

## Liz Loftin

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**From:** Amanda Bunce  
**Sent:** Thursday, May 20, 2021 9:44 AM  
**To:** Liz Loftin; Jeff Roach  
**Subject:** FW: future proposed development (animal hospital) on the corner of Jenks Rd and Sunset Meadows Dr.

Please see this comment for Tuesday's public hearing.

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**From:** Vinny Neumann (vneumann) <vneumann@cisco.com>  
**Sent:** Thursday, May 20, 2021 9:27 AM  
**To:** Public Hearing <public.hearing@apexnc.org>  
**Subject:** future proposed development (animal hospital) on the corner of Jenks Rd and Sunset Meadows Dr.

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Hello,

My name is Vincent Neumann and I live on Sunset Meadows Drive in Apex and would like to comment on the future proposed development (animal hospital) on the corner of Jenks Rd and Sunset Meadows Dr.

- I have concerns over the dog barking noise that residents on our street will surely hear at all hours of the day and night. I would like to see a deeper tree buffer to hopefully reduce this issue. I would like to request that the establishment not be open 24x7 as that will mean constant disturbances to the residents on Sunset Meadows Dr.
- I would also like to see a fence around the whole property to reduce the chances that dogs will escape and confront residences walking on Sunset Meadows Dr.
- I was also told that they may install a sidewalk partially down Sunset Meadows Dr. That will not only detract from the street's appearance, but will serve no purpose as nobody else has a sidewalk on Sunset Meadows Dr.

Thank you for listening to my concerns.

Vincent Neumann  
1057 Sunset Meadows Dr Apex, NC 27523

Work: (919) 392-3939 Mobile: (919) 522-4922

## Liz Loftin

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**From:** Amanda Bunce  
**Sent:** Monday, May 24, 2021 8:13 AM  
**To:** Liz Loftin  
**Cc:** Jeff Roach  
**Subject:** FW: Upcoming Town Council Meeting Comment for Property Addresses: 7825 & 7809 Jenks Road

For tomorrow's Town Council meeting

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**From:** The Wolfgangs <thewolfgangfamily@gmail.com>  
**Sent:** Sunday, May 23, 2021 8:35 PM  
**To:** Public Hearing <public.hearing@apexnc.org>  
**Subject:** Upcoming Town Council Meeting Comment for Property Addresses: 7825 & 7809 Jenks Road

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Hi,

This message is being sent from Merle and Mike Wolfgang, both residing at 1049 Sunset Meadows Dr. in Apex. We would like to express our concerns around the proposed 24x7 Vet office to be built on the corner of Sunset Meadows and Jenks. I believe we share the same concerns as most, if not all, the neighbors on Sunset Meadows. We purchased our property in this neighborhood because it was a quiet, safe, self contained small neighborhood community. A commercial property, especially one operating 24x7, brings many concerns. I'd like to name a few. We are concerned about the safety of our neighbors and their children as a result of the additional traffic that will be drawn to our neighborhood. We are concerned about the noise levels, bright parking lot lights and car lights that a 24x7 commercial property at the entry of our neighborhood will bring. We are concerned about an increase in traffic and danger on what is currently a quiet, safe, low traffic road. In all honesty, we do not want a commercial property at the end of our residential neighborhood, however, if there is no way around it we are hoping at the very least there will be a very secure, substantial size fence in conjunction with a dense border of shrubbery. This would help to increase safety while helping to decrease noise and lights. One last item I'd like to address is the mention of a partial sidewalk on Sunset Meadows which is yet another concern for our community. I can't think of any benefit a partial sidewalk would provide to anyone. In closing I'd like to say we really do appreciate the opportunity to have our voices heard. We sincerely hope the town will take into consideration the concerns that have been expressed and take appropriate actions to remedy some, if not all, knowing it is less than desirable to have a commercial property at the entrance of our community.

Thank you,

Merle and Mike Wolfgang

## Liz Loftin

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**From:** Amanda Bunce  
**Sent:** Monday, May 24, 2021 8:15 AM  
**To:** Liz Loftin  
**Cc:** Jeff Roach  
**Subject:** FW: May 25 Agenda CA # 21CZ06

Another email for Town Council tomorrow.

