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.

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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.

- 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-desac, 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.

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- (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.

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- (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.

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- 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.



PLANNED	UNIT DEVELOPMENT APPLICATION							
This docume third parties.	nt is a public record under the North Carolina Public	Records A	ct and may be	published on	the Town's websit	e or disclosed to		
Application	210710		Submittal E	Date:	10/01/20	24		
Fee Paid	\$		Check #					
PETITION '	TO AMEND THE OFFICIAL ZONING DISTRIC	Т МАР						
Proiect Na	Project Name: Sweetwater PUD							
Address(es	On a Attack and Owner and Lint							
•	Coo Attook and Ourseard int							
· · · · (3)	Acreage: 36.24							
Current Zo	ning: PUD-CZ	Prop	osed Zoning	PUD	D-CZ			
	45 LUM Designation: Communi		J)			
	osed rezoning consistent with the 2045 LUM	<u> </u>		Yes =	No			
If any port	ion of the project is shown as mixed use (3 o	r more sti	ripes on the	2045 Land	Use Map) provid	le the following:		
	rea classified as mixed use:		•	Acreage:	36.24			
	rea proposed as non-residential developmen	+•		Acreage:	36.24			
	ercent of mixed use area proposed as non-re-			Percent:	100%			
	·	Siueriliai.		reiteiit.	10070			
Applicant I	nformation							
Name:	ExperienceOne Homes,	LLC						
Address:	PO Box 5509							
City:	Cary	State:	NC		Zip:	27512		
Phone:	(919) 991-1428	_ E-mail:	Dschn	nidt@E	E1Homes	.com		
Owner Info	ormation							
Name:	See Attached							
Address:								
City:		State:			Zip:			
Phone:		E-mail:						
Agent Information								
Name:	CE Group, Inc - Mitch Cr	aig. P	E					
Address:	301 Glenwood Avenue, S							
City:	Raleigh	State:	NC		Zip:	27603		
Phone:	(919) 367-8790	E-mail:	-	@CEG	roupInc.c			
-	<u> </u>	-	-					

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 be 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 (U	DO)

#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

STREET NAME APPROVAL APPLICATION

Application #:	Submittal Date:				
	Submittal Date.				
# of roads to be named: 8 Please submit twice as many road names as needed, with should be written exactly as one would want them to appeall approved street names to the Wake County GIS Depart for approval. Upon approval Wake County GIS – Street Additional County GIS – Street A	ear. Town of Apex Planning Department staff will send ment for county approval. Please allow several weeks				
Example: <u>Road Name</u> <u>Suffix</u>					
Hunter Street					
1 All Roads were previously approved as noted below:	_ 11				
2 Newland Avenue	12				
3 Harrells Drive	12				
4 Lawnview Lane					
5 Rennert Place	_ 15				
6 Stokesdale Lane	_ 16				
7 Teachey Place	17				
8 Moncure Place	18				
9 Ingold Drive	19				
10					
TOWN OF APEX STAFF APPROVAL					
Town of Apex Staff Approval	Date				
WAKE COUNTY STAFF APPROVAL: GIS certifies that names indicated by checkmark ☑ are approved. Please disregard all other names. Comments:					
Wake County GIS Staff Approval	Date				

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							
	Sweetwate	r 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.							
		r by Customer at the Premises shall be subject to, and in accordance vice regulations, policies, procedures and the Code of Ordinances of the					
the requested service	e. By signing this Agreement th	d upon this Agreement, will take action and expend funds to provide e undersigned signifies that he or she has the authority to select the mporary 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 supplier for the Prem		eral Statute §160A-332, you may be entitled to choose another electric					
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 BY:	Schmidt	TOWN OF APEX					
DATE: A - 2	Authorized Agent	Authorized Agent DATE:					

Application #:	#24CZ18	Submittal Date:						
	Town	n of Apex						
	73 Hu	nter Street						
	P.O. Box 250 Apex, NC 27502							
	919-249-3400							
WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT								
	Sweetwater Comm	mercial PUD Amendment						
	(the "	Premises")						
	vn's offer, please fill in the blanks on this	fic utilities on the terms described in this Offer & Agreement. If form and sign and we will have an Agreement once signed by omer ("Customer") hereby irrevocably chooses and selects the						
		ier for the Premises. Permanent service to the Premises will be						
		stomer at the Premises shall be subject to, and in accordance ulations, policies, procedures and the Code of Ordinances of the						
the requested serv	ice. By signing this Agreement the under	this Agreement, will take action and expend funds to provide signed signifies that he or she has the authority to select the y power, for the Premises identified above.						
7	ional terms and conditions to this Agreem utes the entire agreement of the parties.	nent are attached as Appendix 1. If no appendix is attached this						
Acceptano	ce of this Agreement by the Town constitu	utes a binding contract to purchase and sell electric power.						
Please no supplier for the Pre		tute §160A-332, you may be entitled to choose another electric						
	eptance of this Agreement, the Town of A nises and looks forward to working with y	Apex Electric Utilities Division will be pleased to provide electric you and the owner(s).						
ACCEPTED:								
CUSTOMER: Edv	ward Kalikow	TOWN OF APEX						
BY:	en fort	BY:						
	Authorized Agent	Authorized Agent						
DATE: 9/	19/24	DATE:						

