

STAFF REPORT

Rezoning #24CZ06 Humie Olive Place

May 28, 2024 Town Council Meeting



All property owners, tenants, and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road
Applicant/Owner: Construction Masters, LLC

PROJECT DESCRIPTION:

Acreage: ±2.00
PIN: 0721516598, 0721517488, 0721516357, 0721517335, 0721518305
Current Zoning: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)
Proposed Zoning: Medium Density Residential-Conditional Zoning (MD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: In Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Townhomes (Parkside at Bella Casa Subdivision)
South:	Rural Residential (RR)	Humie Olive Road; Apex Friendship High School
East:	Rural Residential (RR)	Single-family residential
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10); Rural Residential (RR)	Blazing Trail Drive; Townhomes (Parkside at Bella Casa Subdivision); Single-family residential

Existing Conditions/Background:

The project site consists of five (5) parcels and is located at the northeast corner of Humie Olive Road and Blazing Trail Drive. Currently, the site is under construction for four (4) lots totaling eight (8) duplexes. This application proposes to add a zoning condition in order to allow one (1) lot to have frontage on a public alley rather than a public street.

The project timeline/history includes the following:

- #16CZ27: Rezoning from Rural Residential (RR) to Medium Density Residential-Conditional Zoning (MD-CZ), approved November 2016;
- Humie Olive Place Subdivision Construction Drawings approved and signed July 2020;
- #22CZ18: Rezoning to amend conditions and increase number of units allowed, approved January 2023;
- Revised Master Subdivision Plan was submitted March 2023 to incorporate additional duplex lot. It was determined that either a UDO amendment or a rezoning was needed to allow the lot to be accessed solely from the public alley.

Neighborhood Meetings:

The applicant conducted neighborhood meetings on March 26, 2024 and April 22, 2024. The neighborhood meeting reports are attached.

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WCPSS Coordination:

An updated Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning since no increase in the number of residential units was proposed.

2045 Land Use Map:

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

PROPOSED ZONING CONDITIONS:

The revised condition is shown in bold below.

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. An "S" indicates that a use category or specific use type is allowed only if reviewed and approved in accordance with the procedures and standards of Sec. 2.3.5 *Special Use*.

Permitted Uses and Limitations:

1. Single-family
2. Duplex
3. Accessory apartment
4. Day care facility (S)
5. Utility, minor

Conditions:

1. Vinyl siding is not permitted, however vinyl windows, decorative elements and trim are permitted.
2. All single-family and duplex homes shall have a crawl space or have a raised foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
3. Garage doors must have windows, decorative details or carriage-style adornments on them .
4. The garage cannot protrude more than 1 foot out from the front façade or front porch.
5. The density for the parcel shall be limited to no more than 6 units per acre. The maximum number of units shall be 12.
6. The garages for duplex units shall be on opposite sides of the structure.
7. The width of the garage doors shall be no more than 60% of the total width of the house and garage together.
8. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
9. Eaves shall project at least 12 inches from the wall of the structure.
10. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Decorative shake
 - Bay window
 - Decorative air vents on gable
 - Recessed window
 - Decorative gable
 - Decorative window
 - Decorative cornice
 - Trim around the windows
 - Column
 - Wrap around porch or side porch
 - Portico
 - Two or more building materials
 - Balcony
 - Decorative brick/stone
 - Dormer
 - Decorative trim

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11. The roofline for duplexes must be broken up vertically between each unit.
12. All rear elevations for duplexes shall include the following:
 - A change in roofline plus an additional projection on the rear façade such as, but not limited to, a bay window, cantilever, fireplace, or enclosed porch.
 - Windows on at least 30% of the rear façade (not including the roof). The building plans shall include the calculation of the rear wall area and the percent of that area that is windows.
13. All duplex units shall be two stories.
14. One (1) new duplex building shall provide active PV solar for a total of two (2) systems.
15. The project shall install at least one (1) pet waste station in a location that is publicly accessible, such as a side path, sidewalk or SCM .
16. All RCA landscape plantings shall be native species. Landscaping shall be coordinated and approved by the Planning Department at site or subdivision review.
17. The Developer shall extend the 5' wide sidewalk along the site frontage north along Blazing Trail Drive to complete the connection to the existing 5' wide sidewalk at The Parkside at Bella Casa - Phase 13A common area to the north. This sidewalk connection is subject to approval and recording of a public access easement on HOA common Area by The Townes at Bella Casa Association, Inc.
- 18. Lot frontage and primary access shall be allowed on a public alley for one (1) lot provided that a public sidewalk is built within a public access easement from the lot to a public street.**

ENVIRONMENTAL ADVISORY BOARD:

This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per Unified Development Ordinance (UDO) Section 2.1.9.A.2.a as the rezoning is to amend zoning conditions which have no environmental impact on a site.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ06 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on May 13, 2024 and unanimously recommended approval.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The 2045 Land Use Map classifies the subject properties as Medium Density Residential. The proposed rezoning to Medium Density Residential-Conditional Zoning (MD-CZ) is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest because it will provide the ability for the Humie Olive Place Subdivision to achieve the permitted density that was approved with the previous rezoning case with the needed flexibility of utilizing the public alley to meet the lot frontage and primary access.



CONDITIONAL ZONING STANDARDS:

The Town Council shall find the MD-CZ designation demonstrates compliance with the following standards.
2.3.3.F:

Legislative Considerations

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

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning 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 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 District use’s compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning 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 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 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 District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning 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 District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



Parkside at
Bella Casa

Masonboro Ferry Dr

Parkside PUD

Blazing Trail Dr

Whistling Quail Run

Whistling
Quail

Rezoning #24CZ06

Apex Friendship
High School

Humie Olive Rd

Friendship
Station PUD

Pineola Bog Trl

0 200 400
Feet

PETITION INFORMATION

Application #: #24CZ06 Submittal Date: 4/1/2024

An application has been duly filed requesting that the property described in this application be rezoned from MD-CZ (22CZ18) to MD-CZ. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance (UDO). It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Conditional Zoning shall be submitted for site or subdivision plan approval, as required by the UDO. Use additional pages as needed.

