

## STAFF REPORT

### Rezoning #24CZ07 The Townes at Parkside PUD

August 27, 2024 Town Council Meeting



All property owners, tenants, and neighborhood associations within 300 feet of this rezoning have been notified per UDO Sec. 2.2.11 *Public Notification*.

#### **BACKGROUND INFORMATION:**

**Location:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)  
**Applicant:** Charm City Developers, LLC  
**Authorized Agent:** Mitch Craig, CE Group, Inc

#### **PROJECT DESCRIPTION:**

**Acreage:** ±4.17 acres  
**PINs:** 0721572670, 0721585231 (portion of)  
**Current Zoning:** Rural Residential (RR)  
**Proposed Zoning:** Planned Unit Development-Conditional Zoning (PUD-CZ)  
**2045 Land Use Map:** Medium Density Residential  
**Town Limits:** ETJ

#### **Adjacent Zoning & Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>North:</b>	Rural Residential (RR) & Wake County R-80W	Single-Family, Stable, & Pasture
<b>South:</b>	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Vacant
<b>East:</b>	Medium Density Residential (MD); Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ10)	Single-Family (Holland's Crossing), Unimproved right-of-way for Hammock's Beach Trail, Vacant (proposed Townhomes)
<b>West:</b>	Rural Residential (RR) & Wake County R-80W	Vacant & Pasture

#### **Existing Conditions:**

The properties to be rezoned are located north of Beaver Creek and west of Holland's Crossing subdivision. Only a portion of 2435 Olive Chapel Road is included in the rezoning near the stub of Kinship Lane. 0 Olive Chapel Road is currently vacant and heavily wooded with riparian stream buffer on the western part of the property. The two parcels to be rezoned are on either side of unimproved right-of-way for the future extension of Hammock's Beach Trail and the last parcel in the Parkside at Bella Casa PUD, which allows future townhome development.

#### **Neighborhood Meeting:**

The applicant conducted the initial meeting on March 20, 2024 and the second on July 18, 2024. The neighborhood meeting reports are attached.

#### **2045 Land Use Map:**

The 2045 Land Use Map classifies the subject properties as Medium Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with that land use classification.

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### WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary and high schools within the current assignment area for this rezoning/development are anticipated to have insufficient capacity for future students. School expansion or construction within the next five years may address concerns at the high school grade level.

### Planned Unit Development Plan:

#### Permitted Uses:

This development will include only residential uses and residential support uses. These uses include the following:

1. Townhouse
2. Greenway
3. Utility, Minor

#### Design Controls:

- A. Maximum density for the project is 7.0 units per gross acre.
- B. Maximum Height:  
PIN 0721-57-2670: 40' maximum building height  
PIN 0721-58-5231 (portion of): 36' maximum building height adjacent to Holland's Crossing
- C. Lot Size:  
Minimum: 1,400 square feet  
Average:  $\pm$  1,990 square feet
- D. Proposed Built Upon Area: will not exceed 65% for entire project
- E. Setbacks

Minimum Setbacks	
Front	15'
Rear	10'
Side (end units)	5'
Corner Side	10'
Driveways from sidewalk to garage	20'
Building (side to side)	10'
Building (side to rear)	25'
Building (rear to rear)	30'



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#### Proposed RCA & Buffers:

The project will have at least 30% of the total area in Resource Conservation Area and landscape buffers.

Proposed Perimeter Buffers	
Adjacent to PIN 0721-58-5231	20' Type B
Adjacent to PIN 0721-48-7120	25' Type B
Adjacent to PIN 0721-47-4087	20' Type B
Adjacent to Holland's Crossing	20' Type B
Adjacent to PIN 0721-57-2354	10' Type B
Adjacent to PIN 0721-57-7321	10' Type B

#### Architectural Standards:

The proposed development offers the following architectural controls to ensure a consistency of character throughout the development, while allowing for enough variety to create interest and avoid monotony. Changes to the exterior materials, roof, windows, doors, process, trim, etc. are allowable with administrative approval at the staff level. Further details shall be provided at the time of development plan submittal. The following conditions shall apply:

1. Vinyl and Aluminum siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. Garage doors must have windows, decorative details or carriage-style adornments on them.
3. Entrances for homes with front facing single-car garages must have a covered porch/stoop area leading to the front door.
4. The garage cannot protrude more than 1 foot out from the front façade or front porch unless it is a side entry garage.
5. On corner lots, the side elevation facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
  - Windows, bay windows, recessed window, decorative window, trim around the window, 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
6. All windows on a side elevation shall have decorative trim, shutters, or shall be bay window.
7. Roofline cannot be single mass: it must be broken up either horizontally or vertically between every other unit
8. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
9. Proposed Materials:
  - a. Cementitious Siding
  - b. Wood Siding
  - c. Brick
  - d. Stone or Synthetic Stone
  - e. Asphalt and Fiberglass Shingle Roof
  - f. Metal Accent Roofs
  - g. Additional building materials may be included with Administrative Staff approval

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#### **APEX TRANSPORTATION PLAN/ACCESS AND CIRCULATION:**

All proposed roadway infrastructure and right-of-way dedications shall be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect at the time of development approval.

Access to these two parcels will be from the extension of Kinship Lane as well as the future extension of Hammocks Beach Trail across Beaver Creek from the existing Bella Casa subdivision. Both extensions are Minor Collector roads within a 60' ROW. The Hammocks Beach Trail extension shall be constructed with a 10' wide side path. These extensions shall be noted on the Master Subdivision Plan submission as well as the Construction Plan submission. The Hammocks Beach Trail extension and Kinship Lane extension shall be complete per the plan submissions prior to the issuance of the first Master Subdivision Plat.

Planning staff requested that the developer provide an off-site missing sidewalk on the north side of Kinship Lane in Holland's Crossing subdivision on August 9, 2024. To date, a zoning condition has not been provided.

#### **PARKS, RECREATION, AND CULTURAL RESEROURCES ADVISORY COMMISSION:**

The Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Space, shows the proposed Beaver Creek Greenway in the vicinity of the rezoned parcels but not actually on the parcels. The project falls under Sec 14.1.2 Exemptions so it was not reviewed by the PRCR Advisory Commission, and a fee-in-lieu of dedication will be provided for the +/-29 townhome units proposed for this project. Beaver Creek Greenway constructed off-site by the project will be credited against the fees-in-lieu owed. The final location of off-site greenway constructed and credits will be determined during the Master Subdivision Plan and Construction Drawing review and approval. In the case that off-site greenway is not constructed, only a fee-in-lieu will be applied for the project.

#### **COMMUNITY DEVELOPMENT AND NEIGHBORHOOD CONNECTIONS:**

Consistent with the Town's Affordable Housing Incentive Zoning Policy, The Townes at Parkside with a proposed 40 units was recommended to designate 5% of total units towards affordability. The initial affordable housing condition, via the PUD text submitted, proposed to contribute 10 residential restricted median income (100% AMI) affordable housing townhome units with a restrictive covenant for a minimum affordability period of thirty (30) years. The affordable housing condition was removed from the PUD text after the applicant understood that they would be required to construct a minor collector street with side path over beaver creek.

#### **ENVIRONMENTAL ADVISORY BOARD:**

This rezoning met with the Apex Environmental Advisory Board (EAB) per Unified Development Ordinance (UDO) Section 2.1.9.A.2.c. on April 18, 2024. The zoning conditions suggested by the EAB are listed below with the applicant's response to each condition.

EAB Suggested Condition	Applicant's Response
All buffers on the property to be Type A buffers	Not added
30% of existing tree canopy to be maintained	Added
50% of re-planting to be done with native plants	Added
20% of homes shall have Solar PV installed, and the system be a 4 KW minimum	Not added

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All homes shall have 220v outlets installed in garages	Not added
The property be developed with a 1 in 25-year storm event requirement	Added

#### **PLANNING BOARD RECOMMENDATION:**

The Planning Board held a public hearing on August 12, 2024 and voted 6 to 1 to recommend approval with conditions as presented. The reason for dissenting vote was the topography and height of the townhomes.

#### **PLANNING STAFF RECOMMENDATION:**

Planning staff recommends approval of Rezoning #24CZ07 with the conditions as offered by the applicant.

#### **ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:**

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

The 2045 Land Use Map classifies the subject properties as Medium Density Residential. The proposed rezoning to Planned Unit Development-Conditional Zoning (PUD-CZ) is consistent with that land use classification.

The proposed rezoning is reasonable and in the public interest because it will build the extension of a minor collector road, Hammocks Beach Trail, across Beaver Creek providing a connection between Holland's Crossing and Bella Casa subdivisions. This rezoning will also allow for the properties to be developed in a manner consistent with the parcel within the last phase of the Parkside at Bella Casa PUD.

#### **PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:**

##### Standards

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

##### 1. Planned Unit Development (PUD-CZ) District

In approving a Planned Development (PD) Zoning District designation for a PUD-CZ, the Town Council shall find the PUD-CZ district designation and PD Plan for PUD-CZ demonstrates compliance with the following standards:

- a) Development parameters
- (i) The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 Use Table.



- (ii) The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.
- (iii) The dimensional standards in Sec. 5.1.3 Table of Intensity and Dimensional Standards, Planned Development Districts may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
- (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.
- (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.
- (vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
- (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.
- b) Off-street parking and loading. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 Off-Street Parking and Loading, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.
- c) RCA. The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:



- (i) A non-residential component;
  - (ii) An overall density of 7 residential units per acre or more; or
  - (iii) Environmental measures including but not limited to the following:
    - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;
    - b. The installation of a geothermal system for a certain number or percentage of units within the development; or
    - c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
- d) Landscaping. The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 Landscaping, Buffering and Screening, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) Signs. Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 Signs, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 Prohibited Signs.
- f) Public facilities. The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: Subdivision and Article 14: Parks, Recreation, Greenways, and Open Space.
- (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the Town of Apex Standard Specifications and Standard Details and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
  - (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed



water and wastewater plan.

- (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
  - (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: Parks, Recreation, Greenways, and Open Space and Sec. 7.3.1 Privately-owned Play Lawns if there is a residential component in the PUD-CZ.
- g) Natural resource and environmental protection. The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 Watershed Protection Overlay District, Sec. 6.2 Flood Damage Prevention Overlay District, and Sec. 8.1 Resource Conservation.
- h) Storm water management. The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
- i) Phasing. The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project, or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.
- j) Consistency with 2045 Land Use Map. The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town's 2045 Land Use.
- k) Complies with the UDO. The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

### **CONDITIONAL ZONING STANDARDS:**

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

#### **Legislative Considerations**

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

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



proposed location and compatibility with the character of surrounding land uses.

- 3) Zoning district supplemental standards. The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 Supplemental Standards, if applicable.
- 4) Design minimizes adverse impact. The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) Design minimizes environmental impact. The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) Impact on public facilities. The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) Health, safety, and welfare. The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) Detrimental to adjacent properties. Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) Not constitute nuisance or hazard. Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) Other relevant standards of this Ordinance. Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.



Riley's Pond

Rezoning #24CZ07

Bergen Ave

Kinship Ln

Hollands Crossing

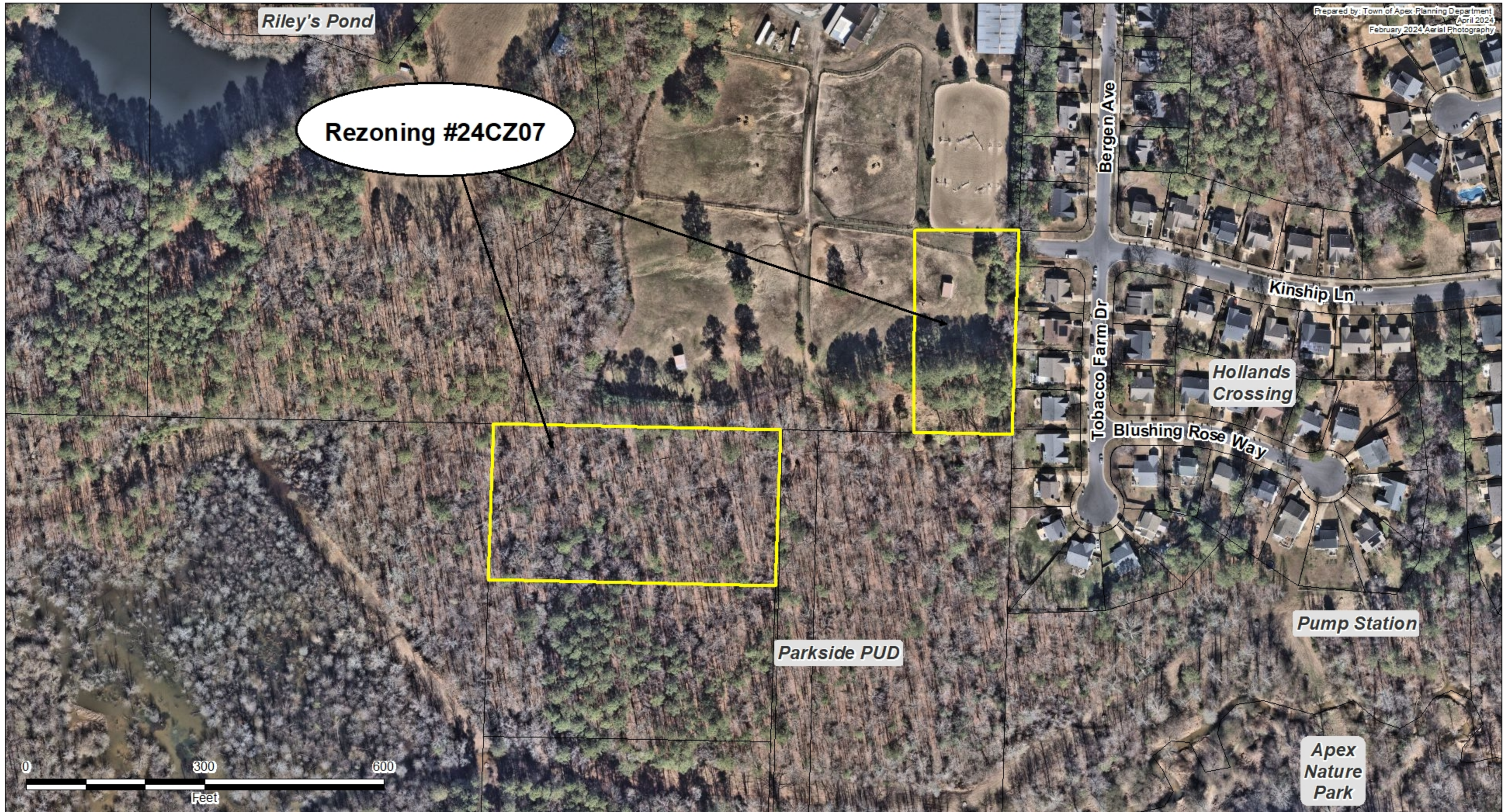
Blushing Rose Way

Pump Station

Apex Nature Park

Parkside PUD

0 300 600  
Feet





# PLANNED UNIT DEVELOPMENT-CONDITIONAL ZONING DISTRICT PETITION



## PD PLAN/PUD-CZ PETITION SUBMISSION:

Application and fee are due by 12:00 pm on the first business day of each month. See the [Planned Unit Development Schedule](#) on the website for more details.

## PD PLAN/PUD-CZ PETITION FEES:

PUD-CZ Request: \$1,600.00 + \$10 an acre  
PD Plan Amendment not requiring full TRC Review: \$600.00  
Late Fee: \$300

**PRE-APPLICATION MEETING:** A pre-application meeting with the Technical Review Committee (TRC) is required to be scheduled prior to sending notices for the required pre-application Neighborhood Meeting and prior to submittal of a Planned Unit Development Application. Pre-application meetings with the TRC are typically scheduled during regular business hours on the 1<sup>st</sup>, 2<sup>nd</sup>, and 5<sup>th</sup> Thursdays of the month. To schedule an appointment for a meeting, the applicant must contact Planner Joshua Killian ([joshua.killian@apexnc.org](mailto:joshua.killian@apexnc.org)). To finalize the appointment time, the applicant must complete and upload the [Rezoning Pre-Application Meeting Request form](#) and required documents at least five (5) working days prior to the scheduled meeting. The invitation to the meeting will be sent to the applicant and staff once the required information is uploaded.

**PURPOSE OF A PUD-CZ (UDO Sec. 3.3.3.C):** The purpose of the PUD-CZ is to permit variations in order to allow flexibility for landowners to creatively plan for a site specific, higher quality overall development of their land in a way that is not possible through the strict application of the minimum standards of the Unified Development Ordinance (UDO). This is done through the application of performance standards that: integrate and mix uses where a mix of uses is proposed, possess interconnectivity, reflect the small-town character of Apex, expand opportunities for public transportation, preserve of natural features, integrate resource conservation area into plan for development, and that public facilities are available.

**NEIGHBORHOOD MEETING:** One (1) neighborhood meeting prior to application submittal and another meeting in the month prior to the anticipated public hearing date are required per UDO Sec. 2.2.7. The applicant is required to notify property owners, tenants, and any neighborhood association that represents citizens that are abutting or within 300 feet of the subject property via first class mail a minimum of 14 days in advance of the neighborhood meeting. The notification list must be obtained by emailing [addressing.team@apexnc.org](mailto:addressing.team@apexnc.org) and will be provided within 5-10 business days of the initial request. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. In their initial submittal, the applicant shall submit the "Neighborhood Meeting Packet" forms included in this application packet. The Neighborhood Meeting Packet is located at the very end of this document.

**ANNEXATION REQUIREMENTS:** If a property or portion thereof subject to the PUD is outside the corporate limits and ETJ, an [annexation petition](#) is **REQUIRED** to be submitted on the same day as this application.

## Electronic Submittal Requirements (submit in IDT): [Click here to access GeoCivix \(IDT Plans\) Website](#)

- One (1) complete PUD-CZ Application
- Written Metes and Bounds Legal Description
- Development Name Approval Application
- Town of Apex Utilities Offer & Agreement
- Agent Authorization Form & Affidavit of Ownership
- WCPSS Residential Development Notice Form
- Neighborhood Meeting Packet
- PD Plan Text (pdf & Word versions)
- Color Rendering of Building Elevations – 11"x17"
- Transportation Impact Analysis, if required
- PUD Plan Set
  - 24" x 36" size
  - Scale not less than: 1"= 50' horizontal, 1"= 5' vertical
  - Saved as pdf – no scanned plans
- Notification list including property owners of the land subject to the application, all property owners and tenants abutting and located within 300 feet of the land subject to the application, and any neighborhood association that represents citizens within the notification area. This list must be obtained by emailing [addressing.team@apexnc.org](mailto:addressing.team@apexnc.org) and will be provided within 5-10 business days of the initial request.

## Hard Copy Submittal Requirements: Submit to Planning Department

- Two (2) sets of envelopes addressed to property owners subject to the application and to those on the notification list.
  - Addresses must be from the notification list obtained by emailing [addressing.team@apexnc.org](mailto:addressing.team@apexnc.org)
  - Affixed with first class stamps and the following return address: Town of Apex Planning Department  
P.O. Box 250  
Apex, NC 27502
- One (1) bound copy of the Transportation Impact Analysis and one (1) copy of the TIA & traffic analysis files on disk or FTP site at first submittal (if required)
- Petition Fee by one of the following forms of payment:
  - Visa or Master Card;
  - Cash (exact amount only); or
  - Check payable to 'Town of Apex'
- If applicable: Annexation Petition, map, legal description and \$200.00 fee

**NEIGHBORHOOD MEETING:** One (1) neighborhood meeting prior to application submittal and another meeting in the month prior to the anticipated public hearing date are required per UDO Sec. 2.2.7. The applicant is required to notify property owners, tenants, and any neighborhood association that represents citizens that are abutting or within 300 feet of the subject property via first class mail a minimum of 14 days in advance of the neighborhood meeting. The notification list must be obtained by emailing [addressing.team@apexnc.org](mailto:addressing.team@apexnc.org) and will be provided within 5-10 business days of the initial request. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. In their initial submittal, the applicant shall submit the "Neighborhood Meeting Packet" forms included in this application packet. The Neighborhood Meeting Packet is located at the very end of this document.

**REVIEW FOR SUFFICIENCY:** Incomplete plans will be returned to the applicant and sufficiently complete applications are forwarded to TRC staff for review.

**REVIEW BY STAFF:** TRC staff reviews the application to determine compliance with the Unified Development Ordinance (UDO). If the application is determined not to be compliant with the UDO, comments will be sent to the applicant. The applicant must address all staff comments before any public hearings are scheduled.

**REVIEW BY THE ENVIRONMENTAL ADVISORY BOARD (EAB):** All applications for Rezoning must be reviewed by the EAB during the staff review portion of the process. The EAB will offer suggested zoning conditions to the applicant. To request to be on the EAB agenda, applicants must contact Senior Program Support Specialist Lindley Paynter ([lindley.paynter@apexnc.org](mailto:lindley.paynter@apexnc.org)) at least five (5) working days prior to the desired EAB meeting. The EAB meets at 6:00 p.m. on the 3<sup>rd</sup> Thursday of the month. Review by the EAB must occur at least one (1) in advance of the public hearing notification in order to maintain the published schedule. This allows time for staff to review any additional zoning conditions proposed based on the EAB's recommendations.

**PUBLIC HEARING NOTIFICATION:** Notification of the public hearing will take place by three different methods.

1. A written notice will be prepared by Planning staff and sent to property owners, tenants, and neighborhood associations abutting and within 300 feet of the land subject to the application not more than 25 days nor less than 10 days prior to the public hearings, as required by the UDO.
2. A notice will be published on the Town of Apex website ([www.apexnc.org](http://www.apexnc.org)) no less than 10 days, but not more than 25 days, prior to the public hearings.
3. A public hearing sign will be posted at the land subject to the application at least 10 days prior to the public hearings.

**1<sup>ST</sup> PUBLIC HEARING/PLANNING BOARD MEETING:** The Planning Board will consider the application, relevant support materials, the Staff Report, and public testimony given at the public hearing. After the public hearing the Planning Board will make a recommendation to the Town Council. The Planning Board may recommend approval, approval with conditions, or disapproval. The application is then forwarded to the Town Council. The Planning Board meets at 4:30 p.m. in the Town Hall Council Chambers on the date indicated on the Planned Unit Development Schedule.

**2<sup>ND</sup> PUBLIC HEARING/TOWN COUNCIL MEETING:** The Town Council will consider the application, relevant support materials, the Staff Report, the Planning Board recommendation, and public testimony given at the public hearing. After the public hearing the Town Council will either vote to continue action on the application to a subsequent meeting or vote to approve, approve with conditions, or disapprove the rezoning. The Town Council meets at 6:00 p.m. in the Town Council Chamber on the date indicated on the Planned Unit Development Schedule.

## PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #: #24CZ07 Submittal Date: 4-1-24  
Fee Paid: \$ Check #:

## PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: The Townes at Parkside  
Address(es): 0 Olive Chapel Road, 2437 Olive Chapel Road  
PIN(s): 0721-57-2670, 0721-58-5231

Acreage: 4.17

Current Zoning: RR Proposed Zoning: PUD-CZ

Current 2045 LUM Designation: Medium Density Residential

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

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

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

## Applicant Information

Name: Charm City Developers, LLC - Andy Ross  
Address: 4201 Taylor Hall Place  
City: Chapel Hill State: NC Zip: 27511  
Phone: (919) 703-6203 E-mail: Andrew.Ross@FloydDevelopment.com

## Owner Information

Name: See attached.  
Address:   
City:  State:  Zip:   
Phone:  E-mail:

## Agent Information

Name: CE Group, Inc. - Joseph M. Craig (Mitch)  
Address: 301 Glenwood Avenue  
City: Raleigh State: NC Zip: 27603  
Phone: (919) 218-0990 E-mail: Mitch@CEGroupInc.com  
Other contacts: Brad Zadell (Brad.Zadell@gmail.com)



## PLANNED UNIT DEVELOPMENT APPLICATION

Application #: #24CZ07

Submittal Date: 4-1-24

### PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

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

### LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

See attached PUD Plan.

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

See attached PUD Plan.

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

See attached PUD Plan.

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.

See attached PUD Plan.

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

See attached PUD Plan.

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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.

See attached PUD Plan.

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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.

See attached PUD Plan.

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

See attached PUD Plan.

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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.

See attached PUD Plan.

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

See attached PUD Plan.

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## DEVELOPMENT NAME APPROVAL APPLICATION

Application #: #24CZ07

Submittal Date: 4-1-24

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500\*

### Purpose

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

### Guidelines

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

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

### Existing Development Titles, Recurring

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

\*excludes names with Green Level

## DEVELOPMENT NAME APPROVAL APPLICATION

Application #: #24CZ07

Submittal Date: 4-1-24

### Proposed Subdivision/Development Information

Description of location: 0 Olive Chapel Road, 2437 Olive Chapel Road

Nearest intersecting roads: Olive Chapel Road and Rileys Pond Road

Wake County PIN(s): 0721-57-2670, 0721-58-5231

Township: White Oak

### Contact Information (as appropriate)

Contact person: Mitch Craig, PE - CE Group Inc.

Phone number: (919) 218-0990 Fax number: N/A

Address: 301 Glenwood Avenue, Suite 220 Raleigh, NC 27603

E-mail address: mitch@cegroupinc.com

Owner: See attached.

Phone number: Fax number:

Address:

E-mail address:

### Proposed Subdivision/Development Name

1<sup>st</sup> Choice: The Townes at Parkside

2<sup>nd</sup> Choice (Optional):

### Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date



## STREET NAME APPROVAL APPLICATION

Application #: #24CZ07

Submittal Date: 4-1-24

Wake County Approval Date: \_\_\_\_\_

### Guidelines:

- No names duplicating or sounding similar to existing road names
- Avoid difficult to pronounce names
- No individuals' names
- Avoid proper names of a business, e.g. Hannaford Drive
- Limit names to 14 characters in length
- No directionals, e.g. North, South, East, West
- No punctuation marks, e.g. periods, hyphens, apostrophes, etc.
- Avoid using double suffixes, e.g. Deer Path Lane
- All names must have an acceptable suffix, e.g. Street, Court, Lane, Path, etc.
- Use only suffixes which are Town of Apex approved
- Town of Apex has the right to deny any street name that is determined to be inappropriate

### Information:

Description of location: 0 Olive Chapel Road, 2437 Olive Chapel Road

Nearest intersecting roads: Olive Chapel Road and Rileys Pond Road

Wake County PIN(s): 0721-57-2670, 0721-58-5231

Township: White Oak

### Contact information (as appropriate)

Contact person: Mitch Craig, PE - CE Group Inc.

Phone number: (919) 218-0990 Fax number: N/A

Address: 301 Glenwood Avenue, Suite 220 Raleigh, NC 27603

E-mail address: mitch@cegroupinc.com

Owner: See attached.

Phone number: \_\_\_\_\_ Fax number: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail address: \_\_\_\_\_

## STREET NAME APPROVAL APPLICATION

Application #: #24CZ07

Submittal Date: 4-1-24

# of roads to be named: 1

Please submit twice as many road names as needed, with preferred names listed first. Proposed road names should be written exactly as one would want them to appear. Town of Apex Planning Department staff will send all approved street names to the Wake County GIS Department for county approval. Please allow several weeks for approval. Upon approval Wake County GIS – Street Addressing will inform you of the approved street names.

Example: Road Name      Suffix

Hunter      Street

1	Beaver Creek Way	11	
2	Jackson Lane	12	
3		13	
4		14	
5		15	
6		16	
7		17	
8		18	
9		19	
10		20	

### TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval

Date

### WAKE COUNTY STAFF APPROVAL:

GIS certifies that \_\_\_\_\_ names indicated by checkmark ☒ are approved.

Please disregard all other names.

Comments:

Wake County GIS Staff Approval

Date

## TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #24CZ07

Submittal Date: 4-1-24

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

### WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

The Townes at Parkside

(the "Premises")

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

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

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

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

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

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

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

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

ACCEPTED:

CUSTOMER: Charm City Developers, LLC

TOWN OF APEX

BY: [Signature]  
Authorized Agent

BY: \_\_\_\_\_  
Authorized Agent

DATE: 3/27/24

DATE: \_\_\_\_\_

**AGENT AUTHORIZATION FORM**Application #: #24CZ07Submittal Date: 4-1-24

3 Boys Capital, LLC & Chatham Capital Group, LLC is the owner\* of the property for which the attached application is being submitted:

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

☐ Site Plan

☐ Subdivision

☐ Variance

☐ Other: \_\_\_\_\_

The property address is: 0 Olive Chapel Road

The agent for this project is: CE Group, Inc. - Mitch Craig, PE

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

Agent Name: Mitch Craig

Address: 301 Glenwood Avenue, Suite 220 Raleigh, NC 27603

Telephone Number: (919) 218-0990

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)\*



Kristen Styers

Type or print name

3/27/2024

Date



Eric Brownlee

Type or print name

3/28/2024

Date

Attach additional sheets if there are additional owners.

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

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

**AFFIDAVIT OF OWNERSHIP**Application #: #24CZ07Submittal Date: 4-1-24

The undersigned, 3 Boys Capital, 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 0 Olive Chapel Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 8/25/2021, and recorded in the Wake County Register of Deeds Office on 09/02/2021, in Book 18678 Page 2332-2333.
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 09/02/2021, 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 09/02/2021, 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 27<sup>th</sup> day of March, 2024.

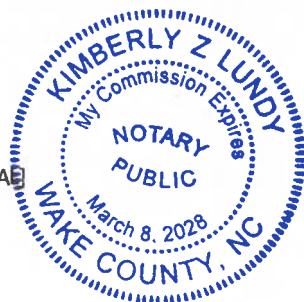
Kristen Styers (seal)  
Kristen Styers  
Type or print name

STATE OF NORTH CAROLINA

COUNTY OF Wake

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

[NOTARY SEAL]



Kimberly Z. Lundy  
Notary Public  
State of North Carolina  
My Commission Expires: March 8, 2028



# AFFIDAVIT OF OWNERSHIP

Application #:	#24CZ07	Submittal Date:	4-1-24
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The undersigned, Chatham Capital Group, LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

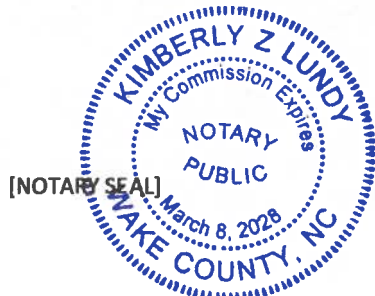
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Olive Chapel Road and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
- This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
- If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 8/25/2021, and recorded in the Wake County Register of Deeds Office on 09/02/2021, in Book 18678 Page 2332-2333.
- 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).
- If Affiant is the owner of the Property, from the time Affiant was deeded the Property on 09/02/2021, 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 09/02/2021, 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 28<sup>th</sup> day of March, 2024.

Eric V. Brownlee (seal)  
Eric V. Brownlee  
 Type or print name

STATE OF NORTH CAROLINA  
 COUNTY OF Wake

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



Kimberly Z. Lundy  
 Notary Public  
 State of North Carolina  
 My Commission Expires: March 8, 2028

**AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION**

Application #: #24CZ07

Submittal Date: 4-1-24

**Insert legal description below.**

**PIN 0721585231(per Deed Book 12222 Page 727)**

**Being all of that 18.712 acres, Subdivision of Property of Lloyd P. Tate, Jr, and wife, Lynn Tate, as recorded in Book of Maps 1993, page 481, Wake County Registry.**

**PIN 0721572670 (Per Deed Book 18678 Page 2332)**

**BEGINNING at an iron stake in the line of now or formerly William E Gerringer, said stake being located North 83 degrees 43 minutes 37 seconds West 388.66 feet from an existing iron pipe with sweet gum pointers, runs thence South 06 degrees 55 minutes 24 seconds West 262.70 feet to a stake; thence North 83 degrees 43 minutes 27 seconds West 482.67 feet to a stake; thence North 06 degrees 58 minutes 09 seconds East 262.70 feet to a stake in the line of now or formerly M B Morris; thence South 83 degrees 43 minutes 27 seconds East 482.46 feet to the point and place of BEGINNING, containing 2.91 acres and being all of Lot 1 of the survey and map entitled "Property of John Robert Richardson, Jr", by Smith and Smith Surveyors. See also Book of Maps 1985 Page 339 Wake County Registry.**

**PIN 0721577321 (Per Deed Book 14650 Page 2278)**

**Being all of the 19.493 acre tract as shown on a map entitled "survey for Peak Property Group, LLC" recorded in Book of Maps 2012, Page 125, Wake County Registry**

**FOR APPLICANT USE ONLY**  
**DO NOT SUBMIT WITH APPLICATION**

Common Acronyms/Definitions			
<b>GeoCivix (IDT)</b>	Contractor's Plan Room	<b>UDO</b>	Town's Unified Development Ordinance
<b>TOA</b>	Town of Apex	<b>NCDEQ</b>	North Carolina Dept. of Environmental Quality
<b>RCA</b>	Resource Conservation Area	<b>DDM</b>	Design & Development Manual
Town Contact Information			
<b>Planning Department</b>	(919) 249-3426	<b>Soil &amp; Erosion Control Officer</b>	(919) 249-1166
<b>Parks &amp; Recreation Department</b>	(919) 372-7468	<b>Electric Utilities Division</b>	(919) 249-3342
<b>Transportation Engineer</b>	(919) 249-3358	<b>Utility Engineering/Stormwater</b>	(919) 249-3413
General Document Formatting Requirements:			
Page margins should be 1" or greater.			
Font size should neither be less than 10 nor greater than 12 for text. Larger font size for headers is acceptable			
Font type should be Calibri, Arial, Verdana, or other Sans Serif font.			
Use of bold type should be limited to headings and section titles.			
Use of italics and underlining is discouraged.			

