

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting



All property owners, tenants, and neighborhood associations within 500 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

BACKGROUND INFORMATION:

Location: 3305 Olive Chapel Road
Applicant/Agent: Patrick Kiernan, Jones & Clossen Engineering, PLLC
Owners: Sanjay Khazanchi, Hope Mills Homes, LLC

PROJECT DESCRIPTION:

Acreage: 3.62 acres
PINs: 0712705757
Current Zoning: Wake County Residential-80W (R-80W)
Proposed Zoning: Rural Residential-Conditional Zoning (RR-CZ)
Current 2045 Land Use Map: Rural Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Town Limits: Outside – annexation is required at the time of rezoning

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Wake County Residential-80W (R-80W) & Planned Unit Development- Conditional Zoning (PUD-CZ #24CZ16)	Olive Chapel Rd; Single-family Residential
South:	Wake County Residential-80W (R-80W)	US Army Corps Open Space
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #24CZ16)	Single-Family Residential
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #21CZ03)	Single-family Residential (Willow Hills)

EXISTING CONDITIONS:

The project site is located at 3305 Olive Chapel Road and includes the following:(See Figure 1: Existing Site Conditions).

- A single-family residential house, mature trees, and an existing stream to the south and east. The grade slopes toward the southeastern section of the project site.
- The site includes a driveway connecting to Olive Chapel Road. There is no curb, gutter, or sidewalk along Olive Chapel Road where it abuts the property.

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting

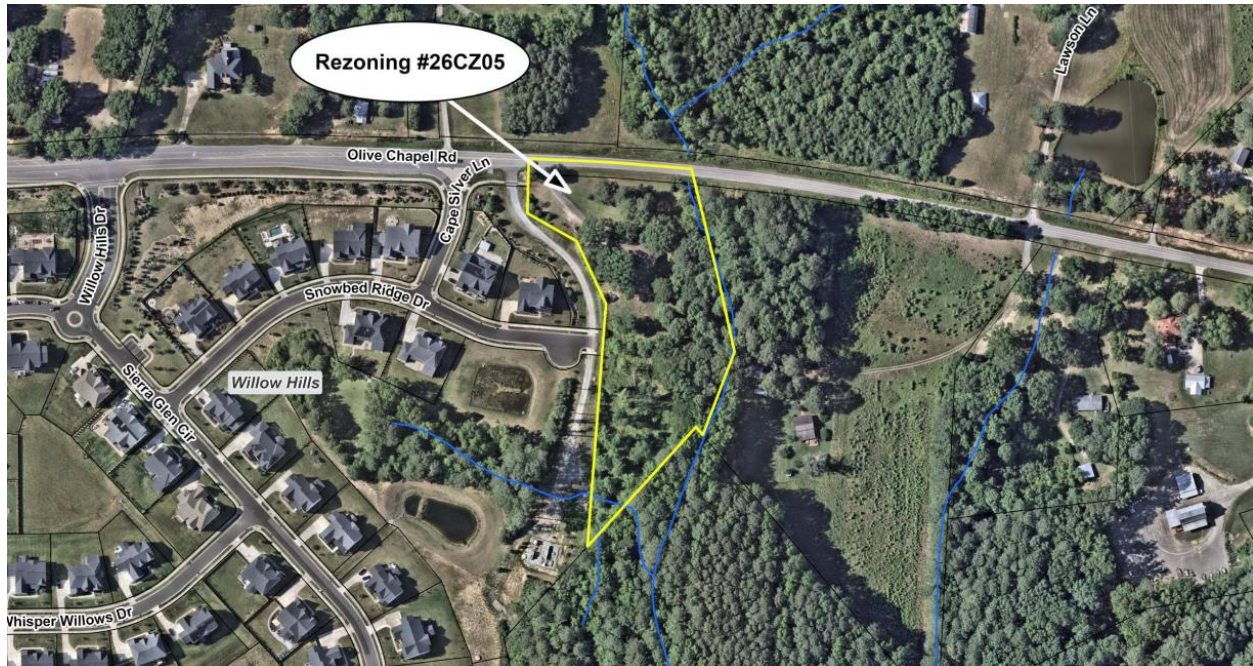


Figure 1: Existing Site Conditions

NEIGHBORHOOD MEETING:

The applicant conducted two neighborhood meetings on April 29, 2026 and July 15, 2026. The neighborhood meeting reports are attached.

2045 LAND USE MAP:

The 2045 Land Use Map designates the subject property as Rural Density Residential (See Figure 2: Existing 2045 Land Use Map). The proposed rezoning to Rural Residential-Conditional Zoning (RR-CZ) is inconsistent with the Rural Density Residential (1 unit per 5 acres) classification. If the properties are rezoned as proposed, the 2045 Land Use Map will automatically be amended to Rural Transition Residential classification (maximum 1 unit per acre) per NCGS 160D-605(a). (See Figure 3: Proposed 2045 Land Use Map).

It is important to note that the subdivision to the west was classified as Rural Density Residential before the creation of the Rural Transitional Residential classification. That subdivision has a density of 1 unit per acre, which is consistent with the Rural Transition Residential classification.

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting

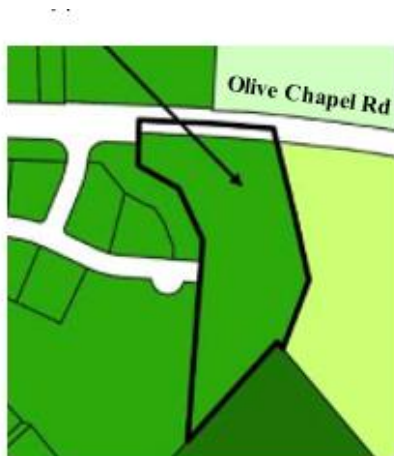


Figure 2: Existing 2045 Land Use Map
Rural Density Residential

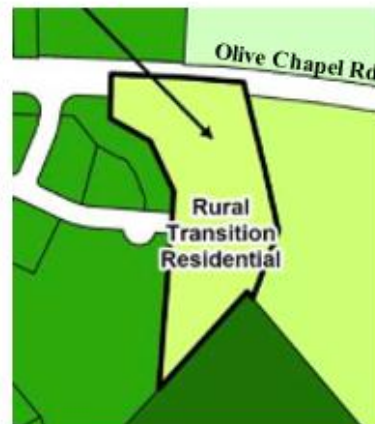


Figure 3: Proposed 2045 Land Use Map
Rural Transition Residential

WCPSS LETTER OF IMPACT:

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 elementary, middle, and 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. There is no expectation for school expansion or construction within the next five years to address these concerns.

PROPOSED ZONING CONDITIONS:

Limitation of Uses:

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

Rural Residential-Conditional Zoning District (RR-CZ)

Permitted Uses:

1. Single-family dwelling
2. Accessory Apartment *
3. Utility, minor
4. Park, active
5. Park, passive
6. Greenway

** Homeowners Association covenants shall not restrict the construction of accessory dwelling units.*

Zoning Conditions:

The following zoning conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

1. The number of resultant residential lots of this rezoning shall be limited to three single family units, equivalent to approximately 0.8 dwelling units per acre.

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting



2. The project proposes a minimum average lot size of 0.6 acres. However, pursuant to GS § 143-214.23A this lot acreage shall be calculated with the inclusion of area within the riparian buffer (an average of approximately 1.2 acres per lot). The area within the buffer will not be recorded as part of the residential lot.
3. This project shall be stage graded per UDO Section 7.2.5.C.
4. The maximum built-upon area per lot shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
 - (a) Front-25 ft; (b) Side-8 ft min/20 ft total; (c) Corner side-15 ft; (d) Rear-25 ft
5. At least 75% of the plant species used in the landscape design shall be native species.
6. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
7. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
8. To reduce irrigation, HOA covenants shall not prohibit clover lawns or warm-season grasses throughout the neighborhood.
9. To support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA-owned common areas.
10. HOA covenants shall not restrict the construction of accessory dwelling units.
11. The driveway currently located on Olive Chapel Road shall remain as the primary access point for the existing residence at 3305 Olive Chapel Road. The proposed 30' streetscape buffer along Olive Chapel Road shall be owned and maintained by the HOA, with a private access easement covering the driveway crossing. The lot frontage shall still be considered along Olive Chapel Road even if not directly abutting the public R/W.
12. The existing residence located along the frontage of Olive Chapel Road shall be exempt from any and all Town ordinances or proposed conditions that would otherwise put the home out of compliance (including setbacks as stated in Condition #3). If the home is ever removed or demolished, any new structure built on said lot would be subject to all current ordinances and conditions. In this scenario, the access as defined in Condition #10 would still apply.
13. 12. A 70' wide minimum undisturbed buffer shall be provided along the USACE property to the southeast. There is a 100' perennial stream buffer along the eastern boundary. All other perimeter buffers shall follow the Apex Buffer Table (UDO Sec. 8.2.6 Table 1).
14. Developer shall extend Snowbed Ridge Drive as a public residential street with 5-foot wide sidewalk on both sides in 50-foot public right of way and terminate the street in a cul-de-sac.
15. Developer shall dedicate right-of-way along Olive Chapel Road as necessary to achieve ½ of a 110' R/W section for a 2-lane Rural Thoroughfare. Developer shall also extend a 5' wide sidewalk across the project frontage of Olive Chapel Road, completing the sidewalk gap between the Willow Hills and the Estates at Olive Chapel developments.
16. Developer shall record a 30' wide Town of Apex public sewer easement along the southern boundary line, in order to provide a future public sewer connection to the undeveloped parcels east of PIN# 0712-81-0293.

Architectural Conditions

The following architectural conditions shall apply only to any new construction residence on the resultant RR-CZ parcel area. The existing home shall be exempt from the following conditions.

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting



1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front entry garages cannot protrude more than one (1) foot out from the front façade and front porch.
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements, such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
8. A varied color palette shall be utilized throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
10. Front porches shall be a minimum of 6 feet deep.
11. All single-family homes shall have a crawl space or have a raised foundation which at minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.

NATURAL RESOURCE AND ENVIRONMENTAL DATA:

The property is within the Cape Fear river basin, Jordan Lake watershed, Beaver Creek Basin sub-watershed, and Primary Watershed Protection Overlay District as shown on the Town of Apex Watershed Protection Overlay August 2025 and subject to stormwater requirements in UDO Section 6.1.

The project is not located in a designated current 100-year floodplain as shown on FEMA FIRM Panel 3720071200L with an effective date of July 19, 2022.