PROPOSED USES:

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

1	Single family	21	_____
2	Duplex	22	_____
3	Accessory apartment	23	_____
4	Day care facility (s)	24	_____
5	Utility, minor	25	_____
6	_____	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____

#24CZ06

Proposed Zoning Conditions:

1. Vinyl siding is not permitted, however vinyl windows, decorative elements and trim are permitted.
2. All single-family and duplex homes shall have a crawl space or have a raised foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.
3. Garage doors must have windows, decorative details or carriage-style adornments on them.
4. The garage cannot protrude more than 1 foot out from the front facade or front porch.
5. The density for the parcel shall be limited to no more than 6 units per acre. The maximum number of units shall be 12.
6. The garages for duplex units shall be on opposite sides of the structure.
7. The width of the garage doors shall be no more than 60% of the total width of the house and garage together.
8. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
9. Eaves shall project at least 12 inches from the wall of the structure.
10. 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
11. The roofline for duplexes must be broken up vertically between each unit.
12. All rear elevations for duplexes shall include the following:
 - A change in roofline plus an additional projection on the rear facade such as, but not limited to, a bay window, cantilever, fireplace, or enclosed porch.
 - Windows on at least 30% of the rear facade (not including the roof). The building plans shall include the calculation of the rear wall area and the percent of that area that is windows.
13. All duplex units shall be two stories.
14. One (1) new duplex building shall provide active PV solar for a total of two (2) systems.

15. The project shall install at least one (1) pet waste station in a location that is publicly accessible, such as a side path, sidewalk or SCM.
16. All RCA landscape plantings shall be native species. Landscaping shall be coordinated and approved by the Planning Department at site or subdivision review.
17. The Developer shall extend the 5' wide sidewalk along the site frontage north along Blazing Trail Drive to complete the connection to the existing 5' wide sidewalk at The Parkside at Bella Casa - Phase 13A common area to the north. This sidewalk connection is subject to approval and recording of a public access easement on HOA common Area by The Townes at Bella Casa Association, Inc.
18. **Lot frontage and primary access shall be allowed on a public alley for one (1) lot provided that a public sidewalk is built within a public access easement from the lot to a public street.**

PETITION INFORMATION

Application #: #24CZ06 Submittal Date: 4/1/2024

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 rezoning would not change any of the current uses; it would only add one condition to allow one lot public alley frontage & access. So, it shouldn't have any adverse impact to surrounding 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 would not change any of the current uses. The development will maintain required buffering, Resource Conservation Area and provide stormwater controls as environmental measures.

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.

This rezoning adds one condition to allow one lot public alley frontage and access. It does not require new infrastructure, so there is no adverse impact to public facilities and services.

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 would not change any of the current uses, so it shouldn't have any adverse impacts to health, safety and welfare.

PETITION INFORMATION

Application #: #24CZ06 Submittal Date: 4/1/2024

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

This rezoning remains consistent with adjacent development standards, so it should not be detrimental to adjoining 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.

This rezoning does not add density; it only adds a condition to allow one lot public alley frontage and access. So, there should be no traffic or noise impacts.

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 UDO does not include specific language for lots to front a public alley. So, this rezoning is required to add a condition for this purpose. The rezoning complies with all other provisions of the UDO.

#24CZ06

Legal Description

Beginning at an existing iron pipe at the eastern right-of-way intersection of Blazing Trail and N.C.S.R. 1142 on the southwest corner of Ray Powell property and runs thence North $11^{\circ} 37' 04''$ East 330.61 feet along Blazing Trail to an existing iron pipe; runs thence South $84^{\circ} 43' 42''$ East 227.93 feet to an existing iron pipe; runs then South $06^{\circ} 00' 00''$ West 383.23 feet to an existing iron pipe on the right-of-way of N.C.S.R. 1142; runs thence North $72^{\circ} 21' 54''$ West 174.58 feet along the right-of-way to an existing iron pipe; runs thence North $73^{\circ} 46' 33''$ West 90.73 feet back to the point of beginning, containing 2.00 acres.

AGENT AUTHORIZATION FORM

Application #: #24CZ06

Submittal Date: 4/1/2024

Construction Masters 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: 2155, 2157&0 Blazing Trail;7996, 7994, 7990, 7988, 7984 &7982 Humie Olive Rd

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

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

Agent Name: Peter Crossen

Address: PO Box 1062, Apex NC 27502

Telephone Number: 919-387-1174

E-Mail Address: peter@jonescrossen.com

Signature(s) of Owner(s)*

Mohamed Elfadaly

Mohamed Elfadaly

04/23/2024

Type or print name

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 #: #24CZ06

Submittal Date: 4/1/2024

The undersigned, Construction Masters LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

- 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 2155, 2157&0 Blazing Trail;7996, 7994, 7990, 7988, 7984 &7982 Humie Olive Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 11/16/2019, and recorded in the Wake County Register of Deeds Office on 12/11/2019, in Book 017680 Page 00223.
- 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).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 11/16/2019, 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 11/16/2019, 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 23rd day of April, 2024.

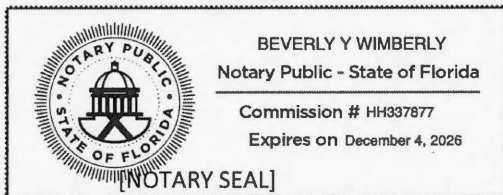
Mohamed Elfadaly (seal)
Mohamed Elfadaly

Type or print name

Florida

STATE OF ~~NORTH CAROLINA~~ ^{FLORIDA}
COUNTY OF Broward

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



Beverly Y Wimberly Beverly Y Wimberly
Notary Public Florida
State of ~~North Carolina~~ ^{FLORIDA}
My Commission Expires: 12/04/2026

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: #24CZ06

Submittal Date: 4/1/2024

Insert legal description below.

