



Townes at
Westford

Castlereagh,
Section 2

64

US 64 Hwy W

64

Self
Storage

Rezoning #22CZ23

Sweetwater

Abbington

Chantclair Dr

Rothwood Way

Bryant Pond Ln

Stratford at
Abbington

Timken Forest Dr

Core Banks St

Gloriosa St

Ruff Aly

Russel Ln

Kentbury Ln

Chilcott Ln

Wexleigh St

Kellyridge Dr

0

500

1,000

Feet



Matthew J. Carpenter

Attorney

t: 919-835-4032

MatthewCarpenter@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

December 1, 2022

Via Town of Apex IDT

Lauren Staudenmaier
Planner
Town of Apex
73 Hunter Street
Apex, NC 27502

RE: Yellowbridge Planned Unit Development Amendment; PINs 0722752304
and 0722743789 (the "Property")

Dear Lauren,

This letter is to inform you of a proposed PUD Amendment to amend the PUD Text as follows:

Residential District Design Guideline 6 for Single-Family detached homes on Pg. 14 shall be amended as follows by adding the language shown in underline and deleting the language shown in strikethrough:

6. Garages on the front façade of homes that face the street shall not exceed 350% of the total width of the house and garage together.

This is the only change proposed by the PUD Amendment.

Sincerely,



Matthew J. Carpenter



Matthew J. Carpenter

Attorney

t: 919-835-4032

MatthewCarpenter@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

November 1, 2022

Via Town of Apex IDT

Dianne Khin

Director of Planning and Community Development

Town of Apex

73 Hunter Street

Apex, NC 27502

RE: Planned Unit Development Amendment; PINs 0722752304 and
0722743789 (the "Property")

Dianne,

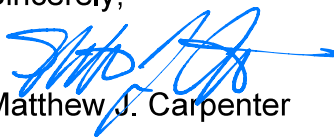
On September 13, 2022, the Apex Town Council voted to rezone the Property to Planned Unit Development Conditional ("PUD-CZ")(the "Rezoning") to facilitate the development of Yellowbridge, a community with single-family detached homes, townhomes, and commercial uses along US-64. The approval included development standards and conditions in the PUD text (the "PUD Text") and concept plan (the "Concept Plan").

Prior to the September 13 Town Council meeting, after several meetings and conversations with neighbors, the developer added additional architectural commitments to the PUD Text to require all single-family detached homes to have crawl space foundations, front porches, and decorative features, and replaced the single-family detached elevations on pg. 16 of the PUD Text with new elevations (the "New Elevations").

The developer was unaware that the New Elevations were inconsistent with Residential District design guideline 6 on pg. 14 of the PUD Text ("Standard 6") which states that garages shall not exceed 30% of the total width of the house and garage together. The developer now desires to amend Standard 6 to state that garages shall not exceed 50% of the total width of the house and garage together, consistent with the New Elevations. The proposed amendment is more specifically set forth in **Exhibit A** to this letter.

The remaining design standards and conditions in the PUD Text and Concept Plan will remain as approved by Town Council on September 13.

Sincerely,



Matthew J. Carpenter

Exhibit A to Letter re Yellowbridge PUD Amendment

ARCHITECTURAL STANDARDS

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

RESIDENTIAL DISTRICT DESIGN GUIDELINES

Single-Family Detached:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage shall not protrude more than 1 foot out from the front façade and front porch.
6. Garages on the front façade of homes that face the street shall not exceed ~~53~~30% of the total width of the house and garage together.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #:	_____	Submittal Date:	_____
Fee Paid	\$ _____	Check #	_____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Yellowbridge
Address(es): 2813 and 2817 US 64 Hwy W
PIN(s) 0722743789 and 0722752304

_____ Acreage: 48.2331

Current Zoning: PUD-CZ Proposed Zoning: PUD-CZ w/ amended conditions

Current 2045 LUM Designation: Medium Density Residential/Commercial Services

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

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

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

Applicant Information

Name: Lennar Carolinas, LLC c/o Matthew Carpenter
Address: 301 Fayetteville Street, Suite 1400
City: Raleigh State: NC Zip: 27601
Phone: (919) 835-4032 E-mail: matthewcarpenter@parkerpoe.com

Owner Information

Name: Yellowbridge Capital, LLC
Address: 113 Mill Point Road
City: Kitty Hawk State: NC Zip: 27949-4082
Phone: N/A E-mail: N/A

Agent Information

Name: Lennar Carolinas, LLC attn. Tucker Ennis
Address: 1100 Perimeter Park Drive, Suite 112
City: Morrisville State: NC Zip: 27560
Phone: (919) 835-4032 E-mail: tucker.ennis@lennar.com

Other contacts: _____

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: _____

Submittal Date: _____

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

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

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The proposed uses and density are not changing and are therefore consistent with the property's LUM designations.

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 uses and density are not changing and are therefore consistent with the property's LUM designations.

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

The proposed uses will comply with regulations in the PUD Text and supplemental standards in the UDO.

PETITION PROCESS INFORMATION

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

The PUD Text and Concept Plan include mitigating conditions that will not change.

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 design of the PUD minimizes environmental impacts and will not be changed by the proposed amendment.

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

The proposed PUD Amendment will not have an adverse impact on 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.

The only proposed change is to a single architectural condition. Thus, the approved PUD will not have an adverse effect on the health, safety, or welfare of residents.

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

The only proposed change is to a single architectural condition. Thus, the approved PUD will not have an adverse effect on adjacent properties.

PETITION PROCESS INFORMATION

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

The proposed uses will not change and will not constitute a nuisance or hazard.