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**From:** Meghann Reder <meghann.reder@gmail.com>  
**Sent:** Sunday, May 23, 2021 9:37 PM  
**To:** Public Hearing <public.hearing@apexnc.org>  
**Cc:** Christopher Reder <redercj@gmail.com>  
**Subject:** May 25 Agenda CA # 21CZ06

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If this Jenks Road rezoning passes, two actions must be taken by the Town Council:

1. **24 HOUR BUSINESS:** The applicants run another vet hospital, Quartet, off Carpenter Fire Station Road in Cary. It is 6.8 miles from this location. It is therefore reasonable to conceive that they would be able to refer emergency cases to themselves at their already in existence 24 hr location. Therefore, the Town should put a condition on the zoning that this business can only operate from 7 am to 7 pm. Those hours are adequate to run a "rehab hospital". This rezoning should not make Jenks Road the district of 24 hour businesses. Even Beaver Creek Commons and its many businesses are not open 24 hours a day! No one living anywhere near this place wants a 24 hour business no matter how little the applicants claim the "foot traffic" will be.

2. **Fencing:** The properties adjoining this rezoning in addition to the entire community that resides along Sunset Meadows Drive wants an eight foot tall wood fence constructed to serve as a physical barrier to the business that will be operating on this rezoned land. First, the fence is a physical barrier to improperly secured dogs from this "rehab hospital". I do not want dogs from this business coming onto my adjoining property where they can bite/attack/maul my children who routinely play outdoors. It is unacceptable for me and my family to live with these daily concerns. Additionally, customers from this business or unaffiliated people with mal intent (sexual predators, criminals) that park in the unattended parking lot should not have easy access to our children and properties. Therefore, the applicants should be required to run a fence along the property line that borders our homes along Sunset Meadows Dr. That would be a fence along the Meech/Reder properties until the Reder property terminates on Sunset Meadows Dr. This fencing would also be a barrier to the flood of exterior lighting, from parking lot lighting, car lights, that will now cast onto our neighborhood. Also the fencing will contain some of the noises (car doors, ignitions, people, barking dogs) that goes along with this sort of business. Remember, we chose to live here for the RR zoning, not for living with an "animal rehab hospital".

Please help us feel safe in our community by approving these conditions to the rezoning.

Meghann Reder  
1028 Sunset Meadows Drive

## Liz Loftin

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**From:** Amanda Bunce  
**Sent:** Monday, May 24, 2021 9:35 AM  
**To:** Liz Loftin  
**Cc:** Jeff Roach  
**Subject:** FW: Property at 7825 & 7809 Jenks Road; 6.69 acres; PINs 0722886419 & 0722888770

Another comment for public hearing tomorrow night.

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**From:** Mark Meech <marktheshark6@yahoo.com>  
**Sent:** Monday, May 24, 2021 9:30 AM  
**To:** Public Hearing <public.hearing@apexnc.org>  
**Subject:** Property at 7825 & 7809 Jenks Road; 6.69 acres; PINs 0722886419 & 0722888770

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My name is Mark Meech and I live at 1040 Sunset Meadows Drive, Apex, NC. My property abuts the south side of the two parcels of the applicant Daniel Shultz, Peak 360, LLC.

I would like to voice my concern regarding the need for the installation of an opaque fence by the applicant.

I have lived on this property for 25 years. I have dealt with several attempts to develop the ~ 100 acres behind our property and the zoning issues that came along with those proposals. The current Westford development benefitted from the Town of Apex allowing a change to the current 20' buffers from previous 50' buffers. The proposed facility by Daniel Shultz will obviously have a 20' buffer on the applicant's property. My property is not included in the buffer.

My six children grew up on this property in relative privacy until Westford was developed. I now have several grandchildren ranging in ages from 2 - 8 years of age. They live nearby and are constantly at my house. It is imperative that the applicant install an opaque fence (at least 6' tall) to prevent any animals from getting loose onto my property. The back two acres abutting the applicant's property have been used by the children for athletic, academic, and scientific events, as well as just plain recreation. We also walk our small dogs on this property. Previous tenants of the rental property had large, unchained dogs that would roam our property at times, creating stressful situations for our family while we were in the yard. Our small dogs had to be protected from these loose dogs. The applicant's animals need to be kept in a fence that never allows them to get loose on my property with my small grandchildren around. Disoriented animals in unfamiliar surroundings have strayed around all parts of our property. I do not need to address the liability issues involved here.