PD PLAN TEXT CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
1	Table of Contents		
2	Vicinity Map	Show location of property and adjacent streets within a maximum of a ½ mile radius.	
3	Base Items		
a	Name of project	Include phase numbers, if applicable	
b	Preparer's, Owner's and Contract Purchaser's contact information	Name, address, phone number, fax number, and e-mail address.	
c	Current zoning designation		
d	Proposed zoning designation		
e	Current 2045 Land Use Map designation		2045 LUM
f	Area of tract(s)	In square feet or acres	
g	Area designated as mixed use on 2045 LUM	In square feet or acres	
h	Area of mixed use property proposed as non-residential development	In square feet or acres	
i	Percent of mixed use areas proposed as non-residential development		
j	Proposed list of uses	Add statement below at the top of the list 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.		
4	Purpose Statement-Planned Unit Development standards		UDO Sec. 2.3.4.F.1.iv-vi
5	Purpose Statement-Conditional Zoning standards		UDO Sec. 2.3.3.F.1-10
6	Proposed Design Controls		
a	Maximum square footage per non-residential use		
b	Maximum densities per residential use (du/acre)		
c	Lot sizes for residential use		
d	Maximum height of the building(s)	Include number of stories.	
e	Front, side and rear setbacks		
f	Amount and percentage of built upon area allowed		
g	Amount and percentage of built upon area		



PD PLAN TEXT CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
<b>7</b>	<b>Proposed Architectural Controls</b>		
<b>a</b>	Proposed materials		
<b>b</b>	Proposed structural elements	Includes roof pitch, inclusion of porches, inclusion of crawl space, etc.	
<b>8</b>	Parking and loading	State that requirements of UDO Sec. 8.3 will be met or provide comprehensive parking on layout sheet.	UDO Sec. 8.3
<b>9</b>	Provide statement that signage will comply with UDO Section 8.7		UDO Sec. 8.7
<b>10</b>	<b>Natural Resource and Environmental Data</b>		
<b>a</b>	Indicate if the site is in the Primary or Secondary Watershed Protection Overlay District		
<b>b</b>	Indicate if the site contains a FEMA designated 100 year floodplain		
<b>c</b>	Gross square footage and percent of RCA required		
<b>d</b>	Gross square footage and percent of RCA provided		
<b>e</b>	Indicate if site contains a historic structure		
<b>11</b>	Explain how this project meets the stormwater management requirements		UDO Sec. 2.3.4.F.1.h & 6.1.7
<b>12</b>	Project must be reviewed by the Parks, Recreation and Cultural Resources Advisory Commission	For recommendation on land dedication and/or fee in lieu. Applicant must contact the Director of Parks, Recreation and Cultural Resources to request meeting.	
<b>13</b>	Explain how this project meets the Public Facilities requirements		UDO Sec. 2.3.4.F.1.f
<b>14</b>	Provide phasing plan		
<b>15</b>	Provide statement regarding how this project is consistent with the Land Use Plan's map, intent, and/or goals		
<b>16</b>	Provide statement regarding compliance with all other relevant portions of the UDO.	List sections of UDO the applicant is asking for deviation from.	
<b>17</b>	Building elevations showing all sides of the structure(s)	Indicate height and number of stories.	

GENERAL PLAN CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
<b>1</b>	Uploading to IDT	All files must be named in consecutive order with Sheet name and title (01. Coversheet.pdf, 02. Site Plan.pdf, 03. Erosion Control Plan.pdf).	IDT Plan Review
<b>2</b>	Electronic submittal through IDT	Submit PD Plan for PUD Application, set of site plans (24"x36" at a scale of not less than 1"=50' horizontal, 1"=5' vertical), and 11"x17" colored rendering of required elevations.	
<b>3</b>	Every checklist item must be included on the plan sets. Do not attach checklist to the plan submittal.	If an item is not applicable, place a note on the applicable plan sheet stating why the item is not applicable. Failure to do so may result in the plans being considered incomplete.	

COVER SHEET CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
<b>1</b>	Vicinity Map	Show location of the property and adjacent streets within a maximum of ½ mile radius.	
<b>2</b>	Aerial photograph of site	Include 50' of adjoining property	



COVER SHEET CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
<b>3</b>	<b>Project Data (tabular format)-requirements below:</b>		<b>See Table 1</b>
<b>a</b>	Name of project	Include phase numbers	
<b>b</b>	Preparer's contact information	Name, address, phone number, fax number, and e-mail address.	
<b>c</b>	Owner's contact information	Name, address, phone number, fax number, and e-mail address.	
<b>d</b>	Contract purchaser's contact information	Name, address, phone number, fax number, and e-mail address.	
<b>e</b>	Current 2045 Land Use Map designation		<b>2045 LUM</b>
<b>f</b>	Proposed 2045 Land Use Map designation	Application must be submitted if amendment is requested or required.	
<b>g</b>	Area of tract(s)		
<b>h</b>	Area designated as mixed use on 2045 LUM	In square feet or acres	
<b>i</b>	Area of mixed use property proposed as non-residential development	In square feet or acres	
<b>j</b>	Percent of mixed use areas proposed as non-residential development		
<b>k</b>	Existing and proposed gross square footage of buildings		
<b>l</b>	Proposed gross square footage by floor area	By type of use and use classification	
<b>m</b>	Proposed height of the building and number of stories	Measured as the vertical distance in feet between the finished floor elevation to the highest point of the roof at the front elevation. Do not include finished grade of a basement.	UDO Sec. 5.1
<b>n</b>	Number of parking spaces required	Indicate whether based on number of employees or square footage of building.	UDO Sec. 8.3.2
<b>o</b>	Total number of parking spaces provided		UDO Sec. 5.1
<b>p</b>	Required front, side and rear yard setbacks		
<b>q</b>	Indicate if the site is in the Primary or Secondary Watershed Protection Overlay District	Watershed Protection Overlay District Map	UDO Sec. 6.1 & 8.1.2.B.2.i
<b>r</b>	Indicate if the site contains a historic structure	Indicate if site appears on the Wake County Inventory of Historic Structures map and/or if the property appears on the TOA National Register Historic District Map.	UDO Sec. 12.2
<b>4</b>	Include the recommendation from the Parks and Recreation Advisory Board.	Include the specific amount of the recommendation.	

EXISTING CONDITIONS SHEET CHECKLIST ITEMS			
#	Requirement	Additional Information	Reference
Show existing site features on the proposed site and the area within a 50' perimeter of the site.			
<b>1</b>	Provide LIDAR or field verified topography of the subdivision at a minimum of 2 ft contours, showing existing grades	Please fill out the <a href="#">GIS request form</a> for a copy of Town of Apex LIDAR data. Wake County topo data is no longer acceptable.	
<b>2</b>	Location of existing vegetation 18-inch caliper and larger		
<b>3</b>	Location of any underground storage tanks, hazardous waste and debris, abandoned wells, septic tanks, or similar structures	Other permits from local, state, or federal authorities may be required for the demolition or removal of these items on the property.	
<b>4</b>	Identify open fields, existing vegetation, wetlands, steep slopes, creeks, ponds, dams, rock	Show outline of existing vegetation.	

**EXISTING CONDITIONS SHEET CHECKLIST ITEMS**

#	Requirement	Additional Information	Reference
Show existing site features on the proposed site and the area within a 50' perimeter of the site.			
	outcroppings, fencing, roads, structures, and other pertinent site features		
5	Location of wetlands		
6	Location of the 100-year floodplain and 100-year floodway	Based on FIRM maps, the FEMA detailed study and field measurements.	

**LAYOUT SHEET CHECKLIST ITEMS**

#	Requirement	Additional Information	Reference
1	Boundary of entire tract by metes and bounds		
2	Note stating "Plan sheets are intended for illustrative use only."		
3	Location and dimensions of existing driveways or curb cuts on adjoining properties	Include properties on opposite side of adjoining streets.	
4	Existing streets and right-of-ways showing existing dimensions in accordance with the TOA Transportation Plan. Connections must be made to existing stubs on adjacent property.	Indicate location and dimensions of pavement, curbs and gutters, and sidewalks. Where development abuts or includes a State maintained road, design must be submitted and reviewed concurrently with NCDOT.	Thoroughfare Plan Map TOA Details Sec. 300
5	Approximate location of access points.	May be indicated by arrows.	
6	Approximate location of RCA.	Only needed if RCA has been identified.	
7	Location and dimensions of buffers	Includes RCA and Riparian buffers	UDO Sec. 6.1.11 & 8.1.2.B.1 & 8.2.6
8	Approximate location of residential and non-residential uses.	May be done with bubbles.	
9	Check for conformity with TOA's adopted plans and policies	Advance Apex: The 2045 Transportation Plan Thoroughfare and Collector Street Plan Map Land Use Plan & 2045 Land Use Map Parks, Rec, Greenways & Open Space Master Plan Bicycle and Pedestrian System Plan Map Water & Wastewater Master Plan	

**PHASING PLAN CHECKLIST ITEMS**

#	Requirement	Additional Information	Reference
1	Boundary of entire tract by metes and bounds		
2	Phase lines		
3	Guarantee project improvements and amenities are necessary and desirable for residents of the project, or are of benefit to the Town	If development is proposed to occur in phases, project improvements and amenities are to be constructed within the first phase of the project or as early as is technically feasible.	

**UTILITY PLAN CHECKLIST ITEMS**

#	Requirement	Additional Information	Reference
1	Items on Layout sheet		
2	Indicate whether or not requesting full town services – water, sewer and electricity	If electric utilities are provided by the Town of Apex, a consultation with the Electric Utilities Division is required.	
3	Indicate whether or not site will utilize private sewage disposal (septic system)		



**UTILITY PLAN CHECKLIST ITEMS**

#	Requirement	Additional Information	Reference
4	Approximate location and dimension width of easements required for utilities		
5	Location of existing trees to be saved		

**PRELIMINARY STORMWATER MANAGEMENT PLAN CHECKLIST ITEMS**

#	Requirement	Additional Information	Reference
1	Items on Layout sheet		
2	Demonstrate that the post-development rate of on-site stormwater discharge from the entire site will not exceed pre-development levels in accordance with UDO		UDO Sec. 6.1.7

**TRANSPORTATION IMPACT ANALYSIS CHECKLIST ITEMS**

Please contact the Transportation Engineer at 919-249-3358 prior to starting a TIA.

#	Requirement	Additional Information	Reference
1	Site Plan or at a minimum, a land use plan indicating conceptual access points to the external roadway system		UDO Sec. 13.19
2	Vicinity map showing the location of the property and adjacent streets within the approved study area		UDO Sec. 13.19
3	Peak-hour volumes from a recent count, no more than one year old at the time of submittal unless otherwise approved by Town staff		UDO Sec. 13.19
4	Average daily and peak hour vehicular trips generated by the proposed development		UDO Sec. 13.19
5	Trip distribution allocation on all roads and intersections within the study area approved by the Town	Please contact the transportation engineer at 919-249-3358 at least 60 days prior to starting a TIA. The transportation engineer must approve the study area.	UDO Sec. 13.19
6	Intersection geometry and traffic control devices		UDO Sec. 13.19
7	Capacity analyses for all anticipated conditions including phasing milestones unless otherwise approved by Town staff	Anticipated conditions include existing, no-build and build.	UDO Sec. 13.19
8	Documentation of data and assumptions		UDO Sec. 13.19
9	Proposed road improvements in accordance with the UDO requirements for a Traffic Impact Analysis	Upload to IDT and provide 1 hardcopy at first submittal. Anticipated review time 4 to 6 weeks.	UDO Sec. 13.19

**PARKS AND RECREATION SITE DATA TABLE**

Date Reviewed by PRCR Advisory Commission:

☐ Fee-in-Lieu of Dedication:

_____	single-family detached units X \$3,753.89 per unit =	\$ _____
_____	single-family attached units X \$2,528.25 per unit =	\$ _____
_____	multi-family units X \$2,226.05 per unit =	\$ _____
<b>Total Fee-in-Lieu:</b>		<b>\$ _____</b>

☐ Acres of Land Dedication \_\_\_\_\_

☐ Public Greenway Trail Construction

Yes ☐ No ☐

Refer to Town of Apex Fee Schedule: <https://www.apexnc.org/DocumentCenter/View/407>

## Wake County Residential Development Notification

Developer Company Information	
<b>Company Name</b>	Charm City Developers, LLC
<b>Company Phone Number</b>	(919) 703-6203
<b>Developer Representative Name</b>	Andy Ross
<b>Developer Representative Phone Number</b>	(919) 703-6203
<b>Developer Representative Email</b>	Andrew.Ross@FloydDevelopment.com

New Residential Subdivision Information	
<b>Date of Application for Subdivision</b>	4/1/2024
<b>City, Town or Wake County Jurisdiction</b>	Apex, NC
<b>Name of Subdivision</b>	The Townes at Parkside
<b>Address of Subdivision (if unknown enter nearest cross streets)</b>	0 Olive Chapel Road, 2437 Olive Chapel Road
<b>REID(s)</b>	0126655, 0196472
<b>PIN(s)</b>	0721-57-2670, 0721-58-5231

Projected Dates Information	
<b>Subdivision Completion Date</b>	Spring 2025
<b>Subdivision Projected First Occupancy Date</b>	Fall 2025

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																	
Townhomes	31						31	2,200	2,600	500,000	600,000	2027	31				
Condos																	
Apartments																	
Other																	

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

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

Please send any questions about this form to:

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

SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
0 OLIVE CHAPEL RD	0721572670	3 BOYS CAPITAL LLC CHATHAM CAPITAL GROUP LLC	1108 N WELLSBURG PL	APEX NC 27502
1705 VENEZIA WAY	0721566586	ALBERTIN, KLAUS P ALBERTIN, CHRISTINE D	1705 VENEZIA WAY	APEX NC 27502-4737
2600 EVANS RD	0721778068	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250
404 BLUSHING ROSE WAY	0721672813	BAKER, LACEY BAKER, CASEY	404 BLUSHING ROSE WAY	APEX NC 27502-4858
1729 VENEZIA WAY	0721568215	BEATTIE, DEREK G BEATTIE, MARGARET M	1729 VENEZIA WAY	APEX NC 27502-4737
0 VENEZIA WAY	0721567744	BELLA CASA HOMEOWNERS ASSOCIATION INC	OMEGA ASSOCIATION MANAGEMENT	160 NE MAYNARD RD STE 210
0 MT ZION CHURCH RD	0721562860	BELLA CASA HOMEOWNERS ASSOCIATION INC	OMEGA ASSOCIATION MGT INC	160 NE MAYNARD RD STE 210
0 HAMMOCKS BEACH TRL	0721561562	BELLA CASA HOMEOWNERS ASSOCIATION INC	160 NE MAYNARD RD STE 210	CARY NC 27513-9676
1700 VENEZIA WAY	0721565531	BLOMQUIST, GREGORY D OLIVER, DEBORAH J	1700 VENEZIA WAY	APEX NC 27502-4736
100 TOBACCO FARM DR	0721579979	BRANCH, BONNIE L	100 TOBACCO FARM DR	APEX NC 27502-4022
1704 VENEZIA WAY	0721565422	BRUCE, CHRISTOPHER S BRUCE, KRISTIN E	1704 VENEZIA WAY	APEX NC 27502-4736
104 TOBACCO FARM DR	0721579865	CALLAHAM, MICHAEL F CALLAHAM, NANCY M	104 TOBACCO FARM DR	APEX NC 27502-4022
1717 VENEZIA WAY	0721568410	CARR, MANLEY A CARR, LAURA M	1717 VENEZIA WAY	APEX NC 27502-4737
1728 VENEZIA WAY	0721566257	CLAYTON, LARRY WAYNE CLAYTON, MARISSA A	1728 VENEZIA WAY	APEX NC 27502-4736
1742 HAMMOCKS BEACH TRL	0721562486	COLE, CHARLES HUBERT JR COLE, KATHLEEN FLANAGAN	1742 HAMMOCKS BEACH TRL	APEX NC 27502-9696
200 TOBACCO FARM DR	0721579771	COSTAIN, ROBERTA A	200 TOBACCO FARM DR	APEX NC 27502-4856
2437 OLIVE CHAPEL RD	0721585231	FOSTER FARM LLC	2435 OLIVE CHAPEL RD	APEX NC 27502-8514
1723 VENEZIA WAY	0721568321	FOSTER, TAY FOSTER, KELLY G	1723 VENEZIA WAY	APEX NC 27502-4737
202 TOBACCO FARM DR	0721579666	FU, ANBANG LI, QIN	1002 WILLOW DR APT 13	CHAPEL HILL NC 27514-2930
1713 VENEZIA WAY	0721567486	GREINER, AARON GREINER, AMBER	1713 VENEZIA WAY	APEX NC 27502-4737
2730 SARDINIA LN	0721563352	GUO, SIJIN YIN, HONGRAN	2730 SARDINIA LN	APEX NC 27502-4738
2718 SARDINIA LN	0721564244	HALL, MALINA HALL, GILBERT W IV	2718 SARDINIA LN	APEX NC 27502-4738
1710 VENEZIA WAY	0721565387	HART, IAN M HART, ANTONIA E	1710 VENEZIA WAY	APEX NC 27502-4736
0 MT ZION CHURCH RD	0721572354	HOLLAND, BRUCE T SR JOHNSON, SHEILA H	104 HEATHWOOD DR	MACON GA 31206-5283
0 KINSHIP LN	0721672420	HOLLANDS CROSSING HMWNERS ASSOC INC	C/O OMEGA MNGMNT	230 NOTTINGHAM DR
1709 VENEZIA WAY	0721567531	JONES, JEREMY B JONES, ALICIA L	1709 VENEZIA WAY	APEX NC 27502-4737
205 TOBACCO FARM DR	0721670593	JONES, MIKENZI	205 TOBACCO FARM DR	APEX NC 27502-4857
101 TOBACCO FARM DR	0721671937	LANGMAID, RANDALL L	101 TOBACCO FARM DR	APEX NC 27502-4023
204 TOBACCO FARM DR	0721579557	MACKALL, JOHN WILLIAM MACKALL, SARA ELIZABETH	204 TOBACCO FARM DR	APEX NC 27502-4856
403 BLUSHING ROSE WAY	0721671697	MCCULLY, JESSICA LYN	403 BLUSHING ROSE WAY	APEX NC 27502-4858
106 TOBACCO FARM DR	0721579778	MILLICAN, MICHELE L	106 TOBACCO FARM DR	APEX NC 27502-4022
2724 SARDINIA LN	0721563298	MILLS, JERRY MILLS, TINA D	2724 SARDINIA LN	APEX NC 27502-4738
1750 HAMMOCKS BEACH TRL	0721562306	MORAN, FERNANDO	1750 HAMMOCKS BEACH TRL	APEX NC 27502-9696
0 VENEZIA WAY	0721577321	PEAK PROPERTY GROUP LLC	341 KILMAYNE DR STE 204	CARY NC 27511-4490
2700 SARDINIA LN	0721566167	ROBINSON, TIELOR D ROBINSON, KATHLEEN E	2700 SARDINIA LN	APEX NC 27502-4738
206 TOBACCO FARM DR	0721670512	RODEN, MARY-BETH RODEN, MATTHEW	206 TOBACCO FARM DR	APEX NC 27502-4856
102 TOBACCO FARM DR	0721579972	ROTH, RYAN ROTH, LISA	102 TOBACCO FARM DR	APEX NC 27502-4022
203 TOBACCO FARM DR	0721671577	ROWE, SUSAN J CAVANAUGH, MATTHEW J	203 TOBACCO FARM DR	APEX NC 27502-4857
1718 VENEZIA WAY	0721566344	SCHIKORE, DANIEL R SCHIKORE, KATHERINE E	1718 VENEZIA WAY	APEX NC 27502-4736
103 TOBACCO FARM DR	0721671920	SCHOONOVER, THOMAS KEITH SCHOONOVER, CHI CHA	103 TOBACCO FARM DR	APEX NC 27502-4023
2706 SARDINIA LN	0721565199	SPERO, TANYA LYNNE TRUSTEE TRUSTEE OF SPERO LIVING TRUST	2706 SARDINIA LN	APEX NC 27502-4738
1746 HAMMOCKS BEACH TRL	0721562441	TRIVEST INC	1302 BAY BREEZE CT	LELAND NC 28451-4188
1701 VENEZIA WAY	0721566507	TURNER, JOHN DOUGLAS CAUMMISAR, JUNE MARIE	1701 VENEZIA WAY	APEX NC 27502-4737
401 BLUSHING ROSE WAY	0721671628	VIONITO, JOSEPH ANTHONY VIONITO, LAUREN BEATRICE	401 BLUSHING ROSE WAY	APEX NC 27502-4858
2710 SARDINIA LN	0721565231	WINTER, KEITH BRENT II WINTER, CHRISTINA	1811 CAMPIONE WAY	APEX NC 27502-4746
1741 HAMMOCKS BEACH TRL	0721564326	YOUNGBLOOD, JUSTIN YOUNGBLOOD, SARAH	1741 HAMMOCKS BEACH TRL	APEX NC 27502-9696
400 BLUSHING ROSE WAY	0721671833	YU, RENBI	400 BLUSHING ROSE WAY	APEX NC 27502-4858
		Current Tenant	1746 Hammocks Beach TRL	APEX NC 27502
		Current Tenant	2710 Sardinia LN	APEX NC 27502
		Current Tenant	202 Tobacco Farm DR	APEX NC 27502

Created by Town of Apex Planning Department  
Date Created: 2/16/2024

**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.

3/6/2024

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at  
 0 Venezia Way, 0 Olive Chapel Road 0721-57-7321, 0721-57-2670, 0721-58-5231

2437 Olive Chapel Lane

Address(es)

PIN(s)

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

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

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

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

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

Rezoning - Parcels 0721-57-2670 & 0721-58-5231 to allow for townhomes and a connection to Kinship Lane.

Master Subdivision Plan - Parcel 0721-57-7321 for 40 townhome units.

Estimated submittal date: 04/01/2024

**MEETING INFORMATION:**

Property Owner(s) name(s):	See Attached.
Applicant(s):	Brad Zadell - Peak Property Group, LLC
Contact information (email/phone):	Brad.Zadell@gmail.com (919) 427-7106
Meeting Address:	Virtual - See Included Instructions for Zoom Meeting
Date/Time of meeting**:	03/20/2024 5:30-7:30 pm
Welcome:	5:30-5:45
Project Presentation:	5:45-6:15
Question & Answer:	6:15-7:30

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



# PROJECT CONTACT INFORMATION

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

## Development Contacts:

Project Name: Parkside Townes Zoning: PUD-CZ

Location: 0 Venezia Way, 0 Olive Chapel Road, 2437 Olive Chapel Lane

Property PIN(s): 0721-57-7321, 0721-57-2670, 0721-58-5231 Acreage/Square Feet: 28.17 acres

Property Owner: See Attached.

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Brad Zadell - Peak Property Group, LLC

Address: 218 Edinburgh Drive

City: Cary State: NC Zip: 27511

Phone: (919) 427-7106 Fax: N/A Email: Brad.Zadell@gmail.com

Engineer: Mitch Craig - CE Group, Inc

Address: 301 Glenwood Avenue, Suite 220

City: Raleigh State: NC Zip: 27603

Phone: (919) 218-0990 Fax: N/A Email: Mitch@CEGroupInc.com

Builder (if known): N/A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342



### Providing Input to Town Council:

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

### Private Agreements and Easement Negotiation:

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

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

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

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

### Documentation:

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

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

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

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

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

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

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

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

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

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

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

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

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



CE GROUP

Directions for Joining the Zoom Meeting for:

**Parkside Townes (Master Subdivision Plan & PUD Rezoning)**

Mitch Craig is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89211501030?pwd=dVd5UjJ6R2wwVHdueXF2Y2tUMHBNUT09>

Meeting ID: 892 1150 1030

Passcode: 184079

One tap mobile

+13017158592,,89211501030#,,,,\*184079# US (Washington DC)

+13052241968,,89211501030#,,,,\*184079# US

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US

Meeting ID: 892 1150 1030

Passcode: 184079

Find your local number: <https://us02web.zoom.us/j/kescFGGVsk>



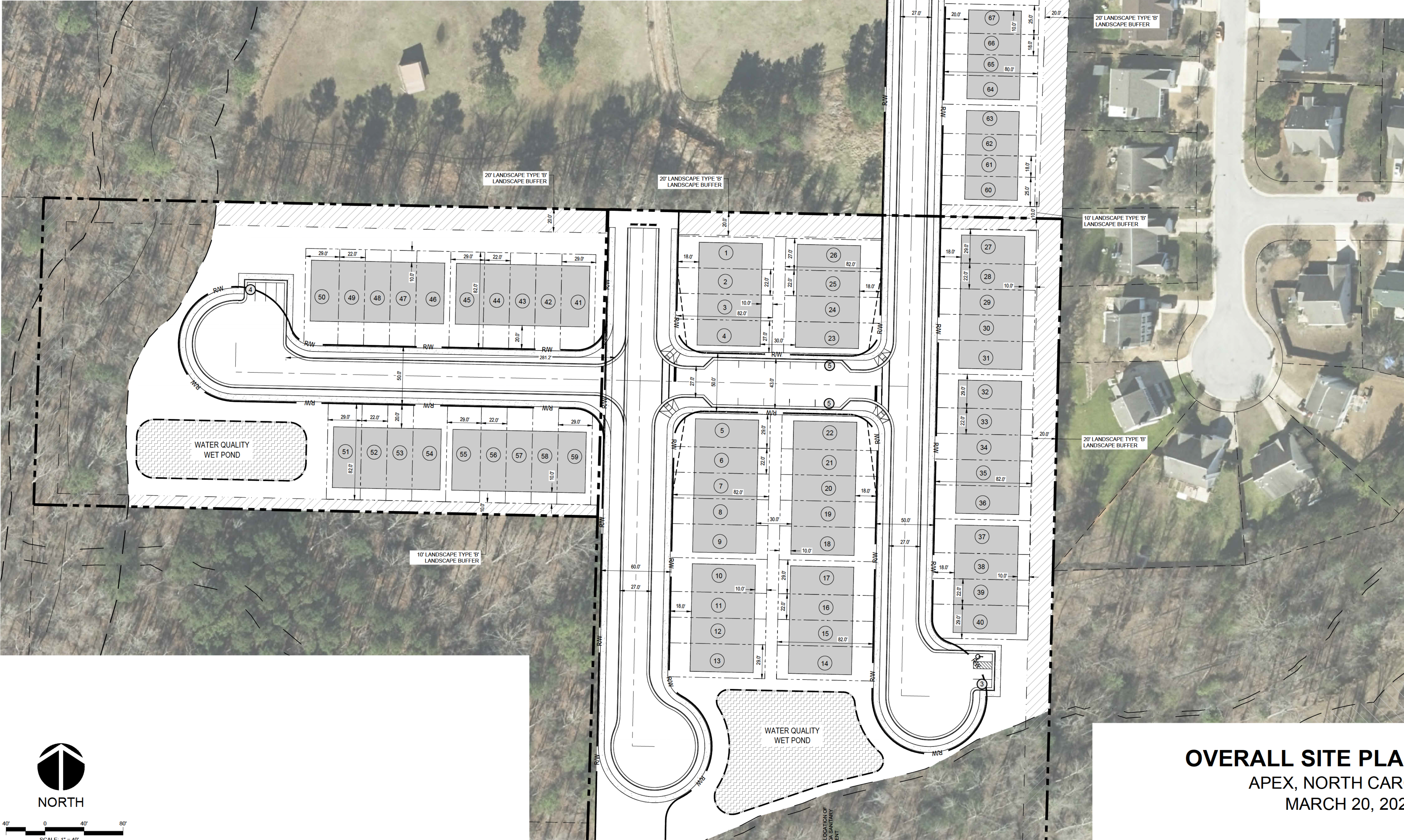
PIN	Real Estate ID	Site Address	City	Owner	Mail Address 1	Mail Address 2	Deed Book	Deed Page	Deed Acres
0721-57-7321	108125	0 VENEZIA WAY	APEX	PEAK PROPERTY GROUP, LLC	341 KILMAYNE DRIVE, SUITE 204	CARY, NC 27511	14650	2278	6.55
0721-57-2670	106655	0 OLIVE CHAPEL ROAD	APEX	3 BOYS CAPITAL, LLC/CHATHAM CAPITAL GROUP, LLC	1108 N WELLONSBURG PLACE	APEX, NC 27502	18678	2332	2.91
0721-58-5231	196472	2437 OLIVE CHAPEL ROAD	APEX	FOSTER FARM, LLC	2435 OLIVE CHAPEL ROAD	APEX, NC 27502	12222	727	18.71



SITE DATA

SITE ADDRESSES:	0 VENEZIA WAY 2437 OLIVE CHAPEL ROAD 0 OLIVE CHAPEL ROAD	MUNICIPALITY:	TOWN OF APEX JORDAN LAKE, CAPE FEAR
PIN #'S:	0721-57-7321 0721-58-5231 0721-57-2670	WATERSHED PROTECTION OVERLAY:	PRIMARY
RE IDS:	0108125 0916472 0126655	2045 LAND USE MAP DESIGNATION:	MEDIUM DENSITY RESIDENTIAL
EXISTING SITE ACREAGES:	6.55 18.71 TOTAL (1.26 CARVED OUT FOR THIS PROJECT) 2.91	FLOOD ZONE:	PARTIAL X, PARTIAL AE
NUMBER OF EXISTING LOTS:	3	FEMA PANEL NUMBER:	3720072100J, DATED: 05/02/2006
NUMBER OF PROPOSED LOTS:	74	EXISTING USE:	VACANT
ZONING DISTRICTS:	PUD-CZ RR RR	PROPOSED USE:	RESIDENTIAL
		REQUIRED LANDSCAPE BUFFERS:	
		PERIMETER: ADJACENT TO VACANT PROPERTY:	10'
		ADJACENT TO DEVELOPED PROPERTY:	20'

PARKSIDE TOWNES



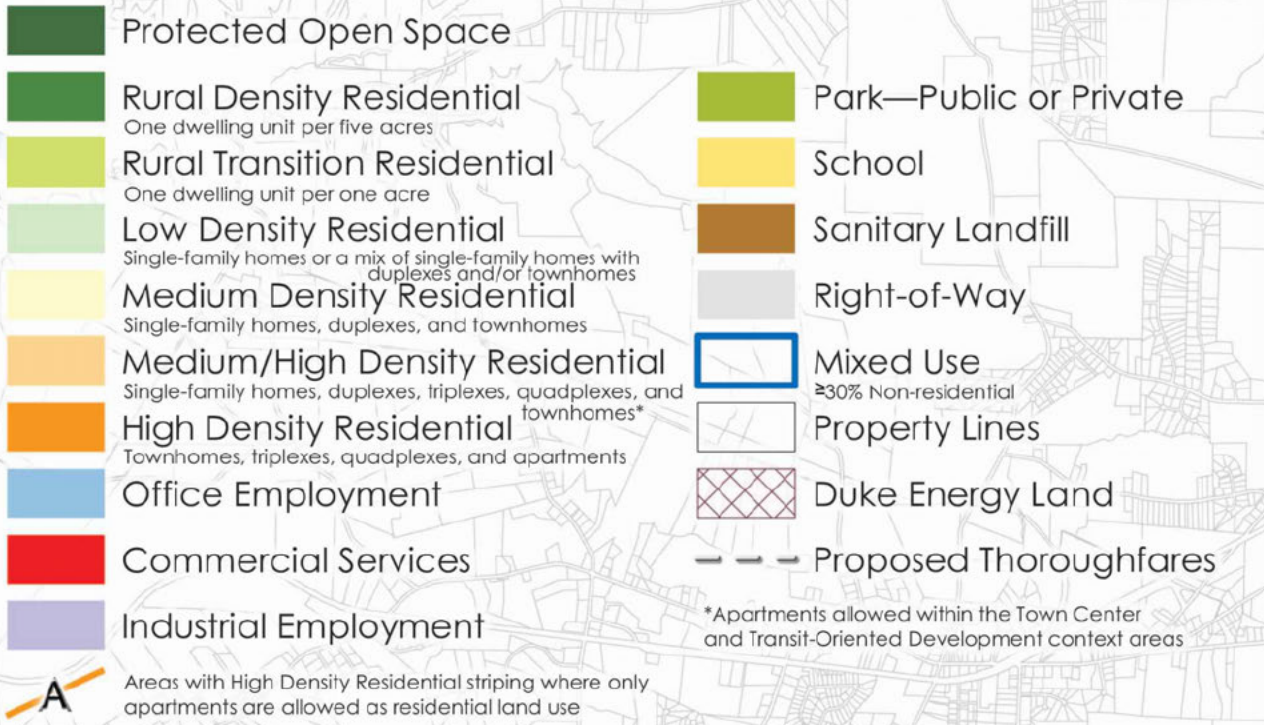


# PARKSIDE TOWNES FUTURE LAND USE EXHIBIT

APEX, NC

MARCH 20, 2024

## Future Land Classifications



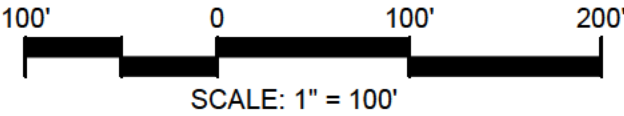
2045 Land Use Map Classification	Allowable Zoning Districts
Protected Open Space	CB
Rural Density Residential	CB, RA, PUD
Rural Transition Residential	CB, RR, PUD
Low Density Residential	CB, RR, LD, PUD
Medium Density Residential	CB, MD, PUD
Medium/High Density Residential	CB, MH, MHP, HDSE, HDMF, PUD, IND
High Density Residential	CB, HDMF, PUD, IND
Office Employment	CB, O&I, MORR, TF, PUD, MEC
Commercial Services	CB, MORR, B1, B2, PC, PUD
Industrial Employment	CB, I, TF, PUD, MEC
Park—Public or Private	Refer to Section 4.2 Use Table, in the Town of Apex Unified Development Ordinance, for zoning districts where recreational uses are allowable
School	Refer to Section 4.2 Use Table, in the Town of Apex Unified Development Ordinance, for zoning districts where school uses are allowable
Sanitary Landfill	LI
Mixed Use (multicolor striped areas with ≥3 uses)	CB, MORR, SD, and the corresponding zoning districts for the classifications in the striped area

## Medium Density Residential

- Medium Density Residential primary uses include single-family homes, duplexes, and townhomes with densities no less than three and no more than seven dwelling units per acre.
- Medium Density Residential provides a transition from the more urbanized areas of Apex to the low density neighborhoods in the western part of the study area.