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

The proposed development will meet standards of the PUD and UDO.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

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

Guidelines

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

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

Existing Development Titles, Recurring

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

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: 2813 and 2817 US 64 Hwy W
Nearest intersecting roads: US 64 Hwy W and Kellyridge Dr.
Wake County PIN(s): 0722743789 and 0722752304
Township: White Oak

Contact Information (as appropriate)

Contact person: Lennar Carolinas, LLC c/o Matthew Carpenter
Phone number: (919) 835-4032 Fax number: N/A
Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601
E-mail address: matthewcarpenter@parkerpoe.com
Owner: Yellowbridge Capital, LLC
Phone number: _____ Fax number: _____
Address: 113 Mill Point Road, Kitty Hawk, NC 27949-4082
E-mail address: _____

Proposed Subdivision/Development Name

1st Choice: Yellowbridge
2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff Date

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____ Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

2813 and 2817 US 64 Hwy W

(the "Premises")

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

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

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

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

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

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

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

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

ACCEPTED:

CUSTOMER: Yellowbridge Capital, LLC

TOWN OF APEX

BY: Tucker Ennis

BY: _____

Authorized Agent

Authorized Agent

DATE: 11/1/2022

DATE: _____

AGENT AUTHORIZATION FORM**Application #:** _____**Submittal Date:** _____

Yellowbridge Capital, LLC

is the owner* of the property for which the attached

application is being submitted:

- ☒ Land Use Amendment
- ☒ 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: 2813 and 2817 US 64 Hwy W, Apex, NC, 27523

The agents for this project are: Tucker Ennis and Stephen Dorn

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

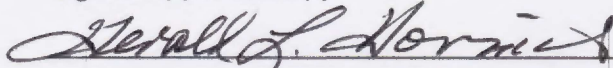
Agent Names: Tucker Ennis and Stephen Dorn

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

Telephone Number: (919) 835-4032

E-Mail Address: tucker.ennis@lennar.com

Signature(s) of Owner(s)*



Gerald Hornick, as Manager of Yellowbridge Capital, LLC

Type or print name

10/25/22

Date

GERALD L. HORNICK

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 #:

Submittal Date:

The undersigned, Tucker Ennis (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 2813 and 2817 US 64 Hwy W 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. 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).
4. To Affiant's knowledge, no claim or action has been brought against the owners of the property 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 OCT, 2022.



Tucker Ennis

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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



Notary Public

State of North Carolina

My Commission Expires: MAY 1ST, 2027

[NOTARY SEAL]

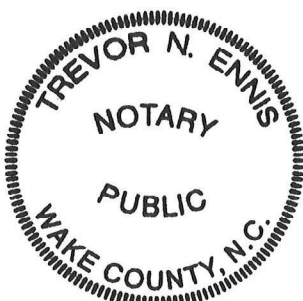


Exhibit A
To Owner Affidavit for
Yellowbridge Rezoning
Legal Description

PIN# 0722752304 & 0722743789

All that certain real property situated in White Oak Township, Wake County, North Carolina, described as follows:

Beginning at a set iron rod on the northern right of way line of Chantclair Drive, said iron rod marking the southwestern corner of Lot 74 as said lot is shown and so designated on that certain subdivision plat entitled "Windsor at Abbington – Phase 1, Section A, Map 2, Lots 24-27 & 65-74" recorded in Book of Maps 1998, Page 203, Wake County Registry; thence along the northern right of way line of Chantclair Drive, South 89°37'45" West 280.73 feet to a set iron rod; thence South 00°22'15" East 30.04 feet to a set iron rod at the centerline of the western terminus of Chantclair Drive and the northeastern corner of the 0.08 acre Reserved Area depicted on that certain subdivision plat entitled "Stratford at Abbington, Phase 1: Lots 1-31, 65-75, Owner: Highway 64, LLC" recorded in Book of Maps 2006, Pages 2638 to 2640, Wake County Registry; thence along the northern and western boundary of said Reserved Area and continuing along the northwestern boundary of said Stratford at Abbington subdivision the following nine courses: (1) South 89°37'45" West 118.01 feet to a set iron rod; (2) South 05°29'21" West 40.93 feet to a set iron rod; (3) South 01°54'29" East 98.00 feet to a set iron rod; (4) South 11°29'28" East 62.80 feet to a set iron rod; (5) South 22°27'50" West 118.06 feet to a found iron pipe; (6) South 70°08'38" West 118.71 feet to a found iron pipe; (7) South 77°30'46" West 65.05 feet to a found iron pipe; (8) South 73°46'05" West 40.75 feet to a found iron pipe; and (9) South 73°28'08" West 311.49 feet to a found iron pipe at an angle point in the northern boundary of Lot 64 as said lot is shown and so designated on that certain subdivision plat entitled "Stratford at Abbington, Phase 2: Lots 32-64, Owner: Highway 64, LLC" recorded in Book of Maps 2008, Pages 33 and 34, Wake County Registry; thence along the northern boundary of said Stratford at Abbington Phase 2 subdivision South 82°16'49" West 758.57 feet to a found iron pipe with cap at the northwestern corner of Lot 56 of said Stratford at Abbington Phase 2 subdivision, said point also being on the eastern boundary of Lot 2 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Cecil V. Campfield and Wife Sharon K. Campfield" recorded in Book of Maps 1995, Page 334, Wake County Registry; thence along the eastern boundary of said Campfield plat the following two courses: (1) North 03°08'59" East 417.75 feet to a found bent iron pipe; and (2) North 03°12'21" East 406.54 feet to a found iron pipe with cap at the southeastern corner of Lot 'A' as said lot is shown and so designated on that certain plat entitled "Recombination for Joel V. Perry" recorded in Book of Maps 1985, Page 522, Wake County Registry; thence along the eastern boundary of said Perry plat North 03°11'42" East 841.95 feet to a found iron rod with cap on the southern right of way line of U.S. Highway 64; thence along said southern right of way line North 82°54'26" East 331.57 feet to a set iron rod at the northwestern corner of the parcel depicted on that certain plat entitled "Boundary Survey, Property of Calvin Mills, Prepared for David and Sharon Raymer" recorded in Book of Maps 2004, Page 698, Wake County Registry; thence along the western, southern and eastern boundary of said Mills plat the following three courses: (1) South 07°08'43" East 189.52 feet to a found iron pipe; (2) North 82°51'17" East 420.02 feet to a found iron pipe; and (3) North 07°08'43" West 189.14 feet to a set iron rod on the southern right of way line of U.S.

