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: 1409 Goodwin Rd
Applicant: Ardent Building, LLC
Authorized Agent: Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Owner: Bhana Real Estate, LLC

PROJECT DESCRIPTION:

Acreage: ± 8.93 acres
PIN: 0722276466
Current Zoning: Wake County Residential-80 Watershed District (R-80W)
Proposed Zoning: Rural Residential-Conditional Zoning (RR-CZ)
Current 2045 Land Use Map: Rural Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Town Limits: Outside (currently Wake County) – annexation is required at the time of rezoning

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County Residential-80 Watershed District (R-80W)	American Tobacco Trail; Single-family residential; Vacant
South:	Wake County Residential-80 Watershed District (R-80W)	Goodwin Road; Single-family residential
East:	Wake County Residential-80 Watershed District (R-80W); Tech/Flex-Conditional Zoning (TF-CZ #22CZ21)	Apex Light Industrial Park; Duke Energy Substation
West:	Wake County Residential-80 Watershed District (R-80W)	American Tobacco Trail; Single-family residential; Vacant

EXISTING CONDITIONS:

The property is located on the north side of Goodwin Road approximately 0.28 miles north of US Highway 64 and adjacent to the American Tobacco Trail. The 8.93-acre property is currently vacant with a field and mature trees (See Figure 1: Existing Site Conditions).

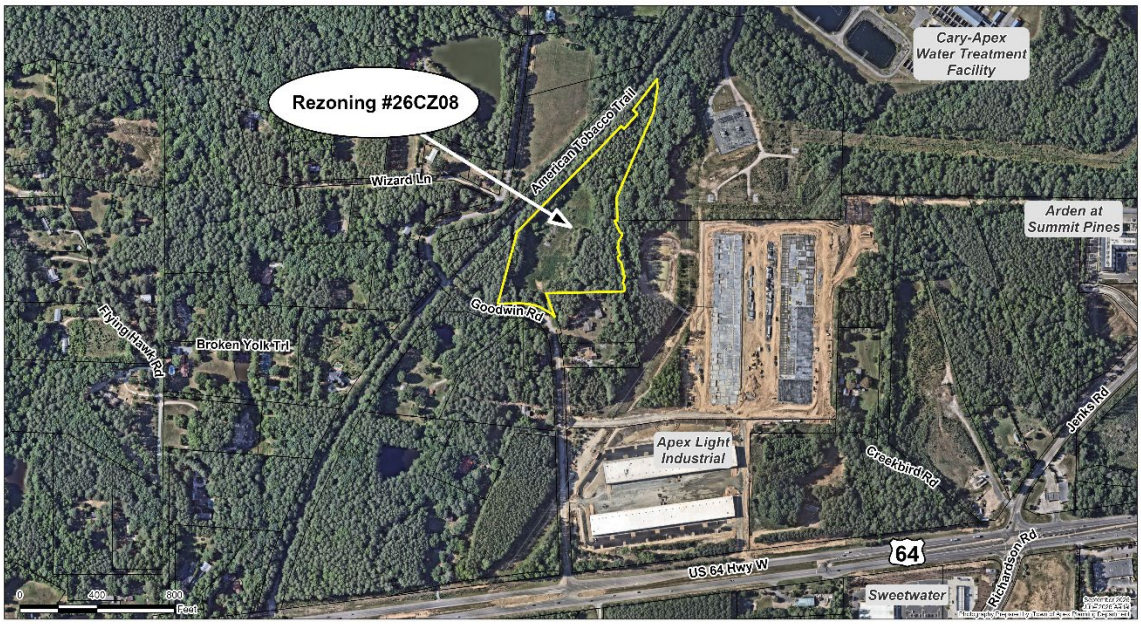


Figure 1: Existing Site Conditions

NEIGHBORHOOD MEETINGS:
The applicant conducted two neighborhood meetings on June 29, 2026, and September 14, 2026. Both neighborhood meeting reports are attached to this staff report.

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 indicated that schools at the high school grade level within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students. Transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the high school grade level.

2045 LAND USE MAP:
The 2045 Land Use Map classifies the subject property as Rural Density Residential. The proposed rezoning to Rural Residential-Conditional Zoning (RR-CZ) is inconsistent with that land use classification. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to the Rural Transition Residential classification (maximum 1 unit per acre) per NCGS 160D-605(a).

PROPOSED ZONING CONDITIONS:

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

Permitted Uses:

- Single-Family
- Accessory Apartment

- Utility, minor
- Park, active
- Park, passive
- Greenway

Architectural Conditions:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. 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.
5. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
6. Garage doors shall have windows, decorative details or carriage-style adornments on them.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer
8. A varied color palette shall be utilized 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 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 any non masonry set windows.
11. Front porches shall be a minimum of 6 feet deep.

Additional Zoning Conditions

1. The number of resultant residential lots of this rezoning shall be limited to 8 single family units, equivalent to approximately 0.9 dwelling units per acre.
2. Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.
3. Developer shall install pollinator-friendly and native flora within SCM planting areas.
4. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S. 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 canopy, understory and shrub levels. Refer to the Town of Apex Design and Development Manual for further guidance.
5. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.
6. Perimeter buffers, SCMs, and other HOA maintained areas may be planted with clover or warm season grasses for drought resistance.

7. HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.
8. 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.
9. HOA covenants shall not restrict the construction of accessory dwelling units.
10. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development sign at the front of the subdivision.
11. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electric vehicles.
12. For stormwater management, post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events.
13. For any new subdivision streets built within this development, overhead street lighting shall not be installed in an effort to preserve the rural identity of the Goodwin Road community. Wall-mounted exterior light fixtures on homes directly adjacent to residential properties shall include house-side shields where necessary to minimize illumination beyond the project boundary. In order to preserve public safety and welfare, this condition shall not prohibit the illumination of any required crosswalks within public right-of-way. Any crosswalk lighting shall be installed with house-side shields where necessary to minimize illumination towards adjacent residential properties.
14. Construction vehicles shall be prohibited from parking along Goodwin Road. Contractor shall follow the approved Staging Plan for determination on where construction vehicle parking shall be located.
15. Per the Town of Apex Bicycle and Pedestrian System Plan Map, a 10' wide multi-use path shall be constructed along the project frontage on Goodwin Road.
16. A 6' wooden privacy fence shall be erected along the shared property line with PIN #0722-27-7037 in order to provide visual screening to supplement the required perimeter buffer. The width of this perimeter buffer (adjacent to PIN #0722-27-7037) shall be increased to 20' wherever new residential lots directly abut the buffer.
17. A 15-foot wide streetscape easement containing a minimum 3' high landscaped berm shall be recorded along the project frontage, outside of the Goodwin Road right-of-way. While the easement may be located within private residential lots, maintenance of the berm and associated landscaping shall be the responsibility of the HOA.
18. In order to provide visual screening and minimize the potential for headlight exposure from vehicles exiting the proposed development, a row of evergreen trees shall be planted along the road frontage of 1420 Goodwin Road (PIN# 0722-26-5931), outside the Public R/W or any existing easements, and directly across from the proposed site drive. This additional off-site landscaping shall be installed only upon access rights being granted by the owner(s) of 1420 Goodwin Road.
19. Construction shall be restricted to Monday – Saturday, no later than 7pm, to allow for a reprieve from construction noise in the evenings and on Sundays. The allowable construction times shall be posted on a physical sign at the entrance to the neighborhood.

NATURAL RESOURCE AND ENVIRONMENTAL DATA:

The property is within the Cape Fear river basin, Jordan Lake watershed, White Oak Creek Basin sub-watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay August 2025 and subject to stormwater requirements in UDO Section 6.1. All development associated with rezoning would comply with riparian buffer requirements in UDO Section

6.1.11. The project is not located in a designated current 100-year floodplain as shown on FEMA FIRM Panel 3720072200K with an effective date of July 19, 2022.

RESOURCE CONSERVATION AREA AND BUFFERS:
The proposed rezoning includes a condition that limits the density to 0.9 units per acre. Therefore, Resource Conservation Area (RCA) is not required pursuant to Sec. 8.1.2.C.3 *Low Density Single-Family Residential Developments.* All development associated with rezoning would comply with riparian buffer requirements in UDO Section 6.1.11.

ENVIRONMENTAL ADVISORY BOARD:
This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per UDO Section 2.1.9. The applicant has offered a number of environmental conditions as part of their proposal (See Additional Zoning Conditions #2-8, and 10-12).

HOUSING STAFF RECOMMENDATION:
Housing Staff did not recommend an affordable housing condition to be included with this rezoning due to the limited size of the rezoning.

HISTORIC STRUCTURES:
There are no known historic structures present on the property.

PUBLIC FACILITIES:
The proposed residential project plans to connect to Town of Apex water and sewer. However, to connect to Town sewer, the applicant needs to obtain necessary off-site easements. Therefore, the project may utilize private septic systems. The ultimate design for the utilities shall meet the current Town of Apex Master Water and Sewer Plans for approval.

STORMWATER MANAGEMENT:
If the rezoning is approved, any proposed development shall meet all stormwater requirements provided in the UDO, including limiting the post-development stormwater flows to not exceed the pre-development rates. The applicant has proposed a zoning condition for stormwater management where the "post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events" (See Additional Zoning Conditions #12). Acceptable stormwater structures may include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

TRANSPORTATION NOTES:
The proposed rezoning is exempt from frontage improvements per UDO Section 7.5.1.B.3 *Required Improvements, Exemptions* due to the proposed subdivision having an anticipated number of vehicular trips less than 150 per day. However, the *Advance Apex: The 2045 Transportation Plan* calls for a 10-foot wide asphalt side path on the north side of Goodwin Road along the parcel's frontage. Planning Staff have requested a condition to extend the side path beyond the frontage to the northwest to connect with the American Tobacco Trail (See Figure 2: Existing and Suggested Pedestrian Network below).

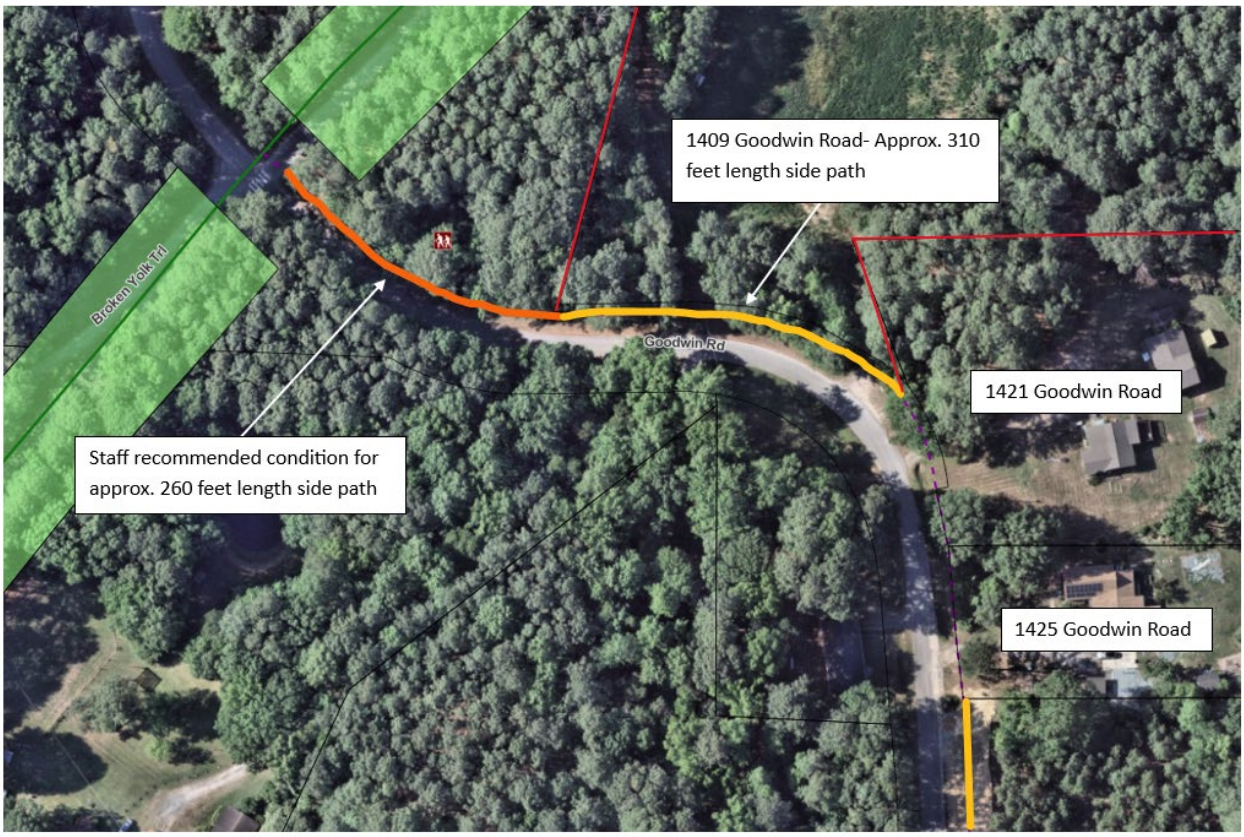


Figure 2: Existing and Suggested Pedestrian Network

The staff recommended condition is as follows:

> "Developer shall extend the 10-foot wide side path from the property frontage west to connect to the American Tobacco Trail. If the Developer is unable to acquire the encroachment agreement from NCDOT, Developer shall provide an engineer's estimate for the total cost of the side path to be reviewed and approved by the Town and pay a fee-in-lieu in that amount."

The applicant did not include any condition regarding off-site side path construction, and has not yet agreed to the staff recommended condition.

PLANNING STAFF RECOMMENDATION:
Planning staff recommends approval of Rezoning #26CZ08 subject to the addition of the following staff recommended condition:

> Developer shall extend the 10-foot wide side path from the property frontage west to connect to the American Tobacco Trail. If the Developer is unable to acquire the encroachment agreement from NCDOT, Developer shall provide an engineer's estimate for the total cost of the side path to be reviewed and approved by the Town and pay a fee-in-lieu in that amount.

PLANNING BOARD RECOMMENDATION:
Planning Board held a public hearing on October 12, 2026 for Rezoning #26CZ08 and unanimously voted to recommend approval of Rezoning #26CZ08 as presented with staff recommended condition.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:
This Statement will address consistency with the Town's comprehensive and other applicable plans, reasonableness, and effect on public interest:

The 2045 Land Use Map classifies the subject property as Rural Density Residential. The applicant is proposing a rezoning to Rural Residential-Conditional Zoning (RR-CZ). If the property is rezoned as proposed, the 2045 Land Use Map will be amended per NCGS 160D-605(a) to Rural Transition Residential.