Legal Description

Beginning at an existing iron pipe at the eastern right-of-way intersection of Blazing Trail and N.C.S.R. 1142 on the southwest corner of Ray Powell property and runs thence North $11^{\circ} 31' 04.11''$ East 330.61 feet along Blazing Trail to an existing iron pipe; runs thence South $84^{\circ} 43' 42''$ East 227.93 feet to an existing iron pipe; runs then South $06^{\circ} 00' 00''$ West 383.23 feet to an existing iron pipe on the right-of-way of N.C.S.R. 1142; runs thence North $72^{\circ} 21' 54''$ West 174.58 feet along the right-of-way to an existing iron pipe; runs thence North $73^{\circ} 46' 33''$ West 90.73 feet back to the point of beginning, containing 2.00 acres.

Zoom Meeting Details – Humie Olive Place

When: **March 26, 2024 06:00 PM Eastern Time (US and Canada)**

Register using the QR code:

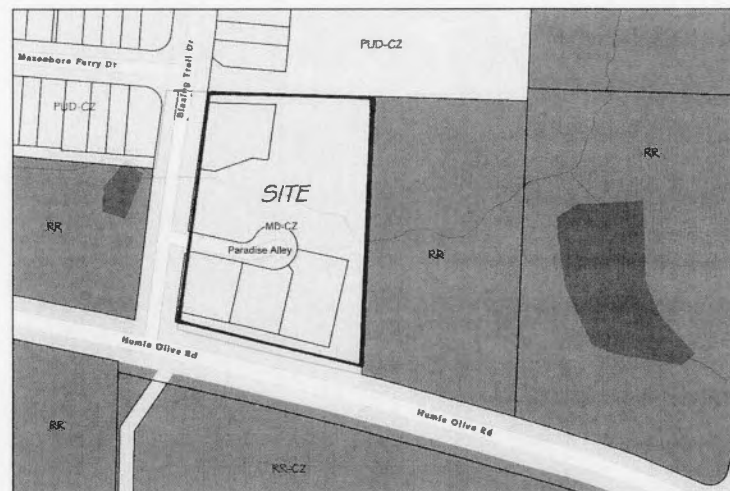


Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 822 4005 5845 and then the Passcode: 492819.

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 March 26th.

Or to join the meeting by phone: dial (929) 205-6099 or (301) 715-8592 and enter the Meeting ID 822 4005 5845 and the Passcode 492819. 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 Exhibit



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: Humie Olive Place Zoning: MD-CZ
 Location: 2155 & 2157 & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984 & 7982 Humie Olive Rd
 Property PIN(s): 0721-51-6598, 0721-51-7488 Acreage/Square Feet: 2
0721-51-6357, 0721-51-7335, 0721-51-8305

Property Owner: Construction Masters, LLC
 Address: 7904 Humie Olive Rd
 City: Apex State: NC Zip: 27502
 Phone: (919) 995-5876 Email: office@conzalpm.com

Developer: Construction Masters, LLC
 Address: 5520 Louisburg Rd
 City: Raleigh State: NC Zip: 27616
 Phone: (919) 995-5876 Fax: _____ Email: office@conzalpm.com

Engineer: Jones & Cnossen Engineering, PLLC
 Address: 221 N. Salem St, Suite 001
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-1174 Fax: _____ Email: peter@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.

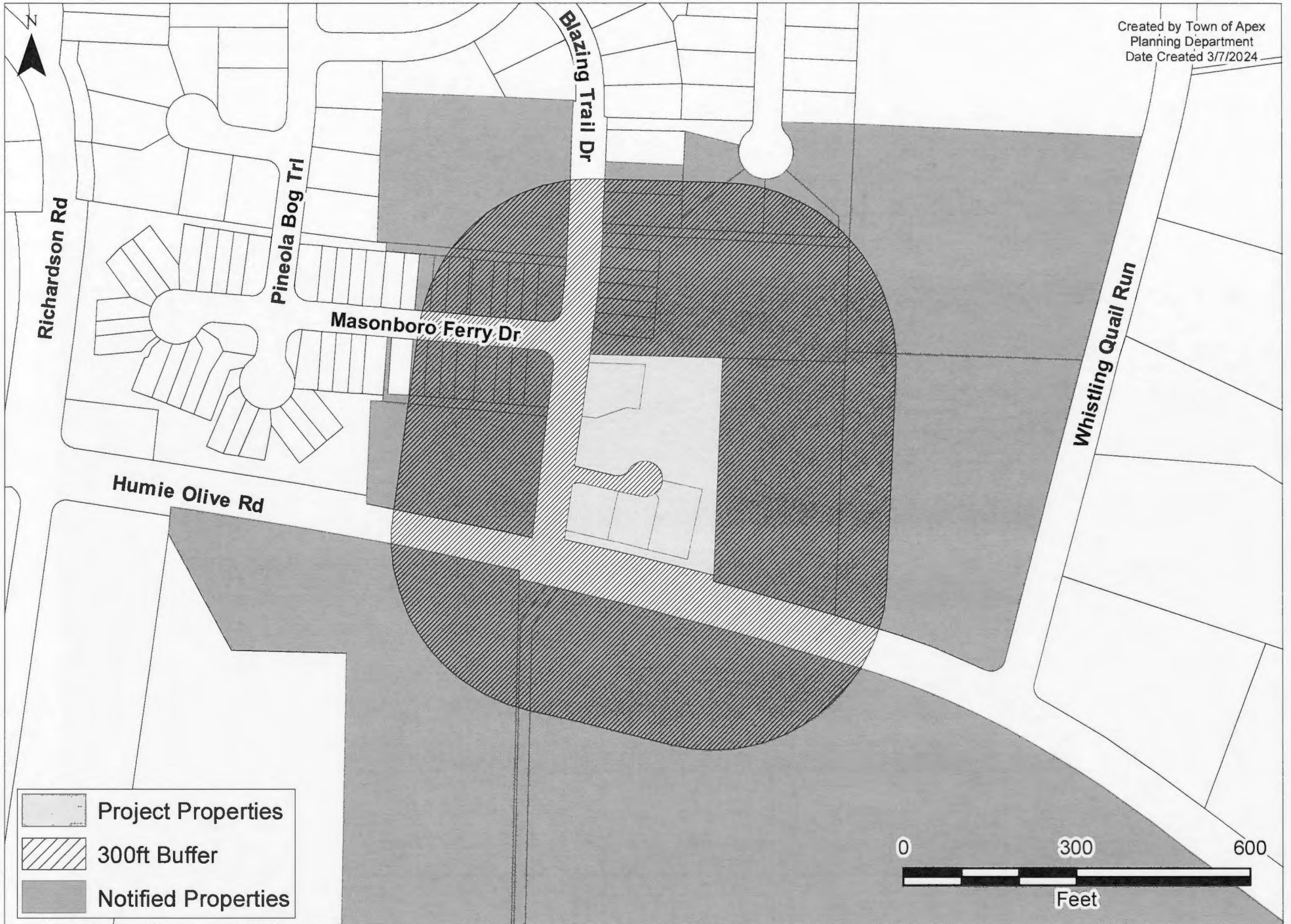
Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Public Works - Transportation Russell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