Highway 64; thence along said southern right of way line the following two courses: (1) North 82°54'26" East 265.68 feet to a set iron rod; and (2) North 82°53'08" East 305.02 feet to a set iron rod at the northwestern corner of Area "B" as shown and so designated on that certain plat entitled "Property of Blakely-Braswell Land Company, LLC" recorded in Book of Maps 1996, Page 634, Wake County Registry; thence along the western boundary of said Area "B", South 11°47'52" West 42.58 feet to a found iron pipe with cap at the northwestern corner of Tract 'A' as said lot is shown and so designated on that certain plat entitled "Property of Calvin E. Mills, Alta Belle P. Mills, Ted Mills & Randy Mills By William R. Hoke & Paul Stam, Jr., Co-trustees" recorded in Book of Maps 1984, Page 404, Wake County Registry; thence along the western and southern boundaries of said Mills plat the following five courses: (1) South 07°43'26" West 146.44 feet to a found iron pipe with cap; (2) South 03°03'23" East 318.20 feet to a found iron pipe with cap; (3) South 05°04'48" West 519.04 feet to a found iron pipe with cap; (4) South 15°45'44" West 60.82 feet to a found iron pipe with broken cap; and (5) South 89°57'43" East 359.26 feet to a found iron pipe with cap on the western boundary of Lot 73 of the previously mentioned Windsor at Abbingtion subdivision plat recorded in Book of Maps 1998, Page 203, Wake County Registry; thence along the western boundary of said Windsor at Abbingtion subdivision South 02°25'07" East 148.61 feet to the point of beginning.

Containing 48.2331 acres, more or less, and being all of Lot "B" as said lot is shown and so designated on that certain plat entitled "Subdivision, Property of Gaither Bryant Garner, Jr. and Gerald L. Hornick" recorded in Book of Maps 1984, Page 1516, Wake County Registry, TOGETHER WITH all of Tract 1 as said tract is shown and so designated on that certain plat entitled "Division for Gerald L. Hornick, et ux and G. Bryant Garner, et ux" recorded in Book of Maps 2003, Page 474, Wake County Registry, LESS AND EXCEPT the area dedicated as public right of way for Chanticlair Drive as recorded in Deed Book 11778, Page 1490, Wake County Registry.

Wake County Residential Development Notification

Developer Company Information	
Company Name	Lennar Carolinas, LLC
Company Phone Number	c/o Matthew Carpenter, 919-835-4032
Developer Representative Name	
Developer Representative Phone Number	
Developer Representative Email	matthewcarpenter@parkerpoe.com

New Residential Subdivision Information	
Date of Application for Subdivision	unknown, Rezoning submittal 3/1/2022
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	Yellowbridge
Address of Subdivision (if unknown enter nearest cross streets)	2813 & 2817 US 64 West
REID(s)	
PIN(s)	0722743789 and 0722752304

Projected Dates Information	
Subdivision Completion Date	2026
Subdivision Projected First Occupancy Date	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
Single Family	<u>40</u>									unknown	unknown	2026			
Townhomes	<u>130</u>									unknown	unknown	2026			
Condos															
Apartments															
Other															

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

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

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

NOTICE OF ELECTRONIC 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.

October 10, 2022

Date

Dear Neighbor:

You are invited to an electronic neighborhood meeting to review and discuss the development proposal at
2813 and 2817 US 64 Hwy W 0722743789 and 0722752304

Address(es)

PIN(s)

in accordance with the Town of Apex Electronic 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, you may contact the applicant before or after the meeting is held. 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 www.apexnc.org. If at all feasible given emergency declarations, limits on in-person gatherings, and social distancing, an additional in-person Neighborhood Meeting may be scheduled and held prior to a public hearing or staff decision on the application.

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

Application Type		Approving Authority
<input checked="" type="radio"/>	Rezoning (including Planned Unit Development)	Town Council
<input type="radio"/>	Major Site Plan	Town Council (QJPH*)
<input type="radio"/>	Special Use Permit	Town Council (QJPH*)
<input checked="" type="radio"/>	Residential Master Subdivision Plan (excludes exempt subdivisions)	Technical Review Committee (staff)

*Quasi-Judicial Public Hearing: The Town Council 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)):

See attached notice letter.

Estimated submittal date: November 1, 2022

MEETING INFORMATION:

Property Owner(s) name(s): Yellowbridge Capital, LLC

Applicant(s): Lennar Carolinas, LLC c/o Matthew Carpenter

Contact information (email/phone): matthewcarpenter@parkerpoe.com; (919) 835-4032

Electronic Meeting invitation/call in info: See attached notice letter

Date of meeting**: October 24, 2022

Time of meeting**: 6:00 PM - 8:00 PM

MEETING AGENDA TIMES:

Welcome: 6:00 PM Project Presentation: between 6:00 - 8:00 PM Question & Answer: between 6:00 - 8:00 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/Planning>.