Application #:	#24CZ18	Submittal Date:			
		Town of Apex			
		73 Hunter Street			
		P.O. Box 250 Apex, NC 27502			
		919-249-3400			
	WAKE COUNTY, NO	RTH CAROLINA CUSTOMER SELECTION AGREEMENT			
	Swee	etwater Commercial PUD Amendment			
		(the "Premises")			
you accept the Tov the Town.	vn's offer, please fill in the	ou with electric utilities on the terms described in this Offer & Agreement. If blanks on this form and sign and we will have an Agreement once signed by			
Sweetwater Lig	ghtbridge, LLC . the und	ersigned customer ("Customer") hereby irrevocably chooses and selects the			
Town of Apex (the	"Town") as the permanent orary service if needed.	electric supplier for the Premises. Permanent service to the Premises will be			
	-	power by Customer at the Premises shall be subject to, and in accordance 's service regulations, policies, procedures and the Code of Ordinances of the			
the requested serv	rice. By signing this Agreem	n, based upon this Agreement, will take action and expend funds to provide ent the undersigned signifies that he or she has the authority to select the and temporary power, for the Premises identified above.			
	ional terms and conditions utes the entire agreement of	to this Agreement are attached as Appendix 1. If no appendix is attached this of the parties.			
Acceptan	ce of this Agreement by the	Town constitutes a binding contract to purchase and sell electric power.			
Please no supplier for the Pro		a General Statute §160A-332, you may be entitled to choose another electric			
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: Da	vid Schmidt	TOWN OF APEX			
BY:	Can with	EMGR. BY:			
bi. <u> </u>	Authorized Agent	Authorized Agent			
DATE: Q	20-2024	DATE:			

Application #:	#24CZ18	Submittal Date:	
		Town of Apex	
		73 Hunter Street	
		P.O. Box 250 Apex, NC 27502	
		919-249-3400	
	WAKE COUNTY, NO	DRTH CAROLINA CUSTOMER SELECTION AGREEMENT	
	Swee	etwater Commercial PUD Amendment	
		(the "Premises")	
	a's offer, please fill in the	you with electric utilities on the terms described in the blanks on this form and sign and we will have an Agreed dersigned customer ("Customer") hereby irrevocably	eement once signed by
		t electric supplier for the Premises. Permanent service	
	• •	c power by Customer at the Premises shall be subject n's service regulations, policies, procedures and the C	
the requested servic	e. By signing this Agreem	n, based upon this Agreement, will take action and ex nent the undersigned signifies that he or she has the a and temporary power, for the Premises identified ab	authority to select the
W 100 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	nal terms and conditions es the entire agreement	to this Agreement are attached as Appendix 1. If no of the parties.	appendix is attached this
Acceptance	of this Agreement by the	e Town constitutes a binding contract to purchase and	d sell electric power.
Please note supplier for the Pren		na General Statute §160A-332, you may be entitled to	choose another electric
		, the Town of Apex Electric Utilities Division will be ploworking with you and the owner(s).	eased to provide electric
ACCEPTED:			
CUSTQMER: Davi	d Sc hmidt	TOWN OF APEX	
BY:	Authorized Agent	BY: Authorize	d Agent
DATE: _ Q ^ .	30 - 2020	DATE:	

Application #:	#24CZ18	Submittal Date:	
	To 73 I	own of Apex Hunter Street 250 Apex, NC 27502	
		19-249-3400	
		INA CUSTOMER SELECTION AGREEMENT	
	Sweetwater Con	mmercial PUD Amendment	
	(the	e "Premises")	
ou accept the To the Town.	own's offer, please fill in the blanks on the	ctric utilities on the terms described in this nis form and sign and we will have an Agre ustomer ("Customer") hereby irrevocably c	ement once signed by
	e "Town") as the permanent electric sup porary service if needed.	oplier for the Premises. Permanent service	to the Premises will be
		Customer at the Premises shall be subject tegulations, policies, procedures and the Co	
he requested ser	vice. By signing this Agreement the unc	on this Agreement, will take áction and exp dersigned signifies that he or she has the a rary power, for the Premises identified abo	uthority to select the
	tional terms and conditions to this Agre itutes the entire agreement of the partic	ement are attached as Appendix 1. If no a es.	ppendix is attached this
Acceptar	nce of this Agreement by the Town cons	stitutes a binding contract to purchase and	sell electric power.
Please no supplier for the P		statute §160A-332, you may be entitled to	choose another electric
	ceptance of this Agreement, the Town of mises and looks forward to working wit	of Apex Electric Utilities Division will be ple h you and the owner(s).	ased to provide electric
ACCEPTED:			
CUSTOMER: E	dward Kalikow	TOWN OF APEX	
BY:	en from	BY:	I A court
DATE:	Authorized Agent	Authorized	Agent

Last Updated: June 13, 2016

Application #:	#24CZ18	Submittal Date:	in the state of th			
		Town of Apex 73 Hunter Street P.O. Box 250 Apex, NC 27502				
		919-249-3400				
	WAKE COUNTY, NOR	TH CAROLINA CUSTOMER SELECTION AGREEMENT				
	Sweetv	water Commercial PUD Amendment	_			
		(the "Premises")	_			
	's offer, please fill in the bla	u with electric utilities on the terms described in this O anks on this form and sign and we will have an Agreem rsigned customer ("Customer") hereby irrevocably choo	ent once signed by			
Town of Apex (the "T preceded by tempora	own") as the permanent e	electric supplier for the Premises. Permanent service to				
		ower by Customer at the Premises shall be subject to, as service regulations, policies, procedures and the Code				
the requested service	e. By signing this Agreeme	based upon this Agreement, will take action and exper nt the undersigned signifies that he or she has the auth nd temporary power, for the Premises identified above	ority to select the			
	Any additional terms and conditions to this Agreement are attached as Appendix 1. If no appendix is attached this greement constitutes the entire agreement of the parties.					
Acceptance	of this Agreement by the T	own constitutes a binding contract to purchase and sel	ll electric power.			
Please note supplier for the Prem		General Statute §160A-332, you may be entitled to cho	pose another electric			
		ne Town of Apex Electric Utilities Division will be please orking with you and the owner(s).	d to provide electric			
ACCEPTED:						
CUSTOMER: David	I Schmidt	TOWN OF APEX				
BY:	Authorized Agent	Authorized Ag	gent			
DATE: 9-3	30.20-21	DATE:				

