

STAFF REPORT

Rezoning #24CZ21 3028 Evans Rd

February 25, 2025 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: 3028 Evans Rd
Applicant: Alonzo Wilson, ATM Development, LLC

PROJECT DESCRIPTION:

Acreage: ± 0.76 acres
PIN: 0721707475
Current Zoning: Rural Residential (RR)
Proposed Zoning: Medium Density Residential-Conditional Zoning (MD-CZ)
2045 Land Use Map: Medium Density Residential
Town Limits: ETJ

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Rural Residential (RR)	Single-family residential
South:	Rural Residential (RR)	Single-family residential
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #21CZ13)	Evans Rd; Future Townhomes (Friendship Village)
West:	Rural Residential (RR)	Vacant

Existing Conditions:

The property is located on the west side of Evans Rd approximately 200 feet north of the intersection with Humie Olive Rd. The property is currently vacant with mature trees along the southern property line.

Neighborhood Meeting:

The applicant conducted two neighborhood meetings on November 21, 2024 and January 21, 2025. Both neighborhood meeting reports are attached.

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 middle school grade levels 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 reassignments within the next five years may address concerns at the middle school grade level.

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:

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.

1. Permitted Uses:
 - a. Single-Family
 - b. Duplex
 - c. Family Care Home
 - d. Accessory Apartment
 - e. Utility, minor
2. There shall be only one driveway on Evans Road.
3. The existing parcel may not be subdivided into more than two resulting parcels.
4. Architectural
 - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
 - b. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
 - c. 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
 - The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the window

ENVIRONMENTAL ADVISORY BOARD

This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per UDO Section 2.1.9.

STAFF REPORT

Rezoning #24CZ21 3028 Evans Rd

February 25, 2025 Town Council Meeting



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.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on February 10, 2025 and unanimously recommended approval with the additional zoning condition recommended by staff. The reason for the recommended condition is to make the rezoning fully consistent with adopted plans.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ21 with the addition of the staff recommended condition:

Applicant/developer shall install or provide a fee in lieu for installation of an additional 5 feet in width to the existing sidewalk along the parent parcel frontage along Evans Rd prior to plat. The resulting improvement will be consistent with the 10 foot side path that is designated on the Apex Bicycle and Pedestrian System Plan.

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 as the proposed zoning district and conditions allow the property to be developed in a manner that is consistent with the residential character of the area and limits the site to one driveway on Evans Rd which is designated as a Minor Collector street.

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 (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.

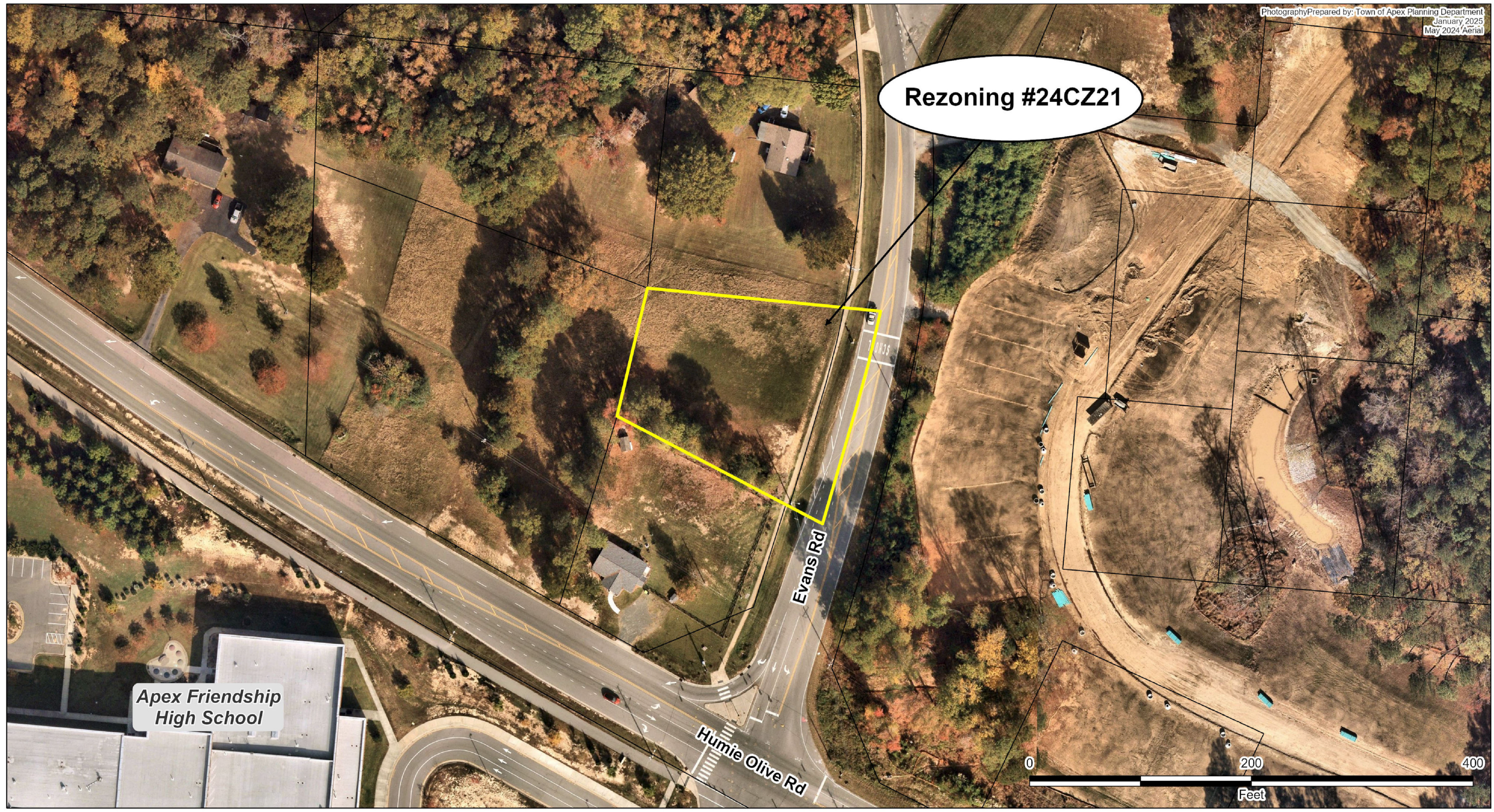
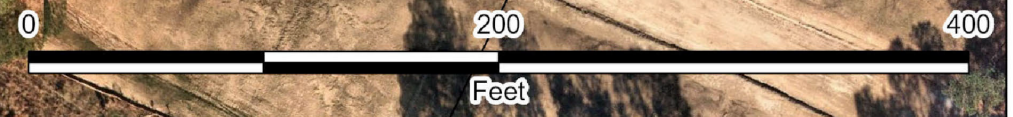
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service 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 #24CZ21

