

STAFF REPORT

Rezoning #24CZ18 Sweetwater PUD Amendment

January 14, 2025 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 Core Banks St; 0 Little Gem Ln; 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, 1481 Richardson Rd; 2701 Lawnview Ln; 2707 Stokesdale Ave; & 2820 Teachey Pl

Applicant: ExperienceOne Homes, LLC

Owners: KEPE1 STC, LLC; Sweetwater Lightbridge, LLC; KEPE1 STC West, LLC; KEPE1 Holdings, LLC

PROJECT DESCRIPTION:

Acreage: ±36.24

PINs: 0722441499, 0722441386, 0722544876, 0722544404, 0722444977, 0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 0722452031

Current Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ #23CZ20)

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

2045 Land Use Map: Mixed Use: High Density Residential/Office Employment/Commercial Services

Town Limits: Inside Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #18CZ31); Neighborhood Business (B1); Rural Residential (RR); Planned Unit Development-Conditional Zoning (PUD-CZ #23CZ20)	US 64 Hwy W; Westford PUD; Convenience Store; Grocery Store and Fuel Sales
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #17CZ21)	Core Banks Street; Sweetwater Residential section: Single Family, Townhomes, & Amenity Center
East:	Tech/Flex (TF); Light Industrial (LI); Rural Residential (RR)	64 Business Park and Self-Storage; Vacant
West:	Planned Unit Development-Conditional Zoning (PUD-CZ #23CZ11); Planned Unit Development-Conditional Zoning (PUD-CZ #23CZ20)	Smith Farm PUD (future mixed-use section); Grocery Store and Fuel Sales; Richardson Rd

EXISTING CONDITIONS:

The subject properties on the east side of Richardson Road contain a day care, mixed-use buildings and parking decks, some complete and open to the public while others are under construction. Two additional areas for future development are vacant. The parcels on the west side of Richardson Road, north of Core Banks Street, contain a multi-tenant retail building and bank that are under construction and additional future retail outparcels that are currently vacant.

BACKGROUND:

The properties to be rezoned were originally rezoned to Planned Unit Development-Conditional Zoning on April 21, 2015 with the most recent revisions being approved on August 8, 2023 and January 23, 2024.

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NEIGHBORHOOD MEETING:

The applicant conducted the first neighborhood meeting on September 26, 2024, and the second neighborhood meeting on November 19, 2024. The neighborhood meeting reports are attached.

2045 LAND USE MAP:

The 2045 Land Use Map classifies the properties subject to this rezoning as Mixed Use: High Density Residential/Office Employment/Commercial Services. The proposed amendments to the PUD-CZ zoning are consistent with that classification.

WCPSS COORDINATION:

No increase in residential density is proposed as part of this rezoning and so an impact letter from WCPSS was not requested.

PLANNED UNIT DEVELOPMENT PLAN:

The applicant is proposing the following changes with this PUD amendment.

Changes to Section 5: Permitted Uses

- Add the use *Bar, nightclub, wine bar, or taproom* to the East side of the Non-Residential/Mixed-Use areas
- Amend the table of permitted uses, now showing separate columns for Non-Residential/Mixed-Use Areas (East) and Non-Residential/Mixed-Use Areas (West)

Changes to the PUD Layout Sheet

- Revise the PUD Layout sheet, now distinguishing Non-Residential/Mixed-Use Areas (East) from Non-Residential/Mixed-Use Areas (West) with Richardson Rd as the boundary between the two.

ENVIRONMENTAL ADVISORY BOARD RECOMMENDATIONS:

This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per Unified Development Ordinance (UDO) Section 2.1.9.A.2.a. The rezoning amends zoning conditions which have no environmental impact on a site including but not limited to revisions to architectural standards, building height, setbacks, and uses.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #24CZ18 Sweetwater PUD Amendment as proposed by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board heard this rezoning at their December 9, 2024 meeting and unanimously recommended approval as proposed 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 proposed amendments to the current PUD-CZ zoning are consistent with the 2045 Land Use Map which classifies the area to be rezoned as Mixed Use: High Density Residential/Office Employment/Commercial Services.



The proposed rezoning is reasonable and in the public interest as it will allow an increase in the diversity of commercial uses within the mixed uses areas of the development.

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.

Legislative Considerations

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

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

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

STAFF REPORT

Rezoning #24CZ18 Sweetwater PUD Amendment

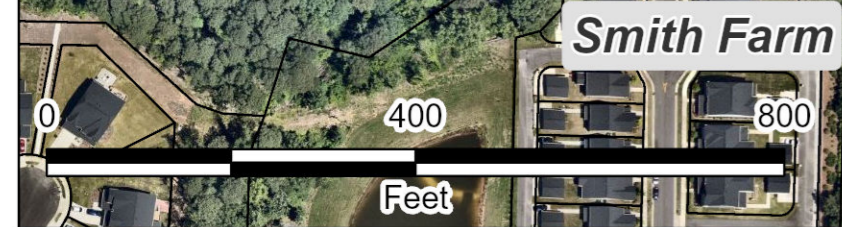
January 14, 2025 Town Council Meeting



- 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.



Rezoning #24CZ18



Air Park Dr

64

64

US 64 Hwy W

Jenks Rd

Harris Teeter

Teachey Pl

Rennert Pl

Self Storage Rd

Sweetwater Ph 9A2 and 2B

Ingold Dr

Lawnview Ln

Stokesdale Ave

Moncure Pl

Harrells Dr

Newland Ave

Richardson Rd

Core Banks St

Timken Forest Dr

Smith Farm

Lanasa Ln

Little Gem Ln

Poultney Aly

Russet Ln

Whale Bone Aly

Gloriosa St

Ruff Aly

Sweetwater

Goliath Ln

Bryant Pond Ln

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 #: 24CZ18 Submittal Date: 10/01/2024
Fee Paid: \$ Check #: _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: Sweetwater PUD
Address(es): See Attached Owner List
PIN(s) See Attached Owner List

_____ Acreage: 36.24
Current Zoning: PUD-CZ Proposed Zoning: PUD-CZ
Current 2045 LUM Designation: Community Mixed Use (CMU)

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: 36.24
Area proposed as non-residential development: Acreage: 36.24
Percent of mixed use area proposed as non-residential: Percent: 100%

Applicant Information

Name: ExperienceOne Homes, LLC
Address: PO Box 5509
City: Cary State: NC Zip: 27512
Phone: (919) 991-1428 E-mail: Dschmidt@E1Homes.com

Owner Information

Name: See Attached
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ E-mail: _____

Agent Information

Name: CE Group, Inc - Mitch Craig, PE
Address: 301 Glenwood Avenue, Suite 220
City: Raleigh State: NC Zip: 27603
Phone: (919) 367-8790 E-mail: Mitch@CEGroupInc.com

Other contacts: _____

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 24CZ18

Submittal Date: 10/01/2024

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

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

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The proposed non-residential uses are consistent with the uses as defined by the Community Mixed Use category in the 2045 Land Use Map. CMU encourages the integration of residential and non-residential mixed-use uses.

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

The land areas surrounding the Sweetwater PUD are a mixture of retail, residential (single family, townhome, apartments) and commercial. This PUD combines most of the surrounding uses into one project.

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

The Sweetwater PUD complies with the regulations in section 4.4 of the Town of Apex UDO as applicable for townhomes, multi-family or apartment, day care, and commercial uses, to the extent these regulations do not conflict with the PUD regulations.

PETITION PROCESS INFORMATION

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

The architectural for the Sweetwater PUD will reflect the residential and non-residential scale and character of traditional Apex building Styles. Service bays of non-residential uses will be located in the rear of structures. Variation in colors and materials will be considered to create visually engaging designs. Roof lines and materials will be varied to create visual interest and avoid repetition. Trash, parking and loading and odors will be screened from adjacent uses as required by the UDO and as set forth in the PUD regulations.

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

The Sweetwater PUD will use the exterior of the property to the extent practicable for RCA. This PUD will comply with all built upon area, structural SCMs and riparian stream buffer requirements of UDO Section 6.1.7.

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.

Public water and sewer facilities have been extended to the project and will be installed interior to the project by the Developer. The proposed PUD will meet all Public Facilities requirements in UDO Section 2.3.4(F)(1)(f).

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

The proposed PUD will improve the public health by providing all uses in a compact area, including residential, office, retail, commercial, medical and restaurants. A resident theoretically would not have to leave the development in order to eat, sleep, shop, work and go to the doctor.

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

The Sweetwater PUD has had a positive impact on the adjacent properties. The uses proposed in the PUD will/have enhanced the character of the adjacent properties and offer uses that compliment the adjacent properties.

PETITION PROCESS INFORMATION

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

The proposed PUD will not constitute a hazard due to traffic or noise as the traffic impacts will be mitigated by the road improvements shown in the PUD, TIA, etc. Other potential negative impacts are mitigated to the maximum extent practical by the design guidelines in the PUD documents.

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

The Sweetwater PUD will comply with all other relevant portions of the Ordinance (UDO).