NORTH



SCALE: 1" = 100'

**PRELIMINARY DESIGN**

NOT RELEASED  
FOR CONSTRUCTION



**CE GROUP**

301 GLENWOOD AVE, 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739



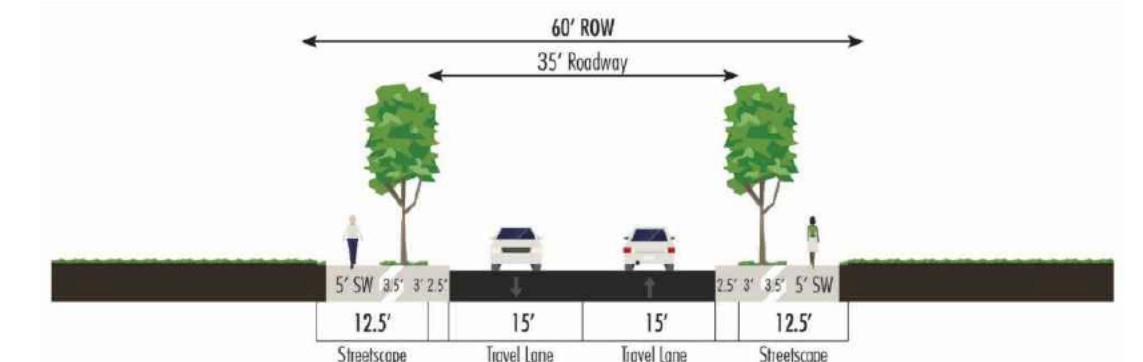
# PARKSIDE TOWNES FUTURE THOROUGHFARE EXHIBIT

APEX, NC  
MARCH 20, 2024

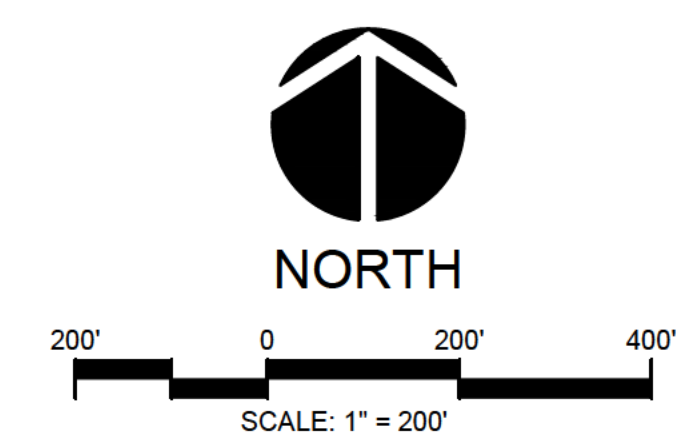
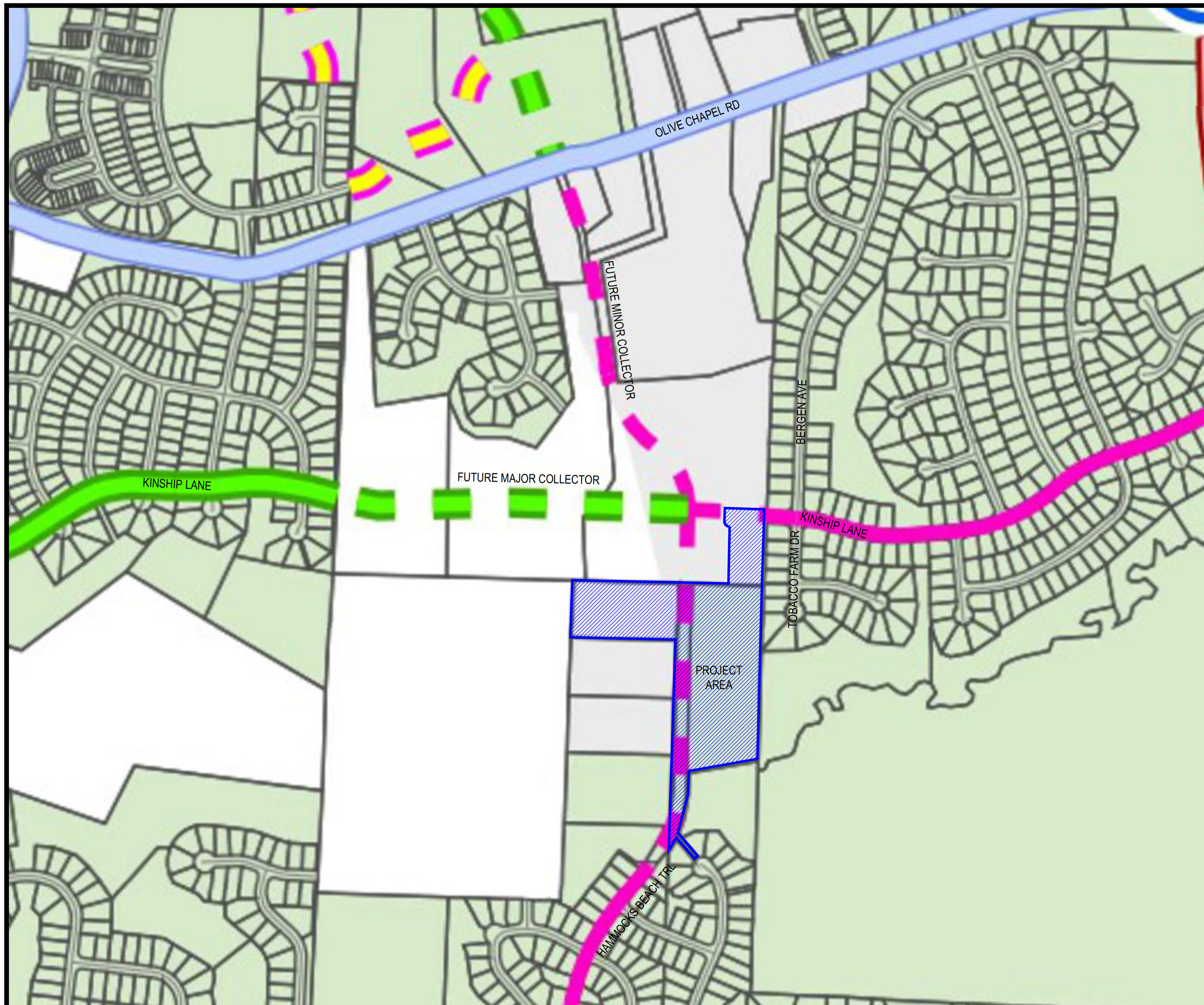
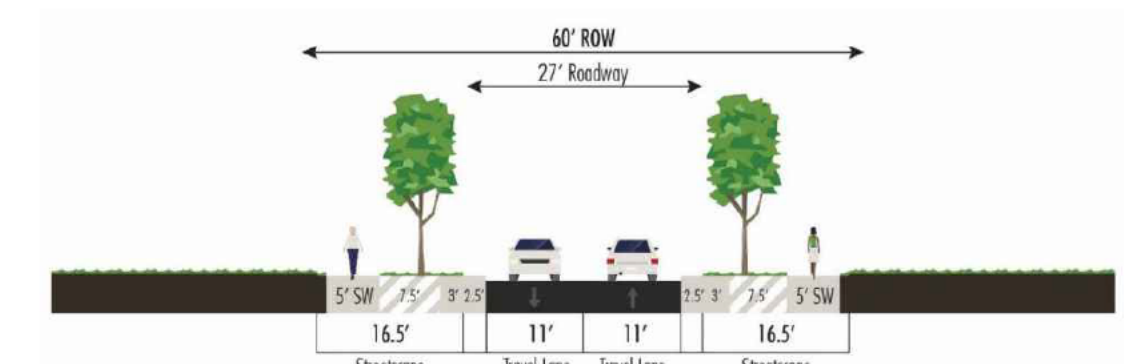
## Collector Streets

- Minor Collector, Existing
- Minor Collector, Future
- Major Collector, Existing
- Major Collector, Future

2-Lane Major Collector (2-Lane Thoroughfare/2-Lane Major Residential (60')



2-Lane Minor Collector (60')



**PRELIMINARY DESIGN**  
NOT RELEASED  
FOR CONSTRUCTION



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License # C-1739



## Neighborhood Meeting Questions & Responses

Wednesday, 3/20/2024 from 5:30 – 7:30 via Zoom

From John Mackall via Email (addressed first at meeting):

1. What is the plan for construction machinery to enter and exit the Holland's Crossing subdivision? The streets are quite narrow with many residents who street park their cars. I have concerns around not only damage to resident's property (i.e. cars) but also to personal welfare when people are entering and exiting their cars.

Response: The main point of access is through Holland's crossing. The construction equipment would be delivered at one time for mobilization.

2. Where are construction employees and contractors going to park their personal vehicles during construction? As stated in the question above, the streets are narrow and used by residents of Holland's Crossing. If they were to park in the neighborhood this could create many issues for residents. How is this going to be addressed?

Response: The construction entrance would be off of existing Kinship Lane and the construction workers would park on the project site rather than on the streets of Holland's Crossing.

3. How will noise mitigation be handled? Holland's Crossing is home to many young families with children who nap during the day and go to bed early in the night. I am concerned construction at this property could disturb Holland's Crossing residents' wellbeing.

Response: Noise Mitigation is definitely a consideration for the construction team and will be considered further.

4. What safeguards will be put in place to prevent people from entering the construction site? Again, with many children in Holland's Crossing and not every resident which borders this development having a fence, how will you prevent one from entering the construction site to prevent harm from happening?

Response: Signage will be in place at the construction entrance. Silt fence and tree protection fence will line the site as well. The owners may elect to have cameras on site to monitor.

5. What is the expected construction timeline? Construction activities will inevitably disturb Holland's Crossing residents, how long will this disturbance last?

Response: This year will be mainly entitlement process and then move to construction drawing development. It would likely be next spring before construction activity began. Home construction would likely be about 8 units per month once infrastructure is in place.

6. The last time a neighborhood meeting was held for the development of this site, you were awaiting the results of an environmental report to build a culvert or bridge over Beaver

Creek. Has an environmental impact study been done for this new proposal to develop the same site?

Response: There are a lot of challenges associated with crossing Beaver Creek and therefore we are not proposing the crossing at this time.

7. What kind of landscaping barrier is to be put in place to separate the proposed Parkside Townes and Holland's Crossing? In my conversation with Brad Zadell, he stated you intend to build units which reach the height limit allowed which I believe it is 32 feet. This would create undesirable sight lines for Holland's Crossing residents in which these units are looking down onto Holland's Crossing residents. How will this be alleviated?

Response: We are showing a 20' Type B landscape buffer where the development is adjacent to Holland's Crossing. That would be a semi opaque screen with plantings from 3'-6' in height with openings no greater than 10'.

8. Has there been consideration to the increased traffic in Holland's Crossing that would be caused by Parkside Townes residents? The only way in or out of this proposed development would be through Holland's Crossing which means there would be upwards of 80 new cars going in and out of Holland's Crossing. This seems to be a safety and logistical concern which needs to be addressed.

Response: We are proposing a total of 74 townhomes. This would be considered a fairly light impact to the volume in the neighborhood. We have engaged a Traffic Engineer to conduct a study on these impacts and that is part of our review process. It is likely there is a point where future units on another parcel would have to have another access to Olive Chapel.

From Kelly : How much parking would be built into this development per unit? Each unit would need at least two.

Will there then be adequate visitor parking for those residents or are people going to end up parking on our streets? You would then need visitor parking for each unit.

Response: The town has standards for Townhome units that we will be following and there will be garages and driveways for the townhomes. There will also be scattered satellite parking for visitors.

What is the plan for storm water run-off? We are at capacity on water run-off here and many yards get very water logged already. How are you going to prevent flooding and water run-off from this development into ours?

Response: The topography of the site falls down to the Beaver Creek floodplain and not back to the Holland's Crossing Subdivision. We have stormwater ponds proposed to capture the runoff from the proposed development that will flow to the downstream creek.

From Aneta Paval : I live on Bergen Ave and I am on the HOA Board for Hollands Crossing and we don't agree for this development to have Kinship Lane as main access point. You need to find a different access point since that will create a lot of traffic for all of us.



Response: We have engaged a Traffic Engineer to conduct a study on these impacts and that is part of our review process. We are proposing the extension of Kinship Lane which will continue as development occurs in this area.

From iPhone (3) : I live on Bergen ave and making these connections will turn our established neighborhood into a thruway artery lowering our property values, and risking our family's safety. 100's of vehicles will drive THRU from apex bbq to olive chapel.

Response: We understand that there is concern for the additional traffic. There is a traffic engineer engaged to examine the impacts of the proposed development.

From Ananya Tafesse : Why is there no connection south of your proposed development connecting with Hammocks Beach Trl. ?

Response: The connection to Hammocks Beach Trail over Beaver Creek has been removed due to the impact to the floodplain and creek.

From Matt & Mary-Beth Roden : why townhomes? why not build homes that flow with the neighboring communities?

Response: There are all kinds of products that people would like to live in these days and townhomes are acceptable per the Town's zoning. The client has talked with various homebuilders and they have determined there is a desire for townhomes in this area.

From Ananya Tafesse : You can stand behind your comment earlier that it will help connect our neighborhood with adjacent communities by actually connecting to the south as well with Hammocks Beach Trl. There is currently nothing that stands between the development you are proposing and Hammocks Beach except your unwillingness to go beyond the bare minimum.

Response: There will be a connection to the Bella Casa neighborhood if the town thinks it is justified but at this point it is not a part of the plan when we can access with the extension of Kinship Lane.

From Steve : Sorry, I joined late. I don't see any pool or amenities for the new development. Will this development ever become part of the Holland's Crossing HOA and use of our amenities/pool?

Response: At this point there is not a lot of density to this project so there is no amenity planned for the project. We will have to provide some passive open space. We would not anticipate the project joining the HOA.

From Matt & Mary-Beth Roden : what is the total acreage of the land you show townhomes on? seems like its over 6 homes per acre. Also in that strip of townhomes next to kinship, because of the grade over there you will literally put those ranches in shadow after 2p. its intrusive.

Response: The total Acreage about 18 acres so our units are approaching 4 units per acre.

From Ananya Tafesse : The town's intent of having the Kinship stub is to connect the neighborhoods with each other. Not to use it as a single point of access for an entirely different subdivision. Like

you said there are other access points that can be used which is great. Build those access points and then the development. Infrastructure should be first!

Response: We are not involved in any future development of this project on the adjacent parcels but there would be subject to build this future infrastructure.

From Matt & Mary-Beth Roden : How do we get updates? This was proposed 3 years ago with a different access point but then never heard anything about.

Response: You will be notified again per the mailing list for the Town of Apex before public hearings and the application will be available to see via the Town's Interactive Development Portal.

From iPhone (2) : There is a school bus stop at Kinship and Bergen. What will be done to make sure our kids are safe with the additional traffic? Additionally, where will kids go to school in this new development when all the schools in the area are capped?

Response: The internal traffic will be studied by our Traffic Engineer but we There is a Wake County Public School System Notification as a part of this process for their future planning for school student volume etc.

From Steve : I think you mentioned that the rest of the farm was under contract(s). Why not complete a road to Olive Chapel first. I think that would help alleviate at least some of the concerns, since it looks like this, and future developments can't be (easily) stopped anyway.

Response: Based on timing and ownership we are proposing the current plan with the connection to Kinship Lane. There is a public extension from your neighborhood to the proposed development.

From iPhone (2) : You said that the water run off is designed to pull away from Holland's Crossing but the proposed development is higher than our neighborhood. The yards on Tobacco Farm and Blushing Rose already flood when it rains. How will we not be further impacted?

Response: The topography of the site falls down to the Beaver Creek floodplain and not back to the Holland's Crossing Subdivision. We have stormwater ponds proposed to capture the runoff from the proposed development that will flow to the downstream creek.

From Robert : Is the intersection at Kinship Lane the only entrance and exit for the new community, and will this cause congestion? How long will the entire construction process take?

Response: Yes, Kinship is the only entrance planned for the proposal at this time. Additional access will be provided to Olive Chapel and the extension of Kinship to the west at the time those properties are developed in the future. This proposal does not include the extension of that infrastructure. Construction will likely not start this year as permitting/ entitlement will take several months. A project like this will typically take a year to a year and a half to complete assuming no environmental or weather related issues during construction.

From Amber : Will there be a lot of traffic disruptions in the community?

Response: There will be additional traffic as a result of this development in the community.

From Amber : Our house is next to the construction site. Are there any provisions for compensation to residents who be directly affected by this development?

Response: That is not typically the town's policy when it comes to development adjacent to existing home sites. We are obligated to provide landscape buffering along the perimeter of the site per the town's' requirements.



**Participant**

Roberta Costain  
Kelly Foster  
Amber Greiner  
Matthew & Mary-Beth Roden  
Joseph Vionito  
Justin Youngblood  
Anyah Tafesse  
John Light  
Renata Buchko  
Cleo Morgan  
Aneta Paval  
Christina Schaeffer  
Olga Yuen

# 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, Joseph M. Craig, do hereby declare as follows:  
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual via Zoom (location/address)  
on 3/20/2024 (date) from 5:30 pm (start time) to 7:30 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

8/8/2024

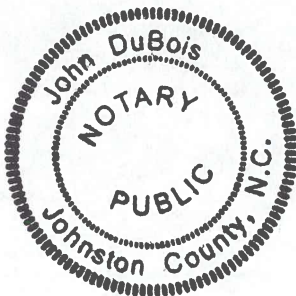
Date


By: 

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

Sworn and subscribed before me, John DuBois, a Notary Public for the above State and County, on this the 8<sup>th</sup> day of August, 2024.

SEAL



  
Notary Public  
John DuBois  
Print Name

My Commission Expires: 10/17/2028

# 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.

07/03/2024

Date

Dear Neighbor:

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

0 Olive Chapel Road

0721-57-2670, 0721-58-5231

2437 Olive Chapel Lane

Address(es)

PIN(s)

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

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

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

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

The following is a description of the proposal (also see attached map(s) and/or plan sheet(s)):

Rezoning - Parcels 0721-57-2670 & a portion of 0721-58-5231 to allow for townhomes and a connection to Kinship Lane.

Estimated submittal date: 04/01/2024

## MEETING INFORMATION:

Property Owner(s) name(s):

See Attached.

Applicant(s):

Andrew Ross - Charm City Developers, LLC

Contact information (email/phone):

Andrew.Ross@floyddevelopment.com (919) 703-6203

Meeting Address:

Virtual - See Included Instructions for Zoom Meeting

Date/Time of meeting\*\*:

07/18/2024 5:30-7:30 pm

Welcome: 5:30-5:45

Project Presentation: 5:45-6:15

Question & Answer: 6:15-7:30

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



# PROJECT CONTACT INFORMATION

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

## Development Contacts:

Project Name: The Townes at Parkside Zoning: PUD-CZ

Location: 0 Olive Chapel Road, 2437 Olive Chapel Lane

Property PIN(s): 0721-57-2670, 0721-58-5231 Acreage/Square Feet: 4.17 acres

Property Owner: See Attached.

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Developer: Andrew Ross - Charm City Developers, LLC

Address: PO Box 5548

City: Cary State: NC Zip: 27512

Phone: (919) 703-6203 Fax: N/A Email: Andrew.Ross@FloydDevelopment.com

Engineer: Mitch Craig - CE Group, Inc

Address: 301 Glenwood Avenue, Suite 220

City: Raleigh State: NC Zip: 27603

Phone: (919) 218-0990 Fax: N/A Email: Mitch@CEGroupInc.com

Builder (if known): N/A

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Public Works - Transportation Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Echols, Utility Engineering Manager (Water & Sewer)	(919) 372-7505
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

### Providing Input to Town Council:

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

### Private Agreements and Easement Negotiation:

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

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

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

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

### Documentation:

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

# COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

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

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

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

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

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

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

<b>Dirt on Properties or in Streams:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
	<b>Danny Smith</b>	<b><a href="mailto:Danny.Smith@ncdenr.gov">Danny.Smith@ncdenr.gov</a></b>

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

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

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

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

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

<b>Temporary Sediment Basins:</b>	<b>James Misciagno</b>	<b>919-372-7470</b>
-----------------------------------	------------------------	---------------------

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

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

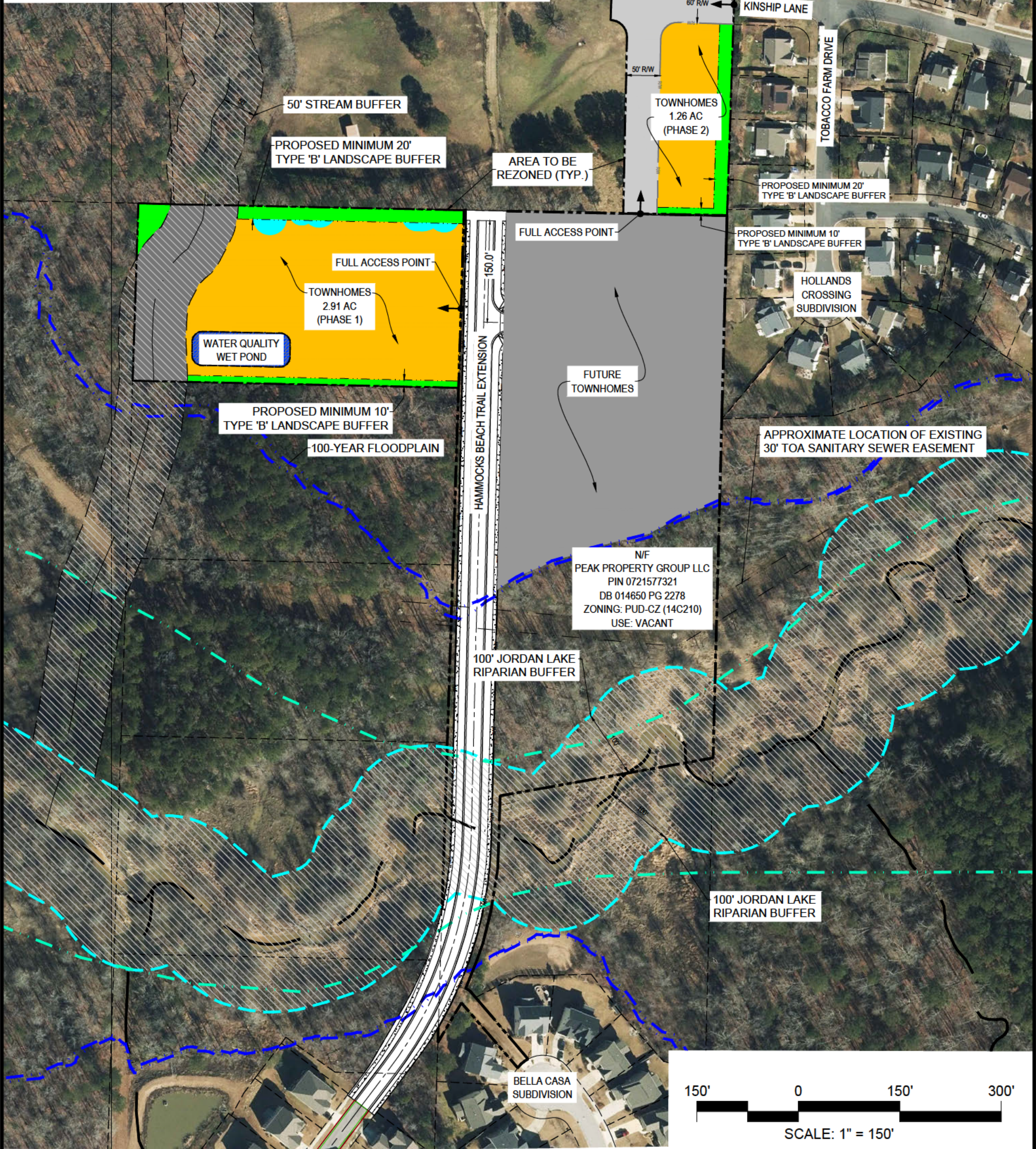
<b>Electric Utility Installation:</b>	<b>Rodney Smith</b>	<b>919-249-3342</b>
---------------------------------------	---------------------	---------------------

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



RCA AREAS

TOTAL TRACT AREA	4.17 ACRES
RCA REQUIRED	1.25 ACRES (30%)
RCA PROVIDED	
RCA 1 - STREAM BUFFERS	0.57 ACRES
RCA 2 - INDIVIDUAL SIGNIFICANT TREES	0.04 ACRES
RCA 3 - PERIMETER BUFFERS	0.44 ACRES
RCA 4 - OFF-SITE RCA (PIN 0721-57-7321)	0.20 ACRES
TOTAL RCA PROVIDED	1.25 ACRES



NORTH

PEAKSIDE TOWNES

OVERALL REZONING EXHIBIT

07/03/2024

301 GLENWOOD AVE. 220  
RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739



CE GROUP



PIN	Real Estate ID	Site Address	City	Owner	Mail Address 1	Mail Address 2	Deed Book	Deed Page	Deed Acres
0721-57-2670	106655	0 OLIVE CHAPEL ROAD	APEX	3 BOYS CAPITAL, LLC/CHATHAM CAPITAL GROUP, LLC	1108 N WELLONSBURG PLACE	APEX, NC 27502	18678	2332	2.91
0721-58-5231	196472	2437 OLIVE CHAPEL ROAD	APEX	FOSTER FARM, LLC	2435 OLIVE CHAPEL ROAD	APEX, NC 27502	12222	727	18.71



CE GROUP

Directions for Joining the Zoom Meeting for:

**The Townes at Parkside (PUD Rezoning)**

Mitch Craig is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/89828196891?pwd=jQmUSmIfX3jMiZkaGhmByfmb3rHjXR.1>

Meeting ID: 898 2819 6891

Passcode: 591185

One tap mobile

+13126266799,,89828196891#,,,,\*591185# US (Chicago)

+16465588656,,89828196891#,,,,\*591185# US (New York)

Dial by your location

- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 669 444 9171 US
- +1 669 900 9128 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US

Meeting ID: 898 2819 6891

Passcode: 591185

Find your local number: <https://us02web.zoom.us/j/kD9w2ChfD>



## The Towns at Parkside

### 2<sup>nd</sup> Neighborhood Meeting Questions & Responses

Thursday, 7/18/24 5:30-7:30 pm via Zoom

1. What happened to the Townhome plan that was submitted three (3) years ago?

Response: That plan was tabled due to the Town's insistence that the Hammocks Beach Trail extension be built which in turn requires a bridge over Beaver Creek. Now that there are additional townhomes being proposed that will also access this road extension, the Developer can justify the cost of the bridge.

2. How much traffic is this project going to generate?

Response: According to the traffic assessment that was submitted to and approved by the Town of Apex, 71 townhomes will create 8 entering and 23 exiting trips during the am peak hour and 23 entering and 16 exiting in the pm peak hour.

3. How is the stream crossing permitted?

Response: The stream crossing is permitted through NCDWQ, the Army Corps of Engineers and the Town of Apex.

4. How many stories are the townhomes going to be?

Response: The plan right now is to have a max of 3 stories or 40'.

5. What is the green strip adjacent to Hollands Crossing behind the Phase 2 Townhomes?

Response: That is a proposed 20' landscape buffer as noted on the exhibit that was included in your mailing.

6. Why would you build a bridge through a natural habitat?

Response: The Hammocks Beach Trail extension is shown on the Comprehensive Transportation Plan as a future minor collector street. In order to be in compliance with the Thoroughfare Plan, this extension is being required.

7. How long is the bridge proposed to be?

Response: The preliminary design has it at 225'.

8. What is the timeline for the Hammocks Beach Trail Extension? When will the bridge be installed?

Response: The plans for the subdivision will likely not be approved until mid 2026. The longest part of the permitting process will be for the crossing of Beaver Creek. The bridge will be installed before the townhomes start construction.

9. Four months ago there were no plans for a bridge with cul-de-sacs in the townhomes. So now the Developer wants to pay for it?

Response: Yes, if they want to build this project, they have no choice but to build the extension.

10. I agree on the flooding issue. The bridge over Beaver Creek at Richardson Road is frequently closed due to flooding. This bridge is less than 0.5 miles downstream of your proposed new development. Many residents are concerned that your clear cutting of the land and removal of large, established root system will make the problem worse. Would you please comment on these concerns?

Response: This project will be required to provide stormwater management to detain the design storms to their pre-developed condition. The bridge will be designed as a no-rise scenario and therefore should not back up water onto adjacent parcels.

11. The traffic study does not call to attention the new subdivision west of Holland's Crossing on Olive Chapel. Please comment.

Response: The traffic assessment was reviewed and approved by the Town of Apex. Moreover, the Town decides what intersections need to be analyzed in the report. I cannot speak to the technical aspect of the traffic assessment and what traffic was included and what was not.

12. Does the bridge need to be complete prior to the opening of Kinship Lane and beginning of home construction?

Response: Yes.

13. Is there a plan to keep any of the large trees flanking Kinship Lane extension at Bergen Avenue right now? I noticed a marker wrapped around one of the trees.

Response: The design for this extension has not been started. Likely some of the trees will need to be cleared in order for the construction of the road to be possible.

14. The traffic report concluded with "little to no effect on the Hollands Crossing neighborhood." How can this be true? It will likely be the only access to those townhomes for quite some time. It will likely be several years for Kinship Lane to Join Hammocks Beach Trail.

Response: I cannot speak to the technical aspects of the traffic assessment. The TA also did not include the Hammocks Beach Trail extension that is now being proposed. If it did, it likely would have split the traffic in some fashion between Hammocks Beach Trail and Kinship Lane.

15. Will there be more traffic generated by this project than what is shown in the traffic assessment?

Response: I cannot speak to the technical aspects of the traffic assessment but it was completed in accordance with the Town's guidelines and was done by a professional Traffic Engineer.

16. My experience of the number of cars that travel on Kinship Lane (enter/exit the neighborhood) do not match the numbers quoted earlier in the meeting. How long ago was the study completed. Is the data out of date?

Response: The study was completed in March of 2024. The number I quoted earlier was only the traffic that this site would add to the existing system.

17. The town has restrictions on how many structures per acre (?). I believe Mitch said the 1.26 parcel included the new road. The town will allow you to include the road in the calculation?

Response: That is correct. It is based on gross acreage.

18. During permitting, what is the public comment process?

Response: The public has a chance to comment during the two (2) public meetings that are during the regular Planning Board and Town Council meetings. We are expecting to go to Planning Board on August 12 and to Town Council on August 27.

19. At the Bella Casa side of the property, there is a thin path of some kind that extends between 2 homes on Venezia Way and ends in the court. Please explain what that is.

Response: That is a utility and access easement that was granted to the Town of Apex.

20. Is there a way to convince the town that their long-range plan for transportation is not supported by their residents or you? Or is that something that can't be changed?

Response: Please reach out to the Town staff and/or Planning Board/Town Council.

21. There are currently no existing townhomes bordering this project in any direction. The reason for this is very simple: it doesn't make sense to build a community of townhomes when every other home around it is a detached, single family home. The aesthetics are wrong for the surrounding communities and for the potential new townhome owners. It only makes sense to the developers who can potentially profit from it.

Response: Phase 12 of Bella Casa is currently zoned for Townhomes, so having townhomes with this rezoning is consistent with those townhomes. Also, this area is noted on the 2045 Land Use



Map as Medium Density Residential, which notes Townhomes as a use (with a rezoning of course).

22. Have there been any discussion about data on estimated traffic flow from this proposed project? Speed bumps/tables to “gentle” traffic? Studies re: effect on property values as project is currently proposed?

Response: Yes, a Traffic Assessment was reviewed and approved by the Town of Apex. Speed bumps/tables in a neighborhood are not the responsibility of a developer. The Town does studies that decide if traffic calming devices are needed. A property valuation has not been completed.

23. Could those townhomes be single-story starter homes or for seniors?

Response: That is not what is currently in the development plan for this project.

Participant	Address	Phone Number	Email	SEND UPDATES
Justin Youngblood	1			
Kathleen & Chuck Cole	1			
John & Sarah Mackall	2			
Matt & Mary-Beth Roden	2			
May-Britt Sten	3			
Tom & Anne Young	2			
Derrick Kimbrell	2			
Kathryn Allen				
Jim Rozboril	1			
Monica Myers	1			
Eugene & Janet DeRose	1			
Rahul Goswami & Anukriti Sharma	1			
Kari & Jeffrey Corker	4			
Nancy & Mike Callahan	1			
Tracy Thompson	4			
Christine & Klaus Albertin	1			
Ed Bacon				

# 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, Joseph M. Craig, do hereby declare as follows:  
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Virtual via Zoom (location/address)  
on 07/18/2024 (date) from 5:30 pm (start time) to 7:30 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

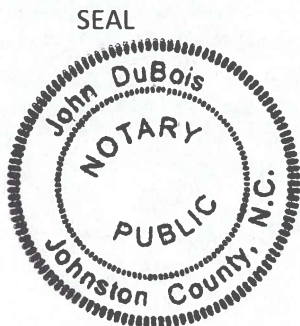
8/8/2024

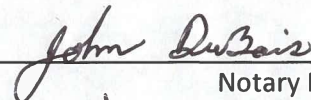
Date

By: 

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

Sworn and subscribed before me, John DuBois, a Notary Public for the above State and County, on this the 8<sup>th</sup> day of August, 20 24.