If the zoning condition suggested by Planning staff is added, the proposed rezoning will be reasonable and in the public interest because it provides a transition between the non-residential uses to the south and east and the large-lot residential properties primarily west of the American Tobacco Trail corridor and provides a needed pedestrian connection to the American Tobacco Trail. Furthermore, the rezoning provides stricter architectural conditions than the UDO requires, provides stormwater measures above UDO standards, and incorporates typical suggested conditions from the Apex Environmental Advisory Board.

CONDITIONAL ZONING STANDARDS:
The Town Council shall find the RR-CZ designation demonstrates compliance with the following standards. 2.3.3.F:

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

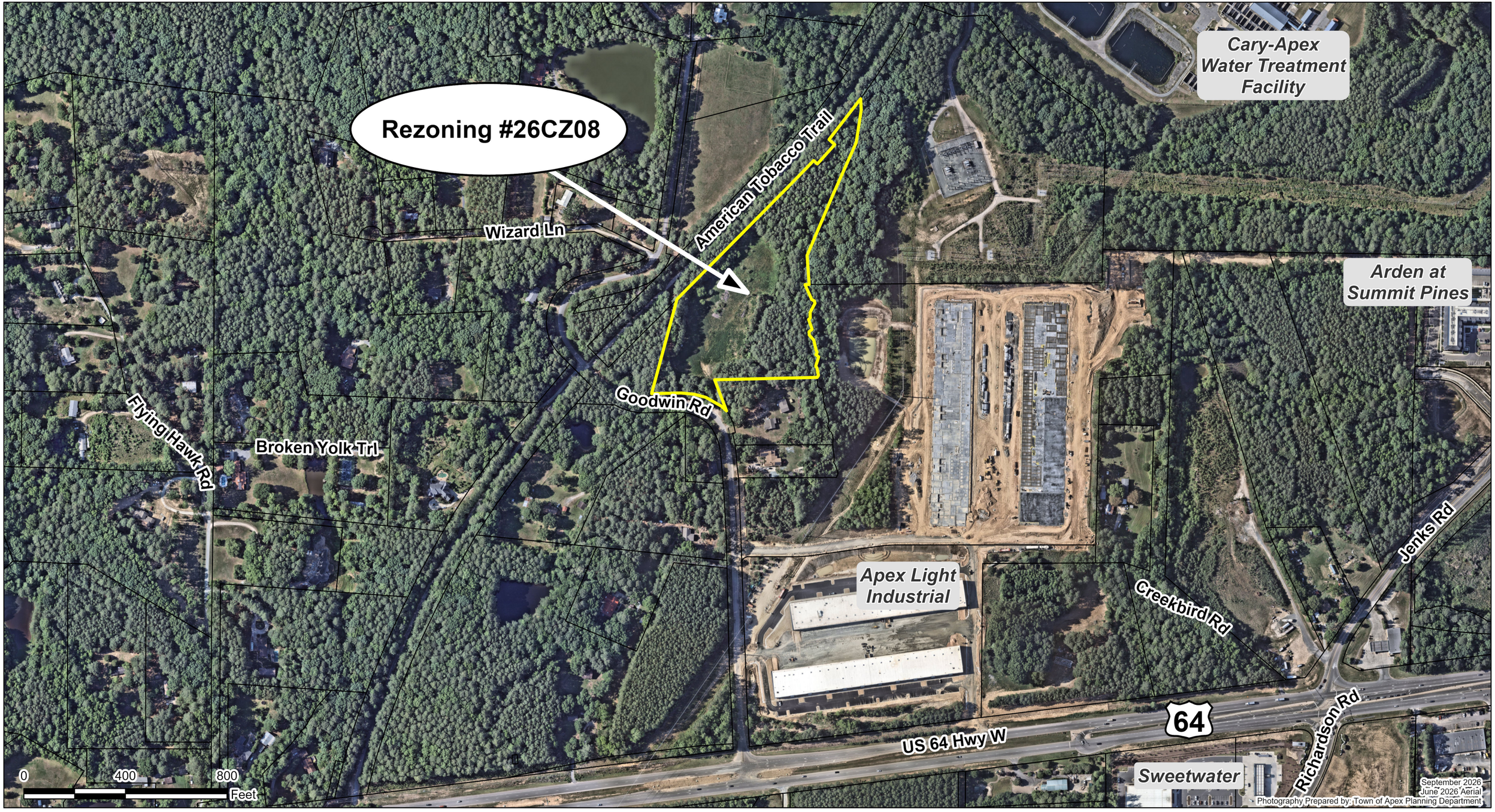
1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness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

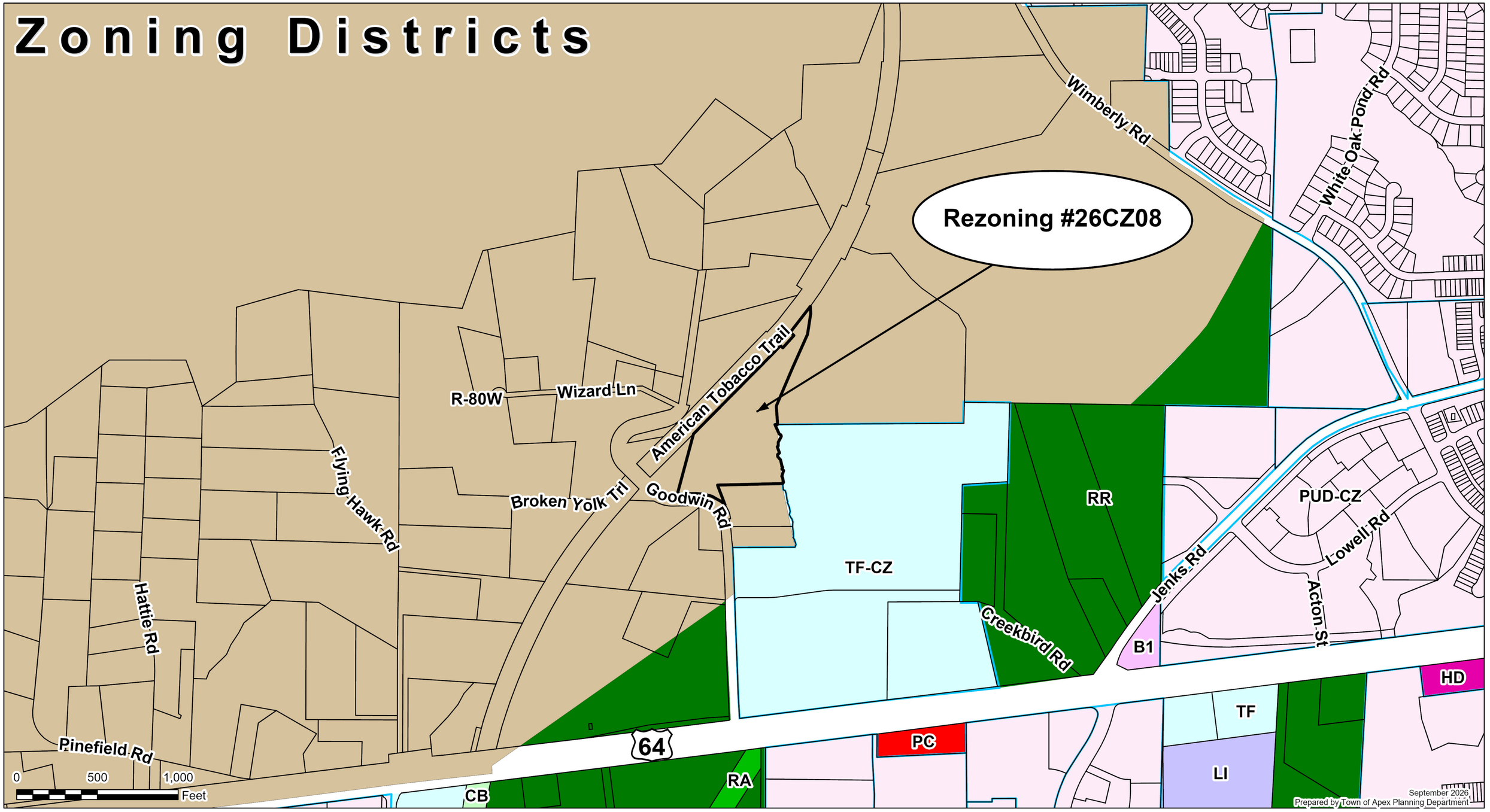
7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.

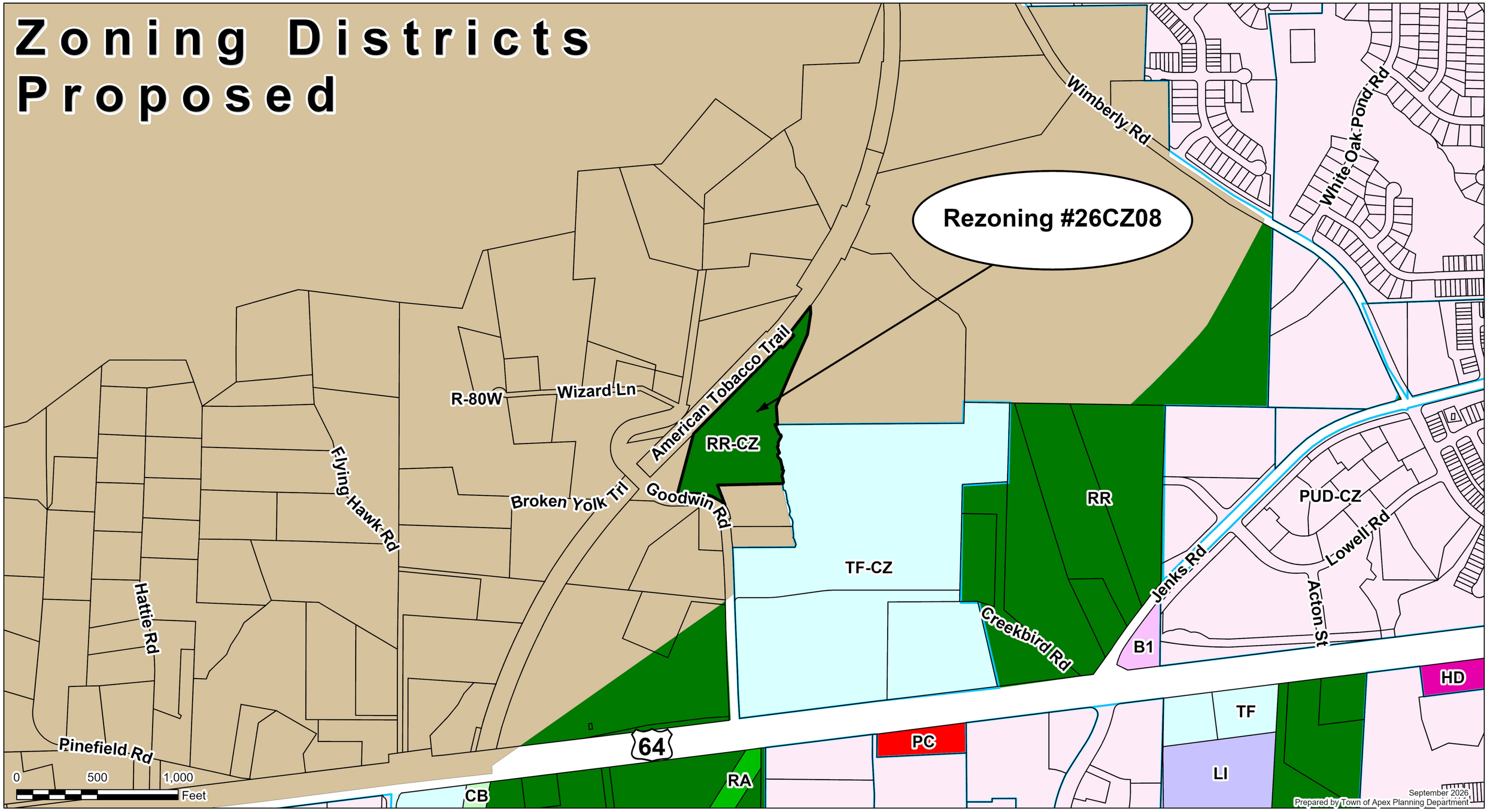
8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.

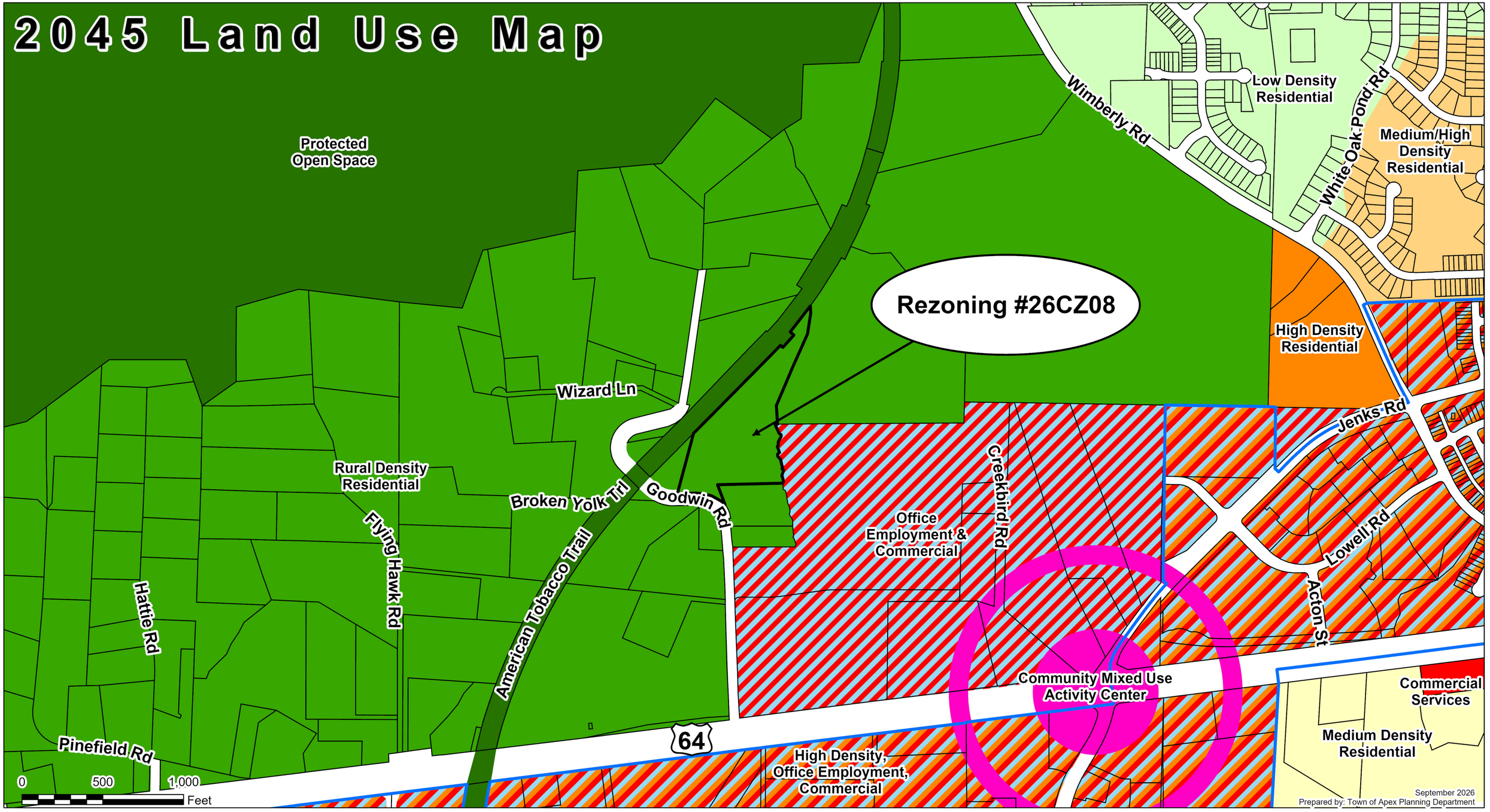
9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.