2706 MASONBORO FERRY DR	0721515724	ACKLEY, JANA A	2706 MASONBORO FERRY DR	APEX NC 27502-3683
2710 MASONBORO FERRY DR	0721514775	ADM & PVM LLC	1967 MOSTYN LN	APEX NC 27502-8509
0 LAKE WACCAMAW TRL	0721610803	ANANDA OWNERS ASSOCIATION INC	1410 HILLSBOROUGH ST	RALEIGH NC 27605-1829
7917 HUMIE OLIVE RD	0721505118	ARCH PARTNERS LLC	828 HIGHLAND LN NE APT 2305	ATLANTA GA 30308-4379
2135 BLAZING TRAIL DR	0721517858	AWAN, FARHAN MUSHTAQ AWAN, YASMEEN	2135 BLAZING TRAIL DR	APEX NC 27502-3679
2149 BLAZING TRAIL DR	0721517819	BHANOT, RAJAN CHAUHAN, PREETI	2149 BLAZING TRAIL DR	APEX NC 27502-3679
2885 LAKE WACCAMAW TRL	0721519809	CHAMBERLAIN HOMES LLC	120 A N SALEM ST	CARY NC 27513
8013 HUMIE OLIVE RD	0721514143	CHRISTIAN CHAPEL CHURCH	PO BOX 22	APEX NC 27502-0022
7994 HUMIE OLIVE RD	0721516357	CONSTRUCTION MASTERS LLC	7904 HUMIE OLIVE RD	APEX NC 27502-8604
2716 MASONBORO FERRY DR	0721514735	DENDULK, CHRISTINA L DENDULK, DOUGLAS M	105 DUMONT CT	APEX NC 27523-3858
2703 MASONBORO FERRY DR	0721515569	DESHPANDE, BALAJI DESHPANDE, RUPALI	17 CROYDON AVE	RONKONKOMA NY 11779-1947
2131 BLAZING TRAIL DR	0721517954	DEVARAKONDA, ARUN KUMAR SATYAVOLU, JAYALAKSHMI CHANDRIKA	2131 BLAZING TRAIL DR	APEX NC 27502-3678
2717 MASONBORO FERRY DR	0721513681	DUDLEY, JAMELL E MOVANE, MORGAN E	2717 MASONBORO FERRY DR	APEX NC 27502-3683
2728 WHISTLING QUAIL RUN	0721812452	EASON, BRIAN EASON, TRISHA	2728 WHISTLING QUAIL RUN	APEX NC 27502-8401
2884 LAKE WACCAMAW TRL	0721810818	GADDAM, KALADHAR SIRIMALLA, SRUJANA	2884 LAKE WACCAMAW TRL	APEX NC 27502-8558
2147 BLAZING TRAIL DR	0721517722	GREMAUD, PIERRE ALAIN LOYCANO, ROSEMARY ANN	2147 BLAZING TRAIL DR	APEX NC 27502-3679
2141 BLAZING TRAIL DR	0721517820	HAIGHT, JULIE A	2141 BLAZING TRAIL DR	APEX NC 27502-3679
2712 WHISTLING QUAIL RUN	0721813839	HARDESTY, STEVEN HARDESTY, CHRISTINA	2712 WHISTLING QUAIL RUN	APEX NC 27502-8401
2718 MASONBORO FERRY DR	0721513786	HOWARD, THOMAS MICHAEL TRUSTEE HOWARD, JACQUELYN NICOLE TRUSTEE	2754 LAKE WACCAMAW TRL	APEX NC 27502-8555
2705 MASONBORO FERRY DR	0721515630	JIANG, RAYMOND YANG, JULIA	190 DILLON AVE UNIT 301	CAMPBELL CA 95008-3096
2143 BLAZING TRAIL DR	0721517727	KELLY, JULIANNE	2143 BLAZING TRAIL DR	APEX NC 27502-3679
2709 BLAZING TRAIL DR	0721514966	PALEKAR, HARENDRA VAMAN PALEKAR, PRUTHVI DESHPANDE	121 AMJABLE LOOP	CARY NC 27519-5578
2719 MASONBORO FERRY DR	0721513651	POHLMAN, ROBERT JAMES	2179 MASONBORO FERRY DR	APEX NC 27502
2720 MASONBORO FERRY DR	0721513778	RIZZO, PETER VINCENT	2720 MASONBORO FERRY DR	APEX NC 27502-3683
2708 MASONBORO FERRY DR	0721515705	RONECKER, FRED WILLIAM RONECKER, SHARON	2708 MASONBORO FERRY DR	APEX NC 27502-3683
2704 MASONBORO FERRY DR	0721515754	RYDEN LLC	3519 ESTATES EDGE DR	NEW HILL NC 27562-9320
2702 MASONBORO FERRY DR	0721515784	SCHLUMM, HEATHER L	2702 MASONBORO FERRY DR	APEX NC 27502-3683
8008 HUMIE OLIVE RD	0721514434	SCOTT, ANNIE MAE	8008 HUMIE OLIVE RD	APEX NC 27502-8635
7900 HUMIE OLIVE RD	0721519475	SCOTT, ELVIN	7900 HUMIE OLIVE RD	APEX NC 27502-8604
0 BLAZING TRAIL DR	0721518752	THE TOWNES AT BELLA CASA ASSOCIATION INC	OMEGA ASSOCIATION MANAGEMENT INC	180 NE MAYNARD RD STE 210
7901 HUMIE OLIVE RD	0720094728	THE WAKE COUNTY BOARD OF EDUCATION	ATTN: BETTY L PARKER	111 CORNING RD STE 100
2715 MASONBORO FERRY DR	0721514611	WINKLER, KATIE	2715 MASONBORO FERRY DR	APEX NC 27502-3683
2713 MASONBORO FERRY DR	0721514641	WINSTON, BRENT WINSTON, ASHLEY	2713 MASONBORO FERRY DR	APEX NC 27502-3683
2709 MASONBORO FERRY DR	0721514670	XIONG, HUIJUN WANG, GUANYING	2709 MASONBORO FERRY DR	APEX NC 27502-3683
2145 BLAZING TRAIL DR	0721517724	YANG, GUOHUA TRUSTEE ZHENG, HUI TRUSTEE	3018 NASHVILLE DR	SAN JOSE CA 95133-2059
		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	2145 Blazing Trail DR	APEX NC 27502
		Current Tenant	2708 Blazing Trail DR	APEX NC 27502
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		Current Tenant	7801 Humie Olive RD	APEX NC 27502
		Current Tenant	7901 Humie Olive RD	APEX NC 27502
		Current Tenant	8013 Humie Olive RD	APEX NC 27502
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		Current Tenant	2665 Lake Waccamaw TRL	APEX NC 27502
		Current Tenant	2671 Lake Waccamaw TRL	APEX NC 27502
		Current Tenant	2703 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2704 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2705 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2707 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2710 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2716 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2718 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2719 Masonboro Ferry DR	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 3/7/2024