Application #: $\#24$	4CZ18	Submittal Date:
	Towr	n of Apex
	73 Hur	nter Street
	P.O. Box 250	Apex, NC 27502
	919-2	249-3400
	WAKE COUNTY, NORTH CAROLINA	A CUSTOMER SELECTION AGREEMENT
_	Sweetwater Comm	nercial PUD Amendment
_	(the "F	Premises")
you accept the Town's o the Town. KEPE1 STC, L	ffer, please fill in the blanks on this for the LC, the undersigned custon") as the permanent electric suppli	ic utilities on the terms described in this Offer & Agreement. If form and sign and we will have an Agreement once signed by omer ("Customer") hereby irrevocably chooses and selects the ter for the Premises. Permanent service to the Premises will be
The sale, delive	ry, and use of electric power by Cust	tomer at the Premises shall be subject to, and in accordance lations, policies, procedures and the Code of Ordinances of the
the requested service. B	y signing this Agreement the under	this Agreement, will take action and expend funds to provide signed signifies that he or she has the authority to select the power, for the Premises identified above.
	terms and conditions to this Agreem he entire agreement of the parties.	nent are attached as Appendix 1. If no appendix is attached this
Acceptance of t	his Agreement by the Town constitu	utes a binding contract to purchase and sell electric power.
Please note tha supplier for the Premise		tute §160A-332, you may be entitled to choose another electric
	ce of this Agreement, the Town of A and looks forward to working with y	pex Electric Utilities Division will be pleased to provide electric ou and the owner(s).
ACCEPTED:		
CUSTOMER: Edward	Kalikow	TOWN OF APEX
BY:	Jan -	BY:
DATE: 9/2	Authorized Agent	Authorized Agent DATE:

AGENT AUTHORIZATION FORM						
Application #:	#24CZ18	Submittal Date:				
KEP	PE1 STC, LLC	_ is the owner* of the property f	or which the attached			
application is being	g submitted:					
✓ Rezoning	g: For Conditional Zoning and Planno authorization includes express co Agent which will apply if the appl	onsent to zoning conditions that a				
☐ Site Plan	1					
☐ Subdivisi	ion					
□ Variance						
☐ Other:						
The property addre	ess is: 1051 Newland Avenue					
The agent for this p	project is: Joseph M. Craig, CE Gr	oup, Inc.				
□ lam t	he owner of the property and will b	e acting as my own agent				
Agent Name:	Joseph M. Craig		_			
Address:	301 Glenwood Avenue, Suite	220, Raleigh, NC 27603				
Telephone Numbe	r: (919) 367-8790					
E-Mail Address:	Mitch@CEGroupInc.com					
	Signature(s) of Owner(s)*					
	Tan Kenka	>	11			
Edward Kalikow		A. C.	9/29/24			
	Down	Type or print name	Date			
	David Schmidt	,	9.29-24			
		Type or print name	Date			

*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.

AGEN	T AUTHORIZA	ATION FO	RM		
Applica	ation #:	#24CZ1	8	Submittal Date:	
	KEPE	1 STC, L	LC	is the owner* of the property	for which the attached
applicat	tion is being	submitte	d:		
Rezoning: For Conditional Zoning and Planned authorization includes express con Agent which will apply if the applic			ation includes express cor	nsent to zoning conditions that a	
	Site Plan				
	Subdivisio	n			
	Variance				
	Other:				
The pro	perty addres	s is:	1451 Richardson Road		
The age	nt for this pr	oject is:	Joseph M. Craig, CE Gro	oup, Inc.	
	☐ I am th	e owner o	of the property and will be	acting as my own agent	
Agent N	lame:	Jose	ph M. Craig		
Address	s:	301	Glenwood Avenue, Suite 2	20, Raleigh, NC 27603	
Telepho	one Number:	(919) 367-8790		
E-Mail A	Address:	Mitch	@CEGroupInc.com		
		Sign	ature(s) of Owner(s)*		
		Edwa	ard Kalikow		9/29/24
		(I	and d	Type or print name	Date
		Davi	d Schmidt	,	9-29-24
				Type or print name	Date

*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.

AGEN	T A UTHORIZATI	ON FORM	М			
Applic	ation #:	#24CZ1	8	Su	bmittal Date:	
	KEPE1 S	STC Wes	st, LLC	is the o	wner* of the property	for which the attached
applica	tion is being sub	omitted:				
 Rezoning: For Conditional Zoning and Planne authorization includes express co Agent which will apply if the appl 			onsent to z	oning conditions that		
	Site Plan					
	Subdivision					
	Variance					
	Other:					
The pro	perty address is	s: 2	2820 Teachey Place			
The age	ent for this proje	ect is:	Joseph M. Craig, CE G	roup, Inc.		
	□ I am the o	wner of	the property and will b	e acting as	s my own agent	
Agent N	lame:	Joseph	n M. Craig			
Address	s:	301 Gl	enwood Avenue, Suite	220, Ralei	gh, NC 27603	
Telepho	one Number:	(919) 3	867-8790			
E-Mail	Address:	Mitch@	CEGroupInc.com			
		Signat	cure(s) of Owner(s)*	}		
		Edward	d Kalikow			Shehu
			d Kalikow		Type or print name	Date
,		D	Sur Uh	mil	Mbrz.	244
		David S	Schmidt)	-	9-29-24
					Type or print name	Date

*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.

AGENT AUTHORIZATION FORM						
Applica	tion#: #	24CZ18		ubmittal Date:		
	KEPE1 H	oldings, LLC	is the	owner* of the property f	or which the attached	
applicati	on is being sub	mitted:				
 Rezoning: For Conditional Zoning and Plann authorization includes express of Agent which will apply if the app 			des express consent to	zoning conditions that a		
	Site Plan					
	Subdivision					
	Variance					
	Other:					
The prop	erty address is:	0 Core Ba	inks Street			
The agen	t for this proje	ct is: Joseph M	. Craig, CE Group, Inc			
	☐ I am the ov	vner of the prope	erty and will be acting	as my own agent		
Agent Na	ame:	Joseph M. Craig	J			
Address:		301 Glenwood A	Avenue, Suite 220, Ral	eigh, NC 27603		
Telephor	ne Number:	(919) 367-8790				
E-Mail Ad	ddress:	Mitch@CEGroup	plnc.com			
		Signature(s) of	Owner(s)*			
		Edward Kalikow			9/29/14	
	(Davis	Soamul	Type or print name	Date	
		David Schmidt			9-29-24	
		-		Type or print name	Date	

*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.