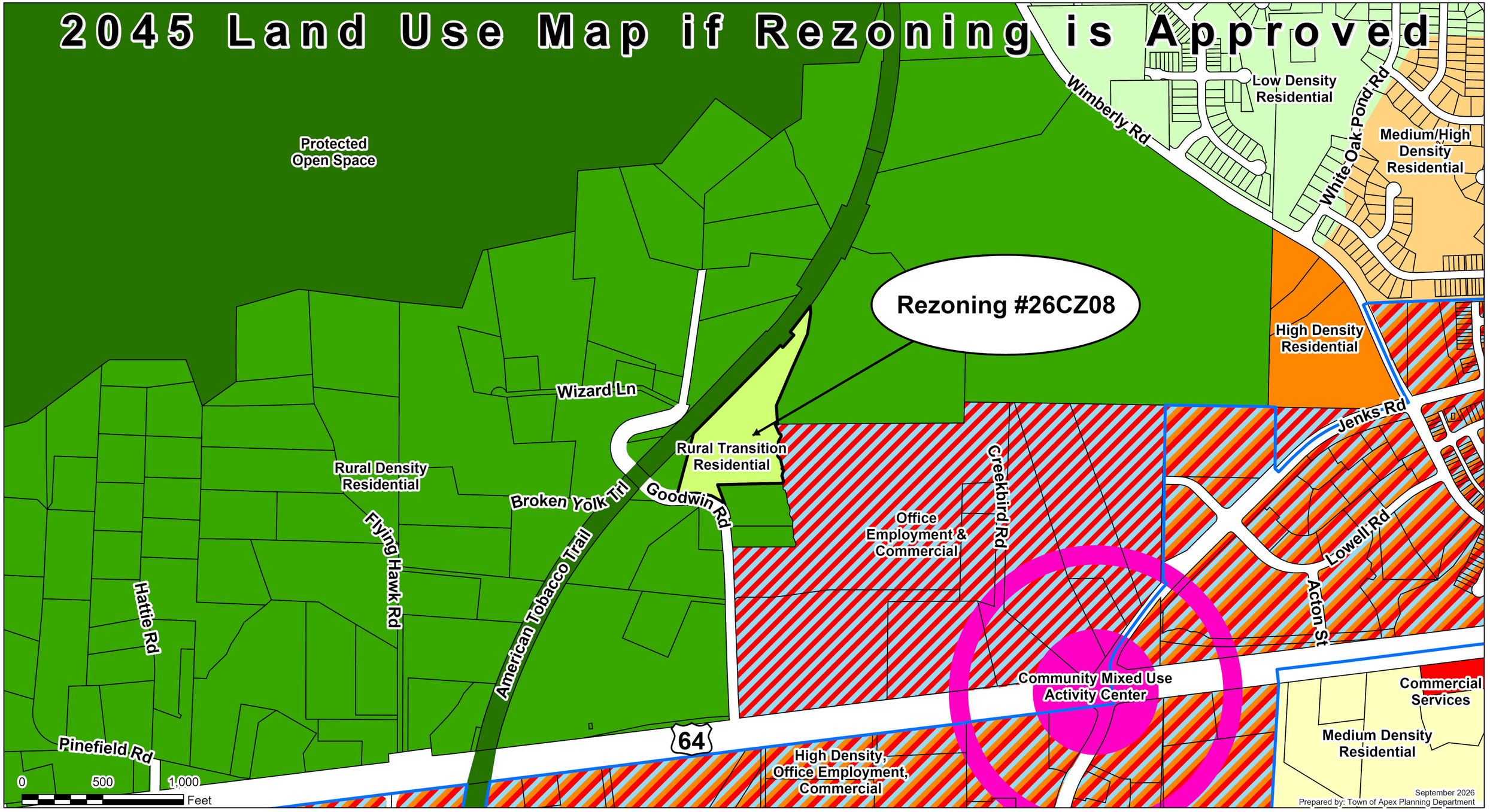
10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.


Rezoning #26CZ08
Cary-Apex Water Treatment Facility
American Tobacco Trail
Wizard Ln
Arden at Summit Pines
Goodwin Rd
Flying Hawk Rd
Broken Yolk Trl
Apex Light Industrial
Jenks Rd
Creekbird Rd
US 64 Hwy W
64
Richardson Rd
Sweetwater
0
400
800
Feet
September 2026
June 2026 Aerial
Photography Prepared by: Town of Apex Planning Department


Zoning Districts
Rezoning #26CZ08
Wimberly Rd
White Oak Pond Rd
American Tobacco Trail
R-80W
Wizard Ln
Flying Hawk Rd
Broken Yolk Trl
Goodwin Rd
Hattie Rd
Pinefield Rd
TF-CZ
RR
PUD-CZ
Lowell Rd
Jenks Rd
Acton St
Creekbird Rd
B1
HD
TF
PC
LI
64
RA
CB
0
500
1,000
Feet
September 2026
Prepared by Town of Apex Planning Department


Zoning Districts
Proposed
Rezoning #26CZ08
Wimberly Rd
White Oak Pond Rd
American Tobacco Trail
R-80W
Wizard Ln
RR-CZ
Flying Hawk Rd
Broken Yolk Trl
Goodwin Rd
RR
PUD-CZ
Lowell Rd
Jenks Rd
TF-CZ
Creekbird Rd
Acton St
B1
HD
TF
PC
LI
64
RA
CB
Hattie Rd
Pinefield Rd
0
500
1,000
Feet
September 2026
Prepared by Town of Apex Planning Department


2045 Land Use Map
Protected Open Space
Wimberly Rd
Low Density Residential
White Oak Pond Rd
Medium/High Density Residential
Rezoning #26CZ08
High Density Residential
Wizard Ln
Jenks Rd
Rural Density Residential
Broken Yolk Trl
Goodwin Rd
Creekbird Rd
Office Employment & Commercial
Flying Hawk Rd
American Tobacco Trail
Lowell Rd
Acton St
Hattie Rd
Community Mixed Use Activity Center
Commercial Services
Pinefield Rd
64
Medium Density Residential
High Density, Office Employment, Commercial
0
500
1,000
Feet
September 2026
Prepared by: Town of Apex Planning Department


2045 Land Use Map if Rezoning is Approved
Protected Open Space
Low Density Residential
Medium/High Density Residential
Wimberly Rd
White Oak Pond Rd
Rezoning #26CZ08
High Density Residential
Wizard Ln
Jenks Rd
Rural Transition Residential
Rural Density Residential
Broken Yolk Trl
Goodwin Rd
Creekbird Rd
Office Employment & Commercial
Flying Hawk Rd
American Tobacco Trail
Lowell Rd
Acton St
Hattie Rd
Community Mixed Use Activity Center
Commercial Services
Pinefield Rd
64
Medium Density Residential
High Density, Office Employment, Commercial
0
500
1,000
Feet
September 2026
Prepared by: Town of Apex Planning Department

PETITION TO AMEND THE OFFICIAL ZONING MAP

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

Application #: 26CZ08 Submittal Date: 07/01/2026

Fee Paid:

Project Information

Project Name: 1409 Goodwin Road

Address(es): 1409 Goodwin Road

PIN(s): 0722-27-6466

Acreage: 8.93

Current Zoning: R-80W Proposed Zoning: RR-CZ

Current 2045 LUM Classification(s): Rural Density Residential

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

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

Area classified as mixed use: Acreage:

Area proposed as non-residential development: Acreage:

Percent of mixed use area proposed as non-residential: Percent:

Applicant Information

Name: Ardent Building, LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27515

Phone: (919) 991-1428 E-mail: cschmidt@e1homes.com

Owner Information

Name: Bhana Real Estate LLC

Address: 320 Flatrock Ln

City: Holly Springs State: NC Zip: 27515

Phone: E-mail:

Agent Information

Name: Jones & Cnossen Engineerring, PLLC - Patrick Kiernan

Address: 221 N. Salem St., Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 E-mail: patrick@jonescnossen.com

Other contacts:

PETITION INFORMATION

Application #: 26CZ08 Submittal Date: 07/01/2026

An application has been duly filed requesting that the property described in this application be rezoned from R-80W to RR-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

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

1	Single Family	21	
2	Accessory Apartment	22	
3	Utility, minor	23	
4	Park, active	24	
5	Park, passive	25	
6	Greenway	26	
7		27	
8		28	
9		29	
10		30	
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PETITION INFORMATION

Application #: 26CZ08 Submittal Date: 07/01/2026

PROPOSED CONDITIONS:

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

See attached list.

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The proposed zoning would alter the 2045 LUM for a minor increase in density. The current 2045 LUM would allow for much less density than the current county zoning allows, so the proposed amendment is actually closer to the current allowed density. With the current R-80W zoning, a density of 0.45 du/ac. could be achieved, and we are proposing to increase that to 0.9 du/ac.

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

These large lots would be compatible with the surrounding land uses because almost all of the surrounding properties are large residential lots. A recent development has brought an industrial use to the east of this project, but we do not believe that use would fit our site.

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO.

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.

This design is very low impact development. Given the shape of the parcel, the most natural lot layout would entail a single cul-de-sac road near the center of the parcel, which should keep most traffic noises, light spillage, etc. away from the adjacent residential properties.

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.

This rezoning proposes an increase to the state-required stormwater control, in order to meet peak flow requirements for the 25-year storm (an increase from the required 10-year storm control). There have been additional environmentally-driven conditions offered as part of this proposal.

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 low-impact nature of this project should serve to minimize the impact to public 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.

This rezoning does not propose any uses that would harm the health, safety, or welfare of the residents of the Town or its ETJ. Conditions have been proposed to protect the nearby residents located in the Goodwin Road community.

PETITION INFORMATION

Application #: 26CZ08 Submittal Date: 07/01/2026

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

The small increase in residential density should not serve to adversely impact the value of the adjacent residential 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.

Residential homes generally do not constitute a nuisance or hazard because of the character of the neighborhood. The number of units planned for this parcel is small and the impact of these units on the surrounding area should be minimal.

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 conditional zoning district will follow the standards of the Town of Apex UDO, unless specifically noted in the proposed zoning conditions.

Architectural Conditions

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.

3. Eaves shall project at least 12 inches from the wall of the structure.

4. 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.

5. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.

6. Garage doors shall have windows, decorative details or carriage-style adornments on them.

7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
    - Windows
    - Bay window
    - Recessed window
    - Decorative window
    - Trim around the windows
    - Wrap around porch or side porch
    - Two or more building materials
    - Decorative brick/stone
    - Decorative trim
    - Decorative shake
    - Decorative air vents on gable
    - Decorative gable
    - Decorative cornice
    - Column
    - Portico
    - Balcony
    - Dormer

8. A varied color palette shall be utilized 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 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 any non-masonry set windows.

11. Front porches shall be a minimum of 6 feet deep.

Additional Zoning Conditions

1. The number of resultant residential lots of this rezoning shall be limited to 8 single family units, equivalent to approximately 0.9 dwelling units per acre.

2. Signage shall be provided in HOA areas surrounding SCMs, regarding the need to eliminate and reduce fertilizer and pet waste near SCMs.

3. Developer shall install pollinator-friendly and native flora within SCM planting areas.

4. At least 75% of the plant species used in the landscape design shall be native species to the eastern U.S. 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 canopy, understory and shrub levels. Refer to the Town of Apex Design and Development Manual for further guidance.

5. No single species of vegetation shall constitute more than 20% of the plant material of its type within a single development site, not including lawns.

6. Perimeter buffers, SCMs, and other HOA maintained areas may be planted with clover or warm season grasses for drought resistance.

7. HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.

8. 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.

9. HOA covenants shall not restrict the construction of accessory dwelling units.

10. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations. Developer shall emphasize the availability of solar by providing the statement "Solar Options Available" on the development sign at the front of the subdivision.

11. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electric vehicles.

12. For stormwater management, post-development peak runoff shall not exceed pre-development peak runoff conditions for the 1-year, 10-year, and 25-year 24-hour storm events.

13. For any new subdivision streets built within this development, overhead street lighting shall not be installed in an effort to preserve the rural identity of the Goodwin Road community. Wall-mounted exterior light fixtures on homes directly adjacent to residential properties shall include house-side shields where necessary to minimize illumination beyond the project boundary. In order to preserve public safety and welfare, this condition shall not prohibit the illumination of any required crosswalks within public right-of-way. Any crosswalk lighting shall be installed with house-side shields where necessary to minimize illumination towards adjacent residential properties.

14. Construction vehicles shall be prohibited from parking along Goodwin Road. Contractor shall follow the approved Staging Plan for determination on where construction vehicle parking shall be located.

15. Per the Town of Apex Bicycle and Pedestrian System Plan Map, a 10' multi-use path shall be constructed along the project frontage on Goodwin Road.

16. A 6' wooden privacy fence shall be erected along the shared property line with PIN #0722-27-7037 in order to provide visual screening to supplement the required perimeter buffer. The width of this perimeter buffer (adjacent to PIN #0722-27-7037) shall be increased to 20' wherever new residential lots directly abut the buffer.

17. A 15' streetscape easement containing a minimum 3' high landscaped berm shall be recorded along the project frontage, outside of the Goodwin Road right-of-way. While the easement may be located within private residential lots, maintenance of the berm and associated landscaping shall be the responsibility of the HOA.

18. In order to provide visual screening and minimize the potential for headlight exposure from vehicles exiting the proposed development, a row of evergreen trees shall be planted along the road frontage of 1420 Goodwin Road (PIN# 0722-26-5931), outside the Public R/W or any existing easements, and directly across from the proposed site drive. This additional off-site landscaping shall be installed only upon access rights being granted by the owner(s) of 1420 Goodwin Road.

19. Construction shall be restricted to Monday – Saturday, no later than 7pm, to allow for a reprieve from construction noise in the evenings and on Sundays. The allowable construction times shall be posted on a physical sign at the entrance to the neighborhood.

Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, NC 27539

Phone: (919) 577-1080
Fax: (919) 577-1081
info@batemancivilsurvey.com

LEGAL DESCRIPTION (PIN:0722276466 REZONING):

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF GOODWIN ROAD LLC (PIN: 0722276466) AS DESCRIBED IN DEED BOOK 14676 AT PAGE 2397 OF THE WAKE COUNTY REGISTER OF DEEDS, LYING IN WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON PIPE FOUND ON THE NORTHERN RIGHT OF WAY OF GOODWIN ROAD, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 727,173.99' AND E: 2,022,315.45'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY; N14°59'50"E A DISTANCE OF 385.49 FEET TO A ½" IRON PIPE FOUND; THENCE, N44°40'48"E A DISTANCE OF 627.61 FEET TO A ½" IRON REBAR FOUND; THENCE, N44°20'20"E A DISTANCE OF 100.84 FEET TO A ½" IRON REBAR FOUND; THENCE, N43°17'47"E A DISTANCE OF 38.44 FEET TO A ½" IRON PIPE FOUND; THENCE, S47°06'51"E A DISTANCE OF 19.86 FEET TO A ½" IRON REBAR FOUND; THENCE, N41°54'31"E A DISTANCE OF 102.96 FEET TO A ½" IRON REBAR FOUND; THENCE, N49°24'51"W A DISTANCE OF 29.97 FEET TO A ½" IRON REBAR FOUND; THENCE, N37°55'31"E A DISTANCE OF 203.13 FEET TO A ½" IRON PIPE FOUND; THENCE, S02°30'07"E A DISTANCE OF 45.47 FEET TO A ¾" IRON REBAR FOUND;

THE FOLLOWING SIX (6) CALLS ARE TIE LINES BETWEEN MONUMENTS FOUND ALONG SPRING BRANCH, THE PROPERTY LINE IS THE CENTERLINE OF SPRING BRANCH PER BOOK OF MAPS 2014 PAGE 1252 AND DEED BOOK 14676 PAGE 2397 OF THE WAKE COUNTY REGISTER OF DEEDS.

(1) THENCE, S08°52'57"W A DISTANCE OF 129.34 FEET TO A 1" IRON PIPE FOUND; (2) THENCE, S23°54'34"W A DISTANCE OF 228.46 FEET TO A ½" IRON REBAR FOUND; (3) THENCE, S23°01'43"W A DISTANCE OF 255.95 FEET TO A ½" IRON REBAR FOUND; (4) THENCE, S04°48'50"E A DISTANCE OF 120.99 FEET TO A CONCRETE MONUMENT FOUND; (5) THENCE, S06°14'41"E A DISTANCE OF 208.27 FEET TO A 1" IRON PIPE FOUND; (6) THENCE, S01°46'05"E A DISTANCE OF 161.81 FEET TO A BENT IRON REBAR FOUND; THENCE, S89°09'53"W A DISTANCE OF 400.13 FEET TO A ½" IRON REBAR FOUND; THENCE, S22°19'40"E A DISTANCE OF 129.00 FEET TO A COMPUTED POINT ON THE NORTHERN RIGHT OF WAY OF GOODWIN ROAD; THENCE, WITH SAID RIGHT OF WAY, N49°39'28"W A DISTANCE OF 31.97 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N60°33'32"W A DISTANCE OF 70.00 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N74°54'32"W A DISTANCE OF 48.00 FEET TO A COMPUTED POINT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, N84°34'32"W A DISTANCE OF 52.00 FEET TO A COMPUTED POINT; THENCE, S89°02'28"W A DISTANCE OF 115.90 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 388,932 SQUARE FEET OR 8.93 ACRES, MORE OR LESS, BASED ON THE CENTERLINE OF SPRING BRANCH AS REFERENCED ABOVE.

AGENT AUTHORIZATION FORM

Application #: 26CZ08 Submittal Date: 07/01/2026

Bhana Real Estate LLC 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: 1409 Goodwin Rd

The agent for this project is: Jones & Cnossen Engineering, PLLC

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

Agent Name: Patrick Kiernan

Address: PO Box 1062, Apex NC 27502

Telephone Number: (919) 387-1174

E-Mail Address: patrick@jonescnossen.com

Signature(s) of Owner(s)*

Mandhar

PARMINDER SANDHAR — Type or print name — 06/26/26 — Date

_____

_____ — Type or print name — _____ — Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: 26CZ08 Submittal Date: 07/01/2026

The undersigned, _____ (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 1409 Goodwin Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").

2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.

3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 12/28/23, and recorded in the Wake County Register of Deeds Office on 12/29/23, in Book 019510 Page 02167-02169.

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 12/29/23, 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 12/29/23, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 26 day of JUNE, 2026

Sandhar (seal)

PARMINDER SANDHAR

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 Parminder S. Sandhar, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Driver's License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.

Janet Spear

Notary Public
State of North Carolina
My Commission Expires: 2.20.30

[NOTARY SEAL]

Wake County, North Carolina
Notary Public
Janet Spear
My Commission Expires February 20, 2030

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: 26CZ08 Submittal Date: 07/01/2026

Insert legal description below.

1409 Goodwin Road - Legal Description

BEING ALL OF THAT PARCEL OF LAND NOW OR FORMERLY OF GOODWIN ROAD LLC (PIN: 0722276466) AS DESCRIBED IN DEED BOOK 14676 AT PAGE 2397 OF THE WAKE COUNTY REGISTER OF DEEDS, LYING IN WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON PIPE FOUND ON THE NORTHERN RIGHT OF WAY OF GOODWIN ROAD, SAID IRON BEING THE TRUE POINT OF BEGINNING AND HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 727,173.99' AND E: 2,023,315.45'; THENCE, FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY; N14°59'50"E A DISTANCE OF 385.49 FEET TO A ½" IRON PIPE FOUND; THENCE, N44°40'48"E A DISTANCE OF 627.61 FEET TO A ½" IRON REBAR FOUND; THENCE, N44°20'20"E A DISTANCE OF 100.84 FEET TO A ½" IRON REBAR FOUND; THENCE, N43°17'47"E A DISTANCE OF 38.44 FEET TO A ½" IRON PIPE FOUND; THENCE, S47°06'51"E A DISTANCE OF 19.86 FEET TO A ½" IRON REBAR FOUND; THENCE, N41°54'31"E A DISTANCE OF 102.96 FEET TO A ½" IRON REBAR FOUND; THENCE, N49°24'51"W A DISTANCE OF 29.97 FEET TO A ½" IRON REBAR FOUND; THENCE, N37°55'31"E A DISTANCE OF 203.13 FEET TO A ½" IRON PIPE FOUND; THENCE, S02°30'07"E A DISTANCE OF 45.47 FEET TO A ¾" IRON REBAR FOUND;

THE FOLLOWING SIX (6) CALLS ARE TIE LINES BETWEEN MONUMENTS FOUND ALONG SPRING BRANCH, THE PROPERTY LINE IS THE CENTERLINE OF SPRING BRANCH PER BOOK OF MAPS 2014 PAGE 1252 AND DEED BOOK 14676 PAGE 2397 OF THE WAKE COUNTY REGISTER OF DEEDS.

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NOTICE OF NEIGHBORHOOD MEETING

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

June 12, 2026

Date

Dear Neighbor:

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

1409 Goodwin Rd — 0722-27-6466

Address(es) — PIN(s)

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

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

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

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

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

Rezoning to change this 8.9 acre parcel from R80W (Wake County zoning) to RR-CZ to allow for a single family residential development (max. number of lots = 8). This would also involve Annexation to the Town of Apex to receive public utility services. This also requires a Land Use Map amendment from Rural Density Residential to Rural Transition Residential (equivalent to 1 unit/acre).

Estimated submittal date: July 01, 2026

MEETING INFORMATION:

Property Owner(s) name(s):	Bhana Real Estate LLC
Applicant(s):	Jones & Cnossen Engineering, PLLC
Contact information (email/phone):	patrick@jonescnossen.com/(919) 387-1174
Meeting Address:	Zoom - see enclosed details
Date/Time of meeting**:	June 29, 2026 5:30 PM - 6:30 PM

Welcome: 5:30 PM Project Presentation: 5:35 - 6:00 PM Question & Answer: 6:00 - 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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 1409 Goodwin Rd Rezoning

When: June 29, 2026 05:30 PM Eastern Time (US and Canada)

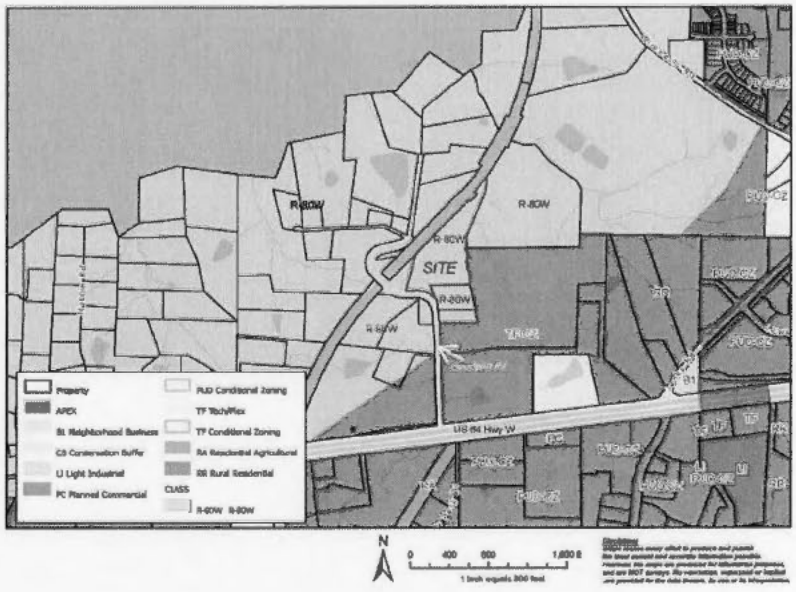
Register using the QR code:

Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 832 6418 1798 and then the Passcode: 744240

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on June 29th.

Or to join the meeting by phone: dial (301) 715-8592 or (305) 224-1968 and enter the Meeting ID 832 6418 1798 and the Passcode 744240. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Zoning Exhibit



2045 Land Use Map Excerpt (LUM)
Town of Apex

1409 Goodwin Rd
Current LUM Designation: Rural Density Residential

Requested LUM Designation: Rural Transition Residential



PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: 1409 Goodwin Rd Zoning: RR-CZ

Location: 1409 Goodwin Rd

Property PIN(s): 0722-27-6466 Acreage/Square Feet: 8.83

Property Owner: Bhana Real Estate LLC

Address: 320 Flatrock Ln

City: Holly Springs State: Nc Zip: 27540

Phone: Email:

Developer: Ardent Building, LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27515

Phone: (919) 991-1428 Fax: Email: cschmidt@e1homes.com

Engineer: Jones & Cnossen Engineerring, PLLC - Patrick Kiernan

Address: 221 N. Salem St., Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: Email: patrick@jonescnossen.com

Builder (if known):

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 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) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

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**

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**

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**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, 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**

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**

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**

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**

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**

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**

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.

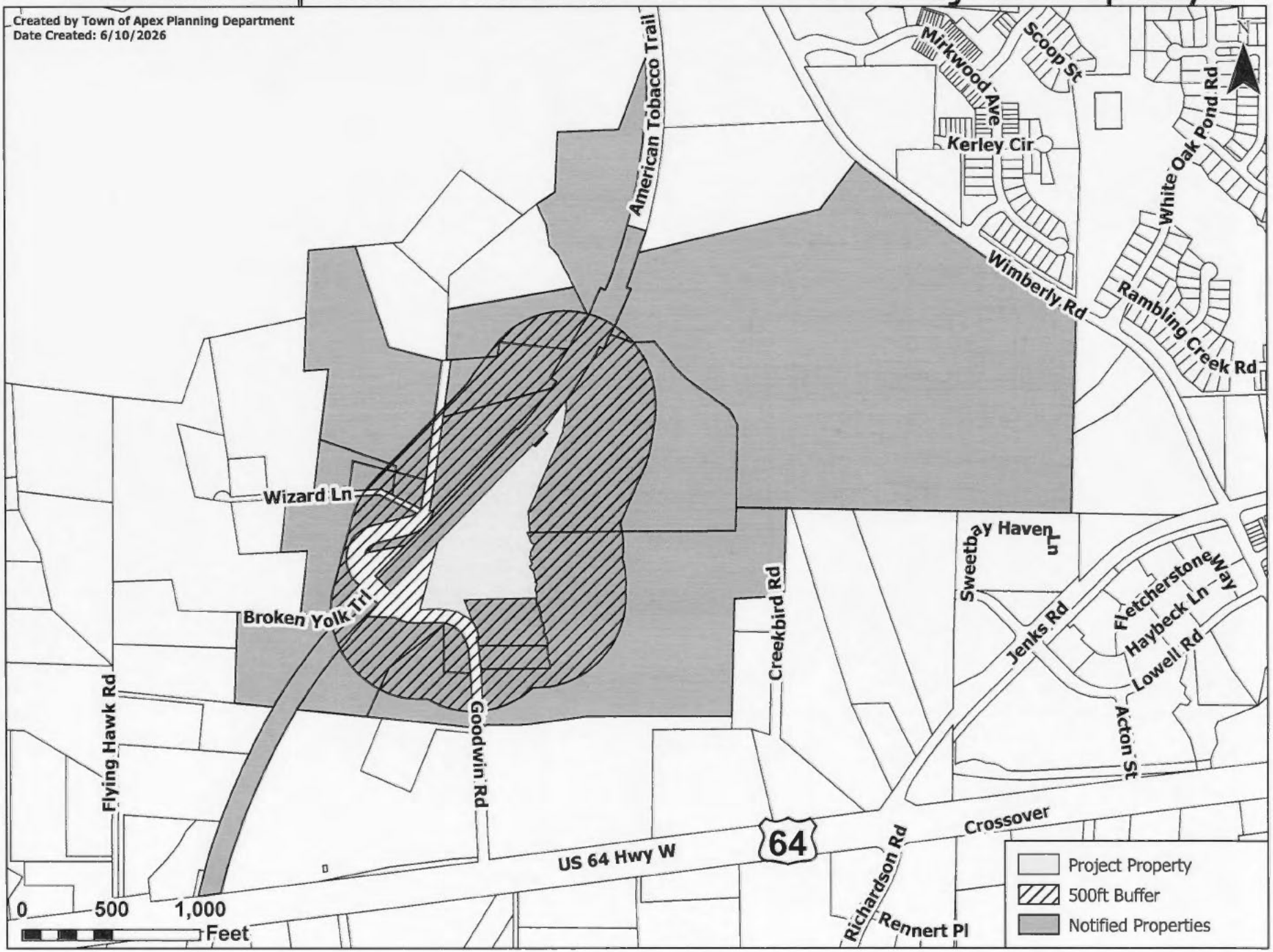
Stormwater Control Measures:	**Water Resources**	**919-362-8166**

