

## STAFF REPORT

### Rezoning #22CZ20 The Preserve at Holt

January 10, 2023 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:

**Address:** 1305 Holt Road  
**Applicant:** Shawn Sidener, EarthCentric Engineering, Inc.  
**Owner:** Raj Baksha, SRP Signature Homes, LLC

#### PROJECT DESCRIPTION:

**Acreage:** +/- 4.9263 acres  
**PIN:** 0743331106  
**Current Zoning:** Rural Residential (RR)  
**Proposed Zoning:** Medium Density Residential-Conditional Zoning (MD-CZ)  
**2045 Land Use Map:** Medium Density Residential  
**Town Limits:** In ETJ

#### ADJACENT ZONING & LAND USES:

	Zoning	Land Use
<b>North:</b>	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ29)	Single-family Residential (Courtyards on Holt)
<b>South:</b>	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ29)	Single-family Residential (Courtyards on Holt)
<b>East:</b>	Rural Residential (RR #00RZ12)	Holt Road; Single-family Residential
<b>West:</b>	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ29)	Single-family Residential (Courtyards on Holt)

#### BACKGROUND:

The site consists of one (1) parcel totaling +/- 4.926 acres and is located on the west side of Holt Road, north of Catlette Street. This parcel contains part of a stream and is wooded. The parcel is surrounded on three sides by the Courtyards on Holt subdivision.

#### NEIGHBORHOOD MEETING:

The applicant conducted a neighborhood meeting on September 14, 2022. The meeting report is attached to the staff report.

#### 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.

#### WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated. School expansion or construction within the next five years may address concerns at the high school level. Possible long-term solutions may include capping students out to schools with available seats (not very proximate), reassignments, or calendar changes.

#### PROPOSED ZONING CONDITIONS:

**Proposed Uses:**

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

- |                              |                                 |
|------------------------------|---------------------------------|
| 1. Single-family residential | 4. Park, active                 |
| 2. Botanical gardens         | 5. Park, passive                |
| 3. Greenway                  | 6. Recreation facility, private |

#### Proposed Conditions:

1. The maximum number of single family detached units allowed shall be 4.
2. Front setbacks shall be 20'.
3. The project shall extend the existing Elk River Drive right-of-way. The resulting extension will end in a cul-de-sac greater than 600' in length. (Note: the existing stub road is ~725 linear feet and if lengthened the cul-de-sac road length will be ~801 linear feet).
4. This project shall not provide the UDO required 1 off-street parking space per CBU. The CBU shall be located outside of the public right-of-way and behind the public sidewalk. A public sidewalk shall connect all lots to the CBU location.
5. A 5' concrete sidewalk shall not be provided to the Holt Rd thoroughfare. Pedestrians will have sidewalk access to Holt Rd through The Courtyards on Holt subdivision & future greenway trail. This also serves to keep impervious surfaces to a minimum.
6. Developer shall dedicate right-of-way along Holt Road based on the ultimate 3-lane curb and gutter typical section on 80-foot right of way, 40 feet from roadway centerline along the entire property frontage.
7. The project shall provide a 20' type B landscape buffer between this site and The Courtyards on Holt.
8. The development shall provide public greenway easements as reflected on the Parks, Recreation, Greenways, and Open Space Master Plan.
9. The project shall have one (1) pet waste station in the community.
10. The project shall install one (1) sign to reduce pet waste in locations that are publicly accessible, such as adjacent to sidewalks, greenways, or side paths.
11. The project shall preserve a minimum of 50% of the existing tree canopy. Preserved areas may include, but are not limited to, RCA, perimeter buffers, riparian buffers and/or HOA maintained open space throughout the neighborhood.
12. A minimum of 75% of species native to the eastern U.S. shall be used to meet the landscape requirements for section 8.2 of the UDO.
13. All single-family detached homes shall be pre-configured with conduit for a solar energy system.
14. A solar PV system with a minimum four-kilowatt (kW) capacity shall be installed on at least two (2) homes within the development. All solar installation required by this condition shall be completed or under construction prior to 75% of the building permits issued for the development. The lots on which these homes are located shall be identified on the master subdivision plat, which may be amended from time to time.
15. Warm season grasses for drought-resistance shall be used.
16. Vinyl siding is not permitted; however, vinyl windows, decorative elements & trim are permitted.
17. Roofs shall be pitched at 5:12 or greater for 75% of the building designs.
18. Eaves shall project at least 12 inches from the wall of the structure.
19. Garage doors shall have windows, decorative details, or carriage-style adornments.
20. 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

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the siding color.

21. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
22. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
23. Front porches shall be a minimum of 6 feet deep.

#### **TRANSPORTATION:**

##### Frontage Improvements & Right-of-way Dedication:

Per the UDO, this project is exempt from any frontage improvements or right-of-way dedication that would normally be required by a larger development. UDO Section 7.5.1.B states:

A site plan or subdivision plan that does not propose a subdivision of an existing parcel into more than four (4) lots, has an anticipated number of vehicular trips less than 150 per day, and a total of less than 10,000 square feet of proposed non-residential buildings is exempt from public road frontage improvements and new location public road construction that would otherwise be required based on the Advance Apex: The 2045 Transportation Plan and typical road sections specified in the Town of Apex Standard Specifications and Construction Details. This exemption does not exempt the installation of improvements required for the safe ingress and egress of vehicles and emergency services accessing the site, including, but not limited to, installation of a paved driveway apron, necessary driveway relocation, and other roadway markings and signage associated with the driveway location. Buildings shall not be permitted in areas that are planned for future roadway construction and expansion. Right-of-way dedication is recommended for planned public roadways where practical to promote future connectivity to adjacent properties and future improvement projects.

This section was added to the UDO in order to codify the U.S. Supreme Court's "rough proportionality" test, which means that the amount of the exaction must roughly correspond to the burden that the proposed development places on the government. By clearly stating the threshold for requiring road improvements, the UDO removes that from staff interpretation and makes it a consistent standard.

Per the Apex Bicycle and Pedestrian System Plan Map, sidewalk is called for along the western side of Holt Road. Transportation Engineering staff requested a condition to add the sidewalk to fill the gap along Holt Road, despite the UDO exemption. The applicant is not proposing to provide the sidewalk along Holt Road.

Per the proposed Apex Thoroughfare and Collector Street Plan, Holt Road is designated as a widening to a 3-lane Thoroughfare. This road type requires an 80-foot right-of-way. The applicant is proposing to dedicate the right-of-way needed to meet this requirement along their frontage, despite the UDO exemption.

##### Connectivity:

The UDO requires that the proposed development connect with the Elk River Drive stub street provided by the Courtyards on Holt, regardless of whether a connection is permitted to Holt Road. UDO Section 7.2.1.A.2.c.ii states:

Stub street connections shall be provided to all existing and planned stub streets on adjacent properties.

Due to the location of streams and riparian buffers, the developer cannot construct a connection to Holt Road that aligns with Howell Road to provide a full movement intersection at that location. Since there is less than 400 feet of distance available for a new street connection north of Howell Road to serve this proposed subdivision, it would at most be permitted as a right-in/right-out only intersection if the access was able to achieve acceptable sight distance and gain approval from NCDOT. Traffic engineering staff have received input from NCDOT and concur that extending the existing street without an additional connection to Holt Road is the preferred

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engineering alternative, given that the proposal in combination with the existing subdivision meets UDO requirements for access to a thoroughfare and avoids additional points of conflict on the higher speed roadway.

The UDO also lists a maximum cul-de-sac length. UDO Sec. 7.2.1.G.2 states:

Cul-de-sacs shall not be longer than 600 feet. The length of a cul-de-sac shall be measured from the center of the intersection at the beginning of the cul-de-sac running along the centerline to the center point of the turnaround.

The applicant has proposed the following condition:

The project shall extend the existing Elk River Drive right-of-way. The resulting extension will end in a cul-de-sac greater than 600' in length. (Note: the existing stub road is ~725 linear feet and if lengthened the cul-de-sac road length will be ~801 linear feet).

After evaluating the options, it became clear that a zoning condition would be needed in order for this property develop in a way that is consistent with the 2045 Land Use Map. It would either require a condition to exceed the cul-de-sac length or to reduce the minimum intersection spacing for a right-in, right-out connection.

Staff supports the condition to exceed the maximum permitted cul-de-sac length because we judged it to be the safer of the two available options. The Fire Marshal was included on the rezoning review and asked directly if he is concerned about the additional proposed length. He stated he was not concerned.

Holt Road's challenging topography and road geometry makes it difficult to see on-coming traffic and drivers regularly exceed the speed limit. It is also a highly traveled road that serves two different towns. Unless a second zoning condition is proposed, the developer is required to connect to Elk River Drive. If the road also connected to Holt Road, it would increase the likelihood of accidents at that intersection. Instead, staff supports adding 4 single-family homes to the existing traffic on Elk River Drive, which is a local residential road with a speed limit of 25 mph.

#### HOUSING STAFF RECOMMENDATION:

Staff is very proactive in (1) providing affordable housing documentation upfront to applicants, (2) reviewing applicant financial and project documentation and (3) working with applicants early in the process on the affordable housing rezoning condition to determine if there are opportunities to provide affordable units on-site. Currently, the Town has limitations in regards to affordable housing such as:

- (1) the inability to implement and enforce mandatory Inclusionary Housing Zoning,
- (2) no adopted Affordable Housing Incentive Zoning Policy to-date,
- (3) the inability to collect fee-in-lieu of onsite units or a donation to the Affordable Housing Fund, and
- (4) restrictive use of the Town's Affordable Housing Fund per North Carolina General Statutes.

Per North Carolina General Statue §157-3, if the Town chooses to provide financial assistance (i.e. Affordable Housing Fund grant for fee reimbursement), at least 20% of the total housing units within the development must be set-aside as affordable housing units for the exclusive use of persons of low-income earning no more than 60% of the Area Median Income (AMI). This proposed development does not meet the North Carolina General Statue §157-3 threshold and would not qualify to receive financial assistance from the Town's Affordable Housing Fund.

After staff met with the applicant, the applicant concluded that providing on-site affordable housing units was not financially feasible based on the economics of their financial pro-forma in this proposed development. Due to the applicant's analysis of their pro-forma and the limitations listed above, staff concluded that it was not recommended to request on-site affordable housing units in this proposed development.



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#### ENVIRONMENTAL ADVISORY BOARD:

The Apex Environmental Advisory Board (EAB) held a pre-application meeting for this rezoning on August 18, 2022. The zoning conditions suggested by the EAB are listed below with the applicant's response to each condition.

EAB Suggested Conditions	Applicant's Response
The Project shall have one (1) pet waste station in the community	Included
The Project shall install one (1) sign to reduce pet waste in locations that are publicly accessible, such as adjacent to sidewalks, greenways or side paths.	Included
The project shall preserve a minimum of 50% of the existing tree canopy. Preserved areas may include, but are not limited to, RCA, perimeter buffers, riparian buffers and/or HOA maintained open space throughout the neighborhood.	Included
Existing trees greater than 12" in diameter that are removed by site development shall be replaced by planting a 1.5" caliper native tree from the Town of Apex Design and Development Manual either on-site or at an alternative location approved by Town Planning Staff, above and beyond standard UDO requirements.	Not Included
A minimum of 75% of species native to the eastern US shall be used to meet the landscaping requirements for Section 8.2 of the UDO.	Included
Tree clearing, SCM, or infrastructure shall not occur or be placed in either zone of the riparian buffer, except as necessary for the installation of Town of Apex utilities or greenway construction.	Not Included
A solar PV system shall be installed on a minimum of 2 homes within the development and all homes shall be preconfigured with conduit for future installation of a solar PV system. <ul style="list-style-type: none"><li>All single-family detached homes shall be pre-configured with conduit for a solar energy system.</li><li>A solar PV system with a minimum four-kilowatt (kW) capacity shall be installed on at least two (2) homes within the development. All solar installation required by this condition shall be completed or under construction prior to 75% of the building permits being issued for the development. The lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.</li></ul>	Included
Increase biodiversity. <ul style="list-style-type: none"><li>Plant pollinator-friendly flora.</li><li>Plant native flora (Refer to the Apex Design &amp; Development Manual for approved native species).</li></ul>	Included
Include landscaping that requires less irrigation and chemical use. o Plant warm season grasses for drought-resistance.	Included
Development shall meet all stormwater reduction requirements listed in the UDO, including limiting the post-development stormwater flows to not exceed the pre- development rates. In addition, the post-development peak runoff rate shall be limited to the pre-development peak runoff rate for the 2-year, 24-hour, the 10-year, 24-hour and the 25-year, 24-hour storm events.	Not Included

Due to the limited amount of buildable area, the applicant intends to stay below the impervious surface threshold that would require the construction of an SCM.

#### PARKS, RECREATION, AND CULTURAL RESOURCES ADVISORY COMMISSION:

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It is anticipated that this project will have less than 30 Single Family Detached units, 45 Single Family Attached units, or 51 Multi-Family units; therefore, the project will not need to be reviewed by the PRCR Advisory Commission per the UDO Sec. 14.1.2 *Exemptions*. Prior to Master Subdivision Plan approval, the fee-in-lieu of dedication will be presented to Town Council.

#### PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #22CZ20 The Preserve at Holt as proposed by the applicant.

#### PLANNING BOARD RECOMMENDATION:

Planning Board held a public hearing at their regularly scheduled meeting on December 12, 2022. By a vote of 6 to 2, Planning Board voted to recommend approval of Rezoning Case #22CZ20 The Preserve at Holt. The Board asked that a note be given to Town Council to look into compatible aesthetic characteristics between this project and the Courtyards on Holt. The dissenting opinions are included in the Planning Board Report to Town Council.

#### 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:

Approval of the rezoning is reasonable because the proposed Medium Density Residential-Conditional Zoning district is consistent with the Medium Density Residential land use classification on the 2045 Land Use Map. The proposed rezoning to Medium Density Residential-Conditional Zoning (MD-CZ) will provide the flexibility to accommodate the growth in population, economy, and infrastructure consistent with that contemplated by the 2045 Land Use Map.

The proposed rezoning is in the public interest because it proposes single-family homes that are consistent with the surrounding neighborhoods, but at a lower density due to the amount of riparian buffer on site. In addition, the rezoning provides easements that will be needed for a future greenway and sewer through the property.

#### LEGISLATIVE CONSIDERATIONS

The Town Council shall find the Medium Density Residential-Conditional Zoning (MD-CZ) designation demonstrates compliance with the following standards. 2.3.3.F:

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

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.