Apex Friendship
High School

Evans Rd

Humie Olive Rd



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 #: 24CZ21 Submittal Date: 12-2-2024
Fee Paid: \$1025.00

Project Information

Project Name: 3028 Evans Road Rezoning

Address(es): 3028 EVANS RD

PIN(s): 0721707475

Acreage: 0.76

Current Zoning: RR Proposed Zoning: MD-CZ

Current 2045 LUM Classification(s): Medium Density Residential

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

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

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

Applicant Information

Name: Alonzo Wilson - ATM Development, LLC

Address: 1609 White Oak Church Rd

City: Apex State: NC Zip: 27523

Phone: 919-362-6799 ex 307 E-mail: revawil@bellsouth.net

Owner Information

Name: Same as Applicant

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Agent Information

Name: Brendie Vega

Address: 115 MacKenan Drive

City: Cary State: NC Zip: 27511

Phone: 919-535-5212 E-mail: bvega@withersravenel.com

Other contacts: _____

Zoning Conditions for #24CZ21 – 3028 Evans Road

1. Permitted Uses:
 - a. Single-Family
 - b. Duplex
 - c. Family Care Home
 - d. Accessory Apartment
 - e. Utility, minor
2. There shall be only one driveway on Evans Road.
3. The existing parcel may not be subdivided into more than two resulting parcels.
4. Architectural
 - a. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
 - b. Garage doors shall have windows, decorative details, or carriage-style adornments on them.
 - c. 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
 - The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

PETITION INFORMATION

Application #:

24CZ21

Submittal Date:

12-2-2024

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.

1. There shall be only one driveway on Evans road.
2. The existing parcel may not be subdivided into more than two resulting parcels.

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 rezoning to MD-CZ is consistent with the 2045 Land Use Map which designates this area for Medium Density Residential.

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

The proposed MD-CZ request limits the permitted uses to be consistent to what is existing and under development in the immediate area. Single-family homes, townhomes, and duplexes are all in nearby existing and proposed developments, which is consistent with the proposed housing types in this request.

PETITION INFORMATION

Application #:

24CZ21

Submittal Date:

12-2-2024

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

The proposed CZ will comply with the Supplemental Standards found in the Unified Development Ordinance.

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

The proposed property will minimize adverse impacts by limiting the driveway access to Evans road with a shared driveway.

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.

The parcel will be developed to the requirements of the UDO and will be consistent with existing homes in the area.

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.

Existing facilities will be used, with minimal 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.

It can be reasonably expected that no negative effects will be felt in regards to health, safety, or welfare of the residents in the Town or its ETJ.

PETITION INFORMATION

Application #:

24CZ21

Submittal Date:

12-2-2024

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

The rezoning is consistent with the adjacent developments and will not be 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.

Due to the size of the proposed rezoning, no nuisance is expected.

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 parcel will comply with applicable provisions of the UDO.

AGENT AUTHORIZATION FORM

Application #: 24CZ21 Submittal Date: 12-2-2024

Alonzo Wilson - ATM Development, 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: 3028 Evans Road, Apex NC

The agent for this project is: Brendie Vega, WithersRavenel

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

Agent Name: Brendie Vega, WithersRavenel

Address: 115 MacKenan Dr. Cary, NC 27511

Telephone Number: 919-535-5212

E-Mail Address: bvega@withersravenel.com

Signature(s) of Owner(s)*



Alonzo Wilson
Type or print name

11-25-2024
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 #: 24CZ21

Submittal Date: 12-2-2024

The undersigned, Alonzo Wilson (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 3208 Evans Road 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 June 12, 2024, and recorded in the Wake County Register of Deeds Office on 06/20/2024, in Book 19640 Page 1881-1884.
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 June 12, 2024, 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 June 12, 2024, 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 25th day of November, 2024.

