot sidewalks on both sides of internal neighborhood streets as required by UDO Section 2.3.4.
2. Where townhomes are constructed, a 5-foot sidewalk shall be provided on both sides of internal neighborhood streets.
3. A separated bicycle lane and 5-foot sidewalk will be constructed on the north side of Old US 1 Hwy frontage based on the 4-Lane Median Divided Thoroughfare section (pending NCDOT approval). A separated bicycle lane and reduced width (8-foot wide) side path will be constructed on the south side of Old US Hwy 1 in accordance with Advance Apex: The 2045 Transportation Plan (pending NCDOT approval).

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/Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan showing utility access points is included in the PUD Concept Plan for reference.

Other Utilities

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

PHASING

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

CONSISTENCY WITH LAND USE PLAN

The land use designation for this site is Medium Density Residential, with an option to incorporate Commercial Services near Old US 1 Hwy. This PUD-CZ proposes a mix of

residential housing types including single family detached houses and townhouses at a moderate density (approximately 3 units per acre).

The planned development submitted with this rezoning request is thoughtfully laid out, intending to provide a transition in density from single family residential to the commercial services/office employment area to the northwest of this site along Old US 1. A range of lot sizes and house types of both single family and townhouses are intentionally distributed throughout the site. This approach provides a gradual transition to the commercial services/office employment area – acknowledging and setting the stage for connectivity to the future commercial land use.

COMPLIANCE WITH UDO

The development standards proposed for this PUD comply with those set forth in the Town’s Unified Development Ordinance (UDO). This PUD shall be the primary governing document for development of the subject property. 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.

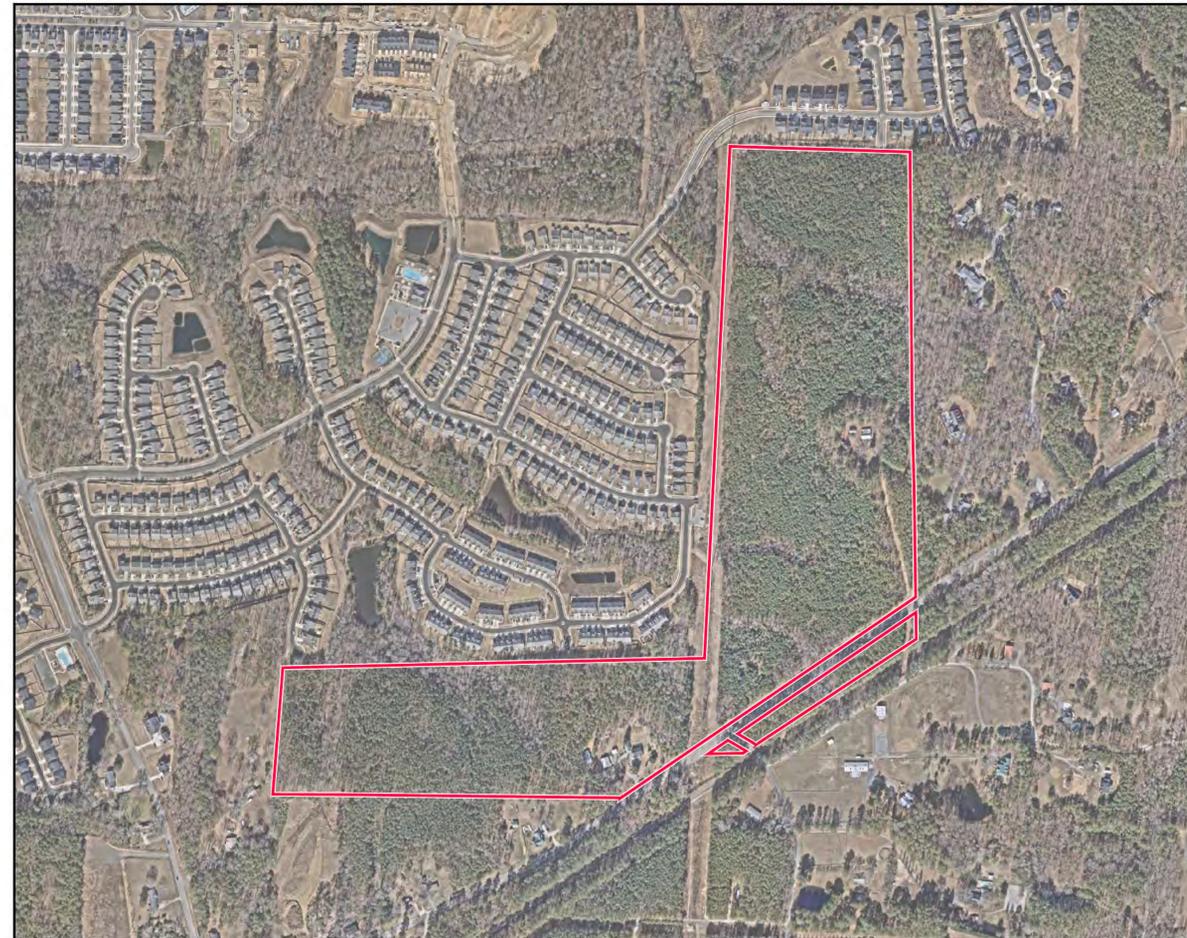
WELCH HOMESTEAD

3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

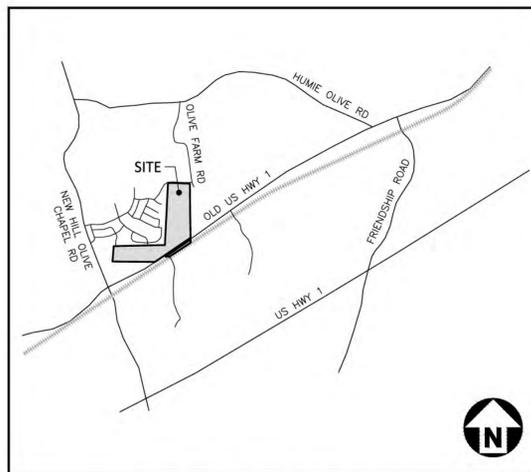
PLANNED UNIT DEVELOPMENT

TOWN OF APEX PROJECT ID: 25CZ14

DATE: JUNE 30, 2025



AERIAL VIEW
SCALE: 1"=400'



VICINITY MAP
N.T.S.

SHEET INDEX

C1.00	OVERALL EXISTING CONDITIONS
C1.01	EXISTING CONDITIONS - AREA "A"
C1.02	EXISTING CONDITIONS - AREA "B"
C1.03	EXISTING CONDITIONS - AREA "C"
C1.04	EXISTING CONDITIONS - AREA "D"
C1.05	EXISTING CONDITIONS - AREA "E"
C2.00	PRELIMINARY SITE/UTILITY LAYOUT PLAN
A1.00	BUILDING ELEVATIONS
A1.01	BUILDING ELEVATIONS
A1.02	BUILDING ELEVATIONS
A1.03	BUILDING ELEVATIONS

SITE DATA

PIN	0720158891, 0720046146, 0720144298			
REID	0021902, 0003946, 0169957			
SITE AREA	OVERALL	SFD	TH	PARK
	GROSS AREA	83.53 AC		
	EXISTING RIGHT-OF-WAY	1.77 AC		
	AREA EXCLUDING EX. R/W	81.76 AC	±51.06 AC	±28.54 AC 2.16 AC
	OLD US 1 HWY R/W DEDICATION	1.61 AC	±0.33 AC	±0.71 AC 0.57 AC
	PARK DEDICATION	1.59 AC	N/A	N/A 1.59 AC
	NET AREA	78.56 AC	±50.73 AC	±27.83 AC 0.00 AC
EXISTING ZONING	R-40W (WAKE)			
PROPOSED ZONING	PUD-CZ (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING)			
2045 LAND USE MAP DESIGNATION	CURRENT: 1) MEDIUM DENSITY RESIDENTIAL 2) MEDIUM DENSITY RESIDENTIAL / COMMERCIAL SERVICES 3) OFFICE EMPLOYMENT / COMMERCIAL SERVICES 4) PARK - PUBLIC OR PRIVATE. PROPOSED: 1) MEDIUM DENSITY RESIDENTIAL 2) PARK - PUBLIC OR PRIVATE.			
WATERSHED OVERLAY	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT (TOWN OF APEX)			
WATERSHED	JORDAN LAKE			
RIVER BASIN	CAPE FEAR			
FEMA DATA	FIRM PANEL #3720072000K, DATED JULY 19, 2022 FIRM PANEL #3720071000L, DATED JULY 19, 2022			
EXISTING USE	SINGLE FAMILY / VACANT			
PROPOSED USE	RESIDENTIAL SFD (±51.06 AC) 105 MIN. - 140 MAX. LOTS TOWNHOME (±28.54 AC) 115 MIN. - 150 MAX. LOTS			
HISTORIC STRUCTURES	THE WELCH-HEARN HOUSE (WA1093) DOES NOT HAVE HISTORIC INTEGRITY AND WILL BE REMOVED FROM THE SITE. PER RECOMMENDATION FROM CAPITAL AREA PRESERVATION (CAP), THE CORN CRIB SHED DOES HAVE HISTORIC INTEGRITY AND WILL BE PRESERVED AND RELOCATED OFF-SITE. THE DEVELOPER WILL CONTINUE TO COORDINATE PRESERVATION AND RELOCATION WITH CAP.			
DENSITY	MAXIMUM 270 UNITS (±3.30 DU/AC)			
SINGLE FAMILY DETACHED (SFD) LOT REQUIREMENTS & SETBACKS	LOT WIDTH	40' MINIMUM (40% OF SFD LOTS TO BE A MIN. OF 50' IN WIDTH)		
	LOT SIZE	5,000 SF MINIMUM		
	FRONT	20' MINIMUM		
	SIDE	5' MINIMUM		
	CORNER SIDE	10' MINIMUM		
TOWNHOME (TH) LOT REQUIREMENTS & SETBACKS	REAR	20' MINIMUM		
	LOT WIDTH	20' MINIMUM		
	LOT SIZE	2,000 SF MINIMUM		
	FRONT	10' MINIMUM (HOUSE BUILDING FACADE), 20' MINIMUM (GARAGE)		
	SIDE	0' MINIMUM		
BUILDING HEIGHT	CORNER SIDE	10' MINIMUM		
	REAR	5' MINIMUM		
	BUILDING SEPARATION	15' MINIMUM		
	MAXIMUM	SFD - 40' TH - 36'		
PARKING	REQUIRED	PARKING SHALL BE PROVIDED AS NOTED BELOW OR PER UDO 8.3 SFD - 2 SPACES/DU TOWNHOME - 2 SPACES/DU + 0.25 GUEST PARKING SPACES/DU RECREATION FACILITY - PER UDO 8.3.2 EV PARKING (IF REQUIRED) - PER UDO 8.3.11 BICYCLE PARKING (IF REQUIRED) - PER UDO 8.3.2		
	RESOURCE CONSERVATION AREA	REQUIRED PROJECT WILL DESIGNATE 30% OF GROSS SITE AREA AS RCA (PER UDO 8.1.2) AND AN ADDITIONAL 5% OF GROSS SITE AREA AS RCA IF MASS GRADED (PER UDO 7.2.5.B.8), TOTALING 35% RCA IF MASS GRADED		
	IMPERVIOUS AREA	MAXIMUM 60% OF GROSS SITE AREA EXCLUDING PARK LAND DEDICATION		
	SEWER CAPACITY	MAXIMUM 300 GPD x 270 UNITS = 81,000 GPD		
PARKS & RECREATION ADVISORY BOARD	THE ADVISORY BOARD UNANIMOUSLY RECOMMENDED LAND DEDICATION WITH THE PROVISION THAT THE FINAL COMBINATION OF LAND DEDICATION, CONSTRUCTION FOR CREDIT OR FEE IN LIEU WOULD BE DETERMINED AT TIME OF SUBDIVISION PLAN COMPLETION AND PLAN APPROVAL.			

CONTACT

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PROJECT DIRECTORY

OWNER
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Barkerlb@bellsouth.net

REVISIONS

NO.	DATE	DESCRIPTION
1	09.05.2025	PER TOWN COMMENTS
2	10.03.2025	PER TOWN COMMENTS
3	11.03.2025	PER TOWN COMMENTS
4	12.01.2025	PER TOWN COMMENTS
5	02.05.2026	PER TOWN COMMENTS
6	02.26.2026	PER TOWN COMMENTS

PLANNED UNIT DEVELOPMENT FOR:
WELCH HOMESTEAD
APEX, NORTH CAROLINA
PROJECT NUMBER: LEN-23012

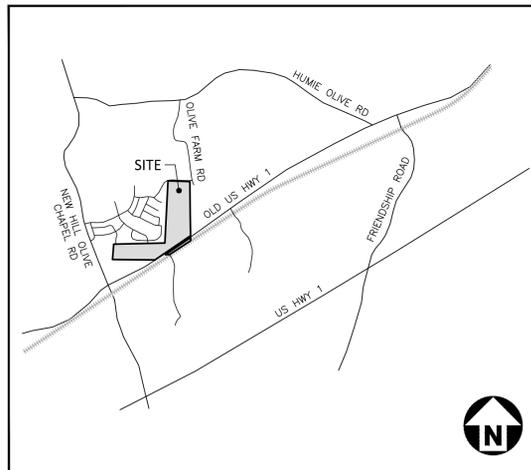
WELCH HOMESTEAD

3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

PLANNED UNIT DEVELOPMENT

TOWN OF APEX PROJECT ID: 25CZ14

DATE: JUNE 30, 2025



VICINITY MAP
N.T.S.



AERIAL VIEW
SCALE: 1"=400'

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	AREA EXCLUDING EX. R/W	81.76 AC
	OLD US 1 HWY R/W DEDICATION	1.61 AC
	PROPOSED PARK DEDICATION	TBD
	NET AREA	±78.56 AC*
* NET ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION		
EXISTING ZONING	R-40W (WAKE)	
PROPOSED ZONING	PUD-C2 (PLANNED UNIT DEVELOPMENT - CONDITIONAL ZONING)	
2045 LAND USE MAP DESIGNATION	CURRENT:	1) MEDIUM DENSITY RESIDENTIAL / COMMERCIAL SERVICES. 3) OFFICE EMPLOYMENT / COMMERCIAL SERVICES. 4) PARK - PUBLIC OR PRIVATE.
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WATERSHED OVERLAY	PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT (TOWN OF APEX)	
WATERSHED	JORDAN LAKE	
RIVER BASIN	CAPE FEAR	
FEMA DATA	FIRM PANEL #3720072000K, DATED JULY 19, 2022	
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EXISTING USE	SINGLE FAMILY / VACANT	
PROPOSED USE	RESIDENTIAL	PARKS, PUBLIC OR PRIVATE
	SFD (±51.06 AC) 105' MIN. - 140' MAX. LOTS	TBD*
	TOWNHOME (±28.54 AC) 115' MIN. - 150' MAX. LOTS	
* ACREAGE TO BE DETERMINED BASED ON TOWN OF APEX ACCEPTANCE OF PROPOSED PARKLAND DEDICATION		
HISTORIC STRUCTURES	THE WELCH-HEARN HOUSE (W11093) DOES NOT HAVE HISTORIC INTEGRITY AND WILL BE REMOVED FROM THE SITE, PER RECOMMENDATION FROM CAPITAL AREA PRESERVATION (CAP). THE CORN CRIB SHED DOES HAVE HISTORIC INTEGRITY AND WILL BE PRESERVED AND RELOCATED OFF-SITE. THE DEVELOPER WILL CONTINUE TO COORDINATE PRESERVATION AND RELOCATION WITH CAP.	
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	LOT SIZE	5,000 SF MINIMUM
	FRONT	20' MINIMUM
	SIDE	5' MINIMUM
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TOWNHOME (TH) LOT REQUIREMENTS & SETBACKS	LOT WIDTH	20' MINIMUM
	LOT SIZE	2,000 SF MINIMUM
	FRONT	10' MINIMUM (HOUSE BUILDING FACADE), 20' MINIMUM (GARAGE)
	SIDE	0' MINIMUM
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BUILDING HEIGHT	MAXIMUM	SFD - 40' TH - 36'
PARKING	REQUIRED	PARKING SHALL BE PROVIDED AS NOTED BELOW OR PER UDO 8.3
		SFD - 2 SPACES/DU TOWNHOME - 2 SPACES/DU + 0.25 GUEST PARKING SPACES/DU RECREATION FACILITY - PER UDO 8.3.2 EV PARKING (IF REQUIRED) - PER UDO 8.3.1.1 BICYCLE PARKING (IF REQUIRED) - PER UDO 8.3.2
RESOURCE CONSERVATION AREA	REQUIRED	THE DEVELOPMENT WILL DESIGNATE 30% OF THE GROSS SITE AREA AS RCA (PER UDO 8.1.2) AND AN ADDITIONAL 5% OF THE GROSS SITE AREA AS RCA WITHIN THE SINGLE-FAMILY DETACHED PORTION OF THE DEVELOPMENT, IF THE SINGLE-FAMILY DETACHED PORTION IS MASS GRADED (PER UDO 7.2.5.B.8).
IMPERVIOUS AREA	MAXIMUM	60% OF GROSS SITE AREA EXCLUDING PARK LAND DEDICATION
SEWER CAPACITY	MAXIMUM	300 GPD x 270 UNITS = 81,000 GPD
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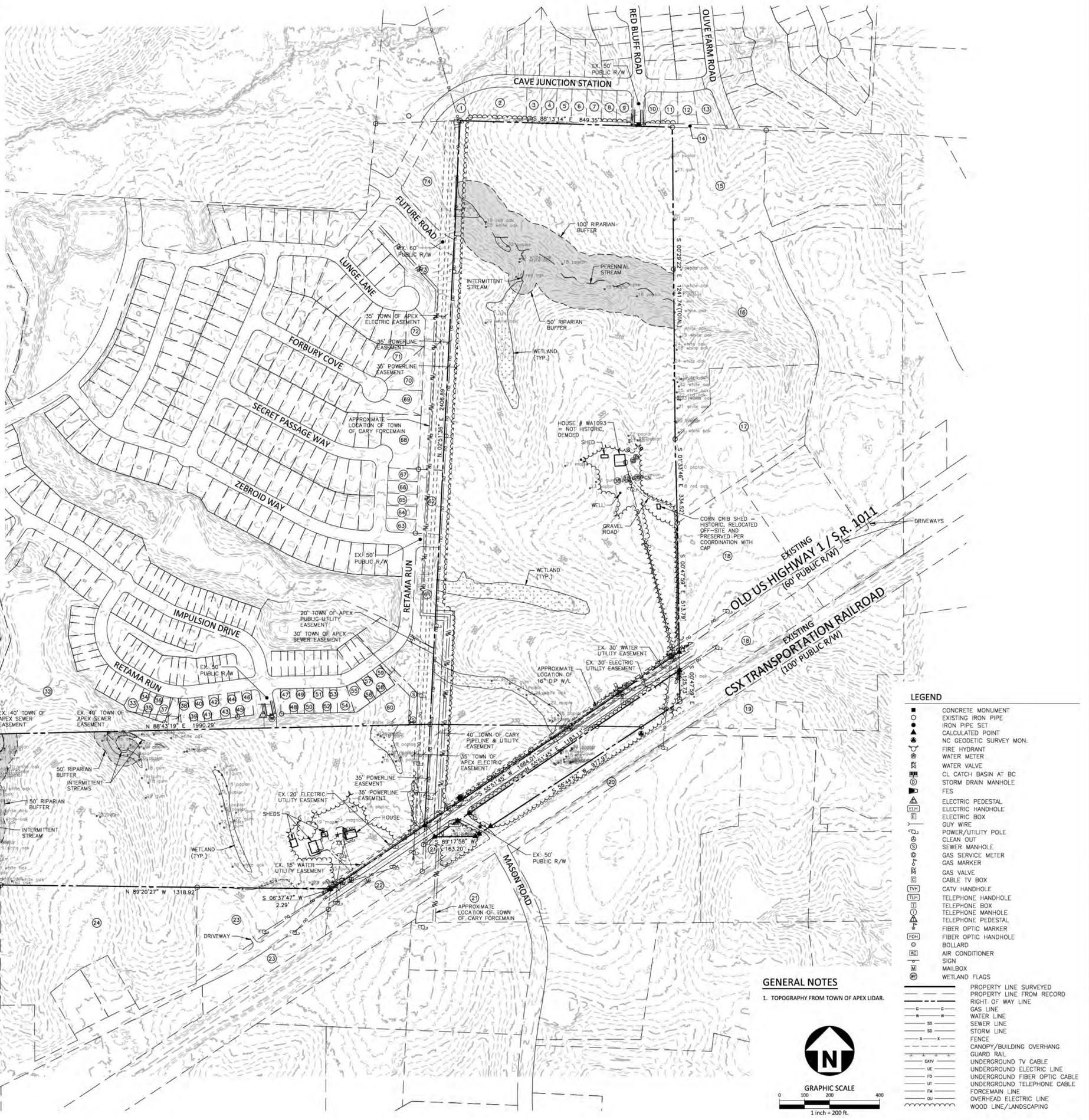
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PLANNED UNIT DEVELOPMENT FOR:
WELCH HOMESTEAD
APEX, NORTH CAROLINA
PROJECT NUMBER: LEN-23012