#24CZ18

PIN	Real Estate ID	Site Address	City	Owner	Mailing Address 1	Mailing Address 2	Deed Book	Deed Page	Deed Date	Deed Acres
722544876	120755	1051 NEWLAND AVE	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	4.87
722459232	148944	1451 RICHARDSON RD	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	3.35
722452031	436595	2820 TEACHEY PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	3.08
722441499	444460	0 CORE BANKS ST	APEX	KEPE1 HOLDINGS LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	2056	11/12/2021	0.94
722441386	444532	0 LITTLE GEM LN	APEX	KEPE1 HOLDINGS LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19331	399	5/10/2023	0.01
722544404	476653	1075 NEWLAND AVE	APEX	SWEETWATER LIGHTBRIDGE LLC	PO BOX 5509	CARY NC 27512-5509	17764	1056	2/27/2020	1.38
722551642	516816	1425 RICHARDSON RD	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	4.01
722551082	516817	2707 STOKESDALE AVE	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	5.13
722540585	516818	2701 LAWNVIEW LN	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	2.81
722448618	516819	1481 RICHARDSON RD	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	3.02
722444629	521557	1121 MONCURE PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	1.03
722444853	521558	1111 MONCURE PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	1.03
722444977	521559	1101 MONCURE PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	1.03

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #24CZ18

Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Sweetwater Commercial PUD Amendment

(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.

 KEPE1 Holdings, 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: David Schmidt

TOWN OF APEX

BY: *David Schmidt, mbe.*
 Authorized Agent

BY: _____
 Authorized Agent

DATE: 9-30-2024

DATE: _____

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #24CZ18

Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Sweetwater Commercial PUD Amendment

_____ (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.

Sweetwater Lightbridge, 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.

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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: David Schmidt

TOWN OF APEX

BY: *David Schmidt, MGR.*
Authorized Agent

BY: _____
Authorized Agent

DATE: 9-30-2024

DATE: _____

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: #24CZ18

Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

Sweetwater Commercial PUD Amendment

(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.

KEPE1 STC, 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: David Schmidt

TOWN OF APEX

BY: *David Schmidt, MGR*
Authorized Agent

BY: _____
Authorized Agent

DATE: 9-30-2024

DATE: _____

AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 STC, 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: 1051 Newland Avenue

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*



Edward Kalikow

Type or print name

9/29/24

Date



David Schmidt

Type or print name

9.29.24

Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: #24CZ18 Submittal Date: _____

KEPE1 STC, 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: 1451 Richardson Road

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com


Signature(s) of Owner(s)*



Edward Kalikow

Type or print name

9/29/24
Date



David Schmidt

Type or print name

9-29-24
Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 STC West, 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: 2820 Teachey Place

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*

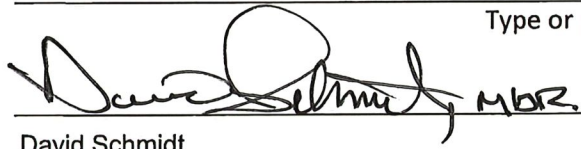


Edward Kalikow

Type or print name

9/25/24

Date



David Schmidt

Type or print name

9-29-24

Date

Attach additional sheets if there are additional owners.

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

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AGENT AUTHORIZATION FORM

Application #: #24CZ18 Submittal Date: _____

KEPE1 Holdings, 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 Core Banks Street

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790


E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*



Edward Kalikow
Type or print name

9/29/24
Date


David Schmidt, MGR

David Schmidt
Type or print name

9-29-24
Date

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 Holdings, 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 Little Gem Lane

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*

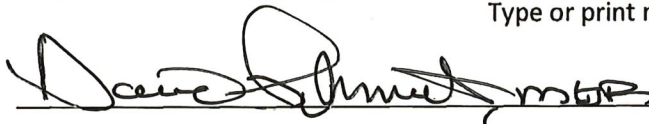


Edward Kalikow

Type or print name

9/29/24

Date



David Schmidt

Type or print name

9-29-24

Date

Attach additional sheets if there are additional owners.

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

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AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

Sweetwater Lightbridge, 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: 1075 Newland Avenue

The agent for this project is: Joseph M. Craig, CE Group, Inc.


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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*


David Schmidt
Type or print name

9-30-2024
Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 STC, 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: 1425 Richardson Road

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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


Agent Name: Joseph M. Craig

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


Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*


 Edward Kalikow EDWARD KALIKOW
 Type or print name

10-24-24
Date


 David Schmidt
 Type or print name

10-24-2024
Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 STC, LLC

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- 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: 2707 Stokesdale Ave

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*



Edward Kallikow
Type or print name

10-24-2021
Date



David Schmidt
Type or print name

10-24-2021
Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 STC, LLC

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- 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: 2701 Lawnview Lane

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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


Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*



Edward Kalikow

Type or print name

10-24-24

Date



David Schmidt

Type or print name

10-24-2024

Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 STC, 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: 1481 Richardson Road

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*



Edward Kalikow
Type or print name

10-24-24
Date



David Schmidt
Type or print name

10-24-2024
Date

Attach additional sheets if there are additional owners.

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AGENT AUTHORIZATION FORM

Application #: #24CZ18

Submittal Date: _____

KEPE1 STC West, 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: 1121 Moncure Place

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*



Edward Kalikow

Type or print name

10-24-24

Date



David Schmidt

Type or print name

10-24-2024

Date

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Application #: #24CZ18

Submittal Date: _____

KEPE1 STC West, 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: 1111 Moncure Place

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*

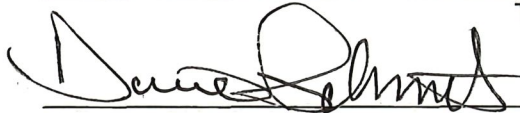


Edward Kalikow

Type or print name

10-24-24

Date



David Schmidt

Type or print name

10-24-2024

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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: 1101 Moncure Place

The agent for this project is: Joseph M. Craig, CE Group, Inc.

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

Agent Name: Joseph M. Craig

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

Telephone Number: (919) 367-8790

E-Mail Address: Mitch@CEGroupInc.com

Signature(s) of Owner(s)*



Edward Kallikow
Type or print name

10-24-24
Date



David Schmidt
Type or print name

10-24-2024
Date

Attach additional sheets if there are additional owners.

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AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

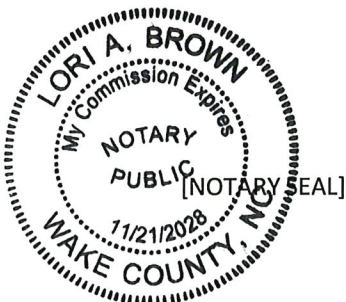
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1051 Newland Avenue and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 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 11/10/2021 and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
- 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 11/10/2021, 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 11/10/2021, 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 30th day of SEPTEMBER, 2024.

David Schmidt, MGR. (seal)
DAVID SCHMIDT, MANAGER
 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 David Schmidt, 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.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, Edward Kalikow (KEPE1 STC, 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 1051 Newland Avenue 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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 11/10/2021, 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 11/10/2021, 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.

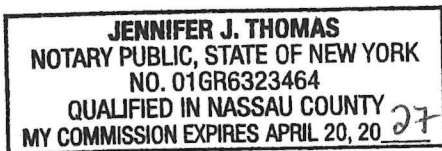
This the 27th day of September, 2024.

[Signature] (seal)
Edward Kalikow

Type or print name

New York
STATE OF NORTH CAROLINA
COUNTY OF NASSAU

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



[NOTARY SEAL]

[Signature]
Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

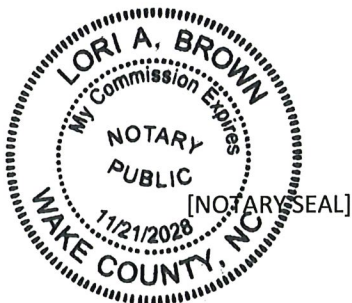
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1451 Richardson Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
- 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 11/10/2021, 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 11/10/2021, 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 30TH day of SEPTEMBER, 2024.

David Schmidt, MGR. (seal)
DAVID SCHMIDT, MANAGER
 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 David Schmidt, 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.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, Edward Kalikow (KEPE1 STC, 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 1451 Richardson 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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 11/10/2021, 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 11/10/2021, 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.

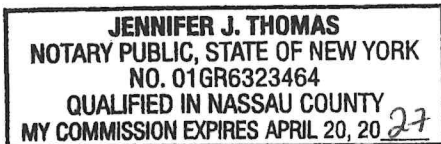
This the 27th day of September, 2024.

[Signature] (seal)

Edward Kalikow
Type or print name

New York
STATE OF ~~NORTH CAROLINA~~
COUNTY OF Nassau

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



[NOTARY SEAL]

[Signature]
Notary Public
State of ~~North Carolina~~ New York
My Commission Expires: 4/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC West, 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 2820 Teachey Place 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 5/22/2023, and recorded in the Wake County Register of Deeds Office on 5/22/2023, in Book 19340 Page 873-876.
- 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 5/22/2023, 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 5/22/2023, 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 30TH day of SEPTEMBER, 2024.

David Schmidt, MGR (seal)
DAVID SCHMIDT, MANAGER
 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 David Schmidt, 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.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, Ed Kalikow (KEPE1 STC West, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

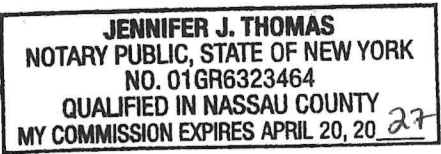
1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 2820 Teachey Place and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
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 5/22/2023, and recorded in the Wake County Register of Deeds Office on 5/22/2023, in Book 19340 Page 873-876.
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 5/22/2023, 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 5/22/2023, 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 27th day of September, 2024.