(seal)

Yvonne HARRISON
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Durham

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

Yvonne HARRISON
Yvonne Harrison
Notary Public
State of North Carolina
My Commission Expires: 8-17-2025



**EXHIBIT A
LEGAL DESCRIPTION**

Tract One: 3028 Evans Road, Apex, NC, Tax ID #109665

BEGINNING at a point which is located North 20 degrees 18 minutes 23 seconds East 211.00 feet from the intersection of the centerline of S.R. #1142 and #1147 and runs thence with the line of Thomas North 57 degrees 41 minutes 08 seconds West (crossing an iron pipe set in the western right of way of S.R. #1147) 208.55 feet to an existing iron pipe; thence North 16 degree 59 minutes 54 seconds East 118.70 feet to an existing iron pipe; a southwest corner for Goldston; thence Goldston South 80 degrees 33 minutes 52 seconds East 214.69 feet to an iron pipe set in the centerline of S.R. #1147; thence with said centerline South 20 degrees 18 minutes 23 seconds West 202.38 feet to the point of BEGINNING, containing .76 acres, more or less, and being all of Lot 2 on a map and survey for "J. Frank Goldston and wife, Joyce Lynn Goldston" by A.R. Barnes dated August 3, 1979 and recorded in Book of Map 1979 Page 712, Wake County Registry.

LESS AND EXCEPT conveyance of right of way to North Carolina Department of Transportation in Book 3042, Page 920, Wake County Registry.

Wake County Residential Development Notification

Developer Company Information	
Company Name	ATM Development
Company Phone Number	919-362-6799 ex 307
Developer Representative Name	Alonzo Wilson
Developer Representative Phone Number	919-362-6799 ex 307
Developer Representative Email	revawil@bellsouth.net

New Residential Subdivision Information	
Date of Application for Subdivision	03/01/2025
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	3028 Evans Road
Address of Subdivision (if unknown enter nearest cross streets)	3028 Evans Road
REID(s)	0109665
PIN(s)	0721707475

Projected Dates Information	
Subdivision Completion Date	01/2026
Subdivision Projected First Occupancy Date	02/2026

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
Single Family	2						2	1200	3500			2026	2			
Townhomes																
Condos																
Apartments																
Other																

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.

#24CZ21



November 5, 2024

RE: Neighborhood Meeting for 3028 Evans Road Rezoning

Dear Neighboring Residents and Property Owners:

You are invited to attend a virtual neighborhood meeting to hear a proposal for a rezoning request of 3028 Evans Road and for you to ask questions. The request is to rezone the property from Rural Residential (RR) to Medium Density Residential – Conditional Zoning (MD-CZ).

Date: Thursday, November 21, 2024
Time: 6 p.m.
Location: Virtual Meeting

To join the virtual neighborhood meeting via Teams, please follow the link below, or use the dial-in number:

<http://bit.ly/3Z38MIP>

Dial-in phone number: (469) 998-7414; (ID: 636 764 311#)

If you would like to receive a meeting invitation ahead of time, or if you have any questions about the rezoning request, please contact Brendie Vega. Email: bvega@withersravenel.com, phone 919-535-5212.

Sincerely,
WithersRavenel

Brendie Vega, AICP
Senior Entitlements Manager

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.

November 5, 2024

Date

Dear Neighbor:

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

3028 EVANS RD

0721707475

3028 EVANS RD

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)):

Conditional rezoning from current Rural Residential to Medium Density - Conditional Zoning Residential for the purpose of building up to three homes.

Estimated submittal date: December 2, 2024

MEETING INFORMATION:	
Property Owner(s) name(s):	<u>Alonzo Wilson - ATM Development, LLC</u>
Applicant(s):	<u>Alonzo Wilson - ATM Development, LLC</u>
Contact information (email/phone):	<u>revawil@bellsouth.net/919-362-6799 ex 307</u>
Meeting Address:	<u>http://bit.ly/3Z38MIP /Dial-In: +1 469-998-7414 (ID: 636 764 311#)</u>
Date/Time of meeting**:	<u>November 21, 2024</u>
Welcome:	<u>6:00 p.m.</u>
Project Presentation:	<u>6:05 p.m.</u>
Question & Answer:	<u>6:30 p.m.</u>

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

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: 3028 Evans Road Rezoning Zoning: RR