ENVIRONMENTAL ADVISORY BOARD:

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

AFFORDABLE HOUSING:

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

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting



HISTORIC STRUCTURES:

There are no known historic structures present on the property.

PUBLIC FACILITIES:

If the rezoning is approved, any proposed development shall be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications. The development will receive water and sewer from the Town of Apex.

STORMWATER MANAGEMENT:

If the rezoning is approved, any proposed development shall meet all stormwater requirements provided in the UDO, including limiting the post-development stormwater flows to not exceed the pre-development rates. Acceptable stormwater structures include detention ponds, constructed wetlands, bio-retention areas, or other approved devices consistent with the NC DEQ Stormwater Design Manual and the Town of Apex UDO.

RESOURCE CONSERVATION AREA AND BUFFERS:

The proposed rezoning limits the density to 0.8 units per acre. Therefore, Resource Conservation Area (RCA) will not be required pursuant to Sec. 8.1.2.C.2 *Low Density Single-Family Residential Developments*. However, the property has several buffers which are conditioned, as shown in the table below:

Buffer Location	UDO Required Buffer	Proposed Buffer
Along Olive Chapel Road	30' Type B	30' Type B
Western Property Line	10' Type B	10' Type B
Eastern Property Line	100' Riparian	100' Riparian
Southern Portion of the Property	None	70' Undisturbed

TOWN OF APEX TRANSPORTATION PLAN:

The project abuts Olive Chapel Road, which is a 2-lane thoroughfare with an ultimate right-of-way width of 110'. The proposed rezone is exempt from frontage improvements pursuant to UDO Section 7.5.1.B *Required Improvements, Exemptions*. However, the applicant has included the following zoning conditions:

- Dedicate right-of-way along Olive Chapel Road as necessary to achieve ½ of a 110' right-of-way section for a two-lane Rural Thoroughfare.
- Extend a five-foot sidewalk across the project frontage of Olive Chapel Road

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on August 10, 2026 and recommended approval by a vote of 7-0 with the conditions proposed by the applicant.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #26CZ05 3305 Olive Chapel Road as proposed by the applicant.

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting



ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The 2045 Land Use Map designates the property as Rural Density Residential. The applicant proposes a rezoning to Rural Residential-Conditional Zoning (RR-CZ) with limited uses and conditions. If the property is rezoned as proposed, the 2045 Land Use Map will automatically be amended to Rural Transition Residential classification per NCGS 160D-605(a).

The proposed rezoning is reasonable and in the public interest in that the lot sizes are consistent with the single-family lots to the west and consistent with the residential use of the surrounding area. The rezoning will also allow for an existing single-family home to remain on a lot that is similar in size as those abutting the property to the west. Furthermore, the proposed rezoning includes stricter zoning and architectural conditions than the UDO requires.

CONDITIONAL ZONING STANDARDS:

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

Legislative Considerations

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

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District uses 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 uses 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 uses compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District uses minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District uses 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 uses 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 uses effect on the health,

STAFF REPORT

Rezoning #26CZ05 3305 Olive Chapel Road

August 25, 2026 Town Council Meeting



safety, or welfare of the residents of the Town or its ETJ.

- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

Rezoning #26CZ05

Olive Chapel Rd

Cape Silver Ln

Lawson Ln

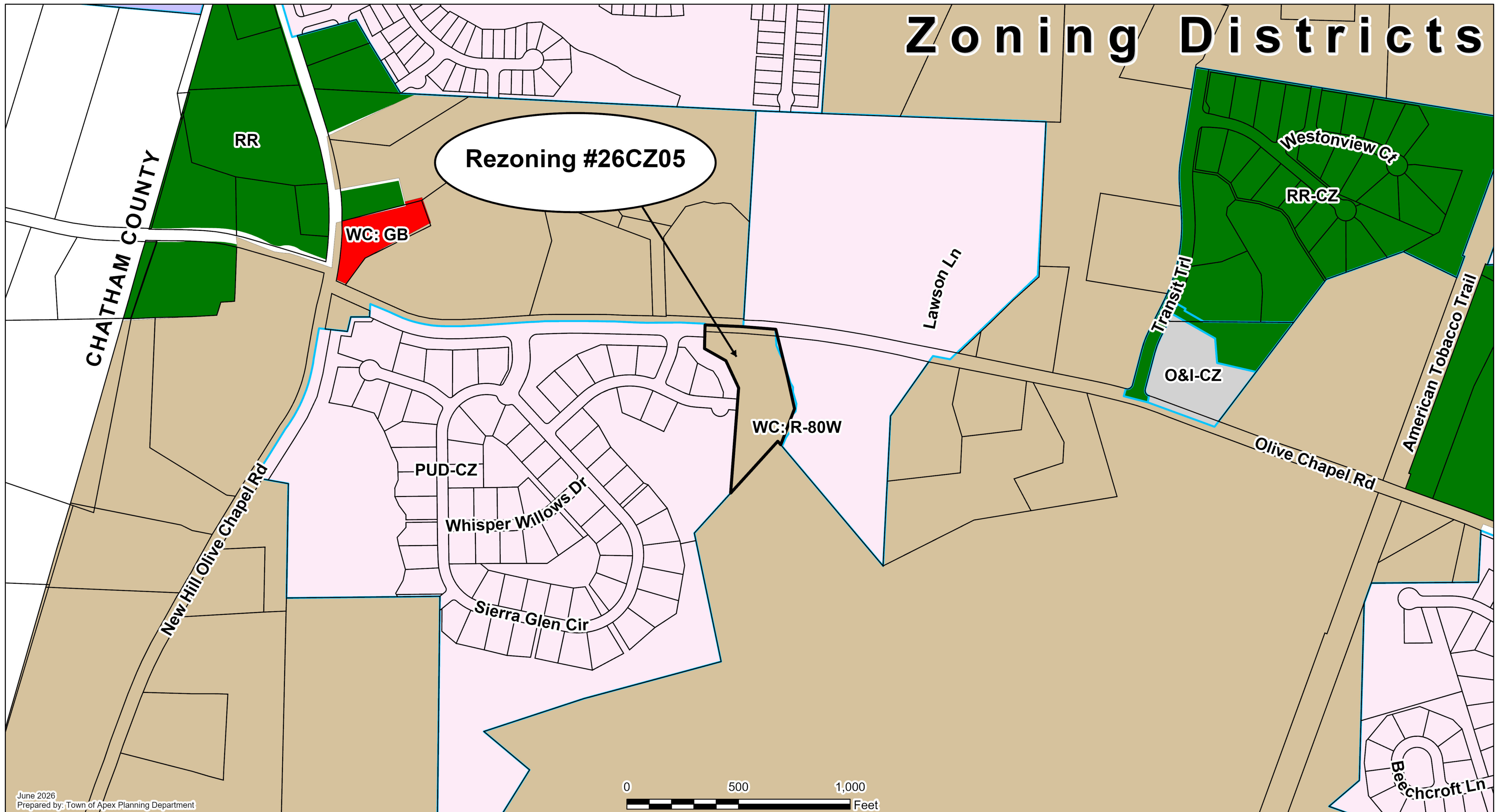
Snowbed Ridge Dr

Willow Hills

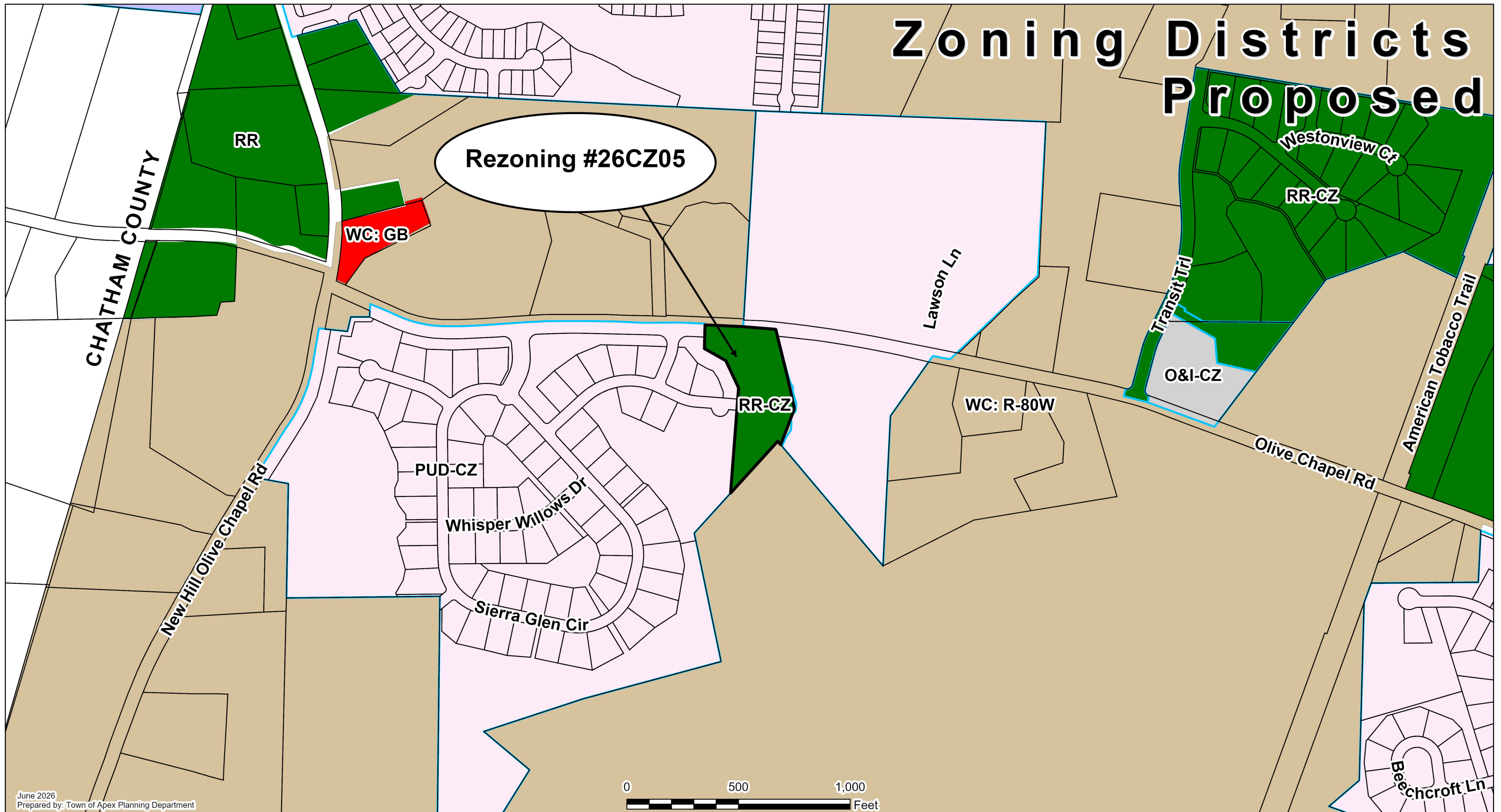
Sierra Glen Cir

Whisper Willows Dr

Zoning Districts



Zoning Districts Proposed



2045 Land Use Map

Prepared by: Town of Apex Planning Department
June 2026

Rezoning #26CZ05

Low Density Residential

Rural Transition Residential

Office Employment

Protected Open Space

Rural Density Residential

CHATHAM COUNTY

New Hill Olive Chapel Rd

Whisper Willows Dr

Sierra Glen Cir

Lawson Ln

Transit Trl

Olive Chapel Rd

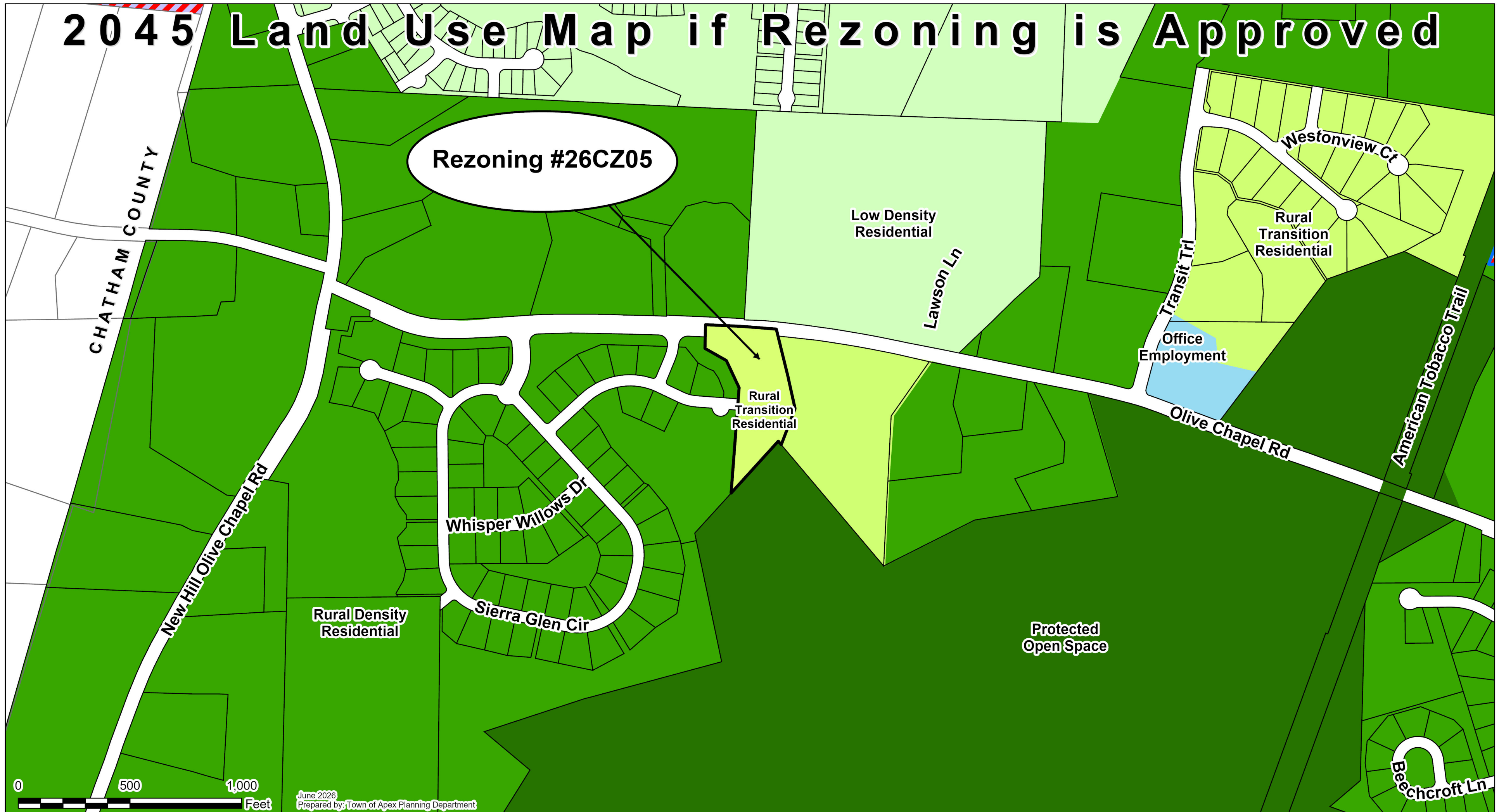
Westonview Ct

American Tobacco Trail

Beechcroft Ln



2045 Land Use Map if Rezoning is Approved



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 #: #26CZ05 Submittal Date: 04/30/2026
Fee Paid: _____

Project Information

Project Name: 3305 Olive Chapel Rd

Address(es): 3305 Olive Chapel Rd

PIN(s): 0712-70-5757

Acreage: 3.62

Current Zoning: R-80W

Proposed Zoning: RR-CZ

Current 2045 LUM Classification(s): Rural Density Residential

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

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

Area classified as mixed use:

Acreage: _____

Area proposed as non-residential development:

Acreage: _____

Percent of mixed use area proposed as non-residential:

Percent: _____

Applicant Information

Name: Jones & Clossen Engineering, PLLC - Patrick Kiernan

Address: PO Box 1062

City: Apex

State: NC

Zip: 27502

Phone: (919) 387-1174

E-mail: patrick@jonesclossen.com

Owner Information

Name: Hope Mills Homes LLC

Address: 2101 Della Ct

City: Apex

State: NC

Zip: 27502

Phone: (917) 371-7175

E-mail: sanjay.khazanchi@gmail.com

Agent Information

Name: Jones & Clossen Engineering, PLLC - Patrick Kiernan

Address: PO Box 1062

City: Apex

State: NC

Zip: 27502

Phone: (919) 387-1174

E-mail: patrick@jonesclossen.com

Other contacts: _____

PETITION INFORMATIONApplication #: #26CZ05 Submittal Date: 04/30/2026

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

PROPOSED USES:

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

1	Single family detached	21	
2	Utility, minor	22	
3	Park passive	23	
4	Park, active	24	
5	Greenway	25	
6	Accessory Apartment	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 #:

#26CZ05

Submittal Date:

04/30/2026

PROPOSED CONDITIONS:

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

See appended conditions.

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.

It is appropriate for the 2045 Land Use Map given the recent LUM Amendment for the property to the east with the same designation that this project proposes.

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 use is very compatible with the surrounding land uses, as it matches the style and density of single family residential developments nearby.

PETITION INFORMATION

Application #: #26CZ05 Submittal Date: 04/30/2026

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

All uses that fall within the supplemental standards will be consistent with the standards provided in the Town of Apex UDO section 4.4.

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.

Due to the very small yield and the minimal amount of new infrastructure to be installed, the adverse impacts should be minimal for adjacent lands.

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.

There is a perennial stream to the east that we will avoid altogether (including the 100' buffer). No other environmental impacts are expected.

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

This should not create any adverse impacts. If anything this project would propose to complete the permanent cul-de-sac for Snowbed Ridge Drive, improving the public facilities.

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

There should be no adverse effects on health, safety and welfare due to the addition of 2 new single family residences.

PETITION INFORMATION

Application #: 26CZ05 Submittal Date: 04/30/2026

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

Since the adjacent properties have like uses to our proposed rezoning, we do not believe this project to be considered detrimental.

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

Due to the small yield for this project, we do not expect any nuisance or hazards to be created from the new residences.

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

The conditional zoning district will follow the standards of the Town of Apex UDO and comply with additional standards.

Architectural Conditions for RR-CZ - Single Family Residential

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Eaves shall project at least 12 inches from the wall of the structure.
3. Garage doors shall have windows, decorative details or carriage-style adornments on them.
4. Garages on the front façade of a home that faces the street shall not exceed 40% of the total width of the house and garage together.
5. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
6. Front entry garages cannot protrude more than 1 foot out from the front façade and front porch
7. The visible side of a home on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows
 - Bay window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - Wrap around porch or side porch
 - Two or more building materials
 - Decorative brick/stone
 - Decorative trim
 - Decorative shake
 - Decorative air vents on gable
 - Decorative gable
 - Decorative cornice
 - Column
 - Portico
 - Balcony
 - Dormer
8. A varied color palette shall be utilized throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.
10. Front porches shall be a minimum of 6 feet deep.
11. All single-family homes shall have a crawl space or have a raised foundation which at a minimum rises at least 20 inches from average grade across the front of the house to the finished floor level at the front door.