Edward Kalikow (seal)
Edward Kalikow
 Type or print name

New York
 STATE OF ~~NORTH CAROLINA~~
 COUNTY OF Nassau

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



[NOTARY SEAL]

Jennifer J. Thomas
 Notary Public
 State of ~~North Carolina~~ New York
 My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 Holdings, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

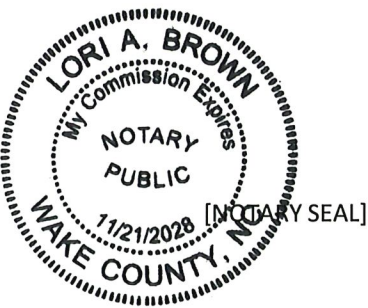
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 0 Core Banks Street and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/12/2021, in Book 18792 Page 2056-2060.
- 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 11/12/2021, 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 11/12/2021, 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 30TH day of SEPTEMBER 2024.

David Schmidt, MGR (seal)
DAVID SCHMIDT, MANAGER
 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 David Schmidt, 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.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP


Application #: #24CZ18

Submittal Date: _____

The undersigned, Edward Kalikow (KEPE1 Holdings, 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 Core Banks Street 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/12/2021, in Book 18792 Page 2056-2060.
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 11/12/2021, 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 11/12/2021, 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.

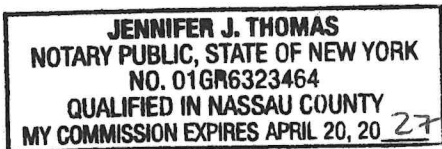
This the 27th day of September, 2024.

 (seal)
Edward Kalikow


Type or print name

New York
STATE OF NORTH CAROLINA
COUNTY OF Nassau

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



[NOTARY SEAL]


Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 Holdings, 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 Little Gem Lane 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 5/10/2023, and recorded in the Wake County Register of Deeds Office on 5/10/2023, in Book 19331 Page 399-400.
- 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 5/10/2023, 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 5/10/2023, 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 30TH day of SEPTEMBER 2024.

David Schmidt, MGR. (seal)
DAVID SCHMIDT, MANAGER
 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 David Schmidt, 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.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, Edward Kalikow (KEPE1 Holdings, 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 Little Gem Lane 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 5/10/2023, and recorded in the Wake County Register of Deeds Office on 5/10/2023, in Book 19331 Page 399-400.
- 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 5/10/2023, 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 5/10/2023, 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.

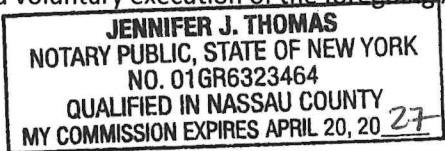
This the 27th day of September, 2024.

[Signature] (seal)
Edward Kalikow

Type or print name

New York
STATE OF NORTH CAROLINA
COUNTY OF Nassau

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



[NOTARY SEAL]

[Signature]
Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (Sweetwater Lightbridge, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

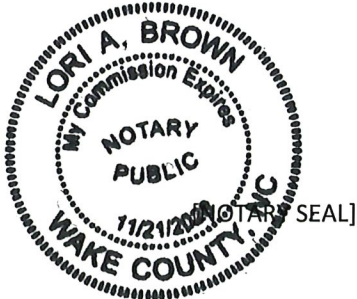
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1075 Newland Avenue and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 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 2/26/2020, and recorded in the Wake County Register of Deeds Office on 2/27/2020, in Book 17764 Page 1056-1059.
- 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 2/27/2020, 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 2/27/2020, 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 30TH day of SEPTEMBER, 2024.

David Schmidt, mgr. (seal)
DAVID SCHMIDT, MANAGER
 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 David Schmidt, 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.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

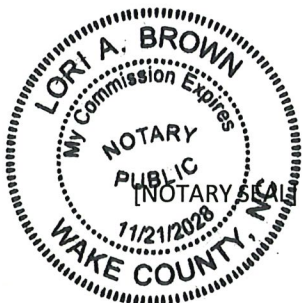
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1425 Richardson Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
- 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 11/10/2021, 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 11/10/2021, 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 31ST day of OCTOBER, 2024.

David Schmidt, MGR (seal)
DAVID SCHMIDT
 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 David Schmidt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, Edward Kalikow (KEPE1 STC, 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 1425 Richardson 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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 11/10/2021, 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 11/10/2021, 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.

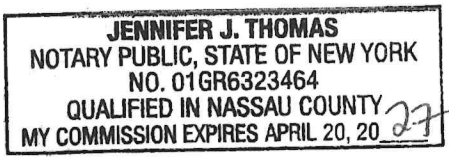
This the 24th day of October, 2024

Edward Kalikow (seal)
EDWARD KALIKOW

Type or print name

New York
STATE OF NORTH CAROLINA
COUNTY OF NASSAU

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



[NOTARY SEAL]

J. J. Thomas
Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC, 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 2707 Stokesdale Avenue 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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 11/10/2021, 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 11/10/2021, 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 31ST day of OCTOBER, 2024.

David Schmidt, MFP (seal)

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 David Schmidt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Lori A. Brown
Notary Public
State of North Carolina
My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submission Date: _____

The undersigned, Edward Kalikow (KEPE1 STC, 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 2707 Stokesdale Avenue 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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 11/10/2021, 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 11/10/2021, 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 24th day of October, 2024.

Edward Kalikow (seal)
Edward Kalikow

Type or print name

NEW YORK
STATE OF NORTH CAROLINA
COUNTY OF NASSAU

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

JENNIFER J. THOMAS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GR6323464
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES APRIL 20, 2027

[NOTARY SEAL]

J. J. Thomas
Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC, 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 2701 Lawnview Lane 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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This the 31ST day of OCTOBER, 2024.

David Schmidt, MRP (seal)
DAVID SCHMIDT
 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 David Schmidt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

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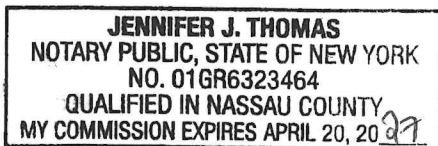
This the 24th day of October, 2024.

[Signature] (seal)
EDWARD KALIKOW

Type or print name

New York
STATE OF NORTH CAROLINA
COUNTY OF Nassau

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



[NOTARY SEAL]

[Signature]
Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

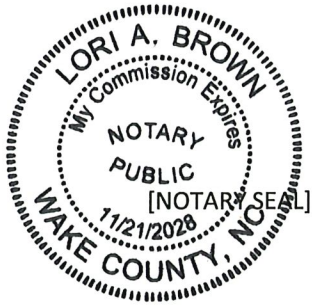
- Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1481 Richardson Road and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
- 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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This the 31ST day of OCTOBER, 2024.

[Signature] (seal)
DAVID SCHMIDT
 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 David Schmidt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, Edward Kalikow (KEPE1 STC, 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 1481 Richardson 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 11/10/2021, and recorded in the Wake County Register of Deeds Office on 11/10/2021, in Book 18792 Page 51-55.
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This the 24th day of October, 2021.

Edward Kalikow (seal)
EDWARD KALIKOW

Type or print name

New York
STATE OF NORTH CAROLINA
COUNTY OF NASSAU

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

JENNIFER J. THOMAS
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GR6323464
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES APRIL 20, 2027
[NOTARY SEAL]

Jennifer J. Thomas
Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC West, 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 1121 Moncure Place 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 5/22/2023, and recorded in the Wake County Register of Deeds Office on 5/22/2023, in Book 19340 Page 873-876.
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This the 31ST day of October, 2024.

[Signature] MGR (seal)
DAVID SCHMIDT
 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 David Schmidt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, Edward Kalikow (KEPE1 STC West, 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 1121 Moncure Place and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
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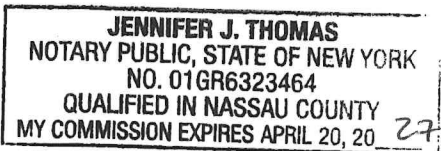
This the 24th day of October, 2024.

Edward Kalikow (seal)
EDWARD KALIKOW

Type or print name

New York
STATE OF NORTH CAROLINA
COUNTY OF NASSAU

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



[NOTARY SEAL]

J. J. Thomas
Notary Public
State of North Carolina New York
My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

The undersigned, David Schmidt (KEPE1 STC West, LLC) (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

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This the 3rd day of October, 2024.

David Schmidt MGR. (seal)
DAVID SCHMIDT
 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 David Schmidt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

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This the 24th day of OCTOBER, 2024.

Edward Kalikow (seal)
EDWARD KALIKOW

Type or print name

New York
 STATE OF NORTH CAROLINA
 COUNTY OF NASSAU

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

JENNIFER J. THOMAS
 NOTARY PUBLIC, STATE OF NEW YORK
 NO. 01GR6323464
 QUALIFIED IN NASSAU COUNTY
 MY COMMISSION EXPIRES APRIL 20, 2027

[NOTARY SEAL]

J. J. Thomas
 Notary Public
 State of North Carolina New York
 My Commission Expires: 4/20/2027

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

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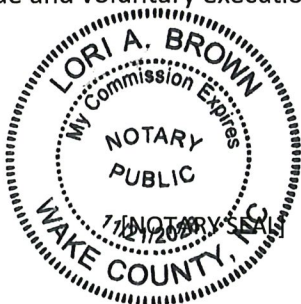
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This the 31st day of OCTOBER 2024.