Location: 3028 Evans Road, Apex, NC

Property PIN(s): 0721707475 Acreage/Square Feet: 0.76 Acres

Property Owner: Alonzo Wilson - ATM Development, LLC

Address: 1609 White Oak Church Rd

City: Apex State: NC Zip: 27523

Phone: 919-362-6799 ex 307 Email: revawil@bellsouth.net

Developer: Alonzo Wilson - ATM Development, LLC

Address: 1609 White Oak Church Rd

City: Apex State: NC Zip: 27523

Phone: 919-362-6799 ex 307 Fax: _____ Email: revawil@bellsouth.net

Engineer: WithersRavenel

Address: 167 East Chatham Street, Suite 210

City: Cary State: NC Zip: 27511

Phone: 919.469.3340 Fax: _____ Email: bvega@withersravenel.com

Builder (if known): _____

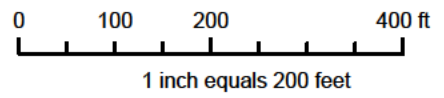
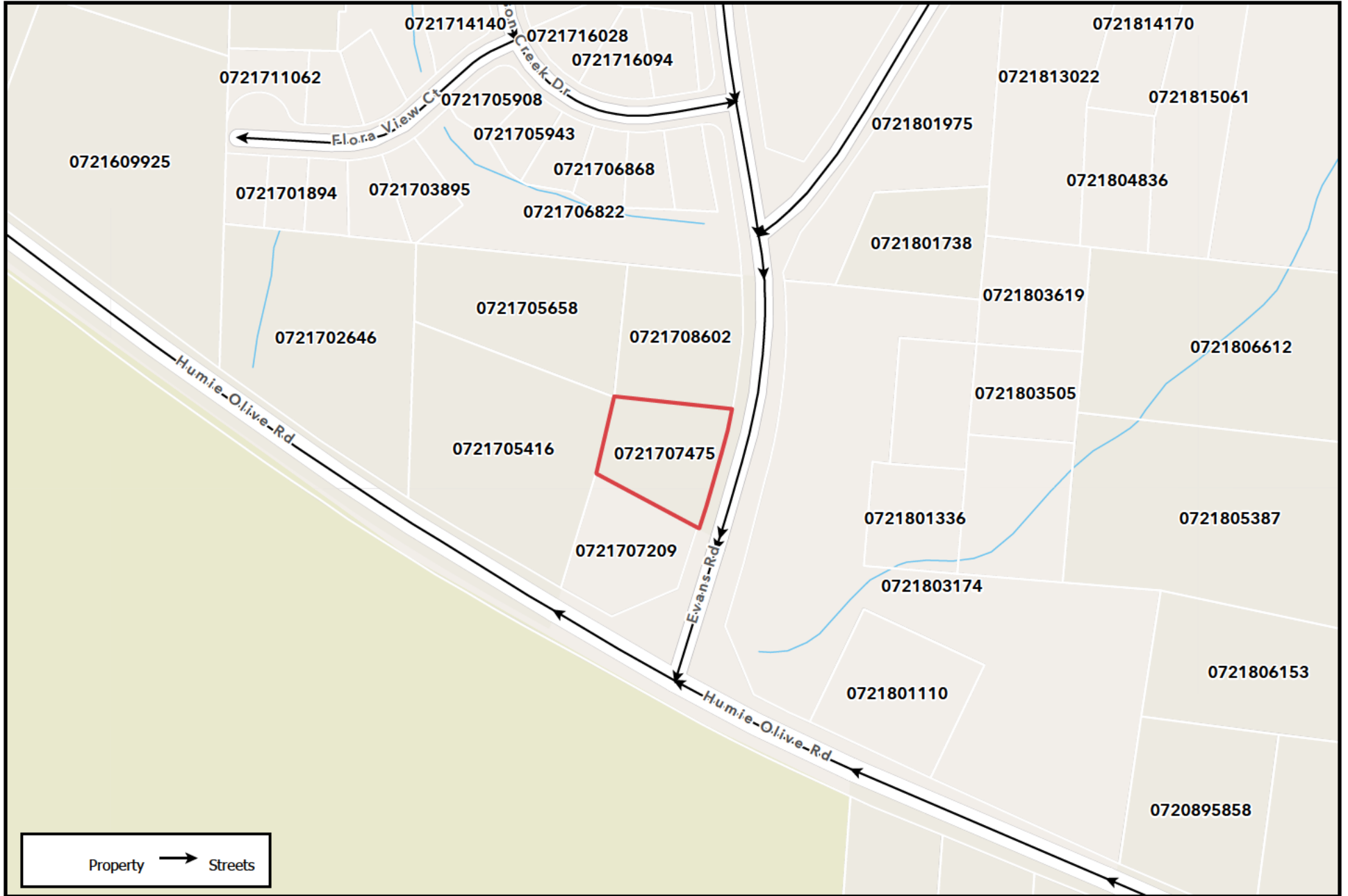
Address: _____

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



Disclaimer
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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: Teams by URL and Call-In

Date of meeting: 11/21/2024 Time of meeting: 6 p.m. - 7 p.m.

Property Owner(s) name(s): Alonzo Wilson - ATM Development, Inc.

Applicant(s): Alonzo Wilson - ATM Development, Inc.

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.	Brendie Vega, WithersRavenel	115 MacKenan Dr. Cary, NC 27511			
2.	Alonzo Wilson, ATM Development, Inc	1609 White Oak Church Rd, Apex, NC			
3.	Jessica Watson, WithersRavenel	115 MacKenan Dr. Cary, NC 27511			
4.					
5.	No members of the public joined.				
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Alonzo Wilson - ATM Development, Inc.

Applicant(s): Alonzo Wilson - ATM Development, Inc.

Contact information (email/phone): 919-362-6799 ex 307

Meeting Address: Teams by URL and Call-In

Date of meeting: 11/21/2024 Time of meeting: 6 p.m.

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

Question/Concern #1:

N/A There were no members of the public who joined the meeting.