To: Neighboring Property Owners
From: Matthew J. Carpenter
Date: October 10, 2022

Re: Development approvals for 2831 US 64 Hwy W (PIN 0722743789) and 2817 US 64 Hwy W (PIN 0722752304)(collectively, the "Property")

On September 13, Apex Town Council voted to rezone the Property to Planned Unit Development Conditional (PUD-CZ)(the "Rezoning") to allow the development of Yellowbridge, a residential community with small scale commercial uses along US-64 (the "Project"). With the Rezoning complete, the developer is ready to move forward with the Project and is holding a **neighborhood meeting October 24 at 6:00 PM** to discuss next steps with the community which will include filing a Residential Master Subdivision Plan (the "Subdivision Plan") and Planned Unit Development Amendment (the "PUD Amendment").

The Subdivision Plan will follow the Concept Plan approved by Council on September 13, but provide greater engineering detail as to specific site elements. The PUD Amendment will revise one of the architectural conditions (as shown in the attached) to be consistent with the architectural elevations approved as part of the Rezoning.

During the meeting, the applicant will describe the nature of the applications and field any questions from the public. Enclosed are: (1) the previously approved PUD Concept Plan; (2) text of the PUD Amendment; (3) a project contact information sheet; and (4) a common construction issues & who to call information sheet.

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

Visit:
Enter the following meeting ID: 811 0900 8782
Enter the following password: 990517

To participate by telephone:

Dial: 1 929 205 6099
Enter the following meeting ID: 811 0900 8782 #
Enter the Participant ID: #
Enter the Meeting password: 990517 #

If you have any questions prior to the meeting, please contact me directly at (919) 835-4032 or via email at matthewcarpenter@parkerpoe.com

Sincerely,


Matthew J. Carpenter

NC License #P-0673

project:
YELLOWBRIDGE PUD
2813/2817 US 64 HWY WEST
WHITE OAK TOWNSHIP
APEX, NORTH CAROLINA 27502



AD	NOISE/IN	TYPE	YR
17	SUNSHINE DRIVE CHILTON TOWNSHIP - XRAY JO ROAD	2002 102 10000	8
18	SUNSHINE DRIVE HIL - XRAY JO ROAD	2002 102 10000	9
19	SUNSHINE DRIVE ONE - XRAY JO ROAD	2002 102 10000	8
20	SUNSHINE DRIVE ONE - XRAY JO ROAD	2002 102 10000	8

title:	CONCEPTUAL SITE PLAN/ CONCEPTUAL UTILITY PLAN
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proj #:	210701
date:	MARCH 1, 2022
dwg by:	FS
chkd by:	JR
scale:	As Noted
sheet:	

C100
STUD.

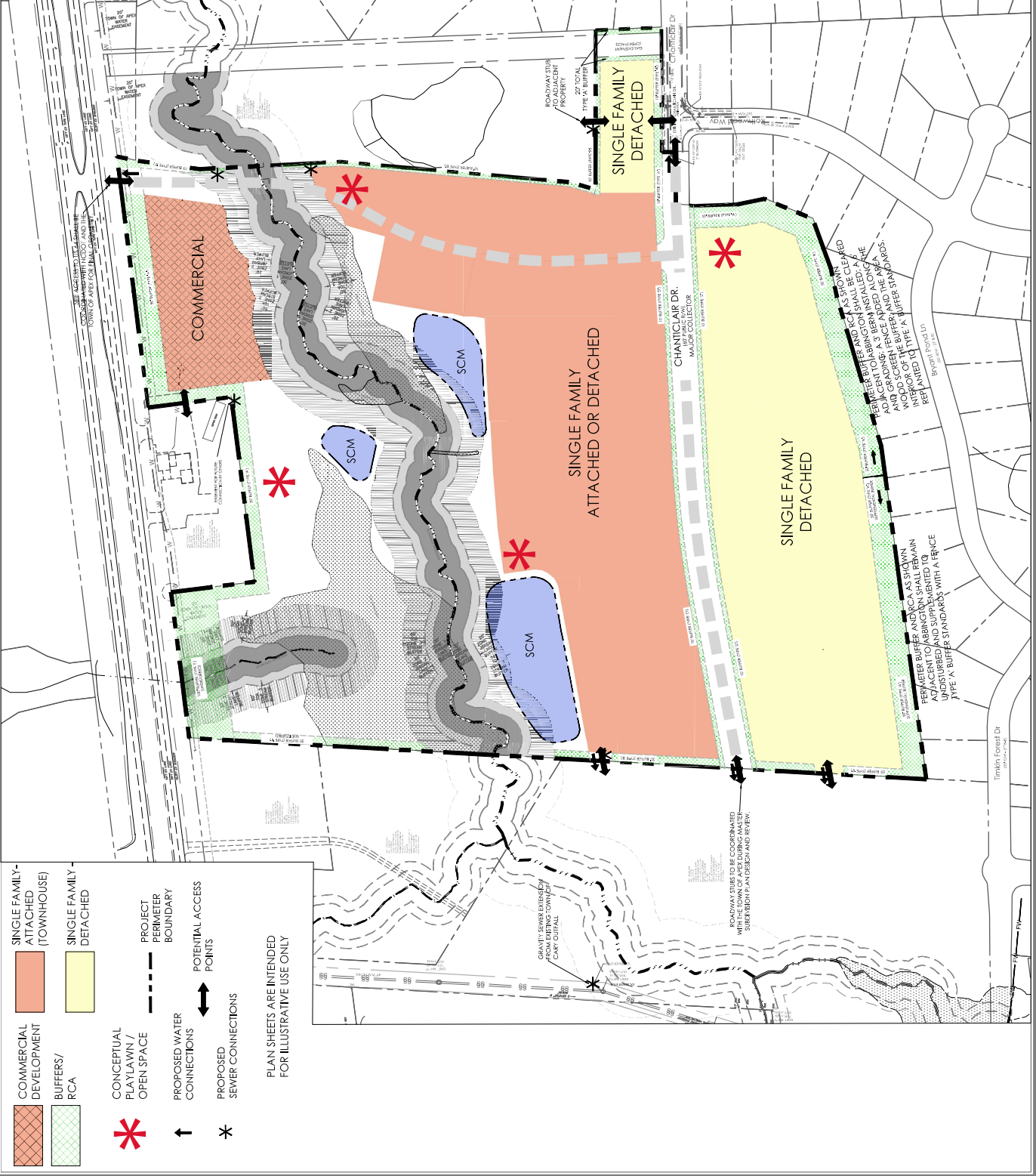
1. DEVELOPMENT ACCESS TO THE PROJECT SITE SHALL BE LIMITED TO WATER, SEWER, AND GAS APPROVAL.
2. THE PROJECT SHALL BE CONDUCTED IN A MANNER THAT DOES NOT IMPAIR AND APPROVAL.
3. ALL NEIGHBORHOODS ARE PROVIDED ACCESS TO ALL UTILITIES IN PROPORTION TO THEIR DENSITY AND APPROVAL.
4. CONDUCT OF THE PROJECT SHALL BE LIMITED TO THE USE OF WATER, SEWER, AND GAS APPROVAL.
5. IN NO EVENT SHALL THE PROJECT BE CONDUCTED IN A MANNER THAT DOES NOT IMPAIR AND APPROVAL.
6. THE PROJECT SHALL BE CONDUCTED IN A MANNER THAT DOES NOT IMPAIR AND APPROVAL.
7. THE PROJECT SHALL BE CONDUCTED IN A MANNER THAT DOES NOT IMPAIR AND APPROVAL.
8. THE PROJECT SHALL BE CONDUCTED IN A MANNER THAT DOES NOT IMPAIR AND APPROVAL.
9. THE PROJECT SHALL BE CONDUCTED IN A MANNER THAT DOES NOT IMPAIR AND APPROVAL.