David Schmidt (seal)
DAVID SCHMIDT
 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 David Schmidt, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Drivers License, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Lori A. Brown
 Notary Public
 State of North Carolina
 My Commission Expires: 11/21/28

AFFIDAVIT OF OWNERSHIP

Application #: #24CZ18

Submittal Date: _____

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This the 24th day of October, 2024.

Edward Kalikow (seal)
EDWARD KALIKOW

Type or print name

New York
 STATE OF NORTH CAROLINA
 COUNTY OF NASSAU

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JENNIFER J. THOMAS
 NOTARY PUBLIC, STATE OF NEW YORK
 NO. 01GR6323464
 QUALIFIED IN NASSAU COUNTY
 MY COMMISSION EXPIRES APRIL 20, 2027

[NOTARY SEAL]

J. J. Thomas
 Notary Public
 State of North Carolina - New York
 My Commission Expires: 4/20/2027

Sweetwater PUD Amendment

Proposed Rezoning Changes

October 1, 2024

The PUD will retain all of the conditions from rezoning #16CZ21, #17CZ21, #18CZ01 and #23CZ20 except:

I. Revision to Section 5:

Section 5: Permitted Uses

Table 1 (below) presents a list of permitted uses for Sweetwater. The list of uses will provide the opportunity for the proposed development to have flexibility in the ultimate build out of the project.

- Uses are subject to general and specific regulations
- Some of the uses include specific regulations that can be found in the UDO permitted use Table and Section 4.4, Supplemental Standards.

Table 1	Residential	Non-Residential/Mixed-Use Areas (East Side)	Non-Residential/Mixed-Use Areas (West Side)	PINs 0722-44-1499 0722-44-1386
Residential Uses				
Accessory Apartment	P	P	P	P
Single-Family	P			
Townhouse	P			
Apartment (2 nd Story and above only)		P	P	
Public & Civic Uses				
Assembly Hall, Nonprofit		P	P	
Church or Place of Worship		P/S	P/S	
Daycare Facility		P	P	P
Drop-in or Short-Term Daycare		P	P	P
Government Service		P	P	
School, Public or Private		P	P	
Veterinary Clinic or Hospital		P	P	P
Vocational School		P	P	
Utilities				
Utility, Minor		P	P	
Recreational Uses				
Entertainment, Indoor		P	P	
Greenway	P	P	P	P
Park, Active	P	P	P	P
Park, Passive	P	P	P	P

Recreation Facility, Private	P	P	P	P
Adult Use				
Bar, Nightclub, Wine Bar or Taproom		P		
Food & Beverage Service				
Restaurant, Drive- Through		P	P	
Restaurant, General		P	P	P
Office & Research				
Dispatching Office		P	P	P
Medical or Dental Office or Clinic		P	P	P
Medical or Dental Laboratory		P	P	P
Office, Business or Professional		P	P	P
Publishing Office		P	P	P
Research Facility		P	P	P
Public Accommodation				
Hotel or Motel		P	P	
Retail, Sales & Service				
Barber & Beauty Shop		P	P	P
Bookstore		P	P	P
Building Supplies, Retail		P	P	
Convenience Store		P	P	
Convenience Store with Gas Sales		P	P	
Dry Cleaners & Laundry Service		P	P	P
Farmer's Market		P	P	P
Financial Institution		P	P	
Floral Shop		P	P	P
Funeral Home		P	P	
Gas & Fuel, Retail		P	P	
Greenhouse or Nursery, Retail		P	P	
Grocery, Retail		P	P	
Grocery, Specialty		P	P	
Health/Fitness Center or Spa		P	P	
Kennel, Indoor		P	P	P
Laundromat		P	P	
Newsstand or Gift Shop		P	P	
Personal Service		P	P	P

Pharmacy		P	P	
Printing & Copying Service		P	P	P
Real Estate Sales		P	P	P
Repair Service, Limited		P	P	
Retail Sales, Bulky Goods		P	P	
Retail Sales, General		P	P	P
Studio for Art		P	P	P
Tailor Shop		P	P	P
Theater		P	P	
Pet Services		P	P	P
Vehicle Repair or Service				
Automotive Parts		P	P	
Car Wash or Auto Detailing		P	P	
Vehicle Inspection Center		P	P	
Industrial Uses/Industrial Service				
Laboratory, Industrial Research		P	P	
Production				
Microbrewery		P	P	P

P = Permitted Use

S = Special Use

#24CZ18

REZONING LAND DESCRIPTION: PROPERTY AT SWEETWATER
WHITE OAK- WAKE COUNTY - NORTH CAROLINA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

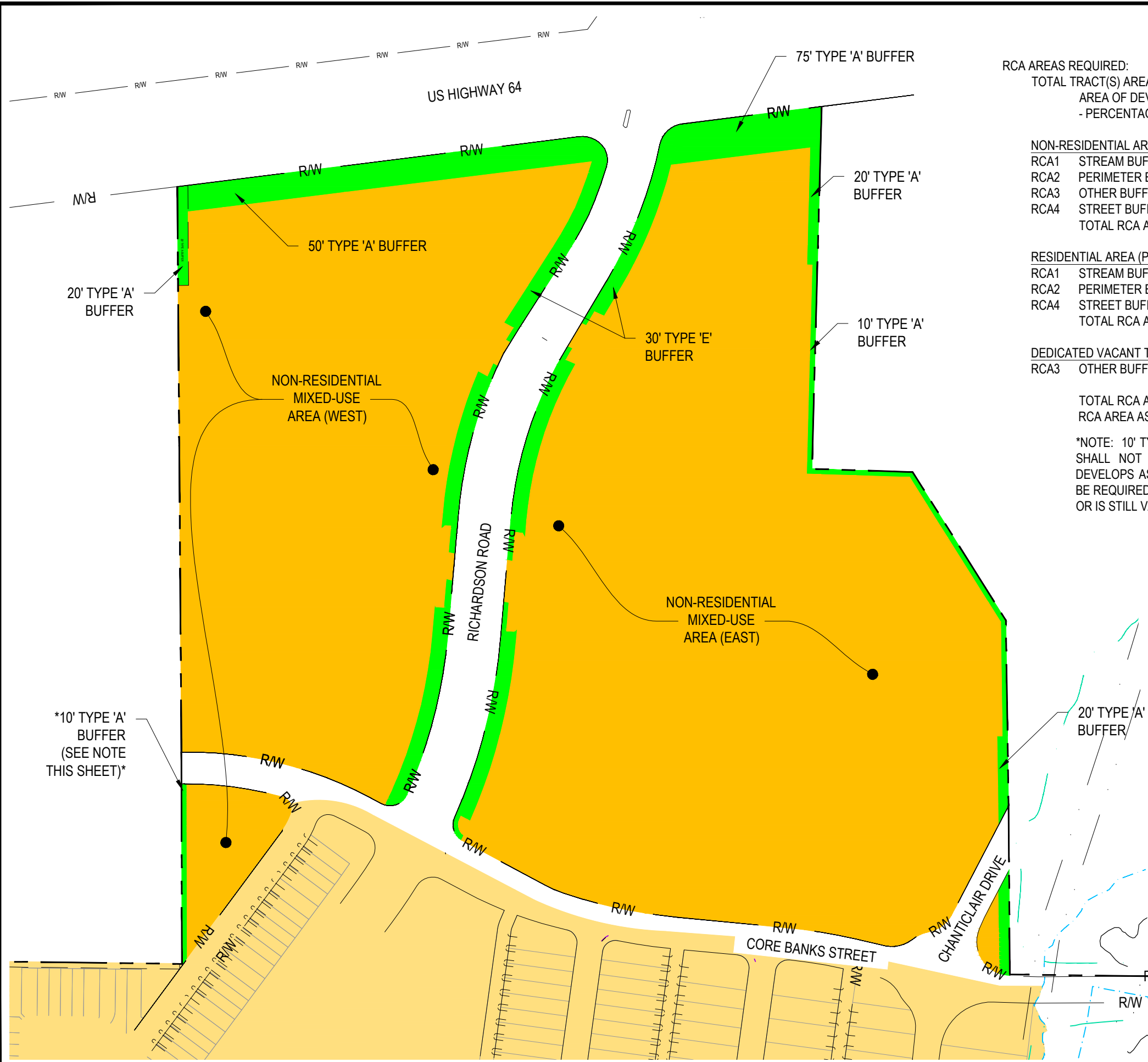
COMMENCING AT A POINT, SAID POINT BEING PUBLISHED IN THE NATIONAL GEODETIC SURVEY AS "ROGER" (PID: DM5422) AND HAVING NC GRID COORDINATES OF NORTHING: 726,051.43' & EASTING: 2,025,090.57', THENCE S 47° 08' 55" W DISTANCE OF 303.99' TO A POINT; SAID POINT LYING ON THE SOUTH MARGIN OF US HWY 64 AND BEING A COMMON RIGHT OF WAY CORNER FOR THE EASTERN MARGIN OF ROGERS ROAD AND HAVING GRID COORDINATES OF NORTHING: 725,844.69' AND EASTING 2,024,867.71' HEREBY KNOWN AS **THE POINT OF BEGINNING**;