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:	**Electric Utilities**	**919-249-3531**

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

Notified Properties within 500ft of of the Project Property



PROPERTY ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS		
1421 GOODWIN RD	0722277037	BALL, DAVID BALL, JACQUELINE	1425 GOODWIN RD	APEX NC 27523-6782	
1425 GOODWIN RD	0722268940	BALL, DAVID C BALL, JACQUELINE F	1425 GOODWIN RD	APEX NC 27523-6782	
1409 GOODWIN RD	0722276468	BHANA REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418	
3434 US 64 HWY W	0722165722	CARY TOWN OF	PO BOX 1147	CARY NC 27512-1147	
1400 WIMBERLY RD	0722488535	CARY TOWN OF APEX TOWN OF	REAL ESTATE DEPT TOWN OF CARY	PO BOX 8005	CARY NC 27512-8005
1324 WIMBERLY RD	0722385057	DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
3808 WIZARD LN	0722270838	GOODWIN, NANNIE L	3808 WIZARD LN	APEX NC 27523-8476	
1341 GOODWIN RD	0722271585	GOODWIN, W E HEIRS	C/O ETTA GOODWIN SMITH	3551 MCLAURIN RD	BEAR CREEK NC 27207-8347
1420 GOODWIN RD	0722265831	HATLEY, NANCY G	1420 GOODWIN RD	APEX NC 27523-8781	
0 GOODWIN RD	0722267455	KENNEDY, GEORGE G KENNEDY, LESLIE J	1217 GOODWIN RD	APEX NC 27523-8779	
0 GOODWIN RD	0722286189	KENNEDY, GEORGE GRADY TRUSTEE KENNEDY, LESLIE JEAN TRUSTEE	1217 GOODWIN RD	APEX NC 27523-8779	
8305 BROKEN YOLK TRL	0722164838	LEE, SHANYUNG TRUSTEE OUYANG, CHAOHUI TRUSTEE	8305 BROKEN YOLK TRL	APEX NC 27523-9602	
1336 GOODWIN RD	0722177519	MCLEAN, JAMES S	1336 GOODWIN RD	APEX NC 27523-9650	
1432 GOODWIN RD	0722263731	MEGLAUGHLIN, ROBERT J	1432 GOODWIN RD	APEX NC 27523-8781	
0 GOODWIN RD	0722375150	MPC RALEIGH LLC	189 S ORANGE AVE STE 1170	ORLANDO FL 32801-3256	
1328 WIMBERLY RD	0722362498	OTTAWAY, DANNY LEE OTTAWAY, JOAN M	1300 WIMBERLY RD	APEX NC 27523-8772	
1220 GOODWIN RD	0722189607	PAN, JANE C /TR	1220 GOODWIN RD	APEX NC 27523-8778	
1312 GOODWIN RD	0722272854	PAN-EDUCATIONAL SERVICES INC	1220 GOODWIN RD	APEX NC 27523-8778	
1404 GOODWIN RD	0722280921	ZHFA INVESTMENT TRUST	204 BLACK TIE LN	CHAPEL HILL NC 27514-6656	
		APEX TOWN OF	PO BOX 250	APEX NC 27502	
		Current Tenant	1312 Goodwin RD	APEX NC 27523	
		Current Tenant	1404 Goodwin RD	APEX NC 27523	
		Current Tenant	1421 Goodwin RD	APEX NC 27523	
		Current Tenant	1501 Goodwin RD	APEX NC 27523	
		Current Tenant	3228 US 64 HWY W	APEX NC 27523	
		Current Tenant	1408 Wimberly RD	APEX NC 27523	

Created by Town of Apex Planning Department
Date Created: 5/10/2026

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: Zoom

Date of meeting: June 29, 2026 Time of meeting: 5:30 PM - 6:30 PM

Property Owner(s) name(s): Bhana Real Estate LLC

Applicant(s): Jones & Cnossen Engineering, PLLC

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.	Patrick Kiernan/Jones & Cnossen Engineering	221 N Salem St., Suite 001	(919) 387-1174	patrick@jonescnossen.com	☑
2.	James Green	8324 Broken Yolk Trail		[redacted]	☐
3.	Roger & Cynthia Goodwin, Nancy Hatley	1420 Goodwin Rd		[redacted]	☐
4.	Leslie Kennedy	1217 Goodwin Rd		[redacted]	☐
5.	David Ball	1421 Goodwin Rd		[redacted]	☐
6.	Corey Schmidt/Ardent Building LLC	7310 Self Storage Rd		cschmidt@e1homes.com	☐
7.	William Beyke	8345 Broken Yolk Trail		[redacted]	☐
8.	Jacky Ball	1425 Goodwin Rd		[redacted]	☐
9.					☐
10.					☐
11.					☐
12.					☐
13.					☐
14.					☐

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Bhana Real Estate LLC

Applicant(s): Jones & Cnossen Engineering, PLLC

Contact information (email/phone): _____

Meeting Address: Zoom

Date of meeting: June 29, 2026 Time of meeting: 5:30 - 6:30 PM

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

Question/Concern #1:

See attached Summary

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Neighborhood Meeting – Summary of Discussion

Question/Concern #1: Why would you be allowed to increase the density given that this is a Jordan Lake watershed and all the homes around here are large lots?

Applicant's Response: With land prices being what they are, a four lot subdivision would be very difficult to make work financially, and furthermore would only be viable if this could stay in the County's jurisdiction on well and septic. Unfortunately a soil study showed poor results for septic capability, so after many thoughts and ideas, this 8 lot maximum layout (with a rezoning and annexation into Apex) was the only design we could get to work.

Question/Concern #2: What measures will be taken to protect the watershed? This is a lot of new impervious and the runoff goes directly into White Oak Creek before flowing into Jordan Lake.

Applicant's Response: You are correct that there will be more impervious on site with the new rooftops and roadway, but we will be implementing a stormwater control measure to capture and treat this runoff. Furthermore, we plan to add a zoning condition to require treatment of the 25-year storm as opposed to the 10-year storm required by the state.

Question/Concern #3: What is a conditional rezoning and does that mean you can just change the conditions after the rezoning to increase the density?

Applicant's Response: A conditional rezoning just means that we will submit a text document with the rezoning application stating certain "conditions" that will become zoning law if this project is approved. Think of it as additional rules/guidelines in addition to the Town's UDO. Once the conditions are approved at Council, they are set in stone unless someone in the future applies for a different rezoning.

Question/Concern #4: We want this to stay quiet and rural, will there be street lights on this road? Is there a condition that would prohibit that?

Applicant's Response: We can attempt to write a condition about the street lighting, but I'm not sure if that's something the Town can/will bend on.

Question/Concern #5: Where will all the construction traffic park?
Applicant's Response: We will have a staging plan on the construction plans that designates a construction parking area to make sure no one parks on Goodwin Road. Once the road is constructed we will have guidance that all construction traffic must park on one side of the street to make sure the road is still drivable. But that would still be on the new road, not Goodwin Road.

Question/Concern #6: Would this development have an HOA? And will there be a buffer along Goodwin Road?
Applicant's Response: Yes, this development would need an HOA to own/maintain all areas that are not within private residential lots. Buffers, pond area, etc. According to the Apex UDO, there is no streetscape buffer required along Goodwin Road, but my client's intent is to have all homes fronting on the new spine road (not Goodwin Road), and I believe he would want to add a landscaped berm along Goodwin Road regardless of whether it is required.

Question/Concern #7: What measures will be taken to protect the existing wells in this area?
Applicant's Response: Since we will be on Town water, we will not be tapping into the existing water table for new domestic water usage. Regarding quality, we will look more into this to see if there are any clever ways to ensure well safety. I do not believe a site this small would cause any deterioration of water quality since the earthwork will be minimal. There will be less infiltration of natural soils to feed into the water table because of our new layout + stormwater device, but given the history of this site, it sounds like the soils are probably not the best for water quality as it is.

Question/Concern #8: What measures will be taken to protect the surrounding properties from dirty runoff during construction?
Applicant's Response: We will have an erosion control plan that will guide the contractors on how to keep all dirty water on site. Our job as engineers is to design in such a way that dirty water is not leaving the site and entering the stream system. With as large as these lots will be, I do not think we will have an issue with keeping everything on site. We should have adequate spacing around the perimeter of all new lots in order to install sediment basins and/or diversion ditches. As was mentioned earlier, the existing soils are a lot of wasted soils from the construction of US-64. It

was never properly compacted or stabilized, so one would think the ground is currently in active erosion and sedimentation. If anything, especially when all is said and done, the stormwater and erosion control status of this property should be improved from how it is today.

Question/Concern #9: The nearby construction site is tearing up the surface of Goodwin Road. There were promises made about re-surfacing but that never happened. Will you be doing that?
Applicant's Response: That is certainly the type of condition that could be added if our clients choose to offer that. I will say, it is possible that the Apex Light Industrial site just hasn't done their road improvement work *yet*. That is typically done towards the end of a project to avoid further deterioration of new road (while the site is in active construction). Even if they never do, and we agree to a condition to do it ourselves, it would probably be close to 18 months before the roadwork is done on Goodwin. It might be worth a discussion with NCDOT to see if they would consider a scheduled re-surfacing (not tied to any specific development).

Question/Concern #10: Is there any consideration to re-aligning Goodwin Road?
Applicant's Response: Ironically this was discussed during the pre-application meeting, but due to the controlled access across the American Tobacco Trail (and the significant topography that exists further north), we will be unable to re-align the road.

Question/Concern #11: [After that question I brought up the idea from the Town staff to add a trailhead and parking lot near the American Tobacco Trail access].....Q: The last thing we want is to invite more traffic onto Goodwin Road, that does not sound like a good idea. Is that required? Because we will not support that if it's part of this rezoning.
Applicant's Response: This was suggested by the Town, but we are not required to do so. I believe there will be a push from Town staff and/or Town Council to add this as a condition, but if the neighborhood is unified in their opposition, then we will try our best to keep the trailhead out of the conversation.

Question/Concern #12: Similar question about the bike lane on Goodwin Road. We do not want to encourage cyclists coming from 64 to use Goodwin Road. 64 is not safe for cyclists as it is.
Applicant's Response: We can discuss this further with the Town, but it is part of their long-range Transportation plan to have a bicycle route on this corridor. My assumption is because of the access to the American Tobacco Trail. I understand your perspective about 64, but especially with

the new Apex Light Industrial project, it is possible that someone living in Cary or Durham could theoretically bike to work by using the American Tobacco Trail. If Goodwin Road continues the bike lane all the way to the new industrial site, then that would be a benefit. That said, this is a Town requirement; not something that we are voluntarily pushing for. We will discuss your concerns with Town staff.

Question/Concern #13: How will noise pollution be addressed? The current construction site is very loud and intrusive.

Applicant's Response: We do not have a means to directly mitigate noise, however construction can be limited to certain days or hours if that is something that could help. In general, though, the amount of sitework required for this small development will be insignificant compared to the Apex Light Industrial site. I'm sure that site has dozens of crews working at any given time, but for our site we're really just talking about a small-scale site contractor that should be in-and-out pretty quickly.

Question/Concern #14: What is the plan for sewer and water? If you extend utilities across our properties [David and Jacqueline Ball], there will be impact and destruction to our front yard and small orchard.

Applicant's Response: Some of that is yet to be determined, but we know that the waterline will need to be extended up Goodwin Road (where it currently ends with Apex Light Industrial). We have reached out to NCDOT and have received a tentative response that we should be able to install the waterline within the Goodwin Road R/W so as to avoid adverse impacts to your property. Sewer will need to reach the pump station that is being built with the Industrial project. Which route we decide to go remains to be seen, but they will be designed as sort of a hybrid, where we will have individual STEP septic tanks that individually pump out the gray water back to the Apex Pump Station.

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, Patrick L. Kiernan, 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 Zoom (location/address) on June 29 2026 (date) from 5:30 PM (start time) to 7:00 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.

6/30/26
Date

By: Patrick L. Kiernan

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ CHATHAM

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 30th day of June, 2026.

SEAL

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

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

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

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

Developer Company *Information*	
Company *Name*	Ardent Building, LLC
Company Phone *Number*	(919) 991-1428
Developer Representative *Name*	Corey Schmidt
Developer Representative *Phone Number*	(919) 991-1428
Developer Representative *Email*	cschmidt@e1homes.com

New Residential Subdivision *Information*	
Date of Application for Subdivision	Unknown
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	To be determined
Address of Subdivision (if unknown enter nearest cross streets)	1409 Goodwin Rd
REID(s)	0181243
PIN(s)	0722-27-6466

Projected Dates *Information*	
Subdivision *Completion Date*	~ End of '27
Subdivision *Projected First Occupancy Date*	~ Spring '28

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	8						8	4000	7000	1 mil	2 mil	2028	4	2029	4		
Townhomes																	
Condos																	
Apartments																	
Other																	

Revised 08/10/2018

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.

August 31, 2026
Date

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

1409 Goodwin Rd — Address(es)
0722-27-6466 — PIN(s)

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

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

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

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

The following is a description of the proposal including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

Rezoning to change this 8.9 acre parcel from R80W (Wake County zoning) to RR-CZ to allow for a single family residential development (max. number of lots = 8). This would also involve Annexation to the Town of Apex to receive public utility services. This also requires a Land Use Map amendment from Rural Density Residential to Rural Transition Residential (equivalent to 1 unit/acre).

Estimated submittal date: project was submitted July 01, 2026 ***This is the second required neighborhood meeting.***

MEETING INFORMATION:

Property Owner(s) name(s): Bhana Real Estate LLC
Applicant(s): Jones & Cnossen Engineering, PLLC
Contact information (email/phone): patrick@jonescnossen.com/(919) 387-1174
Meeting Address: Zoom - see enclosed details
Date/Time of meeting**: September 14, 2026 5:30 PM - 6:30 PM
Welcome: 5:30 PM Project Presentation: 5:35 - 6:00 PM Question & Answer: 6:00 - 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.