Notified Properties within 300ft of the Project Properties

Created by Town of Apex
Planning Department
Date Created 3/7/2024



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 - see enclosed details

Date of meeting: March 26, 2024 Time of meeting: 6:00-7:00 PM

Property Owner(s) name(s): Construction Masters, 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.	Peter Cnossen, Jones & Cnossen Engineering	221 N Salem St., Ste 001, Apex	919-387-1174	peter@jonescnossen.com	<input type="checkbox"/>
2.	Nicole Hargrove	2736 Masonboro Ferry Dr			<input checked="" type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

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): Construction Masters, LLC

Applicant(s): Jones & Crossen Engineering, PLLC

Contact information (email/phone): _____

Meeting Address: Zoom - see enclosed details

Date of meeting: March 26, 2024 Time of meeting: 6:00-7:00 PM

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

Question/Concern #1:

What is being proposed on the property?

Applicant's Response:

Provided a history of the project including past rezoning and development approvals. Sole purpose of the rezoning is to allow one duplex lot to front along the public alley. Presented the planned lot layout and discussed buffers, access and observed traffic on Humie Olive Road. Discussion was more or less informational.

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

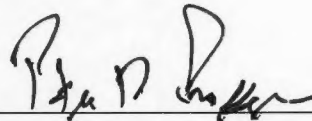
AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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, Peter D. Crossen, do hereby declare as follows:
Print Name

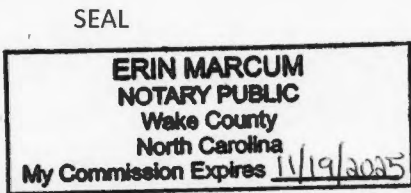
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom - see enclosed details (location/address) on March 26, 2024 (date) from 6:00 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.

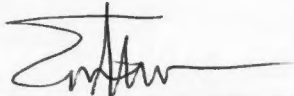
3/27/2024
Date

By: 

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 27th day of March, 2024.




Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2025

NOTICE OF NEIGHBORHOOD MEETING

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

April 05, 2024

Date

Dear Neighbor:

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

2155 & 2157 and 0 Blazing Trail

0721-51-6598, 0721-51-7488

7996, 7994, 7990, 7988, 7984 & 7982 Humie Olive Rd

0721-51-6357, 0721-51-7335, 0721-51-8305

Address(es)

PIN(s)

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

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

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

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

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

This rezoning is to add a zoning condition that will allow one (1) duplex lot to front on Paradise Alley. All other conditions and uses allowed in rezoning

22CZ18 remain unchanged. This second Neighborhood Meeting is required by the Town of Apex, but please note that the purpose of the rezoning has

not changed since the first meeting. We anticipate the project will be reviewed at the Town of Apex Planning Board and Town Council meetings in May.