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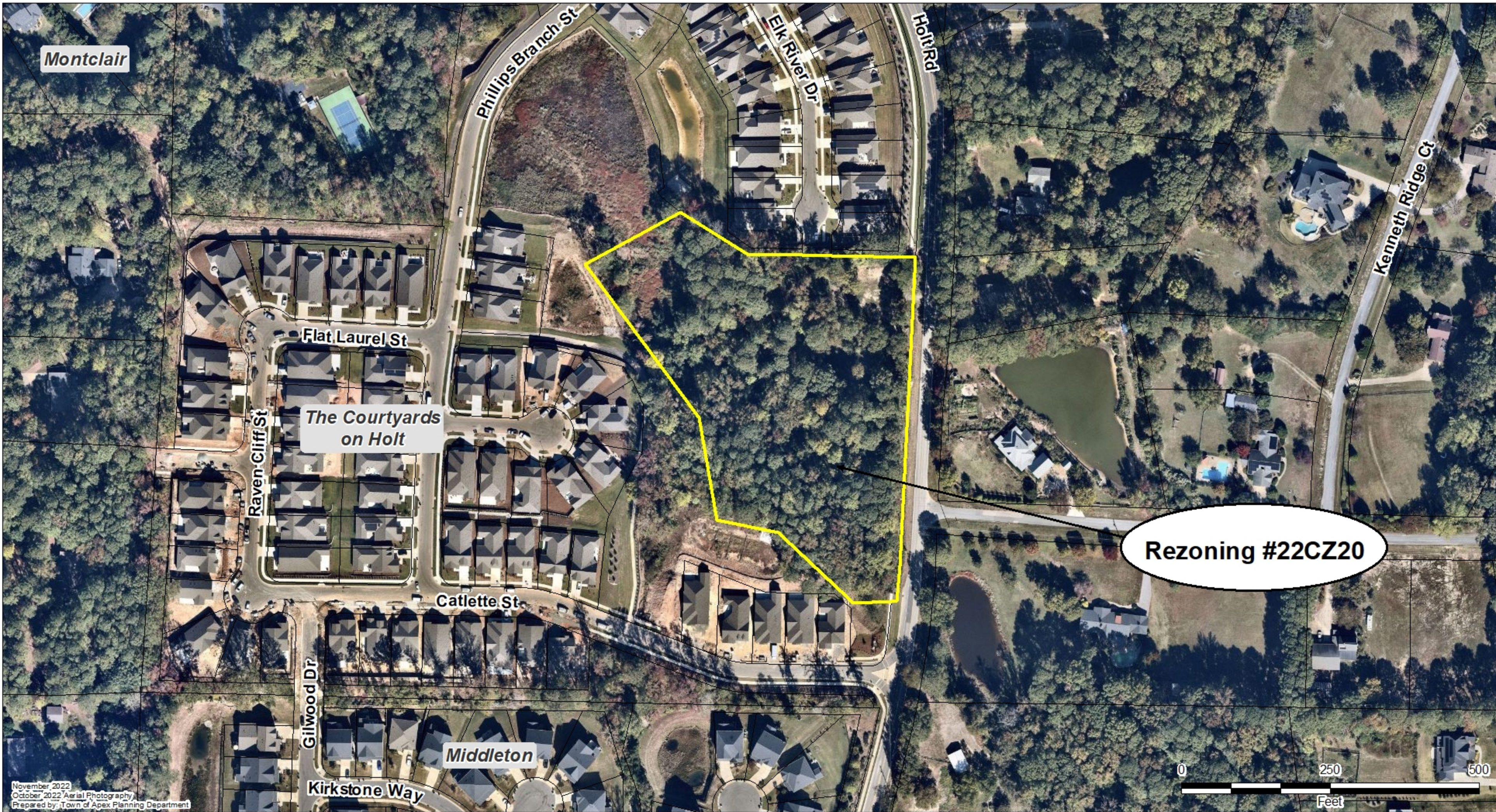
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- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other 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.





Montclair

Phillips Branch St

Elk River Dr

Holt Rd

Kenneth Ridge Ct

Flat Laurel St

The Courtyards  
on Holt

Raven Cliff St

Catlette St

Gilwood Dr

Middleton

Kirkstone Way

Rezoning #22CZ20



## 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 #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_

### Project Information

Project Name: The Preserve at Holt  
Address(es): 1305 Holt Road  
PIN(s): 0743-33-1106  
Acreage: 4.9263  
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:	<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: EarthCentric Engineering Inc.  
Address: 204 West Clay Street  
City: Mebane State: NC Zip: 27302  
Phone: 919-563-9041 E-mail: Shawn.Sidener@EarthCentric.com

### Owner Information

Name: SRP Signature Homes, LLC  
Address: 2025 Kirkhaven Road  
City: Morrisville State: NC Zip: 27560-7121  
Phone: 919-339-5072 E-mail: bsrajnc@gmail.com

### Agent Information

Name: Raj Baksha  
Address: 2025 Kirkhaven Road  
City: Morrisville State: NC Zip: 27560-7121  
Phone: 919-339-5072 E-mail: bsrajnc@gmail.com  
Other contacts: Charles P. Koch, Design Engineer, Phil.Koch@EarthCentric.com, 919-563-9041  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## PETITION INFORMATION

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

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

## PROPOSED USES:

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

1	Single Family Residential	21	_____
2	Botanical Gardens	22	_____
3	Greenway	23	_____
4	Park, active	24	_____
5	Park, passive	25	_____
6	Recreation facility, private	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____



## PETITION INFORMATION

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

## PROPOSED CONDITIONS:

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

See attached sheet for special conditions and waivers.

## 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 project is consistent with the 2045 Land Use Map, no conditions related to this item is proposed.

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 project is compatible with the Courtyards on Holt neighboring subdivision, in lot size, zoning, and density. See architectural conditions listed on attached sheet.

## PETITION INFORMATION

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

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

No supplemental standards apply. This is a single-family detached home subdivision.

No conditions related to this item is proposed.

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

This design already minimizes adverse impacts, the density is well under what is allowed in MD (4 units proposed, 29 units maximum). It has a large are of natural open space area, and buffers against teh adjacent development. No additional conditions related to this item is proposed.

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 preserves more open space than is required, including a natural stream buffer. See attached sheet for full list of environmental conditions offered.

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 design only adds 4 units on an almost 5 acres site. Minimal additional load is added to the roads, utilities, schools, and EMS. No additional conditions related to this item is proposed.

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 design provides pedestrian sidewalk access to the public system and does not endanger the health, safety and welfare of town residents. No additional conditions related to this item is proposed.

## PETITION INFORMATION

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

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

The design is not detrimental to adjacent properties. The zone, would be the same as the Courtyards, with larger lot sizes. Homes to be similar or greater in value. See attached full list of conditions placed on the project, including architectural commitments.

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.

With a density far less than allowed and buffering to the adjacent neighborhood the project will not constitute any nuisances or hazards. No additional conditions related to this item is proposed.

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.

See attached full list of conditions, with conditions that relate to setbacks, cul-de-sac length, CBU parking, and sidewalk access.



204 West Clay Street  
Mebane, NC 27302  
Phone: (919) 563-9041  
Fax: (919) 304-3234

# EarthCentric Engineering, Inc.

November 14, 2022

Additional Proposed Conditions for **The Preserve at Holt** (revised 11/14/2022)

1. The maximum number of single family detached units allowed shall be 4.
2. Front setbacks shall be 20'
3. The project shall extend the existing elk river drive right-of-way. The resulting extension will end in a cul-de-sac greater than 600' in length. (Note: the existing stub road is ~725 lf and if lengthened the cul-de-sac road length will be ~801 lf)
4. This project shall not provide the udo required 1 off-street parking space per cbu. The cbu shall be located outside of the public right-of-way and behind the public sidewalk. A public sidewalk shall connect all lots to the cbu location.
5. A 5' concrete sidewalk shall not be provided to the Holt Rd thoroughfare. Pedestrians will have sidewalk access to Holt Rd through The Courtyards on Holt subdivision & future greenway trail. This also serves to keep impervious surfaces to a min.
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12. A minimum of 75% of species native to the eastern U.S. shall be used to meet the landscape requirements for section 8.2 of the udo.
13. All single-family detached homes shall be pre-configured with conduit for a solar energy system.
14. A solar PV system with a minimum four-kilowatt (kw) capacity shall be installed on at least two (2) homes within the development. All solar installation required by this condition shall be completed or under construction prior to 75% of the building permits issued for the development. The lots on which these homes are located shall be identified on the master subdivision plat, which may be amended from time to time.
15. Warm season grasses for drought-resistance shall be used.
16. Vinyl siding is not permitted; however, vinyl windows, decorative elements & trim are permitted.
17. Roofs shall be pitched at 5:12 or greater for 75% of the building designs.
18. Eaves shall project at least 12 inches from the wall of the structure.
19. Garage doors shall have windows, decorative details, or carriage-style adornments.
20. 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.
21. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
22. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
23. Front porches shall be a minimum of 6 feet deep.

Application #:

Submittal Date:

Insert legal description below.

**1305 Holt Road**  
**Annexation**  
**Town of Apex**

Beginning at a point, said point being the point and place of beginning and being an iron pipe found having NC Grid Coordinates of N 732793.0113 E 2043233.3030 and being N 88° 10' 25" E 3.95' from an iron pipe set in the right-of-way of Holt Road (State Road 1612), thence with said point of beginning S 86° 27' 23" W 69.61' to an iron pipe found, thence N 47° 29' 25" W 174.02' to an iron pipe found, thence N 79° 23' 17" W 104.24' to an iron pipe set, thence N 10° 32' 20" W 175.06' to an iron pipe found, thence N 37° 12' 27" W 321.25' to an iron pipe set, thence N 60° 36' 35" E 183.83' to an iron pipe found, thence S 57° 52' 21" E 134.27' to an iron pipe found, thence S 89° 48' 52" E 288.81' to an iron pipe set in the right-of-way of Holt Road, thence with said right-of-way S 03° 11' 34" W 579.09' to an iron pipe set in the right-of-way of Holt Road, thence S 88° 10' 25" W 3.95' to the point and place of beginning containing 4.92 acres or 214277 square feet as computed by the coordinate method.

## AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

SRP Signature Homes, 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: Annexation

The property address is: 1305 Holt Road

The agent for this project is: \_\_\_\_\_

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

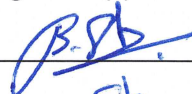
Agent Name: Raj Baksha, SRP Signature Homes, LLC

Address: 2025 Kirkhaven Road, Morrisville NC 27560

Telephone Number: 919-339-5072

E-Mail Address: bsrajnc@gmail.com

Signature(s) of Owner(s)\*

  
Shanmuga RAJ Baksha  
Type or print name

09/29/2022  
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.



## AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_ Submittal Date: \_\_\_\_\_

SRP Signature Homes, 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: Annexation

The property address is: 1305 Holt Road

The agent for this project is: \_\_\_\_\_

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

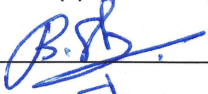
Agent Name: Charles P. Koch, EarthCentric Engineering Inc.

Address: 204 West Clay Street, Mebane NC 27302

Telephone Number: 919-563-9041

E-Mail Address: Phil.Koch@EarthCentric.com

Signature(s) of Owner(s)\*

  
Shanmugaraj Balasubramanian  
Type or print name

09/29/2022  
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.

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## AGENT AUTHORIZATION FORM

Application #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

SRP Signature Homes, 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: Annexation

The property address is: 1305 Holt Road

The agent for this project is: \_\_\_\_\_

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

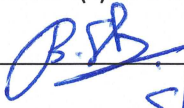
Agent Name: Shawn C. Sidener, EarthCentric Engineering Inc.

Address: 204 West Clay Street, Mebane NC 27302

Telephone Number: 919-563-9041

E-Mail Address: Shawn.Sidener@EarthCentric.com

Signature(s) of Owner(s)\*

  
Shanmugaraj Balakrishna  
Type or print name

09/29/2022  
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 #: \_\_\_\_\_

Submittal Date: \_\_\_\_\_

The undersigned, Shanmugaraj Baksha (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 1305 Holt Road, Apex NC 27523 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 04/13/2022, and recorded in the Wake County Register of Deeds Office on 04/13/2022, in Book 18990 Page 1587.
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 04/13/2022, 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 04/13/2022, 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 29 day of September, 2022.

Shanmugaraj Baksha

(seal)

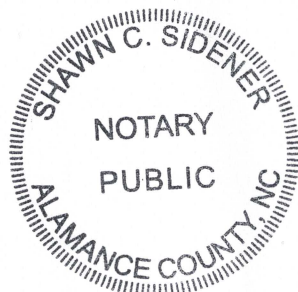
Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Alamance

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

[NOTARY SEAL]



Shawn C. Sidener

Notary Public

State of North Carolina

My Commission Expires: June 27th, 2026



# 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.

08/22/2022

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at  
1305 Holt Road, Apex NC 27523 0743-33-1106

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](http://www.apexnc.org/180/Planning-Community-Development) or the [Apex Development Report](http://www.apexnc.org/180/Planning-Community-Development) located on the Town of Apex website at <http://www.apexnc.org/180/Planning-Community-Development>.

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"/>	Special Use Permit	Board of Adjustment (QJPH*)
<input checked="" 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)):

Rezoning of a 4.9263 acre property with a single dwelling unit on it from the RR zone to the MD-CU zone to allow for the development of a four (4) lot subdivision.

Estimated submittal date: October 1st, 2022

## MEETING INFORMATION:

Property Owner(s) name(s):	SRP Signature Homes, LLC
Applicant(s):	EarthCentric Engineering Inc.
Contact information (email/phone):	Shawn.Sidener@EarthCentric.com // 919-563-9041
Meeting Address:	Virtual Zoom Meeting (see separate page for joining information)
Date/Time of meeting**:	Wednesday, September 14, 2022 from 5:30pm to 7:30 pm

Welcome: ~5:30 pm Project Presentation: ~5:40 pm Question & Answer: ~6:00 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 and Community Development 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-Community-Development>.

## Shawn Sidener

---

**Subject:** Zoom Meeting: The Preserve at Holt  
**Location:** <https://us02web.zoom.us/j/88112084858>

**Start:** Wed 9/14/2022 5:30 PM  
**End:** Wed 9/14/2022 7:30 PM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Phil Koch

**Required Attendees:** Shawn Sidener

**Optional Attendees:** Raj; Randolph Voller

**zmMeetingNum:** 88112084858

You are invited to a Neighborhood Meeting to discuss the above referenced development. This subdivision, to be constructed at the end of Elk Rive Drive, will consist of 4 single family homes located at the end of a short extension of the existing roadway. This is an informational meeting and will be recorded for use by the Developer and City Staff.

Join Zoom Meeting

<https://us02web.zoom.us/j/88112084858>

Meeting ID: 881 1208 4858

One tap mobile

+13126266799,,88112084858# US (Chicago)

+16469313860,,88112084858# US

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

Meeting ID: 881 1208 4858

Find your local number: <https://us02web.zoom.us/u/kbviwYqp43>

# 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: The Preserve at Holt Zoning: MD-CU

Location: 1305 Holt Road, Apex NC 27523

Property PIN(s): 0743-33-1106 Acreage/Square Feet: 4.9263 acres

Property Owner: SRP Signature Homes, LLC

Address: 2025 Kirkhaven Road

City: Morrisville State: NC Zip: 27560

Phone: 919-339-5072 Email: bsrajnc@gmail.com

Developer: SRP Signature Homes, LLC

Address: 2025 Kirkhaven Road

City: Morrisville State: NC Zip: 27560

Phone: 919-339-5072 Fax: \_\_\_\_\_ Email: bsrajnc@gmail.com

Engineer: EarthCentric Engineering Inc.

Address: 204 West Clay Street

City: Mebane State: NC Zip: 27302

Phone: 919-563-9041 Fax: 919-304-3234 Email: Shawn.Sidener@EarthCentric.com

Builder (if known): Unknown

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 and Community Development 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 and Greenways Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
James Gregg, Utility Engineering Manager (Water & Sewer)	(919) 249-3324
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342



### **Providing Input to Town Council:**

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

### **Private Agreements and Easement Negotiation:**

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

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

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

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

### **Documentation:**

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

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

<b>Noise &amp; Hours of Construction:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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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.

<b>Construction Traffic:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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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).

<b>Road Damage &amp; Traffic Control:</b>	<b>Water Resources – Infrastructure Inspections</b>	<b>919-362-8166</b>
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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.

<b>Parking Violations:</b>	<b>Non-Emergency Police</b>	<b>919-362-8661</b>
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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.

<b>Dirt in the Road:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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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.