AGEN	T AUTHORIZATI	ON FORM			
Applic	Application #: #24CZ18		Submittal Date:		
	KEPE1	Holdings,	LLC	is the owner* of the property f	or which the attached
applica	tion is being su	bmitted:			
	a	uthorizatio	on includes express c	ned Development rezoning applica onsent to zoning conditions that a blication is approved.	
	Site Plan				
	Subdivision				
	Variance				
	Other:				
The pro	perty address i	s: 0	Little Gem Lane		
The age	ent for this proje	ect is: Jo	oseph M. Craig, CE G	Group, Inc.	
	☐ I am the o	wner of th	he property and will	be acting as my own agent	
Agent N	Name:	Joseph	M. Craig		
Addres	s:	301 Gle	nwood Avenue, Suite	220, Raleigh, NC 27603	
Telepho	one Number:	(919) 36	67-8790		
E-Mail	Address:	Mitch@0	CEGroupInc.com		
		6	re(s) of Owner(s)* Kalikow		Sala
		Edward	Rallkow	Type or print name	
		David S	chmidt	1	9-29-34
				Type or print name	Date

*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.

AGENT	AUTHORIZAT	ION FO	RM		
Applica	ation #:	#24CZ	18	Submittal Date:	
	Sweetwate	r Lightb	ridge, LLC	is the owner* of the property	for which the attached
applicat	ion is being su	bmitted	d:		
V	а	uthoriz		d Development rezoning applica sent to zoning conditions that a cation is approved.	
	Site Plan				
	Subdivision				
	Variance				
	Other:				
The pro	perty address	is:	1075 Newland Avenue		
The age	nt for this proj	ject is:	Joseph M. Craig, CE Gro	up, Inc.	,
	□ I am the	owner c	of the property and will be	acting as my own agent	
Agent N	lame:	Jose	ph M. Craig		
Address	: :	301 (Glenwood Avenue, Suite 2	20, Raleigh, NC 27603	
Telepho	ne Number:	(919)	367-8790		
E-Mail A	Address:	Mitch	@CEGroupInc.com		
		1	ature(s) of Owner(s)* d Schmidt	Type or print name	9-30-2024 Date
				Type or print name	Date

*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.

AGENT A	UTHORIZATIO	ON FORM					
Application	on #:	24CZ18			Submittal Date:		
	KEPE1 S	STC, LLC			is the owner* of the pr	operty for	which the attached
application	n is being sub	mitted:					
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						
□ \	/ariance						
	Other:						
The proper	ty address is	: 14	25 Richardson Roa	ad			
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 Nam	ne:	Joseph N	М. Craig				
Address:		301 Glen	wood Avenue, Sui	te 22	0, Raleigh, NC 27603		
Telephone	Number:	(919) 36	7-8790				
E-Mail Add		Mitch@C	EGroupInc.com				
		Signatur	e(s) of Owner(s)*				
		2	ros from	10			
		Edward h	Kalikow		EDWARD KALIA	'ov	10-24-24
		1	Jan 1	h	Type or print n		Date
		David Sc	hmidt				10-24-26
		_			Type or print n	ame	Date

*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.

AGENT	AUTHORIZAT	TION FO	DRM		
Application #: #24CZ18		Submittal Date:			
	KEPE1	STC, L	LC	is the owner* of the property f	or which the attached
applicat	tion is being s	ubmitte	d:		
Rezoning: For Conditional Zoning and Planned authorization includes express con Agent which will apply if the applic				sent to zoning conditions that a	
	Site Plan				
	Subdivision	Ì			
	Variance				
	Other:				
The pro	perty address	is:	2707 Stokesdale Ave		
The age	nt for this pro	ject is:	Joseph M. Craig, CE Gro	up, Inc.	
	☐ I am the	owner	of the property and will be	acting as my own agent	
Agent N	lame:	Jose	eph M. Craig		
Address	s:	301	Glenwood Avenue, Suite 2	20, Raleigh, NC 27603	
Telepho	one Number:	(919) 367-8790		
E-Mail A	Address:	Mitch	n@CEGroupInc.com		
		Sign	nature(s) of Owner(s)*		
			hen frest	>	
Edward Kalikow			102424		
		V.	we A	Type or print name	Date
		Davi	d Schmidt		10-24-2024
				Type or print name	Date

*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.

AGEN.	T AUTHORIZATIO	ON FORM		
Applic	ation #: #	‡24CZ18	Submittal Date:	
	KEPE1 S	STC, LLC	is the owner* of the property	for which the attached
applicat	tion is being sub	omitted:		
Ø	au	r Conditional Zoning and Planned othorization includes express con gent which will apply if the applic	sent to zoning conditions that a	
	Site Plan			
	Subdivision			
	Variance			
	Other:			
The pro	perty address is	2701 Lawnview Lane		
The age	ent for this proje	ect is: Joseph M. Craig, CE Gro	oup, Inc.	
	☐ I am the ov	wner of the property and will be	acting as my own agent	
Agent N	lame:	Joseph M. Craig		
Address	s:	301 Glenwood Avenue, Suite 2	20, Raleigh, NC 27603	
Telepho	one Number:	(919) 367-8790		
E-Mail A	Address:	Mitch@CEGroupInc.com		
		Signature(s) of Owner(s)*		
		Edward Kalikow		M.2414
		Dune	Type or print name	Date
		David Schmidt		10-24-2024
			Type or print name	Date

*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.

AGENT	A UTHORIZATION	ON FO	RM		
Applica	ation #: <u>#2</u>	4CZ1	8	Submittal Date:	
	KEPE1 S	STC, LI	_C	is the owner* of the property f	or 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 prop	perty address is	::	1481 Richardson Road		
The age	nt for this proje	ct is:	Joseph M. Craig, CE Gro	oup, Inc.	
	☐ I am the o	wner o	of the property and will be	acting as my own agent	
Agent N	ame:	Josep	ph M. Craig		
Address	:	301 (Glenwood Avenue, Suite 2	20, Raleigh, NC 27603	
Telepho	ne Number:	(919)	367-8790		
E-Mail A	ddress:	Mitch	@CEGroupInc.com		
		Signa	ature(s) of Owner(s)*		
		Edwa	ard Kalikow		10-24-24
	`	T.	See Jan	Type or print name	Date
		David	d Schmidt	7	10-24-2024
				Type or print name	Date

*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.