Additional Zoning Conditions

1. The number of resultant residential lots of this rezoning shall be limited to 3 single family units, equivalent to approximately 0.8 dwelling units per acre.
2. This project proposes a minimum average lot size of 0.6 acres, however per GS § 143-214.23A this lot acreage shall be calculated with the inclusion of area within the riparian buffer. The area within the buffer will not be recorded as part of the residential lot.
3. This project shall be stage graded per UDO Sec. 7.2.5.C.
4. The maximum built-upon area for this development shall be 60%, the maximum height shall be 40 ft, and the minimum building setbacks shall be as follows:
(a) Front – 25 ft; (b) Side – 8 ft. min/20 ft. total; (c) Corner side – 15 ft; (d) Rear – 25 ft.
5. At least 75% of the plant species used in the landscape design shall be native species.
6. All homes shall include solar conduit in the building design to facilitate future rooftop solar installations.
7. All garages shall be wired with a 220-volt outlet inside the garage to facilitate charging of electronic vehicles.
8. To reduce irrigation, HOA covenants shall not prohibit clover lawns or warm season grasses throughout the neighborhood.
9. To support wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.
10. HOA covenants shall not restrict the construction of accessory dwelling units.
11. The driveway currently located on Olive Chapel Road shall remain as the primary access point for the existing residence at 3305 Olive Chapel Road. The proposed 30-foot wide streetscape buffer along Olive Chapel Road shall be owned and maintained by the HOA, with a private access easement covering the driveway crossing. The lot frontage shall still be considered along Olive Chapel Road even if not directly abutting the public R/W.
12. The existing residence located along the frontage of Olive Chapel Road shall be exempt from any and all Town ordinances or proposed conditions that would otherwise put the home out of compliance (including setbacks as stated in condition #3). If the home is ever removed or demolished, any new structure built on said lot would be subject to all current ordinances and conditions. In this scenario, the access as defined in condition #10 would still apply.
13. A 70-foot wide minimum undisturbed buffer shall be provided along the USACE property to the southeast. There is a 100-foot wide perennial stream buffer along the eastern boundary so no additional buffer shall be provided along that side. All other perimeter buffers shall follow the Apex Buffer Table (UDO Sec. 8.2.6 Table 1).
14. Developer shall extend Snowbed Ridge Drive as a public residential street with 5-foot wide sidewalk on both sides in 50-foot wide public right of way and terminate the street in a cul-de-sac.
15. Developer shall dedicate right-of-way along Olive Chapel Road as necessary to achieve 1/2 of a 110-foot wide R/W section for a 2-lane Rural Thoroughfare. Developer shall also extend a 5-foot wide sidewalk across the project frontage on Olive Chapel Road, completing the sidewalk gap between the Willow Hills and the Estates at Olive Chapel developments.
16. Developer shall record a 30-foot wide Town of Apex public sewer easement along the southern boundary line, in order to provide a future public sewer connection to the un-developed parcels east of PIN# 0712-81-0293.

Smith & Smith, Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.35 mile east of Olive Chapel Baptist Church described more fully as follows to wit:

BEGINNING at a government control corner #5312 (B.M. 1992, Pg. 437); thence South $42^{\circ} 16' 04''$ West, 314.19 feet to a point; thence North $04^{\circ} 20' 54''$ East, 472.94 feet to a point; thence North $25^{\circ} 05' 46''$ West, 134.35 feet to a point; thence North $60^{\circ} 25' 02''$ West, 110.28 feet to a point; thence North $01^{\circ} 25' 41''$ East, 106.17 feet to a point; thence South $87^{\circ} 21' 18''$ East, 166.09 feet to a point; thence South $85^{\circ} 24' 31''$ East, 151.41 feet to a point; thence South $13^{\circ} 47' 32''$ East, 219.36 feet to a point; thence South $12^{\circ} 28' 44''$ East, 146.17 feet to a point; thence South $20^{\circ} 55' 12''$ West, 172.92 feet to a point; thence North $40^{\circ} 06' 58''$ West, 20.59 feet to the BEGINNING, containing 3.62 total acres more or less, being all of D.B. 19630, Pg. 168.

This description was prepared for the sole purpose of rezoning and for no other use.

Note: The area stated in the description above is based on a traverse reference line shown on B.M. 1992, Pg. 437. The actual property line is the centerline of the creek.

Staley C. Smith
7-1-26



Application #: #26CZ05

Submittal Date: 04/30/2026

is the owner* of the property for which the attached

application is being submitted:

- ☒ Rezoning: For Conditional Zoning and Planned Development rezoning applications, this authorization includes express consent to zoning conditions that are agreed to by the Agent which will apply if the application is approved.
- ☐ Site Plan
- ☒ Subdivision
- ☐ Variance
- ☐ Other:

The property address is: 3305 Olive Chapel Rd

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

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

Agent Name: Patrick Kiernan

Address: PO Box 1062, Apex NC 27502

Telephone Number: (919) 387-1174

E-Mail Address: patrick@jonescossen.com

Signature(s) of Owner(s)*

S. Khanna

SANIAY KHAZANCHI

Type or print name

4/20/26

Date _____

Type or print name

Date _____

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIPApplication #: #26CZ05Submittal Date: 04/30/2026

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

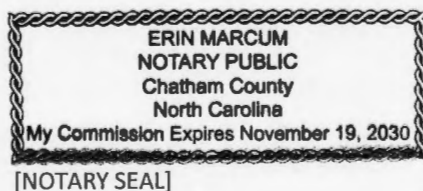
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 3305 Olive Chapel Rd and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 06/05/2024, and recorded in the Wake County Register of Deeds Office on 06/06/24, in Book 019630 Page 00168-00171.
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 06/06/24, 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 06/06/24, 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 20 day of April, 2026.

S. Khazanchi (seal)
SANJAY KHAZANCHI
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

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



[Signature]
Notary Public
State of North Carolina
My Commission Expires: November 19, 2030

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #:

#26CZ05

Submittal Date:

04/30/2026

Insert legal description below.

Smith & Smith, Surveyors, P.A.
P.O. Box 457
Apex, N.C. 27502
(919) 362-7111
Firm License No. C-0155

Lying and being in White Oak Township, Wake County, North Carolina and being situated 0.35 mile east of Olive Chapel Baptist Church described more fully as follows to wit:

BEGINNING at a government control corner #5312 (B.M. 1992, Pg. 437); thence South 42° 16' 04" West, 314.19 feet to a point; thence North 04° 20' 54" East, 472.94 feet to a point; thence North 25° 05' 46" West, 134.35 feet to a point; thence North 60° 25' 02" West, 110.28 feet to a point; thence North 01° 25' 41" East, 106.17 feet to a point; thence South 87° 21' 18" East, 166.09 feet to a point; thence South 85° 24' 31" East, 151.41 feet to a point; thence South 13° 47' 32" East, 219.36 feet to a point; thence South 12° 28' 44" East, 146.17 feet to a point; thence South 20° 55' 12" West, 172.92 feet to a point; thence North 40° 06' 58" West, 20.59 feet to the BEGINNING, containing 3.62 total acres more or less, being all of D.B. 19630, Pg. 168.

This description was prepared for the sole purpose of rezoning and for no other use.



Staley C. Smith
4-16-26

NOTICE OF NEIGHBORHOOD MEETING

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

April 14, 2026

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
3305 Olive Chapel Rd 0712-70-5757

Address(es)

PIN(s)

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

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

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

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

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

This meeting is to discuss a rezoning petition for 3305 Olive Chapel Road, which would rezone the property from R-80 (Wake Co.) to a Town of Apex "Rural Residential" zoning category. This would also amend the 2045 Land Use Map designation for the parcel, changing it from Rural Density Residential to Rural Transition Residential.

Estimated submittal date: May 01, 2026

MEETING INFORMATION:

Property Owner(s) name(s):	Hope Mills Homes LLC
Applicant(s):	Jones & Cnossen Engineering, PLLC - Patrick Kiernan
Contact information (email/phone):	[REDACTED] (919) 387-1174
Meeting Address:	Zoom - see enclosed details
Date/Time of meeting**:	April 29, 2026 5:30 PM - 6:30 PM
Welcome:	5:30 PM
Project Presentation:	5:35 - 6:00 PM
Question & Answer:	6:00 - 6:30 PM

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



Jones & Cnossen
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

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

Zoom Meeting Details – 3305 Olive Chapel Rd Rezoning

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

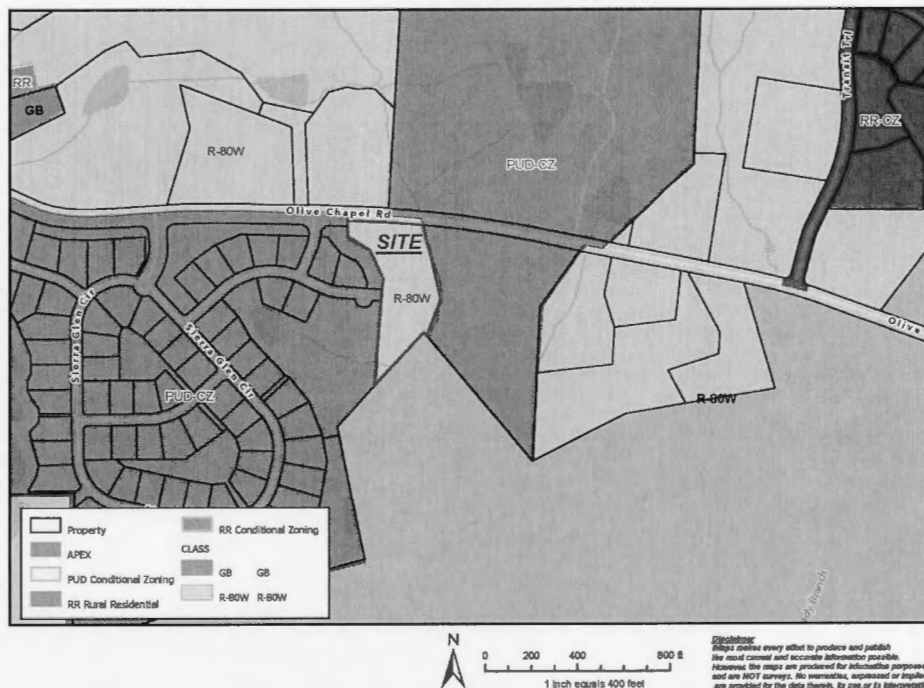
Register using the QR code:



Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 822 7716 3225 and then the Passcode: 445415. Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on April 29th.