<b>Dirt on Properties or in Streams:</b>	<b>James Misciagno</b> <b>Danny Smith</b>	<b>919-372-7470</b> <b><a href="mailto:Danny.Smith@ncdenr.gov">Danny.Smith@ncdenr.gov</a></b>
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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](mailto:danny.smith@ncdenr.gov)) with the State.

<b>Dust:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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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.

<b>Trash:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
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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.

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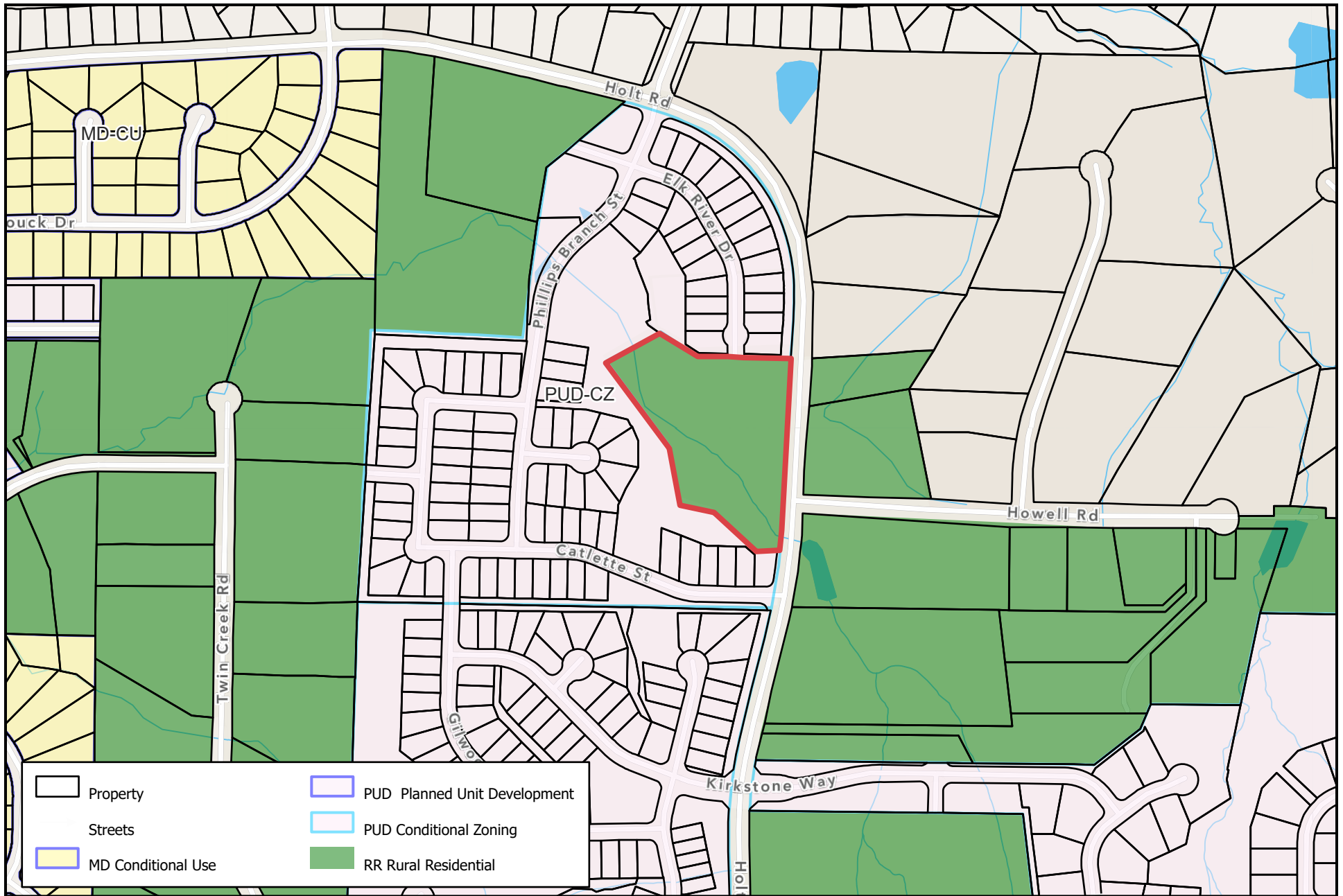
Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported to James Misciagno at 919-372-7470 so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

<b>Stormwater Control Measures:</b>	<b>Jessica Bolin</b>	<b>919-249-3537</b>
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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 Jessica Bolin at 919-249-3537.

<b>Electric Utility Installation:</b>	<b>Rodney Smith</b>	<b>919-249-3342</b>
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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.



**Vicinity & Zoning Map**



0 200 400 800 ft  
1 inch equals 400 feet

**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.

LINE	BEARING	DISTANCE
L1	S 88°14'29" W	89.47
L2	S 89°48'46" E	3.86
L3	S 83°29'50" W	89.82
L4	S 88°14'29" W	4.12
L5	N 70°51'17" W	31.16
L6	N 22°42'14" W	92.59

NOT ON 2255 PLANS

**IMPERVIOUS INFORMATION**  
 LOT AREA AFTER DEDICATION = 508,788 SF  
 LOW DENSITY DEVELOPMENT: 125% IMPERVIOUS THRESHOLD  
 ALLOWABLE IMPERVIOUS: 25,000 SF

**PROPOSED IMPERVIOUS**

ROADWAYS	5,870 SF
PUBLIC SIDEWALK & CURB	1,028 SF
10' GREENWAY TRAIL (400 LF)	4,800 SF
TOTAL LOT IMPERVIOUS	10,698 SF
ALLOWED IMPERV AREA	25,000 SF
GENERAL ALLOWANCE	1,333 SF FOR LOT OVERAGES
TOTAL ALLOWED IMPERVIOUS	25,000 SF

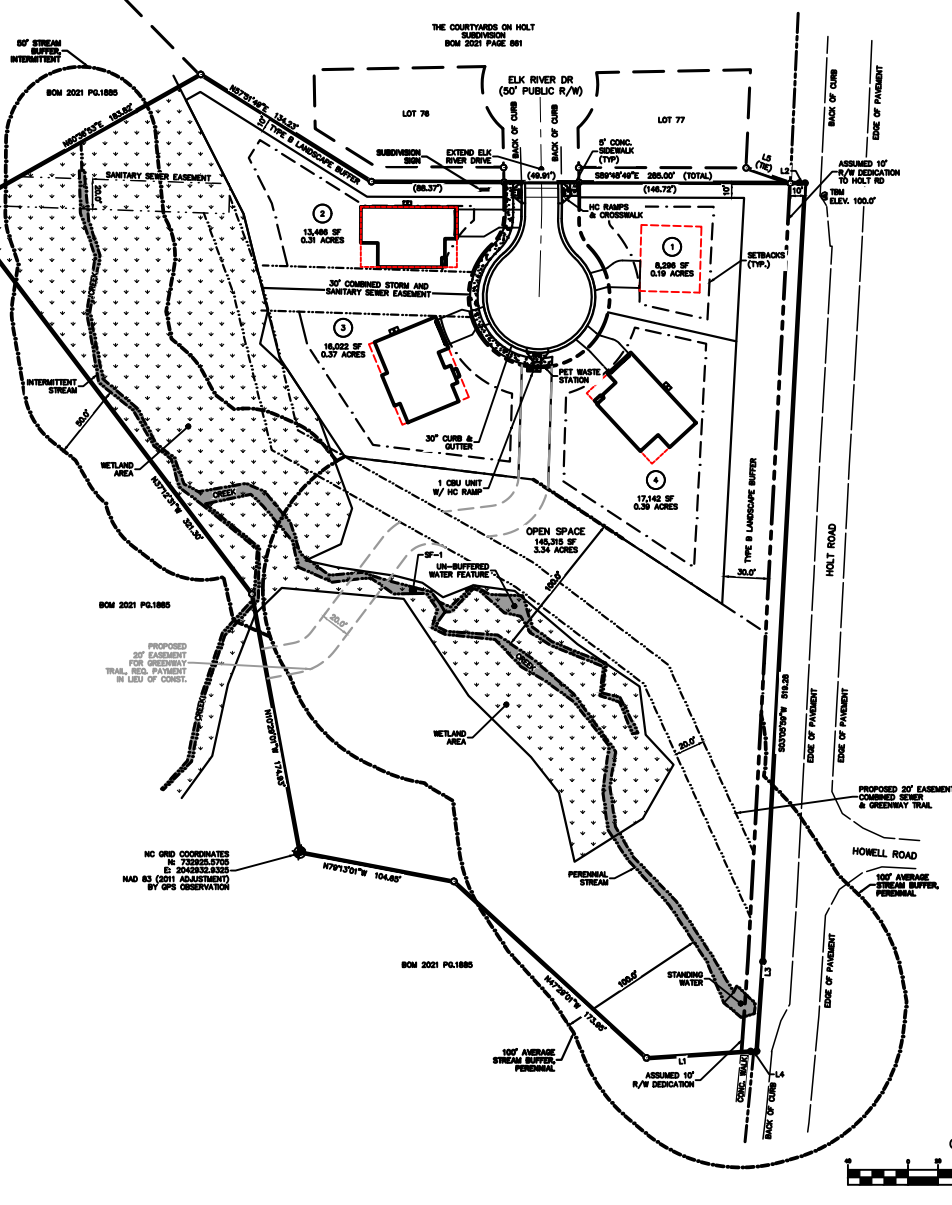
**IMPERVIOUS ALLOCATION PER LOT**

LOT 1 ROOF AREA	1780 SF	40x64 PAD
LOT 1 DRIVES & SIDEWALKS	525 SF	
LOT 1 LANDSCAPE IMPROVEMENTS	650 SF	
TOTAL ALLOCATION FOR LOT 1	2955 SF	
LOT 2 ROOF AREA	2270 SF	40x64 PAD
LOT 2 DRIVES & SIDEWALKS	650 SF	
LOT 2 LANDSCAPE IMPROVEMENTS	650 SF	
TOTAL ALLOCATION FOR LOT 2	3570 SF	
LOT 3 ROOF AREA	2544 SF	40x64 PAD
LOT 3 DRIVES & SIDEWALKS	550 SF	
LOT 3 LANDSCAPE IMPROVEMENTS	650 SF	
TOTAL ALLOCATION FOR LOT 3	3744 SF	
LOT 4 ROOF AREA	2270 SF	40x64 PAD
LOT 4 DRIVES & SIDEWALKS	475 SF	
LOT 4 LANDSCAPE IMPROVEMENTS	360 SF	
TOTAL ALLOCATION FOR LOT 4	3105 SF	

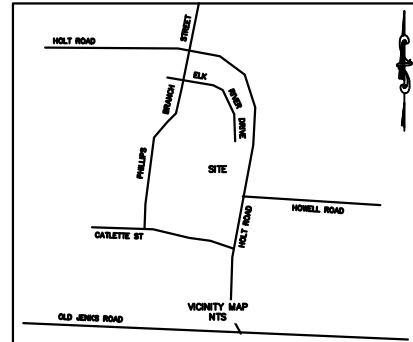
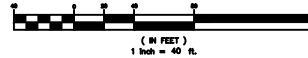
**GENERAL ALLOWANCE TO COVER** 1,333 SF  
**IMPERVIOUS OVERAGES**

**MISCELLANEOUS ITEMS:**  
 1. BIO OF 5' CONCRETE TRAIL (400 LF) TO BE CONSTRUCTED BY HOA FROM GREENWAY TRAIL TO CUL-DE-SAC AT TIME OF GREENWAY TRAIL CONSTRUCTION. CONNECTOR TRAIL TO BE CONSTRUCTED OF NATURAL, PERVIOUS MATERIALS SUCH AS MULCH OR CHIPPED HILL GRAVEL AND SHALL BE MAINTAINED BY HOA.  
 2. DEVELOPER SHALL PROVIDE EASEMENT AND PAYMENT IN LIEU FOR CONSTRUCTION OF GREENWAY TRAIL.  
 3. ALLOWMENT PROVIDED FOR HARDSCAPE AREAS INCLUDES ALL HARDSCAPE ASSOCIATED WITH PATIOS, SIDEWALKS, PORCH STEPS, TRAIL PADS, ETC.  
 4. HOA SHALL TRACK ANY IMPERVIOUS PULLED FROM GENERAL ALLOWANCE TO COVER IMPERVIOUS OVERAGES ON LOTS OR GENERAL CONSTRUCTION.

**CALL BEFORE YOU DIG... IT'S THE LAW.**  
 CALL N.C. ONE-CALL 811 (1-800-433-6949)  
 FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST  
 3 WORKING DAYS PRIOR TO BEGINNING GRADING OR TRENCHING.  
 NORTH CAROLINA GENERAL STATUTE ARTICLE 6A, §7-122



GRAPHIC SCALE



**PROJECT INFORMATION & NOTES:**

**OWNER:** SHIP SIGNATURE HOMES, LLC  
 2025 HOLT ROAD  
 MORRISVILLE, NC 27560-7121  
 C/O KAJ BISHARA (919-338-5072)

**SITE ADDRESS:** 1305 HOLT ROAD  
**COUNTY, CITY:** WAKE COUNTY, TOWN OF APEX ETJ  
**TOWNSHIP:** WAKE COUNTY  
**PAV / RED:** 0743-33-1105 / 0004885  
**DEED REF:** BK: 018960, PG: 01857, DATED 04/13/2022

**ZONING CODE, EXISTING:** RH (RURAL RESIDENTIAL)  
**ZONING CODE, PROPOSED:** MD-C2 (MEDIUM DENSITY RES.-CONDITIONAL USE)  
**ADJACENT ZONES:** RH (EAST ACROSS HOLT)  
 MD-C2 (NORTH, WEST & SOUTH)  
**SIZE:** 4.8283 ACRES (214,392 SF) BY SURVEY  
 4.79 AC (208,798 SF) AFTER HOLT DEDICATION

**WATERSHED:** UPPER HICKORY CREEK BASIN  
 JORDAN LAKE WATER SUPPLY (SECONDARY PROT)  
**CAUSE FEAR:** C&D, CREEDMOOR-GREEN LEVEL COMPLEX, HYDROLOGIC GROUP C/D  
**FEMA:** MAP PANEL: 67020743000, EFFECTIVE 05/02/06  
 ZONE 5, NO FLOOD HAZARD PRESENT

**CURRENT USE:** SINGLE FAMILY RESIDENTIAL  
**PROPOSED USE:** 4 UNIT SPH SUBDIVISION

**PROPOSED IMPERVIOUS:** MAXIMUM 12% (25,000 SF) (LOW-DENSITY DEV.)

**MINIMUM STANDARDS FOR MD-C2:**  
 AVERAGE LOT SIZE: N/A  
 MINIMUM LOT WIDTH: 50'  
 FRONT SETBACK: 40' REQUESTED (TYPICALLY 25')  
 SIDE SETBACK: 6' MIN. / 10' TOTAL (CONVER 10')  
 REAR SETBACK: 25'  
 STREAM BUFFER SETBACK: 10' MIN (5' MIN FOR DRIVEWAY)  
 MAXIMUM BUILD HEIGHT: 40'  
 MAXIMUM BUILD ROOF OF LOT  
 MAXIMUM DENSITY: 6 UNITS/ACER OR 20 UNITS

**LANDSCAPING:**  
 BUFFER, HOLT ROAD: 30' TYPE B  
 BUFFER, PROPERTY LINE: 10' TYPE B  
 WHEN POSSIBLE NATIVE SPECIES WILL BE USED TO MEET LANDSCAPING REQ.  
 EACH LOT SHALL INSTALL AT LEAST ONE (1) SMALL ORNAMENTAL TREE AND TWO (2) SHRUBS TO BE LOCATED IN THE FRONT, SIDE, OR REAR YARD.