ADJACENT PROPERTY INFORMATION

NO.	OWNERS	PIN	ACREAGE	DEED BOOK	DEED PAGE	LAND CLASS	ZONING
1	FRIENDSHIP STATION OWNERS ASSOCIATION INC PPM	720167874	0.39 AC	18996	1914	Vacant	PUD-CZ
2	REDDY VANDADI, VARUN KUMAR DANDA, NEERAJA	720168931	0.17 AC	19774	2785	Residential < 10 Acres	PUD-CZ
3	NUJEE, ERIC H LOZADA, AUREA VIVEROS	720167971	0.17 AC	19777	450	Residential < 10 Acres	PUD-CZ
4	NATARAJAN, JAYAPRAKASH ARULUMANY, KALAJARASI	720168801	0.17 AC	19768	1021	Residential < 10 Acres	PUD-CZ
5	SHAH, PANKAJ SURESH SHAH, SNEHAL PANKAJ	720168991	0.17 AC	19773	2784	Residential < 10 Acres	PUD-CZ
6	VEDULLA, MANESSI MADHAMANCHI, GEETHA KRISHNA	720169650	0.17 AC	19771	2753	Residential < 10 Acres	PUD-CZ
7	ZAKARIA SAITH JOHN, FEBA ANN	720280010	0.17 AC	19772	1161	Residential < 10 Acres	PUD-CZ
8	GOPPANA, KARTHIK KARTHI SUDHAKAR	720280970	0.17 AC	19771	455	Residential < 10 Acres	PUD-CZ
9	NEUPANE, MOHAN NEUPANE, DEWKA KANDEL	720281930	0.17 AC	19781	1533	Residential < 10 Acres	PUD-CZ
10	MARAPPAN, KARTHICPRABU PALANISAMY, CHITRA	720282849	0.19 AC	19714	6125	Residential < 10 Acres	PUD-CZ
11	G.INDA, NASENDHAR BOOMDI SWATHI	720283819	0.19 AC	19722	2054	Residential < 10 Acres	PUD-CZ
12	TURATI VEENKATA NARASIMHAI TURATI LAVANYA	720283880	0.21 AC	19713	1535	Residential < 10 Acres	PUD-CZ
13	EDE, ANTHA PRASAD EDE, RENU DHANUJAYA	720284989	0.28 AC	19701	1576	Residential < 10 Acres	PUD-CZ
14	FRIENDSHIP STATION OWNERS ASSOCIATION INC	720283872	0.11 AC	19988	1914	Residential < 10 Acres	PUD-CZ
15	C.JALES, MICHAEL P CUALES, ANGELA C	072026486	5.1 AC	008385	01230	Residential < 10 Acres	UNKNOWN
16	C.JALES, MARLENE D LORIAN	072026506	6.11 AC	007233	00474	Residential < 10 Acres	UNKNOWN
17	UPCHURCH HEWITT, LORIAN	072025262	4.8 AC	015871	01520	Residential < 10 Acres	UNKNOWN
18	WOODWARD, JAMES ARTHUR JR WOODARD, GAIL LOUISE	072025142	6.09 AC	019228	01789	Residential < 10 Acres	UNKNOWN
19	ULLES, WILLIAM FRANKLEN	072024971	6.23 AC	019054	00186	Residential < 10 Acres	UNKNOWN
20	ULLES, OTHO E III ULLES, SHARRE S	072024128	7.68 AC	007219	00274	Residential < 10 Acres	UNKNOWN
21	MATTHEWS, MARGIE S	072013574	2.23 AC	003801	00338	Residential < 10 Acres	UNKNOWN
22	WARTTE, MAYELA	072013749	1.18 AC	019009	00519	Vacant	UNKNOWN
23	BOREK, TONY KRORSAND	072023987	4.38 AC	017423	01785	Residential < 10 Acres	UNKNOWN
24	RAYMER, DAVID F	071093752	8.49 AC	012032	01676	Forestry	UNKNOWN
25	APEX FIRST INVESTMENTS LLC	071093446	5.47 AC	017125	00257	Residential < 10 Acres	UNKNOWN
26	HILDSON, CLAUDE LEE JR HUDSON, JUDY A	071093141	3.18 AC	003875	00047	Residential < 10 Acres	UNKNOWN
27	DAVIDSON HOMES LLC	071094061	5.87 AC	019820	01920	Vacant	UNKNOWN
28	ATKINS, LAURA B	071094036	5.42 AC	003435	00309	Residential < 10 Acres	UNKNOWN
29	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720049632	0.9 AC	19505	2318	HOA	PUD-CZ
30	BAFAT, VIKRAM K HAN, ZARINA S	071094450	0.27 AC	019038	00749	Residential < 10 Acres	PUD-CZ
31	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720049626	0.65 AC	019509	02318	HOA	PUD-CZ
32	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720049689	6.48 AC	019509	00231	HOA	PUD-CZ
33	AKSAR, ADNAN AHM, AKSAR, ASI HAN	072004157	0.11 AC	019550	01951	Residential < 10 Acres	PUD-CZ
34	KOMMRODY, SUNIL KUMAR TRUSTEE PUNJRIJI VANTI	0720042513	0.07 AC	019444	01448	Residential < 10 Acres	PUD-CZ
35	SANTISTEBAN FLORES, RAMON S GALINNES-GRALDEZ	0720042532	0.06 AC	019591	00515	Residential < 10 Acres	PUD-CZ
36	ROMAN, VANESSA M	0720042561	0.06 AC	019578	01333	Residential < 10 Acres	PUD-CZ
37	KEANE, DEREK KEANE, JESSICA	0720042590	0.09 AC	019591	00600	Residential < 10 Acres	PUD-CZ
38	MCLAUGHLIN, MAGGIE ELIZABETH	0720043478	0.09 AC	019165	01953	Residential < 10 Acres	PUD-CZ
39	GHARLA, RANDEEHR R MADREDDY, ROHINI	072004418	0.08 AC	019715	01448	Residential < 10 Acres	PUD-CZ
40	DARNELL, CHRISTY W	0720044530	0.06 AC	019777	01911	Residential < 10 Acres	PUD-CZ
41	THIRUNAVUKKARASU, SENTHILNATHAN MURUGANANTHAM	0720044560	0.06 AC	019787	02270	Residential < 10 Acres	PUD-CZ
42	MANEEN, ELAINE	0720044591	0.09 AC	019780	00908	Residential < 10 Acres	PUD-CZ
43	MYERS, SUSAN MARIE	0720045531	0.09 AC	019733	01034	Residential < 10 Acres	PUD-CZ
44	SHREVEZ, MARIA V	0720045561	0.08 AC	019725	00355	Residential < 10 Acres	PUD-CZ
45	BALAN, KAMALNATH BALAN, ARTI	0720045592	0.06 AC	019746	00372	Residential < 10 Acres	PUD-CZ
46	MSKIMON, MARY E COFFEY, PAUL B	0720046522	0.09 AC	019747	00837	Residential < 10 Acres	PUD-CZ
47	QUINTAL, GEORGE QUINTAL, CONNIE K	720047583	0.09 AC	18491	1322	Residential < 10 Acres	PUD-CZ
48	FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE	720048513	0.06 AC	17999	1289	Residential < 10 Acres	PUD-CZ
49	FRITZ, LINDA C TRUSTEE ARIES, RODNEY LEE TRUSTEE	720048543	0.06 AC	17999	1291	Residential < 10 Acres	PUD-CZ
50	LEUBEOCHER, TYLER	720048573	0.09 AC	17996	1220	Residential < 10 Acres	PUD-CZ
51	RALLAPALLI, RAM KISHORE CHALMLASETHI, TEJASRI	720049613	0.09 AC	19086	602	Residential < 10 Acres	PUD-CZ
52	KANE, LUCAS MICHAEL KANE, SHANNEN MARI	720049543	0.06 AC	17832	2098	Residential < 10 Acres	PUD-CZ
53	SHENG, SHUBIN LI, YUE	720049573	0.06 AC	19542	2168	Residential < 10 Acres	PUD-CZ
54	ELDRIDGE, MICHAEL GEORGE, LETHA P	720049513	0.13 AC	17831	1618	Residential < 10 Acres	PUD-CZ
55	CAPILLA, GUITEERRE, JOSE OCTAVIO PAREZ, PATRICIA BARR	720140065	0.14 AC	19272	1288	Residential < 10 Acres	PUD-CZ
56	LOPEZ, MARISOL NGUYEN, HIEU	720141507	0.06 AC	17840	278	Residential < 10 Acres	PUD-CZ
57	JOSHI, AARTI AJEY JOSHI, AJEY ANANT	720141529	0.06 AC	18647	1183	Residential < 10 Acres	PUD-CZ
58	ANGELLY, SANDY K	720141641	0.06 AC	17846	725	Residential < 10 Acres	PUD-CZ
59	PEELE, CHRISTOPHER SHAW LOUJE, MARRIE	720141673	0.09 AC	17846	2910	Residential < 10 Acres	PUD-CZ
60	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720141985	2.04 AC	19606	2321	HOA	PUD-CZ
61	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720143036	0.79 AC	019509	02325	HOA	PUD-CZ
62	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720143352	0.56 AC	019509	02325	HOA	PUD-CZ
63	GUPTA, RAVI M GUPTA, RAJNI	0720152243	0.15 AC	018553	01999	Residential < 10 Acres	PUD-CZ
64	BACHUWAR, VAMSHIKRISHNA	0720152248	0.14 AC	018639	00353	Residential < 10 Acres	PUD-CZ
65	HITCHENS, EVELYN LEAL, ANTHONY J III	0720152343	0.14 AC	018330	00889	Residential < 10 Acres	PUD-CZ
66	BELDING, ANDREW B BELDING, MEGHAN MCCLOSKEY	0720152348	0.14 AC	018574	02760	Residential < 10 Acres	PUD-CZ
67	DAMORE, STEPHEN V DAMORE, MEGAN E	0720152453	0.14 AC	018428	02131	Residential < 10 Acres	PUD-CZ
68	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720152547	0.69 AC	018509	02325	HOA	PUD-CZ
69	THAPA, DHEERAJ	0720152763	0.24 AC	018841	01383	Residential < 10 Acres	PUD-CZ
70	SHARAFATTOOSI, ALI RAFATIN NAHD	0720152875	0.38 AC	018810	01687	Residential < 10 Acres	PUD-CZ
71	KEATOR, JUSTIN M KEATOR, MEGAN ELIZABETH	0720152829	0.23 AC	018836	01807	Residential < 10 Acres	PUD-CZ
72	GRACIEUX, GEORGES GRACIEUX, MERLANSE	0720162091	0.23 AC	018671	01891	Residential < 10 Acres	PUD-CZ
73	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720162381	2.97 AC	018509	02325	HOA	PUD-CZ
74	WOODBURY PROPERTY HOMEOWNERS ASSOCIATION INC	720163682	1.54 AC	018509	02325	HOA	PUD-CZ



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 PHONE: 919. 465. 5929
 Tyler.Wilson@lennar.com

LENNAR

WELCH HOMESTEAD
 PLANNED UNIT DEVELOPMENT
 3204 OLD US 1 HIGHWAY
 APEX, NORTH CAROLINA

REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	09. 05. 2025	PER TOWN COMMENTS
2	10. 03. 2025	PER TOWN COMMENTS
3	11. 03. 2025	PER TOWN COMMENTS
4	12. 01. 2025	PER TOWN COMMENTS
5	02. 05. 2026	PER TOWN COMMENTS
6	02. 26. 2026	PER TOWN COMMENTS

PLAN INFORMATION
 PROJECT NO. LEN-23012
 FILENAME LEN23012-XC1
 CHECKED BY DTB
 DRAWN BY RLU
 SCALE 1"=200'
 DATE 06. 30. 2025

HEET
OVERALL EXISTING CONDITIONS
C1.00

X:\Projects\LEN\LEN23012_01\Map-Production\Planning - Design\PLD Current Drawing\LEN23012-01\XC1.dwg, 2/26/2025, 1:07:47 PM, Rich Uddingrove

SEE SHEET C1.01



LEGEND

- CONCRETE MONUMENT
 - EXISTING IRON PIPE
 - IRON PIPE SET
 - CALCULATED POINT
 - NO GEODETIC SURVEY MON.
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - CL CATCH BASIN AT BC
 - STORM DRAIN MANHOLE
 - FES
 - ELECTRIC PEDESTAL
 - ELECTRIC HANDHOLE
 - ELECTRIC BOX
 - GUY WIRE
 - POWER/UTILITY POLE
 - CLEAN OUT
 - SEWER MANHOLE
 - GAS SERVICE METER
 - GAS MARKER
 - GAS VALVE
 - CABLE TV BOX
 - CATV HANDHOLE
 - TELEPHONE HANDHOLE
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - FIBER OPTIC HANDHOLE
 - BOLLARD
 - AIR CONDITIONER
 - SIGN
 - MAILBOX
 - WETLAND FLAGS
-
- PROPERTY LINE SURVEYED
 - PROPERTY LINE FROM RECORD
 - RIGHT OF WAY LINE
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - STORM LINE
 - FENCE
 - CANOPY/BUILDING OVERHANG
 - GUARD RAIL
 - UNDERGROUND TV CABLE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND FIBER OPTIC CABLE
 - UNDERGROUND TELEPHONE CABLE
 - FORCEMAIN LINE
 - OVERHEAD ELECTRIC LINE
 - WOOD LINE/LANDSCAPING

GENERAL NOTES

1. TOPOGRAPHY FROM TOWN OF APEX LIDAR.



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WELCH HOMESTEAD
 PLANNED UNIT DEVELOPMENT
 3204 OLD US 1 HIGHWAY
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REVISIONS

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4	12. 01. 2025	PER TOWN COMMENTS
5	02. 05. 2026	PER TOWN COMMENTS
6	02. 26. 2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN-23012
 FILENAME LEN23012-XC1
 CHECKED BY DTB
 DRAWN BY RLU
 SCALE 1"=50'
 DATE 06. 30. 2025

SHEET

EXISTING CONDITIONS AREA "B"

C1.02

SEE SHEET C1.03

A:\Projects\LEN\LEN23012_01\04-Production\Planning - Design\PLD\Current Drawings\LEN23012-XC1.dwg, 2/26/2025 1:02:40 PM, Rich Uddegrove



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6	02.26.2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN-23012
FILENAME LEN23012-XC1
CHECKED BY DTB
DRAWN BY RLU
SCALE 1"=50'
DATE 06.30.2025

SHEET

EXISTING CONDITIONS
AREA "D"

C1.04

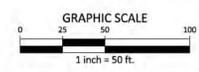
LEGEND

- CONCRETE MONUMENT
- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- NC GEODETIC SURVEY MON.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CL CATCH BASIN AT BC
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- FIBER OPTIC MARKER
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- BOLLARD
- AIR CONDITIONER
- SIGN
- MAILBOX
- WETLAND FLAGS

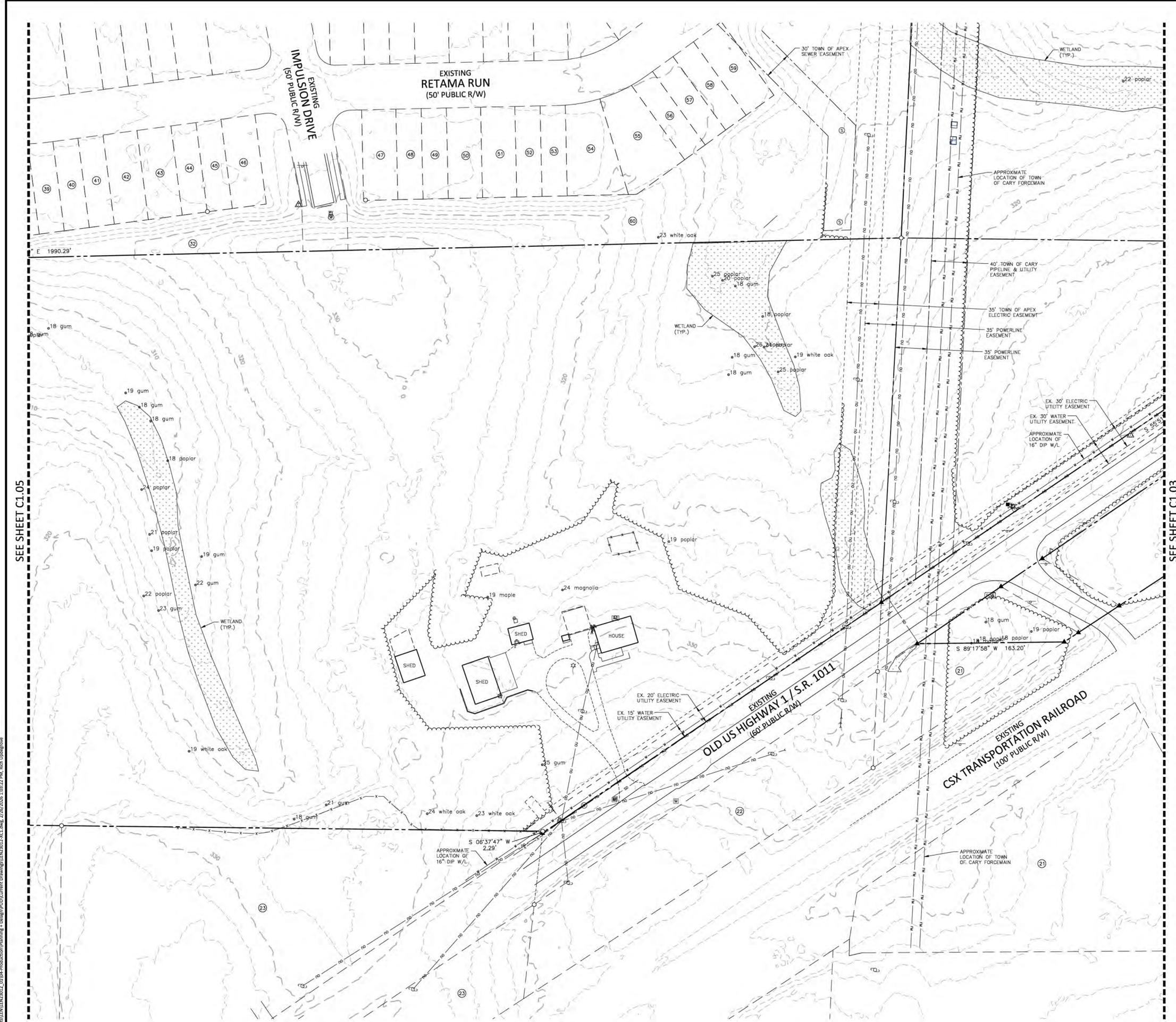
- PROPERTY LINE SURVEYED
- PROPERTY LINE FROM RECORD
- RIGHT OF WAY LINE
- GAS LINE
- WATER LINE
- SEWER LINE
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- CANOPY/BUILDING OVERHANG
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GENERAL NOTES

- TOPOGRAPHY FROM TOWN OF APEX LIDAR.