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Zoom Meeting Details – 1409 Goodwin Rd Rezoning

When: September 14, 2026 05:30 PM Eastern Time (US and Canada)

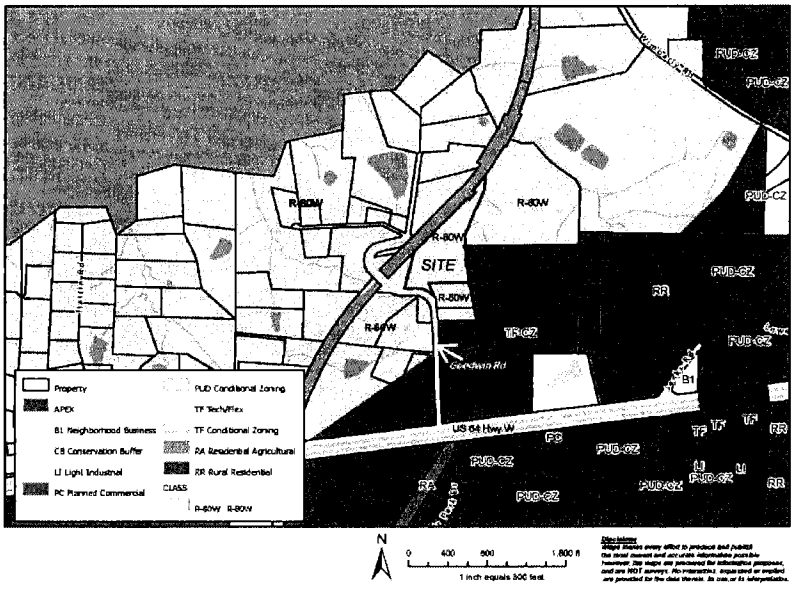
Register using the QR code:

Or go to: www.zoom.com. Click on "JOIN". Enter the Meeting ID: 872 0139 1930 and then the Passcode: 486959

Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on September 14th.

Or to join the meeting by phone: dial (253) 215-8782 or (301) 715-8592 and enter the Meeting ID 872 0139 1930 and the Passcode 486959. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Zoning Exhibit



2045 Land Use Map Excerpt (LUM)
Town of Apex

1409 Goodwin Rd
Current LUM Designation: Rural Density Residential

Requested LUM Designation: Rural Transition Residential



PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: 1409 Goodwin Rd Zoning: RR-CZ

Location: 1409 Goodwin Rd

Property PIN(s): 0722-27-6466 Acreage/Square Feet: 8.83

Property Owner: Bhana Real Estate LLC

Address: 320 Flatrock Ln

City: Holly Springs State: Nc Zip: 27540

Phone: _____ Email: _____

Developer: Ardent Building, LLC

Address: PO Box 5509

City: Cary State: NC Zip: 27515

Phone: (919) 991-1428 Fax: _____ Email: cschmidt@e1homes.com

Engineer: Jones & Cnossen Engineerring, PLLC - Patrick Kiernan

Address: 221 N. Salem St., Suite 001

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: _____ Email: patrick@jonescnossen.com

Builder (if known): _____

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 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) Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 249-3537 (919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 2nd and 4th Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at http://www.apexnc.org/838/Agendas-Minutes). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

The Town of Apex cannot enforce private agreements between developers and neighbors and is not a party to the easement and right-of-way negotiation that occurs between developers and neighboring property owners for easements or rights-of-way that are necessary to build the project.

It is recommended that all private agreements be made in writing and that if a property owner feels it necessary, they should obtain private legal counsel in order to protect their interests in both private agreements and during easement negotiations. The only conditions that the Town of Apex can enforce are those conditions that are made a part of the conditional zoning of the property by agreement of the developer and the Town.

As an example, if a developer offers to build a fence for a neighbor to mitigate some impact, the Town can only enforce the construction of the fence if the fence becomes a condition of the rezoning. This would occur by the developer offering the condition as part of their conditional zoning application package or at the Town Council public hearing on the conditional zoning and the Town accepting it as a condition. Private agreements regarding a fence being constructed will not be enforced by the Town.

To request that any agreement with a developer is made a part of the conditional zoning at the time of approval, you may ask at the Town Council public hearing if the agreement is included in the conditions. If it is not, you may request that the Town Council not approve the rezoning without the agreement being included in the conditions (note that it is up to Town Council whether to approve or deny the rezoning but they cannot impose conditions that the applicant does not agree to add). The developer's proposed conditions can be viewed any time after a rezoning is submitted on the Interactive Development Map at: http://apexnc.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=fa9ba2017b784030b15ef4da27d9e795

Documentation:

Neighbors to a requested new development and/or rezoning are strongly encouraged to fully document (such as through dated photographs) the condition of their property before any work is initiated for the new development. Stormwater controls installed on developed property are not designed to and will likely not remove 100% of the soil particles transported by stormwater runoff. As a result, creeks and ponds could become cloudy for a period of time after rain events.

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**

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**

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**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/striping, 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**

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**

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**

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**

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**

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**

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.

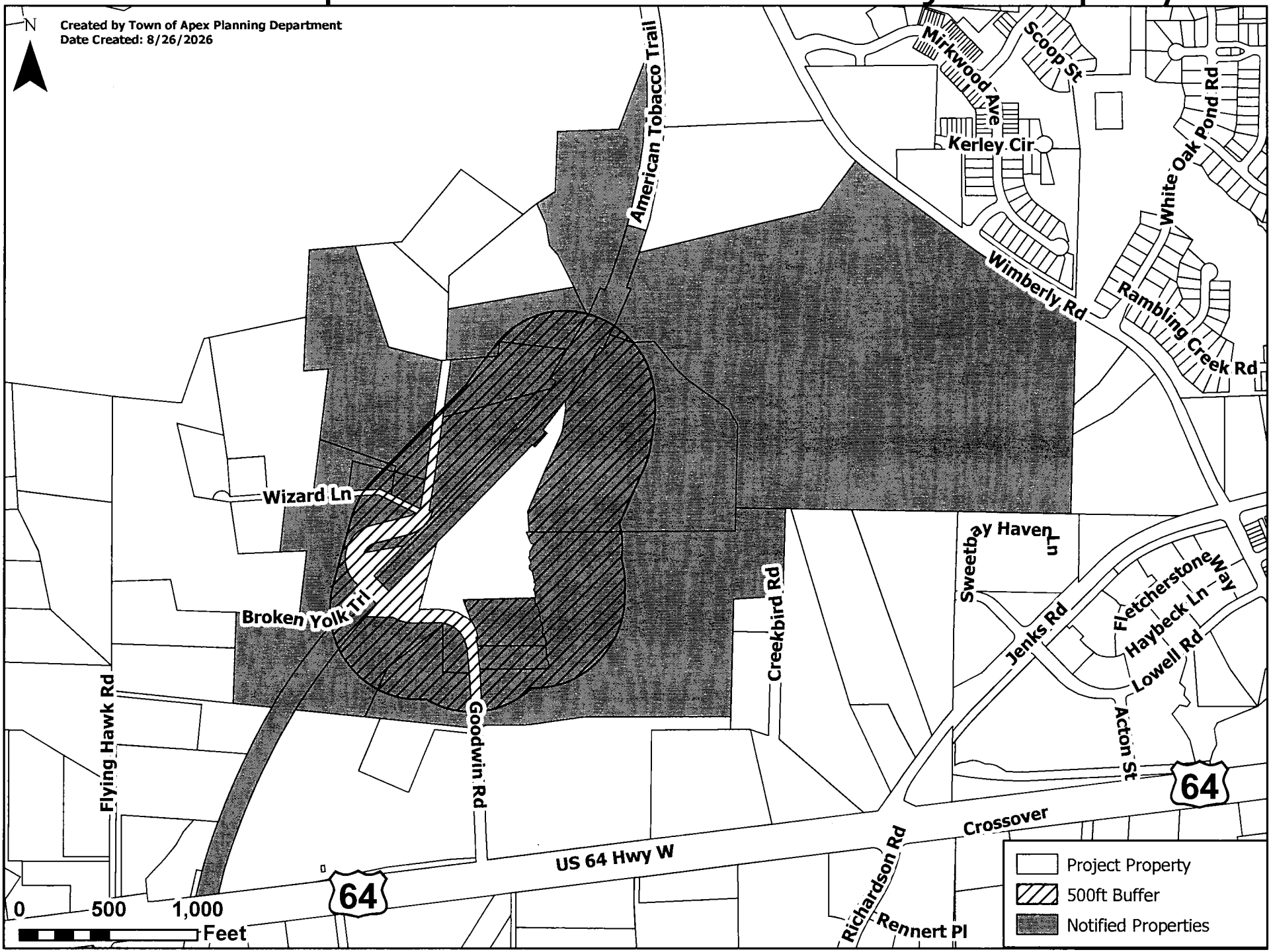
Stormwater Control Measures: **Water Resources** **919-362-8166**

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: **Electric Utilities** **919-249-3531**

Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

Notified Properties within 500ft of the Project Property



SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
1421 GOODWIN RD	0722277037	BALL, DAVID BALL, JACQUELINE	1425 GOODWIN RD	APEX NC 27523-6782
1425 GOODWIN RD	0722268940	BALL, DAVID C BALL, JACQUELINE F	1425 GOODWIN RD	APEX NC 27523-6782
1409 GOODWIN RD	0722276466	BHANA REAL ESTATE LLC	320 FLATROCK LN	HOLLY SPRINGS NC 27540-7418
3434 US 64 HWY W	0722166722	CARY TOWN OF	PO BOX 1147	CARY NC 27512-1147
1400 WIMBERLY RD	0722488535	CARY TOWN OF APEX TOWN OF	REAL ESTATE DEPT TOWN OF CARY	PO BOX 8005 CARY NC 27512-8005
1324 WIMBERLY RD	0722385057	DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST CHARLOTTE NC 28202-4200
3808 WIZARD LN	0722270838	GOODWIN, NANNIE L	3808 WIZARD LN	APEX NC 27523-8476
1341 GOODWIN RD	0722271585	GOODWIN, W E HEIRS	C/O ETTA GOODWIN SMITH	3551 MCLAURIN RD BEAR CREEK NC 27207-9347
1420 GOODWIN RD	0722265931	HATLEY, NANCY G	1420 GOODWIN RD	APEX NC 27523-6781
0 GOODWIN RD	0722287455	KENNEDY, GEORGE G KENNEDY, LESLIE J	1217 GOODWIN RD	APEX NC 27523-6779
0 GOODWIN RD	0722286189	KENNEDY, GEORGE GRADY TRUSTEE KENNEDY, LESLIE JEAN TRUSTEE	1217 GOODWIN RD	APEX NC 27523-6779
8305 BROKEN YOLK TRL	0722164838	LEE, SHANYUNG TRUSTEE OUYANG, CHAOHUI TRUSTEE	8305 BROKEN YOLK TRL	APEX NC 27523-9602
1336 GOODWIN RD	0722177519	MCLEAN, JAMES S	1336 GOODWIN RD	APEX NC 27523-9650
1432 GOODWIN RD	0722263731	MEGLAUGHLIN, ROBERT J	1432 GOODWIN RD	APEX NC 27523-6781
0 GOODWIN RD	0722375150	MPC RALEIGH LLC	189 S ORANGE AVE STE 1170	ORLANDO FL 32801-3266
1328 WIMBERLY RD	0722392498	OTTAWAY, DANNY LEE OTTAWAY, JOAN M	1300 WIMBERLY RD	APEX NC 27523-6772
1220 GOODWIN RD	0722189607	PAN, JANE C /TR	1220 GOODWIN RD	APEX NC 27523-6778
1312 GOODWIN RD	0722272854	PAN-EDUCATIONAL SERVICES INC	1220 GOODWIN RD	APEX NC 27523-6778
1404 GOODWIN RD	0722260921	ZHFA INVESTMENT TRUST	204 BLACK TIE LN	CHAPEL HILL NC 27514-6656
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	1312 Goodwin RD	APEX NC 27523
		Current Tenant	1404 Goodwin RD	APEX NC 27523
		Current Tenant	1421 Goodwin RD	APEX NC 27523
		Current Tenant	1501 Goodwin RD	APEX NC 27523
		Current Tenant	3228 US 64 HWY W	APEX NC 27523
		Current Tenant	1408 Wimberly RD	APEX NC 27523

Created by Town of Apex Planning Department
Date Created: 8/26/2026

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: Zoom

Date of meeting: September 14, 2026 Time of meeting: 5:30 PM - 6:30 PM

Property Owner(s) name(s): Bhana Real Estate LLC

Applicant(s): Jones & Cnossen Engineering, PLLC

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.	Patrick Kiernan/Jones & Cnossen Engineering	221 N Salem St., Suite 001	(919) 387-1174	patrick@jonescnossen.com	☑
2.	James Green	8324 Broken Yolk Trail		[redacted]	☑
3.	Kimberly Bottoms	3829 Wizard Ln		[redacted]	☑
4.	Roger & Denise Goodwin	1420 Goodwin Rd		[redacted]	☑
5.	David Ball	1421& 1425 Goodwin Rd		[redacted]	☑
6.	Corey Schmidt/Ardent Building LLC	1953 Steeple Chase Bend		cshmidt@e1homes.com	☑
7.	George Kennedy	1217 Goodwin Rd		[redacted]	☑
8.	Leslie Kennedy	1217 Goodwin Rd		[redacted]	☑
9.					☐
10.					☐
11.					☐
12.					☐
13.					☐
14.					☐

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Bhana Real Estate LLC

Applicant(s): Jones & Cnossen Engineering, PLLC

Contact information (email/phone): patrick@jonescnossen.com; (919) 387-1174

Meeting Address: Zoom

Date of meeting: September 14, 2026 Time of meeting: 5:30 - 6:30 PM

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

Question/Concern #1:

See attached.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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

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

I, Patrick L. Kiernan, 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 Zoom (location/address) on September 14, 2026 (date) from 5:30 PM (start time) to 7:15 PM (end time).

4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.

5. I have prepared these materials in good faith and to the best of my ability.

9/15/26
Date

By: _____

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ CHATHAM

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 15th day of September, 2026.

SEAL

ERIN MARCUM
NOTARY PUBLIC
Chatham County
North Carolina
My Commission Expires November 19, 2030

_____
Notary Public

Erin Marcum
Print Name

My Commission Expires: November 19, 2030

Jones & Cnossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST, SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescnossen.com

Neighborhood Meeting – Summary of Discussion

Question/Concern #1: In the rezoning application, you mentioned "slight" increase in density when it's actually doubling. That seems misleading. That section of the application [the *Legislative Considerations*] also only concerns Town of Apex citizens or Public Facilities, so it appears that community involvement is not important to you since the surrounding neighbors are in County jurisdiction.

Applicant's Response: It's a matter of perspective I suppose – the increase would go from appx. 0.5 units per acre to 1 unit per acre. We often work with developments that are low, medium or high density, on a much larger scale. To me, this is a slight increase, but I understand you may have a different perspective. Regarding community involvement, we have continued to keep all of the neighbors in the loop with our progress, and have been responsive via email to several neighbors over the last 2+ months. We have also added a handful of additional zoning conditions to help satisfy concerns that different neighbors have had. I do not think we have given any reason to think we are not concerned with the Goodwin Road community just because they are outside Town of Apex jurisdiction. The *Legislative Considerations* section of the application is standard, state-required questions to acknowledge impacts to the existing public facilities (and citizens), so if my answers were too specifically geared towards the Town of Apex, its nothing more than semantics and certainly not intended to be exclusive to Apex residents.