AGENT AUTHORIZATION FORM						
Applica	tion #:#	‡24CZ18	Submittal Date:			
	KEPE1 S	STC West, LLC	is the owner* of the property	for which the attached		
applicati	ion is being sub	omitted:				
Ø	Rezoning: For au Ag	tions, this re agreed to by the				
	Site Plan					
	Subdivision					
	Variance					
	Other:					
The prop	erty address is	: 1121 Moncure Place		· · · · · · · · · · · · · · · · · · ·		
The ager	nt for this proje	ect is: Joseph M. Craig, CE G	roup, Inc.			
	☐ I am the ov	wner of the property and will k	e acting as my own agent			
Agent Na	ame:	Joseph M. Craig				
Address:	:	301 Glenwood Avenue, Suite	220, Raleigh, NC 27603			
Telephoi	ne Number:	(919) 367-8790				
E-Mail A	ddress:	Mitch@CEGroupInc.com				
		Signature(s) of Owner(s)*				
		Edward Kalikow		10-24-24		
	`	Down	Type or print name	Date		
		David Schmidt		10.24-2021		
			Type or print name	Date		

*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.

AGENT AUTHORIZATION FORM						
Application #:	#2	24CZ	18	Submittal Date:		
KE	PE1 S	TC W	est, LLC	is the owner* of the property	for which the attached	
application is bei	ng sub	mitte	d:			
Rezoning: For Conditional Zoning and Planned authorization includes express con Agent which will apply if the applic			ation includes express con	sent to zoning conditions that a		
☐ Site Pla	an					
☐ Subdiv	ision					
□ Varian	ce					
☐ Other:		,				
The property add	lress is	:	1111 Moncure Place			
The agent for this	s proje	ct is:	Joseph M. Craig, CE Gro	up, Inc.		
□lam	the o	wner c	of the property and will be	acting as my own agent		
Agent Name:		Jose	ph M. Craig			
Address:		301 (Glenwood Avenue, Suite 2	20, Raleigh, NC 27603		
Telephone Numb	er:	(919)) 367-8790			
E-Mail Address:		Mitch	@CEGroupInc.com			
		Signa	ature(s) of Owner(s)*	3		
		Edwa	ard Kalikow		10-2424	
	(Some Sohn	Type or print name	Date	
		David	d Schmidt		10-24-2024	
				Type or print name	Date	

*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.

AGEN'	T AUTHORIZ	ZATION FO	ORM				
Application #:		#24CZ18		Submittal Date:			
KEPE1 ST		E1 STC W	Vest, LLC	is the owner* of the property	of the property for which the attached		
applica	tion is being	g submitte	ed:				
Z	Rezoning	authori	_	ed Development rezoning applica onsent to zoning conditions that a lication is approved.			
	Site Plan						
	Subdivisi	on					
	Variance						
	Other:						
The pro	perty addre	ess is:	1101 Moncure Place				
The agent for this project is:		roject is:	Joseph M. Craig, CE Group, Inc.				
	□ I am tl	ne owner	of the property and will b	e acting as my own agent			
Agent Name: Jose		Jose	seph M. Craig				
		1 Glenwood Avenue, Suite 220, Raleigh, NC 27603					
Telephone Number:		r: (919	(919) 367-8790				
E-Mail Address:		Mitcl	Mitch@CEGroupInc.com				
		Sigr	nature(s) of Owner(s)*				
		Edw	ard Kalikow		10-24-24		
		I	Liveson	Type or print name	Date		
		Davi	id Schmidt		10.24-2024		
				Type or print name	Date		

*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.

AFFIL	DAVIT OF OW					
Appli	cation #:	#24CZ18	Submittal Date:			
	dersigned, _ or affirms as	David Schmidt (KEPE1 STC, L	(the "Affiant") first being duly sworn, hereby			
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					
	•	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, dated11/10/2021, and recorded in the Wake County Register of Deeds Office on11/10/2021, in BookPage51-55					
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 30 day of 20 day.					
			DAYID SCHMIDT MANASER Type or print name			
	OF NORTH CA Y OF <u>Wa</u>		Type of print name			
I, the	undersigned,	a Notary Public in an	d for the County of $\frac{Wake}{}$, hereby certify that			
			ly known to me or known to me by said Affiant's presentation of			
said Aff	fiant's NC	Drivers License	personally appeared before me this day and acknowledged the			
due and	d voluntary ex	ecution of the foregoing A	ffidavit.			
RI A Softin	BROWN SINGLE STARY		Notary Public State of North Carolina My Commission Expires: 11/21/28			

AFFIDAVIT OF OV	VNERSHIP					
Application #:	#24CZ18	Submitta	al Date:			
The undersigned, swears or affirms as		(the "	Affiant") first being	duly sworn, hereby		
owner, o		of all own	ers, of the pro			
	This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.					
	the owner of the Property, Affianed in the Wake County Register of					
indicating t	the authorized agent of the over the agency relationship granting the fthe owner(s).					
in interest ownership. Affiant's ow claim or act acting as ar nor is any Property.	have been in sole and undisturbe Since taking possession of the laynership or right to possession not tion has been brought against Affin a authorized agent for owner(s)), we claim or action pending against	ownership of the d possession and Property on demanded any reant (if Affiant is the which questions tile Affiant or owner	Property. Affiant or Ause of the property 11/10/2021 no ents or profits. To Affice owner), or against itle or right to posses	Affiant's predecessors during the period of one has questioned fiant's knowledge, no owner(s) (if Affiant is ssion of the property,		
This the	27th day of September	_, 20 <u>29_</u> .	(4)	(222)		
	-	Edward	Kalikow	(seal)		
New STATE OF NORTH C COUNTY OF <u>Nas</u>	AROLINA			Type or print name		
I, the undersigned	d, a Notary Public in and for	the County of	Nassan	hereby certify that		
Edward Kalil	(ow, Affiant, personally kno	<u>w</u> n to me or knov	wn to me by said Aff	iant's presentation of		
	, perso		efore me this day a	nd acknowledged the		
JENNIFER NOTARY PUBLIC, S NO. 01GF	execution of the foregoing Affidavi J. THOMAS TATE OF NEW YORK R6323464 LASSAU COUNTY RES APRIL 20, 20	Notary Public State of North	Thomas Carolina New York on Expires: 4/20/2	2027		