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6	02.26.2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO. LEN-23012
 FILENAME LEN23012-XC1
 CHECKED BY DTB
 DRAWN BY RLU
 SCALE 1"=50'
 DATE 06.30.2025

SHEET

EXISTING CONDITIONS
AREA "E"

C1.05

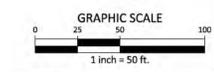
LEGEND

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GENERAL NOTES

- TOPOGRAPHY FROM TOWN OF APEX LIDAR.



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SEE SHEET C1.04

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REVISIONS

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5	02.05.2026	PER TOWN COMMENTS
6	02.26.2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	LEN-23012
FILENAME	LEN23012-S1
CHECKED BY	DTB
DRAWN BY	RLU
SCALE	1"=200'
DATE	06.30.2025

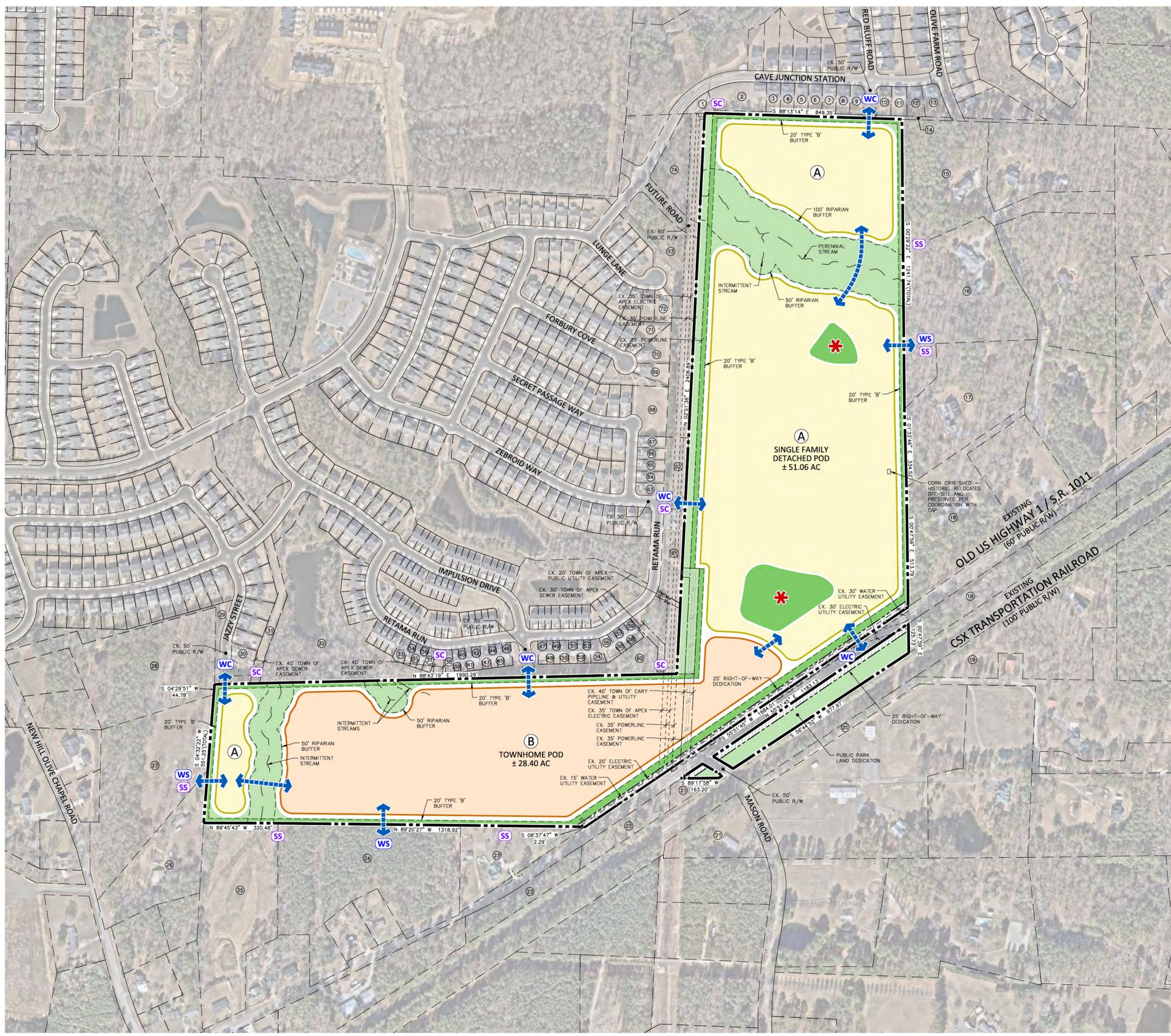
SHEET

**PRELIMINARY SITE/
UTILITY LAYOUT PLAN**

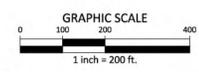
C2.00

LEGEND

- SINGLE FAMILY DETACHED CONCEPTUAL DEVELOPMENT POD
- TOWNHOME CONCEPTUAL DEVELOPMENT POD
- ACTIVE RECREATION/POCKET PARKS
- PASSIVE OPEN SPACE (PASSIVE OPEN SPACE NOT INCLUDED IN THIS CONCEPT WILL INCLUDE STREAM BUFFERS, WETLANDS/PONDS/PERIMETER BUFFERS AND NON-ACTIVE OPEN SPACE AREAS)
- PERIMETER BUFFER
- RIGHT-OF-WAY DEDICATION
- CONCEPTUAL PUBLIC VEHICULAR ACCESS
- SEWER CONNECTION TO EXISTING
- SEWER STUB TO UPSTREAM PROPERTY; STUB TO BE PLACED AT APPROXIMATE LOW POINT OF ADJACENT PROPERTY (SUBJECT TO CHANGE WITH CD DESIGN)
- WATER CONNECTION TO EXISTING
- WATER STUB TO ADJACENT PROPERTY FOR FUTURE EXTENSION



NOTE: PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE USE ONLY. LOCATIONS OF SITE ELEMENTS, INCLUDING, BUT NOT LIMITED TO STORMWATER PONDS, ACTIVE RECREATION AREAS, POCKET PARKS, STREAM BUFFERS, AND OPEN SPACE, ARE CONCEPTUAL AND MAY CHANGE AT MASTER SUBDIVISION PLAN.



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Carolina Springs | Sterling Collection
THE NELSON



Elevation C



Elevation B



Elevation A



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Carolina Springs | Sterling Collection
THE SOMERSET III



Elevation K



Elevation J



Elevation L



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THE WINSTEAD III



Elevation J



Elevation K



Elevation L



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TYPICAL REAR ELEVATION



TYPICAL SIDE ELEVATION



TYPICAL SIDE ELEVATION

STERLING COLLECTION
TYPICAL HOMESITES

REVISIONS

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6	02.26.2026	PER TOWN COMMENTS

PLAN INFORMATION

PROJECT NO.	LEN-23012
FILENAME	LEN23012-A1
CHECKED BY	DTB
DRAWN BY	RLU
SCALE	NTS
DATE	06.30.2025

SHEET

BUILDING ELEVATIONS
A1.01



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APEX, NORTH CAROLINA

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Depot 499 | Designer Collection
THE AVALON II



Elevation D



Elevation E



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Depot 499 | Designer Collection
THE CARSON II



Elevation H



Elevation D



Elevation E



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Depot 499 | Emory Collection
THE DAWSON



Elevation J



Elevation K



Elevation L



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Depot 499 | Emory Collection
THE DELANEY



Elevation J



Elevation K



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LENNAR

WELCH HOMESTEAD
PLANNED UNIT DEVELOPMENT
3204 OLD US 1 HIGHWAY
APEX, NORTH CAROLINA

REVISIONS

NO.	DATE	PER TOWN COMMENTS
1	09. 05. 2025	PER TOWN COMMENTS
2	10. 03. 2025	PER TOWN COMMENTS
3	11. 03. 2025	PER TOWN COMMENTS
4	12. 01. 2025	PER TOWN COMMENTS
5	02. 05. 2026	PER TOWN COMMENTS
6	02. 26. 2026	PER TOWN COMMENTS

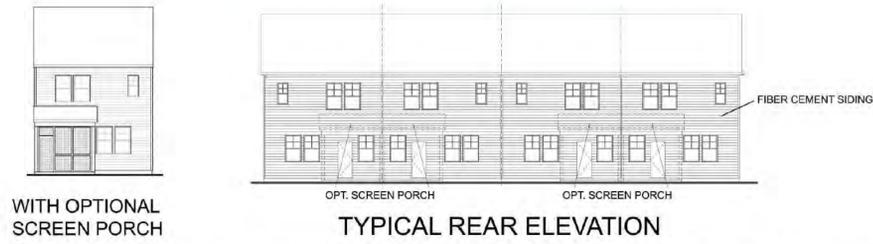
PLAN INFORMATION

PROJECT NO. LEN-23012
FILENAME LEN23012-A1
CHECKED BY DTB
DRAWN BY RLU
SCALE NTS
DATE 06. 30. 2025

SHEET

BUILDING
ELEVATIONS
A1.02

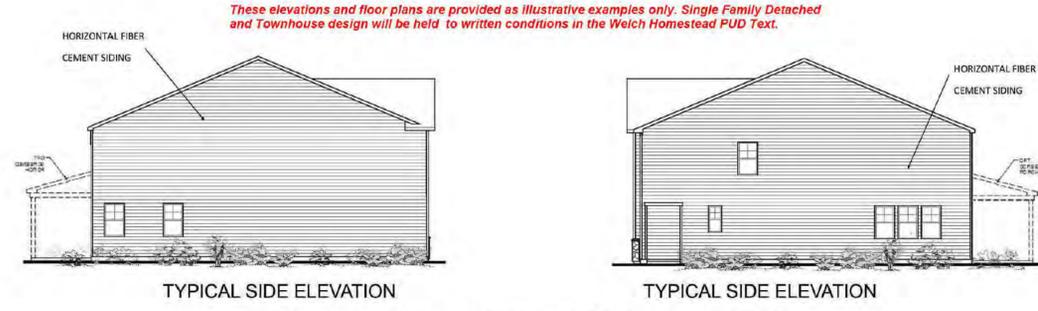
These elevations and floor plans are provided as illustrative examples only. Single Family Detached and Townhouse design will be held to written conditions in the Welch Homestead PUD Text.



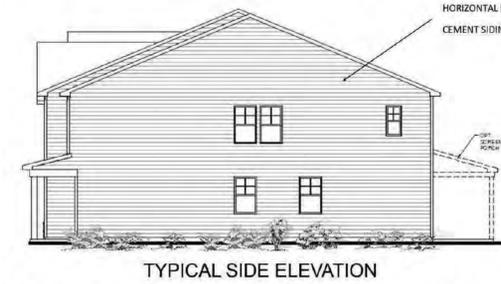
DESIGNER COLLECTION - 1 CAR GARAGE UNIT



EMORY COLLECTION - 2 CAR GARAGE UNIT

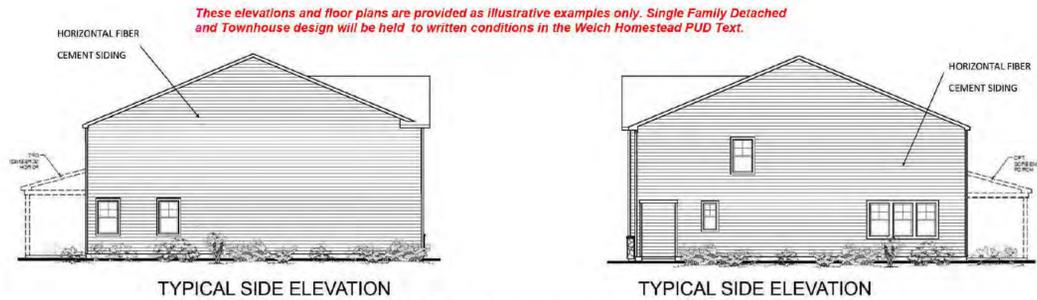


DESIGNER COLLECTION—1 CAR GARAGE UNIT

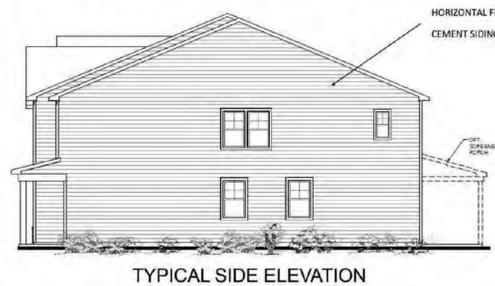


EMORY COLLECTION—2 CAR GARAGE UNIT

TYPICAL HOMESITES



DESIGNER COLLECTION—1 CAR GARAGE UNIT



EMORY COLLECTION—2 CAR GARAGE UNIT

HIGH VISABILITY HOMESITES

NOTE:
STREET FACING SIDE ELEVATIONS
TO HAVE 4" WINDOW TRIM



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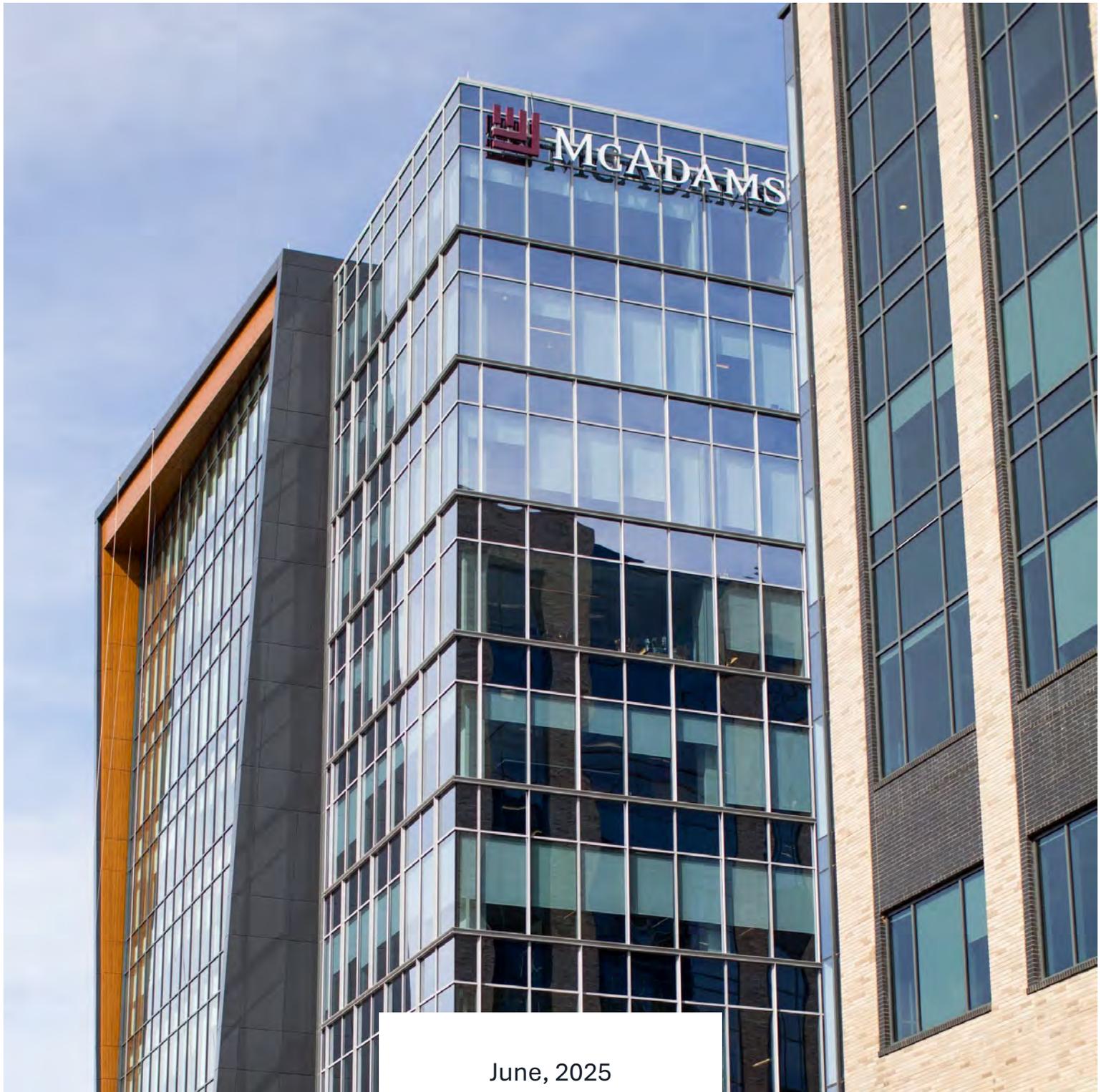
PLAN INFORMATION

PROJECT NO. LEN-23012
FILENAME LEN23012-A1
CHECKED BY DTB
DRAWN BY RLU
SCALE NTS
DATE 06. 30. 2025

SHEET

BUILDING ELEVATIONS
A1.03

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June, 2025

Welch Homestead

Traffic Impact Analysis, Apex, North Carolina

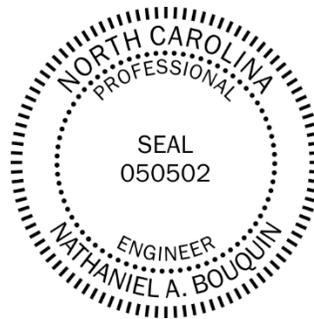


Welch Homestead

Apex, North Carolina

Traffic Impact Analysis

NC Lic. # C-0293



Project Number: LEN23012.01

Date: June 2025

Prepared By: Emerson Walston

Reviewed By: Nate Bouquin, PE, PTOE

Executive Summary

The proposed Welch Homestead (formerly known as Barbour Tract) residential development will be located north of Mason Road and west of Old US 1 in Apex, North Carolina. Site access will be served via one (1) full movement driveway on Old US 1 and connections to existing street stubs at Jazzy Street, Impulsion Drive, Zebroid Way, and Red Bluff Road. The site is currently undeveloped and is expected to consist of up to a maximum of 123 single family homes and 152 townhomes. The proposed site is expected to be built-out by the year 2029. The purpose of this Traffic Impact Analysis (TIA) is to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to mitigate the impacts on the roadway network.