THENCE FROM THE **POINT OF BEGINNING**, N 82° 55' 17" E, 197.05 FEET TO A POINT
THENCE N 82° 54' 21" E, 242.00 FEET TO A POINT;
THENCE N 82° 54' 21" E, 24.53 FEET TO A POINT;
THENCE S 01° 32' 16" W, 687.52 FEET TO A POINT;
THENCE S 88° 09' 09" E, 191.11 FEET TO A POINT;
THENCE S 32° 08' 55" E, 332.26 FEET TO A POINT;
THENCE S 00° 49' 54" E, 351.99 FEET TO A POINT;
THENCE S 00° 16' 23" W, 65.13 FEET TO A POINT;
THENCE S 27° 27' 56" W, 104.70 FEET TO A POINT;
THENCE S 27° 32' 58" W, 70.01 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 92.50 FEET, A CHORD BEARING OF S 52° 45' 59" W, A CHORD DISTANCE OF 78.82 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 52.50 FEET, A CHORD BEARING OF S 65° 22' 19" W, A CHORD DISTANCE OF 22.92 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 92.50 FEET, A CHORD BEARING OF S 76° 21' 47" W, A CHORD DISTANCE OF 75.72 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 92.50 FEET, A CHORD BEARING OF N 78° 42' 10" W, A CHORD DISTANCE OF 6.18 FEET TO A POINT;
THENCE N 76° 47' 20" W, 15.12 FEET TO A POINT;
THENCE N 76° 47' 20" W, 33.34 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 80° 40' 51" W, A CHORD DISTANCE OF 135.75 FEET TO A POINT.
THENCE N 84° 33' 48" W, 65.57 FEET TO A POINT;
THENCE N 84° 28' 16" W, 141.51 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 78° 07' 30" W, A CHORD DISTANCE OF 224.53 FEET TO A POINT'
THENCE ALONG A CURVE WITH A RADIUS OF 265.00 FEET, A CHORD BEARING N 66° 43' 00" W, A CHORD DISTANCE OF 45.85 FEET TO A POINT;
THENCE N 61° 42' 14" W, 177.13 FEET TO A POINT;
THENCE N 64° 58' 02" W, 197.28 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 699.98 FEET, A CHORD BEARING OF N 66° 07' 03" W, A CHORD DISTANCE OF 98.05 FEET TO A POINT;
THENCE S 36° 35' 24" W, 410.82 FEET TO A POINT;
THENCE N 89° 15' 15" W, 3.04 FEET TO A POINT;
THENCE N 00° 25' 12" W, 341.43 FEET TO A POINT;
THENCE N 00° 25' 12" W, 29.94 FEET TO A POINT;

#24CZ18

THENCE N 00° 25' 12" W, 30.06 FEET TO A POINT;
THENCE N 00° 25' 12" W, 581.68 FEET TO A POINT;
THENCE N 90° 00' 00" E, 157.10 FEET TO A POINT;
THENCE N 00° 00' 00" E, 21.32 FEET TO A POINT;
THENCE S 90° 00' 00" E, 146.50 FEET TO A POINT;
THENCE S 00° 00' 00" W, 224.34 FEET TO A POINT;
THENCE N 90° 00' 00" E, 40.34 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 500.00 FEET, A CHORD BEARING OF
S 83° 30' 21" E, A CHORD DISTANCE OF 113.10 FEET TO A POINT;
THENCE S 77° 00' 41" E, 66.11 FEET TO A POINT;
THENCE N 04° 58' 22" E, 64.19 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 851.00 FEET, A CHORD BEARING OF
N 05° 16' 37" E, A CHORD DISTANCE OF 8.88 FEET TO A POINT;
THENCE N 04° 58' 19" E, 28.14 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 849.06 FEET, A CHORD BEARING OF
N 15° 46' 04" E, A CHORD DISTANCE OF 318.25 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 1843.98 FEET, A CHORD BEARING OF
N 31° 58' 30" E, A CHORD DISTANCE OF 58.60 FEET TO A POINT;
THENCE, N 32° 41' 37" E, 160.09 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 761.95 FEET, A CHORD BEARING OF
N 29° 13' 26" E, A CHORD DISTANCE OF 89.44 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 753.00 FEET, A CHORD BEARING OF
N 20° 09' 10" E, A CHORD DISTANCE OF 95.86 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 45.00 FEET, A CHORD BEARING OF
N 05° 43' 31" W, A CHORD DISTANCE OF 34.05 FEET TO A POINT;
THENCE ALONG A CURVE WITH A RADIUS OF 50.00 FEET, A CHORD BEARING OF
N 64° 34' 11" W, A CHORD DISTANCE OF 53.73 FEET TO **THE POINT AND PLACE OF
BEGINNING.**

CONTAINING 1,578,737 SQFT OR 36.243 ACRES MORE OR LESS.



RCA AREAS REQUIRED:
 TOTAL TRACT(S) AREA: 164.79 AC
 AREA OF DEVELOPMENT: 164.79 AC
 - PERCENTAGES BELOW ARE OF DEVELOPED AREA RCA BUFFERS

NON-RESIDENTIAL AREA (PHASES 9 & 10)		46.59 AC (28.27%)
RCA1	STREAM BUFFERS	0.00 AC
RCA2	PERIMETER BUFFERS	1.90 AC
RCA3	OTHER BUFFERS (TRACT PIN 0722730032)	0.00 AC
RCA4	STREET BUFFERS (RICHARDSON RD)	1.70 AC
TOTAL RCA AREA =		3.60 AC (2.18%)

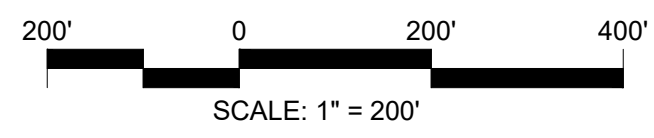
RESIDENTIAL AREA (PHASES 1-8)		105.44 AC (63.98%)
RCA1	STREAM BUFFERS	26.41 AC
RCA2	PERIMETER BUFFERS	1.26 AC
RCA4	STREET BUFFERS (RICHARDSON RD)	1.88 AC
TOTAL RCA AREA =		29.55 AC (17.93%)

DEDICATED VACANT TRACT (NOT PART OF DEVELOPED AREA)		
RCA3	OTHER BUFFERS (TRACT PIN 0722730032)	13.20 AC

TOTAL RCA AREA: 46.35 AC
 RCA AREA AS A PERCENTAGE OF DEVELOPED AREA: 28.13%

*NOTE: 10' TYPE 'A' BUFFER: IF A BUFFER IS REQUIRED BY THE UDO, IT SHALL NOT EXCEED 10' IN WIDTH. IF THE ADJACENT PROPERTY DEVELOPS AS COMMERCIAL BEFORE THIS ONE, THEN NO BUFFER WILL BE REQUIRED. IF THE ADJACENT PROPERTY DEVELOPS AS MULTI-FAMILY OR IS STILL VACANT, THEN ONLY A 10' BUFFER WILL BE REQUIRED.

RESIDENTIAL	
MIXED USE	
RCA - (CURRENT) 46.35 AC. (28.13%)	



CE GROUP

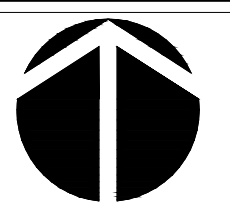
301 GLENWOOD AVE. 220
 RALEIGH, NC 27603
 PHONE: 919-367-8790
 FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

SWEETWATER
 PUD AMENDMENT
 LAYOUT PLAN

12/04/2024



NORTH

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.

9/12/2024

Date

Dear Neighbor:

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

1451 Richardson Rd, 1051 Newland Ave, 1075 Newland Ave, 2800 Teachey Pl, 2810 Teachey Pl, 2820 Teachey Pl, 0 Core Banks St

0722550034, 0722544876, 0722544404, 0722457646, 0722454406, 0722443942, 0722441499

1451 Richardson Rd, 1051 Newland Ave, 1075 Newland Ave, 2800 Teachey Pl, 2810 Teachey Pl, 2820 Teachey Pl, 0 Core Banks St

0148944, 0120755, 0722204, 0444531, 0436584, 0436595, 0444460

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)):

This rezoning is to add an allowable use to the permitted use table for all parcels north of Core Bank Road.

The permitted use that is being requested is "Bars, Nightclubs, Wine Bar or Taproom."