[NOTARY SEAL]

Application #: #240	CZ18	Submittal Date:					
The undersigned,	vid Schmidt (KEPE1 STC, LLC)	(the "Affiant") first being duly sworn, hereby					
owner, or is 1451 R	the authorized agent ichardson Road	d authorized to make this Affidavit. The Affiant is the sole of all owners, of the property located at and legally described in Exhibit "A" attached hereto and					
•	in (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						
indicating the age	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).						
in interest have be ownership. Since Affiant's ownershiclaim or action has acting as an author nor is any claim of Property.	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						
71113 tile		Downson MOR. (seal)					
	-	TANID SCHMIDT, MANAGER					
STATE OF NORTH CAROLIN COUNTY OF							
I, the undersigned, a N	lotary Public in and for	the County of Wake hereby certify that					
		wn to me or known to me by said Affiant's presentation of					
		onally appeared before me this day and acknowledged the					
	on of the foregoing Affidavi						
due and voluntary execution of the commission of		Notary Public State of North Carolina My Commission Expires: 11/21/28					
COUNTY MELLER							

AFFI	DAVIT OF OW	NERSHIP				
Appl	ication #:	#24CZ18		Submittal Date:		
	ndersigned, _ or affirms as		LLC)	(the "Affiant") first being duly swor	n, hereby
1.	Affiant is ov owner, or	er eighteen (18) years of a is the authorized 1451 Richardson Road	agent	of all owners, o		ated at
	incorporated	d herein (the "Property").				
2.	This Affidavi	t of Ownership is made for Apex.	the purp	ose of filing an applicat	on for development app	roval with
3.	If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated11/10/2021, and recorded in the Wake County Register of Deeds Office on11/10/2021, in BookPage51-55					
4.	indicating th	the authorized agent of e agency relationship grar the owner(s).				
5.	in interest hownership. Affiant's ownership claim or acting as an nor is any of Property.	s the owner of the Program of the Pr	ed sole over sturbed properties for nor dest Affiant er(s)), who gainst Af	wnership of the Property cossession and use of operty on	y. Affiant or Affiant's pre the property during the 21, no one has q profits. To Affiant's know r), or against owner(s) (if ght to possession of the	decessors period of uestioned rledge, no f Affiant is property,
			E.	alward Kali	(OLV)	
	New Yor OF NORTH CA TY OF <u>Nass</u>	ROLINA		nound North		rint name
		, a Notary Public in an				
		ω, Affiant, persona				
said Af	fiant's		, persona	ally appeared before m	ne this day and acknowle	edged the
due an	d voluntary ex	xecution of the foregoing A	ffidavit.			
	NOTARY PUB NO QUALIFIE	NIFER J. THOMAS BLIC, STATE OF NEW YORK D. 01GR6323464 D IN NASSAU COUNTY DN EXPIRES APRIL 20, 20_2-7	(Notary Public State of North Carolin My Commission Expire		
	[NOTARY	SEAL]		, commonon expire		

	#24CZ18 Submittal Date:		
The undersigned, swears or affirms a			
owner, o	2820 Teachey Place and legally described in Exhibit "A" attached hereto and		
incorporat	d herein (the "Property").		
2. This Affida the Town	it of Ownership is made for the purpose of filing an application for development approval with F Apex.		
	the owner of the Property, Affiant acquired ownership by deed, dated <u>5/22/2023</u> , ed in the Wake County Register of Deeds Office on <u>5/22/2023</u> , in Book <u>19340</u> Page		
indicating	the authorized agent of the owner(s) of the Property, Affiant possesses documentation ne agency relationship granting the Affiant the authority to apply for development approval fithe owner(s).		
If Affiant is the owner of the Property, from the time Affiant was deeded the 5/22/2023 Affiant has claimed sole ownership of the Property. Affiant or Affiant in interest have been in sole and undisturbed possession and use of the property during ownership. Since taking possession of the Property on 5/22/2023, no one Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's claim or action has been brought against Affiant (if Affiant is the owner), or against owner acting as an authorized agent for owner(s)), which questions title or right to possession nor is any claim or action pending against Affiant or owner(s) in court regarding por Property. This the day of Agreement 2024.			
	(seal)		
	Type or print name		
The second secon	Type or print name		
STATE OF NORTH (COUNTY OF	Type or print name AROLINA Ke		
COUNTY OF $\frac{\mathbf{W}}{\mathbf{G}}$	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that		
county of <u>Wa</u> I, the undersigne <u>Dayld Sch</u>	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that Aidt, Affiant, personally known to me or known to me by said Affiant's presentation of		
I, the undersigned School Scho	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that nidt, Affiant, personally known to me or known to me by said Affiant's presentation of Drivers License, personally appeared before me this day and acknowledged the		
I, the undersigned bayid School Schoo	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that Aidt, Affiant, personally known to me or known to me by said Affiant's presentation of		
I, the undersigned School Scho	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that nidt, Affiant, personally known to me or known to me by said Affiant's presentation of Drivers License, personally appeared before me this day and acknowledged the xecution of the foregoing Affidavit.		
I, the undersigned bayid School Schoo	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that nidt, Affiant, personally known to me or known to me by said Affiant's presentation of Drivers License, personally appeared before me this day and acknowledged the xecution of the foregoing Affidavit.		
I, the undersigned bayid School Schoo	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake hereby certify that hidt Affiant, personally known to me or known to me by said Affiant's presentation of Drivers License, personally appeared before me this day and acknowledged the xecution of the foregoing Affidavit. Notary Public State of North Carolina		
I, the undersigned bayid School Schoo	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that aidt, Affiant, personally known to me or known to me by said Affiant's presentation of Drivers License, personally appeared before me this day and acknowledged the xecution of the foregoing Affidavit. Notary Public		
I, the undersigned bayid School Schoo	Type or print name AROLINA Ke I, a Notary Public in and for the County of Wake, hereby certify that nidt, Affiant, personally known to me or known to me by said Affiant's presentation of Drivers License, personally appeared before me this day and acknowledged the xecution of the foregoing Affidavit. Notary Public State of North Carolina		