A Memorandum of Understanding (MOU) was reviewed and approved by the North Carolina Department of Transportation (NCDOT) and the Town of Apex (Town), outlining the TIA scope and assumptions. The MOU and approval correspondence is provided in the appendix of this study. Based on the approved scoping, the following intersections are included in this TIA study area:

- | US 1 Northbound Ramps and New Hill Holleman Road
- | US 1 Southbound Ramps and New Hill Holleman Road
- | Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- | New Hill Olive Chapel Road and Horton Ridge Boulevard
- | Old US 1 and Mason Road
- | Old US 1 and Humie Olive Road
- | Old US 1 and Site Access #1

To determine the traffic impacts of the proposed development, the following analysis scenarios are included in this study:

- | Existing (2025) Traffic Conditions
- | No-Build (2029) Traffic Conditions
- | Build (2029) Traffic Conditions

Peak hour traffic counts were conducted at the existing study intersections in April 2025 and balanced between study intersections, as appropriate to determine Existing (2025) traffic volumes. To account for background development growth, a 3% annual growth rate was applied to the existing traffic volumes to determine Projected (2029) traffic volumes. Adjacent development traffic from fourteen approved nearby developments were also applied to determine the No-Build (2029) traffic volumes. These adjacent developments were:

- | Depot 499
- | Friendship Station PUD
- | Friendship Master Plan Phase 1
- | Friendship Village
- | Gracewood
- | Holland Road Assembly PUD
- | New Hill Commons PUD
- | Olive Ridge
- | Peak Landing
- | Retreat at Friendship
- | Retreat at Friendship Phase 11
- | Townes at 1011
- | Utley Farms
- | West Village Commercial Phase

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT’s *Rate vs. Equation spreadsheet* trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. A summary of this trip generation is provided in Table ES-1.

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Homes (210)	123 units	Adjacent / Equation	1,221	22	68	90	76	45	121
Townhomes (215)	152 units	Adjacent / Equation	1,108	18	55	73	51	36	87
TOTAL			2,329	40	123	163	127	81	208

The peak hour site traffic was distributed throughout the network according to the site trip distribution approved by NCDOT and Town staff within the MOU. This site traffic was added onto the No-Build (2029) traffic volumes to determine the Build (2029) traffic volumes for the capacity analysis.

Capacity analysis was conducted at all study intersections according to NCDOT and Town guidelines utilizing the methodology contained in the *Highway Capacity Manual*, 6th Edition, published by the Transportation Research Board. Refer to Table ES-2 for a summary of the capacity analysis results.

TABLE ES-2: CAPACITY ANALYSIS SUMMARY						
Intersection	Conditions	A P P R O A C H	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
US 1 Northbound Ramps and New Hill Holleman Road	Existing (2025)	EB NB SB	E (78) B (14) E (78)	D (42)	E (65) B (11) C (21)	C (25)
	No-Build (2029)	EB NB SB	E (72) D (42) C (32)	D (43)	E (60) C (32) B (17)	C (31)
	Build (2029)	EB NB SB	E (72) D (46) C (35)	D (46)	E (60) C (34) B (17)	C (32)
US 1 Southbound Ramps and New Hill Holleman Road	Existing (2025)	WB NB SB	E (66) A (6) A (4)	B (19)	E (57) C (27) B (12)	D (36)
	No-Build (2029)	WB NB SB	E (57) A (3) B (19)	C (21)	E (64) C (29) D (38)	D (46)
	Build (2029)	WB NB SB	E (57) A (4) C (21)	C (23)	E (63) D (38) D (48)	D (51)
Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road	Existing (2025)	EB WB NB SB	C (23) C (20) B (14) B (12)	B (15)	B (19) C (25) B (15) B (16)	B (18)
	No-Build (2029)	EB WB NB SB	E (67) E (58) E (62) D (50)	E (59)	D (48) E (61) E (64) E (57)	E (59)
	Build (2029)	EB WB NB SB	E (69) F (123) E (68) D (51)	E (73)	D (50) E (73) E (77) E (59)	E (67)

TABLE ES-2: CAPACITY ANALYSIS SUMMARY (CONT)						
Intersection	Conditions	A P P R O A C H	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road	No-Build (2029) – Without New Hill Commons PUD Improvements	EB WB NB SB	E (65) E (70) D (55) D (44)	E (57)	D (47) E (78) E (69) E (60)	E (65)
	Build (2029) – Without New Hill Commons PUD Improvements	EB WB NB SB	E (69) F (138) E (57) D (45)	E (71)	D (48) F (84) F (92) E (62)	E (75)
New Hill Olive Chapel Road and Horton Ridge Road	Existing (2025)	EB ² WB ² NB ¹ SB ¹	E (45) C (20) A (8) A (9)	N/A	C (24) C (19) A (8) A (8)	N/A
	No-Build (2029)	EB ² WB ² NB ¹ SB ¹	F (423) F (137) A (8) A (9)	N/A	F (181) F (187) A (9) A (9)	N/A
	Build (2029)	EB ² WB ² NB ¹ SB ¹	F (520) F (137) A (8) A (10)	N/A	F (244) F (213) A (10) A (9)	N/A
Old US 1 and Mason Road	Existing (2025)	EB WB ¹ NB ²	-- A (8) B (11)	N/A	-- A (8) B (12)	N/A
	No-Build (2029)	EB WB ¹ NB ²	-- A (9) C (17)	N/A	-- A (9) C (20)	N/A
	Build (2029)	EB WB ¹ NB ²	-- A (9) C (19)	N/A	-- A (9) C (24)	N/A

1. Level of service for major-street left-turn movement.
 2. Level of service for minor-street approach.

TABLE ES-2: CAPACITY ANALYSIS SUMMARY (CONT)						
Intersection	Conditions	A P P R O A C H	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Old US 1 and Humie Olive Road	Existing (2025)	EB	B (16)	D (42)	B (16)	C (26)
		WB	D (50)		C (28)	
		NB	C (23)		B (17)	
		SB	D (54)		C (33)	
	No-Build (2029)	EB	C (28)	F (112)	D (37)	E (75)
		WB	F (140)		F (82)	
NB		C (25)	C (22)			
SB		F (153)	F (96)			
Build (2029)	EB	C (29)	F (111)	D (37)	E (76)	
	WB	F (140)		F (84)		
	NB	C (25)		C (22)		
	SB	F (153)		F (96)		
Old US 1 and Site Access #1	Build (2029)	EB ¹	A (8)	N/A	A (10)	N/A
		WB	--		--	
		SB ²	C (15)		C (21)	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Based on review of adjacent development and background information provided by NCDOT and the Town, the following improvements are expected to be constructed by **others** and were included in the future year analyses:

US 1 Northbound Ramps + New Hill Holleman Road

- | Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- | Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1

US 1 Southbound Ramps + New Hill Holleman Road

- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- | Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Old US 1 + New Hill Holleman Road / New Hill Olive Chapel Road

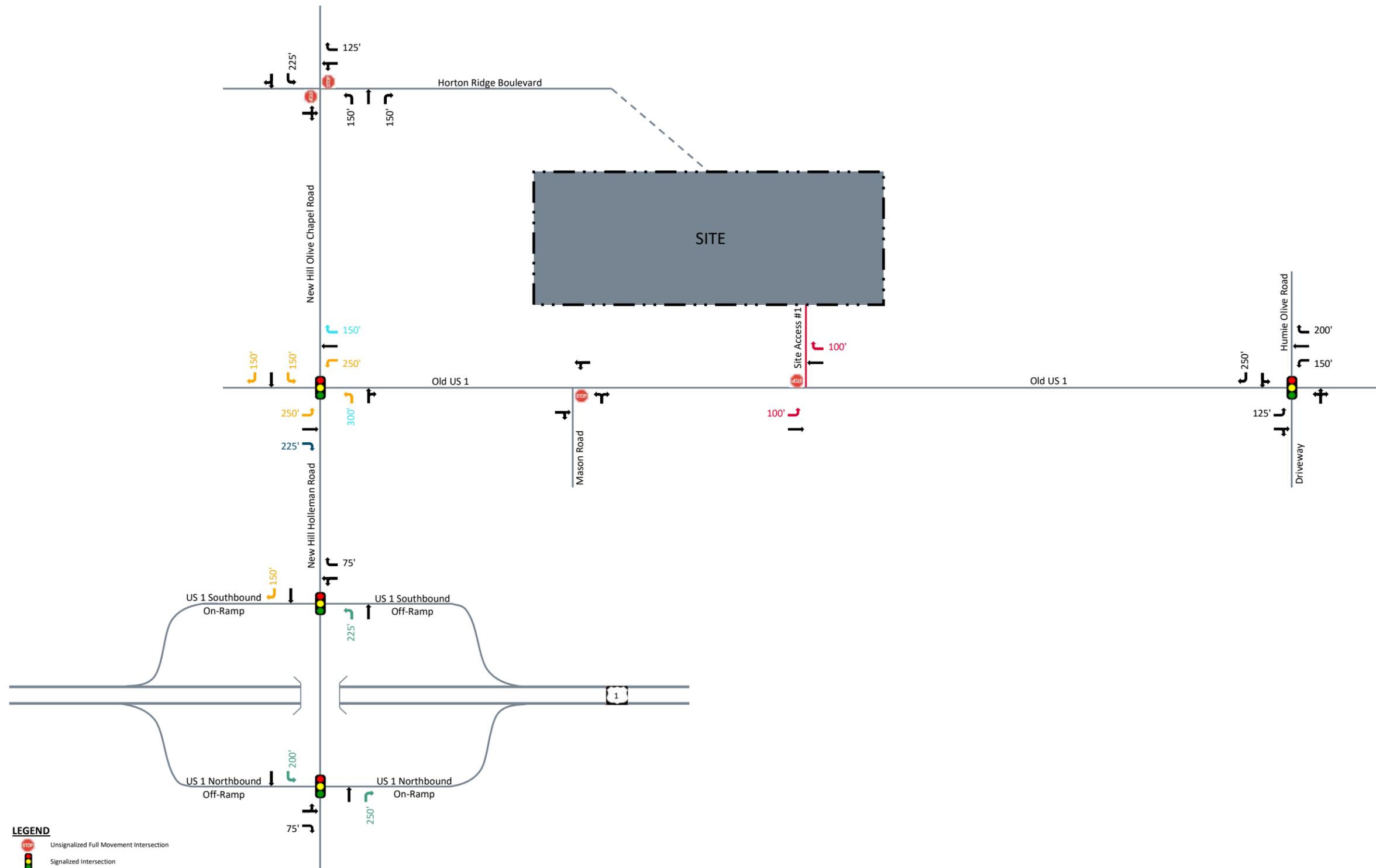
- | Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- | Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Based on the findings in the TIA, the improvements below have been recommended to be constructed by the **developer** to mitigate traffic impacts by the proposed development:

Old US 1 + Site Access #1

- | Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- | Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- | Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- | Provide stop control on the southbound approach of the proposed driveway.

Figure ES-1, on the following page, provides a graphical representation of recommended improvements at the study intersections.



- LEGEND**
- Unsignalized Full Movement Intersection
 - Signalized Intersection
 - Existing Lane
 - Improvement by Developer
 - Improvement by Friendship Master Plan Phase 1
 - Improvement by Gracewood
 - Improvement by Utley Farms
 - Improvement by New Hill Commons PUD



Welch Homestead
Apex, NC

Recommended Lane Configurations
Scale: Not to Scale

Figure ES-1



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APPENDIX O: TURN LANE WARRANTS

Traffic Impact Analysis

Welch Homestead
Apex, North Carolina

INTRODUCTION

The proposed Welch Homestead (formerly known as Barbour Tract) residential development will be located north of Mason Road and west of Old US 1 in Apex, North Carolina. Site access will be served via one (1) full movement driveway on Old US 1 and connections to existing street stubs at Jazzy Street, Impulsion Drive, Zebroid Way, and Red Bluff Road. The purpose of this Traffic Impact Analysis (TIA) is to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to mitigate the impacts on the roadway network. The site is currently undeveloped and is expected to consist of the following land uses at full buildout:

- | 123 single family homes
- | 152 townhomes

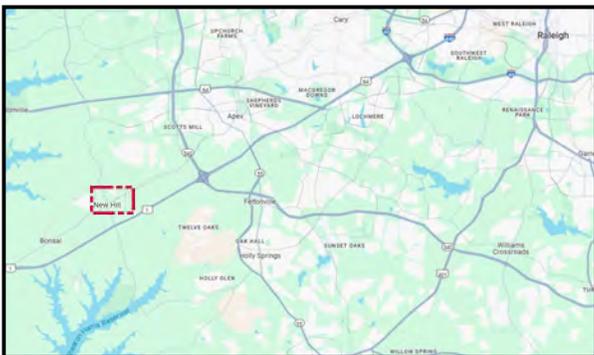
The proposed site is to be built-out by the year 2029. A Memorandum of Understanding (MOU) was reviewed and approved by the North Carolina Department of Transportation (NCDOT) and the Town of Apex (Town), outlining the TIA scope and assumptions. The MOU and approval correspondence is provided in Appendix A. Based on the approved scoping; the following intersections are included in this TIA study area:

- | US 1 Northbound Ramps and New Hill Holleman Road
- | US 1 Southbound Ramps and New Hill Holleman Road
- | Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- | New Hill Olive Chapel Road and Horton Ridge Boulevard
- | Old US 1 and Mason Road
- | Old US 1 and Humie Olive Road
- | Old US 1 and Site Access #1

Refer to Figure 1 for a map of the study area. Figure 2 provides the most up to date preliminary site plan available at time of preparation of this study.

To determine the traffic impacts of the proposed development, the following analysis scenarios are included in this study:

- | Existing (2025) Traffic Conditions
- | No-Build (2029) Traffic Conditions
- | Build (2029) Traffic Conditions



LEGEND

- Study Intersection
- Site Access
- Site Location



Welch Homestead
Apex, NC

Site Location Map

Scale: Not to Scale

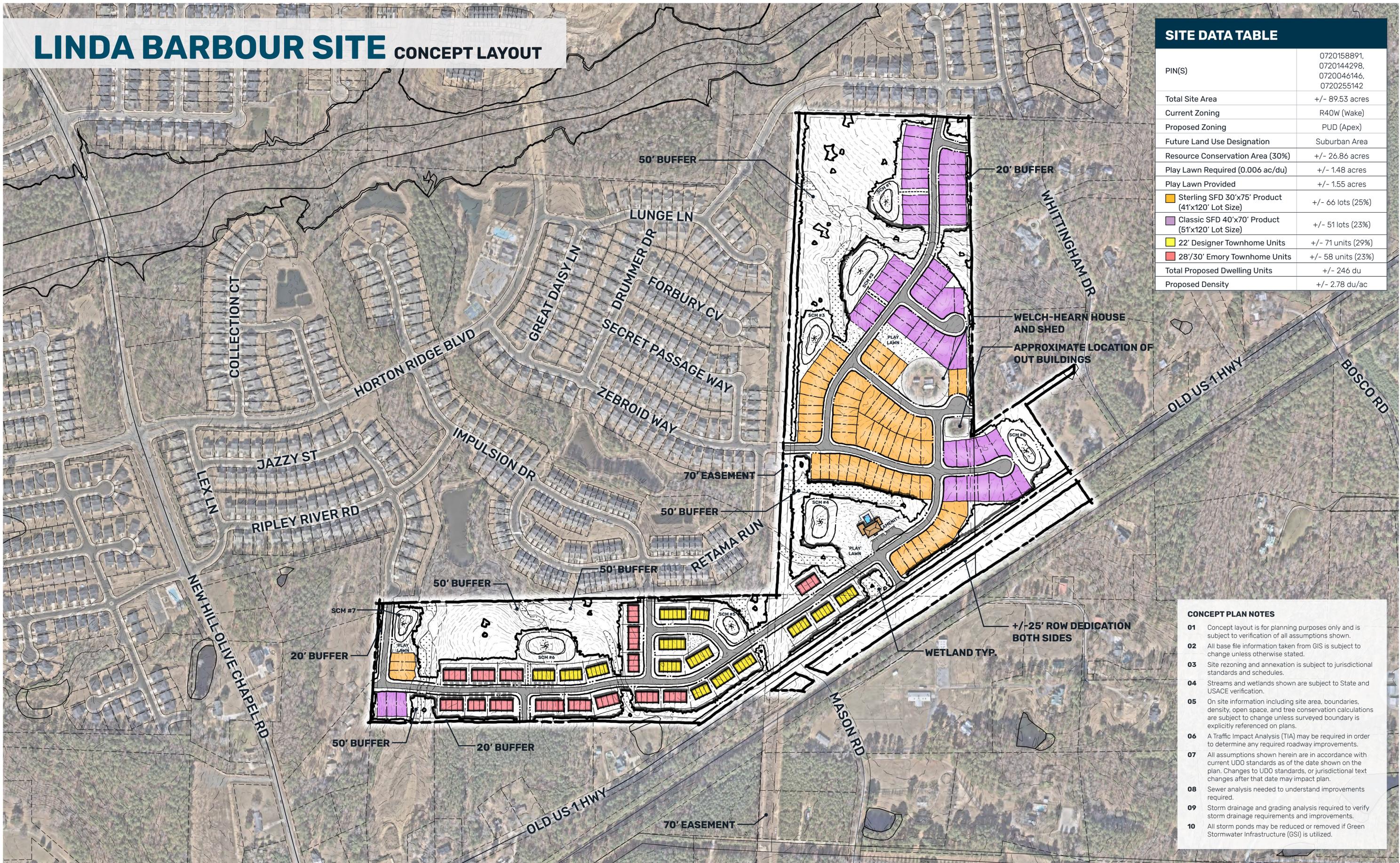
Figure 1

MCADAMS

LINDA BARBOUR SITE CONCEPT LAYOUT

SITE DATA TABLE

PIN(S)	0720158891, 0720144298, 0720046146, 0720255142
Total Site Area	+/- 89.53 acres
Current Zoning	R40W (Wake)
Proposed Zoning	PUD (Apex)
Future Land Use Designation	Suburban Area
Resource Conservation Area (30%)	+/- 26.86 acres
Play Lawn Required (0.006 ac/du)	+/- 1.48 acres
Play Lawn Provided	+/- 1.55 acres
Sterling SFD 30'x75' Product (41'x120' Lot Size)	+/- 66 lots (25%)
Classic SFD 40'x70' Product (51'x120' Lot Size)	+/- 51 lots (23%)
22' Designer Townhome Units	+/- 71 units (29%)
28'/30' Emory Townhome Units	+/- 58 units (23%)
Total Proposed Dwelling Units	+/- 246 du
Proposed Density	+/- 2.78 du/ac



- ### CONCEPT PLAN NOTES
- 01 Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
 - 02 All base file information taken from GIS is subject to change unless otherwise stated.
 - 03 Site rezoning and annexation is subject to jurisdictional standards and schedules.
 - 04 Streams and wetlands shown are subject to State and USACE verification.
 - 05 On site information including site area, boundaries, density, open space, and tree conservation calculations are subject to change unless surveyed boundary is explicitly referenced on plans.
 - 06 A Traffic Impact Analysis (TIA) may be required in order to determine any required roadway improvements.
 - 07 All assumptions shown herein are in accordance with current UDO standards as of the date shown on the plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.
 - 08 Sewer analysis needed to understand improvements required.
 - 09 Storm drainage and grading analysis required to verify storm drainage requirements and improvements.
 - 10 All storm ponds may be reduced or removed if Green Stormwater Infrastructure (GSI) is utilized.