Or to join the meeting by phone: dial (312) 626-6799 or (646) 931-3860 and enter the Meeting ID 822 7716 3225 and the Passcode 445415. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Existing Zoning Exhibit



Town of Apex
2045 Land Use Map (LUM)
Excerpt



Current LUM designation:
Rural Density Residential

Proposed LUM designation:
Rural Transition Residential

*Site

JNTY

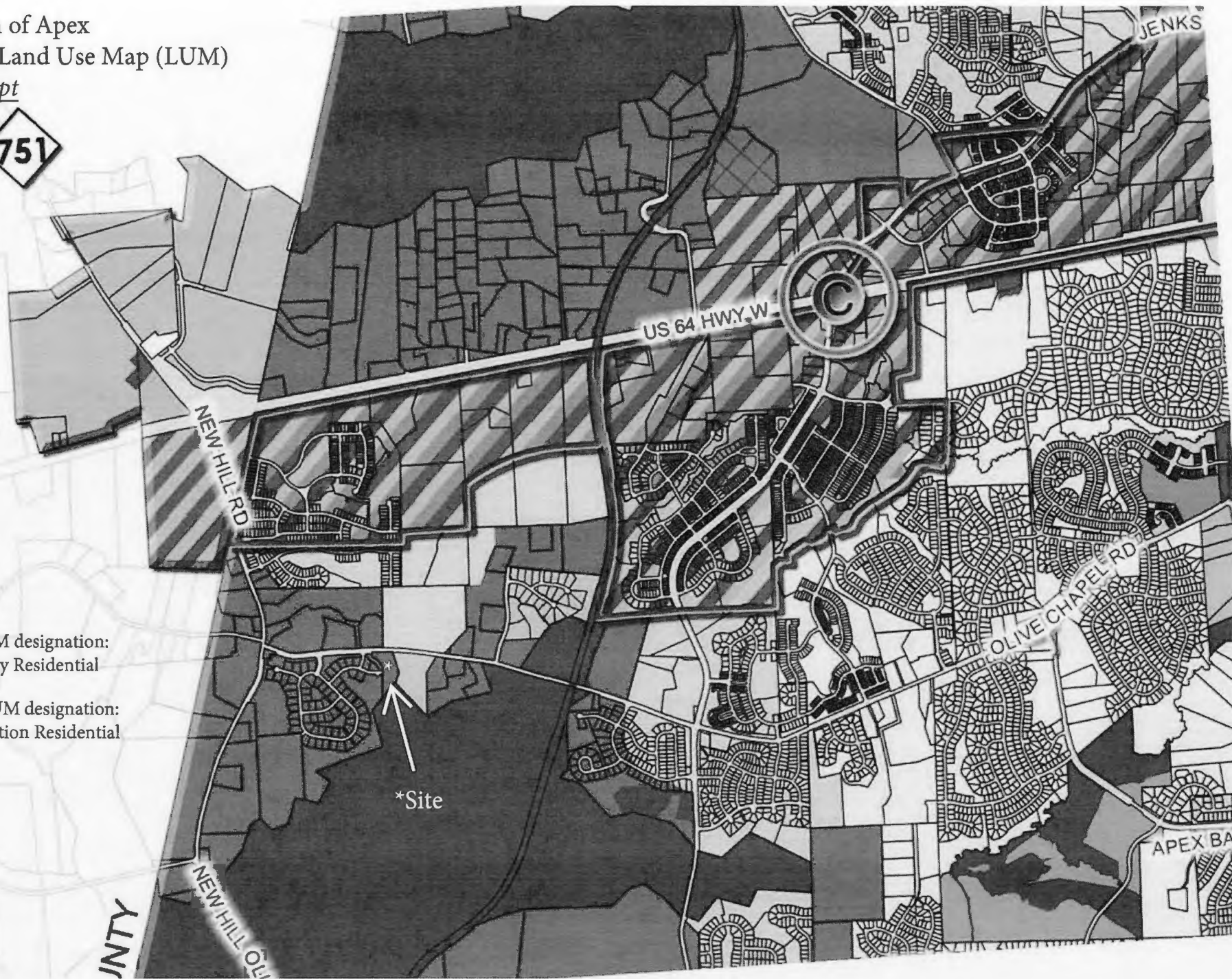
NEW HILL RD

US 64 HWY. W

OLIVE CHAPEL RD

APEX BA

JENKS



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: 3305 Olive Chapel Rd Zoning: RR-CZ

Location: 3305 Olive Chapel Rd

Property PIN(s): 0712-70-5757 Acreage/Square Feet: 3.4

Property Owner: Hope Mills Homes LLC

Address: 2101 Della Ct

City: Apex State: NC Zip: 27502

Phone: (917) 371-7175 Email: [REDACTED]

Developer: Hope Mills Homes LLC

Address: 2101 Della Ct

City: Apex State: NC Zip: 27502

Phone: (917) 371-7175 Fax: [REDACTED] Email: [REDACTED]

Engineer: Jones & Clossen Engineering, PLLC - Patrick Kiernan

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: [REDACTED] Email: [REDACTED]

Builder (if known): [REDACTED]

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

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

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
---	-----------------------------	---------------------

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

Construction Traffic:	Infrastructure Inspections	919-249-3386
------------------------------	-----------------------------------	---------------------

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

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
---	-----------------------------------	---------------------

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
----------------------------	-----------------------------	---------------------

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

Dirt in the Road:	Water Resources	919-362-8166
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
--	------------------------	---------------------

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
--------------	------------------------	---------------------

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
---------------	------------------------	---------------------

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
-----------------------------------	------------------------	---------------------

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

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

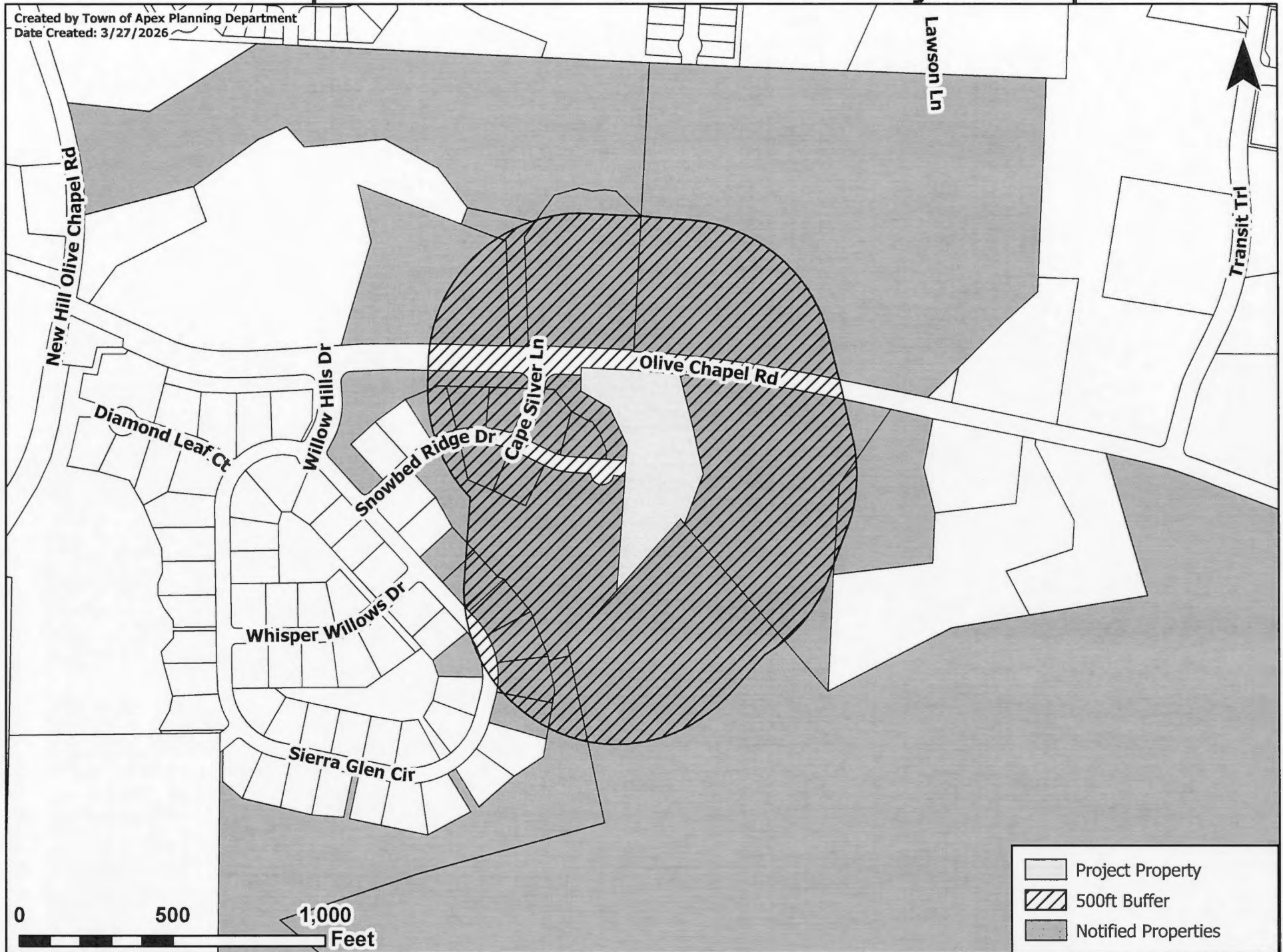
Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
---------------------------------------	---------------------------	---------------------

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

Notified Properties within 500ft of the Project Properties

Created by Town of Apex Planning Department
Date Created: 3/27/2026



3205 OLIVE CHAPEL RD
533 NEW HILL OLIVE CHAPEL RD
1449 SIERRA GLEN CIR
3312 OLIVE CHAPEL RD
3305 OLIVE CHAPEL RD
3420 SNOWBED RIDGE DR
1442 SIERRA GLEN CIR
3228 OLIVE CHAPEL RD
3316 OLIVE CHAPEL RD
1431 SIERRA GLEN CIR
1425 SIERRA GLEN CIR
3426 SNOWBED RIDGE DR
3400 SNOWBED RIDGE DR
3407 SNOWBED RIDGE DR
1437 SIERRA GLEN CIR
3414 SNOWBED RIDGE DR
1455 SIERRA GLEN CIR
1443 SIERRA GLEN CIR
1101 NEW HILL OLIVE CHAPEL RD
3413 SNOWBED RIDGE DR
3406 SNOWBED RIDGE DR
0 SNOWBED RIDGE DR
0 SNOWBED RIDGE DR

0712802593
0712616776
0711791914
0712713207
0712706757
0712608633
0712608090
0712810293
0712617288
0712608236
0712608354
0712608811
0712703702
0712700599
0712700127
0712700842
0711790893
0712700086
0711686890
0712609674
0712701797
0712703820
0712701389