Estimated submittal date: 10/1/2024

MEETING INFORMATION:

Property Owner(s) name(s): See attached list

Applicant(s): Owners

Contact information (email/phone): See attached list

Meeting Address: Virtual (via attached Zoom Meeting Letter)

Date/Time of meeting**: September 26, 2024 5:30 pm - 7:30 pm

Welcome: 5:30-5:45 pm Project Presentation: 5:45-6:15 pm Question & Answer: 6:15-7:30 pm

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

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: Sweetwater Commercial PUD Amendment Zoning: PUD-CZ

Location: 1451 Richardson Rd, 1051 Newland Ave, 1075 Newland Ave, 2800 Teachey Pl, 2810 Teachey Pl, 2820 Teachey Pl, 0 Core Banks St

Property PIN(s): See Attached List Acreage/Square Feet: 41.32 acres

Property Owner: See Attached List

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: ExperienceOne Homes, LLC. - David Schmidt

Address: PO Box 5509

City: Cary State: NC Zip: 27512

Phone: (919) 991-1428 Fax: N/A Email: DSchmidt@E1Homes.com

Engineer: CE Group, Inc - Mitch Craig, PE

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: _____

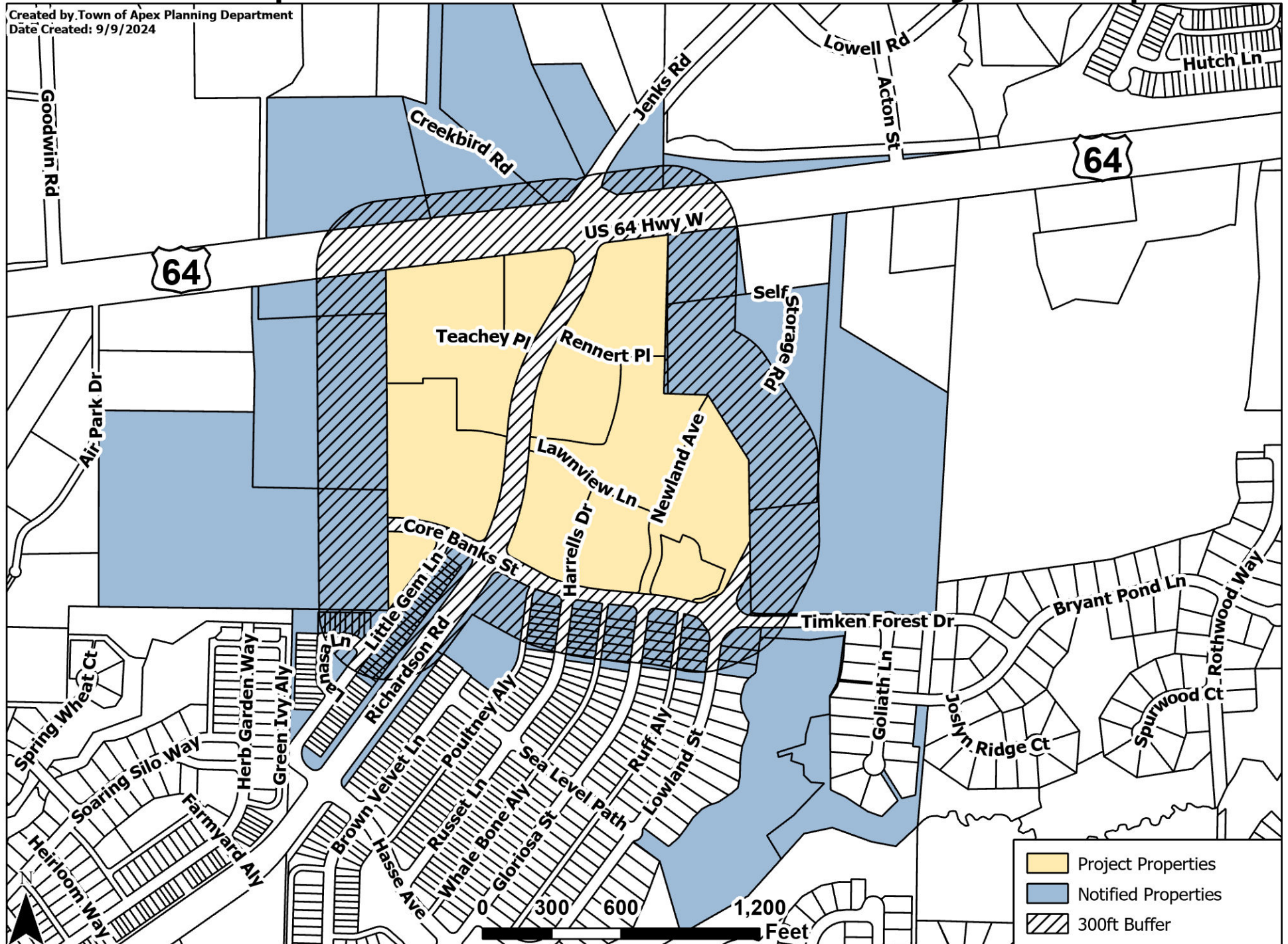
Phone: _____ Fax: _____ Email: _____

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
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

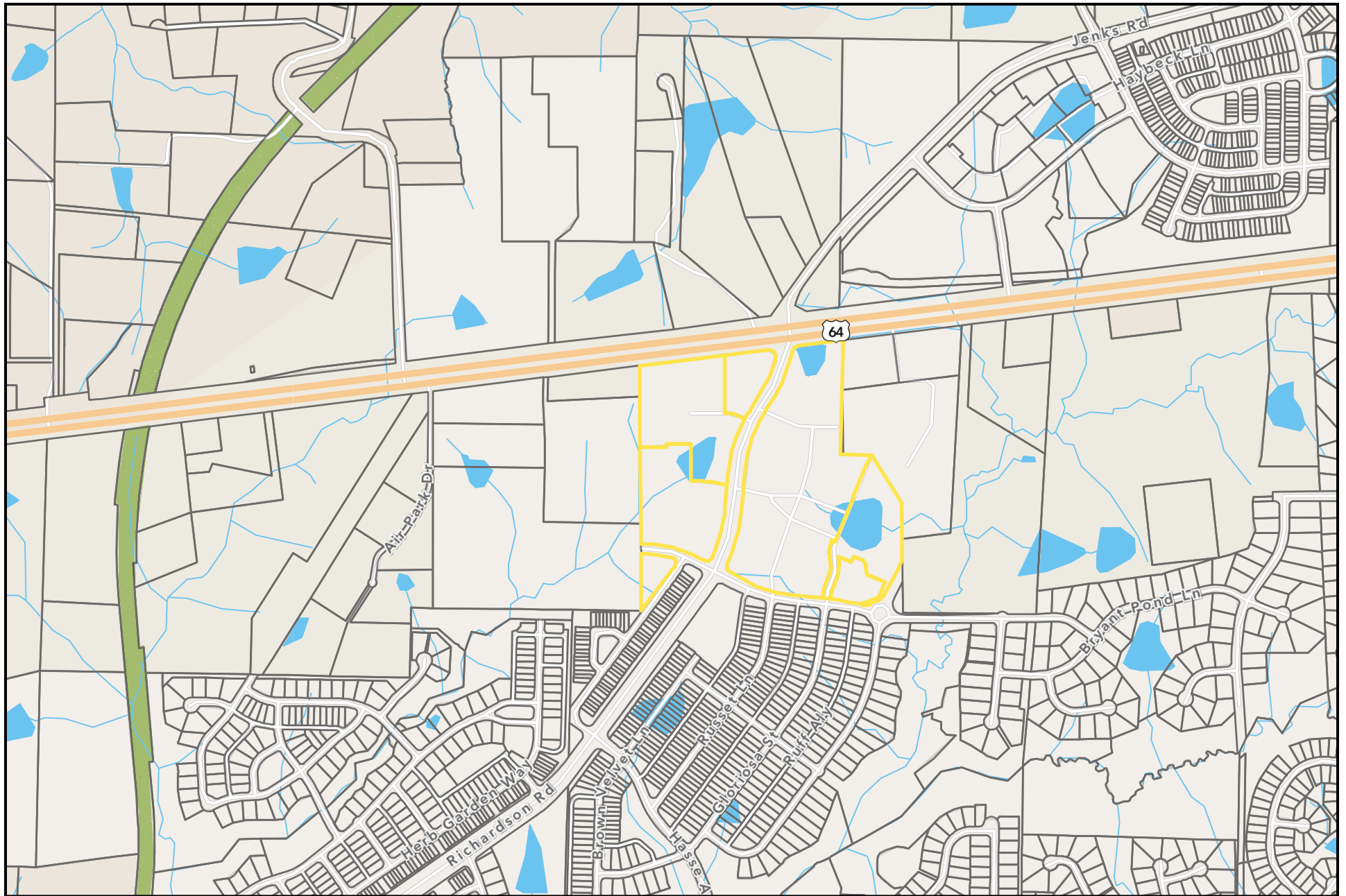
Notified Properties within 300ft of the Project Properties