EXISTING CONDITIONS

The proposed development is located in an area primarily consisting of residential developments and undeveloped land. Figure 3 provides a graphical representation of the existing lane configuration, storage capacity, traffic control type, and intersection spacing within the study area. Roadway characteristics within the study area is shown in Table 1. Average Annual Daily Traffic (AADT) data is provided based on the most recent count data provided by NCDOT. This AADT data provides the average Vehicles Per Day (vpd) for the subject facility based on typical operations. This AADT data is provided for informational purposes only and is not utilized for capacity analysis calculations within this study.

TABLE 1: ROADWAY CHARACTERISTICS

Road Name	Route #	Maintained By	Typical Cross Section	Speed Limit	AADT (year of data)
US 1		NCDOT	4-lane median divided	70 mph	39,500 vpd (2023)
Old US 1	SR 1011	NCDOT	2-lane undivided	55 mph / 45 mph	4,500 vpd (2023)
New Hill Holleman Road	SR 1127	NCDOT	2-lane undivided	45 mph	8,400 vpd (2023)
New Hill Olive Chapel Road	SR 1141	NCDOT	2-lane undivided	45 mph	8,200 vpd (2023)
Humie Olive Road	SR 1142	NCDOT	2-lane undivided	45 mph	7,290 vpd (2025)*
Horton Ridge Boulevard	N/A	Town	2-lane undivided	35 mph	5,600 vpd (2025)*
Mason Road	SR 1150	NCDOT	2-lane undivided	25 mph (assumed)	190 vpd (2025)*

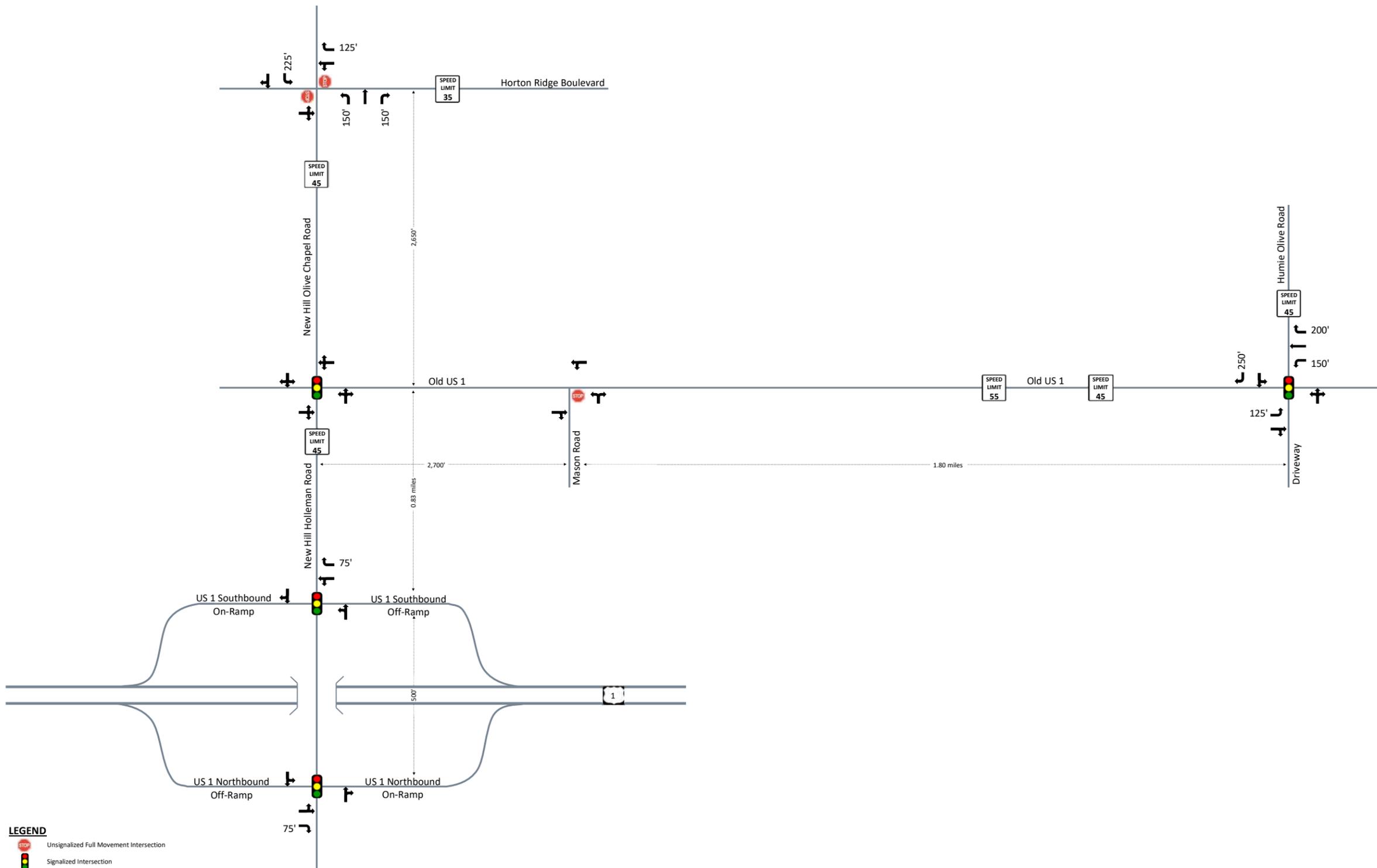
*AADT determined based on Existing (2025) traffic volumes assuming that the weekday PM peak hour accounts for approximately 10% of the daily traffic on the roadway.

Existing peak hour turning movement counts were conducted in April 2025 during typical weekday AM (7:00 – 9:00 AM) and weekday PM (4:00 – 6:00 PM) peak hours. This data was collected at the following existing study intersections:

- | US 1 Northbound Ramps and New Hill Holleman Road
- | US 1 Southbound Ramps and New Hill Holleman Road
- | Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- | New Hill Olive Chapel Road and Horton Ridge Boulevard
- | Old US 1 and Mason Road
- | Old US 1 and Humie Olive Road

Peak hour traffic volumes were determined from these traffic counts and balanced between study intersections, where appropriate. Traffic count data is provided in Appendix B. Refer to Figure 4 for the Existing (2025) peak hour traffic volumes. Current signal plans were obtained from NCDOT and is included in Appendix C.

The Existing (2025) traffic volumes were analyzed utilizing the current lane configurations to determine existing operations for the study area.



- LEGEND**
- Unsignalized Full Movement Intersection
 - Signalized Intersection
 - x' Storage Length (In Feet)
 - $\leftarrow y' \rightarrow$ Intersection Spacing

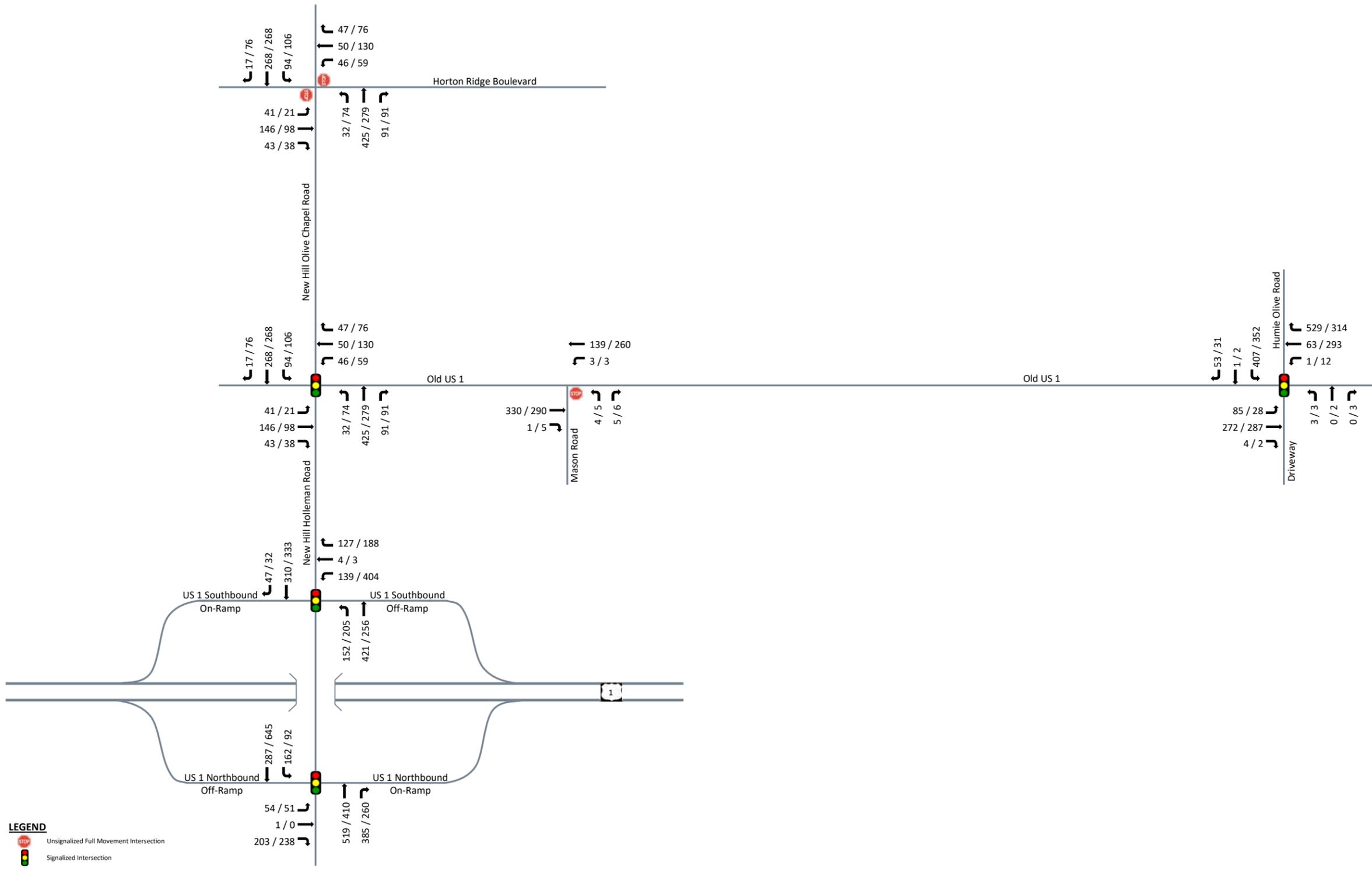


Welch Homestead
Apex, NC

Existing Lane Configurations
Scale: Not to Scale

Figure 3





Welch Homestead
Apex, NC

Existing (2025) Peak Hour
Traffic Volumes
Scale: Not to Scale

Figure 4



NO-BUILD CONDITIONS

In order to account for background growth in the study area prior to the proposed developments buildout year of 2029, the existing traffic count volumes were grown at a set growth rate and nearby approved adjacent development traffic was added to the study area based on their approved TIA's. Per the approved MOU, the existing traffic counts were grown at a 3% annual growth rate to determine projected traffic volumes. Refer to Figure 5 for the Projected (2029) traffic volumes.

Based on coordination with NCDOT and Town staff, it was determined that State Transportation improvement Program (STIP) HE-0010 project should be included in this study as this project is expected to provide future improvements within the study area. STIP HE-0010 is expected to widen New Hill Holleman Road at the bridge across US 1. STIP HE-0010 will widen the bridge to a 6-lane cross-section, however, the additional through lanes will not add capacity to the roadway until further widening along New Hill Holleman Road is completed. Under buildout conditions with the funded roadway improvements of HE-0010, striping will be provided that match the laneage requirements of the adjacent development. As such, the additional through lanes were not shown in the analysis.

To account for the traffic volumes of the adjacent developments approved in the area, the traffic from those developments were also compiled and added to the analysis. The adjacent development traffic volumes are provided on Figure 6. Refer to Table 2 below for a summary of the adjacent developments included in the analysis. Based on the approved MOU, the following developments were included:

Development Name	Location	Land Use / Density	Build-out Year	Firm Completing TIA
Depot 499 ¹	South of Apex Barbecue Road and west of S. Salem Street	1,500 low-rise multi-family units 375,000 sq. ft. of general office 250,000 sq. ft. of retail space	2028	RKA
Friendship Station PUD ²	Southeast of the intersection of Humie Olive Road and Olive Farm Road	316 single family homes 337 townhomes 185 low-rise apartments 44,000 sq. ft. of retail space 100,000 sq. ft. of retail space 68,000 sq. ft. of general office space	2025	RKA
Friendship Master Plan Phase 1	West of Friendship Road and south of Woods Creek Road	400,000 sq. ft. of manufacturing space	2029	Timmons Group
Friendship Village	North of Humie Olive Road and east of Evans Road	65 single family homes 50 townhomes	2025	RKA
Gracewood	Northwest of the intersection of Old US 1 and Horton Road	490 single family homes	2024	Kimley Horn

1. Per coordination with the Town, it was assumed that 90% of residential and 0% of non-residential are built-out.

2. Per coordination with the Town, it was assumed that 100% of the single family homes, 35% of the townhomes, and 0% of the apartments and non-residential are built-out.

Development Name	Location	Details	Year	Notes
Holland Road Assembly PUD	North of Old US 1 and west of Holland Road	110 single family units 60,000 sq. ft. of retail space 8,500 sq. ft. quality restaurant 8,000 sq. ft. fast-food restaurant with drive-thru 10 fueling position gas station	2025	RKA
New Hill Commons PUD	Northwest of the intersection of New Hill Olive Chapel Road and Old US 1	110 single family homes 100,000 sq. ft. shopping plaza	2028	Kimley Horn
Olive Ridge ³	East of New Hill Olive Chapel Road and across from Jordan Manors Drive	169 single family homes	2022	RKA
Peak Landing	North of Old US 1 and east of Bosco Road	72 single family homes	N/A*	N/A
Retreat at Friendship ⁴	Southeast of the intersection of Humie Olive Road and New Hill Olive Chapel Road	250 single family homes 268 low-rise multi-family units	2026	RKA
Retreat at Friendship Phase 11	East of New Hill Olive Chapel Road and south of Humie Olive Road	66 single family homes	N/A*	N/A
Townes at 1011	Along Old US 1 and east of Holland Road	160 townhomes 11,000 sq. ft. day care center	2026	RKA
Utley Farms	North of Old US 1 and west of New Hill Olive Chapel Road	140 single family homes	2026	RKA
West Village Commercial Phase	North of Old US 1 and west of NC 540	12,130 sq. ft. day care 14,400 sq. ft. of general office space 14,400 sq. ft. of retail space	2028	DRMP

*Assumed prior to buildout of the proposed development.

3. Per coordination with the Town, it was assumed that 75% of the development is built-out.

4. Per coordination with the Town, it was assumed that 66% of the development is built-out.

According to the Town and NCDOT, the following background roadway improvements are expected within the study area:

US 1 Northbound Ramps + New Hill Holleman Road

- | Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- | Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1

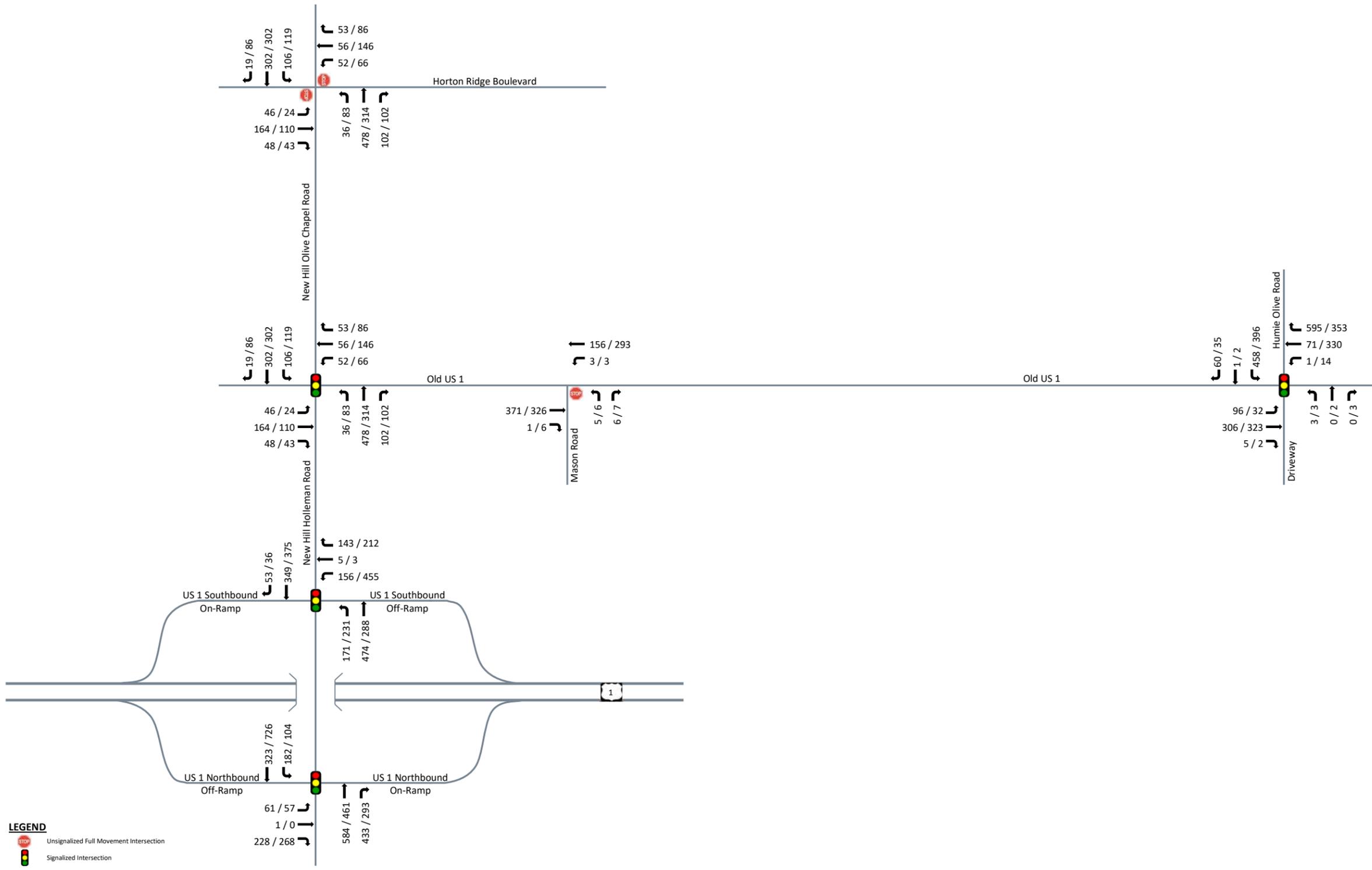
US 1 Southbound Ramps + New Hill Holleman Road

- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- | Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Old US 1 + New Hill Holleman Road / New Hill Olive Chapel Road

- | Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- | Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Appendix D provides a full summary of the adjacent developments and NCDOT STIP HE-0010 project included in this analysis. In order to account for future year analysis without the proposed development, the Projected (2029) traffic volumes were added to the adjacent development trips to determine the No-Build (2029) traffic volumes. Figure 7 provides the No-Build (2029) traffic volumes.