**OPEN SPACE, PLANT LAYS, NOT REQUIRED BASED ON SUBDIVISION SIZE**

**PARKING REQUIREMENT:**  
 2 SPACES FOR HOME 1/4 INDIVIDUAL DRIVEWAYS AND GARAGES

**SURVEY DATA DATED 03/25/2022 PROVIDED BY LEONARD H. SULLIVAN JR. (L-2821), SULLIVAN SURVEYING (P-0507), PHONE 919-488-4738, FAX 919-488-8447, 1143-D EXECUTIVE CIRCLE, CARY NC 27511**

**EASEMENT PROVIDED FOR PROPOSED GREENWAY TRAIL. PAYMENT-IN-LIEU OF CONSTRUCTION REQUESTED SINCE PROJECT IS <30 HOMES.**

**LOW DENSITY DEVELOPMENT, STORMWATER RUNOFF SHALL BE TRANSPORTED FROM THE DEVELOPMENT BY VULNERATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICAL. TOTAL BUA OF PROJECT SHALL BE A MAXIMUM OF 12%.**

**NOTE: PROJECT IS EXEMPT FROM THE FRONTAGE IMPROVEMENTS THAT AREA ASSOCIATED WITH THE ADVANCE APPLIC 2004 TRANSPORTATION PLAN AND NO HOLT ROAD FRONTAGE IMPROVEMENTS ARE REQUIRED.**

**SPECIAL CONDITIONS & WARNERS REQUESTED:**  
 1. FRONT SETBACKS SHALL BE 30'  
 2. THE PROJECT SHALL EXTEND THE EXISTING ELK RIVER DRIVE RIGHT-OF-WAY ENDING IN A CUL-DE-SAC THAT IS GREATER THAN 800'. (NOTE THE EXISTING CUL-DE-SAC IS ~725 LF AND SHALL BE LENGTHENED TO ~800 LF)  
 3. THIS PROJECT SHALL NOT PROVIDE 1 OFF-STREET PARKING SPACE FOR THE C&D, AN INDOOR DOOR 3 STYLE ACCESSIBLE CURB WITH PARKING IN THE CUL-DE-SAC SHALL BE PROVIDED INSTEAD FOR THE FOUR UNITS.  
 4. A 5' CONCRETE SIDEWALK SHALL NOT BE PROVIDED TO THE HOLT RD THOROUGHFARE. PEDESTRIANS WILL HAVE SIDEWALK ACCESS TO HOLT RD THROUGH THE COURTYARDS ON HOLT SUBDIVISION IN FUTURE GREENWAY TRAIL.  
 5. THE PROJECT SHALL HAVE ONE (1) PET WASTE STATION IN THE COMMUNITY.  
 6. THE PROJECT SHALL HAVE ONE (1) BIN TO REDUCE PET WASTE IN LOCATIONS THAT ARE PUBLICLY ACCESSIBLE, SUCH AS ADJACENT TO SIDEWALKS, GREENWAYS, OR SIDE PATHS.  
 7. THE PROJECT SHALL MAINTAIN A MINIMUM OF 5' OF EXISTING TREE CANOPY. PRESERVED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO, WCA, PERIMETER BUFFERS, RIPARIAN BUFFERS AND/OR HOA MAINTAINED OPEN SPACE WITHIN THE NEIGHBORHOOD.  
 8. A MINIMUM OF 75% OF SPECIES NATIVE TO THE EASTERN U.S. SHALL BE USED TO MEET THE LANDSCAPING REQUIREMENTS FOR SPACE 8.2 OF THE UOL.  
 9. ALL SINGLE-FAMILY DETACHED HOMES SHALL BE PRE-CONFIGURED WITH CONDUIT FOR A SOLAR PANEL PV SYSTEM WITH A MINIMUM FOUR-KILOWATT (kW) CAPACITY SHALL BE INSTALLED ON AT LEAST TWO (2) HOMES WITHIN THE DEVELOPMENT. ALL SOLAR INSTALLATION REQUIRED BY THIS CONDITION SHALL BE COMPLETED OR UNDER CONSTRUCTION PRIOR TO 75% OF THE BUILDING PERMITS ISSUED FOR THE DEVELOPMENT. THE LOTS ON WHICH THESE HOMES ARE LOCATED SHALL BE EQUIPPED ON THE MASTER SUBDIVISION PLAN, WHICH MAY BE ADJUSTED FROM TIME TO TIME.  
 10. BROWN SEASON GRASSES FOR DROUGHT-RESISTANCE SHALL BE USED.  
 11. HOA CONSTITUENTS SHALL NOT RESTRICT THE CONSTRUCTION OF ACCESSORY DWELLING UNITS.  
 12. VINYL SIDING IS NOT PERMITTED; HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS & TRIM ARE PERMITTED.  
 13. ROOFS SHALL BE PITCHED AT 5:12 OR GREATER FOR 75% OF THE BUILDING DECKS.  
 14. GARAGE DOORS SHALL HAVE WINDOWS, DECORATIVE DETAILS OR CARriage-STYLE ADORNMENTS.  
 15. 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 VARIOUS TRIM, SHUTTERS, AND ACCENT COLORS COMPLEMENTING THE SIDING COLOR.  
 16. HOUSE ENTRANCES FOR UNITS WITH FRONT-FACING SINGLE-CAR GARAGES SHALL HAVE A PROMINENT COVERED PORCH/ENTRY LEADING TO THE FRONT DOOR.  
 17. THE REAR AND SIDE ELEVATIONS OF THE UNITS THAT CAN BE SEEN FROM THE RIGHT-OF-WAY SHALL HAVE TREES PLANTING THE REAR.  
 18. FRONT PORCHES SHALL BE A MINIMUM OF 6 FEET DEEP.

**EarthCentric Engineering, Inc.**  
 License # C-2638

**PRELIMINARY NOT FOR CONSTRUCTION**

**THE PRESERVE AT HOLT**  
 1305 HOLT ROAD, APEX NC 27623

**SITE PLAN**

**SHEET NO.**  
**C3.0**

204 W. Clay Street  
 Mebane, NC 27302  
 Phone: (919) 338-5041  
 Fax: (919) 338-5044  
 E-Mail: Phil.Koch@EarthCentric.com

**PRINCIPAL ENGINEER**  
 PHIL KOCH - PACE #2638

REV.	DATE	DESCRIPTION
1	03/18/2022	REDESIGN FROM SETBACK

**APPROVALS:**

DESIGNER: [Signature]

CHECKED: [Signature]

PROJECT NO.: 2638

DRAWING NAME: 2638-0303

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SHAWN C. SIDENER  
401 SHORT STREET  
HAW RIVER, NC 27258

ABERNATHY, MICHAEL C  
ABERNATHY, JANET K  
375 PHILLIPS BRANCH ST  
APEX NC 27523-3716

AMICK, ELLIOTT W JR TRUSTEE  
AMICK, MARION R TRUSTEE  
1325 ELK RIVER DR  
APEX NC 27523-3714

ANNAB, LINDA J  
OSAMA H ANNAB  
1300 TUMBLESTONE CT  
APEX NC 27523-3732

ARNOLD, JOHN JOSEPH TRUSTEE  
ARNOLD, TINA M DEANG TRUSTEE  
1320 HOLT RD  
APEX NC 27523-9433

BOTZ, VIRGINIA ANNE TRUSTEE  
ADAMS, DONNA BOTZ TRUSTEE  
1320 ELK RIVER DR  
APEX NC 27523-3714

BRADEN, DONALD  
1321 ELK RIVER DR  
APEX NC 27523-3714

BRODBECK, HOWARD D TRUSTEE  
BRODBECK, CHERYL A TRUSTEE  
405 PHILLIPS BRANCH ST  
APEX NC 27523-3717

CATTANO, DEBRA A  
1312 HOLT RD  
APEX NC 27523-9433

COOK, JOE M JR  
COOK, GLORIA F  
1400 FLAT LAUREL ST  
APEX NC 27523-3715

CRADDOCK, CHARLES M  
CRADDOCK, MARLEY W  
1301 TUMBLESTONE CT  
APEX NC 27523-3732

EPCON HOLT ROAD LLC  
500 STONEHENGE PKWY  
DUBLIN OH 43017-7572

FERSCH, KENNETH E  
FERSCH, JUDY H  
1220 HOLT RD  
APEX NC 27523-5890

FORD, DENNIS CARLTON  
FORD, STEPHANIE HITCHCOCK  
409 PHILLIPS BRANCH ST  
APEX NC 27523-3717

GARR, ARMANDO  
GARR, KAREN ANN  
1339 ELK RIVER DR  
APEX NC 27523-3714

GIBSON, DELORIS LEA  
GIBSON, ROBERT ALLEN  
1425 HOLT RD  
CARY NC 27519-5891

GINSBURG, LAWRENCE J TRUSTEE  
GINSBURG, KAREN B TRUSTEE  
1324 ELK RIVER DR  
APEX NC 27523-3714

HARVEY, TAMMY PASCHAL  
1333 ELK RIVER DR  
APEX NC 27523-3714

HUANG, SHAOHUA  
HUANG, BIYING  
201 HOWELL RD  
APEX NC 27523-3805

KAZAZIAN, RICHARD  
KAZAZIAN, REGINA  
204 HOWELL RD  
APEX NC 27523-9431

KEEFE, ARTHUR  
KEEFE, KERBY  
1334 ELK RIVER DR  
APEX NC 27523-3714

MARTHINSEN, CONSTANCE J  
1314 TUMBLESTONE CT  
APEX NC 27523-3732

MATTINA, CHARLES ANTHONY  
DORAN, KIM LEVINE  
1328 ELK RIVER DR  
APEX NC 27523-3714

MIDDLETON OWNERS ASSOCIATION INC  
PPM INC  
11010 RAVEN RIDGE RD  
RALEIGH NC 27614-8837

MITCHELSON, FERNIE  
MITCHELSON, JOHN  
405 ROWANWOOD WAY  
APEX NC 27523-9327

MUTHURAMALINGAM, PRATHESH SANTH  
PARTHIBAN, SATHYA SANTHANAM  
401 ROWANWOOD WAY  
APEX NC 27523-9327

PACCHIOLI, STEPHEN  
PACCHIOLI, BEVERLY LULIS  
1342 ELK RIVER DR  
APEX NC 27523-3714

PALAKODETY, SIVA KUMAR  
PALAKODETY, VEENA  
1324 HOLT RD  
APEX NC 27523-9433

PEARCE, BERNIE P  
AGNEW, CHRISTIE J  
1305 TUMBLESTONE CT  
APEX NC 27523-3732

PURVIS, SANDRA MAGUIRE  
PURVIS, JOSEPH DIXON III  
1351 ELK RIVER DR  
APEX NC 27523-3714

SRP SIGNATURE HOMES LLC  
2025 KIRKHAVEN RD  
MORRISVILLE NC 27560-7121

TEMPRIE, TONY  
TEMPRIE, ALISON  
1347 ELK RIVER DR  
APEX NC 27523-3714

TENENBAUM, MARTIN  
TENENBAUM, ELLEN  
1329 ELK RIVER DR  
APEX NC 27523-3714

THOMAS, DONALD E  
THOMAS, GWEN L  
1357 ELK RIVER DR  
APEX NC 27523-3714

TOWER, DANA L  
1336 CATLETTE ST  
APEX NC 27523-3713

VILLANO, GARY  
VILLANO, MARY  
413 PHILLIPS BRANCH ST  
APEX NC 27523-3717

VOORHEIS, JEFFREY FRED  
VOORHEIS, LYDIA RUGER  
1338 ELK RIVER DR  
APEX NC 27523-3714

YXF LLC  
SALEM ST REALTY  
301 N SALEM ST STE 100  
APEX NC 27502-2469

APEX TOWN OF  
PO BOX 250  
APEX NC 27502-0250

Current Tenant  
1305 Holt RD  
APEX NC 27523

Current Tenant  
1313 Holt RD  
APEX NC 27523

Current Tenant  
409 Phillips Branch DR  
APEX NC 27523

Current Tenant  
413 Phillips Brach ST  
APEX NC 27523

Current Tenant  
400 Rowanwood WAY  
APEX NC 27523

Current Tenant  
1315 Tumblestone CT  
APEX NC 27523

Current Tenant  
1308 Tumblestone CT  
APEX NC 27523

Current Tenant  
1309 Tumblestone CT  
APEX NC 27523

Current Tenant  
1318 Tumblestone CT  
APEX NC 27523

Current Tenant  
1304 Tumblestone CT  
APEX NC 27523



# NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom Meeting  
 Date of meeting: 09/14/2022 Time of meeting: 5:30 PM - 7:30 PM  
 Property Owner(s) name(s): SRP Signature Homes, LLC  
 Applicant(s): EarthCentric Engineering 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.	Charles P. Koch, EarthCentric Engineering Inc.	204 West Clay Street, Mebane NC 27302			
2.	Shawn C. Sidener, EarthCentric Engineering Inc.	204 West Clay Street, Mebane NC 27302			
3.	John Fitzgerald	426 Phillips Branch Street, Apex NC 27523			
4.	Joe & Sandy Purvis	1351 Elk River Dr			
5.	Mary& Gary Villano	413 Phillips Branch St, Apex NC 27523			
6.	Donald Braden	1321 Elk River Dr (lot 76)			
7.	Stephen & Beverly Pacchiolo	1342 Elk River Dr			
8.	Sharon & Jim Berenson				
9.	Steve & Carrie Roberts	501 W Williams St, #2287, Apex NC 27502			
10.	Donald Thomas	1357 Elk River Dr			
11.	Donald & Mary Perlmutter	1362 Elk River Dr			
12.	Karen & Armando Garr	1339 Elk River Dr, Apex NC 27523			
13.	Tony & Alison Temprile	1347 Elk River Dr, Apex NC 27523			
14.	Janice & Don Azevedo	1358 Elk River Dr			

Use additional sheets, if necessary.

# NEIGHBORHOOD MEETING SIGN-IN SHEET

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	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
15.	Larry & Karen Ginsburg	1324 Elk River Dr.			
16.	Ellen & Martin Tenenbaum	1329 Elk River Dr, Apex			
17.	Tony Bugel	1315 Tumblestone Ct, Apex			
18.	Jeremy Reynolds	Advisor for 76/1321 Elk River Dr			
19.	Charles & Marley Craddock	1301 Tumblestone Ct			
20.	Bonnie Barefoot	1350 Elk River Dr			
21.	Randolph Voller	Developers Consultant			
22.	Meredith				
23.	Chuck Ma				
24.	Gwen				
25.	Raj Baksha	Developer			
26.	Joe Cook				
27.	User Ms S21				
28.	Steven Lamb				

Use additional sheets, if necessary.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Property Owner(s) name(s): SRP Signature Homes, LLC

Applicant(s): EarthCentric Engineering Inc.

Contact information (email/phone): Shawn.Sidener@EarthCentric.com 919-563-9041

Meeting Address: Zoom Meeting

Date of meeting: 09/14/2022

Time of meeting: 5:30PM - 7:30PM

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:

Construction Damage Concern.

Applicant's Response:

Take pictures prior to construction, if contractors damage they will be responsible to fix. Talk with City about any damage that occurs. Please refer to the list of common construction problems that was included in your meeting invite. The town and developer will work out how construction damage is repaired.

Question/Concern #2:

Can the sewer easement between lots 2 & 3 be moved to run under the greenway, & allow the housing development on 2 to provide more buffer to lot 76 of COH? Lot 76 paid a significant premium for this lot to not have a house directly beside it.