Estimated submittal date: project was submitted on April 01, 2024

MEETING INFORMATION:

Property Owner(s) name(s):

Construction Masters, LLC

Applicant(s):

Jones & Crossen Engineering, PLLC

Contact information (email/phone):

peter@jonescrossen.com/(919) 387-1174

Meeting Address:

Zoom - see enclosed details

Date/Time of meeting**:

April 22, 2024 6:00 - 7:00 PM

Welcome: 6:00 PM

Project Presentation: 6:05 PM

Question & Answer: 6:15 - 7:00 PM

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



Jones & Crossen
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.jonescrossen.com

Zoom Meeting Details – Humie Olive Place Rezoning

When: **April 22, 2024 06:00 PM Eastern Time (US and Canada)**

Register using the QR code:



Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 847 0966 5362 and then the Passcode: 931124.

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 April 22nd.

Or to join the meeting by phone: dial (646) 931-3860 or (929) 205-6099 and enter the Meeting ID 847 0966 5362 and the Passcode 931124. 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 Exhibit



PROJECT CONTACT INFORMATION

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Development Contacts:

Project Name: Humie Olive Place Zoning: MD-CZ
 Location: 2155 & 2157 & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984 & 7982 Humie Olive Rd
 Property PIN(s): 0721-51-6598, 0721-51-7488 Acreage/Square Feet: 2
0721-51-6357, 0721-51-7335, 0721-51-8305

Property Owner: Construction Masters, LLC
 Address: 7904 Humie Olive Rd
 City: Apex State: NC Zip: 27502
 Phone: (919) 995-5876 Email: office@conzalpm.com

Developer: Construction Masters, LLC
 Address: 5520 Louisburg Rd
 City: Raleigh State: NC Zip: 27616
 Phone: (919) 995-5876 Fax: _____ Email: office@conzalpm.com

Engineer: Jones & Crossen Engineering, PLLC
 Address: 221 N. Salem St, Suite 001
 City: Apex State: NC Zip: 27502
 Phone: (919) 387-1174 Fax: _____ Email: peter@jonescrossen.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.