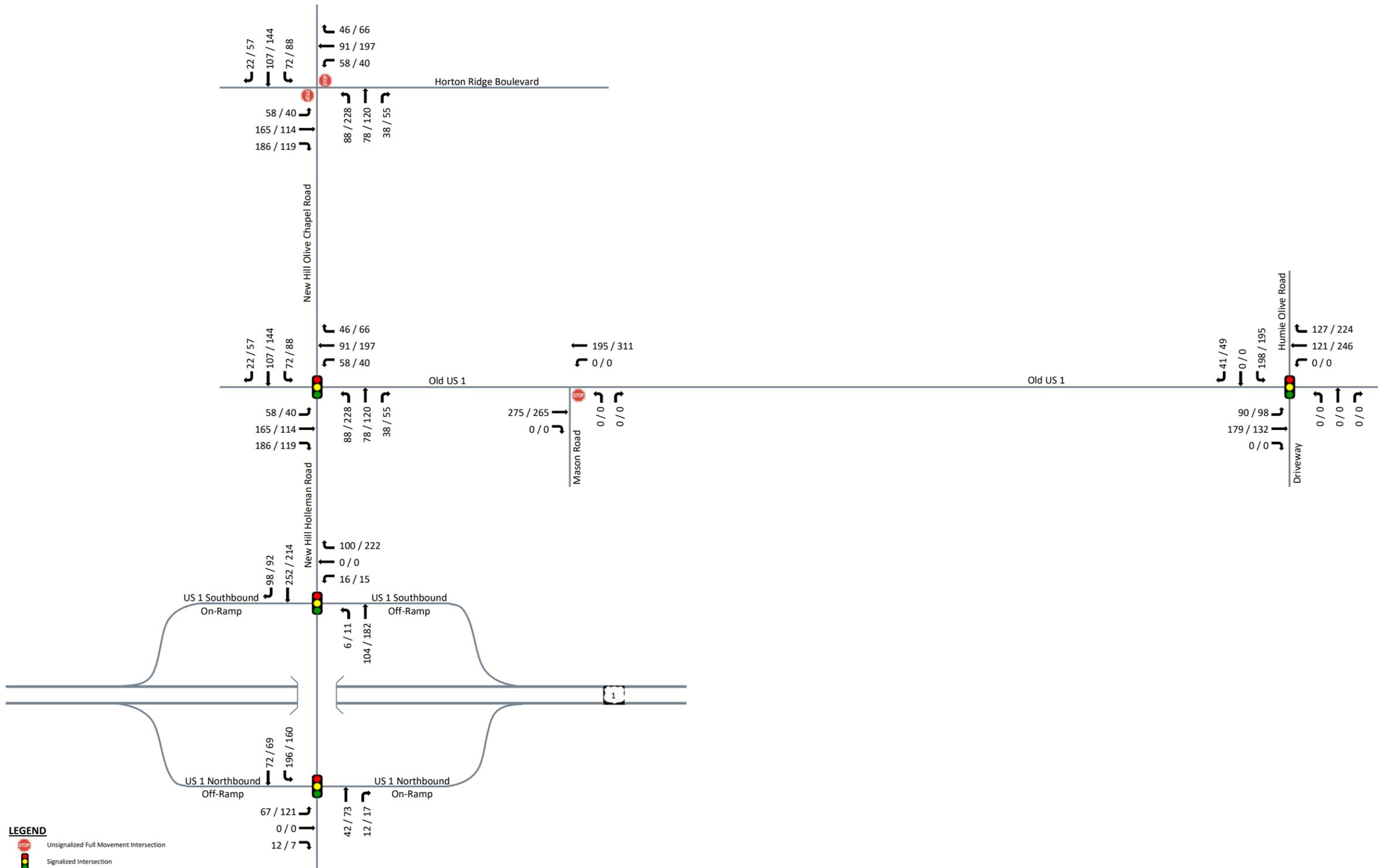


Welch Homestead
Apex, NC

Projected (2029) Peak Hour
Traffic Volumes
Scale: Not to Scale

Figure 5



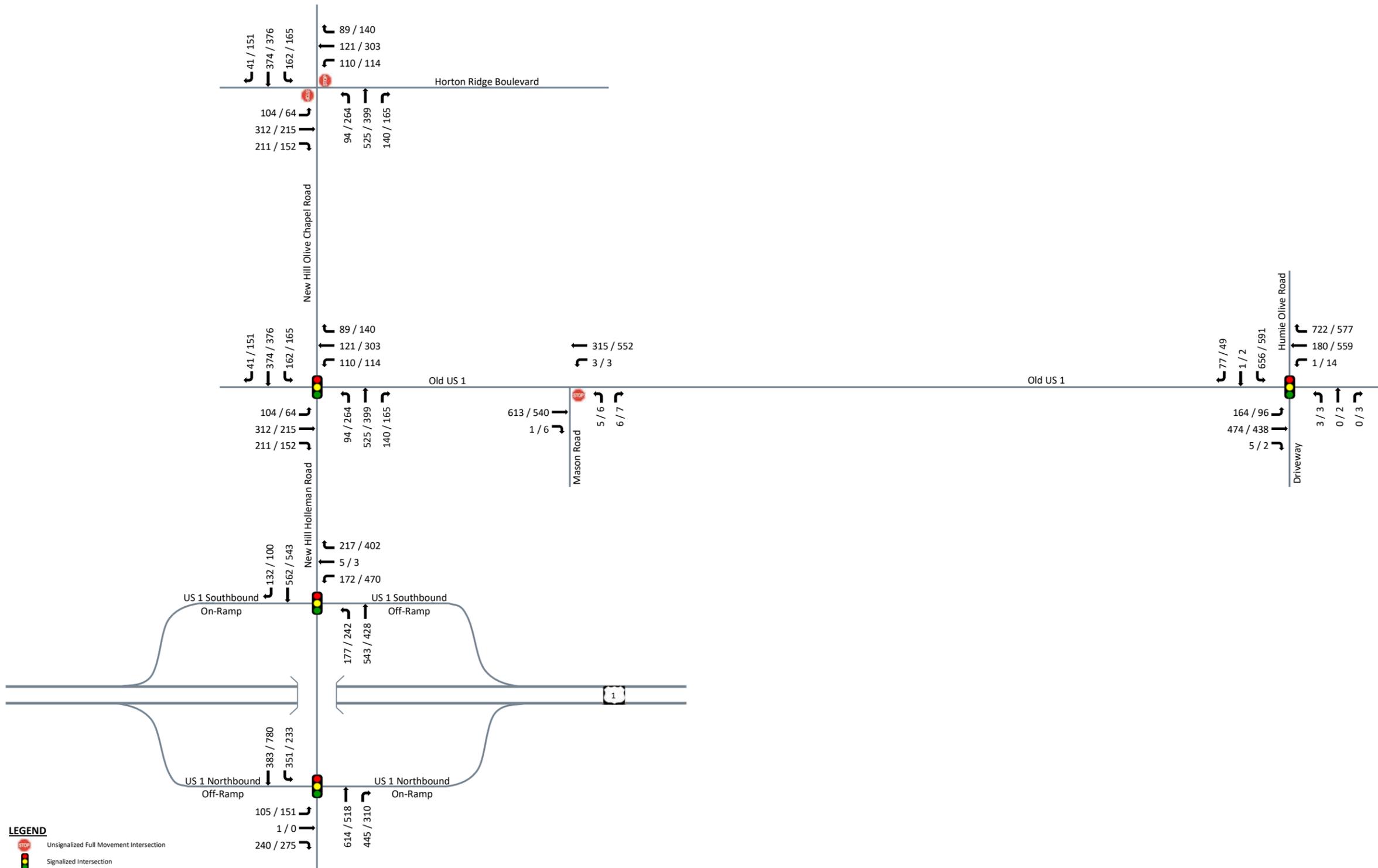


Welch Homestead
Apex, NC

Adjacent Development Trips
Scale: Not to Scale



Figure 6



Welch Homestead
Apex, NC

No-Build (2029) Peak Hour
Traffic Volumes
Scale: Not to Scale

Figure 7



BUILD CONDITIONS

The proposed development is expected to consist of 123 single family homes and 152 townhomes. Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT’s *Rate vs. Equation spreadsheet*, trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. A summary of this trip generation is provided in Table 3.

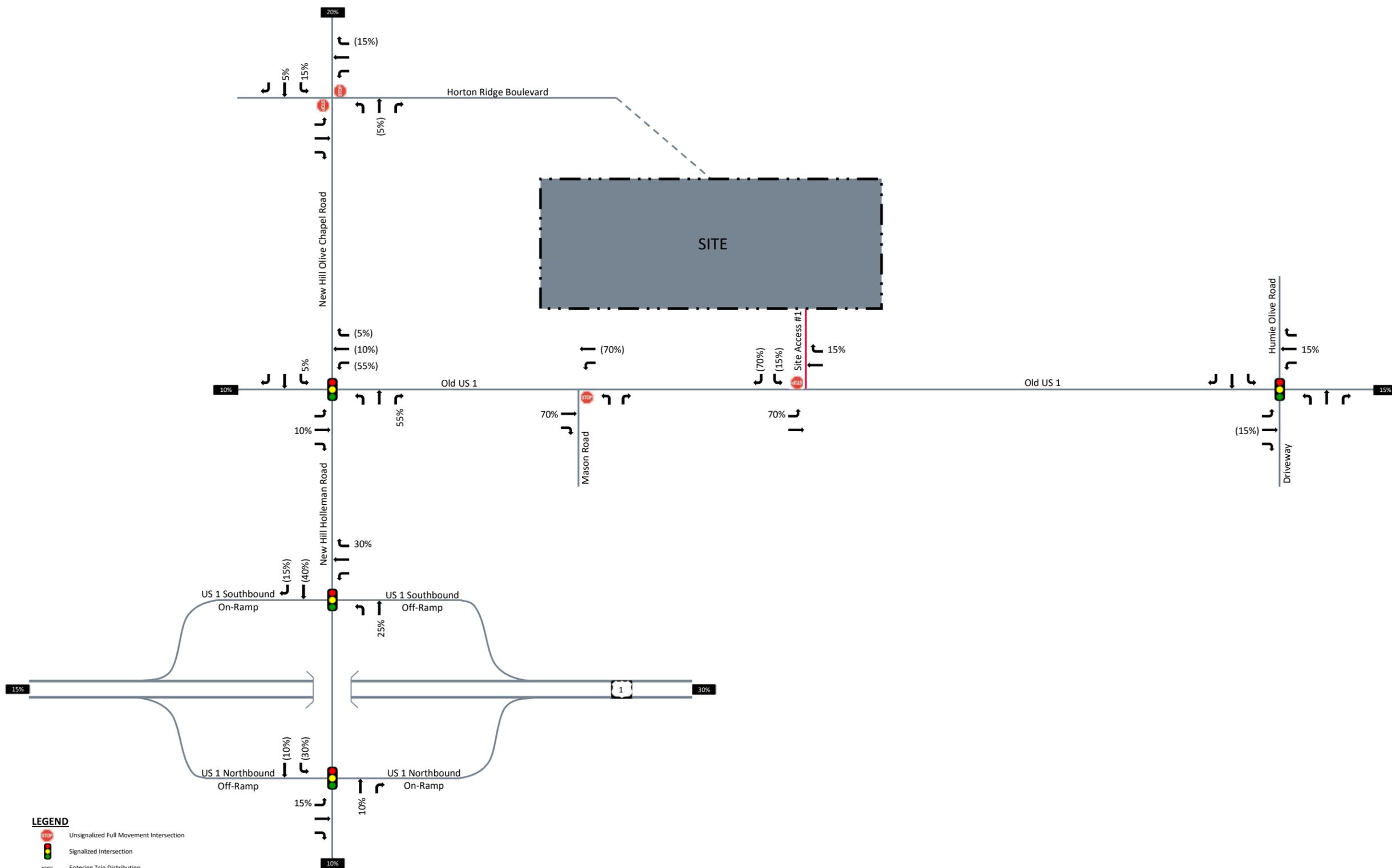
Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Homes (210)	123 units	Adjacent / Equation	1,221	22	68	90	76	45	121
Townhomes (215)	152 units	Adjacent / Equation	1,108	18	55	73	51	36	87
TOTAL			2,329	40	123	163	127	81	208

Based on the existing traffic patterns, population centers surrounding the development, and engineering judgment the site trips were distributed according to the regional distributions listed as follows:

- | 30% to/from the east via US 1
- | 15% to/from the west via US 1
- | 15% to/from the east via Old US 1
- | 10% to/from the west via Old US 1
- | 10% to/from the south via New Hill Holleman Road
- | 20% to/from the north via New Hill Olive Chapel Road

Refer to Figure 8 for the detailed trip distribution percentages within the study area. The trip generation and distribution were approved by NCDOT and the Town within the MOU provided in Appendix A.

The trip distribution was applied to the trip generation to determine the trip assignment for the proposed development site trips at all study intersections. Refer to Figure 9 for the site trip assignment. To determine the future traffic volumes at the study intersections with buildout of the proposed site, the No-Build (2029) traffic volumes were added to the site trip assignment to determine Build (2029) traffic volumes. Refer to Figure 10 for the Build (2029) traffic volumes.



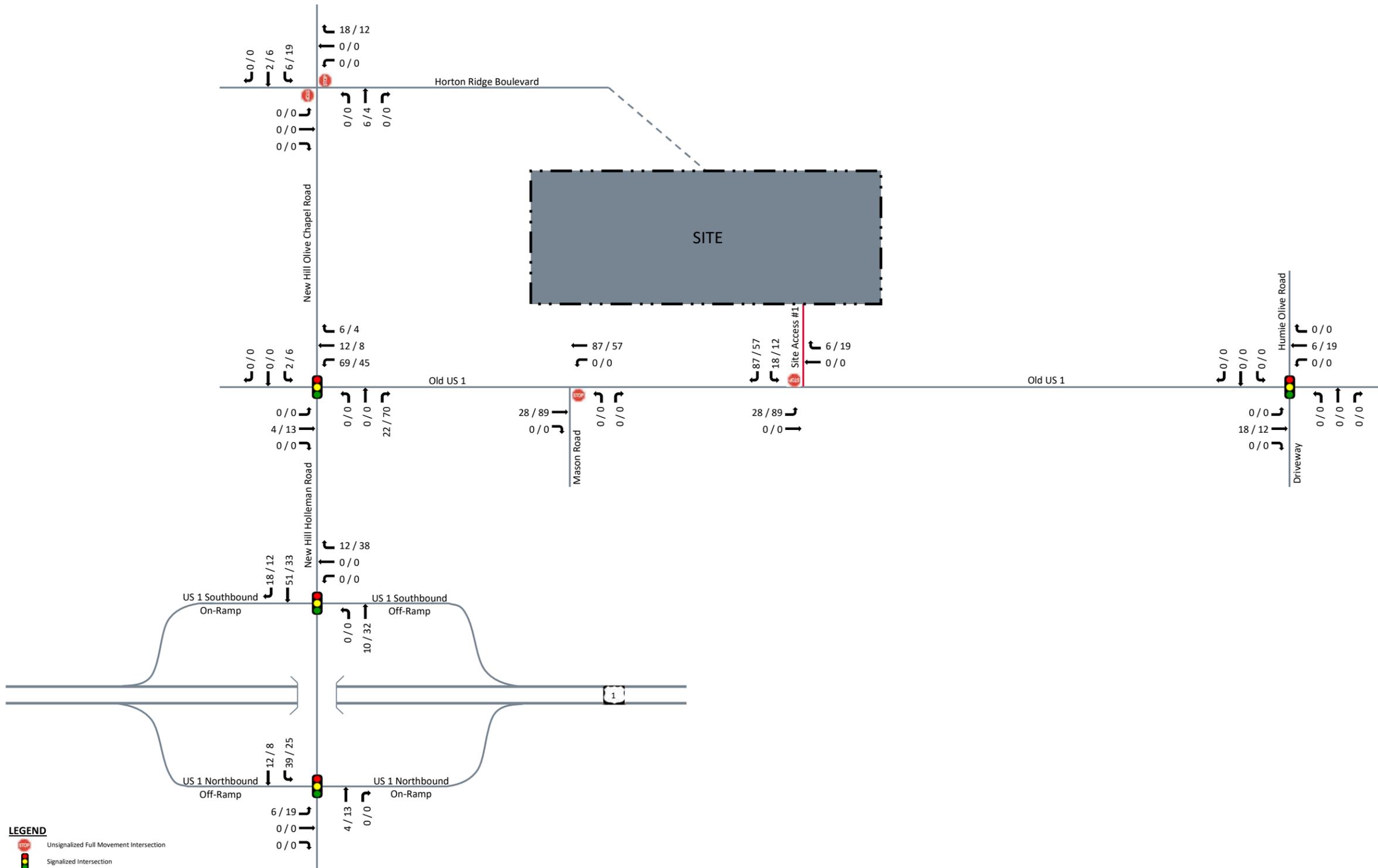
- LEGEND**
-  Unsignalized Full Movement Intersection
 -  Signalized Intersection
 - XXX% Entering Trip Distribution
 - (YY%) Exiting Trip Distribution
 - ZZ% Regional Trip Distribution



Welch Homestead
Apex, NC

Site Trip Distribution
Scale: Not to Scale Figure 8



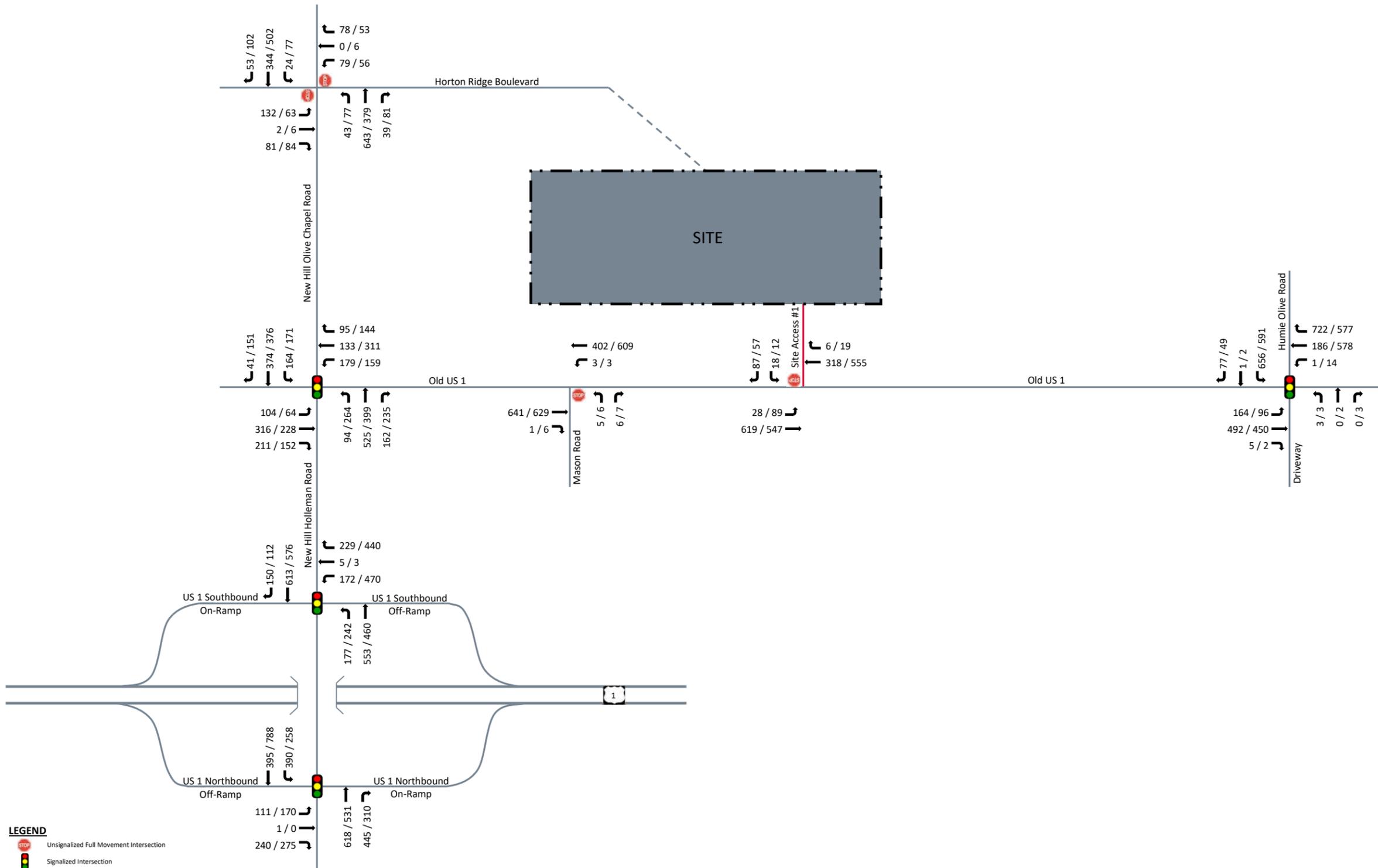


Welch Homestead
Apex, NC

Site Trip Assignment

Scale: Not to Scale | Figure 9





Welch Homestead
Apex, NC

Build (2029) Peak Hour
Traffic Volumes
Scale: Not to Scale

Figure 10



CAPACITY ANALYSIS

The intersections and analysis scenarios included in this study were analyzed to determine the potential impact by the proposed development and to recommend improvements to mitigate any potential impacts. The capacity analysis reviews the level of service (LOS), delay, and vehicle queues expected under each analysis scenario utilizing the methodology contained in the *Highway Capacity Manual* (HCM), 6th Edition, published by the Transportation Research Board.