Applicant's Response:

Sewer is run in a manner that best works for the City. We looked at that earlier in the project and it didn't work out well, but we will take another look at it. Additionally storm is going to be running down this path as well. We will look at trying to create more space on lot 2.

Question/Concern #3:

Please describe the 4 structures.

Applicant's Response:

Single family homes, elevation drawings are still be finalized. They could be sent out at a later date. Two car garages are what is currently being considered. Homes should be complimentary to the Courtyards.

Question/Concern #4:

Concerned about construction traffic & completion of final paving of Elk River Dr. Will this cause a delay in that?

Applicant's Response:

We doubt it would effect that timing, but can't answer that for certain. Check with Epcon.

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## Question/Concern #5:

Are the green dotted lines inside of each property line just the setback, or does that represent the "yard" space (meaning, every tree will be cut down inside of these green dashed lines)?

### Applicant's Response:

All trees will not necessarily be cleared within the setbacks, but they would be at risk. We will save all the trees we can.

## Question/Concern #6:

What is the projected timeline for the infrastructure?

### Applicant's Response:

Would like to start next summer, but hard to say, since we are real early in the process.

## Question/Concern #7:

Who will maintain the right of way?

### Applicant's Response:

After construction the right-of-ways will belong to the city.

## Question/Concern #8:

Will there be more trees planted as a buffer from existing houses on Elk river?

### Applicant's Response:

The buffers will require planting if existing trees can't be preserved.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #9:

Who would be responsible for all potential damages from construction?

Applicant's Response:

Report any damage concerns to the City and they will handle responsibilities.

Question/Concern #10:

Can you identify who is on the Council that makes the final approval?

Applicant's Response:

City council members can be found on the cities website.

Question/Concern #11:

Why not just connect to existing greenway via courtyard at Holt.

Applicant's Response:

The city gave us the location of the greenway trail. For some reason the Courtyards greenway does not connect to the property line. Please check with the city on how to tie these together.

Question/Concern #12:

Once houses are occupied, will Elk River Drive become a school bus route?

Applicant's Response:

Unknown, but with only 4 new houses, I would think these children would have to go to the nearest current bus stop.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Applicant(s): EarthCentric Engineering Inc.

Contact information (email/phone): Shawn.Sidener@EarthCentric.com 919-563-9041

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Question/Concern #13:

A packet of info was NOT sent to everyone.

Most of us heard about this from others in the community.

Applicant's Response:

Information packets were sent to everyone on the list provided by the city. If you heard about this meeting  
from others in the community, you would not have gotten a packet. If you would like a package please indicate  
so in the chat.

Question/Concern #14:

What is the proposal about the water drainage behind the properties?

Applicant's Response:

Drainage will have to run between lots 2 and 3 and discharge to the stream.

Question/Concern #15:

Prior to development of COH and POH, there were at least 4 driveways with direct access to Holt.

Why not use the existing driveway as access to the four houses?

Applicant's Response:

Driveway access and roadway access are not equivalent. DOT does not want another road access at this  
location. Elk River was always intended to be extended, you can see that in the way it was constructed to the  
property line. If connected to Holt it would likely loop from Elk River to Holt.

Question/Concern #16:

It will be very important to get storm water management right.

Applicant's Response:

That is why we want to do a low impact development. It reduces the impervious, reduces the stormwater runoff,  
and preserves more trees.



# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #17:

Who decided not to build the greenway at this time?

Applicant's Response:

The developer has been working with the Town on the greenway plan & has agreed to pay the fee in lieu & dedicate the area. The Town will then use the funds and land to make the improvements. By working together the community and the developer can potentially get Apex to commit to a timeframe to make any improvements to the greenway.

Question/Concern #18:

Is it correct that replacement trees will be a 1.5" caliper to replace the large trees 12" that are cut down ?

Applicant's Response:

That was a recommendation from the Environmental Review Board, but we have not committed to that standard yet. It is not a requirement.

Question/Concern #19:

Is it Apex decision not to build a sidewalk along Holt Rd at this time, and is there a timeframe for this ?

Applicant's Response:

Because we are a small development, we typically do not have to construct road frontage improvements. The sidewalk really needs to be built at the same time as the roadway improvements to avoid a grading discrepancy. Both HOAs should work with the City to see if they have a timeline for Holt Road improvements.

Question/Concern #20:

How many trees will be cut down in the stream buffer protected area to put in the long greenway and sewer ?

Applicant's Response:

A number of trees will be removed for the sewer easement, but the greenway easement is snaked around the existing trees.

# 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): SRP Signature Homes, LLC

Applicant(s): EarthCentric Engineering Inc.

Contact information (email/phone): Shawn.Sidener@EarthCentric.com 919-563-9041

Meeting Address: Zoom Meeting

Date of meeting: 09/14/2022

Time of meeting: 5:30PM - 7:30PM

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 #21:

Where has this builder built before?

Applicant's Response:

This is the first community for this developer. Tee developer intends to live in one of these houses.

Question/Concern #22:

What are the plans to provide street cleaning for Elk River?

Applicant's Response:

There are no plans that we are aware of for regular street cleaning. If you want to report excessive dirt on the roads refer to your city notification list that mailed out for this meeting. Unfortunately there will be some dirt and dust as this is the nature of construction. We plan to do the best we can with the Erosion Control measures.

Question/Concern #23:

I was lead to believe from Raj several month ago that only 3 homes were going to be built to help protect the environment.

Applicant's Response:

Raj stated that he intends to build 3 homes ASAP and the 4th one may take longer ... as of now.

Question/Concern #24:

On the information we received it mentions rezoning What is it zoned for now and what is the new zoneing going to be?

Applicant's Response:

Current zone is RR (Residential Rural) and we are seeking a rezoning to MD (Medium Density) which is the same zone as the Courtyards. Note due to the overall size of the lot, out density would be similar to RR, even though the lot sizes are closer to MD.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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## Question/Concern #25:

Raj, I am very concerned about keeping as much space / privacy between our homes as possible.

### Applicant's Response:

Raj indicated that he will try to address it as much as he can through landscaping.

Additionally, we will look at getting as much separation as possible between the houses.

## Question/Concern #26:

From Petition, A premium was paid by residents to live in a 55+ community. Benefits will be lost by having another community access the same roads. Desire a connection to Holt.

### Applicant's Response:

Elk River is a public street with public access. Directly connection to Holt is against the wishes of the NCDOT and would be a more dangerous access point than through Elk River. Elk River was always supposed to extend to this property, as it was built to the property line with a temporary cul-de-sac instead of permanent design.

## Question/Concern #27:

From Petition, Sidewalk traffic through the Courtyards would negatively effect the 55+ community. Why not build a direct connect to Holt.

### Applicant's Response:

Sidewalks through the Courtyards are public. Adding just 80' of road and 4 homes will not greatly effect the amount of pedestrian traffic throug the Courtyards. Once the greenway trail is constructed it will access Holt and the Courtyard residences will want to use that then. Less sidewalk is also less impervious.

## Question/Concern #28:

From Petition, Request for more buffer between the properties.

### Applicant's Response:

10' buffer is required and provided + the 10' buffer already on the Courtyards for a combined vegetative buffer of 20'

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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## Question/Concern #29:

From Petition, Accessory dwelling units may impact property values.

### Applicant's Response:

We are not showing any ADU, and do not want them. This condition was a recommendation from the City.

No ADUs means less impervious and this project does not have a very high impervious limit. Developer will remove this condition from the plan, but neighbors need to be aware that it might come back in discussions with the City.

## Question/Concern #30:

From petition, Concern about construction traffic. Can construction traffic come off Holt Road

### Applicant's Response:

We think the infrastructure traffic might be able to come from Holt Road and we will design it that way initially.

During home construction though the construction traffic will be accessing from Elk River. Do note that this is subject to review and approval from the City though.

## Question/Concern #31:

From petition, Dimensional Standards concern.

### Applicant's Response:

We will meet the City standards for MDR.

## Question/Concern #32:

From petition, Clarify why the Holt Road improvements are not required.

### Applicant's Response:

Subdivisions of 4 lots or less are not required to provide frontage improvements. We do not anticipate doing any frontage improvements, other than the dedication of right-of-way.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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## Question/Concern #33:

From petition, Tree canopy concern that too many trees are being removed.

### Applicant's Response:

We are committing more than what was recommended by the environmental review board. Environmental review board recommended 40%, we committed to 50%, but will likely preserve even more than that.

## Question/Concern #34:

From petition, concern about loss of privacy fence.

### Applicant's Response:

You will maintain your privacy fence, except in the area of the right-of-way.

## Question/Concern #35:

Recommend making a connection between the two HOAs to discuss concerns. Further communication is desired.

### Applicant's Response:

We will recommend the developer will reach out and form a small group of people for on-going communication.

## Question/Concern #36:

Rain water concern about the current ponds filling up.

### Applicant's Response:

All of the storm from even beyond this site drains through the stream and goes into that system. We will be staying under 12% impervious to limit how much stormwater gets to down stream problem areas.

# SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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Question/Concern #37:

We have a 55+ community, what guarantee do we have that kids won't be in our neighborhood.

Will you have age restrictions on your neighborhood.

Applicant's Response:

You live on public streets with public sidewalks. This is only 4 homes. It is unlikely there will be lots of kids running around. We are not planning any age restrictions. Grandkids are already in the neighborhood, they just don't live there. Note that anyone can be on those public streets and sidewalks now.

Question/Concern #38:

We have height concerns. Is there a variance for 40'?

Applicant's Response:

We are not asking for any height variances. 40' is maximum allowed for structures in the MD zone.

We are intending to do 2 stories with possible basements. The typical heights for 1, 2, and 3 story homes was entered into the chat. We do not have elevation views to show at this time.

Question/Concern #39:

Applicant's Response:

Question/Concern #40:

Applicant's Response:



## Shawn Sidener

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**From:** Shawn Sidener  
**Sent:** Friday, August 26, 2022 10:32 AM  
**To:** Phil Koch  
**Subject:** FW: Preserve at Holt project

See below from Holt Road Neighbors

**Shawn C. Sidener**  
Office Manager, CAD Drafter  
**EarthCentric Engineering, Inc.**

204 West Clay Street  
Mebane, NC 27302-2436

Office: 919-563-9041  
Fax: 919-304-3234

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**From:** Dennis and Stephanie Ford <ford409@spectrum.net>  
**Sent:** Friday, August 26, 2022 10:20 AM  
**To:** 'Charles Craddock' <sascec@gmail.com>  
**Cc:** 'John Fitzgerald' <john.fitzgerald4440@gmail.com>; 'Vincent Iamunno' <viamunno33@gmail.com>; 'Voorheis Lydia' <jeff.voorheis@gmail.com>; Shawn Sidener <Shawn.Sidener@EarthCentric.com>  
**Subject:** RE: Preserve at Holt project

Hello Charles:

I received my packet this morning and reviewed the information. I feel for those folks on Elk River Drive that thought they would be finished with construction traffic and messy roads. I hope that at least that part of our community goes to the meeting or is part of it through zoom. The problems I see you have already mentioned but the road is another. When Epcon finishes I think that they will be required to place the 2nd and final layer of asphalt on all of our roads. That last layer of asphalt should be completed before all of the approvals are granted for construction to begin. Once that is done, I assume the bond they posted would be released by the Town of Apex. Will the new developer be required to not only post bond for his new roads, but will they be required to post a bond to fix our community roads if damage occurs. With the weight of these trucks, you have to expect damage so who makes those repairs - the Town of Apex or the developer?

Also, with dust flying during construction our HOA power washes homes - or at least we are scheduling that power washing. Should we consider that expense to be compensated? What is Epcon's view of this project since I understand they originally thought about this project area as being part of our community. Will the developer want to place a sign (Preserve at Holt) at the entrance off of Holt Road near our signs or does he plan to place one near the dead end of Elk River?

A lot to be concerned with since we all were hoping that we would have some peace and quiet from construction after the end of the year. Here we go again with red clay dust and noise and the disturbing of natural areas that causes critters to move about - specifically snakes. Tuesday and Wednesday night - each night - while walking my dog toward the causeway 2 snakes each night were crossing the concrete walk just down from my neighbor's home - Howard. All of the construction and the time of year where snakes give birth has them moving about at night. Now more ground shaking.

Dennis Ford

-----

From: "Charles Craddock"

To: "John Fitzgerald", "Vincent Iamunno", "Dennis and Stephanie Ford", "Voorheis Lydia"

Cc:

Sent: Friday August 26 2022 7:03:14AM

Subject: Preserve at Holt project

Shawn, we received the info packet about the upcoming construction project, The Preserve at Holt and wanted to know a few things before we meet as a community to discuss.

- 1) Can you provide the plot plan for the subdivision in pdf form? The printout sent is difficult to read as it is very small,
- 2) Can you provide the report for the environmental impact of the stream buffer affected by the project or the contact info for the engineer to perform that study?
- 3) Can you tell us what, if any, service utilities would be extended from the adjacent Epcon development? It appears that the sewer connection uses the same line that services our neighborhood; does the storm water runoff also feed our BMP structures?
- 4) What is the status of the proposed greenway spur that connects this new project to our existing greenway system? Can you explain the notation about that on the plans?

Thank you for your assistance.

--

Charles Craddock

1301 Tumblestone Court

## Shawn Sidener

---

**From:** Shawn Sidener  
**Sent:** Tuesday, September 6, 2022 10:43 AM  
**To:** Charles Craddock  
**Subject:** RE: Preserve at Holt project

We do not, The NCDOT does not want access to Holt Road, since there is a safer public alternative.

**Shawn C. Sidener**  
Office Manager, CAD Drafter  
**EarthCentric Engineering, Inc.**

204 West Clay Street  
Mebane, NC 27302-2436

Office: 919-563-9041  
Fax: 919-304-3234

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**From:** Charles Craddock <sascec@gmail.com>  
**Sent:** Tuesday, September 6, 2022 10:37 AM  
**To:** Shawn Sidener <Shawn.Sidener@EarthCentric.com>  
**Subject:** Re: Preserve at Holt project

Shawn one last question. Do you have an alternate plot plan showing an exit onto Holt Road?

On Mon, Aug 29, 2022 at 9:52 AM Shawn Sidener <[Shawn.Sidener@earthcentric.com](mailto:Shawn.Sidener@earthcentric.com)> wrote:

Note this project is in the very beginning stages of design and all elements have not fully been fleshed out yet. Note that as this project proceeds through review and approvals with the city, the layout shown here could change in response to comments received. In response to your specific questions.

1. The construction entrance for this project will likely be from Elk River Drive. It is possible we could use the existing driveway on Holt Road for infrastructure construction, but I imagine the city would prefer it being off Elk River Drive, because that is safer. That said all construction materials and equipment could be delivered without damage to the road. Existing conditions and post construction conditions would have to be documented and if damage occurs the City would likely require it to be repaired. As the subdivision designers, we really are not involved in that aspect of the construction. The city will require the same thing they require of all construction projects that are accessed from public city roads.
2. I do not have an estimate on start of construction. There are still a lot of steps ahead before approval. This neighborhood meeting is required before we can even make the first official submittal. You can ask this at the neighborhood meeting and maybe the developer will have another answer for you.
3. The only subdivision sign will be on the property at the end of Elk River Drive. There will not be signage off Holt Road. The City does not allow it to be placed in the right-of-way and we do not own any property or easements at the entrance to the subdivision to the north.
4. A mail kiosk will be used at the end of the cul-de-sac. The post office does not allow individual mailboxes anymore.
5. There will be covenants in place, though our office has nothing to do with setting those up.