Potential Access Points shown on the Conceptual Site Plan / Conceptual Utility Plan (C100) are not shown in exact locations but show required connections. Connections can only be removed from the subdivision connectivity requirements of the FID if the developer shows to the satisfaction of the Planning Director, in consultation with the Technical Review Committee (TRC), that the construction of the connection would be impractical based on environmental conditions found in the field at the time of Master Subdivision Plan approval.



Response Category	18-24	25-34	35-44	45-54	55-64	65+
Strongly Oppose	10%	15%	20%	25%	30%	35%
Oppose	20%	25%	30%	35%	40%	45%
Neutral	30%	35%	40%	45%	50%	55%
Support	40%	35%	30%	25%	20%	15%
Strongly Support	10%	15%	20%	25%	30%	35%

CONCEPTUAL SITE PLAN/
CONCEPTUAL UTILITY PLAN

$$\left(\frac{1}{C_{100}} \right) \text{CONC}$$


ARCHITECTURAL STANDARDS

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

RESIDENTIAL DISTRICT DESIGN GUIDELINES

Single-Family Detached:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. The roof shall be pitched at 5:12 or greater for 75% of the building designs.
3. Eaves shall project at least 12 inches from the wall of the structure.
4. Garage doors shall have windows, decorative details or carriage-style adornments on them.
5. The garage shall not protrude more than 1 foot out from the front façade and front porch.
6. Garages on the front façade of homes that face the street shall not exceed ~~53~~30% of the total width of the house and garage together.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
10. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
11. Front porches shall be a minimum of 5 feet deep.
12. No more than 25% of lots may be accessed with J-driveways. There shall be no more than 3 such homes in a row on any single block. Any lots eligible for a J-driveway home shall be identified on the Final Plat.

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: Yellowbridge Zoning: Rural Residential (RR)

Location: 2813 and 2817 US 64 Hwy W

Property PIN(s): 0722743789 and 0722752304 Acreage/Square Feet: 48.24 acres

Property Owner: Yellowbridge Capital, LLC

Address: 113 Mill Point Road

City: Kitty Hawk State: NC Zip: 27949-4082

Phone: n/a Email: n/a

Developer: Lennar Carolinas, LLC

Address: 1100 Perimeter Park Drive, Suite 112

City: Morrisville State: NC Zip: 27560

Phone: c/o Matthew Carpenter, 919-835-4032 Fax: n/a Email: matthewcarpenter@parkerpoe.com

Engineer: Peak Engineering & Design, PLLC; Attn. Jeff Roach

Address: 1125 Apex Peakway

City: Apex State: NC Zip: 27502

Phone: 919-439-0100 Fax: n/a Email: jroach@peakengineering.com

Builder (if known): Same as Developer

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Jessica Bolin, Senior Engineer (Stormwater, Sedimentation & Erosion Control) Stan Fortier, Senior Engineer (Stormwater, Sedimentation & Erosion Control) James Gregg, Utility Engineer (Water & Sewer)	(919) 249-3537 (919) 249-1166 (919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

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

Construction Traffic:	James Misciagno	919-372-7470
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Construction truck traffic will be heavy throughout the development process, including but not limited to removal of trees from site, loads of dirt coming in and/or out of the site, construction materials such as brick and wood brought to the site, asphalt and concrete trucks come in to pave, etc. The Town requires a construction entrance that is graveled to try to prevent as much dirt from leaving the site as possible. If dirt does get into the road, the Town can require they clean the street (see "Dirt in the Road" below).

Road Damage & Traffic Control:	Water Resources – Infrastructure Inspections	919-362-8166
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There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

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

Dirt in the Road:	James Misciagno	919-372-7470
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Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported to James Misciagno. He will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	James Misciagno Danny Smith	919-372-7470 Danny.Smith@ncdenr.gov
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Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the appropriate repairs with the developer. Impacts to the streams and stream buffers should also be reported to Danny Smith (danny.smith@ncdenr.gov) with the State.