  
Notary Public  
John DuBois  
Print Name

My Commission Expires: 10/17/2028



# THE TOWNES AT PARKSIDE

## APEX, NC

DEVELOPER: CHARM CITY DEVELOPERS, LLC

APRIL 1, 2024

REVISED: JUNE 7, 2024

REVISED: JULY 3, 2024

REVISED: JULY 24, 2024

REVISED: JULY 29, 2024



## CE GROUP

301 GLENWOOD AVENUE, SUITE 220, RALEIGH, NC 27603

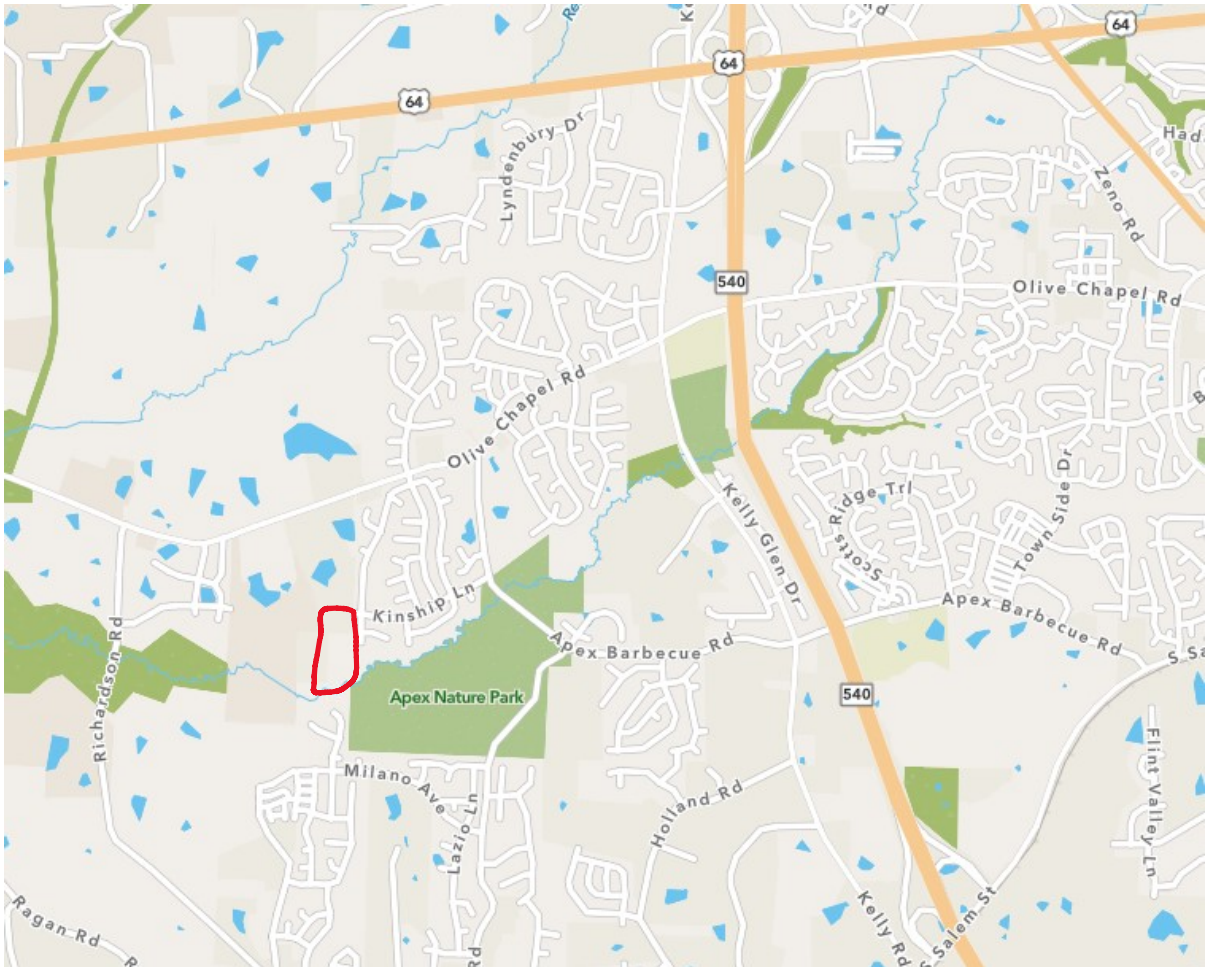
Phone: (919) 367-8790

License # C-1739

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## **SECTION 2: VICINITY MAP**





### **SECTION 3: PROJECT DATA**

Project Name: The Townes at Parkside

Developer: Charm City Developers, LLC  
PO Box 5548  
Cary, NC 27512

Prepared By: CE Group, Inc  
301 Glenwood Avenue, Suite 220  
Raleigh, NC 27603

Designated Point of Contact: Andrew Ross (Charm City Developers, LLC.)

Current and Proposed Zoning:  
Current: RR  
Proposed: PUD-CZ

Current and Proposed Land Use:  
Current: Vacant  
Proposed: Residential

Current and Proposed 2045 Land Use Designation:  
Current: Medium Density Residential  
Proposed: Medium Density Multi-Family Residential

### **SECTION 4: PURPOSE STATEMENT**

The Townes at Parkside is a proposed residential community to be developed under the Town of Apex Ordinance as a Planned Unit Development (PUD). The project consists of several parcels currently owned by 3 Boys Capital, LLC, Chatham Capital Group, LLC and Foster Farms, LLC. Only a portion of the parcel owned by Foster Farms is planned to be rezoned. The project is located north of Beaver Creek and west of Hollands Crossing subdivision and near the Town of Apex's Nature Park. The property is located within the Town of Apex's jurisdiction.

The current zoning is Rural Residential (RR) and is designated as medium density residential (MD) on the Town of Apex 2045 Land Use Plan Map. The proposed PUD is consistent with the use adjacent to it formerly known as Bella Casa – Phase 12. The proposed density is less than 7.0 dwelling units per acre. A perimeter buffer is planned along the entire project.

The proposal to rezone this property to PUD-CZ is in keeping with the Town’s objectives to create high quality developments with a small-town feel. The project will have sidewalks on both sides of the streets, providing for a pedestrian friendly environment, with direct access to the Town Nature Park (connectivity via adjacent project). The project will be complimentary with adjoining uses providing high quality residential homes that will enhance the value of the surrounding properties.

## **SECTION 5: PERMITTED USES**

This development will include only residential uses and residential support uses. These uses include the following:

- 1) Townhouse, Attached
- 2) Greenway
- 3) Utility (Minor)

## **SECTION 6: DESIGN CONTROLS**

A. Maximum Density for the Project is 7.0 units per gross acre.

B. Maximum Heights

PIN 0721-57-2670: Proposed Maximum Height of Buildings is 40’, Maximum Stories is three (3).

PIN 0721-58-5231: Proposed Maximum Height of Buildings is 36’, Max Stories is three (3).

C. Minimum Building Setbacks

Front Yard:	15’
Side Yard (End Units):	5’
Corner Side Yard:	10’
Rear Yard:	10’
Driveways from Sidewalk to Garage:	20’
Building (Side to Side):	10’
Building (Side to Rear):	25’
Building (Rear to Rear):	30’

D. Percentage of Impervious Area      Will not Exceed 65% for Entire Project



E. Perimeter Buffers

Adjacent to PIN 0721-58-5231	20' Type B
Adjacent to PIN 0721-48-7120	25' Type B
Adjacent to PIN 0721-47-4087	20' Type B
Adjacent to Hollands Crossings	20' Type B
Adjacent to PIN 0721-57-2354	10' Type B
Adjacent to PIN 0721-57-7321	10" Type B

F. The Project will have at least 30% of the total area in Resource Conservation Area and Landscape Buffers.

G. Lot Size

Minimum	1,400 SF
Average	+/- 1990 SF

## **SECTION 7: ARCHITECTURAL STANDARDS**

The proposed project will have quality architectural standards. Elevations (attached) may include gables, dormers, and varied roof pitches.

- 1) Vinyl and Aluminum siding are not permitted; however vinyl windows, decorative elements and trim are permitted.
- 2) Garage Doors must contain windows, decorative details, or carriage style adornments.
- 3) Entrances for Homes with front facing single-car garages must have a covered porch/stoop area leading to the front door.
- 4) The Garage cannot protrude more than one foot (1') out from the front façade or from the front porch unless it is a side entry garage.
- 5) On corner lots, the side elevation facing the public street shall contain at least three (3) decorative elements such as but not limited to, the following elements:
  - Windows
  - Bay Windows
  - Recessed Windows
  - 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
- 6) All windows on a side elevation shall have decorative trim, shutters, or shall be bay window.
  - 7) Roofline cannot be single mass: it must be broken up either horizontally or vertically between every other unit.
  - 8) A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.

Proposed Materials:

- 1) Cementitious Siding
- 2) Wood Siding
- 3) Brick
- 4) Stone or Synthetic Stone
- 5) Asphalt and Fiberglass Shingle Roofs
- 6) Metal Accent Roofs
- 7) Additional Building Materials may be included with Administrative Staff Approval

## **SECTION 8: OFF-STREET PARKING**

Each residence will have at least (2) paved parking spaces. The Spaces will either be within an enclosed garage, driveway, or as designated parking pad. Parking and Loading will comply with all applicable requirements of UDO Section 8.3.

## **SECTION 9: SIGNS**

The Developer will submit a master sign plan that shows the location of signage with details at master subdivision phase. Signage for this project will comply with UDO section 8.7



## **SECTION 10: NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION**

- A. The project is located in the Cape Fear River Basin and drains into Jordan Lake. The project is specifically in the Beaver Creek drainage basin (Primary Watershed Protection Overlay District).
- B. There is FEMA mapped Floodplain within the project limits per FEMA/FIRM Map 3720072100K (7/19/2022). The Floodplain is within the planned open space.
- C. There are no known historic structures within the project limits.
- D. The PUD will dedicate at least 30% of the area within the project for Resource Conservation Area and Landscape Buffer.

## **SECTION 11: STORMWATER MANAGEMENT**

The Project will meet all applicable requirements and standards of Section 6.1 of the Apex UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices will include water quality ponds and other approved measures to treat and control stormwater runoff. The devices will be located within open space areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for maintaining and operating these features.

## **SECTION 12: PARKS AND RECREATION**

The Master Plan for Parks, Recreation, Cultural Resources, Greenways and Open Space shows the proposed Beaver Creek Greenway in the vicinity of the rezoned parcels but not actually on the parcels. The project falls under Section 14.1.2 Exemptions so it was not reviewed by the Parks, Recreation and Cultural Resources (PRCR) Advisory Commission and a fee-in-lieu of dedication will be provided for the +/- 29 residential townhome units proposed for this project. Beaver Creek Greenway constructed off-site by this project will be credited against the fees-in-lieu owed. The final location of the off-site greenway construction and credits will be determined during the master Subdivision Plan and Construction Drawing review and approval. In the case that the off-site greenway is not constructed, only a fee-in-lieu will be applied for the project.

## **SECTION 13: PUBLIC FACILITIES**

All proposed roadway infrastructure and right-of-way dedications shall be consistent with the Town of Apex Comprehensive Transportation Plan and Bicycle and Pedestrian System Plan in effect at the time of development approval.

**Access:** Access to these two parcels will be from the extension of Kinship Lane as well as the future extension of Hammocks Beach Trail across Beaver Creek from the existing Bella Casa subdivision. Both extensions are Minor Collector roads within a 60' ROW. The Hammocks Beach Trail extension shall be constructed with a 10' wide sidepath. These extensions shall be noted on the Master Subdivision Plan submission as well as the Construction Plan submission. The Hammocks Beach Trail extension and Kinship Lane extension shall be complete per the plan submissions prior to the issuance of the first Master Subdivision Plat.

**Pedestrian Connectivity:** Sidewalks will be constructed on both sides of all internal streets.

**Water and Sewer:** Water will be extended to the project off of Tobacco Farm Drive. A sewer outfall is located adjacent to Beaver Creek within the project limits.

Developer shall construct all water and sewer infrastructure for any specific phase prior to approval of the final plat for that specific phase.

**Road Improvements:** RFK Engineers has completed a traffic study for the project and has recommended that no off-site improvements are needed.

Stub streets shall be provided to land locked properties and in locations that will promote connectivity and access as determined in coordination with staff through the site planning process. General locations are shown on the Layout Plan with arrows.

## **SECTION 14: PHASING**

The project will be developed in two (2) phases. The first phase will be the +/- 10 lots on the portion of PIN 0721585231 and the second phase will be the +/- 19 lots on PIN 0721572670.



## **SECTION 15: CONSTRUCTION TRAFFIC**

The parcels that are noted in this rezoning application will be accessed for construction via Kinship Lane and Hammocks Beach Trail, either through permanent or temporary means, to be determined at the time of Master Subdivision Plan and/or Construction Drawing submission.

## **SECTION 16: CONSISTENCY**

The 2045 Land Plan identifies this location as Medium Density Residential. The project, as proposed, complies with the objectives by providing townhomes. The proposed designation for Medium Density Residential allows for single-family homes, duplexes, and townhomes with densities no more than seven (7) dwelling units per acre. The projects overall density is 6.95 units/AC. The Town of Apex has already identified this area for both water and sewer service. Both Water and Sewer Infrastructure are nearby.

## **SECTION 17: COMPLIANCE WITH UDO**

The proposed plans for the Project are in compliance with the Town's UDO.

## **SECTION 18: LAND USE NOTES**

The project will require the formation of a Property Owners Association which will handle the maintenance and ownership of common areas, RCA, buffers, recreation facilities, and stormwater quality features.

## **SECTION 19: EAB ZONING CONDITIONS**

1. Install signage near environmentally sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control measure (SCM) drainage areas. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publically accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.

2. Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The project shall preserve a minimum of 30% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of preserved open space, including but not limited to RCA, perimeter landscape buffers, riparian buffers and/or HOA maintained open space.
3. Increase Bio-Diversity. Plant pollinator friendly flora. Provide diverse and abundant pollinator and bird food sources (e.g. Snectar, pollen, and berries from blooming plants) that bloom in succession from spring to fall. The project shall ensure that 100% of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.
4. Increase the the number of native trees and shrubs. The project shall increase biodiversity within the perimeter buffers, common owned open space and other landscape areas by providing a variety of native and adaptive species for the canopy, understory and shrub levels. A minimum of 100% of the species selected shall be native or a native of North Carolina.
5. Reduce impacts to Resource Conservation Areas (RCAs). The project shall install signage adjacent to wooded or natural condition Resource Conservation Areas. The signage shall indicate that the area is RCA and is to be preserved in perpetuity and not disturbed.
6. Encourage the proper disposal of pet waste to reduce environmental impacts. Numbers shown may be changed based on project. The project shall install at least one (1) pet waste station per 25 residential units throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there fewer than 25 homes, at least one (1) pet waste station shall be installed.
7. Include solar conduit in building design. All homes shall be pre-configured with conduit for a solar energy system.



8. Increase design storm for retention basin in flood-prone areas. The UDO requires that treatment for the first 1-inch of runoff will be provided such that the removal of 85% Total Suspended Solids is achieved. Each option is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option b should not be selected. Post development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and 25-year storm events in accordance with the Unified Development Ordinance.
9. Install signage near environmental sensitive areas in order to reduce pet waste and excess nutrient inputs near Stormwater Control Measure (SCM) drainage areas. The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity\_centers, sidewalks, greenways, or side paths.



CHARM CITY DEVELOPERS, LLC  
P.O. BOX 5548  
CARY, NC 27512  
PHONE: (919) 703-6203  
CONTACT: ANDREW ROSS  
EMAIL: ANDREW.ROSS@FLOYDDEVELOPMENT.COM

CE GROUP, INC.  
301 GLENWOOD AVENUE, SUITE 220  
RALEIGH, NC 27603  
PHONE: (919) 367-8790 EXT. 108  
CONTACT: MITCH CRAIG, PE  
EMAIL: MITCH@CEGROUPINC.COM

CE GROUP, INC.  
301 GLENWOOD AVENUE, SUITE 220  
RALEIGH, NC 27603  
PHONE: (919) 367-8790 EXT. 102  
CONTACT: JOE FAULKNER, RLA, ASLA  
EMAIL: JOE@CEGROUPINC.COM

# APEX, NORTH CAROLINA

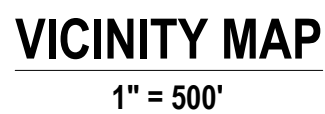
APRIL 1, 2024

REVISED: JUNE 7, 2024

REVISED: JULY 3, 2024

REVISED: JULY 24, 2024

REVISED: JULY 29, 2024

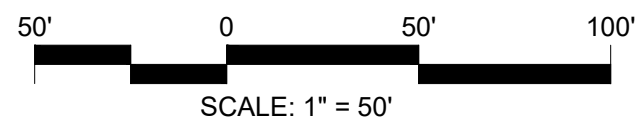


1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE  
CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE BUFFER, AND A 10-FOOT-OR-GREATER BUFFER IS REQUIRED FOR ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER. SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC.)
2. SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS SUCH AS BUT NOT LIMITED TO PLAY FIELDS AND GREENWAY TRAILS AND ITEMS TYPICALLY ASSOCIATED WITH THEM (BENCHES, TRASH CONTAINERS, SIGNS, ETC.) MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX ZONING ORDINANCE.
3. ALL REQUIRED SITE ELEMENTS SHOWN WITHIN A PARTICULAR PHASE MUST BE INSTALLED BEFORE A FINAL CERTIFICATION OF OCCUPANCY MAY BE ISSUED FOR ANY BUILDING WITHIN THAT PHASE.
4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.

1. THE SECTION AND PHASE AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
2. FUTURE ROADWAY CONNECTIONS ARE SHOWN TO DEMONSTRATE CONNECTIVITY FOR THE OVERALL PROJECT BUT THEY MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
3. THE MAINTENANCE OF RCA, LANDSCAPE BUFFERS, COMMON AREAS AND THE STORMWATER DEVICES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
4. ALL UTILITY STRUCTURES SHALL HAVE 50 FEET OF RIGHT-OF-WAY, 27 FEET OF CURB AND ASPHALT WITH SIDEWALKS ON BOTH SIDES.
5. THE FUTURE LOCATIONS FOR WATER AND SEWER MAINS ARE APPROXIMATE AND SHALL BE DESCRIBED IN MORE DETAIL AT THE TIME OF MASTER PLANS. THESE UTILITY LOCATIONS ARE ILLUSTRATIVE TO SHOW CONNECTIONS AND SIZING.
6. CONSTRUCTION VEHICLE PARKING SHALL BE LIMITED TO ONE SIDE OF THE ROAD (OPPOSITE OF FIRE HYDRANTS), SIGNS INDICATING "NO CONSTRUCTION VEHICLES THIS SIDE OF STREET" IN ENGLISH AND SPANISH.
7. ONCE THE FIRST LIFT OF ASPHALT IS PASSABLE BY VEHICLES, TEMPORARY STREET SIGNS ARE REQUIRED.
8. INSTALLATION OF SILT FENCE SHALL MAINTAIN 3' OF CLEARANCE AROUND FIRE HYDRANTS.
9. CONTACT FOR TOWN OF APEX ELECTRIC UTILITIES IS RODNEY SMITH AT 919-249-3342.
10. WATER AND SEWERS DEVELOPER SHALL CONSTRUCT ALL WATER AND SEWER INFRASTRUCTURE FOR ANY SPECIFIC PHASE PRIOR TO APPROVAL OF THE FINAL PLAN FOR THAT SPECIFIC PHASE.
11. WETLAND AND BUFFER DELINEATION CALLS PER ACCE FIELD MEETING 11/20/21 AND TOWN OF APEX FIELD REVIEW PROJECT 17-009.

1	COVER SHEET
2	EXISTING CONDITIONS
3	PRELIMINARY OVERALL LAYOUT PLAN
4	PRELIMINARY LAYOUT PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY STORMWATER MANAGEMENT PLAN

NAME OF PROJECT	THE TOWNES AT PARKSIDE
PREPARER'S CONTACT INFORMATION	CE GROUP, INC. 301 GLENWOOD AVE, SUITE 220 RALEIGH, NC 27603 PHONE: 919.367.8790 CONTACT: MITCH CRAIG, PE EMAIL: MITCH@CEGROUPINC.COM
OWNERS CONTACT INFORMATION	PIN# 0721585231 FOSTER FARM LLC 2435 OLIVE CHAPEL RD APEX NC 27502-8514  PIN# 0721572670 3 BOYS CAPITAL LLC CHATHAM CAPITAL GROUP LLC 1108 N WELLSBURG PL APEX NC 27502
DEVELOPER'S CONTACT INFORMATION	CHARM CITY DEVELOPERS, LLC PO BOX 5548 CARY NC 27512 PHONE: (919) 703-6203 CONTACT: ANDY ROSS EMAIL: ANDREW.ROSS@FLOYDEVELOPMENT.COM
CURRENT 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
PROPOSED 2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL
AREA OF TRACT(s)	PIN# 0721585231 ±1.26 AC PIN# 0721572670 ±2.91 AC TOTAL AREA: ±4.17 AC
EXISTING ZONING	RR (WAKE COUNTY)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT CONDITIONAL ZONING (PUD-CZ)
PROPOSED USE	RESIDENTIAL
MAXIMUM BUILT UPON AREA (IMPERVIOUS)	65% FOR ENTIRE PROJECT
DENSITY (IN MEDIUM DENSITY)=	<7 DU/ACRE
LOT WIDTH	±22' - ±29' (VARIES PER PRODUCT TYPE)
LOT SIZE (AVERAGE / MINIMUM)	(1,917 SF / NA)
SETBACKS	SEE PUD DOC SECTION 6 SHEET 4
BUILDING HEIGHT	42' MAX, 3 STORY MAX
RESOURCE CONSERVATION AREA (AREA) REQUIRED	UDO SECTION 8.1.2(C)(3)
RESOURCE CONSERVATION AREA (AREA) PROVIDED	±30%
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
HISTORIC STRUCTURES	NONE IDENTIFIED
FEMA FLOODMAP #	3720072100J, DATED: 05/02/2006
INCLUDE THE RECOMMENDATION FROM THE PARKS AND RECREATION ADVISORY BOARD.	-



**ALL CONSTRUCTION TO BE IN ACCORDANCE WITH  
ALL NCDOT STANDARDS AND THE TOWN OF APEX'S  
STANDARDS AND SPECIFICATIONS**

NO.	REVISIONS	DATE
4	PHASING REVISION	07-29-2024
3	REVISIONS PER APTX TRC COMMENTS	07-24-2024
2	REVISIONS PER APTX TRC COMMENTS	07-03-2024
1	REVISIONS PER APTX TRC COMMENTS	06-07-2024



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RALEIGH, NC 27603  
PHONE: 919-367-8790  
FAX: 919-322-0032

[www.cegroupinc.com](http://www.cegroupinc.com)

License # C-1739



# THE TOWNES at PARKSIDE

## REZONING PETITION COVER SHEET

APEX, NORTH CAROLINA

Date: 04/01/2024

Scale: 1" = 50'

Drawn: JCH / BWM

Checked:  
JMC

Project No. 127-324

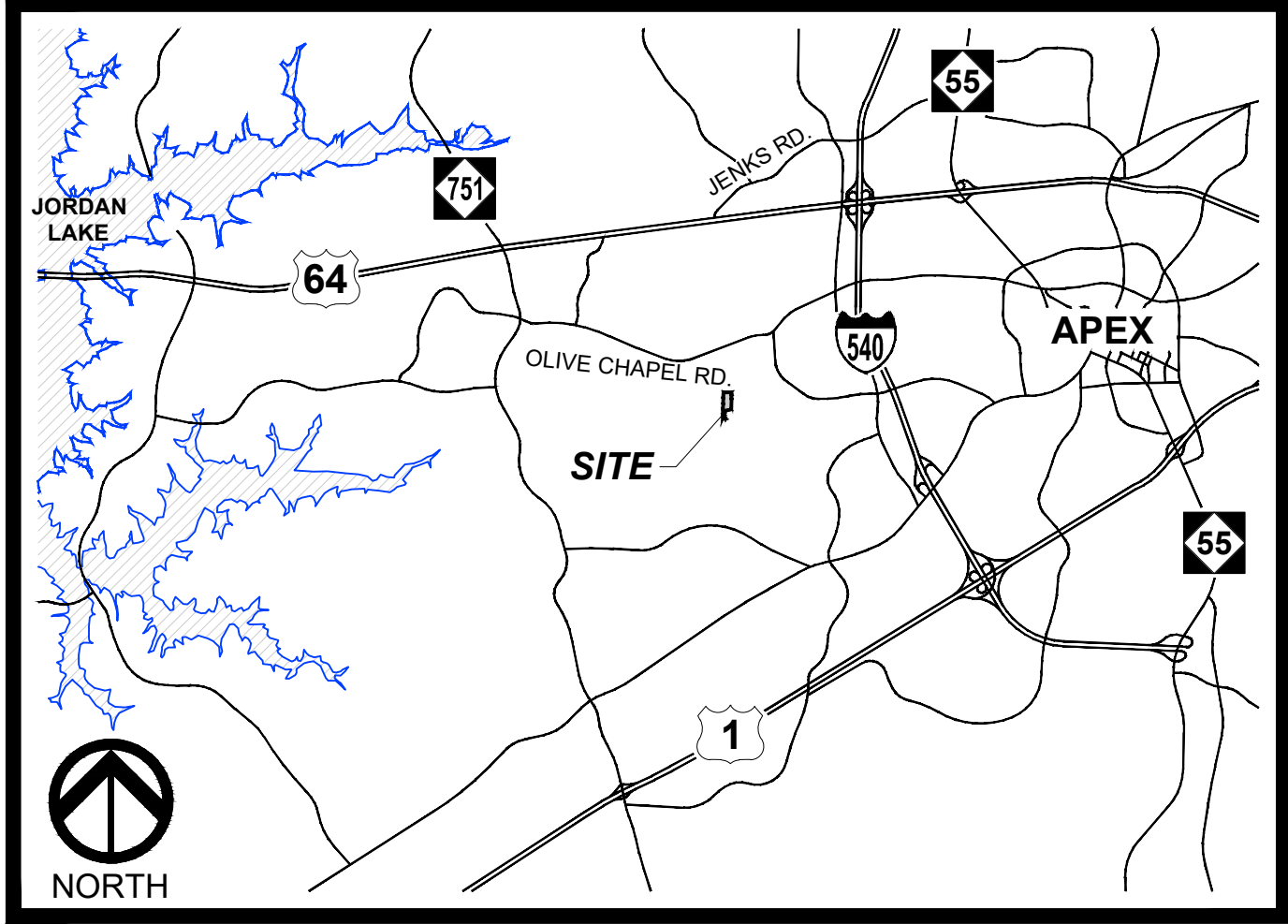
Computer Dwg. Name
127-324 - RZ TB

Sheet No:

1

**PLAN SHEETS ARE  
INTENDED FOR  
ILLUSTRATIVE USE ONLY**





VICINITY MAP  
NTS

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ADJOINING PROPERTY OWNERS

1 N/F CORKER, JEFFREY P CORKER, KARI T PIN 0721589173 DB 012135 PG 454 ZONING: MD USE: RESIDENTIAL	4 N/F CALLAHAN, MICHAEL F CALLAHAN, NANCY M PIN 0721579865 DB 014538 PG 2338 ZONING: MD USE: RESIDENTIAL	7 N/F FU, ANBANG LI, QIN PIN 0721579666 DB 017620 PG 1634 ZONING: MD USE: RESIDENTIAL
2 N/F BRANCH, BONNIE L PIN 0721579979 DB 007623 PG 163 ZONING: MD USE: RESIDENTIAL	5 N/F MILLICAN, MICHELE L PIN 0721579778 DB 011222 PG 2524 ZONING: MD USE: RESIDENTIAL	8 N/F MACKALL, JOHN WILLIAM MACKALL, SARA ELIZABETH PIN 0721579557 DB 017846 PG 496 ZONING: MD USE: RESIDENTIAL
3 N/F ROTH, RYAN ROTH, LISA PIN 0721579972 DB 015758 PG 1291 ZONING: MD USE: RESIDENTIAL	6 N/F COSTAIN, ROBERTA A PIN 0721579771 DB 015937 PG 1560 ZONING: MD USE: RESIDENTIAL	9 N/F RODEN, MARY-BETH RODEN, MATTHEW PIN 0721670512 DB 017665 PG 139 ZONING: MD USE: RESIDENTIAL

N/F  
ASPNES, DAVID E BALL,  
CYNTHIA J  
PIN 0721487120  
DB 007798 PG 128  
ZONING: R-80W  
USE: RESIDENTIAL

N/F  
WALDEN, CHARLES EDWARD  
WALDEN, THEODORE JR  
MILTON RICHARDSON  
PIN 0721474087  
DB 14-E PG 2698  
ZONING: R-80W  
USE: FORESTRY

50' STREAM BUFFER

N/F  
FOSTER FARM LLC  
PIN 0721585231  
DB 012222 PG 727  
ZONING: RR / R-80W  
USE: INDUSTRIAL

N/F  
PEAK PROPERTY GROUP LLC  
PIN 0721577321  
DB 014650 PG 2278  
ZONING: PUD-CZ (14C210)  
USE: VACANT

N/F  
3 BOYS CAPITAL LLC CHATHAM  
CAPITAL GROUP LLC  
PIN 0721572670  
DB 018678 PG 2332  
ZONING: RR  
USE: VACANT

N/F  
HOLLAND, BRUCE T SR  
JOHNSON, SHEILA H  
PIN 0721572354  
DB 21-E PG 1170  
ZONING: RR  
USE: VACANT

100-YEAR FLOODPLAIN

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20064	TRD-OAK 48	272.299	717622.6605	2025248.2120
20000	TRD-OAK 61	324.745	718088.4755	2025922.3220
20008	TRD-OAK 22	310.458	717826.8765	2025913.5860
20065	TRD-OAK 23	268.911	717625.5275	2025145.4120
20001	TRD-OAK 18	336.027	718075.9255	2025929.3630
20009	TRD-OAK 23	296.129	717760.5545	2025572.1030
20066	TRD-OAK 24	280.037	717651.6455	2025090.9070
20002	TRE-PINE 26	333.382	718037.6415	2025933.2680
20003	TRE-OAK 21	325.232	717939.4625	2025918.1310
20067	TRE-PINE 22	286.095	717647.9545	2025087.5090
20004	TRD-OAK 20	319.747	717902.7785	2025919.9710
20007	TRD-OAK 21	305.979	717856.5325	2025916.9630
20010	TRD-OAK 19	295.008	717778.5115	2025547.4530
20011	TRD-OAK 33	312.692	717765.0115	2025539.3090

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20012	TRE-PINE 24	309.996	717744.4695	2025490.0490
20013	TRD-OAK 21	315.375	717725.4125	2025498.7450
20014	TRE-OAK 22	318.684	717749.8755	2025492.4800
20015	TRD-OAK 19	311.362	717754.3265	2025486.9690
20016	TRE-OAK 33	322.920	717762.3985	2025459.4900
20017	TRD-OAK 22	307.708	717751.7165	2025452.2060
20018	TRD-OAK 21	306.689	717707.1045	2025489.7940
20019	TRD-OAK 24	316.030	717700.3455	2025499.6850
20020	TRD-OAK 23	309.133	717714.4085	2025460.1460
20021	TRD-OAK 19	303.251	717716.1375	2025454.5830
20022	TRE-PINE 24	326.727	717707.5335	2025446.9050
20023	TRD-OAK 27	327.141	717747.5465	2025446.5530
20024	TRD-OAK 25	328.517	717750.3845	2025414.2080
20025	TRD-OAK 20	316.495	717740.9885	2025373.0040

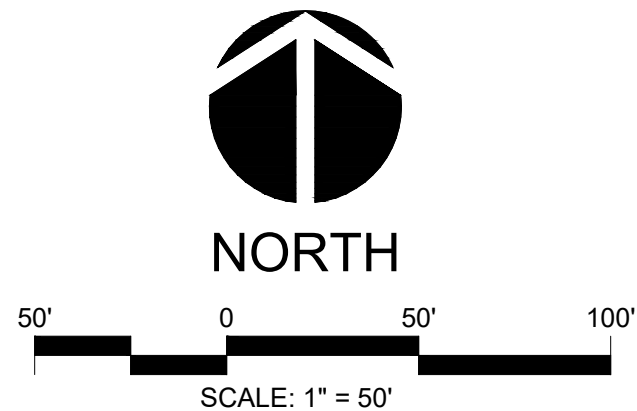
Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20026	TRD-OAK 20	333.568	717738.7245	2025370.0900
20027	TRE-PINE 24	310.825	717759.3545	2025365.1300
20028	TRD-OAK 34	307.915	717758.4585	2025326.3390
20029	TRE-PINE 20	307.253	717758.0285	2025329.3400
20030	TRE-PINE 24	300.728	717758.8605	2025307.8820
20031	TRE-PINE 18	287.700	717744.3755	2025287.8690
20032	TRD-OAK 18	316.239	717756.0375	2025281.6720
20033	TRD-OAK 24	288.165	717747.9355	2025234.8080
20034	TRD-OAK 28	284.494	717761.5215	2025088.6490
20035	TRD-OAK 19	265.870	717742.0135	2025083.7890
20036	TRD-OAK 25	270.667	717724.5625	2025081.3210
20037	TRD-OAK 21	278.468	717730.9835	2025188.9840
20038	TRD-OAK 19	299.639	717733.3875	2025229.7340
20039	TRE-PINE 22	296.976	717748.6155	2025289.0850