Thank you for your time.

Regards,  
Mark Meech

## Liz Loftin

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**From:** Amanda Bunce  
**Sent:** Monday, May 24, 2021 10:24 AM  
**To:** Liz Loftin  
**Cc:** Jeff Roach  
**Subject:** FW: Jenks Road Office/Vet Clinic

Another email

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**From:** Ryan Carfley <rmc@personifysearch.com>  
**Sent:** Monday, May 24, 2021 10:20 AM  
**To:** Public Hearing <public.hearing@apexnc.org>  
**Subject:** Jenks Road Office/Vet Clinic

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Hi,

As a resident of 1017 Sunset Meadows drive, I am writing to express my strong concerns around the upcoming rezoning and subsequent Vet/Office project to follow.

Having lived at 1017 Sunset Meadows Drive for the last ten years we have seen significant changes to the family friendly, peaceful neighborhood we once enjoyed. During the course of the last few meetings regarding this project, the suggested lighting, perimeter fencing and security do not seem appropriate given the potential project being discussed.

The first concern I have comes with the lack of fencing around the entire perimeter of the facility. I do not believe it is reasonable (or safe) to introduce any business that will be operating 24/7 without a significant barrier to separate the business from the residential community. For starters, it is completely unreasonable to think “all dogs must be kept on a leash” provides enough security to my daughter should an animal get off the leash. In addition to the child safety issue, not providing an adequate barrier between the residential community and the vet clinic also presents a safety concern. 24/7-foot traffic without a clear indication you have “ventured” into private property seems incredibly inappropriate and unsafe as it relates to the residents of Sunset Meadows Drive.

The second item that is particularly troubling comes by way of preserving the peaceful nature of the neighborhood you are entering. “Mixed use” implies that an adequate level of reasonability will be in place as relates to integrating commercial and residential projects. The thought that there will be commercial lighting all night, coupled with the constant noise from the dogs barking and patrons coming on and off site does not portray the integrated/blended feel of “mixed use.”

I believe the residents on our street are reasonable as it relates to change, however, it is very troubling to think that as you bring this change that there isn't careful consideration made to protect our residents (taxpayers).

I am happy to discuss this live should the need present itself.

-Ryan

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**Ryan Carfley**

President, CEO

Personify



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## Liz Loftin

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**From:** Amanda Bunce  
**Sent:** Monday, May 24, 2021 10:37 AM  
**To:** Liz Loftin; Jeff Roach  
**Subject:** FW: Jenks Road Office/Vet Hospital - zoning conditions

Another email.

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**From:** w.s.winstonsarah <w.s.winstonsarah@gmail.com>  
**Sent:** Monday, May 24, 2021 10:35 AM  
**To:** Public Hearing <public.hearing@apexnc.org>  
**Subject:** Jenks Road Office/Vet Hospital - zoning conditions

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Hello

My name is Winston Penley and I live at 1013 Sunset Meadows Dr, Apex, NC 27523.

I'm emailing in regards to the development across from our home.

From what I understand from Roach, in my opinion there is still inadequate addressing of issues.

Fencing as I believe it should come down Sunset Meadows and then to the Reder's property as well on the backside of the property.

I'm completely opposed to having a sidewalk on his side as all this is going to do is create more foot traffic down sunset Meadows as it already is increasing from the amount of homes that are being developed now.

Lighting is going to be an issue as well as there's already extremely amount of light pollution as compared as when we bought the property in 2013 if we have no say so on the lighting which it doesn't look as if we do it needs to be strategically placed where it does not interfere with the quality of night life for the three homes in question. (Penley, Carfley, Reder)

I'm definitely opposed to a brewery. I would love for this to be taken off for the simple fact this will cause a huge impact on quality of life. Have any of you not been around a brewery lately have you not seen the amount of traffic and people that are there? This in itself will cause a whole list of other issues and safety concerns.

As I stated before to me this just seems like a forewarning of what's to come and we have no say so and it's a shame we purchased this place to get away from the type of environment that is coming to us and I do not think our request are too much for you, you have to understand you are impacting our quality of life not your own.