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

#24CZ21

ATM DEVELOPMENT LLC
1624 WHITE OAK CHURCH RD
APEX NC 27523-6071

BEAZER HOMES LLC
801 CORPORATE CENTER DR STE 330
RALEIGH NC 27607-5243

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CONWAY, MARK ANDREW
CONWAY, STACY ANN
2240 MADISON CREEK DR
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GOLDSTON, JAMES FRANK
GOLDSTON, JOYCE LYNN
3024 EVANS RD
APEX NC 27502-9693

MONTALVO, ANGELA G
WILLIAMS, TERRY
3024 EVANS RD
APEX NC 27502-9693

RAINES, MARY EDITH LYNN
1504 CENTER ST
APEX NC 27502-7021

RUBIO, SERETTA
377 SUGARPINE TRL
CLAYTON NC 27520-8653

SAHNI, GURSHARAN S
SAHNI, SUKHVINDER K
1945 STANLAKE DR
APEX NC 27502-2526

STEWARTS CEMETARY
2929 WALDEN RD
APEX NC 27502-8974

THE WAKE COUNTY BOARD OF
EDUCATION
ATTN: BETTY L PARKER
111 CORNING RD STE 100
CARY NC 27518-9299

VAN FOSSEN, ADAM PAUL
VAN FOSSEN, MARY TERESA
2236 MADISON CREEK DR
APEX NC 27502-8574

VOLPE, MICHAEL JUSTIN
VOLPE, JENNIFER LYNN
2232 MADISON CREEK DR
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WESTERN WAKE DEVELOPMENT LLC
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APEX TOWN OF
PO BOX 250
APEX NC 27502

Current Tenant
3025 Evans RD
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7716 Humie Olive RD
APEX NC 27502

Current Tenant
2917 Walden RD
APEX NC 27502

#24CZ21



January 6, 2025

RE: Neighborhood Meeting for 3028 Evans Road Rezoning

Dear Neighboring Residents and Property Owners:

You are invited to attend a virtual neighborhood meeting to hear a proposal for a rezoning request of 3028 Evans Road and for you to ask questions. The request is to rezone the property from Rural Residential (RR) to Medium Density Residential - Conditional Zoning (MD-CZ).

Date: Tuesday, January 21, 2025
Time: 5:00 p.m.
Location: Virtual Meeting

To join the virtual neighborhood meeting via Teams, please follow the link below, or use the dial-in number:

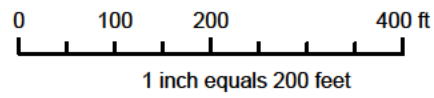
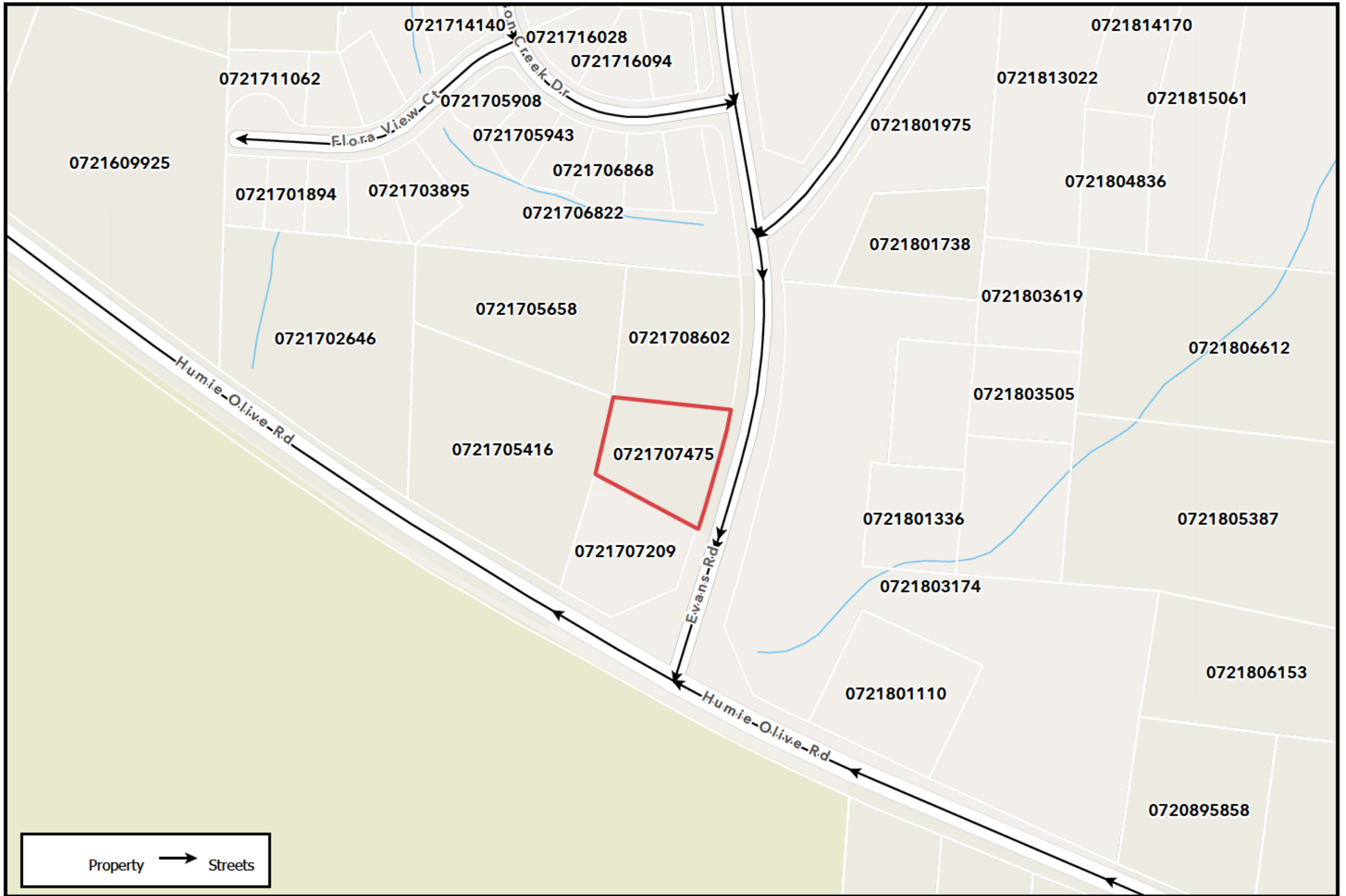
<https://bit.ly/4a4U2GQ>