FOWLER, BENNETT C
GOODWIN, SANDRA GAIL TRUSTEE GOODWIN, ALFRED KENT TRUSTEE
GUNTUPALLI, KISHAN GORANTLA, SIRISHA
HARDY, JAMES WARREN TRUSTEE HARDY, TERESA GOODWIN TRUSTEE
HOPE MILLS HOMES LLC
JAYAKUMAR, PRABHAKAR DAVID MOHANRAJ, PREETHI
KUMAR RAVIKRISHN, DURGA MANIKANTHA SANDEEP BELLAMKONDA, SRILEKHYA
LAWRENCE, JAMES L CHALK, KATHERINE L
MCIVER, BOBBY R MCIVER, NANCY P
PATEL, AMIT KANU PATEL, ANUPABEN
PENTAKOTA, VIKRAM
POTOSKY, MICHAEL STEPHEN POTOSKY, BRENDA STARR
RAMAN, KANIAN LANCHEZHIAN, AJISHWARYA
REDDI, UMA V CO-TRUSTEE BANDARU, PADMA CO-TRUSTEE
SALEEM, MUHAMMAD AZHAR FAHEEM, JAVERIA
SHARMA, RAKESH SHARMA, RITU
SOMANAHALLI, KRISHNA ANANTHA ADDAGADDE, SUMA GURUMURTHY
SREEKUMARI, JISHNU THAMPEE NAIR, MINI PURUSHOTHAMAN
UNITED STATES OF AMERICA
VADLAMUDI, HARI KISHAN BONDALAPATI, RANJITHA
VANAMALA, DURGA PRASAD VANAMALA, SAMATHA
WILLOW HILLS COMMUNITY ASSOCIATION INC
WILLOW HILLS COMMUNITY ASSOCIATION INC
APEX TOWN OF
Current Tenant
Current Tenant
Current Tenant
Current Tenant
Current Tenant
Current Tenant
Current Tenant

3205 OLIVE CHAPEL RD
274 MAY FARM RD
1449 SIERRA GLEN CIR
3312 OLIVE CHAPEL RD
2101 DELLA CT
3420 SNOWBED RIDGE DR
1442 SIERRA GLEN CIR
KATHERINE L CHALK
3408 OLIVE CHAPEL RD
481 DUGGINS PT
1425 SIERRA GLEN CIR
3426 SNOWBED RIDGE DR
3400 SNOWBED RIDGE DR
3407 SNOWBED RIDGE DR
1437 SIERRA GLEN CIR
3414 SNOWBED RIDGE DR
1455 SIERRA GLEN CIR
1443 SIERRA GLEN CIR
310 NEW BERN AVE
3413 SNOWBED RIDGE DR
3406 SNOWBED RIDGE DR
HRW
PPM INC
PO BOX 250
533 New Hill Olive Chapel RD
3228 Olive Chapel RD
3305 Olive Chapel RD
3309 Olive Chapel RD
3316 Olive Chapel RD
1431 Sierra Glen CIR

APEX NC 27502-6785
PITTSBORO NC 27312-5738
APEX NC 27502-7421
APEX NC 27502-8517
APEX NC 27502-9708
APEX NC 27502-7423
APEX NC 27502-7421
1502 CHIP SHOT DR
APEX NC 27502-6784
APEX NC 27523-7131
APEX NC 27502-7421
APEX NC 27502-7423
APEX NC 27502-7423
APEX NC 27502-7423
APEX NC 27502-7421
APEX NC 27502-7421
RALEIGH NC 27601-1441
APEX NC 27502-7423
APEX NC 27502-7423
4700 HOMEWOOD CT STE 380
11010 RAVEN RIDGE RD
APEX NC 27502
APEX NC 27502
APEX NC 27502
APEX NC 27502
APEX NC 27502
APEX NC 27502
APEX NC 27502

MOREHEAD CITY NC 28557-4918

RALEIGH NC 27609-5732
RALEIGH NC 27614-8837

Created by Town of Apex Planning Department
Date Created: 3/27/2026

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom - see enclosed detail

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

Property Owner(s) name(s): Hope Mills Homes, LLC

Applicant(s): Jones & Cnossen Engineering, PLLC - Patrick Kiernan

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Patrick Kiernan/Jones & Cnossen Engineering	221 N Salem St, Ste 001	(919) 387-1174	[REDACTED]	☒
2.	Sanjay Khazanchi/Owner	2101 Della Court		[REDACTED]	☐
3.					☐
4.					☐
5.					☐
6.					☐
7.					☐
8.					☐
9.					☐
10.					☐
11.					☐
12.					☐
13.					☐
14.					☐

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Hope Mills Homes, LLC

Applicant(s): Jones & Cnossen Engineering, PLLC - Patrick Kiernan

Contact information (email/phone): [REDACTED] (919) 387-1174

Meeting Address: Zoom - see enclosed detail

Date of meeting: April 29, 2026

Time of meeting: 5:30 - 6:30 PM

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

Question/Concern #1:

n/a

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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

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

I, Patrick L. Kiernan, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address)
on April 29, 2026 (date) from 5:30 PM (start time) to 6:30 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.

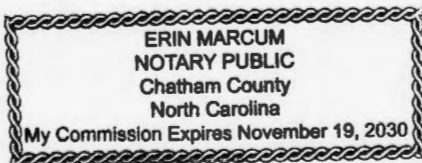
4/30/26
Date

By: Patrick L. Kiernan

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

SEAL



Erin Marcum
Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030

NOTICE OF NEIGHBORHOOD MEETING

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

June 26, 2026

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
3305 Olive Chapel Rd 0712-70-5757

Address(es)

PIN(s)

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

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

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

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

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

This meeting is to discuss a rezoning petition for 3305 Olive Chapel Road, which would rezone the property from R-80 (Wake Co.) to a Town of Apex "Rural Residential" zoning category. This would also amend the 2045 Land Use Map designation for the parcel, changing it from Rural Density Residential to Rural Transition Residential.

Estimated submittal date: submitted May 01, 2026

This is the second required neighborhood meeting

MEETING INFORMATION:

Property Owner(s) name(s): Hope Mills Homes LLC

Applicant(s): Jones & Cnossen Engineering, PLLC - Patrick Kiernan

Contact information (email/phone): [REDACTED] 919) 387-1174

Meeting Address: Zoom - see enclosed details

Date/Time of meeting**: July 15, 2026 5:30 PM - 6:30 PM

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

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



Jones & Cnossen
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

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

Zoom Meeting Details – 3305 Olive Chapel Rd Rezoning

When: July 15, 2026 05:30 PM Eastern Time (US and Canada)

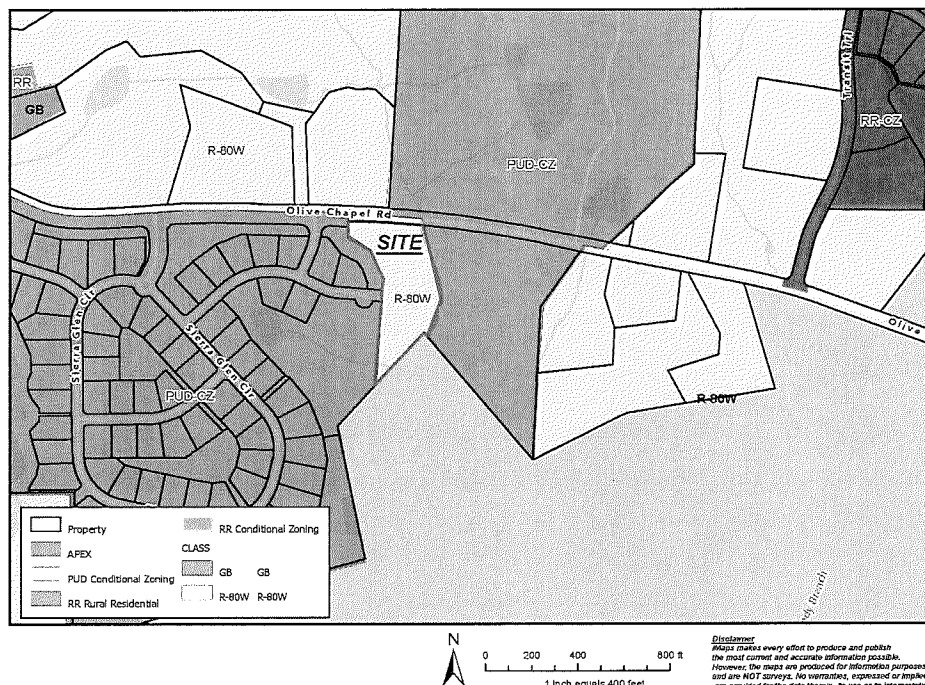
Register using the QR code:



Or go to: www.zoom.com. Click on “JOIN”. Enter the Meeting ID: 836 4986 0592 and then the Passcode: 017871. Provide your First & Last Name, Email address, and Street address. This will help with attendance at the meeting and register you for the meeting. You will then receive an email confirmation with a link to join the meeting on July 15th.

Or to join the meeting by phone: dial (301) 715-8592 or (305) 224-1968 and enter the Meeting ID 836 4986 0592 and the Passcode 017871. If there are any questions regarding the upcoming meeting or you experience any issues registering for the meeting, please contact our office for assistance.