Dust:	James Misciagno	919-372-7470
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported to James Misciagno at 919-372-7470 so that he can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	James Misciagno	919-372-7470
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported to James Misciagno at 919-372-7470. He will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	James Misciagno	919-372-7470
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Jessica Bolin	919-249-3537
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

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

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Online via zoom

Date of meeting: October 24, 2022 Time of meeting: 6:00 PM

Property Owner(s) name(s): Yellowbridge Capital, LLC

Applicant(s): Lennar Carolinas

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number and email address. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only. For virtual meetings, applicants must include all known participants and request the information below.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	See attached attendance list				
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

**Yellowbridge PUD Amendment
Neighborhood Meeting Attendance Roster
October 24, 2022**

Steve Ritchie
Polly Petrino
Kate Macdonnell
Jen Curtis-Maury
Chip Allen
Jeremy Brewer
Penny Grieci
C.J. Bottitta
Jason Hornick
Gerald Hornick
Kelley McLaughlin
Brant Gifford

*Contact information as received but has been redacted for filing.

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): Yellowbridge Capital, LLC

Applicant(s): Lennar Carolinas

Contact information (email/phone): _____

Meeting Address: Online via zoom

Date of meeting: October 24, 2022

Time of meeting: 6:00 PM

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

Question/Concern #1:

Request to amend architectural commitment 6 in PUD Text.

Applicant's Response:

When we committed to the revised architectural commitments and elevations, we were unaware that they were inconsistent with condition 6 which states that garages shall not exceed 30% of the total width of the house and garage together. The developer now desires to amend condition 6 to state that garages shall not exceed 50% of the total width of the house and garage together, consistent with the provided architectural elevations. All other conditions in the PUD Text and Concept Plan will remain the same.

Question/Concern #2:

How many total units?

Applicant's Response:

160 total units including 40 single-family detached and 120 townhomes. The only change to the existing zoning is to the single architectural commitment concerning garage width. The remaining conditions and design guidelines, including total unit count, will remain the same.

Question/Concern #3:

Who will maintain the undeveloped commercial property while the residential portion is being developed?

Applicant's Response:

The developer will maintain the commercial property until a commercial project is planned. The intent is to keep the commercial portion wooded in the interim.

Question/Concern #4:

Will there be stop signs at the intersection of Chantclair and Rothwood, and if so, how many?

Applicant's Response:

Yes, although final stop sign configuration will not be known until later in the process and will be dictated by Town transportation staff.