Created by: Town of Apex Planning Department
Date Created: 9/9/2024

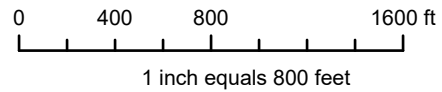


#24CZ18

PIN	Real Estate ID	Site Address	City	Owner	Mail Address 1	Mail Address 2	Deed Book	Deed Page	Deed Acres
0722-55-0034	148944	1451 RICHARDSON ROAD	APEX	KEPE1 STC, LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51-55	18.33
0722-54-4876	120755	1051 NEWLAND AVE	APEX	KEPE1 STC, LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51-55	4.87
0722-54-4404	476653	1075 NEWLAND AVE	APEX	SWEETWATER LIGHTBRIDGE LLC	PO BOX 5509	CARY NC 27512-5509	17764	1056	1.38
0722-45-7646	444531	2800 TEACHEY PL	APEX	HARRIS TEETER PROPERTIES, LLC	701 CRESTDALE RD	MATTHEWS, NC 28105-1700	19411	1576-1579	2.06
0722-45-4406	436584	2810 TEACHEY PL	APEX	HARRIS TEETER PROPERTIES, LLC	701 CRESTDALE RD	MATTHEWS, NC 28105-1700	19411	1576-1579	7.56
0722-44-3942	436595	2820 TEACHEY PL	APEX	KEPE1 STC WEST, LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873-876	6.18
0722-44-1499	444460	0 CORE BANKS ST	APEX	KEPE1 HOLDINGS, LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	2056-2060	0.94



Vicinity Map



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

#24CZ18

Mitch Craig is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83253987610?pwd=83kQZ0yIl6j9wuyTMD3g90u2NOqQf1.1>

Meeting ID: 832 5398 7610

Passcode: 500934

One tap mobile

+13092053325,,83253987610#,,,*500934# US

+13126266799,,83253987610#,,,*500934# US (Chicago)

Dial by your location

- +1 309 205 3325 US
- +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
- +1 689 278 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
- +1 669 900 9128 US (San Jose)

Meeting ID: 832 5398 7610

Passcode: 500934

Find your local number: <https://us02web.zoom.us/j/83253987610?pwd=83kQZ0yIl6j9wuyTMD3g90u2NOqQf1.1>

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual

Date of meeting: 11/19/24 Time of meeting: 6:00pm - 7:00 pm

Property Owner(s) name(s): See Attached List

Applicant(s): ExperienceOne Homes, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Jere McKinley	2826 Lanasa Lane	[REDACTED]	[REDACTED]	
2.					
3.	Alex Thomas	1109 Lowland St.	[REDACTED]	[REDACTED]	
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): See Attached List

Applicant(s): ExperienceOne Homes, LLC

Contact information (email/phone): DSchmidt@E1Homes.com/919-991-1428

Meeting Address: Virtual

Date of meeting: 11/19/24 Time of meeting: 6:00 pm - 7:00 pm

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

Question/Concern #1:

Can we eliminate the nightclub use out of the bundle?

Applicant's Response:

I will send an email to Planning and ask.

Question/Concern #2:

Can we limit the location of the where the use is within Sweetwater?

Applicant's Response:

Most of the uses face away from the residential portion of Sweetwater anyway. The only one that possibly

would not would be anything associated with the future hotel. It will be relayed to the hotel that any rooftop bar is requested to be on the north side of the building.

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:


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

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

I, 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 November 19, 2024 (date) from 6:00 pm (start time) to 7:00 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

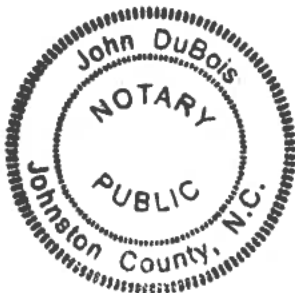
11/20/24
Date

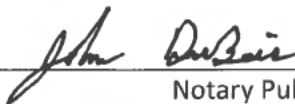
By: 

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, John DuBois, a Notary Public for the above State and County, on this the 20th day of NOVEMBER, 20 24.

SEAL




Notary Public
John DuBois
Print Name

My Commission Expires: 10/17/2028

NOTICE OF NEIGHBORHOOD MEETING

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9/12/2024

Date

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

1451 Richardson Rd, 1051 Newland Ave, 1075 Newland Ave, 2800 Teachey Pl, 2810 Teachey Pl, 2820 Teachey Pl, 0 Core Banks St

0722550034, 0722544876, 0722544404, 0722457646, 0722454406, 0722443942, 0722441499

1451 Richardson Rd, 1051 Newland Ave, 1075 Newland Ave, 2800 Teachey Pl, 2810 Teachey Pl, 2820 Teachey Pl, 0 Core Banks St

0148944, 0120755, 0722204, 0444531, 0436584, 0436595, 0444460

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)):

This rezoning is to add an allowable use to the permitted use table for all parcels north of Core Bank Road.

The permitted use that is being requested is "Bars, Nightclubs, Wine Bar or Taproom."

Estimated submittal date: 10/1/2024

MEETING INFORMATION:

Property Owner(s) name(s): See attached list

Applicant(s): Owners

Contact information (email/phone): See attached list

Meeting Address: Virtual (via attached Zoom Meeting Letter)

Date/Time of meeting**: September 26, 2024 5:30 pm - 7:30 pm

Welcome: 5:30-5:45 pm Project Presentation: 5:45-6:15 pm Question & Answer: 6:15-7:30 pm

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

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: Sweetwater Commercial PUD Amendment Zoning: PUD-CZ
 Location: 1451 Richardson Rd, 1051 Newland Ave, 1075 Newland Ave, 2800 Teachey Pl, 2810 Teachey Pl, 2820 Teachey Pl, 0 Core Banks St
 Property PIN(s): See Attached List Acreage/Square Feet: 41.32 acres

Property Owner: See Attached List
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

Developer: ExperienceOne Homes, LLC. - David Schmidt
 Address: PO Box 5509
 City: Cary State: NC Zip: 27512
 Phone: (919) 991-1428 Fax: N/A Email: DSchmidt@E1Homes.com

Engineer: CE Group, Inc - Mitch Craig, PE
 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
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

#24CZ18

Mitch Craig is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/87698442485?pwd=NTdlZMlKCFpj4RVjs11RXNTpkhtZg.1>

Meeting ID: 876 9844 2485

Passcode: 461425

One tap mobile

+13052241968,,87698442485#,,,*461425# US

+13092053325,,87698442485#,,,*461425# US

Dial by your location

- +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
- +1 301 715 8592 US (Washington DC)
- +1 564 217 2000 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

Meeting ID: 876 9844 2485

Passcode: 461425

Find your local number: <https://us02web.zoom.us/j/87698442485?pwd=NTdlZMlKCFpj4RVjs11RXNTpkhtZg.1>

#24CZ18

PIN	Real Estate ID	Site Address	City	Owner	Mailing Address 1	Mailing Address 2	Deed Book	Deed Page	Deed Date	Deed Acres
722544876	120755	1051 NEWLAND AVE	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	4.87
722459232	148944	1451 RICHARDSON RD	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	3.35
722452031	436595	2820 TEACHEY PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	3.08
722441499	444460	0 CORE BANKS ST	APEX	KEPE1 HOLDINGS LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	2056	11/12/2021	0.94
722441386	444532	0 LITTLE GEM LN	APEX	KEPE1 HOLDINGS LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19331	399	5/10/2023	0.01
722544404	476653	1075 NEWLAND AVE	APEX	SWEETWATER LIGHTBRIDGE LLC	PO BOX 5509	CARY NC 27512-5509	17764	1056	2/27/2020	1.38
722551642	516816	1425 RICHARDSON RD	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	4.01
722551082	516817	2707 STOKESDALE AVE	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	5.13
722540585	516818	2701 LAWNVIEW LN	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	2.81
722448618	516819	1481 RICHARDSON RD	APEX	KEPE1 STC LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	18792	51	11/10/2021	3.02
722444629	521557	1121 MONCURE PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	1.03
722444853	521558	1111 MONCURE PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	1.03
722444977	521559	1101 MONCURE PL	APEX	KEPE1 STC WEST LLC	7001 BRUSH HOLLOW RD STE 200	WESTBURY NY 11590-1743	19340	873	5/22/2023	1.03

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual
Date of meeting: 9/26/24 Time of meeting: 5:30 pm - 7:30 pm
Property Owner(s) name(s): See Attached List
Applicant(s): ExperienceOne Homes, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Yogev Neumann	1125 Russet Lane			
2.	Gennell Kessler	1110 Russet Lane			
3.	Tom Butler				
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): See Attached List

Applicant(s): ExperienceOne Homes, LLC

Contact information (email/phone): DSchmidt@E1Homes.com/919-991-1428

Meeting Address: Virtual

Date of meeting: 9/26/24 Time of meeting: 5:30 pm - 7:30 pm

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

Question/Concern #1:

Why was this use not included in the PUD before now?

Applicant's Response:

It was overlooked as a use that would be needed.

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

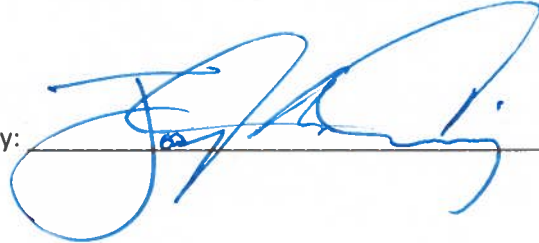
AFFIDAVIT OF CONDUCTING A NEIGHBORHOOD MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

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

I, 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 September 26, 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.

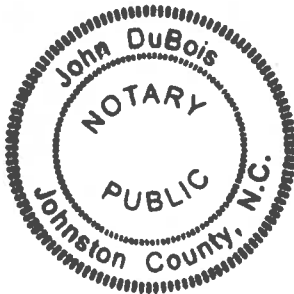
10/1/24
Date

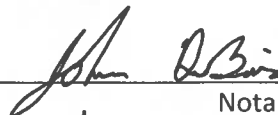
By: 

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 1ST day of OCTOBER, 20 24.