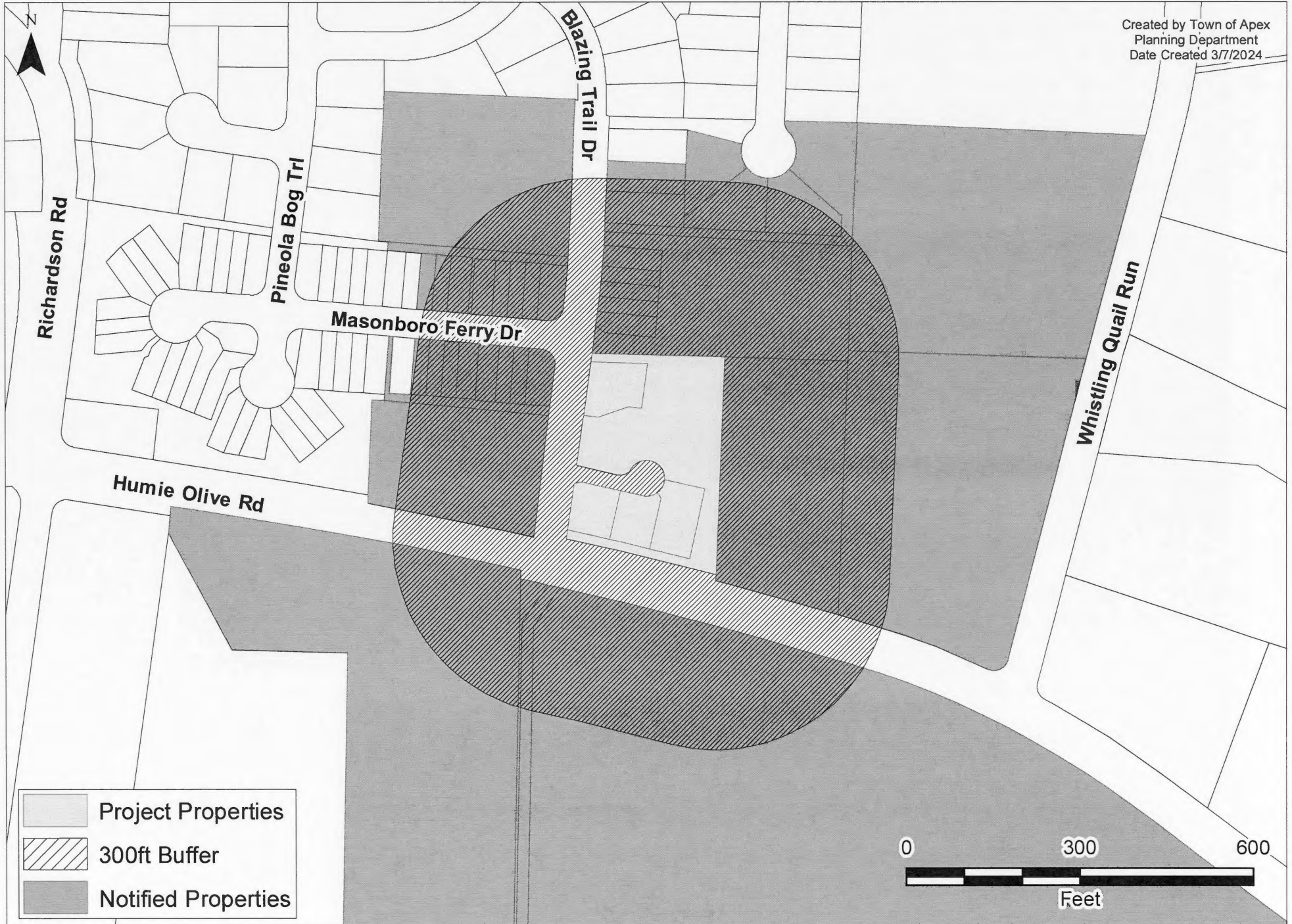
Town of Apex Department Contacts

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 Project Manager	(919) 372-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
2706 MASONBORO FERRY DR	0721515724	ACKLEY, JANA A	2706 MASONBORO FERRY DR	APEX NC 27502-3683
2710 MASONBORO FERRY DR	0721514775	ADM & PWM LLC	1967 MOSTYN LN	APEX NC 27502-6509
0 LAKE WACCAMAW TRL	0721610803	ANANDA OWNERS ASSOCIATION INC	1410 HILLSBOROUGH ST	RALEIGH NC 27605-1829
7917 HUMIE OLIVE RD	0721505118	ARCH PARTNERS LLC	828 HIGHLAND LN NE APT 2305	ATLANTA GA 30306-4379
2135 BLAZING TRAIL DR	0721517858	AWAN, FARHAN MUSHTAQ AWAN, YASMEEN	2135 BLAZING TRAIL DR	APEX NC 27502-3679
2149 BLAZING TRAIL DR	0721517619	BHANOT, RAJAN CHAUHAN, PREETI	2149 BLAZING TRAIL DR	APEX NC 27502-3679
2665 LAKE WACCAMAW TRL	0721519809	CHAMBERLAIN HOMES LLC	120 A N SALEM ST	CARY NC 27513
8013 HUMIE OLIVE RD	0721514143	CHRISTIAN CHAPEL CHURCH	PO BOX 22	APEX NC 27502-0022
7984 HUMIE OLIVE RD	0721516357	CONSTRUCTION MASTERS LLC	7904 HUMIE OLIVE RD	APEX NC 27502-8604
2716 MASONBORO FERRY DR	0721514735	DENDULK, CHRISTINA L DENDULK, DOUGLAS M	105 DUMONT CT	APEX NC 27523-3858
2703 MASONBORO FERRY DR	0721515569	DESHPANDE, BALAJI DESHPANDE, RUPALI	17 CROYDON AVE	RONKONKOMA NY 11779-1947
2131 BLAZING TRAIL DR	0721517954	DEVARAKONDA, ARUN KUMAR SATYAVOLU, JAYALAKSHMI CHANDRIKA	2131 BLAZING TRAIL DR	APEX NC 27502-3679
2717 MASONBORO FERRY DR	0721513681	DUDLEY, JAMELL E MCVANE, MORGEN E	2717 MASONBORO FERRY DR	APEX NC 27502-3683
2728 WHISTLING QUAIL RUN	0721612452	EASON, BRIAN EASON, TRISHA	2728 WHISTLING QUAIL RUN	APEX NC 27502-8401
2664 LAKE WACCAMAW TRL	0721610818	GADDAM, KALADHAR SIRIMALLA, SRUJANA	2664 LAKE WACCAMAW TRL	APEX NC 27502-8558
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2709 BLAZING TRAIL DR	0721514966	PALEKAR, NARENDRA VAMAN PALEKAR, PRUTHVI DESHPANDE	121 AMIABLE LOOP	CARY NC 27519-5578
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7801 HUMIE OLIVE RD	0720694728	THE WAKE COUNTY BOARD OF EDUCATION	ATTN: BETTY L PARKER	111 CORNING RD STE 100
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		APEX TOWN OF	PO BOX 250	APEX NC 27502
		Current Tenant	2145 Blazing Trail DR	APEX NC 27502
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		Current Tenant	2716 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2718 Masonboro Ferry DR	APEX NC 27502
		Current Tenant	2719 Masonboro Ferry DR	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 3/7/2024

Notified Properties within 300ft of the Project Properties



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 - see enclosed details

Date of meeting: April 22, 2024 Time of meeting: 6:00-7:00 PM

Property Owner(s) name(s): Construction Masters, LLC

Applicant(s): Jones & Crossen 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.	Peter Crossen, Jones & Crossen Engineering	221 N Salem St., Ste 001, Apex	919-387-1174	peter@jonescrossen.com	<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Construction Masters, LLC

Applicant(s): Jones & Crossen Engineering, PLLC

Contact information (email/phone): peter@jonescrossen.com/919-387-1174

Meeting Address: Zoom - see enclosed details

Date of meeting: April 22, 2024 Time of meeting: 6:00-7:00 PM

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

Question/Concern #1:

No one attended the meeting.

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

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I, Peter D. Clossen, do hereby declare as follows:
Print Name

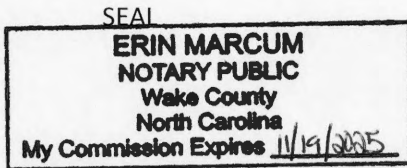
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom - see enclosed details (location/address) on April 22, 2024 (date) from 6:00 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.

4/22/2024
Date

By: *Peter D. Clossen*

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 23rd day of April, 2024.



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2025



TOWN OF APEX

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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #24CZ06
Humie Olive Place**

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: Construction Masters, LLC

Authorized Agent: Peter Crossen, PE; Jones & Crossen Engineering PLLC

Property Addresses: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road

Acreage: ± 2.00 acres

Property Identification Numbers (PINs): 0721516598, 0721517488, 0721516357, 0721517335, & 0721518305

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)

Proposed Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Planning Board Public Hearing Date and Time: May 13, 2024 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 (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/maps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46452>.

Dianne F. Khiri, AICP
Planning Director

Published Dates: April 26 – May 13, 2024



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ06

Humie Olive Place

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: Construction Masters, LLC



INFO: <http://www.townofapexnc.org/2024/04/26/pb-24cz-notices>

Dianne F. Khin, AICP
Planning Director

Published Dates: April 26 – May 13, 2024



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ06

Humie Olive Place

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Solicitante: Construction Masters, LLC

Agente autorizado: Peter Crossen, PE; Jones & Crossen Engineering PLLC

Dirección de las propiedades: 2155, 2157, & D Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road

Superficie: ±2.00 acres

Números de identificación de las propiedades: 0721516598, 0721517488, 0721516357, 0721517335, & 0721518305

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

Ordenamiento territorial existente de las propiedades: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)

Ordenamiento territorial propuesto para las propiedades: Medium Density Residential-Conditional Zoning (MD-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de mayo de 2024 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 (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/maos>. 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/46452>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 26 de abril – 13 de mayo de 2024



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ06 Humie Olive Place

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: Construction Masters, LLC

Authorized Agent: Peter Clossen, PE; Jones & Clossen Engineering PLLC

Property Addresses: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road
Acreage: ± 2.00 acres

Property Identification Numbers (PINs): 0721516598, 0721517488, 0721516357, 0721517335, & 0721518305

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)

Proposed Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Planning Board Public Hearing Date and Time: May 13, 2024 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 (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46452>.