Dial-in phone number: (469) 998-7414; (ID: 995 620 648#)

If you would like to receive a meeting invitation ahead of time, or if you have any questions about the rezoning request, please contact Brendie Vega. Email: bvega@withersravenel.com, phone 919-535-5212.

Sincerely,
WithersRavenel

Brendie Vega, AICP
Senior Entitlements Manager



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

NOTICE OF NEIGHBORHOOD MEETING

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

January 6, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
3028 EVANS RD 0721707475

3028 EVANS RD

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)):

Conditional rezoning from current Rural Residential to Medium Density - Conditional Zoning Residential for the purpose of building up to three homes.

Estimated submittal date: December 2, 2024

MEETING INFORMATION:

Property Owner(s) name(s): Alonzo Wilson - ATM Development, LLC

Applicant(s): Alonzo Wilson - ATM Development, LLC

Contact information (email/phone): revawil@bellsouth.net/919-362-6799 ex 307

Meeting Address: <https://bit.ly/4a4U2GQ> Dial-in: (469) 998-7414; (ID: 995 620 648#)

Date/Time of meeting**: January 21, 2025

Welcome: 5:00 p.m. Project Presentation: 5:05 p.m. Question & Answer: 5:30 p.m.

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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: 3028 Evans Road Rezoning Zoning: RR

Location: 3028 Evans Road, Apex, NC

Property PIN(s): 0721707475 Acreage/Square Feet: 0.76 Acres

Property Owner: Alonzo Wilson - ATM Development, LLC

Address: 1609 White Oak Church Rd

City: Apex State: NC Zip: 27523

Phone: 919-362-6799 ex 307 Email: revawil@bellsouth.net

Developer: Alonzo Wilson - ATM Development, LLC

Address: 1609 White Oak Church Rd

City: Apex State: NC Zip: 27523

Phone: 919-362-6799 ex 307 Fax: _____ Email: revawil@bellsouth.net

Engineer: WithersRavenel

Address: 167 East Chatham Street, Suite 210

City: Cary State: NC Zip: 27511

Phone: 919.469.3340 Fax: _____ Email: bvega@withersravenel.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
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

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: Teams by URL and Call-In

Date of meeting: 11/21/2024 Time of meeting: 6 p.m. - 7 p.m.

Property Owner(s) name(s): Alonzo Wilson - ATM Development, Inc.

Applicant(s): Alonzo Wilson - ATM Development, Inc.

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.	Brendie Vega, WithersRavenel	115 MacKenan Dr. Cary, NC 27511			
2.	Alonzo Wilson, ATM Development, Inc	1609 White Oak Church Rd, Apex, NC			
3.	Jessica Watson, WithersRavenel	115 MacKenan Dr. Cary, NC 27511			
4.					
5.	No members of the public joined.				
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): Alonzo Wilson - ATM Development, Inc.

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Contact information (email/phone): 919-362-6799 ex 307

Meeting Address: Teams by URL and Call-In

Date of meeting: 11/21/2024 Time of meeting: 6 p.m.

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

Question/Concern #1:

N/A There were no members of the public who joined 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

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, Brendie Vega, do hereby declare as follows:
Print Name

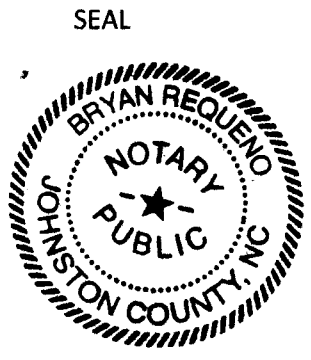
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property 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 Virtual via Teams (location/address) on 1/21/2025 (date) from 5 pm (start time) to 6 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

1/21/25
Date

By: Brendie Vega

STATE OF NORTH CAROLINA
COUNTY OF ~~WAKE~~ Johnston

Sworn and subscribed before me, Bryan Requeno, a Notary Public for the above State and County, on this the 21 day of January, 2025.