Vicinity & Existing Zoning Exhibit

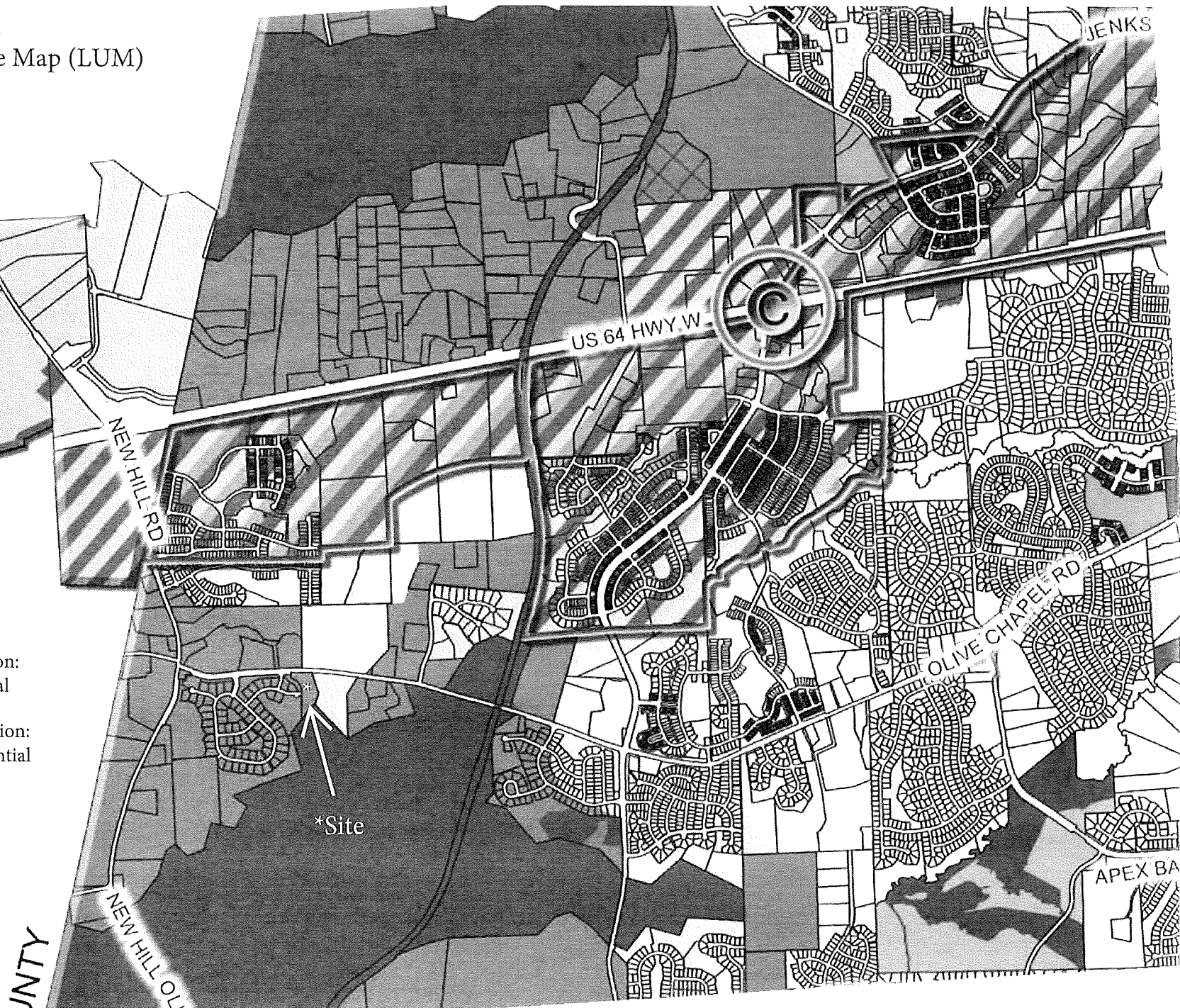


Town of Apex
2045 Land Use Map (LUM)
Excerpt



Current LUM designation:
Rural Density Residential

Proposed LUM designation:
Rural Transition Residential



PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: 3305 Olive Chapel Rd Zoning: RR-CZ

Location: 3305 Olive Chapel Rd

Property PIN(s): 0712-70-5757 Acreage/Square Feet: 3.4

Property Owner: Hope Mills Homes LLC

Address: 2101 Della Ct

City: Apex State: NC Zip: 27502

Phone: (917) 371-7175 Email: [REDACTED]

Developer: Hope Mills Homes LLC

Address: 2101 Della Ct

City: Apex State: NC Zip: 27502

Phone: (917) 371-7175 Fax: [REDACTED] Email: [REDACTED]

Engineer: Jones & Clossen Engineering, PLLC - Patrick Kiernan

Address: PO Box 1062

City: Apex State: NC Zip: 27502

Phone: (919) 387-1174 Fax: [REDACTED] Email: [REDACTED]

Builder (if known): [REDACTED]

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] Fax: [REDACTED] Email: [REDACTED]

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

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Providing Input to Town Council:

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

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction:	Non-Emergency Police	919-362-8661
---	-----------------------------	---------------------

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

Construction Traffic:	Infrastructure Inspections	919-249-3386
------------------------------	-----------------------------------	---------------------

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

Road Damage & Traffic Control:	Infrastructure Inspections	919-249-3386
---	-----------------------------------	---------------------

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. The Town will get NCDOT involved if needed.

Parking Violations:	Non-Emergency Police	919-362-8661
----------------------------	-----------------------------	---------------------

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

Dirt in the Road:	Water Resources	919-362-8166
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
--	------------------------	---------------------

Sediment (dirt) can leave the site and get onto adjacent properties or into streams and stream buffers; it is typically transported off-site by rain events. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
--------------	------------------------	---------------------

During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
---------------	------------------------	---------------------

Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
-----------------------------------	------------------------	---------------------

Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

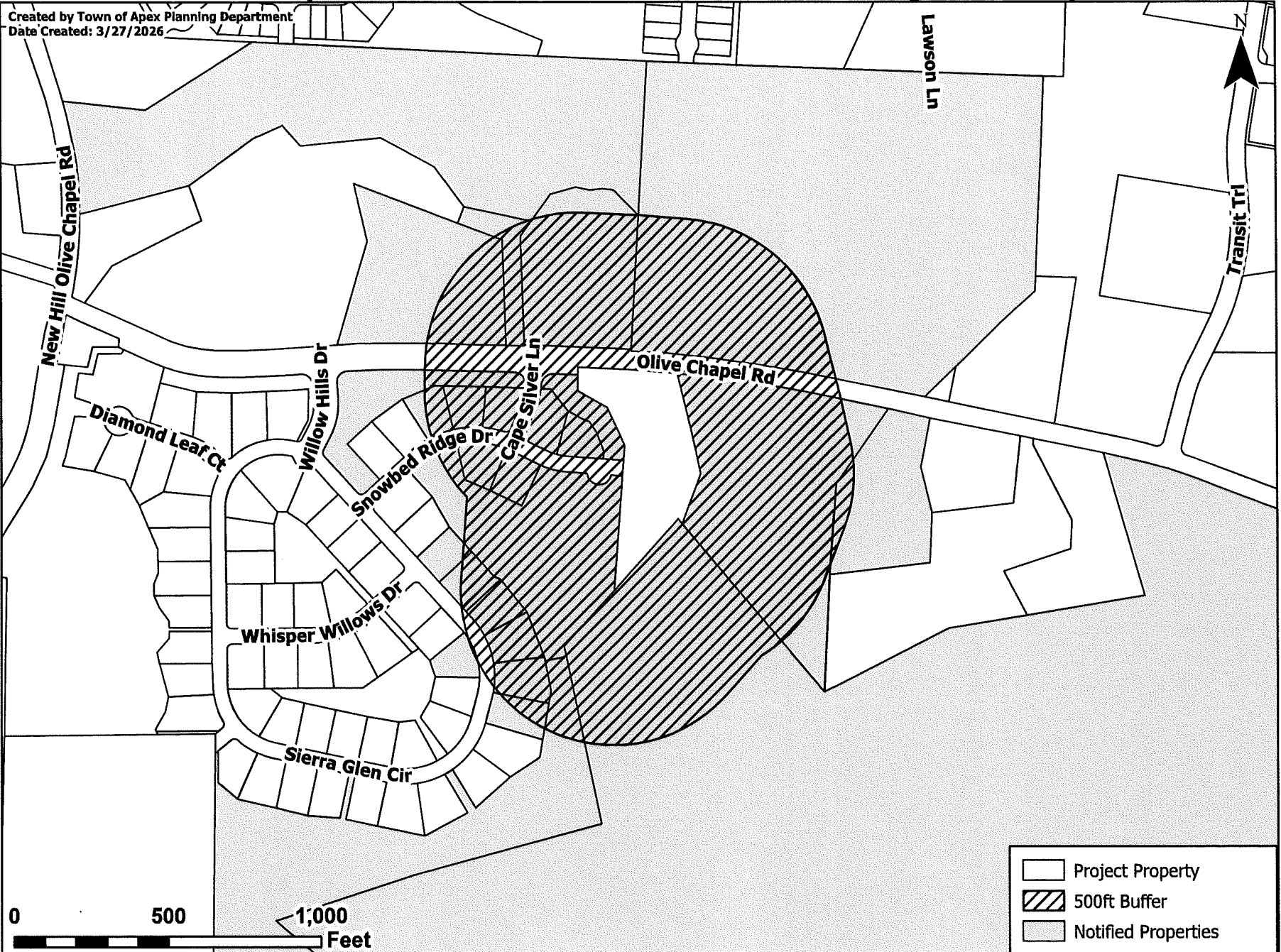
Stormwater Control Measures:	Water Resources	919-362-8166
-------------------------------------	------------------------	---------------------

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
---------------------------------------	---------------------------	---------------------

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

Notified Properties within 500ft of the Project Properties



NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Zoom - see enclosed detail

Date of meeting: July 15, 2026 Time of meeting: 5:30 - 6:30 PM

Property Owner(s) name(s): Hope Mills Homes, LLC

Applicant(s): Jones & Clossen Engineering, PLLC - Patrick Kiernan

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Patrick Kiernan/Jones & Clossen Engineering	221 N Salem St, Ste 001	(919) 387-1174	[REDACTED]	☒
2.	Melissa Ragan	3205 Olive Chapel Rd		[REDACTED]	☒
3.	Bennett Fowler	3205 Olive Chapel Rd		[REDACTED]	☒
4.					☐
5.					☐
6.					☐
7.					☐
8.					☐
9.					☐
10.					☐
11.					☐
12.					☐
13.					☐
14.					☐

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): Hope Mills Homes, LLC

Applicant(s): Jones & Cnossen Engineering, PLLC - Patrick Kiernan

Contact information (email/phone): [REDACTED] (919) 387-1174

Meeting Address: Zoom - see enclosed detail

Date of meeting: July 15, 2026

Time of meeting: 5:30 - 6:30 PM

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

Question/Concern #1:

Will this project be providing sewer access to the pump station?

Applicant's Response:

We will be providing a condition which commits to a sewer easement being provided across the property, along the southern boundary. The development to our east (Lawrence PUD) has committed to a similar design, with the intention of providing a public sewer connection to the large parcels east of the Lawrence PUD.

Question/Concern #2:

Will the road be extended across the creek?

Applicant's Response:

No, the street stub that we will be extending (Snowbed Ridge Dr) will immediately end with a cul-de-sac upon entering our development. The usable acreage for the site is very limiting, so the cost of a bridge / box culvert design would not be feasible to absorb.

Question/Concern #3:

There is erosion that exists near the existing home on Olive Chapel Road. [this neighbor] suggests a site visit to determine how the erosion could be mitigated as part of this project.

Applicant's Response:

Thank you for letting us know - this is something I can take a look at whenever I am able to walk the property with the owner.

Question/Concern #4:

Applicant's Response:

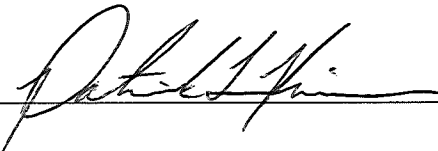
AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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

I, Patrick L. Kiernan, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Zoom (location/address) on July 15, 2026 (date) from 5:30 PM (start time) to 6:30 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.