Question/Concern #2: What measures will be taken to protect the surrounding properties from dirty runoff during construction, including the stream on the south side of Goodwin Road?

Applicant's Response: The design plans will include an Erosion Control Plan which describes how the contractor should mitigate and prevent sedimentation of downstream properties/features. If there is concern with sediment running off towards Goodwin Road and affecting the existing stream on the south side of the road, then additional erosion control measures can be added near Goodwin Road in order to prevent that from happening.

Question/Concern #3: Will you be making a 10' path connection from Apex Light Industrial all the way to the ATT?

Applicant's Response: No, this connection was requested by the Town, but based on the discussions we had at the 1st neighborhood meeting, we told the Planning staff that the Goodwin Road community is not in favor of that path.

Question/Concern #4: How will the new houses be screened from Goodwin Road?

Applicant's Response: We have included a new condition which requires a landscaped berm to be constructed outside the Goodwin Road R/W, within a private landscape easement.

Question/Concern #5: How will you ensure that construction does not occur outside the acceptable hours of construction?

Applicant's Response: Other than suggesting that you call the Zoning Compliance Officer, we could always add a zoning condition which further spells out the allowable times for construction. [Input from project developer that we could add a physical sign at the entrance to the construction site which states the allowable hours of construction, in both English and Spanish.]

Question/Concern #6: Can we avoid overhead street lighting internal to the neighborhood.

Applicant's Response: Yes, in response to a previous concern from the community, we have coordinated with Apex Electric and have written in a zoning condition that prohibits overhead street lighting. The only caveat is that any public crosswalks would need to be illuminated for safety purposes, so there would likely be a single pole or light source for the crosswalk.

Question/Concern #7: [Question from Mr. Ball, the adjacent owner] So a crosswalk light pole that will be shining directly into my bedroom window?

Applicant's Response: In addition to the condition that prohibits overhead street lighting, we have added wording that house-side shields would be installed on any new home construction for lots that are adjacent to existing residential properties. Yours is the only adjacent residential property, so I had you specifically in mind with that condition. I would be happy to explore some sort of shielding option for this crosswalk light source as well.

Question/Concern #8: How will this site visually impact the American Tobacco Trail?

Applicant's Response: We are proposing a 50' landscape buffer along the ATT, but there is also significant elevation change from our proposed lots down to the ATT. We do not have the same 50' landscape buffer near the southwest corner, but there is a triangular section of woods that exists within public R/W that should be thick enough to screen the back of the southern-most homes.

Question/Concern #9: [Question from Mr. Goodwin, representing Nancy Hatley, the owner of PIN #0722-26-5931]: Where will the entrance connect to Goodwin Road in relation to Mrs. Hatley's residence? I want to avoid a scenario where headlights leaving the neighborhood would be shining into her home.

Applicant's Response: Based on our current road configuration, I do not believe that would be the case, but since right now we just have a concept layout that is not set in stone, hopefully we can provide you with a little more assurance. [Input from project developer about adding a condition for a white vinyl fence along Goodwin Road *if* this visual impact occurs….after going back and forth about ideas/options, and the difficulty with an *if/then* condition, the project developer offered a condition that would commit a row of evergreens along the inside of the Goodwin Road curve, outside the Public R/W, to ensure proper screening is achieved – regardless of site design]

Question/Concern #10: Where will school buses stop?

Applicant's Response: I do not know for sure, but based on the small number of new rooftops, I would not expect this development to warrant a bus stop. I believe buses would turn into the development and use the cul-de-sac to turn around.

Question/Concern #11: Can you explain where the septic systems will be pumped to?

Applicant's Response: We are currently working with Duke Energy in order to acquire an off-site utility easement. Our sewer is planned to pump towards the east, across the Duke substation parcel, and ultimately drain into the new sewer pump station located in the northeast corner of Apex Light Industrial.

Question/Concern #12: What will these new home sizes be?

Applicant's Response: It will be dependent on the market and whatever the buyers desire, but if we had to guess these homes will likely exceed 3,500 SF each.

Question/Concern #13: Those house sizes are huge, and with 4 additional rooftops compared to the current zoning, this will result in a major population explosion. Goodwin Road was not built to handle that much traffic.

Applicant's Response: NCDOT should investigate the existing pavement structure as part of their review process, and if improvements are needed it will be stated in the required Encroachment Agreements (since we will be doing work inside the NCDOT R/W). That said, this development with a max. of 8 new homes should only produce a trip generation of <20 trips during the AM or PM peak hours. The size of this is way below the threshold for requiring a Traffic Impact Analysis, but NCDOT should still review the trip generation data to analyze whether additional improvements should be needed along Goodwin Road. From a roadway design standpoint, this small increase in # of homes should not qualify as a major population increase.

Question/Concern #13: What is the expected timeline for construction?

Applicant's Response: If the process moves forward efficiently, we could be looking at a construction start date around mid-summer of 2027. The site work will probably take ~6 months or less, and then once the subdivision plat is recorded, individual home construction may begin. Since these will be custom built, it is likely that the construction would be staggered to where there are 1-3 homes being constructed at a time (depending on builder timeline, etc). It's possible that the home construction for all 8 homes could spread out over a few years.

Question/Concern #14: If any of these commitments are not upheld, should we call the County Sherriff or Apex PD? There is jurisdictional confusion whenever we call about the Apex Light Industrial project.

Applicant's Response: I can understand the confusion from the police perspective, but from a development-enforcement perspective, your concerns should be taken up with the Town of Apex. The contact information for the Zoning Compliance Officer is included in the neighborhood meeting packet, so any time you think a contractor is overstepping, that is who I would recommend contacting, rather than the police. If the project is out of compliance, it is possible that the Town would issue a Notice of Violation, which can come with a financial penalty.

Question/Concern #15: Where will stormwater be discharged into the creek?

Applicant's Response: We are planning for a stormwater control device near the northern corner of the property, located in line with a natural draw. Our stormwater will be conveyed to this SCM via roadside swales in an effort to achieve a "low development density" option.

Question/Concern #16: If the mail kiosk area is planned for the corner near the entrance, will the mailman be accessing that area directly off Goodwin Road?

Applicant's Response: No, if the kiosk ends up in that area, then the access would come directly from the new road in the subdivision, it would not hold up traffic on Goodwin Road.

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #26CZ08
1409 Goodwin Road

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

Applicant: Ardent Building, LLC
Authorized Agent: Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Property Address: 1409 Goodwin Road
Acreage: ±8.93 acres
Property Identification Number (PIN): 0722276466
2045 Land Use Map Designation: Rural Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Existing Zoning of Property: Wake County, Residential-80 Watershed District (R-80W)
Proposed Zoning of Property: Rural Residential-Conditional Zoning (RR-CZ)

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

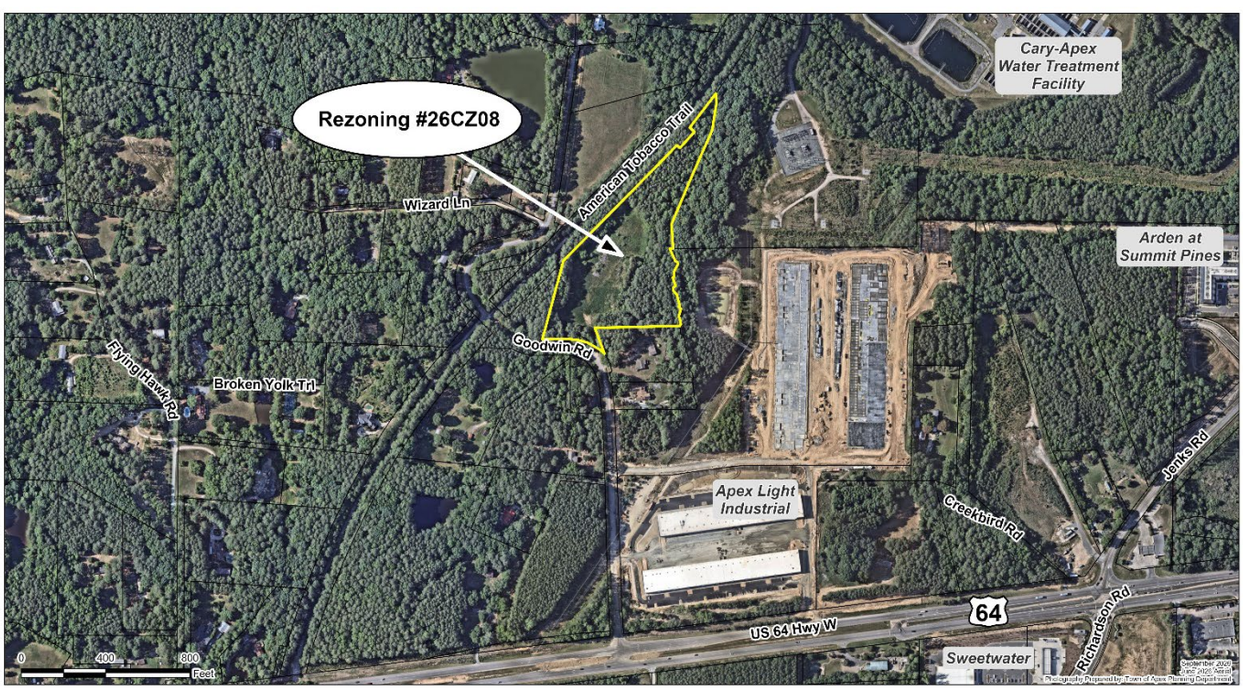
Planning Board Public Hearing Date and Time: October 12, 2026 at 4:30 PM

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/55509.

Dianne F. Khin, AICP
Planning Director

Published Dates: September 25 – October 12, 2026

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ08
1409 Goodwin Road

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

Solicitante: Ardent Building, LLC
Agente autorizado: Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Dirección de la propiedad: 1409 Goodwin Road
Superficie: ±8.93 acres
Números de identificación de la propiedad: 0722276466
Designación en el Mapa de Uso Territorial para 2045: Rural Density Residential
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Rural Transition Residential
Ordenamiento territorial existente de la propiedad: Wake County, Residential-80 Watershed District (R-80W)
Ordenamiento territorial propuesto para la propiedad: Rural Residential-Conditional Zoning (RR-CZ)

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

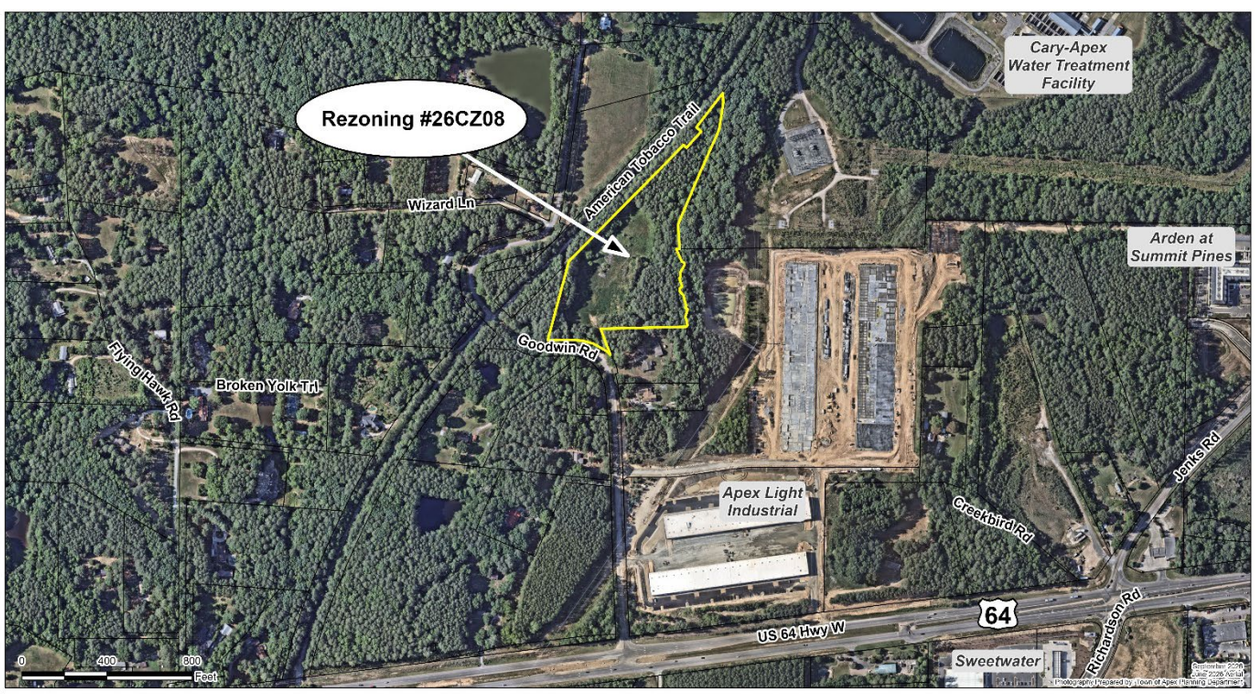
Fecha y hora de la audiencia pública de la Junta de Planificación: 12 de octubre de 2026 a 4:30 P.M.

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 secretaría de la Junta de Planificación, Jeri Pederson (322 N. Mason Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/55509.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 25 de septiembre - 12 de octubre de 2026

AGENDA

https://www.apexnc.org/DocumentCenter/View/56507/PB-Public-Notice-26CZ08-Combined

Maps/GIS | Team Apex Landin... | SharePoint Folders | Planning Tools | GeoCivix Home | Unified Developm... | Apex Pages | Documents - One... | Training | Employee Olympics | ECU PiratePort | ECU

Draw | 1 of 2 | Edit with Acrobat

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS
CONDITIONAL ZONING #26CZ08
1409 Goodwin Road

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If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Existing Zoning of Property: Wake County, Residential-80 Watershed District (R-80W)
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Public Hearing Location: Apex Town Hall
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73 Hunter Street, Apex, North Carolina

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/lmaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/678. 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/55509.

Dianne F. Khin, AICP
Planning Director

Published Dates: September 25 – October 12, 2026

Search | 58°F Sunny | 9:49 AM 9/25/2026

AGENDA

https://www.apexnc.org/DocumentCenter/View/56507/PB-Public-Notice-26CZ08-Combined

Maps/GIS | Team Apex Landin... | SharePoint Folders | Planning Tools | GeoCivix Home | Unified Developm... | Apex Pages | Documents - One... | Training | Employee Olympics | ECU PiratePort | ECU

Draw | 2 of 2 | Edit with Acrobat

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ08
1409 Goodwin Road

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

Solicitante: Ardent Building, LLC
Agente autorizado: Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Dirección de la propiedad: 1409 Goodwin Road
Superficie: ±8.93 acres
Números de identificación de la propiedad: 0722276466
Designación en el Mapa de Uso Territorial para 2045: Rural Density Residential
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Rural Transition Residential
Ordenamiento territorial existente de la propiedad: Wake County, Residential-80 Watershed District (R-80W)
Ordenamiento territorial propuesto para la propiedad: Rural Residential-Conditional Zoning (RR-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 12 de octubre de 2026 a 4:30 P.M.
Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/lmaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/678. 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/55509.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 25 de septiembre - 12 de octubre de 2026

Search | 58°F Sunny | 9:50 AM 9/25/2026

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 #26CZ08
Project Location:	1409 Goodwin Road
Applicant or Authorized Agent:	Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Planning Board Public Hearing Date:	October 12, 2026
Project Planner:	Thomas Rayle, Planner II

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on September 25, 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.