AF	FIDAVIT OF OWNERSHIP				
Ар	pplication #: #24CZ18 Submittal Date:				
	undersigned,Ed Kalikow (KEPE1 STC West, LLC) (the "Affiant") first being duly sworn, hereby ars 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 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, dated5/22/2023, and recorded in the Wake County Register of Deeds Office on5/22/2023, in BookPage873-876				
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				
	(seal)				
	Edward Kalikow				
	Type or print name E OF NORTH CAROLINA NTY OF NOSSAU				
	e undersigned, a Notary Public in and for the County of Nassau, hereby certify that				
	vard 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 a	JENNIFER J. THOMAS NOTARY PUBLIC, STATE OF NEW YORK NO. 01GR6323464 QUALIFIED IN NASSAU COUNTY MY COMMISSION EXPIRES APRIL 20, 20 27 My Commission Expires: 412012027				

AFFIL	DAVIT OF OWI	NERSHIP			
Appli	cation #:	#24CZ18	Submittal Date:		
	dersigned, or affirms as f	David Schmidt (KEPE1 Holdings, LLC)	(the "Affiant") first being duly sworn, hereby		
1.	owner, or		authorized to make this Affidavit. The Affiant is the sole of all owners, of the property located at and legally described in Exhibit "A" attached hereto and		
2			ness of filing an application for development approval with		
2.	the Town of		pose of filing an application for development approval with		
3.	If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated, and recorded in the Wake County Register of Deeds Office on, in Book				
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 approva on behalf of the owner(s).				
5.	in interest had ownership. S Affiant's own claim or action acting as an anor is any cl Property.	, Affiant has claimed sole of ave been in sole and undisturbed since taking possession of the Paership or right to possession nor on has been brought against Affia authorized agent for owner(s)), w	from the time Affiant was deeded the Property on ownership of the Property. Affiant or Affiant's predecessors I possession and use of the property during the period of roperty on		
	OF NORTH CAP Y OF <u>Wa</u>	A STATE OF THE STA			
I, the	undersigned,	a Notary Public in and for	the County of Wake, hereby certify that		
Dav	id Schm	idt, Affiant, personally knov	vn to me or known to me by said Affiant's presentation of		
said Aff	iant's <u>NC</u> T	person	nally appeared before me this day and acknowledged the		
		ecution of the foregoing Affidavit			
WALLER NOT			Notary Public State of North Carolina My Commission Expires: 11/21/28		

AF	FIDAVIT OF OW	/NERSHIP	the property of the property of the second state of the second state of the second state of the second state of		
Apı	olication #:	#24CZ18	Submittal Date:		
	undersigned, _ rs or affirms as	Edward Kalikow (KEPE1 Holdings, L	(the "Affiant") first being duly sworn	ı, hereby	
1.	owner, or		and authorized to make this Affidavit. The Affiant is not of all owners, of the property location and legally described in Exhibit "A" attached he	ated at	
2.	This Affidavit of Ownership is made for the purpose of filing an application for development approval value the Town of Apex.				
3.	If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated				
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 approve on behalf of the owner(s).				
5.	in interest hownership. Affiant's ow claim or acting as an nor is any of Property.	Affiant has claimed so have been in sole and undisturble Since taking possession of the nership or right to possession not has been brought against A authorized agent for owner(s)	nor demanded any rents or profits. To Affiant's know ffiant (if Affiant is the owner), or against owner(s) (if), which questions title or right to possession of the st Affiant or owner(s) in court regarding possession	decessors period of uestioned ledge, no Affiant is property, on of the	
			Filed Valivad	(seal)	
	New S E OF NORTH CA NTY OF NOSS	AROLINA	Edward Kali Kow Type or pr	int name	
l, the	e undersigned	, a Notary Public in and fo	or the County of <u>Nassau</u> , hereby cer	rtify that	
		Contract of the Contract of th	nown to me or known to me by said Affiant's preser		
said /	Affiant's	, pe	rsonally appeared before me this day and acknowle	dged the	
due a		xecution of the foregoing Affida J. THOMAS	avit.		
	OTARY PUBLIC, S NO. 01G OUALIFIED IN N	TATE OF NEW YORK 16323464 JASSAU COUNTY IRES APRIL 20, 20_27	Notary Public State of North Carolina New York My Commission Expires: 412012027		

AFF	FIDAVIT OF O	WNERSHIP	
App	olication #:	#24CZ18	Submittal Date:
	undersigned, es or affirms a	David Schmidt (KEPE1 Holdings, LLC	C) (the "Affiant") first being duly sworn, hereby
1.	owner, o	or is the authorized age	and authorized to make this Affidavit. The Affiant is the sole nt of all owners, of the property located at and legally described in Exhibit "A" attached hereto and
2.	•	vit of Ownership is made for the p	ourpose of filing an application for development approval with
3.			ant acquired ownership by deed, dated5/10/2023, of Deeds Office on5/10/2023, in Book19331 Page
4.	indicating		owner(s) of the Property, Affiant possesses documentation the Affiant the authority to apply for development approval
5.	in interest ownership Affiant's or claim or acting as a nor is any Property.	Affiant has claimed so have been in sole and undisturb. Since taking possession of the wnership or right to possession nation has been brought against Af nauthorized agent for owner(s))	y, from the time Affiant was deeded the Property on ble ownership of the Property. Affiant or Affiant's predecessors ped possession and use of the property during the period of Property on
	OF NORTH O	CAROLINA Jake	
I, the	undersigne	d, a Notary Public in and fo	or the County of Wake, hereby certify that
			nown to me or known to me by said Affiant's presentation of
said A	Affiant's NC	. Drivers License per	sonally appeared before me this day and acknowledged the
due a	nd voluntary	execution of the foregoing Affida	vit.
ARTHUR AND PORTION OF THE PROPERTY OF THE PROP	MOTARY &	111111111111111111111111111111111111111	Notary Public State of North Carolina My Commission Expires: 11/21/28