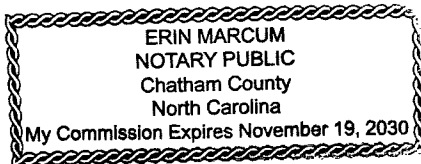
7/16/26
Date

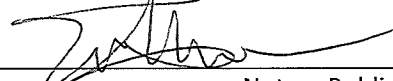
By: 

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

Sworn and subscribed before me, Erin Marcum, a Notary Public for the above State and County, on this the 16th day of July, 2026.

SEAL




Notary Public
Erin Marcum
Print Name

My Commission Expires: November 19, 2030

Wake County Residential Development Notification

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

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

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

Developer Company Information	
Company Name	Hope Mills Homes LLC
Company Phone Number	(917) 371-7175
Developer Representative Name	Sanjay Khazanchi
Developer Representative Phone Number	(917) 371-7175
Developer Representative Email	sanjay.khazanchi@gmail.com

New Residential Subdivision Information	
Date of Application for Subdivision	TBD
City, Town or Wake County Jurisdiction	Town of Apex
Name of Subdivision	TBD
Address of Subdivision (if unknown enter nearest cross streets)	3305 Olive Chapel Rd
REID(s)	0086263
PIN(s)	0712-70-5757

Projected Dates Information	
Subdivision Completion Date	TBD
Subdivision Projected First Occupancy Date	TBD

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	2 new						2	3000	6000			2028	2				
Townhomes																	
Condos																	
Apartments																	
Other																	

[illegible]

120 N Salem St - STCOD - faca...PL Team - Internal - 6a_copy of...PL Team - Internal - TC - All Di...Legal Notice of Public Hearings...Legal Notice of Public Hearings...26CZ05-combined-TC-noticing...Ask Gemini

apexmc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=

Planning Onboardin...PL Team - Internal ...secure planningbase mapGoogle MapsUnified Developme...Planning | Apex, NC...Applications & Sche...Project Status, 2026...peak planInfor TrainwatershedEngineering Specific...

26CZ05-combined-TC-noticing1 / 267%Summarize



TOWN OF APEX
1000 CAMEL CREEK ROAD
APEX, NORTH CAROLINA 27502
PHONE 919.345.3435

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #26CZ05
3305 Olive Chapel Road

Pursuant to the provisions of North Carolina General Statutes §160D-402 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.12, notice is hereby given of public hearings before the Planning Board and Town Council of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Samiya Khazanchi, Hope Mills Homes, LLC
Authorized Agent: Patrick Korman, Jones & Cossens Engineering, PLLC
Property Address: 3305 Olive Chapel Road
Acreage: ± 3.6 acres
Property Identification Number (PIN#): 0712-70-5757

Current 2045 Land Use Map Designation: Rural Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Existing Zoning of Properties: Wake County Residential R09 (R-809)
Proposed Zoning of Properties: Rural Residential Conditional Zoning (RR-CZ)

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
775 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: August 23, 2024 at 6:00 am
You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/watch?v=apexmc>

If you are unable to attend, you may provide a written statement by email to public_hearing@apexnc.org, or submit it to the Office of the Town Clerk (775 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

Neighborhood:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application to the mayor identified above in addition to the above email. The location of the property may be viewed online at <https://www.apexnc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=>. The 2045 Land Use Map, the UDO, and related information may be viewed at <https://www.apexnc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=>. To view the petition and related documents see here: <https://www.apexnc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=>

Dianna E. Miles, AICP
Planning Director

Published Online July 31-August 23, 2024

85°F Sunny

Search

11:32 AM 7/31/2024

apexmc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=

Planning Onboardin...PL Team - Internal ...secure planningbase mapGoogle MapsUnified Developme...Planning | Apex, NC...Applications & Sche...Project Status, 2026...peak planInfor TrainwatershedEngineering Specific...

26CZ05-combined-TC-noticing2 / 267%Summarize



TOWN OF APEX
1000 CAMEL CREEK ROAD
APEX, NORTH CAROLINA 27502
PHONE 919.345.3435

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #26CZ05
3305 Olive Chapel Road

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-402 y con la Sección 2.2.12 de la Ordenanza de Desarrollo (Unificado) (UDO) del Ayuntamiento de Apex, por la presente se notifica las audiencias públicas ante el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Samiya Khazanchi, Hope Mills Homes, LLC
Agente autorizado: Patrick Korman, Jones & Cossens Engineering, PLLC
Dirección de las propiedades: 3305 Olive Chapel Road
Superficie: ± 3.6 acres
Número de identificación de las propiedades: 0712-70-5757

Designación actual en el Mapa de Uso Territorial para 2045: Rural Density Residential
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Rural Transition Residential
Ordenamiento territorial existente de las propiedades: Wake County Residential R09 (R-809)
Ordenamiento territorial propuesto para las propiedades: Rural Residential Conditional Zoning (RR-CZ)

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

Los comentarios recibidos antes de la audiencia pública de la Junta de Planeación 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 a hora de la audiencia pública del Consejo Municipal: 26 de agosto 2024 a las 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/watch?v=apexmc>

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public_hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (775 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 quede en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://www.apexnc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=>. Puede ver el Mapa de Uso Territorial para 2045 aquí: <https://www.apexnc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=>. Si tiene preguntas, o desea obtener más información, puede comunicarse con el Representante de Planeación al 919.345.3435. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/55759/26CZ05-combined-TC-noticing?bidId=>

Dianna E. Miles, AICP
Directora de Planeación

Fecha de publicación: 31 de julio - 23 de agosto 2024

85°F Sunny

Search

11:32 AM 7/31/2024



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #26CZ05
3305 Olive Chapel Road

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

Applicant: Sanjay Khazanchi, Hope Mills Homes, LLC
Authorized Agent: Patrick Kiernan, Jones & Cossen Engineering, PLLC
Property Addresses: 3305 Olive Chapel Road
Acreage: ± 3.6 acres
Property Identification Numbers (PINs): 0712-70-5757
Current 2045 Land Use Map Designation: Rural Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential
Existing Zoning of Properties: Wake County Residential-80W (R-80W)
Proposed Zoning of Properties: Rural Residential-Conditional Zoning (RR-CZ)

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

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

Town Council Public Hearing Date and Time: August 25, 2026 at 6:00 pm

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/52721>.

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 #26CZ05

3305 Olive Chapel Road

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

Solicitante: Sanjay Khazanchi, Hope Mills Homes, LLC

Agente autorizado: Patrick Kiernan, Jones & Crossen Engineering, PLLC

Dirección de las propiedades: 3305 Olive Chapel Road

Superficie: ± 3.6 acres

Números de identificación de las propiedades: 0712-70-5757

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

Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Rural Transition Residential

Ordenamiento territorial existente de las propiedades: Wake County Residential-80W (R-80W)

Ordenamiento territorial propuesto para las propiedades: Rural Residential-Conditional Zoning (RR-CZ)

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

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

Fecha y hora de la audiencia pública del Consejo Municipal: 25 de agosto de 2026 6:00 P.M.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/52721>.

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 #26CZ05 3305 Olive Chapel Road

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

Applicant: Jones & Cossen Engineering, PLLC

Authorized Agent: Patrick Kiernan, Jones & Cossen Engineering, PLLC

Property Address: 3305 Olive Chapel Road

Acreage: ± 3.62 acres

Property Identification Number (PIN): 0712-70-5757

Current 2045 Land Use Map Designation: Rural Density Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Rural Transition Residential

Existing Zoning of Property: Wake County Residential-80W (R-80W)

Proposed Zoning of Property: Rural Residential-Conditional Zoning (RR-CZ)

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

Planning Board Public Hearing Date and Time: August 10, 2026 4:30 PM

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: [https://www.apexnc.org/DocumentCenter/View/54666](http://www.apexnc.org/DocumentCenter/View/54666).

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 #26CZ05

3305 Olive Chapel Road

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

Solicitante: Jones & Cnossen Engineering, PLLC

Agente autorizado: Patrick Kiernan, Jones & Cnossen Engineering, PLLC

Dirección de la propiedad: 3305 Olive Chapel Road

Superficie: ± 3.62 acres

Número de identificación de la propiedad: 0712-70-5757

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

Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Rural Transition Residential

Ordenamiento territorial existente de la propiedad: Wake County Residential-80W (R-80W)

Ordenamiento territorial propuesto para la propiedad: Rural Residential-Conditional Zoning (RR-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: August 10, 2026 4:30 P.M.

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: [https://www.apexnc.org/DocumentCenter/View/54666](http://www.apexnc.org/DocumentCenter/View/54666).

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 24 de julio - 10 de agosto de 2026



TOWN OF APEX

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

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #26CZ05
Project Location: 3305 Olive Chapel Road
Applicant or Authorized Agent: Patrick Kiernan
Firm: Jones & Crossen Engineering, PLLC
Town Council Public Hearing Date: August 25, 2026
Project Planner: Marisa Smith, Planner II

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on July 31, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

7/31/26
Date

Arnell Bunch
Planning Director

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 31 day of July, 2026.



Jeri Chastain Pederson
Notary Public

My Commission Expires: 03/19/2029



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 #26CZ05
Project Location: 3305 Olive Chapel Road
Applicant or Authorized Agent: Patrick Kiernan
Firm: Jones & Crossen Engineering, PLLC
Planning Board: August 10, 2026
Public Hearing Date:
Project Planner: Marisa Smith, Planner II

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on July 24, 2026, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

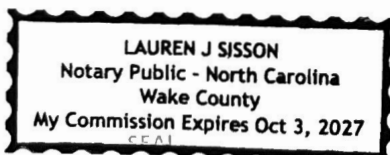
7/27/26
Date

Conrad Bunce
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Lauren J Sisson, a Notary Public for the above

State and County, this the 27th day of July, 2026.



[Signature]
Notary Public

My Commission Expires: 10/3/2027



Rezoning #26CZ05

Estates at Olive Chapel

Willow Hills

Public Hearing Sign Posted By:

[Signature]
Signature

5-12-2026
Date



**WAKE COUNTY
PUBLIC SCHOOL SYSTEM**

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

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

June 9, 2026

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

Dear Dianne,

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

- Date of application: May 1, 2026
- Name of development: 26CZ05 3305 Olive Chapel Rd
- Address of rezoning: 3305 Olive Chapel Rd
- Total number of proposed residential units: 5
- Type(s) of residential units proposed: Single-family detached

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

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

☒ Elementary

☒ Middle

☒ High

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

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

☐ Elementary

☐ Middle

☐ High

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

Sincerely,

Susan W. Pullium, MSA
Senior Director