SEAL




Notary Public
John DuBois
Print Name

My Commission Expires: 10/17/2028



TOWN OF APEX

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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #24CZ18
Sweetwater PUD Amendment**

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 a public hearing before the Planning Board of the Town of Apex. The purpose of this hearing is to consider the following:

- Applicant:** ExperienceOne Homes, LLC
- Authorized Agent:** Mitch Craig, PE, CE Group, Inc
- Property Addresses:** 0 Core Banks St; 0 Little Gem Ln; 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, 1481 Richardson Rd; 2701 Lawnview Ln; 2707 Stokesdale Ave; & 2820 Teachey Pl
- Acreage:** ±36.24 acres
- Property Identification Numbers (PINs):** 0722441499, 0722441386, 0722544876, 0722544404, 0722444977, 0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 0722452031
- 2045 Land Use Map Designation:** Mixed Use: High Density Residential/Office Employment/Commercial Services
- Existing Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ03)
- Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Planning Board Public Hearing Date and Time: December 9, 2024 4:30 PM

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 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. 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/48668>.

Dianne F. Khin, AICP
Planning Director

Published Dates: November 22-December 9, 2024

Vertical sidebar with navigation icons: list, home, search, grid, zoom, refresh, print, etc.

Vertical sidebar with page navigation: 1, 2, arrows, zoom in/out icons.

**TOWN OF APEX**

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ18
Sweetwater PUD Amendment

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

Solicitante: ExperienceOne Homes, LLC

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

Dirección de las propiedades: 0 Core Banks St; 0 Little Gem Ln; 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, & 1481 Richardson Rd; 2701 Lawnview Ln; 2707 Stokesdale Ave; & 2820 Teachey Pl

Superficie: ±36.24 acres

Números de identificación de las propiedades: 0722441499, 0722441386, 0722544876, 0722544404, 0722444977, 0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 0722452031

Designación en el Mapa de Uso Territorial para 2045: Mixed Use: High Density Residential/Office Employment/Commercial Services

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ03)

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: 9 de diciembre de 2024 4:30 P.M.

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

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

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

Mapa de las inmediaciones:

Los propietarios, inquilinos y asociaciones de vecinos en un radio de 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. 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/4868>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 22 de noviembre - 9 de diciembre de 2024



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ18 Sweetwater PUD Amendment

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 a public hearing before the Planning Board of the Town of Apex. The purpose of this hearing is to consider the following:

Applicant: ExperienceOne Homes, LLC

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

Property Addresses: 0 Core Banks St; 0 Little Gem Ln; 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, 1481 Richardson Rd; 2701 Lawnview Ln; 2707 Stokesdale Ave; & 2820 Teachey Pl

Acreage: ±36.24 acres

Property Identification Numbers (PINs): 0722441499, 0722441386, 0722544876, 0722544404, 0722444977, 0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 0722452031

2045 Land Use Map Designation: Mixed Use: High Density Residential/Office Employment/Commercial Services

Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ03)

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

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

Planning Board Public Hearing Date and Time: December 9, 2024 4:30 PM

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 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. 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/48668>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ18
Sweetwater PUD Amendment

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

Solicitante: ExperienceOne Homes, LLC

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

Dirección de las propiedades: 0 Core Banks St; 0 Little Gem Ln; 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, & 1481 Richardson Rd; 2701 Lawnview Ln; 2707 Stokesdale Ave; & 2820 Teachey Pl

Superficie: ±36.24 acres

Números de identificación de las propiedades: 0722441499, 0722441386, 0722544876, 0722544404, 0722444977, 0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 0722452031

Designación en el Mapa de Uso Territorial para 2045: Mixed Use: High Density Residential/Office Employment/Commercial Services

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ03)

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: 9 de diciembre de 2024 4:30 P.M.

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 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. 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/48668>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 22 de noviembre - 9 de diciembre de 2024



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 #24CZ18

Project Location: 0 Core Banks St; 0 Little Gem Ln; 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, & 1481 Richardson Rd; 2701 Lawnview Ln; 2707 Stokesdale Ave; & 2820 Teachey Pl

Authorized Agent: Mitch Craig, PE

Firm: CE Group, Inc.

Planning Board Public Hearing Date: December 9, 2024

Project Planner: Joshua Killian

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 November 22, 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.

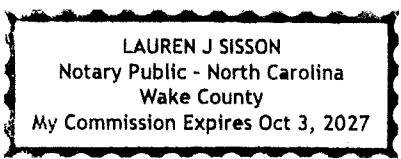
11/25/2024
Date

Dianne F. Rhein
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 25th day of NOVEMBER, 2024.



[Signature]
Notary Public

My Commission Expires: 10/03/2027



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ18
Sweetwater PUD Amendment

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

Solicitante: ExperienceOne Homes, LLC

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

Dirección de las propiedades: 0 Core Banks St, 0 Little Gem Ln, 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, 1481 Richardson Rd; 2701 Lawnview Ln, 2707 Stokesdale Ave, & 2820 Teachey Pl

Superficie: ±36.24 acres

Números de identificación de las propiedades: 0722441499, 0722441386, 722544876, 0722544404, 0722444977, 0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 722452031

Designación en el Mapa de Uso Territorial para 2045: Mixed Use: High Density Residential/Office Employment/Commercial Services

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ03)

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: 14 de enero de 2025 6:00 P.M.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 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. 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/48668>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 20 de diciembre de 2024 - 14 de enero de 2025


TOWN OF APEX

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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #24CZ18
Sweetwater PUD Amendment

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

Applicant: ExperienceOne Homes, LLC

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

Property Addresses: 0 Core Banks St, 0 Little Gem Ln, 1051 & 1075 Newland Ave, 1101, 1111, & 1121 Moncure Pl;
1425, 1451, 1481 Richardson Rd, 2701 Lawnview Ln, 2707 Stokesdale Ave, & 2820 Teachey Pl

Acreage: ±36.24 acres

Property Identification Numbers (PINs): 0722441499, 0722441386, 722544876, 0722544404, 0722444977,
0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 722452031

2045 Land Use Map Designation: Mixed Use: High Density Residential/Office Employment/Commercial Services

Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #22C203)

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

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

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

Town Council Public Hearing Date and Time: January 14, 2025 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at:

<https://www.youtube.com/c/townofapexgov>.

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 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. 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/48668>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #24CZ18 Sweetwater PUD Amendment

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Applicant: ExperienceOne Homes, LLC

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Property Addresses: 0 Core Banks St, 0 Little Gem Ln, 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, 1481 Richardson Rd; 2701 Lawnview Ln, 2707 Stokesdale Ave, & 2820 Teachey Pl

Acres: ±36.24 acres

Property Identification Numbers (PINs): 0722441499, 0722441386, 722544876, 0722544404, 0722444977, 0722444853, 0722444629, 0722551642, 0722459232, 0722448618, 0722540585, 0722551082, 722452031

2045 Land Use Map Designation: Mixed Use: High Density Residential/Office Employment/Commercial Services

Existing Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ03)

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

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

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

Town Council Public Hearing Date and Time: January 14, 2025 6:00 PM

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Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #24CZ18
Sweetwater PUD Amendment

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

Solicitante: ExperienceOne Homes, LLC

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

Dirección de las propiedades: 0 Core Banks St, 0 Little Gem Ln, 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, 1481 Richardson Rd; 2701 Lawnview Ln, 2707 Stokesdale Ave, & 2820 Teachey Pl

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Designación en el Mapa de Uso Territorial para 2045: Mixed Use: High Density Residential/Office Employment/Commercial Services

Ordenamiento territorial existente de las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ03)

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: 14 de enero de 2025 6:00 P.M.

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

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Mapa de las inmediaciones:



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Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 20 de diciembre de 2024 - 14 de enero de 2025



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 #24CZ18

Project Location: 0 Core Banks St, 0 Little Gem Ln, 1051 & 1075 Newland Ave; 1101, 1111, & 1121 Moncure Pl; 1425, 1451, 1481 Richardson Rd; 2701 Lawnview Ln, 2707 Stokesdale Ave, & 2820 Teachey Pl

Authorized Agent: Mitch Craig, PE

Firm: CE Group, Inc.

Town Council: January 14, 2025

Public Hearing Date:

Project Planner: Joshua Killian

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 December 20, 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.

12/23/2024
Date

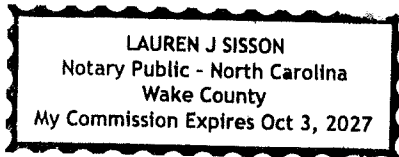
Deanne F. Klein
Planning Director

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 23rd day of DECEMBER, 2024.

LS
Notary Public



My Commission Expires: 10/03/2027

Public Hearing Sign Posted By


Signature

10/3/2024
Date

Rezoning #24CZ18

Harris Teeter

Teachey Pl

Rennert Pl

**Sweetwater
Ph 9A2 & 9B**

Lawnview Ln

Harrells Dr

Newland Ave

Self St

Orange Rd

Little Gem Ln

Richardson Rd

Poultney Aly

Russet Ln

Gloriosa St

Ruff Aly

Timken Forest Dr

Sweetwater