Notice List for Neighborhood Meeting

SITE ADDRESS			PIN NUM	OWNER	MAILING ADDRESS	
0 113 ROTHWOOD WAY	0722731969	ABINGTON COMMUNITY ASSN INC		ABERNATHY, JOHN	PPM INC OF RALEIGH	11010 RAVEN RIDGE RD
2617 BRYANT POND LN	0722841609	ALLEN, CHESTER W IV ALLEN, ELEN M		ALLEN, CHESTER W IV ALLEN, ELEN M	1113 ROTHWOOD WAY	APEX NC 27502-4308
0 US 64 HWY W	0722849347	ANS TRUST THE		ANS TRUST THE	2617 BRYANT POND LN	APEX NC 27502-4318
2905 BRYANT POND LN	0722652622	BAILEY, JAMES EDWARD BAILEY SUZANNE C		BAILEY, JAMES EDWARD BAILEY SUZANNE C	KATHIE L RUSSELL TRUSTEE	727 W HARSETT ST STE 109
101 TIMBERLEA CT	0722741431	BANKS, WAYNE BANKS, DEORATIAS A		BANKS, WAYNE BANKS, DEORATIAS A	2605 BRYANT POND LN	APEX NC 27502-4318
2599 BRYANT POND LN	0722953496	BECKER, SHANNON V BECKER, DEBRA LYNN		BECKER, SHANNON V BECKER, DEBRA LYNN	101 TIMBERLEA CT	APEX NC 27502-9642
103 TIMBERLEA FOREST DR	0722742422	BEN JONIMERSON TRUSTEE JONIMERSON BRI FAMIL Y LIVING TRUST		BEN JONIMERSON TRUSTEE JONIMERSON BRI FAMIL Y LIVING TRUST	2599 BRYANT POND LN	APEX NC 27502-4310
2599 BRYANT POND LN	0722852354	BEN JONIMERSON TRUSTEE JONIMERSON BRI FAMIL Y LIVING TRUST		BEN JONIMERSON TRUSTEE JONIMERSON BRI FAMIL Y LIVING TRUST	103 TIMBERLEA FOREST DR	APEX NC 27502-9642
5031 LYNDENBURY DR	0722842758	BIRDENBAUGH, DAVID N BIRDENBAUGH, CONNIE L		BIRDENBAUGH, DAVID N BIRDENBAUGH, CONNIE L	2599 BRYANT POND LN	APEX NC 27502-4310
1119 ROTHWOOD WAY	0722840599	BURLESON, RYAN W L BURLESON, BETSY L		BURLESON, RYAN W L BURLESON, BETSY L	5031 LYNDENBURY DR	APEX NC 27502-9644
2598 BRYANT POND LN	0722742283	CHADWRIGHT, TIMOTHY J CARTWRIGHT, MELISSA S		CHADWRIGHT, TIMOTHY J CARTWRIGHT, MELISSA S	1119 ROTHWOOD WAY	APEX NC 27502-4308
308 LYNDENBURY DR	0722855248	COOLING, KEVIN TRUSTEE COOLING, JOANNE TRUSTEE		COOLING, KEVIN TRUSTEE COOLING, JOANNE TRUSTEE	2598 BRYANT POND LN	APEX NC 27502-4311
1125 ROTHWOOD WAY	0722840570	CURTIS-MAURY, MATTHEW F CURTIS-MAURY, JENNIFER		CURTIS-MAURY, MATTHEW F CURTIS-MAURY, JENNIFER	308 LYNDENBURY DR	APEX NC 27502-9619
2666 TIMKEN FOREST DR	0722646334	DECOURCY, J RUS DECOURCY, DONNA M		DECOURCY, J RUS DECOURCY, DONNA M	1125 ROTHWOOD WAY	APEX NC 27502-4308
400 LYNDENBURY DR	0722954199	ECKERSBERG, JOHN J ECKERSBERG, AMANDA J		ECKERSBERG, JOHN J ECKERSBERG, AMANDA J	2666 TIMKEN FOREST DR	APEX NC 27502-9645
1106 ROTHWOOD WAY	0722748778	FALLS, SCOTT H TRUSTEE FALLS, MARY KATHERINE TRUSTEE		FALLS, SCOTT H TRUSTEE FALLS, MARY KATHERINE TRUSTEE	400 LYNDENBURY DR	APEX NC 27502-4309
102 TIMBERLEA CT	0722852274	FOLKES, MICHAEL J FOLKES, ELIZABETH H		FOLKES, MICHAEL J FOLKES, ELIZABETH H	1106 ROTHWOOD WAY	APEX NC 27502-4309
501 LYNDENBURY DR	0722842968	GANNON, TRAVIS GANNON, DANIELE		GANNON, TRAVIS GANNON, DANIELE	102 TIMBERLEA CT	APEX NC 27502-9642
405 CHANTICLAR DR	0722844846	GARRETT, PATRICK JAMES GARRETT, MELISSA BETH		GARRETT, PATRICK JAMES GARRETT, MELISSA BETH	501 LYNDENBURY DR	APEX NC 27502-9644
2628 BRYANT POND LN	0722649161	GREEN, BRYAN GREEN, ERIN		GREEN, BRYAN GREEN, ERIN	405 CHANTICLAR DR	APEX NC 27502-9729
505 LYNDENBURY DR	0722842679	HARRIS, SHARITA A		HARRIS, SHARITA A	2628 BRYANT POND LN	APEX NC 27502-4317
2654 TIMKEN FOREST DR	0722846203	HERSHKOWITZ, MICHAEL THOMAS HERSHKOWITZ, SHARON MARIE		HERSHKOWITZ, MICHAEL THOMAS HERSHKOWITZ, SHARON MARIE	505 LYNDENBURY DR	APEX NC 27502-9644
1132 ROTHWOOD WAY	0722747405	HEDONROBERTSON, JULIA LYNN		HEDONROBERTSON, JULIA LYNN	2654 TIMKEN FOREST DR	APEX NC 27502-4315
2611 BRYANT POND LN	0722841709	HOBART, BARRY J TR HOBART, JEBORAH LYNN ITR		HOBART, BARRY J TR HOBART, JEBORAH LYNN ITR	1132 ROTHWOOD WAY	APEX NC 27502-4308
2599 BRYANT POND LN	0722740440	KISER, JEFFERSON B KISER, DENISE C		KISER, JEFFERSON B KISER, DENISE C	2611 BRYANT POND LN	APEX NC 27502-4318
1120 ROTHWOOD WAY	0722744607	LAMB, KIMBERLY SLAMB, JONATHAN E		LAMB, KIMBERLY SLAMB, JONATHAN E	2599 BRYANT POND LN	APEX NC 27502-4310
404 CHANTICLAR DR	0722748601	LAUFFER, MATTHEW S LAUFFER, LISA C		LAUFFER, MATTHEW S LAUFFER, LISA C	1120 ROTHWOOD WAY	APEX NC 27502-4309
112 LANGSHIRE CT	0722855042	LOGSDON, JAMES M LOGSDON, KIMBERLY D		LOGSDON, JAMES M LOGSDON, KIMBERLY D	404 CHANTICLAR DR	APEX NC 27502-9646
405 LYNDENBURY DR	0722852045	LOYD, FRANK ROYAL LOYD, AMY S		LOYD, FRANK ROYAL LOYD, AMY S	112 LANGSHIRE CT	APEX NC 27502-9621
1101 GOLATH LN	0722849365	MACDONELL, JAMES T MACDONELL, KATHARINE G		MACDONELL, JAMES T MACDONELL, KATHARINE G	405 LYNDENBURY DR	APEX NC 27502-8643