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20040	TRD-OAK 19	318.833	717742.3035	2025341.7180
20041	TRD-OAK 23	291.240	717639.9555	2025482.8250
20042	TRD-OAK 60	307.874	717667.3825	2025468.6090
20043	TRD-OAK 20	304.506	717688.7265	2025456.3990
20044	TRD-OAK 19	337.463	717678.9065	2025416.1520
20045	TRD-OAK 24	302.362	717674.2185	2025362.8460
20046	TRD-OAK 23	288.147	717709.1185	2025336.1510
20047	TRD-OAK 21	308.073	717717.6265	2025308.8010
20048	TRD-OAK 26	308.196	717683.5965	2025289.6170
20051	TRD-OAK 25	288.107	717699.3665	2025253.3030
20052	TRD-OAK 24	288.620	717707.3195	2025216.6570
20053	TRD-OAK 19	305.113	717673.2035	2025156.6190
20054	TRD-OAK 21	340.760	717697.7125	2025114.0050
20055	TRD-OAK 21	271.101	717665.9465	2025110.6440

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
20056	TRD-OAK 20	289.285	717653.1665	2025165.8530
20057	TRD-OAK 19	291.437	717661.5425	2025338.5690
20058	TRD-OAK 25	311.842	717644.1975	2025383.8820
20059	TRD-OAK 29	292.963	717609.3415	2025422.3410
20060	TRD-OAK 30	311.724	717633.0595	2025375.9530
20061	TRD-OAK 22	295.695	717627.6035	2025360.0790
20062	TRE-PINE 25	310.390	717630.9705	2025261.6010
20063	TRD-OAK 21	288.232	717612.5765	2025264.8180
20068	TRE-PINE 24	297.334	717627.7045	2025090.3330
20069	TRD-OAK 23	308.084	717596.9025	2025466.6160

PRELIMINARY DRAWING -  
NOT FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH  
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STANDARDS AND SPECIFICATIONS



REVISIONS		DATE
4	PHASING REVISION	07-29-2024
3	REVISIONS PER AFDX TRC COMMENTS	07-24-2024
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**CE GROUP**

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License # C-1739



THE TOWNES at PARKSIDE  
REZONING PETITION  
EXISTING CONDITIONS

APEX, NORTH CAROLINA

Date: 04/01/2024

Scale: 1" = 50'

Drawn: JCH / BWM

Checked: JMC

Project No: 127-324

Computer Dwg. Name: 127-324 - RZ TB

Sheet No: 2

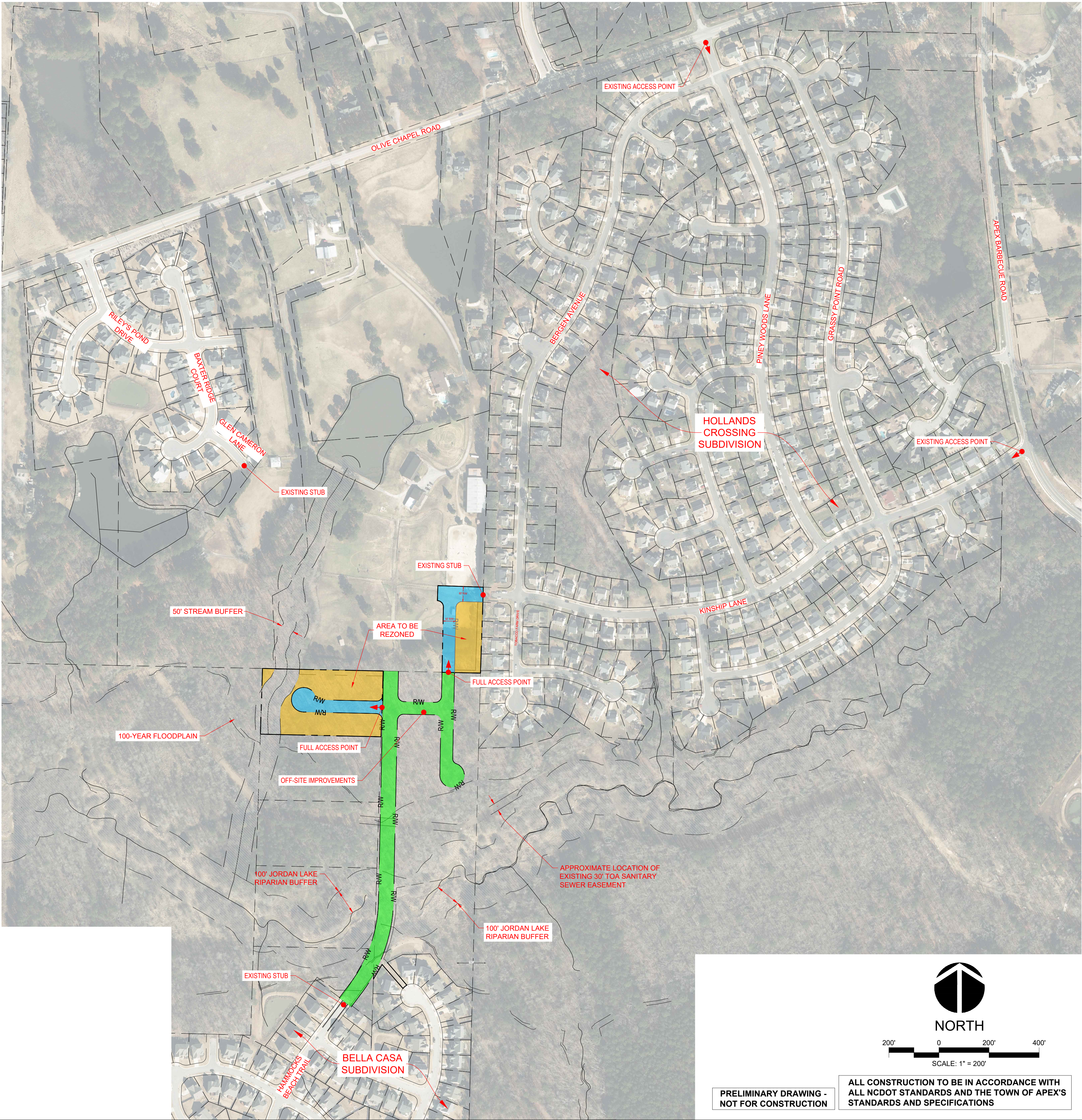


TOWN REQUIRED PUD NOTES:

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THE TOWNES at PARKSIDE  
REZONING PETITION  
PRELIMINARY OVERALL LAYOUT PLAN

APEX, NORTH CAROLINA

Date: 04/01/2024

Scale: 1" = 200'

Drawn: JCH / BWM

Checked: JMC

Project No. 127-324

Computer Dwg. Name 127-324 - R2 TB

Sheet No:

3



TOWN REQUIRED PUD NOTES:

1. PROTECTION FENCING MUST BE PLACED AWAY FROM ANY SAVED TREE ONE FOOT FOR EACH INCH OF TREE CALIPER. PROTECTION FENCING MUST BE PLACED AT LEAST 10 FEET AWAY FROM ANY OTHER DESIGNATED RESOURCE CONSERVATION AREA, SUCH AS BUT NOT LIMITED TO HISTORIC BUILDINGS AND STRUCTURES, WETLANDS, AND PONDS. PROTECTION FENCING MUST BE PLACED ALONG THE OUTSIDE LINE OF THE 100-YEAR FLOODPLAIN, AND THE OUTSIDE EDGE OF ANY RIPARIAN BUFFER. ADDITIONAL PROTECTION FENCING MAY BE REQUIRED IN OTHER LOCATIONS CLOSE TO CONSTRUCTION ACTIVITY WHERE IT IS DEEMED NECESSARY BY THE ZONING ENFORCEMENT OFFICER; SUCH AREAS MAY INCLUDE BUT ARE NOT LIMITED TO COMMON PROPERTY LINES OR NEAR PUBLIC AREAS (SIDEWALKS, ETC)
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4. NO SIGNS ARE APPROVED AS PART OF A PUD-CZ PLAN APPROVAL. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
5. ONCE ANNEXED INTO TOWN LIMITS THE CEMETERY CANNOT BE REMOVED.

GENERAL NOTES:

1. THE SECTION AND PHASE AREAS ARE APPROXIMATE AND MAY CHANGE AT THE TIME OF MASTER PLAN APPROVAL.
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11. WETLAND AND BUFFER DELINEATION CALLS PER ACOE FIELD MEETING 11/20/13 AND TOWN OF APEX FIELD REVIEW PROJECT 17-009.

N/F  
ASPINES, DAVID E BALL,  
CYNTHIA J  
PIN 0721487120  
DB 007798 PG 128  
ZONING: R-80W  
USE: RESIDENTIAL

N/F  
WALDEN, CHARLES EDWARD  
WALDEN, THEODORE JR  
MILTON RICHARDSON  
PIN 0721474087  
DB 14-E PG 2698  
ZONING: R-80W  
USE: FORESTRY

N/F  
HOLLAND, BRUCE T SR  
JOHNSON, SHEILA H  
PIN 0721572354  
DB 21-E PG 1170  
ZONING: RR  
USE: VACANT

N/F  
FOSTER FARM LLC  
PIN 0721585231  
DB 012222 PG 727  
ZONING: RR / R-80W  
USE: INDUSTRIAL

N/F  
PEAK PROPERTY GROUP LLC  
PIN 0721577321  
DB 014650 PG 2278  
ZONING: PUD-CZ (14C210)  
USE: VACANT

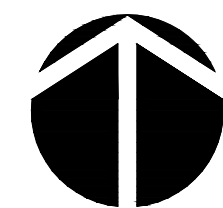
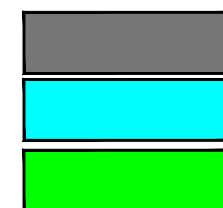
SITE DATA	
TOTAL PROJECT AREA	4.17 ACRES
MAX. DENSITY - RESIDENTIAL SECTIONS	N/A
RCA / LANDSCAPE BUFFER AREA REQUIRED	1.25 ACRES (30%)
RCA / LANDSCAPE BUFFER AREA PROVIDED	1.25 ACRES (30%)
WATERSHED PROTECTION OVERLAY DISTRICT	PRIMARY
DESIGNED 100-YEAR FEMA FLOODPLAIN	NO
PUBLIC RECREATION REQUIREMENT FEE-IN-LIEU	TOWNHOMES

ADJOINING PROPERTY OWNERS

1	N/F CORKER, JEFFREY P CORKER, KARI T PIN 0721589173 DB 012135 PG 454 ZONING: MD USE: RESIDENTIAL	4	N/F CALLAHAM, MICHAEL F CALLAHAM, NANCY M PIN 0721579865 DB 014538 PG 2338 ZONING: MD USE: RESIDENTIAL	7	N/F FU, ANBANG LI, QIN PIN 0721579666 DB 017620 PG 1634 ZONING: MD USE: RESIDENTIAL
2	N/F BRANCH, BONNIE L PIN 0721579878 DB 007623 PG 163 ZONING: MD USE: RESIDENTIAL	5	N/F MILLIGAN, MICHELE L PIN 0721579778 DB 011222 PG 2524 ZONING: MD USE: RESIDENTIAL	8	N/F MACKALL, JOHN WILLIAM MACKALL, SARA ELIZABETH PIN 0721579557 DB 017846 PG 496 ZONING: MD USE: RESIDENTIAL
3	N/F ROTH, RYAN ROTH, LISA PIN 0721579972 DB 015758 PG 1291 ZONING: MD USE: RESIDENTIAL	6	N/F COSTAIN, ROBERTA A PIN 0721579771 DB 015937 PG 1560 ZONING: MD USE: RESIDENTIAL	9	N/F RODEN, MARY-BETH RODEN, MATTHEW PIN 0721670512 DB 017665 PG 139 ZONING: MD USE: RESIDENTIAL

RCA AREAS

TOTAL TRACT AREA	4.17 ACRES
RCA REQUIRED	1.25 ACRES (30%)
RCA PROVIDED	
RCA 1 - STREAM BUFFERS	0.57 ACRES
RCA 2 - INDIVIDUAL SIGNIFICANT TREES	0.04 ACRES
RCA 3 - PERIMETER BUFFERS	0.44 ACRES
RCA 4 - OFF-SITE RCA (PIN 0721-57-7321)	0.20 ACRES
TOTAL RCA PROVIDED	1.25 ACRES



50' 0 50' 100'  
SCALE: 1" = 50'

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1. THE DEVELOPMENT WILL CONFORM TO ALL APPLICABLE REQUIREMENTS OF THE TOWN OF APEX AND NCDOQ REGARDING THE TREATMENT OF STORMWATER QUALITY AND RATE OF DISCHARGE. THE PLAN IS PREDICATED UPON THE USE OF WET DETENTION PONDS, CONSTRUCTED WETLANDS, OR OTHER MEASURES IN DWO'S STORMWATER BEST MANAGEMENT PRACTICES (BMP) MANUAL TO ACHIEVE CONFORMITY TO THE APPLICABLE REQUIREMENTS AND STANDARDS. POTENTIAL BMP LOCATIONS ARE IDENTIFIED ON THIS SHEET. INDIVIDUAL BMP'S WILL BE DESIGNED, APPROVED, AND CONSTRUCTED PRIOR TO OR CONCURRENTLY WITH THE INFRASTRUCTURE FOR THE PHASE OR SUB-PHASE OF DEVELOPMENT TO BE SERVED BY THIS PROJECT. THE DESIGN AND CONSTRUCTION OF THESE FACILITIES, AS WELL AS THE PROJECT INFRASTRUCTURE, WILL INCLUDE MEASURES TO ENSURE COMPLIANCE WITH ALL APPLICABLE SEDIMENTATION AND EROSION CONTROL REGULATIONS.
2. THE PROJECT IS WITHIN THE GREATER CAPE FEAR RIVER BASIN, AND WHEN ANNEXED WILL BE WITHIN THE PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT. SOME OF THE STREAMS THAT TRAVERSE THE PROPERTIES COMPRISING THE PROJECT ARE DEPICTED ON AN EXHIBIT ENTITLED " FIELD SKETCH MAP" DATED OCTOBER 31, 2013 AND AN EXHIBIT ENTITLED "SKETCH MAP" DATED MAY 18, 2017 AS PREPARED BY S&EC (APPENDED TO THIS DOCUMENT), AND IS REFLECTED ON THIS SHEET. IN ACCORDANCE WITH THE TOWN'S REQUIREMENTS, NO PORTION OF ANY LOT SHALL BE ALLOWED TO ENCROACH INTO ANY PORTION OF THE RIPARIAN BUFFERS OR FEMA MAPPED FLOODPLAIN.
3. AS DEVELOPMENT PLANS ARE SUBMITTED FOR INDIVIDUAL PHASES OR SUB-PHASES OF DEVELOPMENT, SUCH DEVELOPMENT PLANS SHALL INCLUDE ALL CALCULATIONS, MEASURES, NECESSARY TO DOCUMENT CONFORMITY TO ALL APPLICABLE WATERSHED, RIPARIAN BUFFER, FLOODPLAIN, WETLAND, AND STORMWATER MANAGEMENT REGULATIONS.

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[illegible]

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5

## Appendix: Townhome Elevations



















March 30, 2024

Serge Grebenschikov, P.E.  
Traffic Engineer  
Town of Apex  
105-B Upchurch Street  
P.O. Box 250  
Apex, North Carolina 27502  
Phone: (919) 372-7448  
Email: [Serge.Grebenschikov@apexnc.org](mailto:Serge.Grebenschikov@apexnc.org)

Reference: Parkside Townes – Apex, North Carolina

Subject: Traffic Assessment

Dear Mr. Grebenschikov:

This letter summarizes the findings of the traffic assessment performed by RFK Engineers PLLC for the above referenced project. Refer to the attached appendix for the site location map and conceptual site plan. The site, which is located north of Beaver Creek and southwest of Holland Crossings, is proposed to consist of 71 townhomes with full access provided to Olive Chapel Road via Piney Woods Lane and Apex Barbecue Road via Kinship Lane. The purpose of this study is to determine the potential impact created by the additional traffic generated by the proposed townhome development that is to be completed by late 2025 or early 2026. In order to accomplish this objective, it was determined that the following two (2) study intersections would be analyzed during the weekday AM and PM peak hours under existing (2024) traffic conditions and future (2026) 'no build' and 'build' traffic conditions.

1. Olive Chapel Road and Piney Woods Lane/Winecott Drive
2. Apex Barbecue Road and Kinship Lane

A copy of the scoping documentation can be found in the attached appendix.

#### Existing Traffic Conditions

Olive Chapel Road (SR 1160) and Apex Barbecue Road (SR 1162) are both two-lane facilities with a posted speed limit of 45 miles per hour (mph) within the study area. Exclusive left turn lanes are provided on Olive Chapel Road at the intersection of Piney Woods Lane/Winecott Drive. Piney Woods Lane and Kinship Lane are both subdivision roads with a posted speed limit of 25 mph. Refer to the attached appendix for an illustration of the existing lane configurations (number of traffic lanes on the intersection approach), storage capacities, traffic control, and other roadway information within the study area.

Existing traffic volumes were obtained from turning movement counts that were conducted in March 2024 at the study intersections during typical weekday AM (7:00 to 9:00) and PM (4:00 to 6:00) peak periods while school was in session. Refer to the attached appendix for a copy of all raw traffic count data, as well as an illustration of the existing (2024) peak hour traffic volumes.

#### Future 'No-Build' Traffic Conditions

In order to account for the growth of traffic and subsequent traffic conditions at a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether the proposed site is developed. A compounded annual growth rate of 3% was applied to the existing through volumes at the study intersections to project background traffic volumes for the horizon year 2026. Considering the turning movements at the study intersections are associated with existing subdivisions, no growth rate was applied to the associated traffic volumes. Refer to the attached appendix for an illustration of the projected (2026) peak hour traffic volumes.

In addition to the background growth, an approved development is expected to impact the study area prior to the proposed townhome development being completed. Based on the Traffic Impact Analysis (TIA) that was previously prepared by VHB Engineering NC, P.C. and sealed on December 22, 2020, the Hackney Tract Subdivision is proposed to construct 100 single-family homes and 133 townhomes. The site is located on the north side of Olive Chapel Road, west of the Piney Woods Lane/Winecott Drive intersection. Refer to the attached appendix for an illustration of the approved development traffic volumes.

The approved development traffic was added to the projected (2026) traffic volumes to determine the future (2026) 'no-build' traffic conditions. Refer to the attached appendix for an illustration of the future (2026) 'no-build' peak hour traffic volumes.

#### Trip Generation

The site is proposed to consist of 71 townhomes. Average weekday daily as well as AM and PM peak hour site trips were calculated utilizing methodology contained within the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Traffic was generated utilizing equations for the peak hour of adjacent street traffic based on the number of dwelling units as the independent variable for the ITE land use of single-family attached housing (ITE Code 215). Refer to Table 1 for a summary of the trip generation results.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Independent Variable	Daily Trips (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Attached Housing (215)	71 dwelling units	491	8	23	23	16



It is estimated that the proposed development could generate 491 total trips (in and out) during a typical weekday, with 31 trips (8 entering and 23 exiting) generated during the AM peak hour and 39 trips (23 entering and 16 exiting) generated during the PM peak hour.

### Trip Distribution and Assignment

Site trip distribution percentages used for this study were developed based on existing traffic patterns and engineering judgment. The site trips were distributed as follows:

- 10% to/from the west via Olive Chapel Road
- 50% to/from the east via Olive Chapel Road
- 15% to/from the north via Apex Barbecue Road
- 25% to/from the south via Apex Barbecue Road

Refer to the attached appendix for illustrations of the site trip distribution and assignment.

### Future 'Build' Traffic Conditions

In order to estimate traffic conditions with the proposed development built out, the site-generated traffic was added to the future (2026) 'no-build' traffic volumes to determine the future 'build' traffic volumes. Refer to the attached appendix for an illustration of the future (2026) 'build' traffic volumes.

### Capacity Analysis

Study intersections were analyzed using the methodology outlined in the 6<sup>th</sup> Edition of the Highway Capacity Manual (HCM) published by the Transportation Research Board. Delay and level of service are the design criteria for this traffic study. The computer software package, Synchro (Version 11.1), was used to perform the analysis for all study intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as "the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions." Level of service (LOS) is a term used to represent different driving conditions and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers." Level of service varies from Level "A" representing free flow, to Level "F" where greater vehicle delays are evident. Refer to Table 2 for HCM levels of service and related average control delay per vehicle for unsignalized intersections. Control delay as defined by the HCM includes "initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay". An average control delay of 30 seconds results in LOS D.

Table 2: Highway Capacity Manual – Levels-of-Service and Delay

LEVEL OF SERVICE (LOS)	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10
B	10-15
C	15-25
D	25-35
E	35-50
F	>50

Under all traffic conditions, the study intersections were analyzed using existing lane geometrics and traffic control. In addition, a peak hour factor (PHF) of 0.90 and 2% heavy vehicles were utilized for all movements at the study intersections. Based on a review of the turn lane warrants contained within NCDOT's "Policy on Street and Driveway Access to North Carolina Highways" and Roadway Design Manual, additional auxiliary turn lanes are not warranted at the study intersections. Refer to the attached appendix for copies of the left and right turn lane warrants.

#### Olive Chapel Road and Piney Woods Lane/Winecott Drive

Capacity analysis indicates that the left turn movements on the eastbound and westbound approaches of Olive Chapel Road are expected to experience minor delays [of 9.0 seconds per vehicle or less] and operate at LOS A during the AM and PM peak hours under all traffic conditions. In addition, the northbound stop-controlled approach of Piney Woods Lane is expected to experience minor to moderate overall delays [of 22.5 seconds per vehicle or less] and operate at LOS C or better during the peak hours. As for the southbound stop-controlled approach of Winecott Drive, analysis indicates that it is expected to experience minor to moderate delays [of less than 44.5 seconds per vehicle] and operate at LOS C during the AM peak hour and LOS E during the PM peak hour under existing traffic conditions. Under future traffic conditions, the southbound approach is expected to experience moderate overall delays [of less than 28.0 seconds per vehicle] and operate at LOS D during the AM peak hour, while greater delays and poorer levels of service are expected during the PM peak hour. Refer to Table 3 for a summary of the capacity analysis results during the weekday AM and PM peak hours. Copies of the capacity analysis reports can be found in the attached appendix.



Table 3: Analysis Summary for Olive Chapel Road and Piney Woods Lane/Winecott Drive

TRAFFIC SCENARIO	APPROACH	AM PEAK HOUR		PM PEAK HOUR	
		Delay	LOS	Delay	LOS
Existing (2024) Traffic Conditions	EB <sup>1</sup>	7.9	A	8.6	A
	WB <sup>1</sup>	8.4	A	8.8	A
	NB <sup>2</sup>	13.4	B	18.7	C
	SB <sup>2</sup>	22.5	C	44.3	E
Future (2026) 'No-Build' Traffic Conditions	EB <sup>1</sup>	8.0	A	8.8	A
	WB <sup>1</sup>	8.6	A	8.9	A
	NB <sup>2</sup>	14.5	B	21.2	C
	SB <sup>2</sup>	26.2	D	57.7	F
Future (2026) 'Build' Traffic Conditions	EB <sup>1</sup>	8.0	A	8.8	A
	WB <sup>1</sup>	8.6	A	9.0	A
	NB <sup>2</sup>	15.0	C	22.5	C
	SB <sup>2</sup>	27.7	D	64.2	F

1. Major street left turn movement
2. Stop-controlled approach

#### Apex Barbecue Road and Kinship Lane

Capacity analysis indicates that the left turn movement on the northbound approach of Apex Barbecue Road is expected to experience minor delays [of 8.0 seconds per vehicle or less] and operate at LOS A during the AM and PM peak hours under all traffic conditions. In addition, the eastbound stop-controlled approach of Kinship Lane is expected to experience minor overall delays [of less than 12.5 seconds per vehicle] and operate at LOS B during the peak hours. Refer to Table 4 for a summary of the capacity analysis results during the weekday AM and PM peak hours. Copies of the capacity analysis reports can be found in the attached appendix.

Table 4: Analysis Summary for Apex Barbecue Road and Kinship Lane

TRAFFIC SCENARIO	APPROACH	AM PEAK HOUR		PM PEAK HOUR	
		Delay	LOS	Delay	LOS
Existing (2024) Traffic Conditions	NB <sup>1</sup>	7.7	A	8.0	A
	SB <sup>1</sup>	--	--	--	--
	EB <sup>2</sup>	10.6	B	11.7	B
Future (2026) 'No-Build' Traffic Conditions	NB <sup>1</sup>	7.8	A	8.0	A
	SB <sup>1</sup>	--	--	--	--
	EB <sup>2</sup>	10.8	B	12.0	B
Future (2026) 'Build' Traffic Conditions	NB <sup>1</sup>	7.8	A	8.0	A
	SB <sup>1</sup>	--	--	--	--
	EB <sup>2</sup>	10.9	B	12.1	B

1. Major street left turn movement
2. Stop-controlled approach

## Queuing Analysis

In addition to the capacity analysis, a queuing analysis was performed utilizing SimTraffic to develop traffic simulation models for the weekday AM and PM peak hours. According to the maximum queuing results, which are based on the average of ten (10) traffic simulation runs, queues are expected to be less than 85 feet under all traffic conditions. Furthermore, the left turn queues are not expected to exceed the existing left turn storage on Olive Chapel Road. Refer to Table 5 for a summary of the queuing analysis results during the weekday AM and PM peak hours. Copies of the queuing analysis reports can be found in the attached appendix.

Table 5: Analysis Summary of SimTraffic Queuing Reports

INTERSECTION	MOVEMENTS (TURN STORAGE)	EXISTING (2024)		'NO-BUILD' (2026)		'BUILD' (2026)	
		AM	PM	AM	PM	AM	PM
Olive Chapel Road and Piney Woods Lane/Winecott Drive	EBL (75')	20	31	20	29	18	32
	EBTR	--	--	--	2	--	4
	WBL (75')	32	44	35	55	38	57
	WBTR	--	--	--	5	--	2
	NBLTR	70	74	70	64	79	74
	SBLTR	78	61	81	73	75	68
Apex Barbecue Road and Kinship Lane	EBLR	64	37	58	37	62	44
	NBLT	26	42	29	36	27	46

## Findings and Conclusions

While the southbound approach of Winecott Drive is expected to experience greater delays and poorer levels of service, this is expected whether or not the proposed development is built out. This type of operation is not uncommon on stop-controlled approaches, especially during peak times of the day when the free-flow volumes on the main line are heavy. When evaluating the queuing analysis, the max queues on the southbound approach are comparable, which could indicate that the approach operates better than indicated by the capacity analysis. Furthermore, no development traffic is being added to the approach and alternative egress points are provided on Olive Chapel Road further to east.

An additional 19 vehicles are expected to utilize Piney Woods Lane to access Olive Chapel Road during the AM peak hour and 24 vehicles during the PM peak hour, while an additional 12 vehicles are expected to utilize Kinship Lane to access Apex Barbecue Road during the AM peak hour and 15 vehicles during the PM peak hour. On average, this equates to about one vehicle being added to Piney Woods Lane every 3 minutes during the AM peak hour and every 2.5 minutes during the PM peak hour. As for Kinship Lane, this equates to about one vehicle is being added every 5 minutes during the AM peak hour and every 4 minutes during the PM peak hour.

When compared to the future 'no-build' conditions, the development is only expected to contribute approximately 2-3% of traffic at the study intersections. In addition, the increase in delays is expected to be less than 1.5 seconds per vehicle for the intersection movements and approaches that

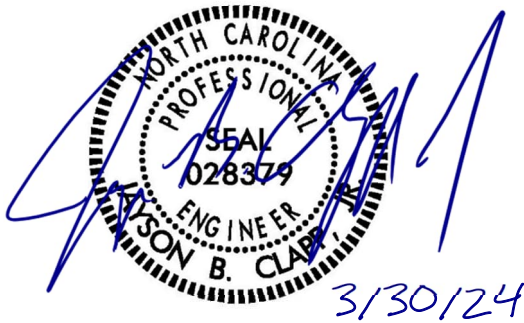


development traffic is added. Furthermore, comparable queues are expected under future traffic conditions.

In conclusion, the proposed 71-unit townhome development is not expected to have a significant impact to the study area. Therefore, no mitigation measures should be needed as part of this development.

If you should have any questions regarding this correspondence, please contact me via email ([jclapp@rfkengineers.com](mailto:jclapp@rfkengineers.com)) or at (336) 202-0629.

Sincerely,  
RFK Engineers PLLC



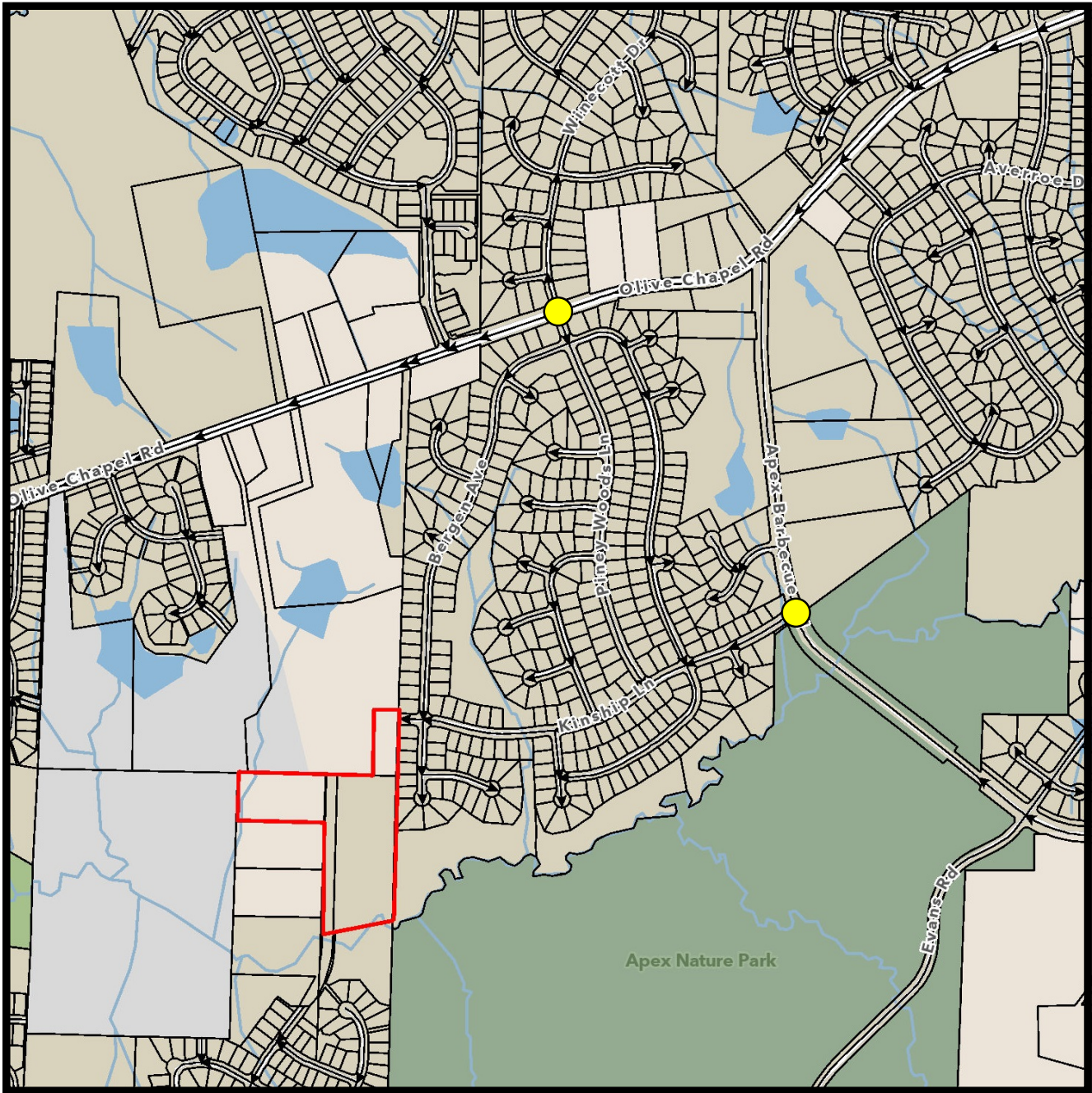
Jayson B. Clapp, Jr., P.E., PTOE  
Principal