LOS is a qualitative measurement of traffic operations based on the average total vehicle delay of the movement, approach, or intersection. The HCM includes six levels of service, ranging from level “A” (free flow conditions) to level “F” (where over-saturated conditions are evident). Table 4 provides a summary of the thresholds for each LOS under both unsignalized (stop-control) and signalized operations.

Level of Service (LOS)	Unsignalized	Signalized
	Average Control Delay (Seconds per vehicle)	Average Control Delay (Seconds per vehicle)
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

A computer software package, Synchro (version 11.1), was utilized for the analysis of operations within this study. Within this software package, SimTraffic was also used to review queue lengths and the operations of intersections within the context of location and spacing in the study area. The capacity analysis summary table for each study intersection provides the delay and LOS for each approach and overall intersection, when appropriate. More detailed queues and delay information is provided in the appendix.

Per the NCDOT *Congestion Management Capacity Analysis Guidelines*, several assumptions were applied to the full study. A summary of these assumptions is provided below:

- | A Peak Hour Factor (PHF) of 0.90 was used for all analysis scenarios and intersections.
- | A heavy vehicle percentage of 2% was applied to all analysis scenarios and intersections.
- | For allowable movements with volumes less than four (4), a volume of four (4) was applied in the capacity analysis. In order to present accurate information within the traffic volume figures, this was not applied to those conditions.

US 1 NORTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD

The intersection of US 1 Northbound Ramps and New Hill Holleman Road is currently a signalized, four-leg three-approach intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions. Based on coordination with Town and NCDOT staff, Friendship Master Plan Phase 1 is expected to construct improvements at the subject intersection prior to the 2029 buildout of the proposed development. These improvements were included under all future year analyses (No-Build and Build conditions). The improvements included as adjacent development improvements are:

- | Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper.
- | Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper.

Table 5 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix F for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

TABLE 5: CAPACITY ANALYSIS SUMMARY OF US 1 NORTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD						
Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2025)	EB	1 LT-TH, 1 RT	E (78)	D (42)	E (65)	C (25)
	NB	1 TH-RT	B (14)		B (11)	
	SB	1 LT-TH	E (78)		C (21)	
No-Build (2029)	EB	1 LT-TH, 1 RT	E (72)	D (43)	E (60)	C (31)
	NB	1 TH, <u>1 RT</u>	D (42)		C (32)	
	SB	<u>1 LT</u> , 1 TH	C (32)		B (17)	
Build (2029)	EB	1 LT-TH, 1 RT	E (72)	D (46)	E (60)	C (32)
	NB	1 TH, <u>1 RT</u>	D (46)		C (34)	
	SB	<u>1 LT</u> , 1 TH	C (35)		B (17)	

Background Improvements by adjacent developments are shown underlined.

Capacity analysis of Existing (2025), No-Build (2029), and Build (2029) traffic conditions indicates that the intersection of US 1 Northbound Ramps and New Hill Holleman Road is expected to operate at an overall LOS D or better during the weekday AM and PM peak hours.

The proposed development is expected to account for less than 3% of the overall total traffic volumes at this intersection upon buildout of the proposed development and the addition of development traffic is expected to account for approximately three (3) seconds of additional delay during the weekday AM peak hour and approximately one (1) second of additional delay during the weekday PM peak hour. Due to the minor impacts and acceptable future operations upon buildout of the proposed development, no improvements are recommended at this intersection.

US 1 SOUTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD

The intersection of US 1 Southbound Ramps and New Hill Holleman Road is currently a signalized, four-leg three-approach intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions. Based on coordination with Town and NCDOT staff, Friendship Master Plan Phase 1 and Gracewood are expected to construct improvements at the subject intersection prior to the 2029 buildout of the proposed development. These improvements were included under all future year analyses (No-Build and Build conditions). The improvements included as adjacent development improvements are:

- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- | Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Table 6 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix G for the Synchro capacity analysis reports. Copies of the SimTraffic queuing and performance reports can be found in Appendix M.

TABLE 6: CAPACITY ANALYSIS SUMMARY OF US 1 SOUTHBOUND RAMPS + NEW HILL HOLLEMAN ROAD						
Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2025)	WB	1 LT-TH, 1 RT	E (66)	B (19)	E (57)	D (36)
	NB	1 LT-TH	A (6)		C (27)	
	SB	1 TH-RT	A (4)		B (12)	
No-Build (2029)	WB	1 LT-TH, 1 RT	E (57)	C (21)	E (64)	D (46)
	NB	<u>1LT</u> , 1 TH	A (3)		C (29)	
	SB	1 TH, <u>1RT</u>	B (19)		D (38)	
Build (2029)	WB	1 LT-TH, 1 RT	E (57)	C (23)	E (63)	D (51)
	NB	<u>1LT</u> , 1 TH	A (4)		D (38)	
	SB	1 TH, <u>1RT</u>	C (21)		D (48)	

Background Improvements by adjacent developments are shown underlined.

Capacity analysis of Existing (2025), No-Build (2029), and Build (2029) traffic conditions indicates that the intersection of US 1 Southbound Ramps and New Hill Holleman Road is expected to operate at an overall LOS D or better during the weekday AM and PM peak hours.

The proposed development is expected to account for less than 5% of the overall total traffic volumes at this intersection upon buildout of the proposed development and the addition of development traffic is expected to account for approximately two (2) seconds of additional delay during the weekday AM peak hour and approximately five (5) seconds of additional delay during the weekday PM peak hour. Due to the minor impacts and acceptable future operations upon buildout of the proposed development, no improvements are recommended at this intersection.

OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD

The intersection of Old US 1 and New Hill Holleman / New Hill Olive Chapel Road is currently a signalized, four-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions. Based on coordination with Town and NCDOT staff, Gracewood, Utley Farms, and New Hill Commons PUD are expected to construct improvements at the subject intersection prior to the 2029 buildout of the proposed development. Based on coordination with Town staff, the intersection was also analyzed under No-Build (2029) and Build (2029) conditions without the New Hill Commons PUD improvements. These improvements were included under all future year analyses (No-Build and Build conditions). The improvements included as adjacent development improvements are:

- | Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- | Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Table 7 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix H for the Synchro capacity analysis reports. Copies of the SimTraffic queuing and performance reports can be found in Appendix M.

Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2025)	EB	1 LT-TH-RT	C (23)	B (15)	B (19)	B (18)
	WB	1 LT-TH-RT	C (20)		C (25)	
	NB	1 LT-TH-RT	B (14)		B (15)	
	SB	1 LT-TH-RT	B (12)		B (16)	

Background Improvements by adjacent developments are shown underlined.

TABLE 7: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + NEW HILL HOLLEMAN ROAD / NEW HILL OLIVE CHAPEL ROAD (CONT)

Conditions	APPROACH	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
No-Build (2029)	EB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	E (67)	E (59)	D (48)	E (59)
	WB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	E (58)		E (61)	
	NB	<u>1 LT</u> , 1 TH-RT	E (62)		E (64)	
	SB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	D (50)		E (57)	
Build (2029)	EB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	E (69)	E (73)	D (50)	E (67)
	WB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	F (123)		E (73)	
	NB	<u>1 LT</u> , 1 TH-RT	E (68)		E (77)	
	SB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	D (51)		E (59)	
No-Build (2029) – Without New Hill Commons PUD Improvements	EB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	E (65)	E (57)	D (47)	E (65)
	WB	<u>1 LT</u> , 1 TH-RT	E (70)		E (78)	
	NB	<u>1 LT</u> , 1 TH-RT	D (55)		E (69)	
	SB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	D (44)		E (60)	
Build (2029) – Without New Hill Commons PUD Improvements	EB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	E (69)	E (71)	D (48)	E (75)
	WB	<u>1 LT</u> , 1 TH-RT	F (138)		F (84)	
	NB	<u>1 LT</u> , 1 TH-RT	E (57)		F (92)	
	SB	<u>1 LT</u> , 1 TH, <u>1 RT</u>	D (45)		E (62)	

Background Improvements by adjacent developments are shown underlined.

Capacity analysis of Existing (2025) traffic conditions indicates that the intersection of Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road is currently operating at LOS B during the weekday AM and PM peak hours. No-Build (2029) and Build (2029) traffic conditions indicates that the intersection is expected to operate at an overall LOS E during the weekday AM and PM peak hours. Per coordination with the Town, the New Hill Commons PUD is still in the rezoning stage and pending council approval, as such, analysis is provided for no-build and build conditions with and without that development and their associated improvements to ensure improvement requirements for the Welch Homestead development are known independent of the New Hill Commons PUD. No-Build (2029) and Build (2029) traffic conditions without the improvements and traffic volumes for the New Hill Commons PUD indicate that the intersection is expected to operate at an overall LOS E during the weekday AM and PM peak hours.

The proposed development is expected to account for less than 6% of the overall total traffic volumes at this intersection upon buildout of the proposed development. It should be noted that there is limited right-of-way (ROW) along New Hill Holleman Road due to utilities and existing structures, like sewer to the west of New Hill Holleman Road, a utility box east of New Hill Road, and a railroad crossing south of this intersection. Due to the minor impacts at this intersection by the proposed development and limited ROW, no improvements are recommended.

NEW HILL OLIVE CHAPEL ROAD + HORTON RIDGE BOULEVARD

The intersection of New Hill Olive Chapel Road and Horton Ridge Boulevard is currently an unsignalized, four-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions.

Table 8 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix I for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

TABLE 8: CAPACITY ANALYSIS SUMMARY OF NEW HILL OLIVE CHAPEL ROAD + HORTON RIDGE BOULEVARD

Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2025)	EB ²	1 LT-TH-RT	E (45)	N/A	C (24)	N/A
	WB ²	1 LT-TH, 1 RT	C (20)		C (19)	
	NB ¹	1 LT, 1 TH, 1 RT	A (8)		A (8)	
	SB ¹	1 LT, 1 TH-RT	A (9)		A (8)	
No-Build (2029)	EB ²	1 LT-TH-RT	F (423)	N/A	F (181)	N/A
	WB ²	1 LT-TH, 1 RT	F (137)		F (187)	
	NB ¹	1 LT, 1 TH, 1 RT	A (8)		A (9)	
	SB ¹	1 LT, 1 TH-RT	A (9)		A (9)	
Build (2029)	EB ²	1 LT-TH-RT	F (520)	N/A	F (244)	N/A
	WB ²	1 LT-TH, 1 RT	F (137)		F (213)	
	NB ¹	1 LT, 1 TH, 1 RT	A (8)		A (10)	
	SB ¹	1 LT, 1 TH-RT	A (10)		A (9)	

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of Existing (2025) traffic conditions indicates that the major-street left-turn movements at the intersection of New Hill Olive Chapel Road and Horton Ridge Boulevard are currently operating at LOS A during the weekday AM and PM peak hours and the minor-street approaches are operating at LOS C during the weekday AM and PM peak hours with the exception of the eastbound approach during the weekday AM peak hour (LOS E). Capacity analysis of No-Build (2029) and Build (2029) indicates that the major-street left-turn movements are expected to operate at LOS A and the minor-street approaches are expected to operate at LOS F during the weekday AM and PM peak hours.

The potential need for signalization of this intersection was evaluated based on the criteria contained within the *Manual on Uniform Traffic Control Devices* (MUTCD) published by the Federal Highway Administration (FHWA). Build (2029) peak hour traffic volumes from this analysis were utilized to evaluate the peak hour warrant (warrant 3) from the MUTCD and based on the results this intersection is expected to satisfy the peak hour warrant during both the weekday AM and PM peak hours. However, due to Horton Ridge Boulevard serving only residential developments with well-defined peak hours it is not expected that this intersection would satisfy the longer period 8-hour (warrant 1) and 4-hour (warrant 2) warrants, which are typically preferred for signalization. Refer to Appendix N for a copy of the MUTCD peak hour signal warrants at this intersection.

The proposed development is expected to account for less than 3% of the overall total traffic volumes at this intersection upon buildout of the proposed development. Due to the minor impacts and existing operational issues at this intersection, no improvements are recommended by the proposed development.

OLD US 1 + MASON ROAD

The intersection of Old US 1 and Mason Road is currently an unsignalized three-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions.

Table 9 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix J for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2025)	EB	1 TH-RT	--		--	
	WB ¹	1 LT-TH	A (8)	N/A	A (8)	N/A
	NB ²	1 LT-RT	B (11)		B (12)	
No-Build (2029)	EB	1 TH-RT	--		--	
	WB ¹	1 LT-TH	A (9)	N/A	A (9)	N/A
	NB ²	1 LT-RT	C (17)		C (20)	
Build (2029)	EB	1 TH-RT	--		--	
	WB ¹	1 LT-TH	A (9)	N/A	A (9)	N/A
	NB ²	1 LT-RT	C (19)		C (24)	

Improvements recommended by the Developer are shown in **bold**.

- 1. Level of service for major-street left-turn movement.
- 2. Level of service for minor-street approach.

Capacity analysis of Existing (2025), No-Build (2029), and Build (2029) traffic conditions indicates that both the major-street left turn movement and the minor-street approach at the intersection of Old US 1 and Mason Road are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Due to the minor impacts and acceptable future operations upon buildout of the proposed development, no improvements are recommended at this intersection.

OLD US 1 + HUMIE OLIVE ROAD

The intersection of Old US 1 and Humie Olive Road is currently a signalized, four-leg intersection. This intersection was analyzed under Existing (2025), No-Build (2029), and Build (2029) conditions.

Table 10 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix K for the Synchro capacity analysis reports. Copies of the SimTraffic queuing and performance reports can be found in Appendix M.

TABLE 10: CAPACITY ANALYSIS SUMMARY OF OLD US 1 + HUMIE OLIVE ROAD

Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Existing (2025)	EB	1 LT, 1 TH-RT	B (16)	D (42)	B (16)	C (26)
	WB	1 LT, 1 TH, 1 RT	D (50)		C (28)	
	NB	1 LT-TH-RT	C (23)		B (17)	
	SB	1 LT-TH, 1 RT	D (54)		C (33)	
No-Build (2029)	EB	1 LT, 1 TH-RT	C (28)	F (112)	D (37)	E (75)
	WB	1 LT, 1 TH, 1 RT	F (140)		F (82)	
	NB	1 LT-TH-RT	C (25)		C (22)	
	SB	1 LT-TH, 1 RT	F (153)		F (96)	
Build (2029)	EB	1 LT, 1 TH-RT	C (29)	F (111)	D (37)	E (76)
	WB	1 LT, 1 TH, 1 RT	F (140)		F (84)	
	NB	1 LT-TH-RT	C (25)		C (22)	
	SB	1 LT-TH, 1 RT	F (153)		F (96)	

Background Improvements by adjacent developments are shown underlined.

Capacity analysis of Existing (2025) traffic conditions indicates that the intersection of Old US 1 and Humie Olive Road is currently operating at an overall LOS D or better during the weekday AM and PM peak hours. Capacity analysis of No-Build (2029) and Build (2029) traffic conditions indicates that the intersection is expected to operate at an overall LOS F during the weekday AM peak hours and LOS E during the weekday PM peak hour.

The proposed development is expected to account for less than 2% of the overall total traffic volumes at this intersection upon buildout of the proposed development and the addition of development traffic is expected to account for a negligible amount of additional delay during the weekday AM peak hour and approximately one (1) second of additional delay during the weekday PM peak hour upon buildout of the proposed development. It should be noted that the proposed development is only expected to contribute traffic to the major-street through movements along Old US 1. Additionally, it should be noted that a slight improvement in overall delay was seen during the weekday AM peak hour due to the addition of site trips to the eastbound approach which is operating under capacity. As such, the proposed development is expected to have a negligible impact on the subject intersection. Due to the minor impacts at this intersection by the proposed development, no improvements are recommended.

OLD US 1 + SITE ACCESS #1

The future intersection of Old US 1 and Site Access #1 is expected to operate as an unsignalized, three-leg intersection. The location of Site Access #1 was determined based on provided sight distance. While aligning Site Access #1 with Mason Road was considered, it was determined that this intersection did not provide adequate sight distance. This intersection was analyzed under Build (2029) conditions. Based on review of the capacity analysis and NCDOT Driveway Manual guidelines for left and right-turn lanes at site driveways, the following improvements are recommended to be constructed by the developer:

- | Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- | Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- | Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- | Provide stop control on the southbound approach of the proposed driveway.

Table 11 provides the capacity analysis for the subject intersection with the lane configurations and traffic control shown in the table. Refer to Appendix L for the Synchro capacity analysis reports. Copies of the SimTraffic queueing and performance reports can be found in Appendix M.