Dianne F. Khin, AICP
Planning Director



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ06

Humie Olive Place

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: Construction Masters, LLC

Agente autorizado: Peter Crossen, PE; Jones & Crossen Engineering PLLC

Dirección de las propiedades: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road

Superficie: ±2.00 acres

Números de identificación de las propiedades: 0721516598, 0721517488, 0721516357, 0721517335, & 0721518305

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

Ordenamiento territorial existente de las propiedades: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)

Ordenamiento territorial propuesto para las propiedades: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 13 de mayo de 2024 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 (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/46452>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 26 de abril – 13 de mayo de 2024



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 #24CZ06 Humie Olive Place

Project Location: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982
Humie Olive Road

Applicant or Authorized Agent: Peter Clossen, PE

Firm: Jones & Clossen Engineering, PLLC

Planning Board Public Hearing Date: May 13, 2024

Project Planner: Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on April 26, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

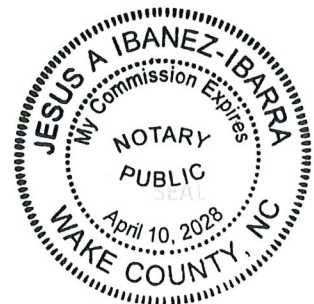
4/29/2024
Date

Shianne F. Klein
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jesus A. Ibanez-Ibarra, a Notary Public for the above

State and County, this the 29th day of April, 2024.



Jesus A. Ibanez-Ibarra
Notary Public

My Commission Expires: 4/10/2028

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

Rezoning #24CZ06

Masonboro Ferry Dr

Parkside PUD

Parkside at
Bella Casa

Blazing Trail Dr

Paradise Aly

Whistling
Quail

Humie Olive Rd

Public Hearing Sign Posted By

Signature
4/16/2024
Date

Apex Friendship
High School



**TOWN OF APEX**

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ06**

Humie Olive Place

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

Solicitante: Construction Masters, LLC**Agente autorizado:** Peter Cnossen, PE; Jones & Cnossen Engineering PLLC**Dirección de las propiedades:** 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road**Superficie:** ±2.00 acres**Números de identificación de las propiedades:** 0721516598, 0721517488, 0721516357, 0721517335, & 0721518305**Designación en el Mapa de Uso Territorial para 2045:** Medium Density Residential**Ordenamiento territorial existente de las propiedades:** Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)**Ordenamiento territorial propuesto para las propiedades:** Medium Density Residential-Conditional Zoning (MD-CZ)**Lugar de la audiencia pública:** Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública de la Junta de Planificación: 28 de mayo de 2024 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/townofapexnc>.

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

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

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raliohnc.gov/images>. 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/46452>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 3 de mayo – 28 de mayo de 2024



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ06 Humie Olive Place

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: Construction Masters, LLC

Authorized Agent: Peter Cnossen, PE; Jones & Cnossen Engineering PLLC

Property Addresses: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road

Acreage: ± 2.00 acres

Property Identification Numbers (PINs): 0721516598, 0721517488, 0721516357, 0721517335, & 0721518305

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)

Proposed Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

Planning Board Public Hearing Date and Time: May 28, 2024 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 clerk of the Planning Board, Jeri Pederson (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Planning Board vote. You must provide your name and address for the record. The written statements will be delivered to the Planning Board prior to their vote. Please include the Public Hearing name in the subject line.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/lmaps>. 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/46452>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ06 Humie Olive Place

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2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)

Proposed Zoning of Properties: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Planning Board Public Hearing Date and Time: May 28, 2024 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 clerk of the Planning Board, Jeri Pederson (73 Hunter 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.

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Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46452>.

Dianne F. Khin, AICP
Planning Director



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ06

Humie Olive Place

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: Construction Masters, LLC

Agente autorizado: Peter Crossen, PE; Jones & Crossen Engineering PLLC

Dirección de las propiedades: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road

Superficie: ±2.00 acres

Números de identificación de las propiedades: 0721516598, 0721517488, 0721516357, 0721517335, & 0721518305

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

Ordenamiento territorial existente de las propiedades: Medium Density Residential-Conditional Zoning (MD-CZ #22CZ18)

Ordenamiento territorial propuesto para las propiedades: Medium Density Residential-Conditional Zoning (MD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 28 de mayo de 2024 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 secretaria de la Junta de Planificación, Jeri Pederson (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/46452>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 3 de mayo – 28 de mayo de 2024



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 #24CZ06 Humie Olive Place
 Project Location: 2155, 2157, & 0 Blazing Trail and 7996, 7994, 7990, 7988, 7984, & 7982 Humie Olive Road
 Applicant or Authorized Agent: Peter Clossen, PE
 Firm: Jones & Clossen Engineering, PLLC
 Town Council Public Hearing Date: May 28, 2024
 Project Planner: Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on May 3, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

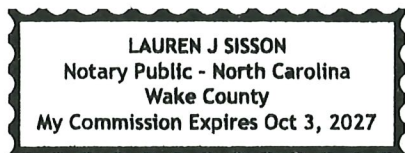
5/3/2024
 Date

Lauren J. Sisson
 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 3rd day of May, 2024.



Lauren J Sisson
 Notary Public

SEAL

My Commission Expires: 10 / 03 / 2027