Attachment: Appendix


# APPENDIX




# FIGURES




**LEGEND**

 Site

 Study Intersection





**RFK Engineers**

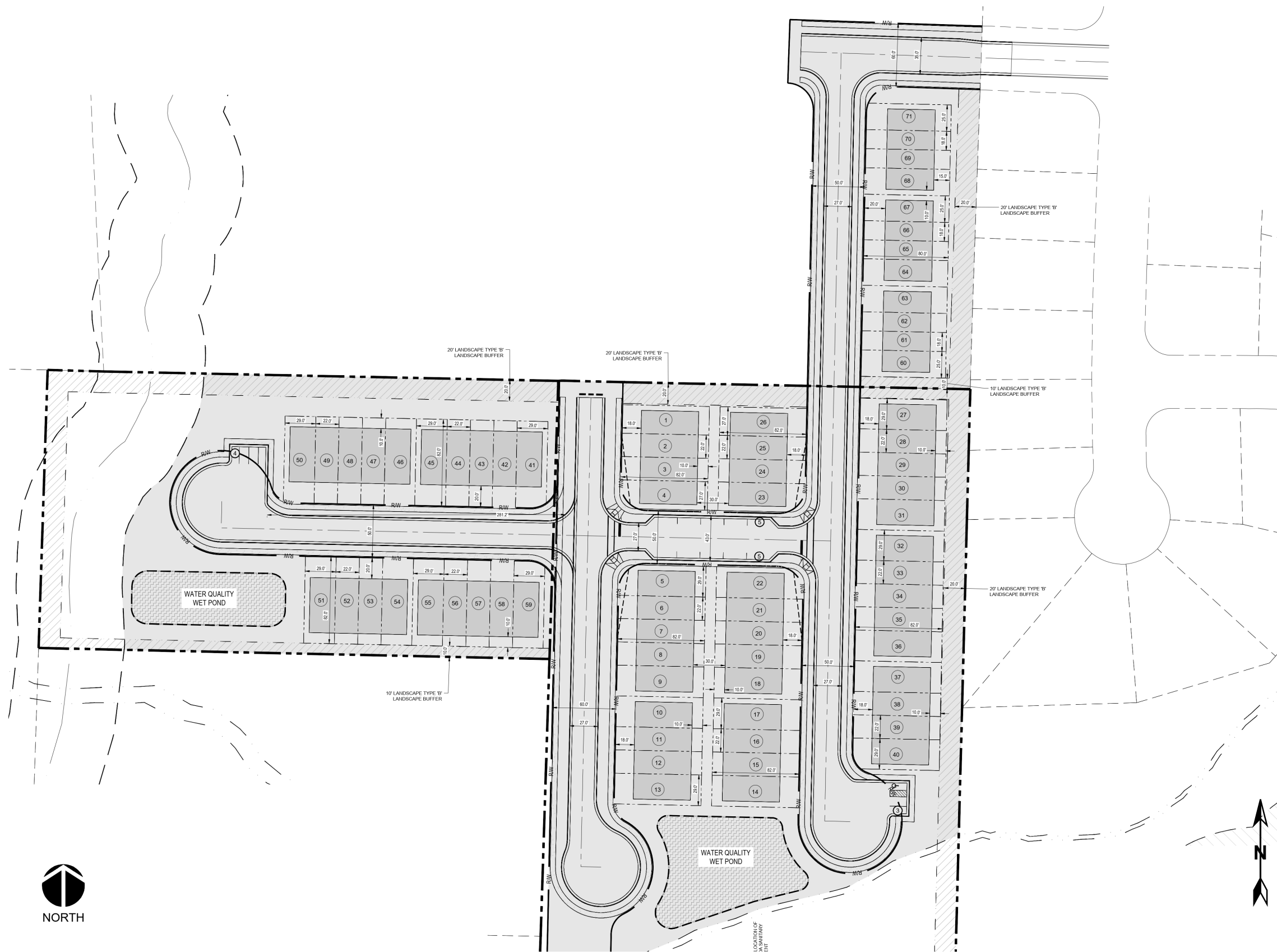
**Parkside Townes  
Apex, North Carolina**


Site Location Map

Not To Scale

Figure







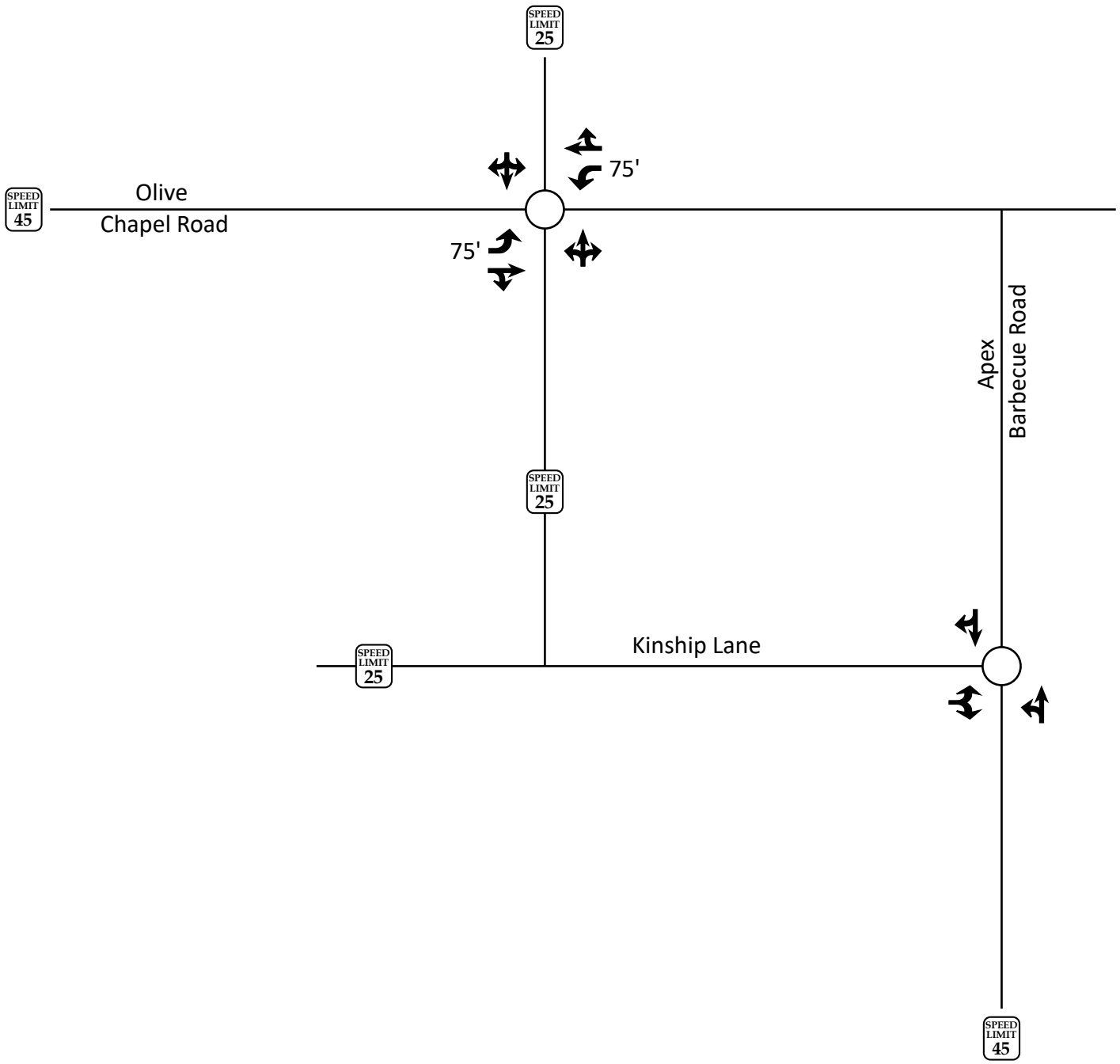
**RFK Engineers**

**Parkside Townes  
Apex, North Carolina**

Conceptual Site Plan

Not To Scale

Figure




**LEGEND**

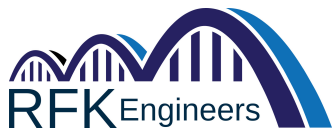
○ Unsignalized Intersection

➔ Existing Lane

X' Storage (In Feet)

 Posted Speed Limit





**Parkside Townes**  
**Apex, North Carolina**

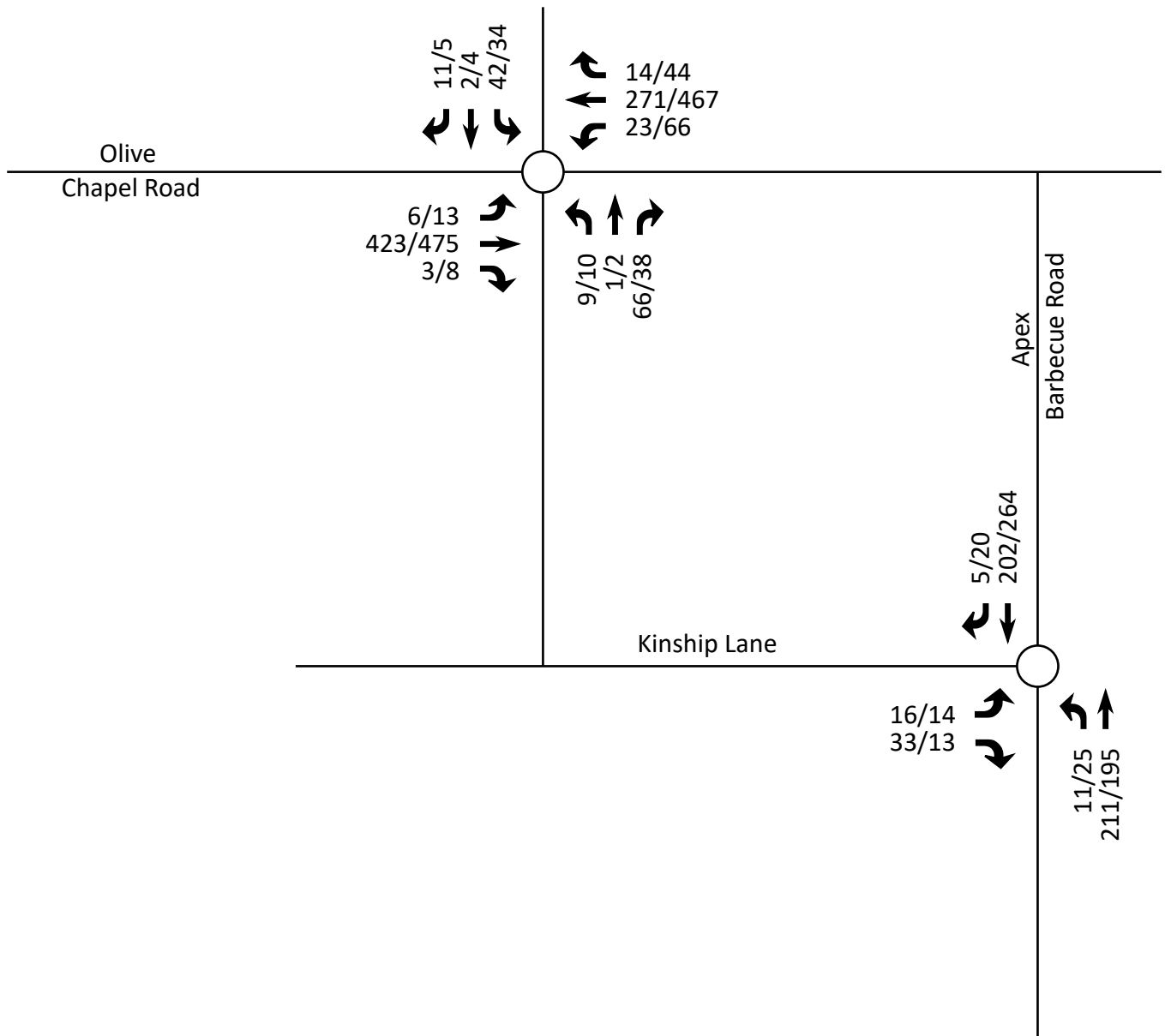
---

Existing Lane  
Configurations

---

Not To Scale
Figure





LEGEND

○

Unsignalized Intersection

X / Y →

Weekday AM / PM Peak  
Hour Traffic

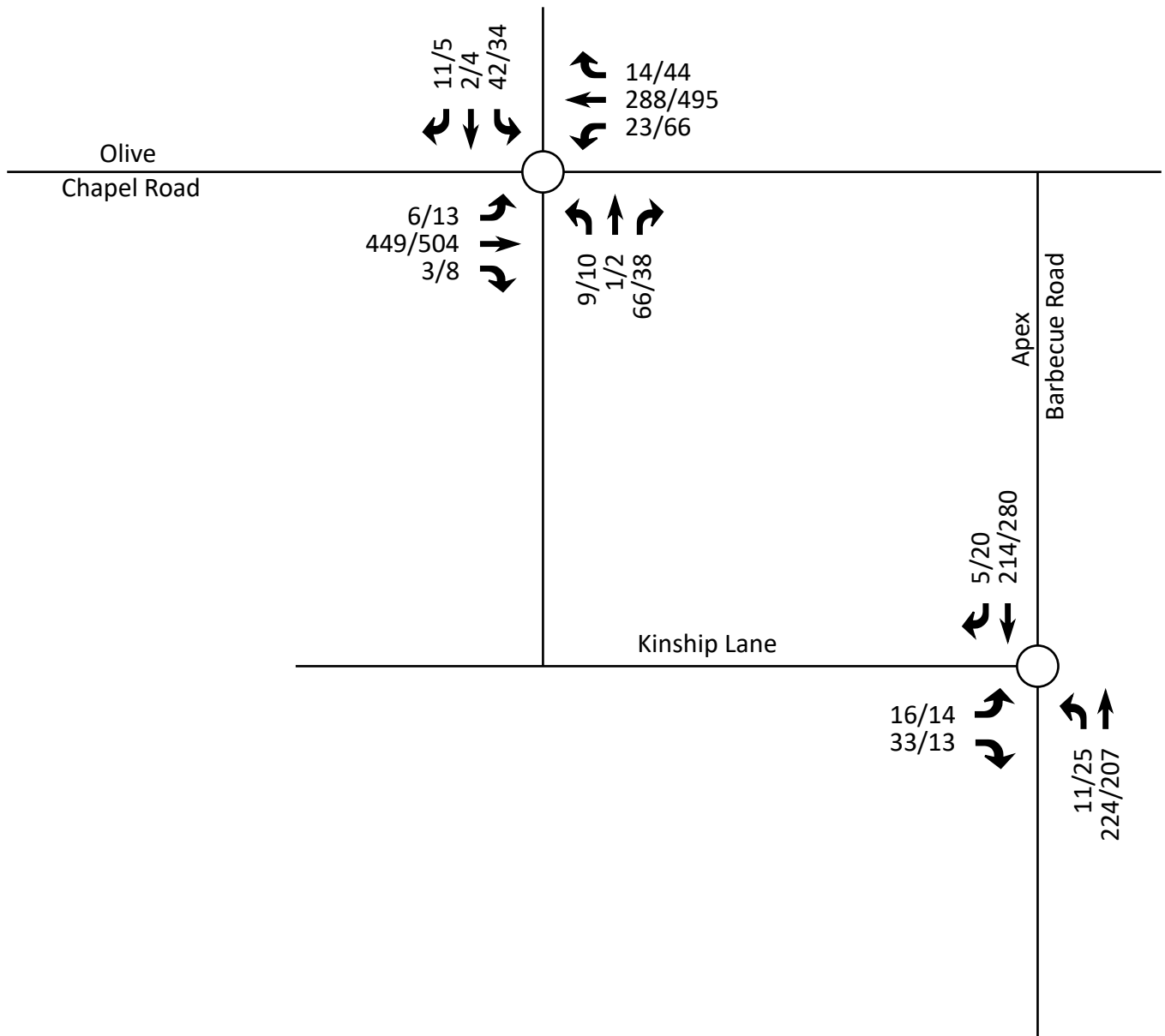


Parkside Townes  
Apex, North Carolina

Existing (2024) Peak Hour  
Traffic Volumes

Not To Scale

Figure



LEGEND

○

Unsignalized Intersection

X / Y →

Weekday AM / PM Peak Hour Traffic



Parkside Townes

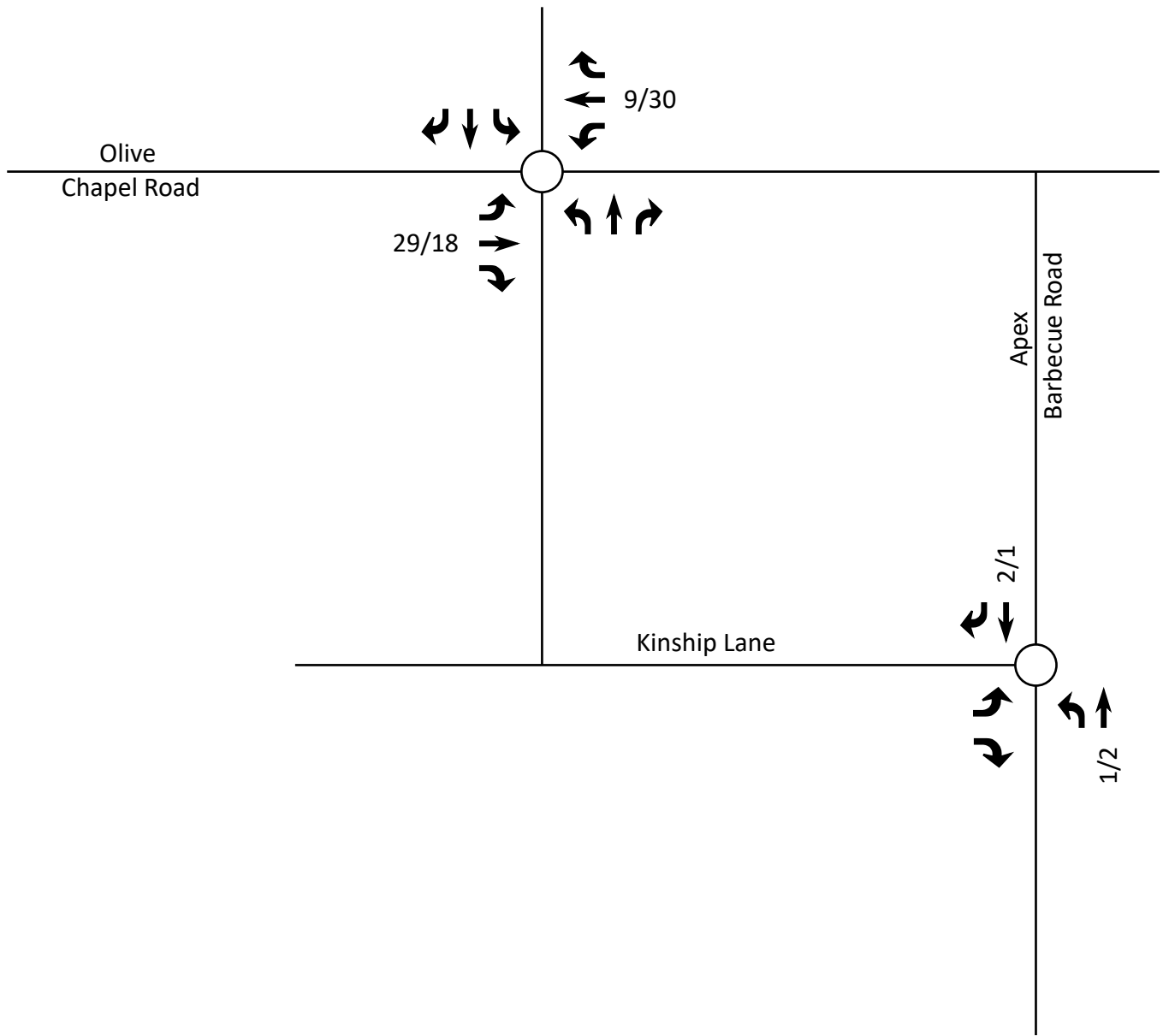
Apex, North Carolina

Projected (2026) Peak Hour Traffic Volumes

Not To Scale


Figure

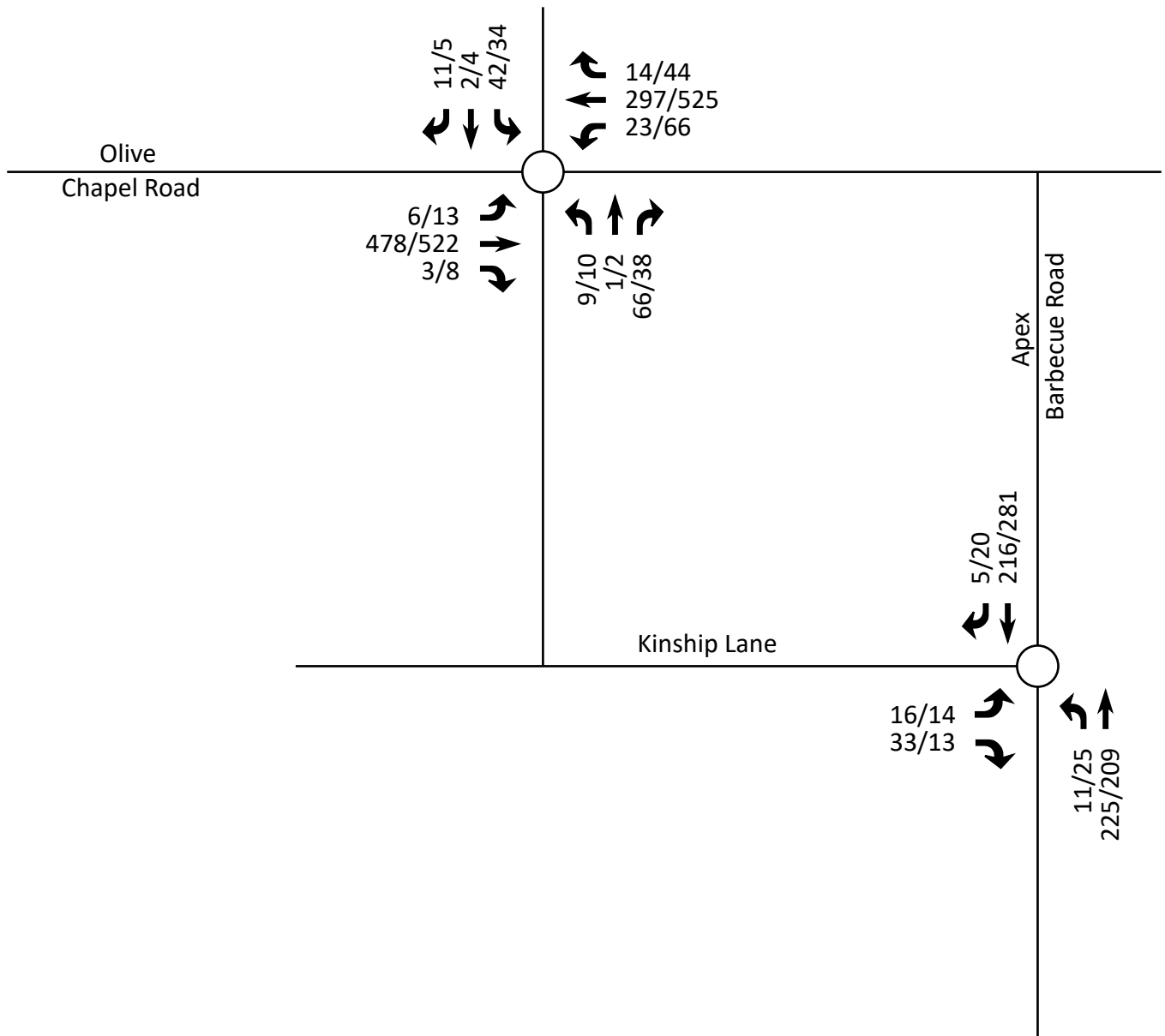




LEGEND	
○	Unsignalized Intersection
X / Y →	Weekday AM / PM Peak Hour Traffic




	
<b>Parkside Townes Apex, North Carolina</b>	
Approved Development Traffic Volumes	
Not To Scale	Figure

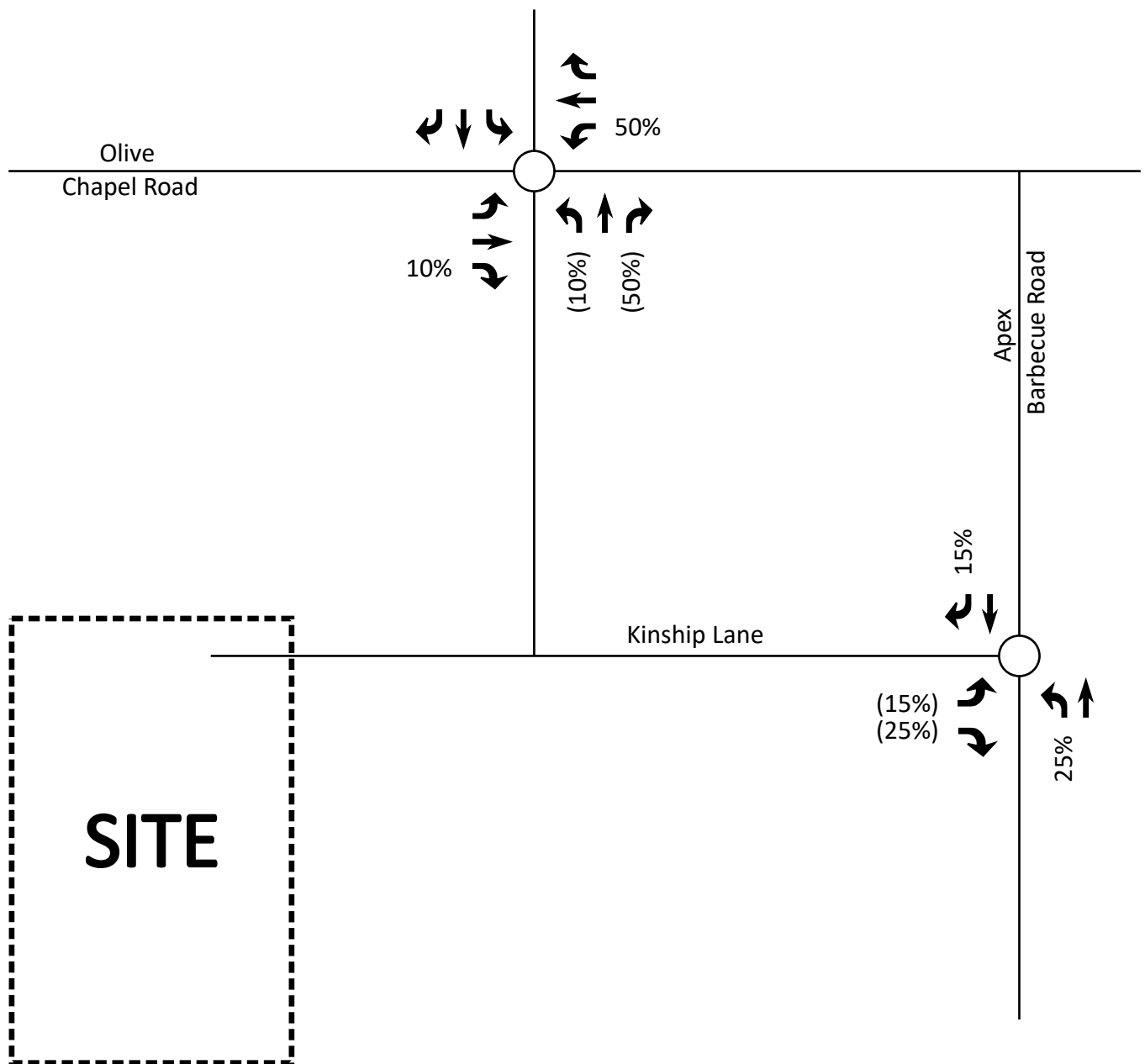


LEGEND	
○	Unsignalized Intersection
X / Y →	Weekday AM / PM Peak Hour Traffic



	
<b>Parkside Townes Apex, North Carolina</b>	
Future (2026) 'No-Build' Peak Hour Traffic Volumes	
Not To Scale	Figure





LEGEND	
○	Unsignalized Intersection
X% →	Entering Trip Distribution
(Y%) →	Exiting Trip Distribution

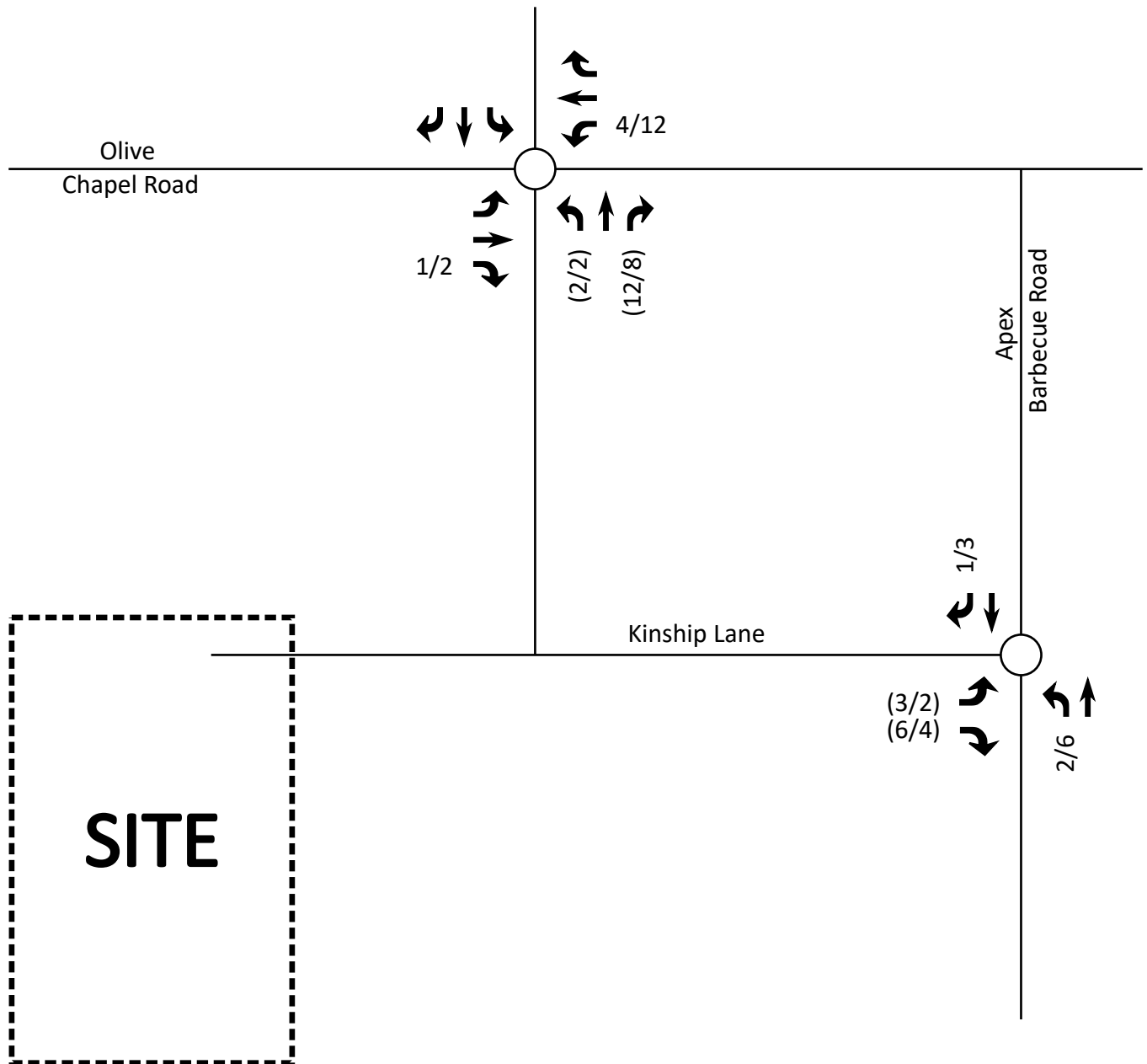


**Parkside Townes**  
**Apex, North Carolina**

**Site Trip Distribution**

Not To Scale


Figure



#### LEGEND

- Unsignalized Intersection
- X/Y → AM / PM Peak Hour Entering Trips
- (X/Y) → AM / PM Peak Hour Exiting Trips



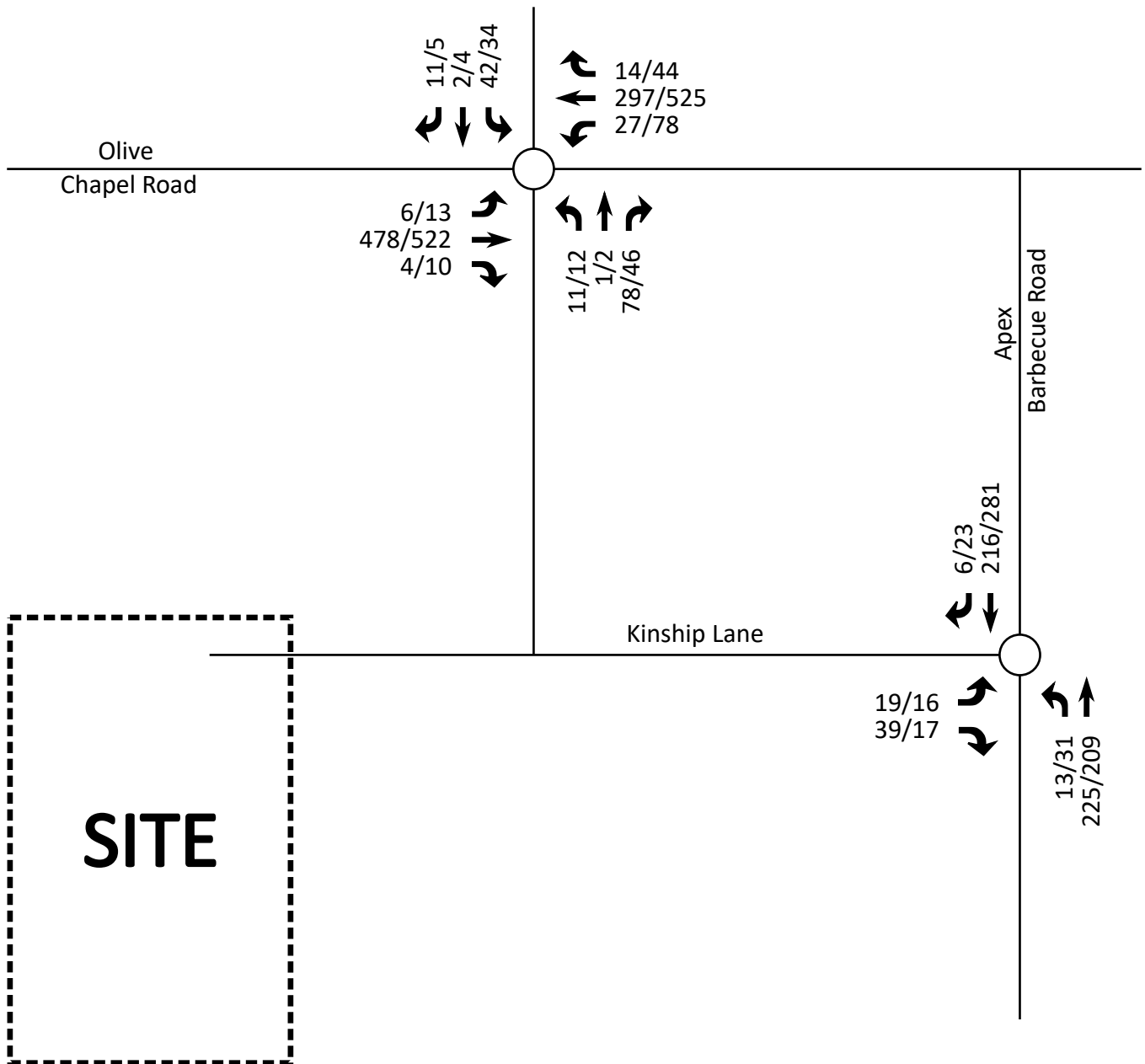


**Parkside Townes  
Apex, North Carolina**

Site Trip Assignment

Not To Scale	Figure
--------------	--------





LEGEND	
	Unsignalized Intersection
X / Y →	Weekday AM / PM Peak Hour Traffic



**Parkside Townes  
Apex, North Carolina**

Future (2026) 'Build' Peak  
Hour Traffic Volumes

Not To Scale

Figure

# SCOPING DOCUMENTATION



Jay Clapp

---

From: Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>  
Sent: Friday, March 22, 2024 9:17 AM  
To: Jay Clapp  
Cc: Russell Dalton  
Subject: RE: Parkside Townes MOU

Jay,

Thanks so much for the succinct summary. I am in agreement with the study parameters. Please proceed at your convenience.