6. We are proposing a payment to the city in lieu of construction a sidewalk down Holt Road. This is something that will be worked out with the city during review.
7. There will be a required 10' buffer between the subdivision. The design for this has not been fleshed out yet as it is very early in design.

## **Shawn C. Sidener**

Office Manager, CAD Drafter

## **EarthCentric Engineering, Inc.**

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

---

**From:** Charles Craddock <[sascec@gmail.com](mailto:sascec@gmail.com)>

**Sent:** Saturday, August 27, 2022 11:53 AM

**To:** Shawn Sidener <[Shawn.Sidener@EarthCentric.com](mailto:Shawn.Sidener@EarthCentric.com)>; Vincent Iamunno <[viamunno33@gmail.com](mailto:viamunno33@gmail.com)>

**Subject:** Re: Preserve at Holt project

Hey Shawn, several more questions.

Will heavy construction equipment be directed off of Holt Road during this development? There is some concern about damage and construction traffic coming down Elk River Drive. If Elk River Drive will be used for the construction, will a bond be posted for repaving of the street after construction? We plan on repaving the whole neighborhood after construction concludes early next year but would not want to do that road if construction vehicles will just tear it up again at the entrance and Elk River.

Do you have any ideas regarding the timing for construction? Our neighborhood has an annual exterior power washing and we would not want to do that just prior to construction start.

Regarding signage, will the only sign for your neighborhood be at what is the end of Elk River Drive now? Will there be any signage for the neighborhood off of Holt Road? Will each house have a mailbox? Is there a covenant for the development? Is there a sidewalk planned along Holt Road? Are there any plans available for the buffer planned between this neighborhood and Holt Road?

On Fri, Aug 26, 2022 at 9:02 AM Charles Craddock <> wrote:

thanks for the quick response! I will share with our community.

On Fri, Aug 26, 2022 at 8:38 AM Shawn Sidener <[Shawn.Sidener@earthcentric.com](mailto:Shawn.Sidener@earthcentric.com)> wrote:

1. Yeah, the sheet size for these is typically 24"x36" so if shrunk it does become hard to read. Attached is a full-size site plan sheet.
2. We are at the very beginning stages of design and submittal. An environmental Impact report has not yet been performed. We have gotten a Surface Water identification done by Pilot Engineering to determine the stream buffers and are only disturbing the stream buffers for the town required improvements of the sanitary sewer line and greenway trail.
3. The sanitary sewer will connect to the city system at a manhole that is on the subject property. We are also required by the city to construct the sanitary sewer along the stream to the south for other future developments to use. The water will connect to the north in the dead end of Elk River Drive. The storm water has not yet been designed but we are not allowed to send it to the adjacent Stormwater Control Measures. We are designing this as a low impact development so the storm will likely be directed through vegetated swales that discharge at the stream.
4. The City has a proposed greenway trail that runs through this property. Since we are such a small development, they are not requiring us to construct it, however, we will make a payment to the city in lieu of building the trail. The proposed routing is from Holt Road near the intersection of Holt Road and Howell Road, up through the provided sewer easement, then it turns south crossing the stream and ending at the property line to the west. The city gave us the start and end points of the path and will be responsible for the actual construction at some unknown time in the future.

I hope this helps and if you have any further questions before the meeting just let me know. Thank you.

**Shawn C. Sidener**

Office Manager, CAD Drafter

**EarthCentric Engineering, Inc.**

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

---

**From:** Charles Craddock <[sascec@gmail.com](mailto:sascec@gmail.com)>

**Sent:** Friday, August 26, 2022 7:03 AM

**To:** John Fitzgerald <[john.fitzgerald4440@gmail.com](mailto:john.fitzgerald4440@gmail.com)>; Vincent Iamunno <[viamunno33@gmail.com](mailto:viamunno33@gmail.com)>; Dennis and Stephanie Ford <[ford409@spectrum.net](mailto:ford409@spectrum.net)>; Voorheis Lydia <[jeff.voorheis@gmail.com](mailto:jeff.voorheis@gmail.com)>; Shawn Sidener <[Shawn.Sidener@EarthCentric.com](mailto:Shawn.Sidener@EarthCentric.com)>

**Subject:** Preserve at Holt project

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- 4) What is the status of the proposed greenway spur that connects this new project to our existing greenway system? Can you explain the notation about that on the plans?

Thank you for your assistance.

--

Charles Craddock

1301 Tumblestone Court



## Shawn Sidener

---

**From:** Shawn Sidener  
**Sent:** Tuesday, September 13, 2022 11:31 AM  
**To:** 'Armando'  
**Subject:** RE: Preserve at Holt project

See below response in red. Any of this can be discussed further with the project engineer during the neighborhood meeting.

**Shawn C. Sidener**  
Office Manager, CAD Drafter  
**EarthCentric Engineering, Inc.**

204 West Clay Street  
Mebane, NC 27302-2436

Office: 919-563-9041  
Fax: 919-304-3234

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**From:** Armando <mail4armando@yahoo.com>  
**Sent:** Tuesday, September 13, 2022 10:51 AM  
**To:** Shawn Sidener <Shawn.Sidener@EarthCentric.com>  
**Cc:** Armando Garr <mail4armando@yahoo.com>  
**Subject:** Re: Preserve at Holt project

Shawn:

Thanks for the information sent.

I have some questions, which am sending to you in advance to make sure they can be addressed tomorrow during the scheduled Zoom Meeting.

### 1. Greenway

There is mention of a 162' x 5' connector trail to be constructed by HOA from Greenway Trail to Cul-de-Sac at time of greenway construction. There is also mention of a 488' x 10' greenway trail. The site map shows a 20' easement for sewer and greenway that starts on Holt Rd. in front of Howell Rd. for a greenway that will actually not be built but a payment will be made to the Town of Apex. Can you please clarify which trail or trails will actually be built at this point and their location ?

**No trails will be constructed at the time that the roadway and homes are constructed. The developer will make a payment to the city at the time of plan approval and the city will construct the greenway trail at a time of their choosing in the future. The greenway trail that this payment will cover starts at the intersection of Howell Road and Holt Road, runs in the proposed sewer easement, then turns south and crosses the stream in the provided greenway easement to end on the western property line. When the city constructs the greenway, the HOA for this project will be required to construct a connection from the mailbox units in the cul-de-sac to the greenway trail, in the provided easement.**

### 2. Sidewalk

Will a sidewalk be built along Holt Rd.?

**We are not proposing a sidewalk along Holt Road, since the town does not require small developments (4 or less, single family lots) to construct any frontage improvements which includes the frontage sidewalk. This sidewalk will be constructed by the town when they decide to widen Holt Road.**

3. Access to Holt Rd.

The site map mentions that a 5' sidewalk will *not* be provided to Holt Rd., and that pedestrians will use the Courtyards on Holt for pedestrian access. If the greenway that leads to Holt Rd. won't be built at this time, why wouldn't a 5' sidewalk between lots 1 & 4 be built for access ?

**Elk River is a public road with public sidewalks, and we are only extending it by less than 80' with only 4 additional houses. With these factors considered it just does not make sense to alter the current pedestrian traffic paths.**

4. Mailboxes

Where will the mailboxes for the 4 proposed houses be located ?

**There is a proposed cluster mailbox unit at the end of the cul-de-sac.**

5. Tree Replacements

I understand a tree will be planted for any tree greater than 12" that is removed, but can you indicate what size trees these would be ?

**This was mentioned as a recommendation by the environmental review board, but we have not yet made that commitment. If this condition is added to the plans the environmental recommendation would to replace with a 1.5" caliper native tree.**

6. Tree Canopy

What process will be followed to determine which trees to cut down ? Will the Town of Apex oversee or supervise the tree-cutting ?

**Any tree that is include within the limits of disturbance (to be determined with construction plan design) will be removed. This would be in the areas or the lots, roadway, and sewer easement. Generally speaking, the trees in the buffer areas, stream buffers, wetlands, and areas south of the stream will be left undisturbed except as required for the sewer outfall and greenway trail. I do not know what Apex's requirements are for supervision of the actual demolition process.**

7. Parking

Can you clarify what is meant by a NCDOT figure 3 style accessible CBU parking means ?

**This is in reference to a standard detail published by the NCDOT. It just shows how to place a cluster mailbox unit in a cul-de-sac. This standard is reflected in the current site plan drawing.**

8. SRG

Can you share the name of similar developments built by SRG Signature Homes in the past ?

**I don't have this information readily available. The developer will be present at the Neighborhood Meeting, and you can ask this question there.**

Please keep in mind this neighborhood meeting is one of the very first steps in the design process. No actual official submittal has been made yet, and many elements of design can change throughout the review and approval process with Apex. There is still a lot of design work to be done before anything is final and everything is worked out.

Thanks !  
Armando Garr

On Friday, August 26, 2022 at 08:39:28 AM EDT, Shawn Sidener <[shawn.sidener@earthcentric.com](mailto:shawn.sidener@earthcentric.com)> wrote:

Amanda,

I also sent the email below in response to some questions by other neighbors. I thought you might like to have this as well.

## **Shawn C. Sidener**

Office Manager, CAD Drafter

## **EarthCentric Engineering, Inc.**

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

---

**From:** Shawn Sidener

**Sent:** Friday, August 26, 2022 8:38 AM

**To:** Charles Craddock <[sascec@gmail.com](mailto:sascec@gmail.com)>; John Fitzgerald <[john.fitzgerald4440@gmail.com](mailto:john.fitzgerald4440@gmail.com)>; Vincent Iamunno <[viamunno33@gmail.com](mailto:viamunno33@gmail.com)>; Dennis and Stephanie Ford <[ford409@spectrum.net](mailto:ford409@spectrum.net)>; Voorheis Lydia <[jeff.voorheis@gmail.com](mailto:jeff.voorheis@gmail.com)>

**Subject:** RE: Preserve at Holt project

1. Yeah, the sheet size for these is typically 24"x36" so if shrunk it does become hard to read. Attached is a full-size site plan sheet.
2. We are at the very beginning stages of design and submittal. An environmental Impact report has not yet been performed. We have gotten a Surface Water identification done by Pilot Engineering to determine the stream buffers and are only disturbing the stream buffers for the town required improvements of the sanitary sewer line and greenway trail.
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I hope this helps and if you have any further questions before the meeting just let me know. Thank you.

## **Shawn C. Sidener**

Office Manager, CAD Drafter

## **EarthCentric Engineering, Inc.**

204 West Clay Street

Mebane, NC 27302-2436

Office: 919-563-9041

Fax: 919-304-3234

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**From:** Charles Craddock <[sascec@gmail.com](mailto:sascec@gmail.com)>

**Sent:** Friday, August 26, 2022 7:03 AM

**To:** John Fitzgerald <[john.fitzgerald4440@gmail.com](mailto:john.fitzgerald4440@gmail.com)>; Vincent Iamunno <[viamunno33@gmail.com](mailto:viamunno33@gmail.com)>; Dennis and Stephanie Ford <[ford409@spectrum.net](mailto:ford409@spectrum.net)>; Voorheis Lydia <[jeff.voorheis@gmail.com](mailto:jeff.voorheis@gmail.com)>; Shawn Sidener

<[Shawn.Sidener@EarthCentric.com](mailto:Shawn.Sidener@EarthCentric.com)>

**Subject:** Preserve at Holt project

Shawn, we received the info packet about the upcoming construction project, The Preserve at Holt and wanted to know a few things before we meet as a community to discuss.

- 1) Can you provide the plot plan for the subdivision in pdf form? The printout sent is difficult to read as it is very small,
- 2) Can you provide the report for the environmental impact of the stream buffer affected by the project or the contact info for the engineer to perform that study?
- 3) Can you tell us what, if any, service utilities would be extended from the adjacent Epcon development? It appears that the sewer connection uses the same line that services our neighborhood; does the storm water runoff also feed our BMP structures?
- 4) What is the status of the proposed greenway spur that connects this new project to our existing greenway system? Can you explain the notation about that on the plans?

Thank you for your assistance.

--

Charles Craddock

1301 Tumblestone Court





This petition has collected  
55 signatures  
using the online tools at [www.ipetitions.com](http://www.ipetitions.com)

Printed on 2022-09-14

# Petition to a Proposal to Develop Preserve at Holt

## About this petition

The proposal for the extended sub-division Preserve at Holt to connect and extend The Courtyards on Holt (COH) draws a number of significant concerns for the existing homeowners in COH. The people of COH generally reject the proposal as written and planned, given a number of inconsistencies that appear in the proposal relative to the existing neighborhood.

COH is a planned 55+ small community with consistent housing, managed landscaping, a planned community center, shared mailboxes, and similarly situated people (i.e., generally 55+, retired or near retirement, with few to no children in the neighborhood on a consistent basis). The proposal impacts the promise of the COH as planned and represents a departure in what the residents of COH bought into and expected.

We, the undersigned of COH, reject the proposal for the Preserve at Holt as written. If the proposal is approved by the Town of Apex, we ask for strong consideration from the Council to address the requests of the existing COH homeowners to ensure the development does not destroy the value, structure, community, benefits, and expectations of our community.

If the proposal is not rejected as written, see below concerns and requests.

1. SPECIAL CONDITIONS, RIGHT-OF-WAY: Project shall extend existing Elk River right-of-way
  1. Concern: A premium was paid by residents of the Ctyds. at Holt to live in a 55+ community for some benefits that would be lost by having Elk River Dr. and Phillips Branch Rd. as the only vehicular access for the proposed development.
  2. Request: Provide street access for the Preserve at Holt directly to Holt Rd.
2. SPECIAL CONDITIONS, CONCRETE SIDEWALK: A 5' concrete sidewalk won't be provided to Holt Rd., pedestrians will have access via COH
  1. Concern: To have residents of The Preserve at Holt walk through COH for access to Holt Rd. not only seems unnecessary as their houses would already be very close to Holt Rd., but will also negatively affect some of the reasons to live in a 55+ community.
  2. Request: Provide a short sidewalk to Holt Rd. between proposed lots 1 and 4.
3. PROJECT INFORMATION, LANDSCAPING: Buffer, property line of 10'
  1. Concern: A 10' landscape buffer between both developments is not sufficient.
  2. Request: Provide a 30' buffer between existing COH property lines and proposed houses 1 & 2.
4. SPECIAL CONDITIONS, ACCESSORY DWELLING UNITS: Covenants shall not restrict the construction of accessory dwelling units
  1. Concern: Clarify what is considered an accessory dwelling units, as they may impact property values at COH due to the close proximity to such proposed dwelling units.
  2. Request: Do not allow accessory dwelling units.
5. GENERAL CONCERN, CONSTRUCTION TRAFFIC:
  1. Concern: The construction entrance with gravel as requested by the Town of Apex will reduce but not eliminate dirt and mud from getting on the street and garages, in addition to the constant traffic of trucks and heavy equipment that has already been experienced by COH homeowners, in some cases for almost a year.