1140 ROTHWOOD WAY	0722748321	MACNAUGHTON, IAN R MACNAUGHTON, AMANDA M		MACNAUGHTON, IAN R MACNAUGHTON, AMANDA M	1101 GOLATH LN	APEX NC 27502-7803
1105 GOLATH LN	0722843096	MARY L WALKIEWICZ TRUST		MARY L WALKIEWICZ TRUST	1140 ROTHWOOD WAY	APEX NC 27502-4309
2628 BRYANT POND LN	0722852385	MATTHEWS, JAMES CHRISTOPHER TRUSTEE MATTHEWS, HOLLY KATHERINE TRUSTEE		MATTHEWS, JAMES CHRISTOPHER TRUSTEE MATTHEWS, HOLLY KATHERINE TRUSTEE	1105 GOLATH LN	APEX NC 275237-7803
0 US 64 HWY W	0722846123	MATTHEWS, JOSEPH T MATTHEWS, PHILONIVA J		MATTHEWS, JOSEPH T MATTHEWS, PHILONIVA J	2628 BRYANT POND LN	APEX NC 27502-4311
2681 TIMKEN FOREST DR	0722846123	MITCHELL, JENNIFER D		MITCHELL, JENNIFER D	0 US 64 HWY W	CARY NC 27513-5611
1137 ROTHWOOD WAY	0722852843	PARKER, WILLIAM P II PARKER, SUSAN R		PARKER, WILLIAM P II PARKER, SUSAN R	2681 TIMKEN FOREST DR	APEX NC 27502-4316
2651 TIMKEN FOREST DR	0722749305	PEPE, RICHARD L PEPE, CHRISTINE		PEPE, RICHARD L PEPE, CHRISTINE	1137 ROTHWOOD WAY	APEX NC 27502-9621
403 LYNDENBURY DR	0722847017	PETERSON, THAREN WAYNE PETERSON, RACHEL LOVE		PETERSON, THAREN WAYNE PETERSON, RACHEL LOVE	2651 TIMKEN FOREST DR	APEX NC 27502-4308
2623 BRYANT POND LN	0722852155	PETRINO, RAYMOND J PETRINO, POLLY M		PETRINO, RAYMOND J PETRINO, POLLY M	403 LYNDENBURY DR	APEX NC 27502-9643
402 LYNDENBURY DR	0722849353	POPKO, BRIAN J LEVEDAKOU, ELEN N VENO		POPKO, BRIAN J LEVEDAKOU, ELEN N VENO	2623 BRYANT POND LN	APEX NC 27502-4318
101 ROTHWOOD WAY	0722841608	RICHE, STEVEN RITCHE, CHRISTA VENO		RICHE, STEVEN RITCHE, CHRISTA VENO	402 LYNDENBURY DR	APEX NC 27502-9645
2584 BRYANT POND LN	0722744298	SAMORSKI, CHRISTOPHER WILLIAM TRUSTEE SAMORSKI, KARELYN JO TRUSTEE		SAMORSKI, CHRISTOPHER WILLIAM TRUSTEE SAMORSKI, KARELYN JO TRUSTEE	101 ROTHWOOD WAY	APEX NC 27502-4308
2680 TIMKEN FOREST DR	0722746202	SNYON, AMIE CAROL SNYON, JASON MICHAEL		SNYON, AMIE CAROL SNYON, JASON MICHAEL	2584 BRYANT POND LN	APEX NC 27502-4310
504 LYNDENBURY DR	0722844765	SMITH, JEFFREY D SMITH, AMY N		SMITH, JEFFREY D SMITH, AMY N	2680 TIMKEN FOREST DR	APEX NC 27502-4315
0 BRYANT POND LN	0722844046	SWEETWATER PROPERTY OWNERS ASSOCIATION, INC		SWEETWATER PROPERTY OWNERS ASSOCIATION, INC	504 LYNDENBURY DR	APEX NC 27502-4309
113 LANGSHIRE CT	0722862012	TASTET, LANCE J TASTET, SYLVIA B		TASTET, LANCE J TASTET, SYLVIA B	0 BRYANT POND LN	RALEIGH NC 27603-1408
2812 US 64 HWY W	0722761436	TAYLOR MORRISON OF CAROLINAS INC		TAYLOR MORRISON OF CAROLINAS INC	113 LANGSHIRE CT	CARY NC 27513-5616
1131 ROTHWOOD WAY	0722849453	TOMASI, EDWARD JAMES TOMASI, COLETTE MARIE		TOMASI, EDWARD JAMES TOMASI, COLETTE MARIE	2812 US 64 HWY W	APEX NC 27502-9621
2681 BRYANT POND LN	0722849453	US HWY 64 LLC		US HWY 64 LLC	1131 ROTHWOOD WAY	APEX NC 27502-4308
2581 BRYANT POND LN	0722744590	VAN ZANTEN, J R VAN ZANTEN, HEDI JILL RAFFK		VAN ZANTEN, J R VAN ZANTEN, HEDI JILL RAFFK	2681 BRYANT POND LN	2681 BRYANT POND LN
1100 ROTHWOOD WAY	0722748688	VERMETTE, MARK E VERMETTE, ELIZABETH S		VERMETTE, MARK E VERMETTE, ELIZABETH S	1100 ROTHWOOD WAY	APEX NC 27502-4310
0 ACTION ST	0722667310	VORA, JAY VORA, ALYSSA K		VORA, JAY VORA, ALYSSA K	0 ACTION ST	APEX NC 27502-4309
2800 US 64 HWY W	0722865208	WESTFORD APARTMENTS WEH LP		WESTFORD APARTMENTS WEH LP	2800 US 64 HWY W	SILVER SPRING MD 20910-1265
102 TIMBERLEA CT	0722667508	WESTFORD COMMERCIAL WEH LP		WESTFORD COMMERCIAL WEH LP	102 TIMBERLEA CT	SILVER SPRING MD 20910-1265
2817 US 64 HWY W	0722852327	WHITE, ALAN WHITE, STEPHANIE A		WHITE, ALAN WHITE, STEPHANIE A	APEX NC 27502-9642	APEX NC 27502-9642
1114 ROTHWOOD WAY	0722752304	YELLOWBRIDGE CAPITAL LLC		YELLOWBRIDGE CAPITAL LLC	KITTY HAWK NC 27648-4082	KITTY HAWK NC 27648-4082
	0722748669	ZUMWALT, ROBERT ZUMWALT, SUSAN		ZUMWALT, ROBERT ZUMWALT, SUSAN	APEX NC 27502-4309	APEX NC 27502-4309

Created by Town of Apex Planning and Community Development
Date Created: 10/6/2022

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

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

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

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 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 online via Zoom (location/address) on October 24 (date) from 6:00 PM (start time) to 8:00 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.

10/25/2022
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Matthew J. Carpenter, a Notary Public for the above State and County, on this the 25th day of October, 20 22.



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

My Commission Expires: 10/2/2023