Kind regards

**Serge Grebenschikov, PE**

Traffic Engineer  
105-B Upchurch St  
PO Box 250  
Apex, NC 27502  
P: (919) 372-7448  
E: [Serge.Grebenschikov@apexnc.org](mailto:Serge.Grebenschikov@apexnc.org)

---

From: Jay Clapp <jclapp@rfkengineers.com>  
Sent: Tuesday, March 19, 2024 11:22 PM  
To: Serge Grebenschikov <Serge.Grebenschikov@apexnc.org>  
Cc: Russell Dalton <Russell.Dalton@apexnc.org>  
Subject: Parkside Townes MOU

**Notice: This message is from an external sender.**

Do not click links or open attachments unless you trust the sender, and can verify the content is safe.

Serge,

As discussed, this email is being submitted to summarize the parameters of the Traffic Assessment that is being prepared for Parkside Townes that is located north of Beaver Creek and southwest of Holland Crossings. Based on the attached site plan, the development is proposed to consist of 71 townhomes with full access provided to Olive Chapel Road via Piney Woods Lane and Apex Barbecue Road via Kinship Lane.

#### Study Area

The study area will consist of the following two (2) existing intersections:

1. Olive Chapel Road and Piney Woods Lane/Winecott Drive (unsignalized)
2. Apex Barbecue Road and Kinship Lane (unsignalized)

#### Existing Traffic Conditions

Turning movement counts were performed by BSI Traffic Data Collection on March 7, 2024 during the weekday AM (7-9) and PM (4-6) peak periods while school was in session. Counts are attached.

#### Analysis Scenarios

It is anticipated that the proposed development will be completed by late 2025 or early 2026. Therefore, it was decided that a build out year of 2026 would be assumed for the future analysis. The following four (4) traffic scenarios will be analyzed during the AM and PM peak hours, if applicable:

1. Existing (2024) Traffic Conditions
2. Future (2026) No-Build Traffic Conditions (Background Growth + Approved Development)
3. Future (2026) Build Traffic Conditions (No-Build + Proposed Development)
4. Future (2026) Build Traffic Conditions with Improvements

#### Future No-Build Traffic Conditions

Per the Town of Apex, a compounded annual growth rate of 3% will be applied to the existing traffic volumes. In addition, an approved development (Hackney Tract Subdivision) is expected to impact the study intersections and will be included to determine future traffic volumes without the proposed development.

#### Trip Generation

Utilizing methodology contained within the 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, the proposed 71-townhome development could generate 491 daily trips, 31 trips (8 entering/23 exiting) during the AM peak hour, and 39 trips (23 entering/16 exiting) during the PM peak hour. The equations for the weekday daily trips and peak hour of the adjacent street trips for the ITE land use single-family attached housing (ITE Code 215) were used to calculate the site trip generation.

#### Trip Distribution

Existing traffic patterns and engineering judgement were used to develop the following site trip distribution percentages:

- 10% to/from the west via Olive Chapel Road
- 50% to/from the east via Olive Chapel Road
- 15% to/from the north via Apex Barbecue Road
- 25% to/from the south via Apex Barbecue Road

Please respond with your concurrence, or any comments that you have regarding the summary of the study parameters.

Thank you.

---

Jayson (Jay) B. Clapp, Jr., P.E., PTOE  
RFK Engineers PLLC, Principal



[jclapp@rfkengineers.com](mailto:jclapp@rfkengineers.com)

Cell: 336.202.0629

<http://www.rfkengineers.com>



# TRAFFIC COUNT DATA



TRAFFIC DATA COLLECTION

File Name : Apex(Olive Chapel and Winecott)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 1

Groups Printed- Cars + - Trucks

	Winecott Drive Southbound					Olive Chapel Road Westbound					Piney Woods Lane Northbound					Olive Chapel Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
07:00 AM	2	1	13	0	16	0	36	3	0	39	10	1	5	0	16	0	50	2	0	52	123
07:15 AM	2	2	12	0	16	2	45	4	1	52	13	0	4	1	18	2	75	1	0	78	164
07:30 AM	4	0	10	0	14	5	50	2	0	57	8	0	3	1	12	3	115	1	1	120	203
07:45 AM	1	2	14	0	17	2	71	1	0	74	18	1	4	0	23	0	118	1	0	119	233
Total	9	5	49	0	63	9	202	10	1	222	49	2	16	2	69	5	358	5	1	369	723
08:00 AM	3	0	13	0	16	1	75	6	0	82	14	0	3	0	17	1	90	0	0	91	206
08:15 AM	4	0	10	0	14	5	64	5	1	75	15	0	2	0	17	1	86	2	0	89	195
08:30 AM	2	2	11	0	15	4	61	2	0	67	21	1	3	0	25	1	124	3	0	128	235
08:45 AM	2	0	8	0	10	4	71	10	0	85	16	0	1	0	17	0	123	1	0	124	236
Total	11	2	42	0	55	14	271	23	1	309	66	1	9	0	76	3	423	6	0	432	872
Grand Total	20	7	91	0	118	23	473	33	2	531	115	3	25	2	145	8	781	11	1	801	1595
Apprch %	16.9	5.9	77.1	0		4.3	89.1	6.2	0.4		79.3	2.1	17.2	1.4		1	97.5	1.4	0.1		
Total %	1.3	0.4	5.7	0	7.4	1.4	29.7	2.1	0.1	33.3	7.2	0.2	1.6	0.1	9.1	0.5	49	0.7	0.1	50.2	
Cars +	18	6	91	0	115	19	466	30	2	517	114	3	22	2	141	7	769	9	1	786	1559
% Cars +	90	85.7	100	0	97.5	82.6	98.5	90.9	100	97.4	99.1	100	88	100	97.2	87.5	98.5	81.8	100	98.1	97.7
Trucks	2	1	0	0	3	4	7	3	0	14	1	0	3	0	4	1	12	2	0	15	36
% Trucks	10	14.3	0	0	2.5	17.4	1.5	9.1	0	2.6	0.9	0	12	0	2.8	12.5	1.5	18.2	0	1.9	2.3

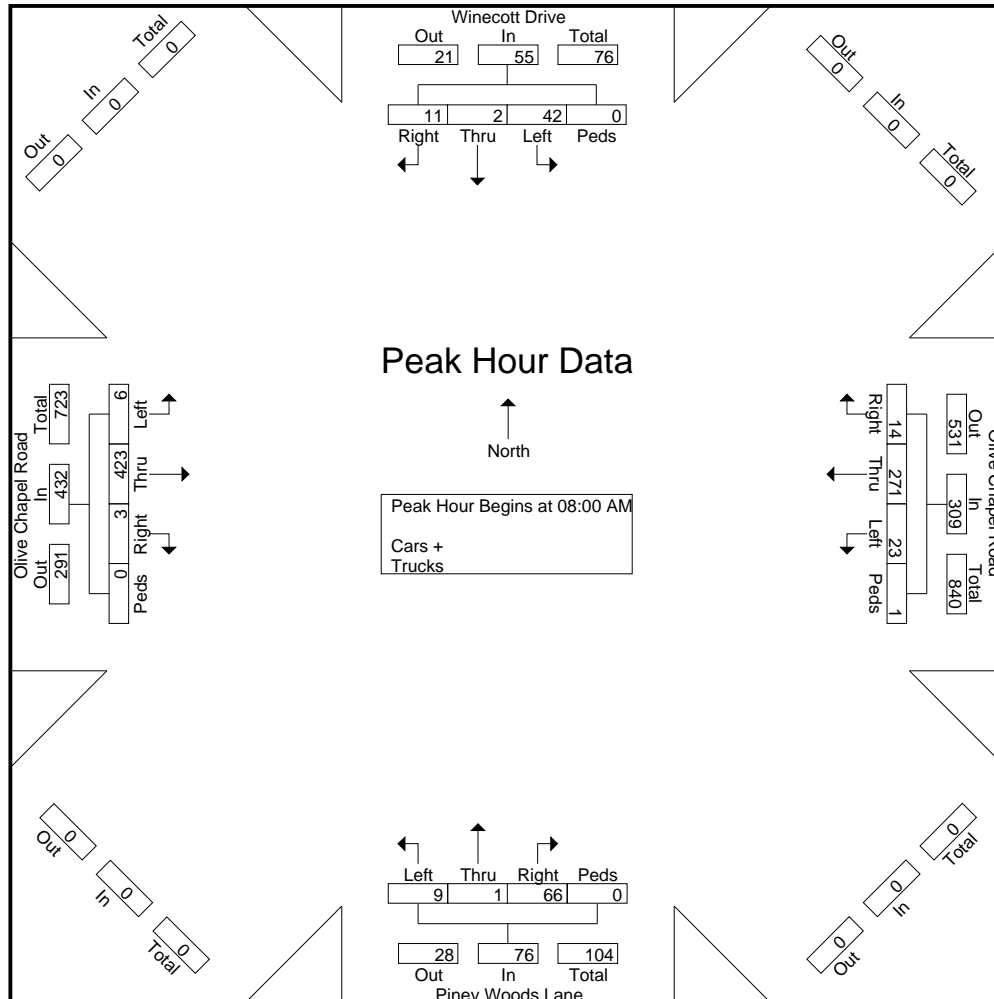




# TRAFFIC DATA COLLECTION

File Name : Apex(Olive Chapel and Wlnecott)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 2

	Winecott Drive Southbound					Olive Chapel Road Westbound					Piney Woods Lane Northbound					Olive Chapel Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	3	0	13	0	16	1	75	6	0	82	14	0	3	0	17	1	90	0	0	91	206
08:15 AM	4	0	10	0	14	5	64	5	1	75	15	0	2	0	17	1	86	2	0	89	195
08:30 AM	2	2	11	0	15	4	61	2	0	67	21	1	3	0	25	1	124	3	0	128	235
08:45 AM	2	0	8	0	10	4	71	10	0	85	16	0	1	0	17	0	123	1	0	124	236
Total Volume	11	2	42	0	55	14	271	23	1	309	66	1	9	0	76	3	423	6	0	432	872
% App. Total	20	3.6	76.4	0		4.5	87.7	7.4	0.3		86.8	1.3	11.8	0		0.7	97.9	1.4	0		
PHF	.688	.250	.808	.000	.859	.700	.903	.575	.250	.909	.786	.250	.750	.000	.760	.750	.853	.500	.000	.844	.924





TRAFFIC DATA COLLECTION

File Name : Apex(Olive Chapel and Winecott)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 1

Groups Printed- Cars + - Trucks

	Winecott Drive Southbound					Olive Chapel Road Westbound					Piney Woods Lane Northbound					Olive Chapel Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:00 PM	5	1	11	0	17	9	120	19	0	148	7	0	3	0	10	1	81	0	0	82	257
04:15 PM	0	2	6	1	9	12	122	10	0	144	11	1	3	0	15	3	118	5	0	126	294
04:30 PM	2	2	10	0	14	13	120	19	0	152	4	1	4	0	9	1	105	3	0	109	284
04:45 PM	1	0	11	0	12	9	119	21	0	149	12	0	2	0	14	1	120	4	0	125	300
Total	8	5	38	1	52	43	481	69	0	593	34	2	12	0	48	6	424	12	0	442	1135
05:00 PM	2	0	7	0	9	10	106	16	1	133	11	0	1	0	12	3	132	1	0	136	290
05:15 PM	0	0	10	0	10	6	118	8	0	132	11	2	1	0	14	3	119	4	0	126	282
05:30 PM	1	0	12	0	13	11	116	17	0	144	16	0	2	0	18	4	101	2	0	107	282
05:45 PM	1	0	9	0	10	7	97	20	0	124	11	2	0	1	14	0	118	1	0	119	267
Total	4	0	38	0	42	34	437	61	1	533	49	4	4	1	58	10	470	8	0	488	1121
Grand Total	12	5	76	1	94	77	918	130	1	1126	83	6	16	1	106	16	894	20	0	930	2256
Apprch %	12.8	5.3	80.9	1.1		6.8	81.5	11.5	0.1		78.3	5.7	15.1	0.9		1.7	96.1	2.2	0		
Total %	0.5	0.2	3.4	0	4.2	3.4	40.7	5.8	0	49.9	3.7	0.3	0.7	0	4.7	0.7	39.6	0.9	0	41.2	
Cars +	12	4	75	1	92	76	912	129	1	1118	82	6	13	1	102	16	888	18	0	922	2234
% Cars +	100	80	98.7	100	97.9	98.7	99.3	99.2	100	99.3	98.8	100	81.2	100	96.2	100	99.3	90	0	99.1	99
Trucks	0	1	1	0	2	1	6	1	0	8	1	0	3	0	4	0	6	2	0	8	22
% Trucks	0	20	1.3	0	2.1	1.3	0.7	0.8	0	0.7	1.2	0	18.8	0	3.8	0	0.7	10	0	0.9	1

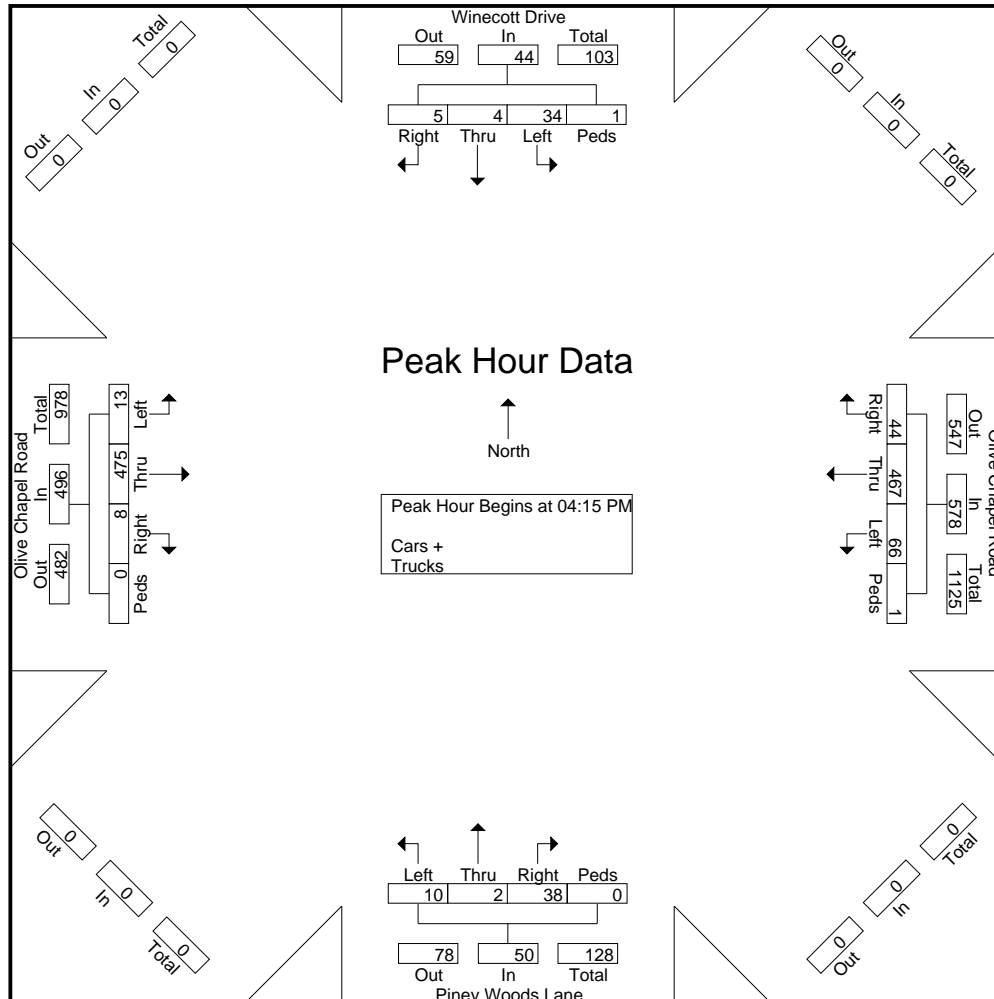




# TRAFFIC DATA COLLECTION

File Name : Apex(Olive Chapel and Wlnecott)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 2

	Winecott Drive Southbound					Olive Chapel Road Westbound					Piney Woods Lane Northbound					Olive Chapel Road Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	2	6	1	9	12	122	10	0	144	11	1	3	0	15	3	118	5	0	126	294
04:30 PM	2	2	10	0	14	13	120	19	0	152	4	1	4	0	9	1	105	3	0	109	284
04:45 PM	1	0	11	0	12	9	119	21	0	149	12	0	2	0	14	1	120	4	0	125	300
05:00 PM	2	0	7	0	9	10	106	16	1	133	11	0	1	0	12	3	132	1	0	136	290
Total Volume	5	4	34	1	44	44	467	66	1	578	38	2	10	0	50	8	475	13	0	496	1168
% App. Total	11.4	9.1	77.3	2.3		7.6	80.8	11.4	0.2		7.6	4	20	0		1.6	95.8	2.6	0		
PHF	.625	.500	.773	.250	.786	.846	.957	.786	.250	.951	.792	.500	.625	.000	.833	.667	.900	.650	.000	.912	.973





TRAFFIC DATA COLLECTION

File Name : Apex(Apex Barbecue and Kinship)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 1

Groups Printed- Cars + - Trucks

	Apex Barbecue Road Southbound				Apex Barbecue Road Northbound				Kinship Lane Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	1	85	0	86	31	1	0	32	8	3	2	13	131
07:15 AM	2	42	0	44	75	3	0	78	9	6	1	16	138
07:30 AM	0	34	0	34	46	4	0	50	9	3	0	12	96
07:45 AM	2	41	0	43	59	3	0	62	7	4	0	11	116
Total	5	202	0	207	211	11	0	222	33	16	3	52	481
08:00 AM	0	24	0	24	50	4	0	54	7	4	1	12	90
08:15 AM	3	27	0	30	54	2	0	56	2	9	1	12	98
08:30 AM	2	42	0	44	42	3	0	45	8	4	0	12	101
08:45 AM	2	53	0	55	42	2	0	44	9	4	0	13	112
Total	7	146	0	153	188	11	0	199	26	21	2	49	401
Grand Total	12	348	0	360	399	22	0	421	59	37	5	101	882
Apprch %	3.3	96.7	0		94.8	5.2	0		58.4	36.6	5		
Total %	1.4	39.5	0	40.8	45.2	2.5	0	47.7	6.7	4.2	0.6	11.5	
Cars +	11	345	0	356	392	21	0	413	56	36	4	96	865
% Cars +	91.7	99.1	0	98.9	98.2	95.5	0	98.1	94.9	97.3	80	95	98.1
Trucks	1	3	0	4	7	1	0	8	3	1	1	5	17
% Trucks	8.3	0.9	0	1.1	1.8	4.5	0	1.9	5.1	2.7	20	5	1.9

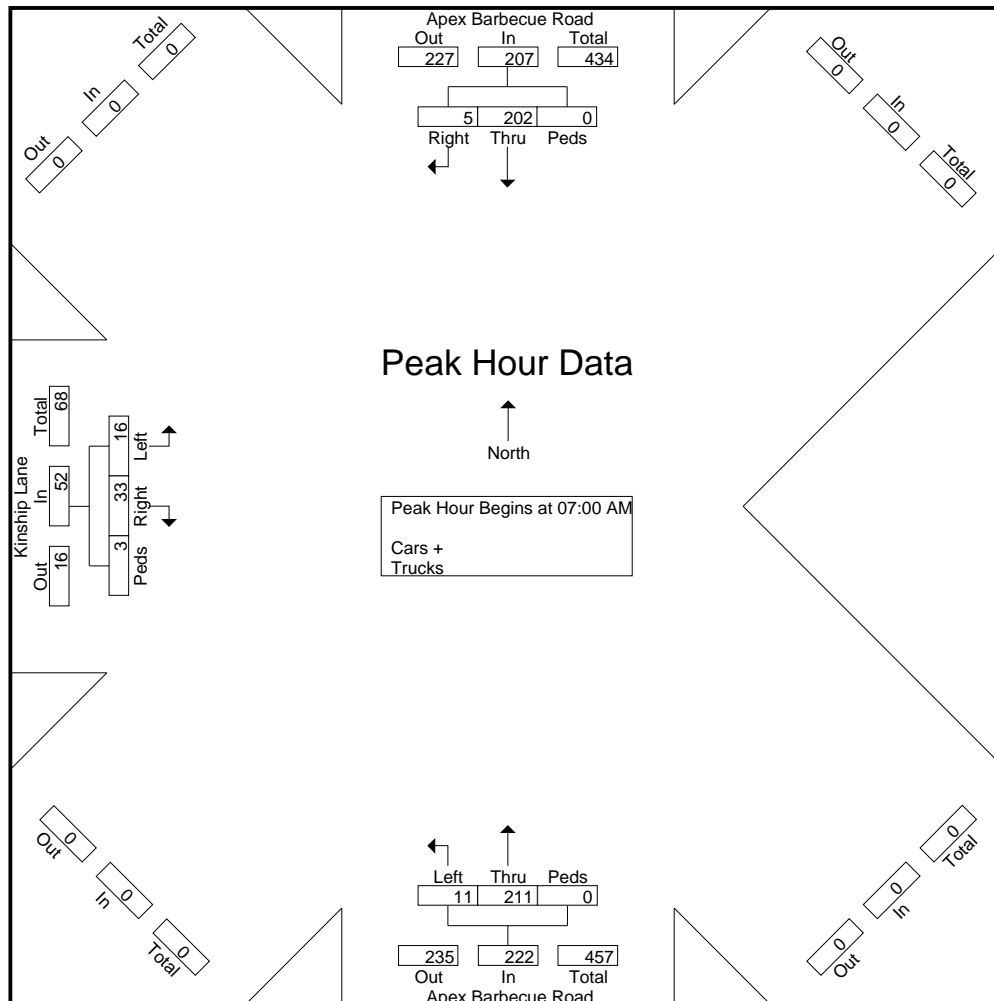




# TRAFFIC DATA COLLECTION

File Name : Apex(Apex Barbecue and Kinship)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 2

	Apex Barbecue Road Southbound				Apex Barbecue Road Northbound				Kinship Lane Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	1	85	0	86	31	1	0	32	8	3	2	13	131
07:15 AM	2	42	0	44	75	3	0	78	9	6	1	16	138
07:30 AM	0	34	0	34	46	4	0	50	9	3	0	12	96
07:45 AM	2	41	0	43	59	3	0	62	7	4	0	11	116
Total Volume	5	202	0	207	211	11	0	222	33	16	3	52	481
% App. Total	2.4	97.6	0		95	5	0		63.5	30.8	5.8		
PHF	.625	.594	.000	.602	.703	.688	.000	.712	.917	.667	.375	.813	.871





TRAFFIC DATA COLLECTION

File Name : Apex(Apex Barbecue and Kinship)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 1

Groups Printed- Cars + - Trucks

	Apex Barbecue Road Southbound				Apex Barbecue Road Northbound				Kinship Lane Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
04:00 PM	4	60	0	64	43	4	0	47	3	3	0	6	117
04:15 PM	9	59	0	68	43	9	0	52	9	4	2	15	135
04:30 PM	4	58	0	62	61	9	0	70	1	3	0	4	136
04:45 PM	5	60	0	65	44	5	0	49	4	2	0	6	120
Total	22	237	0	259	191	27	0	218	17	12	2	31	508
05:00 PM	8	59	0	67	48	7	0	55	1	4	0	5	127
05:15 PM	5	76	0	81	47	9	0	56	5	2	0	7	144
05:30 PM	3	66	0	69	50	3	0	53	4	3	0	7	129
05:45 PM	4	63	0	67	50	6	0	56	3	5	0	8	131
Total	20	264	0	284	195	25	0	220	13	14	0	27	531
Grand Total	42	501	0	543	386	52	0	438	30	26	2	58	1039
Apprch %	7.7	92.3	0		88.1	11.9	0		51.7	44.8	3.4		
Total %	4	48.2	0	52.3	37.2	5	0	42.2	2.9	2.5	0.2	5.6	
Cars +	41	493	0	534	382	50	0	432	29	24	2	55	1021
% Cars +	97.6	98.4	0	98.3	99	96.2	0	98.6	96.7	92.3	100	94.8	98.3
Trucks	1	8	0	9	4	2	0	6	1	2	0	3	18
% Trucks	2.4	1.6	0	1.7	1	3.8	0	1.4	3.3	7.7	0	5.2	1.7

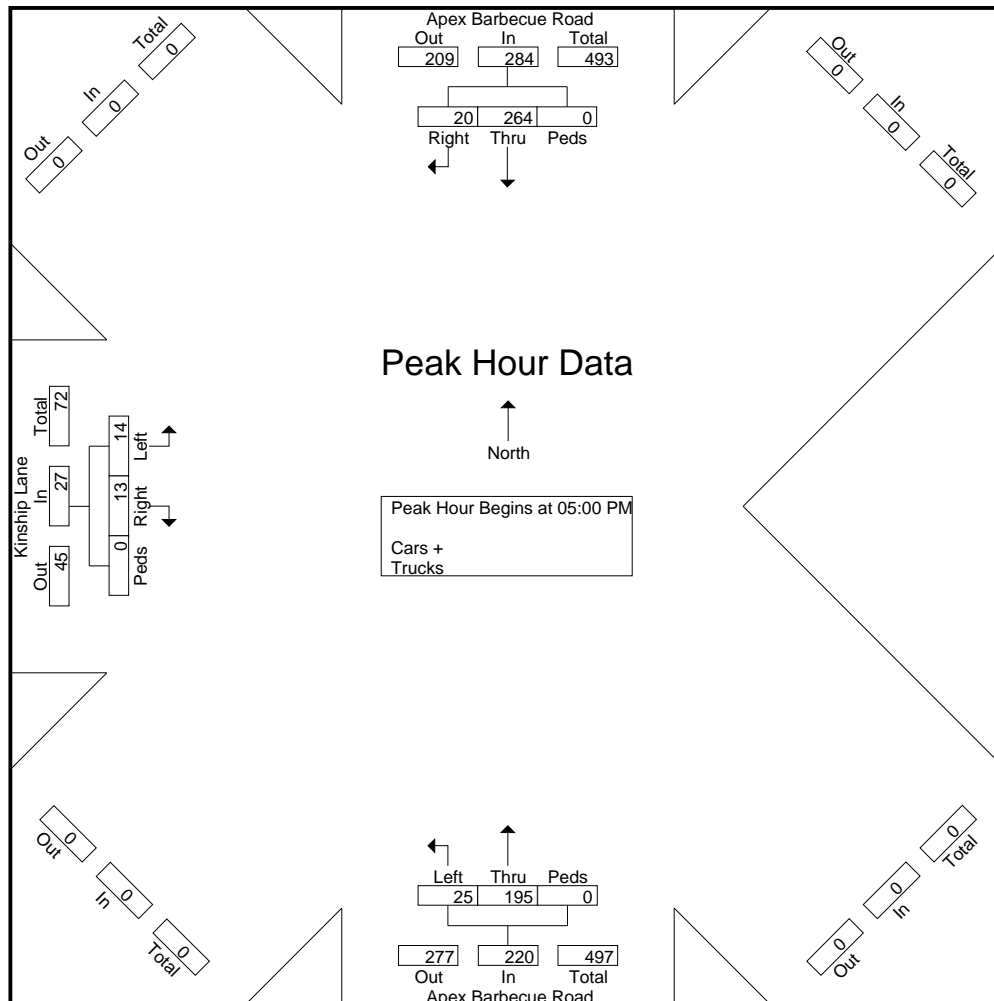




# TRAFFIC DATA COLLECTION

File Name : Apex(Apex Barbecue and Kinship)  
 Site Code :  
 Start Date : 3/7/2024  
 Page No : 2

	Apex Barbecue Road Southbound				Apex Barbecue Road Northbound				Kinship Lane Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	8	59	0	67	48	7	0	55	1	4	0	5	127
05:15 PM	5	76	0	81	47	9	0	56	5	2	0	7	144
05:30 PM	3	66	0	69	50	3	0	53	4	3	0	7	129
05:45 PM	4	63	0	67	50	6	0	56	3	5	0	8	131
Total Volume	20	264	0	284	195	25	0	220	13	14	0	27	531
% App. Total	7	93	0		88.6	11.4	0		48.1	51.9	0		
PHF	.625	.868	.000	.877	.975	.694	.000	.982	.650	.700	.000	.844	.922

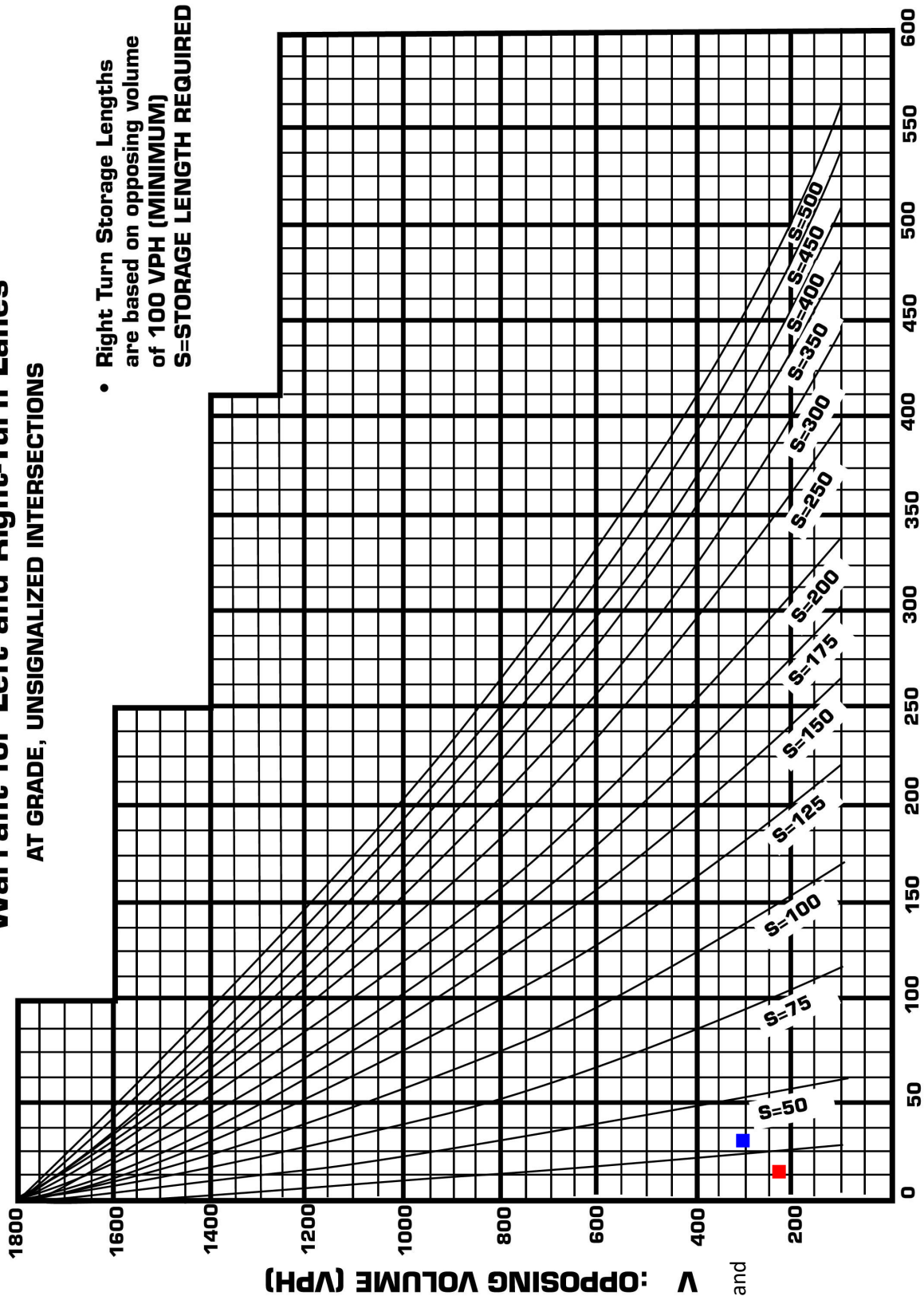


# TURN LANE WARRANTS



# Warrant for Left and Right-Turn Lanes AT GRADE, UNSIGNALIZED INTERSECTIONS

- Right Turn Storage Lengths are based on opposing volume of 100 VPH (MINIMUM)  
S=STORAGE LENGTH REQUIRED

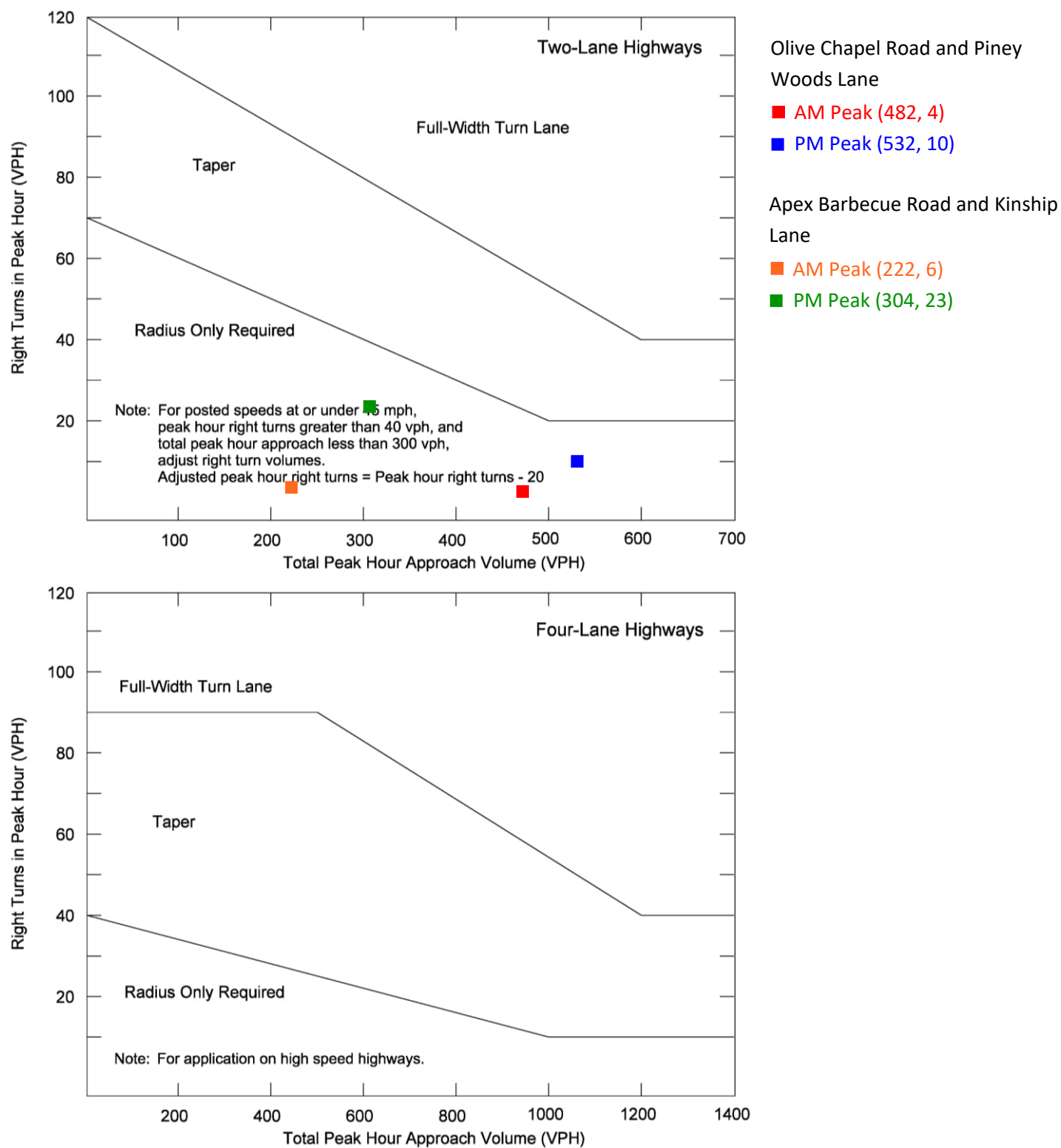


Note: Where adjacent signalization may provide opportunities for gaps in the traffic stream a reduction in the above storage values can be considered on a case by case basis.