Bryan Requeno
Notary Public
Bryan Requeno
Print Name

My Commission Expires: 07-30-2029

#24CZ21

ATM DEVELOPMENT LLC
1624 WHITE OAK CHURCH RD
APEX NC 27523-6071

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THE WAKE COUNTY BOARD OF
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WESTERN WAKE DEVELOPMENT LLC
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APEX TOWN OF
PO BOX 250
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3025 Evans RD
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Current Tenant
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APEX NC 27502

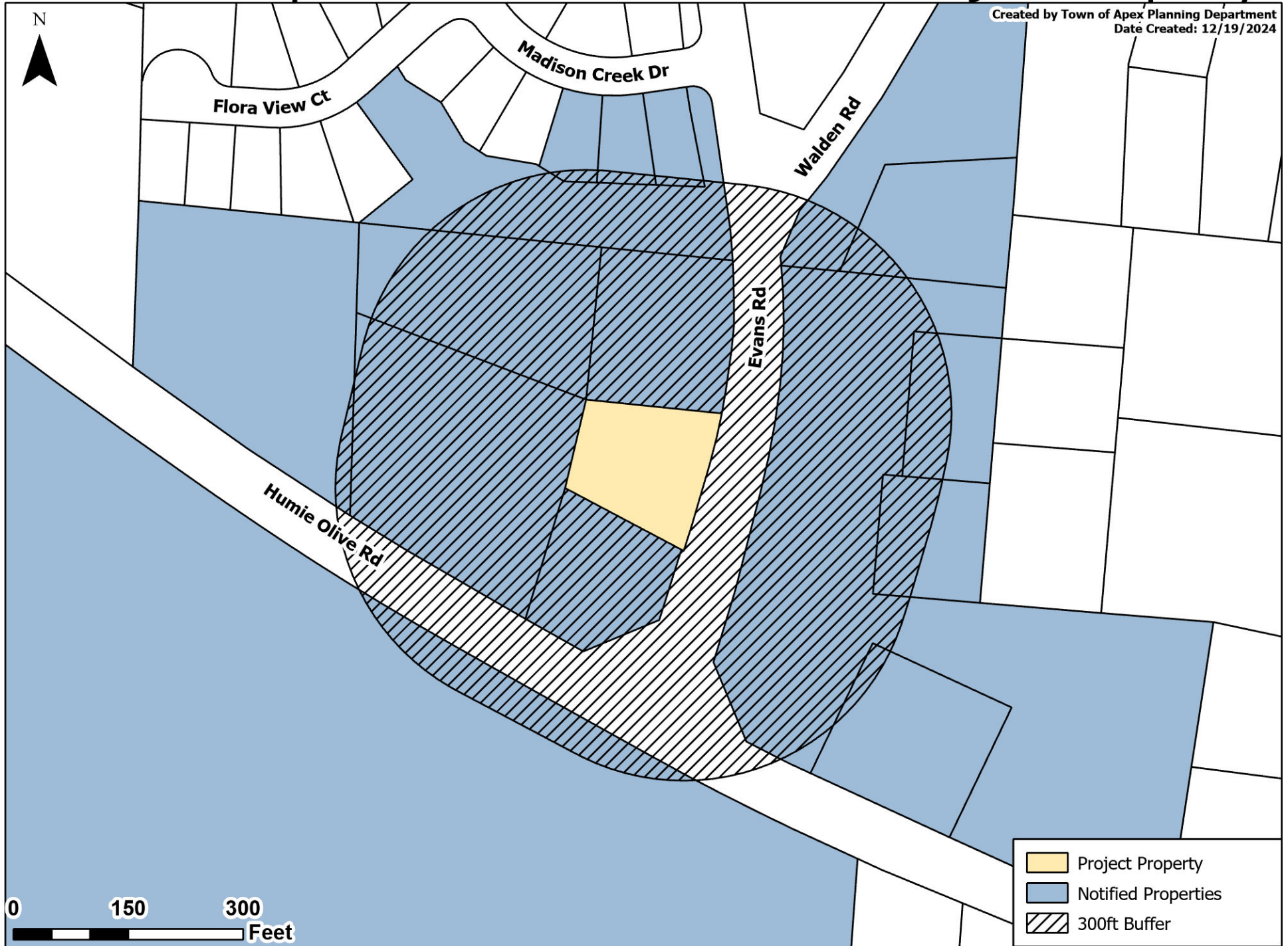
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7700 Humie Olive RD
APEX NC 27502

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7716 Humie Olive RD
APEX NC 27502

Current Tenant
2917 Walden RD
APEX NC 27502

Current Tenant
7701 Humie Olive RD
APEX NC 27502

Notified Properties within 300ft of the Project Property





TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ21 3028 Evans Rd

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: Alonzo Wilson, ATM Development, LLC

Authorized Agent: Alonzo Wilson

Property Address: 3028 Evans Rd

Acreage: ±0.76 acres

Property Identification Number (PIN): 0721707475

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Rural Residential (RR)

Proposed Zoning of Property: 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: February 10, 2025 4:30 PM

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

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the clerk of the Planning Board, Jeri Pederson (322 N Mason St 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/49196>.