9/28/2026
Date

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 28th day of SEPTEMBER, 2026.

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

Notary Public

My Commission Expires: 10/3/2027

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS

CONDITIONAL ZONING #26CZ08
1409 Goodwin Road

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: Ardent Building, LLC
Authorized Agent: Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Property Address: 1409 Goodwin Road
Acreage: ±8.93 acres
Property Identification Number (PIN): 0722276466
2045 Land Use Map Designation: Rural Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Existing Zoning of Property: Wake County, Residential-80 Watershed District (R-80W)
Proposed Zoning of Property: Rural Residential-Conditional Zoning (RR-CZ)

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

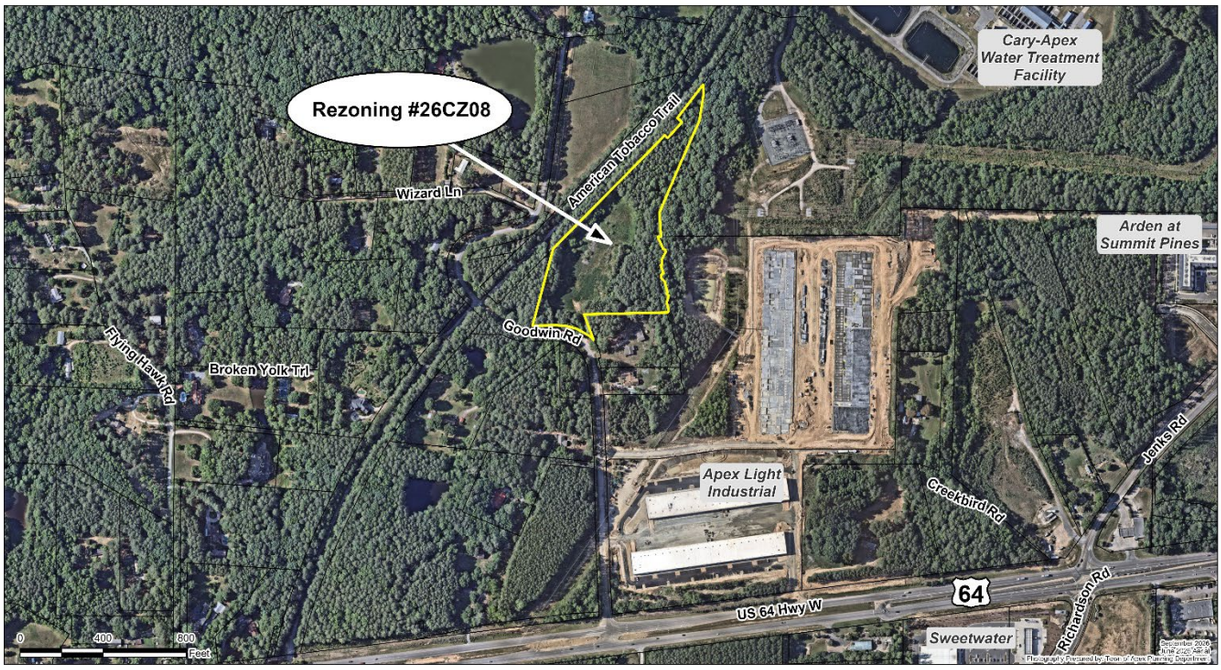
Comments received prior to the Planning Board public hearing will not be provided to the Town Council. Separate comments for the Town Council public hearing must be provided by the deadline specified below.

Town Council Public Hearing Date and Time: October 27, 2026 at 6:00 PM

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/55509.

Dianne F. Khin, AICP
Planning Director

Published Dates: October 2-October 27, 2026

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ08
1409 Goodwin Road

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

Solicitante: Ardent Building, LLC
Agente autorizado: Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Dirección de la propiedad: 1409 Goodwin Road
Superficie: ±8.93 acres
Números de identificación de la propiedad: 0722276466
Designación en el Mapa de Uso Territorial para 2045: Rural Density Residential
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Rural Transition Residential
Ordenamiento territorial existente de la propiedad: Wake County, Residential-80 Watershed District (R-80W)
Ordenamiento territorial propuesto para la propiedad: Rural Residential-Conditional Zoning (RR-CZ)

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

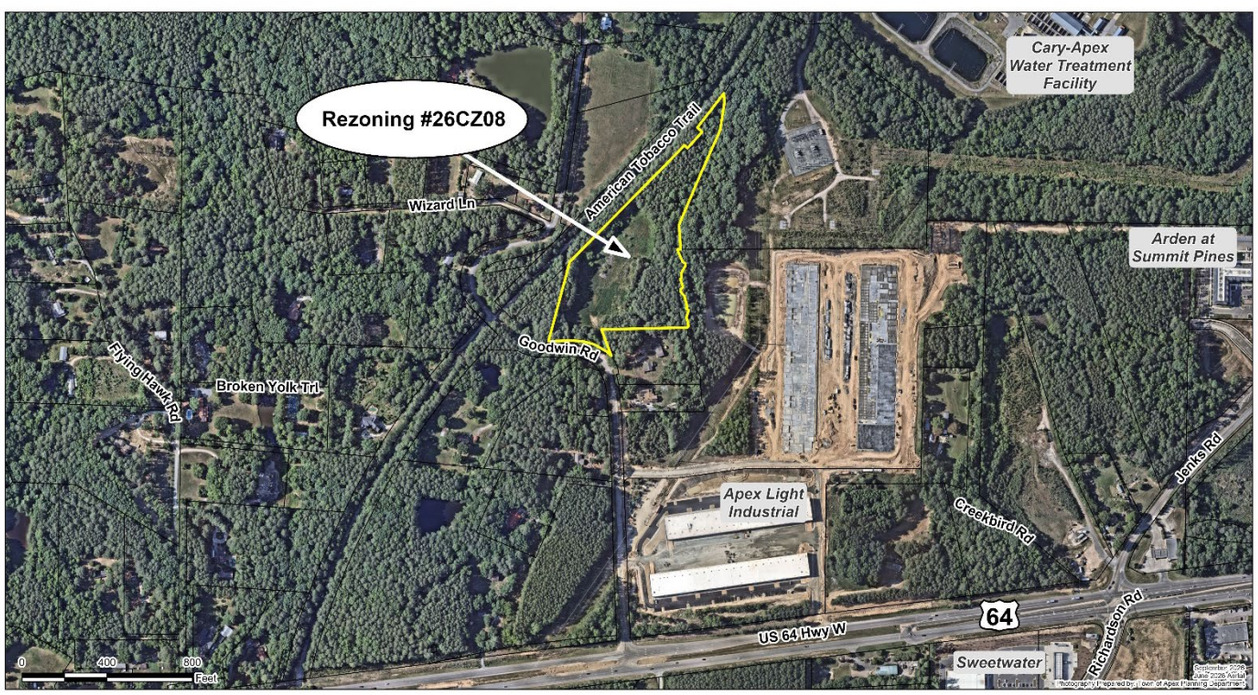
Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 27 de octubre de 2026 6:00 P.M.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/55509.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 2 de octubre- 27 de octubre de 2026

AGENDA
https://www.apexnc.org/DocumentCenter/View/56613/TC-Public-Notice-26CZ08-Combined?bidId=
Maps/GIS | Team Apex Landin... | SharePoint Folders | Planning Tools | GeoCivix Home | Unified Developm...
1 of 2

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

PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #26CZ08
1409 Goodwin Road

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: Ardent Building, LLC
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Proposed Zoning of Property: Rural Residential-Conditional Zoning (RR-CZ)

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

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

Town Council Public Hearing Date and Time: October 27, 2026 at 6:00 PM
You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: https://www.youtube.com/c/townofapexgov.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at https://maps.raleighnc.gov/imaps. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: https://www.apexnc.org/DocumentCenter/View/55509.

Dianne F. Khin, AICP
Planning Director

Published Dates: October 2-October 27, 2026

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10:42 AM
10/2/2026

AGENDA
https://www.apexnc.org/DocumentCenter/View/56613/TC-Public-Notice-26CZ08-Combined?bidId=
Maps/GIS | Team Apex Landin... | SharePoint Folders | Planning Tools | GeoCivix Home | Unified Developm...
2 of 2

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ08
1409 Goodwin Road

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

Solicitante: Ardent Building, LLC
Agente autorizado: Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Dirección de la propiedad: 1409 Goodwin Road
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Ordenamiento territorial existente de la propiedad: Wake County, Residential-80 Watershed District (R-80W)
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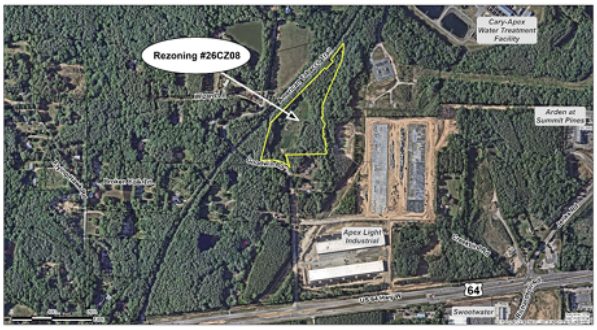
Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

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

Fecha y hora de la audiencia pública del Consejo Municipal: 27 de octubre de 2026 6:00 P.M.
Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: https://www.youtube.com/c/townofapexgov.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/55509.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 2 de octubre- 27 de octubre de 2026

DOW +0.63%
10:42 AM
10/2/2026

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 #26CZ08
Project Location:	1409 Goodwin Road
Applicant or Authorized Agent:	Patrick Kiernan; Jones & Cnossen Engineering, PLLC
Town Council Public Hearing Date:	October 27, 2026
Project Planner:	Thomas Rayle, Planner II

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on October 2, 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.

10/5/2026
Date

Planning Director

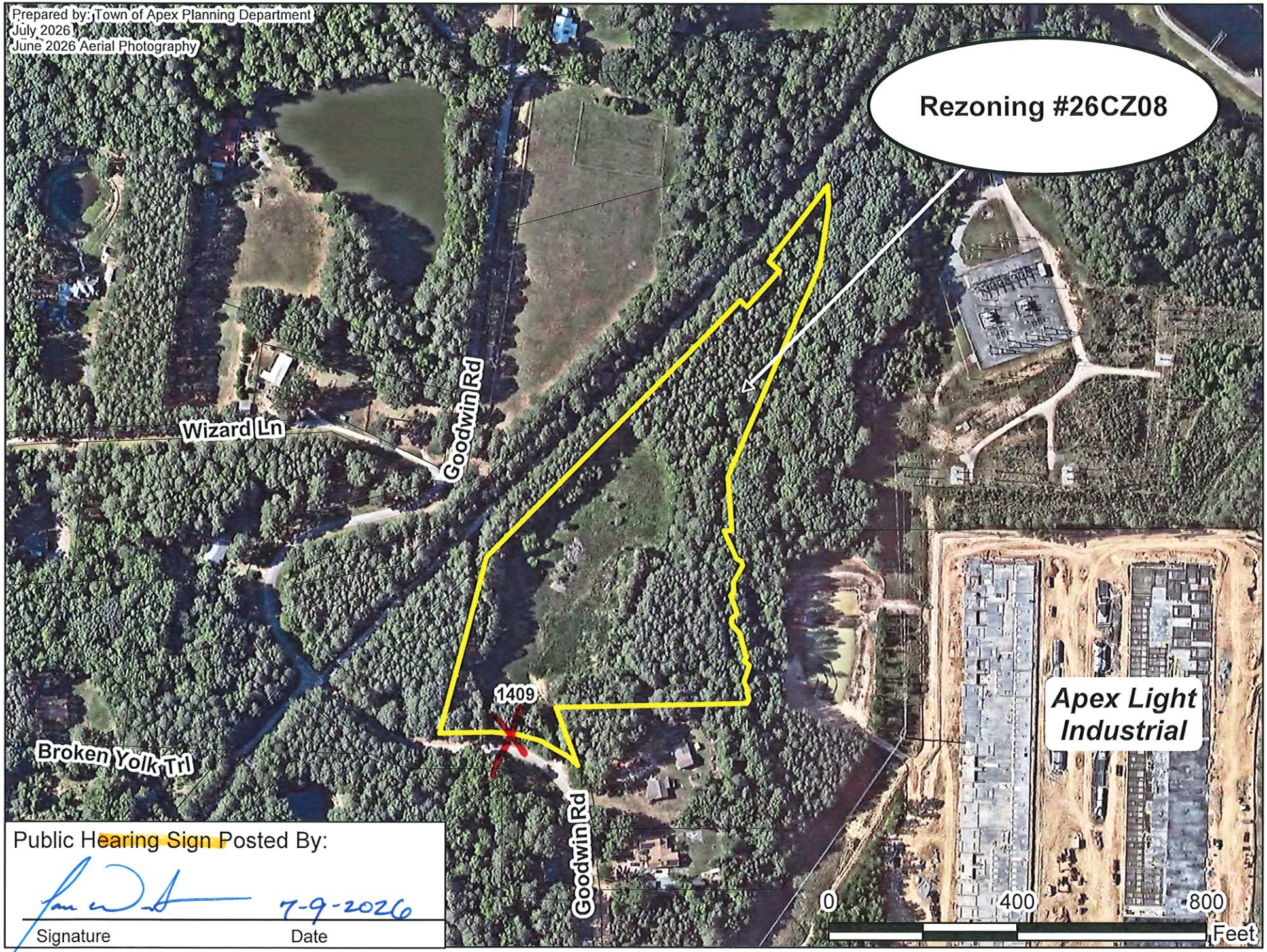
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, LAUREN J SISSON, a Notary Public for the above State and County, this the 5th day of OCTOBER, 2026.

Notary Public

LAUREN J SISSON
Notary Public - North Carolina
Wake County
My Commission Expires Oct 3, 2027

My Commission Expires: 10/3/2027



Public Hearing Sign Posted By:

7-9-2026

Signature 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 22, 2026

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, 2026
- Name of development: 26CZ08 1409 Goodwin Rd
- Address of rezoning: 1409 Goodwin Rd
- Total number of proposed residential units: 8
- Type(s) of residential units proposed: Single-family detached

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

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

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

☐ Elementary ☐ Middle ☒ High

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

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☒ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director