V<sub>L</sub> : LEFT TURNING VOLUME (VPH)  
V<sub>R</sub> : RIGHT TURNING VOLUME (VPH)

Apex Barbecue Road and  
Kinship Lane  
■ AM Peak (13, 222)  
■ PM Peak (31, 304)

Figure 8-9 Right Turn Lane Warrants









Source: NCHRP 279 Intersection Channelization Design Guide Figure 4-23



# CAPACITY ANALYSIS REPORTS

Parkside Townes  
Existing (2024) Traffic Conditions

1: Piney Woods Lane/Winecott Drive & Olive Chapel Road  
Timing Plan: AM Peak

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	423	3	23	271	14	9	1	66	42	2	11
Future Vol, veh/h	6	423	3	23	271	14	9	1	66	42	2	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	75	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	470	3	26	301	16	10	1	73	47	2	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	317	0	0	473	0	0	854	855	472	884	848	309
Stage 1	-	-	-	-	-	-	486	486	-	361	361	-
Stage 2	-	-	-	-	-	-	368	369	-	523	487	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1243	-	-	1089	-	-	279	296	592	266	298	731
Stage 1	-	-	-	-	-	-	563	551	-	657	626	-
Stage 2	-	-	-	-	-	-	652	621	-	537	550	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1243	-	-	1089	-	-	267	287	592	227	289	731
Mov Cap-2 Maneuver	-	-	-	-	-	-	267	287	-	227	289	-
Stage 1	-	-	-	-	-	-	560	548	-	653	611	-
Stage 2	-	-	-	-	-	-	624	606	-	467	547	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.6			13.4			22.5		
HCM LOS							B			C		







Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	511	1243	-	-	1089	-	-	266
HCM Lane V/C Ratio	0.165	0.005	-	-	0.023	-	-	0.23
HCM Control Delay (s)	13.4	7.9	-	-	8.4	-	-	22.5
HCM Lane LOS	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.6	0	-	-	0.1	-	-	0.9



Parkside Townes  
Existing (2024) Traffic Conditions

1: Piney Woods Lane/Winecott Drive & Olive Chapel Road

Timing Plan: PM Peak

Intersection												
Int Delay, s/veh	3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	475	8	66	467	44	10	2	38	34	4	5
Future Vol, veh/h	13	475	8	66	467	44	10	2	38	34	4	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	75	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	528	9	73	519	49	11	2	42	38	4	6







Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	568	0	0	537	0	0	1256	1275	533	1273	1255	544
Stage 1	-	-	-	-	-	-	561	561	-	690	690	-
Stage 2	-	-	-	-	-	-	695	714	-	583	565	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1004	-	-	1031	-	-	148	167	547	144	172	539
Stage 1	-	-	-	-	-	-	512	510	-	435	446	-
Stage 2	-	-	-	-	-	-	433	435	-	498	508	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1004	-	-	1031	-	-	134	153	547	123	158	539
Mov Cap-2 Maneuver	-	-	-	-	-	-	134	153	-	123	158	-
Stage 1	-	-	-	-	-	-	505	503	-	429	414	-
Stage 2	-	-	-	-	-	-	394	404	-	451	501	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	1	18.7	44.3
HCM LOS			C	E

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	318	1004	-	-	1031	-	-	138
HCM Lane V/C Ratio	0.175	0.014	-	-	0.071	-	-	0.346
HCM Control Delay (s)	18.7	8.6	-	-	8.8	-	-	44.3
HCM Lane LOS	C	A	-	-	A	-	-	E
HCM 95th %tile Q(veh)	0.6	0	-	-	0.2	-	-	1.4

## Intersection

Int Delay, s/veh 2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	478	3	23	297	14	9	1	66	42	2	11
Future Vol, veh/h	6	478	3	23	297	14	9	1	66	42	2	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	75	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	531	3	26	330	16	10	1	73	47	2	12

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	346	0	0	534	0	0	944	945	533	974	938	338
Stage 1	-	-	-	-	-	-	547	547	-	390	390	-
Stage 2	-	-	-	-	-	-	397	398	-	584	548	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1213	-	-	1034	-	-	242	262	547	231	264	704
Stage 1	-	-	-	-	-	-	521	517	-	634	608	-
Stage 2	-	-	-	-	-	-	629	603	-	498	517	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1213	-	-	1034	-	-	231	254	547	195	256	704
Mov Cap-2 Maneuver	-	-	-	-	-	-	231	254	-	195	256	-
Stage 1	-	-	-	-	-	-	518	514	-	630	593	-
Stage 2	-	-	-	-	-	-	600	588	-	428	514	-







Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.6			14.5			26.2		
HCM LOS							B			D		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	465	1213	-	-	1034	-	-	230
HCM Lane V/C Ratio	0.182	0.005	-	-	0.025	-	-	0.266
HCM Control Delay (s)	14.5	8	-	-	8.6	-	-	26.2
HCM Lane LOS	B	A	-	-	A	-	-	D
HCM 95th %tile Q(veh)	0.7	0	-	-	0.1	-	-	1



## Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	522	8	66	525	44	10	2	38	34	4	5
Future Vol, veh/h	13	522	8	66	525	44	10	2	38	34	4	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	75	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	580	9	73	583	49	11	2	42	38	4	6







Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	632	0	0	589	0	0	1372	1391	585	1389	1371	608
Stage 1	-	-	-	-	-	-	613	613	-	754	754	-
Stage 2	-	-	-	-	-	-	759	778	-	635	617	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	951	-	-	986	-	-	123	142	511	120	146	496
Stage 1	-	-	-	-	-	-	480	483	-	401	417	-
Stage 2	-	-	-	-	-	-	399	407	-	467	481	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	951	-	-	986	-	-	111	130	511	101	133	496
Mov Cap-2 Maneuver	-	-	-	-	-	-	111	130	-	101	133	-
Stage 1	-	-	-	-	-	-	473	476	-	395	386	-
Stage 2	-	-	-	-	-	-	361	377	-	420	474	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.9			21.2			57.7		
HCM LOS							C			F		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	278	951	-	-	986	-	-	114
HCM Lane V/C Ratio	0.2	0.015	-	-	0.074	-	-	0.419
HCM Control Delay (s)	21.2	8.8	-	-	8.9	-	-	57.7
HCM Lane LOS	C	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.7	0	-	-	0.2	-	-	1.8

## Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	6	478	4	27	297	14	11	1	78	42	2	11
Future Vol, veh/h	6	478	4	27	297	14	11	1	78	42	2	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	75	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	531	4	30	330	16	12	1	87	47	2	12







Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	346	0	0	535	0	0	952	953	533	989	947	338
Stage 1	-	-	-	-	-	-	547	547	-	398	398	-
Stage 2	-	-	-	-	-	-	405	406	-	591	549	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1213	-	-	1033	-	-	239	259	547	226	261	704
Stage 1	-	-	-	-	-	-	521	517	-	628	603	-
Stage 2	-	-	-	-	-	-	622	598	-	493	516	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1213	-	-	1033	-	-	227	250	547	185	252	704
Mov Cap-2 Maneuver	-	-	-	-	-	-	227	250	-	185	252	-
Stage 1	-	-	-	-	-	-	518	514	-	624	586	-
Stage 2	-	-	-	-	-	-	591	581	-	412	513	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.1			0.7			15			27.7		
HCM LOS							C			D		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	461	1213	-	-	1033	-	-	219
HCM Lane V/C Ratio	0.217	0.005	-	-	0.029	-	-	0.279
HCM Control Delay (s)	15	8	-	-	8.6	-	-	27.7
HCM Lane LOS	C	A	-	-	A	-	-	D
HCM 95th %tile Q(veh)	0.8	0	-	-	0.1	-	-	1.1

## Intersection

Int Delay, s/veh 3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	522	10	78	525	44	12	2	46	34	4	5
Future Vol, veh/h	13	522	10	78	525	44	12	2	46	34	4	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	75	-	-	75	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	580	11	87	583	49	13	2	51	38	4	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	632	0	0	591	0	0	1401	1420	586	1422	1401	608
Stage 1	-	-	-	-	-	-	614	614	-	782	782	-
Stage 2	-	-	-	-	-	-	787	806	-	640	619	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	951	-	-	985	-	-	118	136	510	114	140	496
Stage 1	-	-	-	-	-	-	479	483	-	387	405	-
Stage 2	-	-	-	-	-	-	385	395	-	464	480	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	951	-	-	985	-	-	105	122	510	93	126	496
Mov Cap-2 Maneuver	-	-	-	-	-	-	105	122	-	93	126	-
Stage 1	-	-	-	-	-	-	472	476	-	381	369	-
Stage 2	-	-	-	-	-	-	343	360	-	409	473	-




Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			1.1			22.5			64.2		
HCM LOS							C			F		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	272	951	-	-	985	-	-	106
HCM Lane V/C Ratio	0.245	0.015	-	-	0.088	-	-	0.451
HCM Control Delay (s)	22.5	8.8	-	-	9	-	-	64.2
HCM Lane LOS	C	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.9	0	-	-	0.3	-	-	1.9






Parkside Townes  
Existing (2024) Traffic Conditions

2: Apex Barbecue Road & Kinship Lane  
Timing Plan: AM Peak

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	33	11	211	202	5
Future Vol, veh/h	16	33	11	211	202	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	37	12	234	224	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	485	227	230	0	-	0
Stage 1	227	-	-	-	-	-
Stage 2	258	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	541	812	1338	-	-	-
Stage 1	811	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	536	812	1338	-	-	-
Mov Cap-2 Maneuver	536	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.6	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1338	-	695	-	-	
HCM Lane V/C Ratio	0.009	-	0.078	-	-	
HCM Control Delay (s)	7.7	0	10.6	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	




Parkside Townes  
Existing (2024) Traffic Conditions

2: Apex Barbecue Road & Kinship Lane  
Timing Plan: PM Peak

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	13	25	195	264	20
Future Vol, veh/h	14	13	25	195	264	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	14	28	217	293	22
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	577	304	315	0	-	0
Stage 1	304	-	-	-	-	-
Stage 2	273	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	478	736	1245	-	-	-
Stage 1	748	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	466	736	1245	-	-	-
Mov Cap-2 Maneuver	466	-	-	-	-	-
Stage 1	729	-	-	-	-	-
Stage 2	773	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.7	0.9		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1245	-	566	-	-	
HCM Lane V/C Ratio	0.022	-	0.053	-	-	
HCM Control Delay (s)	8	0	11.7	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-	

Parkside Townes  
Future (2026) 'No-Build' Traffic Conditions




2: Apex Barbecue Road & Kinship Lane  
Timing Plan: AM Peak

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	33	11	225	216	5
Future Vol, veh/h	16	33	11	225	216	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	37	12	250	240	6
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	517	243	246	0	-	0
Stage 1	243	-	-	-	-	-
Stage 2	274	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	518	796	1320	-	-	-
Stage 1	797	-	-	-	-	-
Stage 2	772	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	512	796	1320	-	-	-
Mov Cap-2 Maneuver	512	-	-	-	-	-
Stage 1	788	-	-	-	-	-
Stage 2	772	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.8	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1320	-	674	-	-	
HCM Lane V/C Ratio	0.009	-	0.081	-	-	
HCM Control Delay (s)	7.8	0	10.8	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	






Parkside Townes  
Future (2026) 'No-Build' Traffic Conditions

2: Apex Barbecue Road & Kinship Lane  
Timing Plan: PM Peak

Intersection						
Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	13	25	209	281	20
Future Vol, veh/h	14	13	25	209	281	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	14	28	232	312	22
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	611	323	334	0	-	0
Stage 1	323	-	-	-	-	-
Stage 2	288	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	457	718	1225	-	-	-
Stage 1	734	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	445	718	1225	-	-	-
Mov Cap-2 Maneuver	445	-	-	-	-	-
Stage 1	715	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	12	0.9		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1225	-	545	-	-	
HCM Lane V/C Ratio	0.023	-	0.055	-	-	
HCM Control Delay (s)	8	0	12	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-	




Parkside Townes  
Future (2026) 'Build' Traffic Conditions

2: Apex Barbecue Road & Kinship Lane  
Timing Plan: AM Peak

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	19	39	13	225	216	6
Future Vol, veh/h	19	39	13	225	216	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	43	14	250	240	7
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	522	244	247	0	-	0
Stage 1	244	-	-	-	-	-
Stage 2	278	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	515	795	1319	-	-	-
Stage 1	797	-	-	-	-	-
Stage 2	769	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	509	795	1319	-	-	-
Mov Cap-2 Maneuver	509	-	-	-	-	-
Stage 1	787	-	-	-	-	-
Stage 2	769	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.9	0.4		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1319	-	671	-	-	
HCM Lane V/C Ratio	0.011	-	0.096	-	-	
HCM Control Delay (s)	7.8	0	10.9	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	

Parkside Townes  
Future (2026) 'Build' Traffic Conditions

2: Apex Barbecue Road & Kinship Lane  
Timing Plan: PM Peak

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	17	31	209	281	23
Future Vol, veh/h	16	17	31	209	281	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	19	34	232	312	26
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	625	325	338	0	-	0
Stage 1	325	-	-	-	-	-
Stage 2	300	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	449	716	1221	-	-	-
Stage 1	732	-	-	-	-	-
Stage 2	752	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	435	716	1221	-	-	-
Mov Cap-2 Maneuver	435	-	-	-	-	-
Stage 1	709	-	-	-	-	-
Stage 2	752	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	12.1	1		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1221	-	545	-	-	
HCM Lane V/C Ratio	0.028	-	0.067	-	-	
HCM Control Delay (s)	8	0	12.1	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-	



# QUEUING ANALYSIS REPORTS

Intersection: 1: Piney Woods Lane/Winecott Drive & Olive Chapel Road

Movement	EB	WB	NB	SB
Directions Served	L	L	LTR	LTR
Maximum Queue (ft)	20	32	70	78
Average Queue (ft)	1	7	35	29
95th Queue (ft)	9	26	59	61
Link Distance (ft)			467	470
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	75	75		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Apex Barbecue Road & Kinship Lane

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	64	26
Average Queue (ft)	27	2
95th Queue (ft)	52	14
Link Distance (ft)	968	980
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0
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Parkside Townes  
Existing (2024) Traffic Conditions

PM Peak

Intersection: 1: Piney Woods Lane/Winecott Drive & Olive Chapel Road

Movement	EB	WB	NB	SB
Directions Served	L	L	LTR	LTR
Maximum Queue (ft)	31	44	74	61
Average Queue (ft)	4	16	30	26
95th Queue (ft)	20	39	60	54
Link Distance (ft)			467	470
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	75	75		
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Apex Barbecue Road & Kinship Lane

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	37	42
Average Queue (ft)	18	5
95th Queue (ft)	42	26
Link Distance (ft)	968	980
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0
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Parkside Townes  
Future (2026) 'No-Build' Traffic Conditions

AM Peak

Intersection: 1: Piney Woods Lane/Winecott Drive & Olive Chapel Road

Movement	EB	WB	NB	SB
Directions Served	L	L	LTR	LTR
Maximum Queue (ft)	20	35	70	81
Average Queue (ft)	1	7	34	30
95th Queue (ft)	9	27	59	63
Link Distance (ft)			467	470
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	75	75		
Storage Blk Time (%)		0		
Queuing Penalty (veh)		0		

Intersection: 2: Apex Barbecue Road & Kinship Lane

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	58	29
Average Queue (ft)	26	2
95th Queue (ft)	51	14
Link Distance (ft)	968	980
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0
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Parkside Townes  
Future (2026) 'No-Build' Traffic Conditions

PM Peak

Intersection: 1: Piney Woods Lane/Winecott Drive & Olive Chapel Road

Movement	EB	EB	WB	WB	NB	SB
Directions Served	L	TR	L	TR	LTR	LTR
Maximum Queue (ft)	29	2	55	5	64	73
Average Queue (ft)	4	0	19	0	30	28
95th Queue (ft)	20	2	44	5	57	59
Link Distance (ft)		969		974	467	470
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)	75		75			
Storage Blk Time (%)			0			
Queuing Penalty (veh)			0			

Intersection: 2: Apex Barbecue Road & Kinship Lane

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	37	36
Average Queue (ft)	17	4
95th Queue (ft)	43	21
Link Distance (ft)	968	980
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0
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Parkside Townes  
Future (2026) 'Build' Traffic Conditions

AM Peak

Intersection: 1: Piney Woods Lane/Winecott Drive & Olive Chapel Road

Movement	EB	WB	NB	SB
Directions Served	L	L	LTR	LTR
Maximum Queue (ft)	18	38	79	75
Average Queue (ft)	1	9	39	30
95th Queue (ft)	8	30	66	60
Link Distance (ft)			467	470
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	75	75		
Storage Blk Time (%)		0		
Queuing Penalty (veh)		0		

Intersection: 2: Apex Barbecue Road & Kinship Lane

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	62	27
Average Queue (ft)	29	2
95th Queue (ft)	52	15
Link Distance (ft)	968	980
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0



Parkside Townes  
Future (2026) 'Build' Traffic Conditions

PM Peak

Intersection: 1: Piney Woods Lane/Winecott Drive & Olive Chapel Road

Movement	EB	EB	WB	WB	NB	SB
Directions Served	L	TR	L	TR	LTR	LTR
Maximum Queue (ft)	32	4	57	2	74	68
Average Queue (ft)	5	0	22	0	32	27
95th Queue (ft)	22	3	48	2	58	57
Link Distance (ft)		969		974	467	470
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)	75		75			
Storage Blk Time (%)			0			
Queuing Penalty (veh)			0			

Intersection: 2: Apex Barbecue Road & Kinship Lane

Movement	EB	NB
Directions Served	LR	LT
Maximum Queue (ft)	44	46
Average Queue (ft)	19	7
95th Queue (ft)	45	29
Link Distance (ft)	968	980
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0
---------------------------------

**PLANNING BOARD REPORT TO TOWN COUNCIL**  
Rezoning Case: #24CZ07 The Townes at Parkside PUD

**Planning Board Meeting Date:** August 12, 2024



**Report Requirements:**

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

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

**PROJECT DESCRIPTION:**

**Acreage:** ±4.17 acres

**PIN(s):** 0721572570, 072158523 (portion of)

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

**Proposed Zoning:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

**Town Limits:** ETJ

**Applicable Officially Adopted Plans:**

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

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

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

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

**PLANNING BOARD REPORT TO TOWN COUNCIL**  
Rezoning Case: #24CZ07 The Townes at Parkside PUD

Planning Board Meeting Date: August 12, 2024



**Legislative Considerations:**

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

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

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

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

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

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

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

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

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

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

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



## PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: #24CZ07 The Townes at Parkside PUD

Planning Board Meeting Date: August 12, 2024



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

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

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

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

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

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

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

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

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

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

PLANNING BOARD REPORT TO TOWN COUNCIL  
Rezoning Case: #24CZ07 The Townes at Parkside PUD

Planning Board Meeting Date: August 12, 2024



**Planning Board Recommendation:**

Motion: To recommend approval as presented.

Introduced by Planning Board member: Alyssa Byrd

Seconded by Planning Board member: Steven Rhodes

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

As presented.

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

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

With 1 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

See attached dissenting vote attached.

This report reflects the recommendation of the Planning Board, this the 12th day of August 2024.

Attest:

  
\_\_\_\_\_  
Tina Sherman, Planning Board Chair

  
\_\_\_\_\_  
Dianne Khin, Planning Director

PLANNING BOARD REPORT TO TOWN COUNCIL  
Dissenting Member Comments



**Planning Board Member Name:** Tina Sherman

**Meeting Date:** 8/12/2024

☐ Rezoning # Townside

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

☐ Other \_\_\_\_\_

Reason(s) for dissenting vote:

Topography and height of townhomes





## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ07 The Townes at Parkside PUD

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:** Charm City Developers, LLC

**Authorized Agent:** Mitch Craig, CE Group, Inc

**Property Addresses:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)

**Acreage:** ±4.17 acres

**Property Identification Numbers (PINs):** 0721572570, 072158523(portion of)

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

**Existing Zoning of Properties:** Rural Residential (RR)

**Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

**Public Hearing Location:** Apex Town Hall  
Council Chamber, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

### **Planning Board Public Hearing Date and Time: August 12, 2024 4:30 PM**

If you are unable to attend, you may provide a written statement by email to [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org), or submit it to the clerk of the Planning Board, Jeri Pederson (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 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46453/24CZ07>

Dianne F. Khin, AICP  
Planning Director





## TOWN OF APEX

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

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ07

The Townes at Parkside PUD

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

**Solicitante:** Charm City Developers, LLC

**Agente autorizado:** Mitch Craig, CE Group, Inc

**Dirección de las propiedades:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)

**Superficie:** ±4.17 acres

**Número de identificación de las propiedades:** 0721572570, 0721585231 (portion of)

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

**Ordenamiento territorial existente de las propiedades:** Rural Residential (RR)

**Ordenamiento territorial propuesto para las propiedades:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

**Fecha y hora de la audiencia pública de la Junta de Planificación:** 12 de agosto de 2024 4:30 P.M.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org), o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (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 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/46453/24CZ07>.

Dianne F. Khin, AICP  
Directora de Planificación





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

**PUBLIC NOTIFICATION  
OF PUBLIC HEARINGS  
CONDITIONAL ZONING #24CZ07  
The Townes at Parkside PUD**

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:** Charm City Developers, LLC  
**Authorized Agent:** Mitch Craig, CE Group, Inc  
**Property Addresses:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)  
**Acreage:** ±4.17 acres  
**Property Identification Numbers (PINs):** 0721572570, 072158523(portion of)  
**2045 Land Use Map Designation:** Medium Density Residential  
**Existing Zoning of Properties:** Rural Residential (RR)  
**Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

**Public Hearing Location:** Apex Town Hall  
Council Chamber, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

**Planning Board Public Hearing Date and Time:** August 12, 2024 4:30 PM

If you are unable to attend, you may provide a written statement by email to [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org) or submit it to the clerk of the Planning Board, Jeri Pederson (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 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46453/24CZ07>

Dianne F. Khin, AICP  
Planning Director





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

**NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS**  
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ07  
The Townes at Parkside PUD

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

**Solicitante:** Charm City Developers, LLC  
**Agente autorizado:** Mitch Craig, CE Group, Inc  
**Dirección de las propiedades:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)  
**Superficie:** ±4.17 acres  
**Número de identificación de las propiedades:** 0721572570, 0721585231 (portion of)  
**Designación actual en el Mapa de Uso Territorial para 2045:** Medium Density Residential  
**Ordenamiento territorial existente de las propiedades:** Rural Residential (RR)  
**Ordenamiento territorial propuesto para las propiedades:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

**Fecha y hora de la audiencia pública de la Junta de Planificación:** 12 de agosto de 2024 4:30 P.M.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a [public.hearing@apexnc.org](mailto:public.hearing@apexnc.org), o presentarla a la secretaria de la Junta de Planificación, Jeri Pederson (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 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](https://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/46453/24CZ07>.

Dianne F. Khin, AICP  
Directora de Planificación



## TOWN OF APEX

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

### AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11  
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #24CZ07  
Project Location: 0 Olive Chapel Road & 2437 Olive Chapel Road  
Applicant or Authorized Agent: Charm City Developers, LLC  
Firm: Mitch Craig, CE Group, Inc  
Planning Board/Town Council  
Public Hearing Date: August 12, 2024  
Project Planner: Liz Loftin

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 29, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

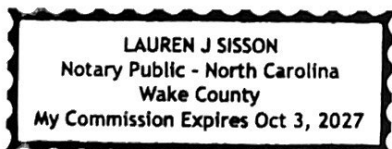
7/30/2024  
Date

  
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 30<sup>th</sup> day of July, 2024.



  
Notary Public

My Commission Expires: 10/03/2027





## TOWN OF APEX

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

## PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ07 The Townes at Parkside PUD

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:** Charm City Developers, LLC

**Authorized Agent:** Mitch Craig, CE Group, Inc

**Property Addresses:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)

**Acreage:** ±4.17 acres

**Property Identification Numbers (PINs):** 0721572570, 0721585231 (portion of)

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

**Existing Zoning of Properties:** Rural Residential (RR)

**Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

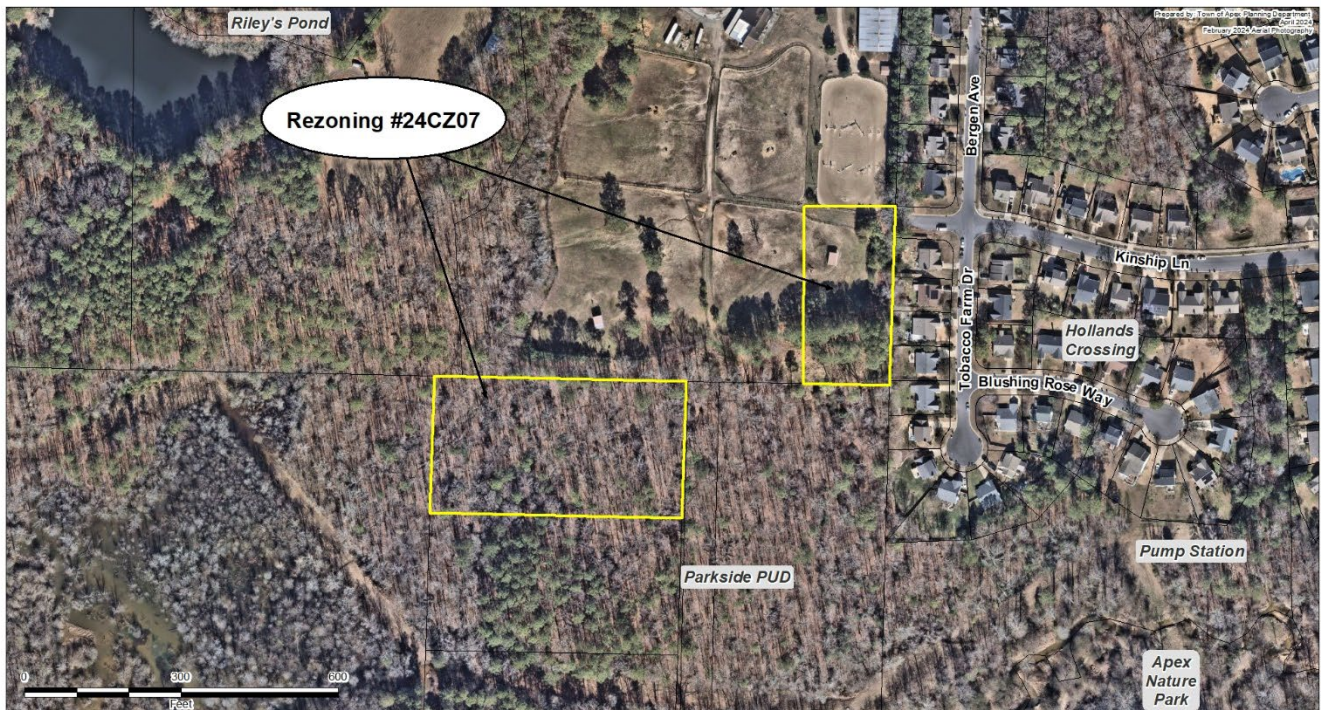
**Public Hearing Location:** Apex Town Hall  
Council Chamber, 2<sup>nd</sup> Floor  
73 Hunter Street, Apex, North Carolina

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

### **Town Council Public Hearing Date and Time: August 27, 2024 6:00 PM**

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

### **Vicinity Map:**



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/46453/24CZ07>.

Dianne F. Khin, AICP  
Planning Director





## TOWN OF APEX

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

## NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ07

The Townes at Parkside PUD

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

**Solicitante:** Charm City Developers, LLC

**Agente autorizado:** Mitch Craig, CE Group, Inc

**Dirección de las propiedades:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)

**Superficie:** ±4.17 acres

**Número de identificación de las propiedades:** 0721572570, 0721585231 (portion of)

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

**Ordenamiento territorial existente de las propiedades:** Rural Residential (RR)

**Ordenamiento territorial propuesto para las propiedades:** Planned Unit Development-Conditional Zoning (PUD-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: 27 de agosto de 2024 4:30 P.M.**

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

### Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: [www.apexnc.org/DocumentCenter/View/478](http://www.apexnc.org/DocumentCenter/View/478). Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/46453/24CZ07>.

Dianne F. Khin, AICP  
Directora de Planificación









**Solicitante:** Charm City Developers, LLC  
**Agente autorizado:** Mitch Craig, CE Group, Inc  
**Dirección de las propiedades:** 0 Olive Chapel Road & 2437 Olive Chapel Road (portion of)  
**Superficie:** ±4.17 acres  
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**Ordenamiento territorial propuesto para las propiedades:** Planned Unit Development-Conditional Zoning (PUD-CZ)

*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.*

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

Dianne F. Khin, AICP  
Directora de Planificación

 Russell 2000  
-3.94%





## 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 #24CZ07  
Project Location: 0 Olive Chapel Road & 2437 Olive Chapel Road  
Applicant or Authorized Agent: Charm City Developers, LLC  
Firm: Mitch Craig, CE Group, Inc  
Town Council  
Public Hearing Date: August 27, 2024  
Project Planner: Liz Loftin

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 August 2, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

8/2/2024  
Date

*Dianne F. Khin*  
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 2<sup>nd</sup> day of August, 2024.

*[Signature]*  
Notary Public

LAUREN J SISSON  
Notary Public - North Carolina  
Wake County  
My Commission Expires Oct 3, 2027

My Commission Expires: 10 / 03 / 2027









**WAKE COUNTY**  
**PUBLIC SCHOOL SYSTEM**

**Student Assignment**

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

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

May 29, 2024

Dianne Khin, AICP  
Director, Planning Department  
Town of Apex  
[Dianne.Khin@apexnc.org](mailto:Dianne.Khin@apexnc.org)

Dear Dianne,

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

- Date of application: April 1, 2024
- Name of development: 24CZ07 The Townes at Parkside PUD
- Address of rezoning: 0 & 2437 Olive Chapel Rd (PINs 0721572670 and portion of PIN 0721585231)
- Total number of proposed residential units: 29
- Type(s) of residential units proposed: Townhomes, detached; Townhomes, attached

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 Pullium*

Susan W. Pullium, MSA  
Senior Director