2. Request: Provide construction access to Holt Rd.
6. PROJECT INFORMATION, DIMENSIONAL STANDARDS FOR MDR:
  1. Concern: Requested is a zoning change to Medium Density Residential which typically includes duplexes and townhomes. It also mentions a maximum built height of 40' and house entrances with single-car garages. If Elk River Dr. were to be extended, the proposed houses need to have a consistent appearance with the rest of the street.
  1. Request: Provide drawings of proposed residences and clarify if single family, size and number of levels and make necessary changes to maintain consistency with the rest of Elk River Dr. homes if this street will be used for access. Homes should be required to match the same size/level/sq footage (on average) as homes in COH. Landscaping materials and density should meet the existing requirements in COH to maintain consistency.
7. PROJECT INFORMATION NOTE: No Holt Rd., frontage improvements are proposed
  1. Concern: Clarify which improvements are exempt and why. A number of pedestrians use Holt Rd., but the lack of sidewalk in front of this proposed development is a safety hazard that can easily be resolved with a sidewalk.
  2. Request: Provide sidewalk along Holt Rd. if not currently planned.
8. SPECIAL CONDITIONS, TREE CANOPY: Project shall preserve a minimum of 50% of the existing tree canopy.
  1. Concern: All or most of the trees to be protected are in the protected wetland area. Some builders tend to cut down everything in the construction area, while others flag some existing trees to avoid their removal. A 50% tree removal is excessive considering the land available
  2. Request: Mark individual trees to be protected in the construction area to preserve as many as possible and preserve the existing trees along the property line between both developments at a minimum of 30' from property line.
9. GENERAL CONCERN, EXISTING FENCE:
  1. Concern: Loss of privacy if the wooden fence along the houses at the end of Elk River Dr. is removed.
  2. Request: Keep the privacy fence the way it is and extend it along the full property line of COH that runs alongside the Preserve property line.

## Signatures

1. Name: Donald Braden on 2022-09-07 03:53:58  
Comments: I agree with this petition! The proposal should be rejected as written or our demands should be met.

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2. Name: Armando Garr on 2022-09-07 12:07:47  
Comments: I do have a number of questions and concerns.

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3. Name: Joe Cook on 2022-09-07 12:28:08  
Comments: Reject proposal as submitted. Reject re-zoning to medium density without dedicated road off Holt and improvements of storm drains and sidewalks on Holt.

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4. Name: Gloria Cook on 2022-09-07 12:35:31  
Comments: Thanks for taking initiative for doing this petition.

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5. Name: Tony Bugel on 2022-09-07 13:16:54  
Comments:

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6. Name: Susan Bugel on 2022-09-07 13:19:06  
Comments:

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7. Name: Carolyn Pace on 2022-09-07 13:35:22  
Comments:

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8. Name: Ellen Tenenbaum on 2022-09-07 13:48:16  
Comments: There are a number of concerns that need to be addressed.

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9. Name: Meredith Ford on 2022-09-07 13:49:35  
Comments:

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10. Name: Ian Small on 2022-09-07 13:59:37  
Comments:

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11. Name: Alison Temprile on 2022-09-07 14:10:37  
Comments:

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12. Name: Charles Craddock on 2022-09-07 14:11:58  
Comments:

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13. Name: James Jesserer on 2022-09-07 14:15:10  
Comments: We specifically moved to live on a cul de sac street in a COMMUNITY of 55+ people. The Town of Apex needs to respect our decision as we could have relocated to

any town in the area.

- 
14. Name: Marley Craddock on 2022-09-07 14:17:12  
Comments:
- 
15. Name: Tony Temprile on 2022-09-07 14:19:37  
Comments:
- 
16. Name: Marion Dyllick-Brenzinger on 2022-09-07 14:22:24  
Comments:
- 
17. Name: Donald Perlmutter on 2022-09-07 14:29:38  
Comments:
- 
18. Name: Erica Henderson on 2022-09-07 14:41:38  
Comments:
- 
19. Name: Jim on 2022-09-07 14:43:12  
Comments: The Preserve on Holt has an existing direct access from Holt Road that should be maintained which would eliminate the need to open Elk River for access.
- 
20. Name: Bonnie Barefoot on 2022-09-07 14:50:01  
Comments:
- 
21. Name: Virginia Bitz on 2022-09-07 15:18:52  
Comments: All my concerns have been addressed and I appreciate, to those who posted this online, for giving us the opportunity to have a vote.
- 
22. Name: Mary Perlmutter on 2022-09-07 15:26:13  
Comments:
- 
23. Name: Marion Amick on 2022-09-07 15:44:10  
Comments:
- 
24. Name: Elliott Amick on 2022-09-07 15:49:21  
Comments:
- 
25. Name: Beverly Pacchioli on 2022-09-07 16:45:42  
Comments:
- 
26. Name: Gwen Thomas on 2022-09-07 16:57:48  
Comments:



- 
27. Name: Karen Garr on 2022-09-07 17:09:10  
Comments:
- 
28. Name: Dennis Ford on 2022-09-07 17:15:16  
Comments:
- 
29. Name: Don Fernando Azevedo on 2022-09-07 18:56:38  
Comments: Reject the proposal as written and have the developer resubmit a new proposal that addresses the concerns listed.
- 
30. Name: Martin Tenenbaum on 2022-09-07 19:03:53  
Comments:
- 
31. Name: Christine Schlachter on 2022-09-07 19:13:36  
Comments:
- 
32. Name: Tammy Harvey on 2022-09-07 21:50:25  
Comments: I have the concerns listed in this petition especially how it affects our private, dead end Elk River Drive that currently exists. A separate "new neighborhood" warrants a new entrance off Holt Rd., and their residences should not be routed through our COH 55+ specific community.
- 
33. Name: Bradley Averette on 2022-09-07 22:22:16  
Comments: I think this community should join directly into Holt road as in the past for the single house.
- 
34. Name: Janice Azevedo on 2022-09-08 01:33:33  
Comments:
- 
35. Name: Gary Brunnengraeber on 2022-09-08 01:40:55  
Comments:
- 
36. Name: Gary Schlachter on 2022-09-08 01:52:04  
Comments:
- 
37. Name: Donna Adams on 2022-09-08 02:30:45  
Comments:
- 
38. Name: Jeffrey Voorheis on 2022-09-08 11:40:51  
Comments:
-

39.	Name: Donald Thomas	on 2022-09-08 12:30:11	Comments:
40.	Name: Vincent lamunno	on 2022-09-08 12:56:49	Comments:
41.	Name: Karen Ginsburg	on 2022-09-08 13:58:59	Comments:
42.	Name: Camille	on 2022-09-08 15:00:43	Comments:
43.	Name: Linda Annab	on 2022-09-08 15:37:02	Comments:
44.	Name: Sally Zenick	on 2022-09-08 16:14:07	Comments:
45.	Name: Hal Zenick	on 2022-09-08 16:25:22	Comments:
46.	Name: Larry Ginsburg	on 2022-09-08 17:42:46	Comments:
47.	Name: Joseph Purvis	on 2022-09-08 18:47:18	Comments: I agree entirely with the concerns that are described in this proposal. In addition, I would note that much of the land in question is low-lying and adjacent to the watershed that the EPCON builders have worked to protect. Any proposal for building on this site should be submitted with a detailed description of planned water management and potential impact on this watershed.
48.	Name: Dana L Tower	on 2022-09-08 22:47:01	Comments: Need at minimum Holt Rd. construction access. Also need sidewalk to Holt, and on Holt contingent with the new development area. Need similar look if joined to COH, specifically, 2 car garages, single family homes and lifestyle 55+. Ideally, wold have direct Holt access rather than vi Elk River only.
49.	Name: John Friedline	on 2022-09-09 14:28:57	Comments:
50.	Name: Charles Adams	on 2022-09-09 16:56:55	Comments:

51. Name: Laura Averette on 2022-09-09 17:08:21  
Comments:

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52. Name: Carol Casten on 2022-09-09 21:51:29  
Comments:

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53. Name: Howard Brodbeck on 2022-09-10 10:05:26  
Comments:

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54. Name: Sharon Berenson on 2022-09-10 23:15:13  
Comments:

---

55. Name: Stephen Pacchioli on 2022-09-12 04:03:08  
Comments:

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# 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, Charles P. Koch, do hereby declare as follows:  
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom virtual meeting (location/address)  
on 09/14/2022 (date) from 5:30 PM (start time) to 7:30 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

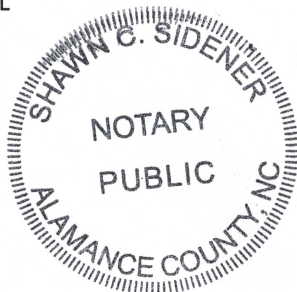
09/22/2022  
Date

By: Charles P. Koch

STATE OF NORTH CAROLINA  
COUNTY OF ALAMANCE

Sworn and subscribed before me, Shawn C. Sidener, a Notary Public for the above State and County, on this the 22nd day of September, 2022.

SEAL



Shawn C. Sidener  
Notary Public  
Shawn C. Sidener  
Print Name

My Commission Expires: June 27th 2026

## Wake County Residential Development Notification

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](mailto:studentassignment-gis-group@wcpss.net)

Developer Company Information	
<b>Company Name</b>	SRP Signature Homes, LLC
<b>Company Phone Number</b>	919-339-5072
<b>Developer Representative Name</b>	Raj Baksha
<b>Developer Representative Phone Number</b>	919-339-5072
<b>Developer Representative Email</b>	bsrajnc@gmail.com

New Residential Subdivision Information	
<b>Date of Application for Subdivision</b>	10/03/2022
<b>City, Town or Wake County Jurisdiction</b>	Apex
<b>Name of Subdivision</b>	The Preserve at Holt
<b>Address of Subdivision (if unknown enter nearest cross streets)</b>	1305 Holt Road, Apex NC 27523
<b>REID(s)</b>	0004955
<b>PIN(s)</b>	0743-33-1106

Projected Dates Information	
<b>Subdivision Completion Date</b>	June 2024
<b>Subdivision Projected First Occupancy Date</b>	September 2023

Lot by Lot Development Information																	
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family	4						4	3,100	4,500	\$899,000	\$1,200,000	2023	3	2024	1		
Townhomes																	
Condos																	
Apartments																	
Other																	



# PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ20 The Preserve at Holt

Planning Board Meeting Date: December 12, 2022



## Report Requirements:

Per NCGS §160D-604(b), all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

## PROJECT DESCRIPTION:

**Acreage:** +/- 4.9263 acres

**PIN(s):** 0743331106

**Current Zoning:** Rural Residential (RR)

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

**2045 Land Use Map:** Medium Density Residential

**Town Limits:** In ETJ

## Applicable Officially Adopted Plans:

The Board must state whether the project is consistent or inconsistent with the following officially adopted plans, if applicable. Applicable plans have a check mark next to them.

☒ 2045 Land Use Map  
☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

☒ Apex Transportation Plan  
☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

☒ Parks, Recreation, Open Space, and Greenways Plan  
☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

# PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ20 The Preserve at Holt

Planning Board Meeting Date: December 12, 2022



## 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 Plan.* 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 Plan.

☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

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

☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

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

☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

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.

☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

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.

☒ Consistent ☐ Inconsistent Reason: \_\_\_\_\_

## PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ20 The Preserve at Holt

Planning Board Meeting Date: December 12, 2022



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.

☒ Consistent

☐ Inconsistent

Reason: \_\_\_\_\_

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.

☒ Consistent

☐ Inconsistent

Reason: \_\_\_\_\_

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

☒ Consistent

☐ Inconsistent

Reason: \_\_\_\_\_

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.

☒ Consistent

☐ Inconsistent

Reason: \_\_\_\_\_

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.

☒ Consistent

☐ Inconsistent

Reason: \_\_\_\_\_

# PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ20 The Preserve at Holt

Planning Board Meeting Date: December 12, 2022



## Planning Board Recommendation:

Motion: To recommend approval as presented (with note to Council)

Introduced by Planning Board member: Alyssa Byrd

Seconded by Planning Board member: Steven Rhodes

- ☐ *Approval:* the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.
- ☒ *Approval with conditions:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Conditions as presented. Note to Council to look into compatible aesthetic characteristics between the land to be rezoned with Courtyard at Holt.

- ☒ *Denial:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 2 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

See reasons for dissenting votes from Tina Sherman and Sarah Soh attached.

This report reflects the recommendation of the Planning Board, this the 12th day of December 2022.

Attest:

Reginald Skinner, Planning Board Chair

Dianne Khin, Planning Director

## PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 22CZ20 The Preserve at Holt

Planning Board Meeting Date: December 12, 2022



### Planning Board Recommendation:

Motion: To recommend approval as presented (with note to Council)

Introduced by Planning Board member: Alyssa Byrd

Seconded by Planning Board member: Steven Rhodes

- ☐ *Approval:* the project is consistent with all applicable officially adopted plans and the applicable legislative considerations listed above.
- ☒ *Approval with conditions:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above, so the following conditions are recommended to be included in the project in order to make it fully consistent:

Conditions as presented. Note to Council to look into compatible aesthetic characteristics between the land to be rezoned with Courtyard at Holt.

- ☒ *Denial:* the project is not consistent with all applicable officially adopted plans and/or the applicable legislative considerations as noted above.

With 6 Planning Board Member(s) voting "aye"

With 2 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

See reasons for dissenting votes from Tina Sherman and Sarah Soh attached.

This report reflects the recommendation of the Planning Board, this the 12th day of December 2022.

Attest:

Reginald Skinner, Planning Board Chair

**Dianne Khin**  
Digitally signed by Dianne Khin  
Date: 2022.12.12 18:02:00  
-05'00'  
Dianne Khin, Planning Director



PLANNING BOARD REPORT TO TOWN COUNCIL  
Dissenting Member Comments



**Planning Board Member Name:** Tina Sherman

**Meeting Date:** 12/12/2022

☐ Rezoning # #22CZ20

☐ Long Range Plan amendment(s) \_\_\_\_\_

☐ Other \_\_\_\_\_

Reason(s) for dissenting vote:

For connectivity purposes, I would like there to be more information about the impact of extended the stub street versus and creating a new cul de sac (as we are attempting to limit the number of cul de sacs) versus extending out to Holt Road. Information for NCDOT would be preferable

PLANNING BOARD REPORT TO TOWN COUNCIL  
Dissenting Member Comments



**Planning Board Member Name:** Sarah Soh

**Meeting Date:** 12/12/2022

☐ Rezoning # 22CZ20

☐ Long Range Plan amendment(s) \_\_\_\_\_

☐ Other \_\_\_\_\_

Reason(s) for dissenting vote:

Main reason is more time for current residents of neighboring community (Courtyards) and the developer to come to agreement. It seems not everything is worked out between the parties regarding.

Additional reasons are not having a confirmation from NCDOT of construction entrance, connectivity reasons of streets & sidewalks.



Todoist



Apps &amp; Sched



Maps &amp; Plans



UDO



DDM



Other bookmarks



22CZ20-PB-Not...

1 / 2



60%

**TOWN OF APEX**

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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS  
CONDITIONAL ZONING #22CZ20  
The Preserve at Holt**

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:** EarthCentric Engineering Inc.

**Authorized Agent:** Raj Baksha, SRP Signature Homes, LLC and EarthCentric Engineering Inc.

**Property Address:** 1305 Holt Road

**Acreage:** ±4.9263 acres

**Property Identification Number (PIN):** 0743331106

**Current 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, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

**Planning Board Public Hearing Date and Time: December 12, 2022 at 4:30 PM**

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

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

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

**Vicinity Map:**



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](https://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/41111>.

Dianne F. Khin, AICP  
Director of Planning and Community Development



51°F



3:20 PM

11/18/2022







## TOWN OF APEX

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

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

## ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ20

The Preserve at Holt

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:** EarthCentric Engineering Inc.

**Agente autorizado:** Raj Baksha, SRP Signature Homes, LLC and EarthCentric Engineering Inc.

**Dirección de la propiedad:** 1305 Holt Road

**Superficie:** ±4.9263 acres

**Números de identificación de la propiedad:** 0743331106

**Designación actual 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:** 12 de diciembre 2022 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](mailto:public.hearing@apexnc.org), o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación de la Junta de Planificación. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán a la Junta de Planificación antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

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

**Mapa de las inmediaciones:**



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/maps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/41111>.