Dianne F. Khin, AICP
Planning Director

Published Dates: January 24 – February 10, 2025



Search



8:46 AM
1/24/2025



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ21

3028 Evans Rd

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: Alonzo Wilson, ATM Development, LLC

Agente autorizado: Alonzo Wilson

Dirección de la propiedad: 3028 Evans Rd

Superficie: ±0.76 acres

Número de identificación de la propiedad: 0721707475

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

Ordenamiento territorial existente de la propiedad: Rural Residential (RR)

Ordenamiento territorial propuesto para la propiedad: 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: 10 de febrero de 2025 4:30 P.M.

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

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (322 N Mason St 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/49196>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 24 de enero – 10 de febrero de 2025



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ21 3028 Evans Rd

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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:



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Planning Director



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ21
3028 Evans Rd

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Agente autorizado: Alonzo Wilson

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Superficie: ±0.76 acres

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Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
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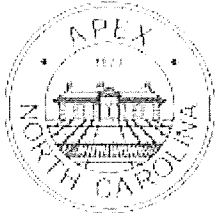
De conformidad con los requisitos estatales de notificaciones públicas, se enviará por correo y se publicará por separado una notificación de la audiencia pública del Consejo Municipal sobre este proyecto.

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/49196>.

Dianne F. Khin, AICP
Directora de Planificación



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 #24CZ21 3028 Evans Rd
Project Location: 3028 Evans Rd
Applicant or Authorized Agent: Alonzo Wilson
Planning Board Public Hearing Date: February 10, 2025
Project Planner: Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on January 24, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

2/3/2025
Date

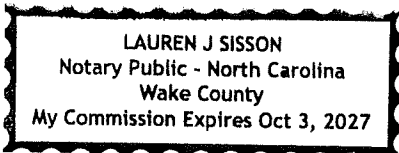
Maime F. Khen
Planning Director

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 FEBRUARY, 2025.

[Signature]
Notary Public



My Commission Expires: 10 / 3 / 27



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
 ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ251
 3028 Evans Rd

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 el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

- Solicitante:** Alonzo Wilson, ATM Development, LLC
- Agente autorizado:** Alonzo Wilson
- Dirección de la propiedad:** 3028 Evans Rd
- Superficie:** ±0.76 acres
- Número de identificación de la propiedad:** 0721707475
- Designación en el Mapa de Uso Territorial para 2045:** Medium Density Residential
- Ordenamiento territorial existente de la propiedad:** Rural Residential (RR)
- Ordenamiento territorial propuesto para la propiedad:** Medium Density Residential-Conditional Zoning (MD-CZ)

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

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 25 de febrero de 2025 6:00 P.M.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 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/49196>.

Dianne F. Khin, AICP
 Directora de Planificación

Fechas de publicación: 31 de enero – 25 de febrero de 2025



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ21 3028 Evans Rd

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: Alonzo Wilson, ATM Development, LLC

Authorized Agent: Alonzo Wilson

Property Address: 3028 Evans Rd

Acreage: ±0.76 acres

Property Identification Number (PIN): 0721707475

2045 Land Use Map Designation: Medium Density Residential

Existing Zoning of Property: Rural Residential (RR)

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

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

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

Town Council Public Hearing Date and Time: February 25, 2025 6:00 PM

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

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (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 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/49196>.

Dianne F. Khin, AICP
Planning Director

Published Dates: January 31 – February 25, 2025



TOWN OF APEX

POST OFFICE BOX 250
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PHONE 919-249-3426

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Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ251

3028 Evans Rd

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Solicitante: Alonzo Wilson, ATM Development, LLC

Agente autorizado: Alonzo Wilson

Dirección de la propiedad: 3028 Evans Rd

Superficie: ±0.76 acres

Número de identificación de la propiedad: 0721707475

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

Ordenamiento territorial existente de la propiedad: Rural Residential (RR)

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

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

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Dianne F. Khin, AICP
Directora de Planificación



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 #24CZ21 3028 Evans Rd
Project Location: 3028 Evans Rd
Applicant or Authorized Agent: Alonzo Wilson
Town Council Public Hearing Date: February 25, 2025
Project Planner: Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on January 31, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

2/3/2025
Date

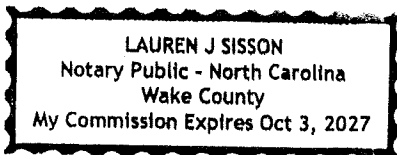
Maime F. Khun
Planning Director

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 FEBRUARY, 2025.

[Signature]
Notary Public



My Commission Expires: 10 / 3 / 27

Rezoning #24CZ21

3024

3028

Walden Rd

Evans Rd

Friendship Village

Humie Olive Rd

Apex Friendship Middle School



Public Hearing Sign Posted By

[Signature]
Signature

12/20/24
Date

December 2024
October 2024 Aerial Photography
Prepared by: Town of Apex Planning Department



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

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

December 16, 2024

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

Dear Dianne,

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

- Date of application: December 1, 2024
- Name of development: 24CZ21 3028 Evans Rd
- Address of rezoning: 3028 Evans Rd
- Total number of proposed residential units: 2
- 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:

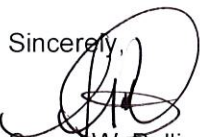
- Elementary
- Middle
- High

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~~ ^{reassignments} 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

Recent reassignments are projected to address current crowding concerns @ Elementary & High.