Conditions	A P P R O A C H	Lane Configurations	Weekday AM Peak Hour		Weekday PM Peak Hour	
			LOS and Approach Delay (seconds)	Overall Delay (seconds)	LOS and Approach Delay (seconds)	Overall Delay (seconds)
Build (2029)	EB ¹	1 LT, 1 TH	A (8)	N/A	A (10)	N/A
	WB	1 TH, 1 RT	--		--	
	SB ²	1 LT-RT	C (15)		C (21)	

Improvements recommended by the Developer are shown in **bold**.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of Build (2029) traffic conditions indicates that both the major-street left-turn movement and the minor-street approach at the intersection of Old US 1 and Site Access #1 are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Exclusive left and right-turn lanes were considered at this intersection based on methodology outlined in the *Policy on Street and Driveway Access to North Carolina Highways* (published by NCDOT). Based on the findings from the turn lane warrant analysis, an exclusive eastbound left-turn lane on Old US 1 is expected to be warranted at this location. An exclusive westbound right-turn lane on Old US 1 is not expected to be warranted, however, is recommended to be constructed. Refer to Appendix O for a copy of the turn lane warrants at this intersection.

Based on a review of maximum queue lengths as reported from SimTraffic, the queue for the major-street left-turn movement is not expected to exceed 52 feet (approximately 2 vehicles) during either the weekday AM or PM peak hours and as such the recommended storage length of 100 feet is expected to be sufficient to accommodate future traffic volumes at this intersection upon buildout of the proposed development. It should be noted that this driveway location was selected

based on sight distance availability along the property frontage on Old US 1. The initial intent to align this driveway across from Mason Road was deemed to not provide sufficient sight distance and as such, this driveway was located further east to provide proper separation and sight distance.

CONCLUSION / RECOMMENDATIONS

The purpose of this Traffic Impact Analysis is to determine the potential traffic impacts of this development and to identify transportation improvements that may be required to mitigate the impacts on the roadway network. The proposed Welch Homestead residential development will be located north of Mason Road and west of Old US 1 in Apex, North Carolina. Site access will be served via one (1) full movement driveway on Old US 1 and connections to existing street stubs at Jazzy Street, Impulsion Drive, Zebroid Way, and Red Bluff Road. The site is currently undeveloped and is expected to consist of up to a maximum of 123 single family homes and 152 townhomes. The proposed site is expected to be built-out by the year 2029.

Based on the approved scoping, the following intersections were included in this TIA study area:

- | US 1 Northbound Ramps and New Hill Holleman Road
- | US 1 Southbound Ramps and New Hill Holleman Road
- | Old US 1 and New Hill Holleman Road / New Hill Olive Chapel Road
- | New Hill Olive Chapel Road and Horton Ridge Boulevard
- | Old US 1 and Mason Road
- | Old US 1 and Humie Olive Road
- | Old US 1 and Site Access #1

Capacity analysis was conducted at all study intersections according to NCDOT and Town guidelines utilizing the methodology contained in the *Highway Capacity Manual (HCM)*, 6th Edition, published by the Transportation Research Board. Based on review of adjacent development and background information provided by NCDOT and the Town, the following improvements have been identified or are recommended to accommodate future traffic conditions. Figure 11 provides a graphical representation of recommended improvements at the study intersections.

Improvements by Others

US 1 Northbound Ramps + New Hill Holleman Road

- | Construct an exclusive northbound right-turn lane on New Hill Holleman Road with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- | Construct an exclusive southbound left-turn lane on Hew Hill Holleman Road with a minimum of 200 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1

US 1 Southbound Ramps + New Hill Holleman Road

- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Friendship Master Plan Phase 1
- | Construct an exclusive southbound right-turn lane on New Hill Holleman Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

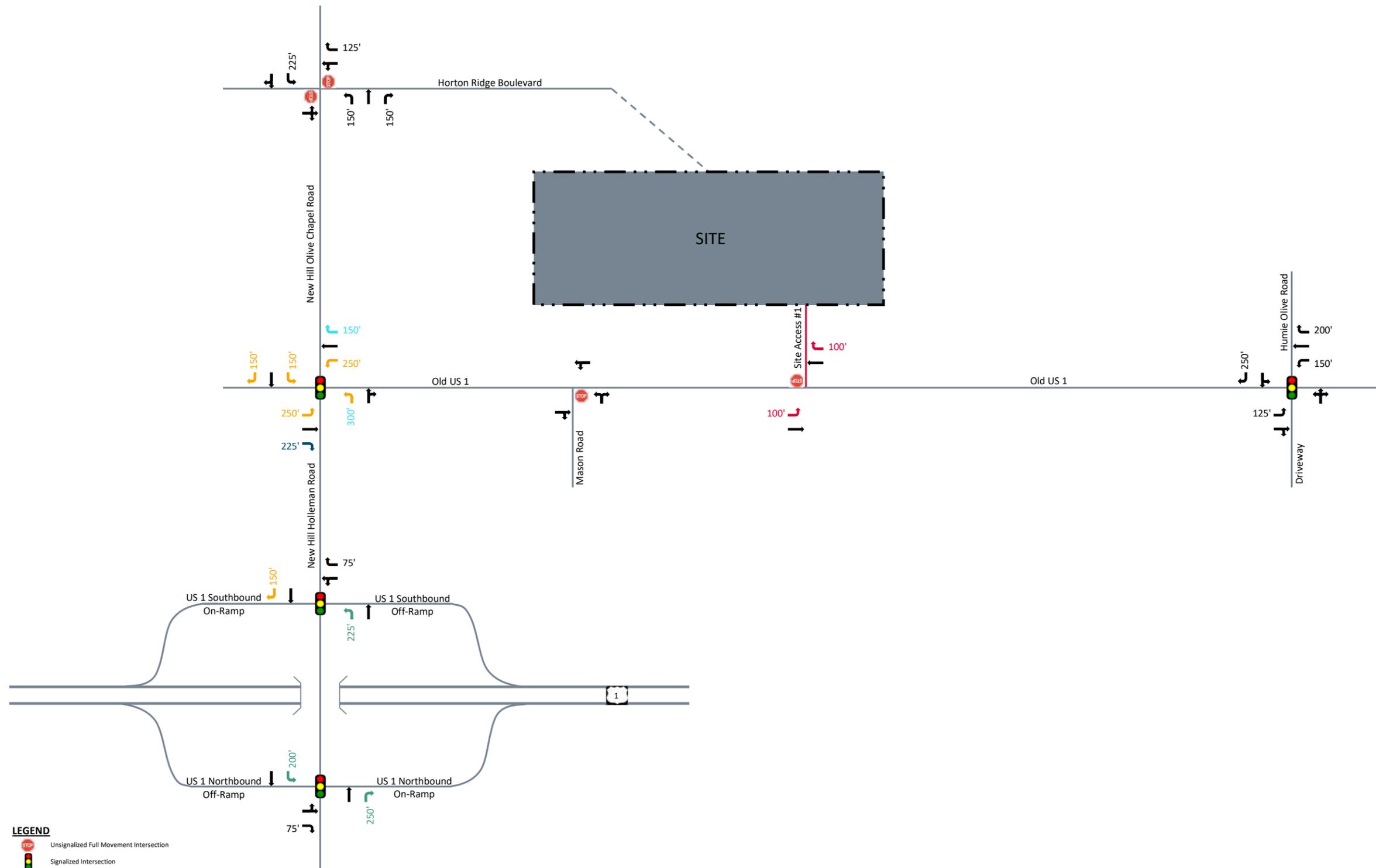
Old US 1 + New Hill Holleman Road / New Hill Olive Chapel Road

- | Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive eastbound right-turn lane on Old US 1 with a minimum of 225 feet of full width storage and appropriate deceleration and taper. – Utley Farms
- | Construct an exclusive westbound left-turn lane on Old US 1 with a minimum of 250 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive northbound left-turn lane on New Hill Holleman Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Extend the existing northbound left-turn lane on New Hill Holleman Road to a minimum of 300 feet of full width storage and appropriate deceleration and taper. – New Hill Commons PUD
- | Construct an exclusive southbound left-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood
- | Construct an exclusive southbound right-turn lane on New Hill Olive Chapel Road with a minimum of 150 feet of full width storage and appropriate deceleration and taper. – Gracewood

Recommended Improvements by Developer

Old US 1 + Site Access #1

- | Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- | Construct an exclusive westbound right-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- | Construct an exclusive eastbound left-turn lane on Old US 1 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- | Provide stop control on the southbound approach of the proposed driveway.



- LEGEND**
-  Unsignalized Full Movement Intersection
 -  Signalized Intersection
 -  Existing Lane
 -  Improvement by Developer
 -  Improvement by Friendship Master Plan Phase 1
 -  Improvement by Gracewood
 -  Improvement by Utley Farms
 -  Improvement by New Hill Commons PUD



Welch Homestead
Apex, NC

Recommended Lane Configurations
Scale: Not to Scale

Figure 11





TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #25CZ10

Welch Homestead Planned Unit Development

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

Applicant: Tyler Wilson, Lennar Carolinas, LLC

Authorized Agents: Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe

Property Addresses: 3204, 3216, & 3312 Old US 1 Hwy

Acreage: ± 83.53 acres

Property Identification Numbers (PINs): 0720158891, 0720144298, & 0720046146

Current 2045 Land Use Map Designation: Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Medium Density Residential and Park, Public or Private

Existing Zoning of Properties: Wake County Residential-40 Watershed (R-40W)

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

Separate comments must be provided for the two public hearings by the deadlines specified below.

Planning Board Public Hearing Date and Time: March 9, 2026, 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>.

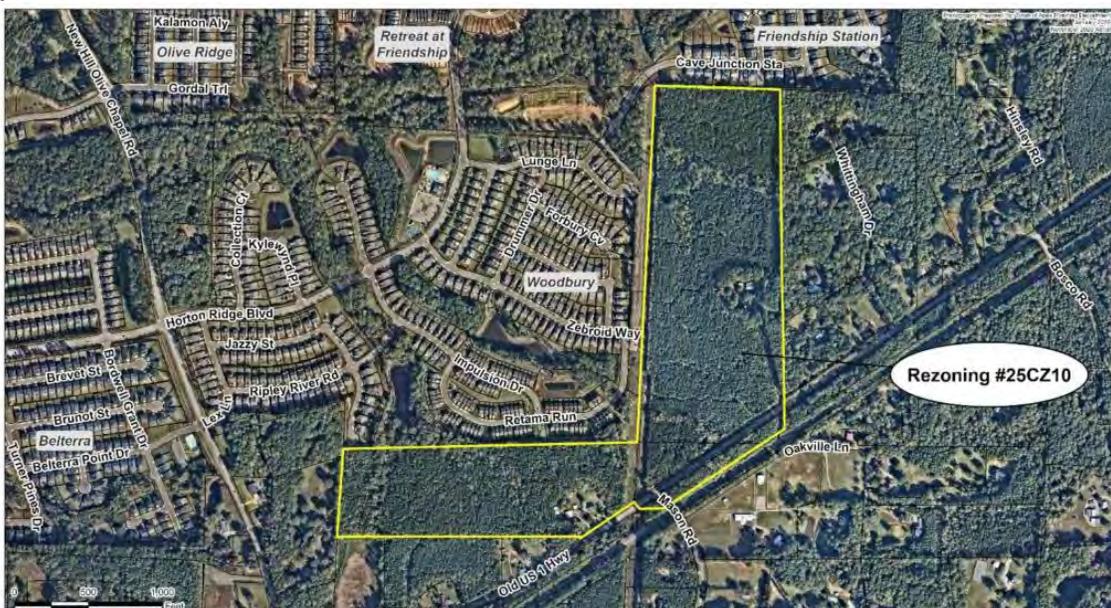
If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N. Mason Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must 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.

Town Council Public Hearing Date and Time: March 24, 2026, 6:00 PM

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/51338>.

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 #25CZ10
Welch Homestead Planned Unit Development
(Desarrollo de Unidad Planificada)

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

Solicitante: Tyler Wilson, Lennar Carolinas, LLC

Agente autorizado: Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe

Dirección de las propiedades: 3204, 3216, & 3312 Old US 1 Hwy

Superficie: ±83.53 acres

Números de identificación de las propiedades: 0720158891, 0720144298, & 0720046146

Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private

Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Medium Density Residential and Park, Public or Private

Ordenamiento territorial existente de las propiedades: Wake County Residential-40 Watershed (R-40W)

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 para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de marzo de 2026 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>.

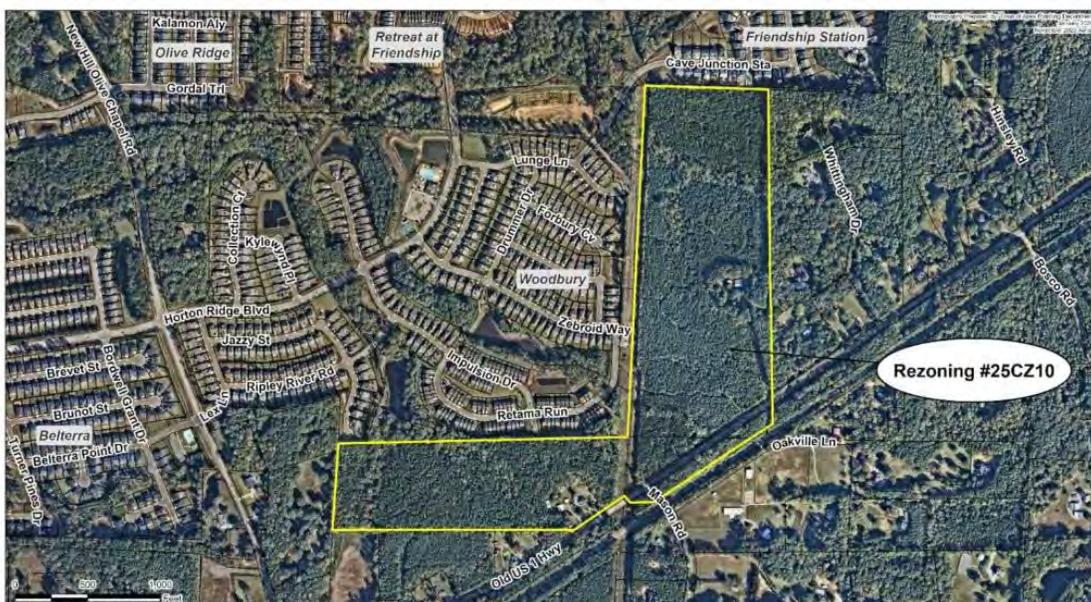
Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación 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.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de marzo de 2026 6:00 PM

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/51338>.

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 #25CZ10
Welch Homestead Planned Unit Development**

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

Applicant: Tyler Wilson, Lennar Carolinas, LLC
Authorized Agents: Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe
Property Addresses: 3204, 3216, & 3312 Old US 1 Hwy
Acres: ± 83.53 acres
Property Identification Numbers (PINs): 0720158891, 0720144298, & 0720046146
Current 2045 Land Use Map Designation: Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Medium Density Residential and Park, Public or Private
Existing Zoning of Properties: Wake County Residential-40 Watershed (R-40W)
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

Separate comments must be provided for the two public hearings by the deadlines specified below.

Planning Board Public Hearing Date and Time: March 9, 2026, 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.

Town Council Public Hearing Date and Time: March 24, 2026, 6:00 PM
You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.reis@nc.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/53338>.

Dianne F. Khin, AICP
Planning Director

Published Dates: February 27 - March 24, 2026



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ10
Welch Homestead Planned Unit Development
(Desarrollo de Unidad Planificada)

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

Solicitante: Tyler Wilson, Lennar Carolinas, LLC
Agente autorizado: Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe
Dirección de las propiedades: 3204, 3216, & 3312 Old US 1 Hwy
Superficie: ±83.53 acres
Números de identificación de las propiedades: 0720158891, 0720144298, & 0720046146
Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential, Medium Density Residential/Commercial Services, and Park, Public or Private
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Medium Density Residential and Park, Public or Private
Ordenamiento territorial existente de las propiedades: Wake County Residential-40 Watershed (R-40W)
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 para cada una de las dos audiencias públicas deben presentarse por separado en los plazos especificados a continuación.

Fecha y hora de la audiencia pública de la Junta de Planificación: 9 de marzo de 2026 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.

Fecha y hora de la audiencia pública del Consejo Municipal: 24 de marzo de 2026 6:00 PM

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: <https://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/51338>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 27 de febrero - 24 de marzo de 2026



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 #25CZ10 Welch Homestead PUD

Project Location: 3204, 3216, & 3312 Old US 1 Hwy

Applicant or Authorized Agents: Tyler Wilson, Lennar Carolinas, LLC; David Bergmark, McAdams; Mark Frederick, Parker Poe

Firm: Lennar Carolinas, LLC; McAdams; Parker Poe

Planning Board Public Hearing Date: March 9, 2026

Town Council Public Hearing Date: March 24, 2026

Project Planner: Bruce Venable

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 February 27, 2026, 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.

3/2/2026

Date

Anne Y. Khan

Planning Director

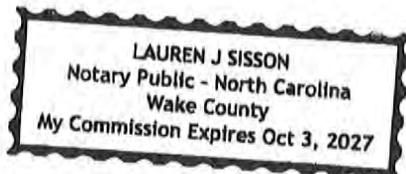
STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 2nd day of MARCH, 2026.

[Signature]

Notary Public



My Commission Expires: 10/3/2027



Retreat at Friendship

Friendship Station

Rezoning #25CZ10

Olive Ridge

Woodbury

Public Hearing Sign Posted By

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



[Signature]
Signature

7/18/2025
Date



**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

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

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

July 15, 2025

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: July 1, 2025
- Name of development: 25 CZ10 Welch Homestead PUD
- Address of rezoning: 3204, 3216, 3312 Old US 1 Hwy
- Total number of proposed residential units: 270
- Type(s) of residential units proposed: Single family detached (minimum of 105/ maximum of 140) and Townhomes (minimum 115/ maximum 150)

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:
or reassignment sup

Elementary Middle High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director



Apex Historic Resource Report

Property Name: Welch-Hearn House
Location: 3204 Old US 1 Highway
Date of Visit: May 12, 2025

Survey Number: WA1093
PIN Number: 0720158891

Classification:

- Local Inventory
- Study List for the National Register of Historic Places
- National Register of Historic Places (Individual/District)
- Apex Historic Landmark

Observations:

The one-story log saddlebag house was likely constructed in the mid nineteenth-century as a simple utilitarian log cabin with no ornamental detail to speak of. Wood windows, which appear original, are found throughout. The original wood floors have mostly been covered, but in the areas where exposed, appear original. The ceilings in the house are less than 7 feet high, common in these basic early structures that once dotted the countryside. This saddlebag/coastal cottage form was quite common in the nineteenth century, but has become more rare across Wake County today, especially in the Apex area.

While the house is a rare survivor, it has sustained too many alterations over time to convey any architectural significance. It would not qualify as a Wake County Historic Landmark, nor would it be eligible for the National Register of Historic Places. The corn crib appears to be the most worthy structure for preservation on this property.

Historic Integrity:

House

- Yes
- No

Outbuildings

- Yes
- No

I, Jeremy Bradham, inspector of the above property, state that this report provides an accurate representation of the historic integrity of the property as of:

Date 8/14/2025

Signature