Dianne F. Khin, AICP

Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 18 de noviembre - 12 de diciembre de 2022





## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #22CZ20 The Preserve at Holt

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:** EarthCentric Engineering Inc.

**Authorized Agent:** Raj Baksha, SRP Signature Homes, LLC and EarthCentric Engineering Inc.

**Property Address:** 1305 Holt Road

**Acreage:** ±4.9263 acres

**Property Identification Number (PIN):** 0743331106

**Current 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, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

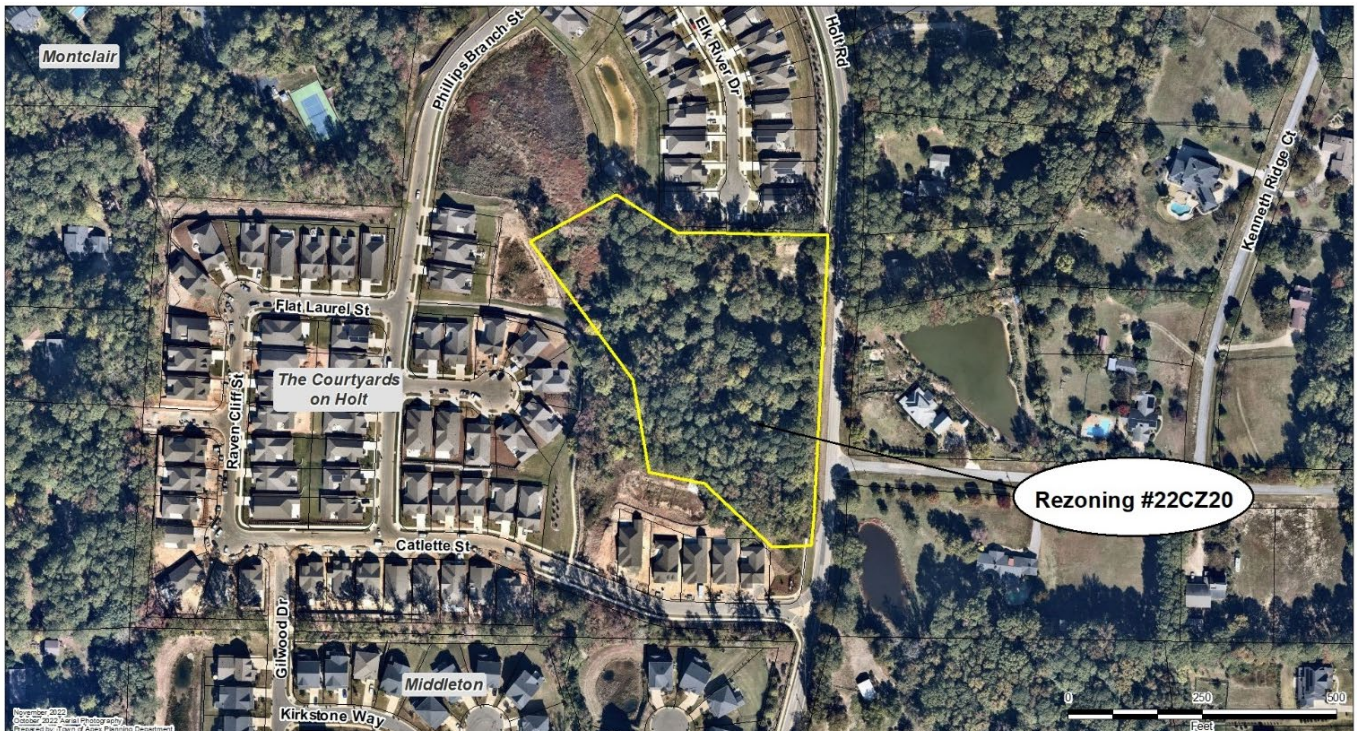
### **Planning Board Public Hearing Date and Time: December 12, 2022 at 4:30 PM**

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

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

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

### **Vicinity Map:**



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/41111>

Dianne F. Khin, AICP  
Director of Planning and Community Development





## TOWN OF APEX

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

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ20

The Preserve at Holt

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:** EarthCentric Engineering Inc.

**Agente autorizado:** Raj Baksha, SRP Signature Homes, LLC and EarthCentric Engineering Inc.

**Dirección de la propiedad:** 1305 Holt Road

**Superficie:** ±4.9263 acres

**Números de identificación de la propiedad:** 0743331106

**Designación actual 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

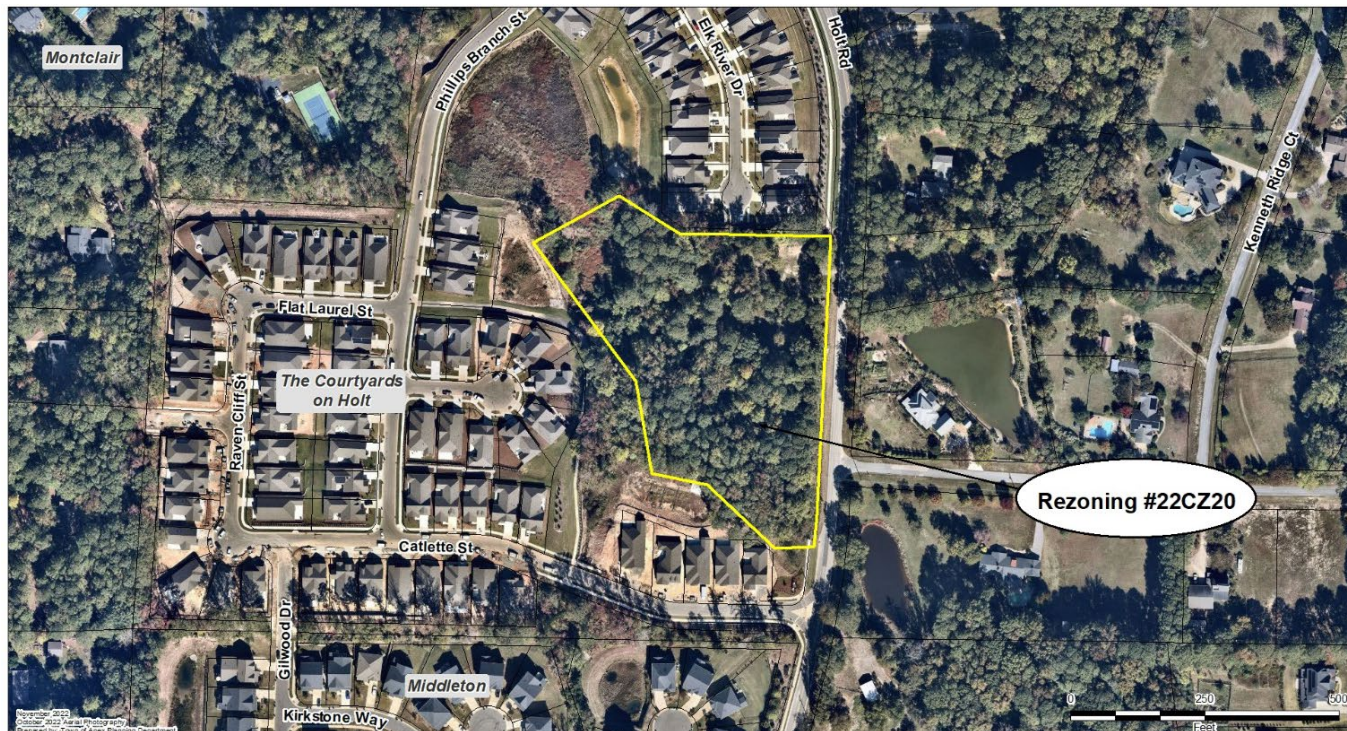
**Fecha y hora de la audiencia pública de la Junta de Planificación:** 12 de diciembre 2022 4:30 P.M.

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

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

**Mapa de las inmediaciones:**



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/41111>.

Dianne F. Khin, AICP

Directora de Planificación y Desarrollo Comunitario

Fechas de publicación: 18 de noviembre - 12 de diciembre de 2022





Courtyards  
on Holt

Rezoning #22CZ20

Middleton

October 2022  
May 2022 Aerial Photography  
Prepared by: Town of Apex Planning Department



Public Hearing Sign Posted By

Signature [Signature] Date 10/24/2022





## 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 #23CZ20  
The Preserve at Holt  
Project Location: 1305 Holt Road  
Applicant or Authorized Agent: Raj Baksha  
Firm: EarthCentric Engineering Inc.

This is to certify that I, as Director of Planning and Community Development, mailed or caused to have mailed by first class postage for the above mentioned project on November 18, 2022, 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.

11/21/2022  
Date

*Jeanne L. Khin*  
Director of Planning and Community Development

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, *Jeri Chastain Pederson*, a Notary Public for the above

State and County, this the 21 day of November, 202 2.



SEAL

*Jeri Chastain Pederson*  
Notary Public

My Commission Expires: 03/10/2024

**TOWN OF APEX**

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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS**  
**CONDITIONAL ZONING #22CZ20**  
The Preserve at Holt

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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

**Applicant:** EarthCentric Engineering Inc.

**Authorized Agent:** Raj Baksha, SRP Signature Homes, LLC and EarthCentric Engineering Inc.

**Property Address:** 1305 Holt Road

**Acreage:** ±4.9263 acres

**Property Identification Number (PIN):** 0743331106

**Current 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, 2<sup>nd</sup> 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: January 10, 2023 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](mailto: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 members 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](http://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/41111>

Dianne F. Khin, AICP  
Planning Director



**TOWN OF APEX**

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

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS****ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ20****The Preserve at Holt**

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

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**Lugar de la audiencia pública:** Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

**Fecha y hora de la audiencia pública del Consejo Municipal:** 10 de enero de 2023 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](mailto: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/lmaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://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/41111>.

Dianne F. Khin, AICP  
Directora de Planificación





## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #22CZ20 The Preserve at Holt

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 Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

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Council Chamber, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

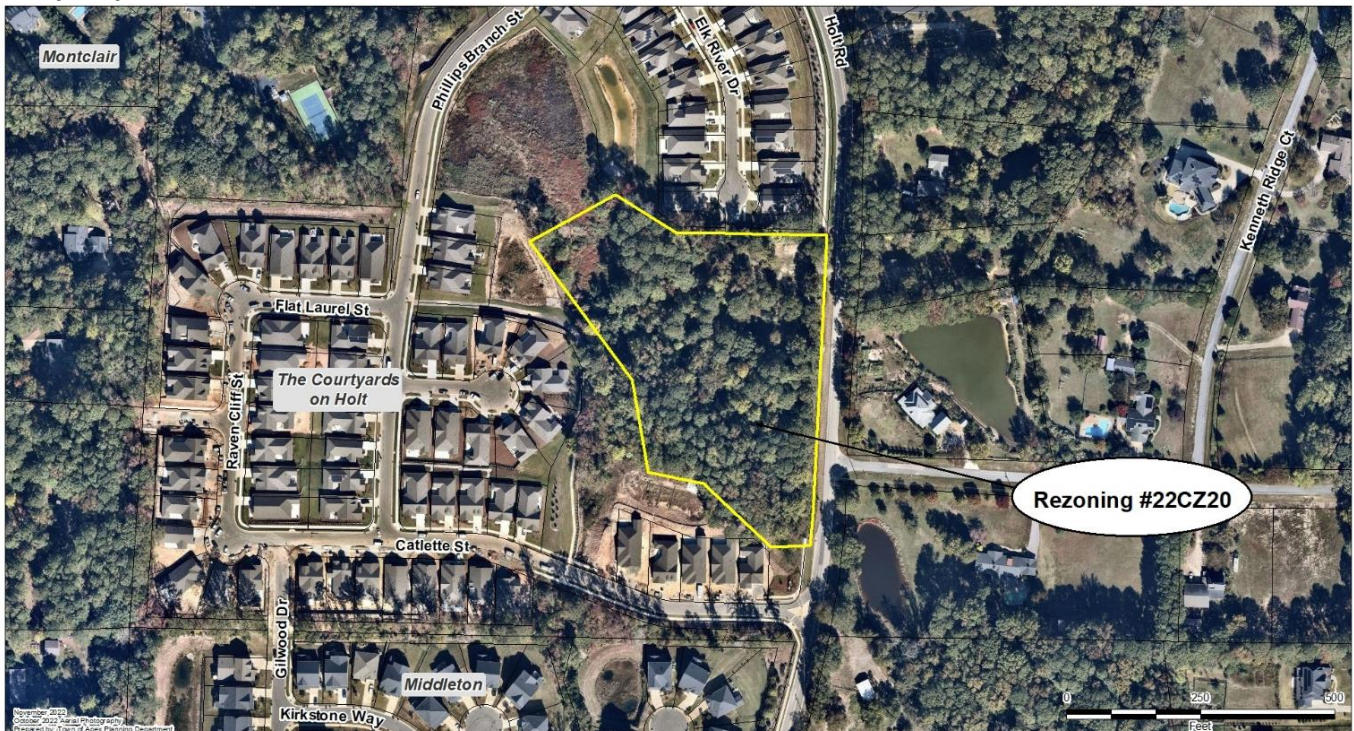
***Comments received prior to the Planning Board public hearing will not be provided to the Town Council.  
Separate comments for the Town Council public hearing must be provided by the deadline specified below.***

### **Town Council Public Hearing Date and Time: January 10, 2023 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](mailto: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 members prior to their vote. Please include the Public Hearing name in the subject line.

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Dianne F. Khin, AICP  
Planning Director





## TOWN OF APEX

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

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #22CZ20

The Preserve at Holt

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

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**Lugar de la audiencia pública:** Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

**Fecha y hora de la audiencia pública del Consejo Municipal: 10 de enero de 2023 6:00 P.M.**

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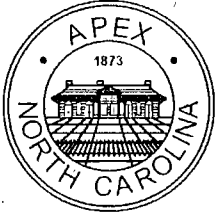
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### Mapa de las inmediaciones:



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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 #22CZ20  
The Preserve at Holt

Project Location: 1305 Holt Road

Applicant or Authorized Agent: Raj Baksha

Firm: EarthCentric Engineering Inc.

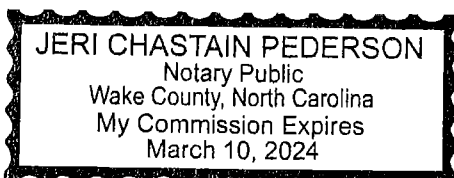
This is to certify that I, as Director of Planning, mailed or caused to have mailed by first class postage for the above mentioned project on December 16, 2022, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the 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.

12/19/2022  
Date

Shanne F. Khin  
Director of Planning

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

Sworn and subscribed before me, Jeri Chastain Pederson, a Notary Public for the above  
State and County, this the 19 day of December, 2022.



SEAL

Jeri Chastain Pederson  
Notary Public

My Commission Expires: 03/10/2024



**Student Assignment**

5625 Dillard Drive  
Cary, NC, 27518  
Email: [studentassignment@wcpss.net](mailto:studentassignment@wcpss.net)

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

November 15, 2022

Dianne Khin, AICP  
Director, Department of Planning and Community Development  
Town of Apex  
[Dianne.Khin@apexnc.org](mailto: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: October 3, 2022
- Name of development: 22CZ20 The Preserve at Holt
- Address of rezoning: 1305 Holt Rd
- Total number of proposed residential units: 4
- Type(s) of residential units proposed: Single-family detached

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

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

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

- ☐ Not applicable – existing school capacity is anticipated to be sufficient.
- ☐ School expansion or construction within the next five years is not anticipated to address concerns.
- ☐ School expansion or construction within the next five years may address concerns at these grade levels:
  - ☐ Elementary ☐ Middle ☒ High

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

Sincerely,

*Susan Pulliam*