Last Updated: August 30, 2019

AFFI	DAVIT OF OW	/NERSHIP			
Appl	ication #:	#24CZ18	Submitt	al Date:	ESPECIAL SE
	ndersigned, _ or affirms as		LLC) (the "	'Affiant") first being	duly sworn, hereby
1.	owner, or	rer eighteen (18) years of age is the authorized ag O Little Gem Lane d herein (the "Property").	ent of all own		perty located at
2.		t of Ownership is made for the	e purpose of filing an	application for develo	pment approval with
3.		the owner of the Property, Afd in the Wake County Registe			
4.	indicating th	the authorized agent of the ne agency relationship granting the owner(s).			
5.	in interest hownership. Affiant's ow claim or acting as an nor is any of Property.	Affiant has claimed and undisturble been in sole and undisturble since taking possession of the possession of the possession of the possession of the possession in has been brought against authorized agent for owner(solaim or action pending against day of September	sole ownership of the rbed possession and he Property on nor demanded any r Affiant (if Affiant is the s)), which questions t nst Affiant or owne	Property. Affiant or A l use of the property 5/10/2023, no rents or profits. To Affi ne owner), or against of citle or right to posses	ffiant's predecessors during the period of one has questioned iant's knowledge, no owner(s) (if Affiant is sion of the property,
	This the	day of <u>September</u>	, 20_0	11	(D
				Jeer	(seal)
			Edward	Kalikow	Type or print name
	New ' OF NORTHEA YOF <u>Nas</u>	AROLINA			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
I, the	undersigned	, a Notary Public in and	for the County of	Nassau,	hereby certify that
Edw	ard Kal	()Cのい, Affiant, personally	known to me or known	wn to me by said Affia	ant's presentation of
said Af	fiant's		ersonally appeared b	efore me this day an	d acknowledged the
due an	NOTARY PU	xecution of the foregoing Afficinifer J. THOMAS BLIC, STATE OF NEW YORK 0. 01GR6323464 ED IN NASSAU COUNTY ION EXPIRES APRIL 20, 20	Notary Public State of North	Thomas Carolina New York on Expires: 41201	2027

AFF	IDAVIT OF OW	NERSHIP			
App	lication #:	#24CZ18	Submittal Date:		
	indersigned, _ s or affirms as	David Schmidt (Sweetwater Lightbridg	(the "Affiant") first being duly sworn, here		
1.	owner, or	er eighteen (18) years of age a is the authorized agen 1075 Newland Avenue	nd authorized to make this Affidavit. The Affiant is the s t of all owners, of the property located and legally described in Exhibit "A" attached hereto a		
	incorporated	herein (the "Property").			
2.	This Affidavit	, , ,	urpose of filing an application for development approval w		
3.	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 Pag 1056-1059.				
4.	indicating th	•	wner(s) of the Property, Affiant possesses documentat the Affiant the authority to apply for development appro		
5.	in interest he ownership. Staffiant's own claim or action acting as an nor is any comperty.	Affiant has claimed sol ave been in sole and undisturb Since taking possession of the nership or right to possession not on has been brought against Affauthorized agent for owner(s)), laim or action pending against day of	or demanded any rents or profits. To Affiant's knowledge, iant (if Affiant is the owner), or against owner(s) (if Affian which questions title or right to possession of the proper Affiant or owner(s) in court regarding possession of		
	OF NORTH CA		,		
l, the	undersigned,	a Notary Public in and for	the County of $\frac{Wake}{}$ hereby certify the		
			own to me or known to me by said Affiant's presentation		
			onally appeared before me this day and acknowledged t		
due ar	nd voluntary ex	ecution of the foregoing Affiday	it.		
OR COMM	BROWN STARY		Notary Public State of North Carolina My Commission Expires: 11/21/28		

AF	FIDAVIT OF O V	WNERSHIP			
Ар	olication #:	#24CZ18	Submittal Date:		
	undersigned, rs or affirms as		(the "Affiant") first I	being duly sworn, hereby	
1.	owner, o	ver eighteen (18) years of age and r is the authorized agent 1425 Richardson Road ed herein (the "Property").		property located at	
2.	This Affidavit of Ownership is made for the purpose of filing an application for development approval vector the Town of Apex.				
3.	If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated11/10/2021 and recorded in the Wake County Register of Deeds Office on11/10/2021, in BookP51-55				
4.	indicating t	s the authorized agent of the ow he agency relationship granting the f the owner(s).			
5.	in interest ownership. Affiant's ow claim or act acting as ar nor is any Property.	is the owner of the Property, Affiant has claimed sole of have been in sole and undisturbed. Since taking possession of the Property or right to possession nor tion has been brought against Affian authorized agent for owner(s)), we claim or action pending against Affian authorized agent for owner(s). Also day of	ownership of the Property. Affiand possession and use of the property on	nt or Affiant's predecessors perty during the period of, no one has questioned To Affiant's knowledge, no gainst owner(s) (if Affiant is cossession of the property, garding possession of the	
STATI COUN	E OF NORTH C	AROLINA .K.		Type of print name	
		d, a Notary Public in and for <u>wdt</u> , Affiant, personally knov			
		vers License, person			
due a	nd voluntary e	execution of the foregoing Affidavit			
de O	A BROW	W. A.	Notary Public State of North Carolina My Commission Expires:	11/21/28	

Affi	DAVIT OF OWNERSHIP
Appl	ication #: #24CZ18 Submittal Date:
	or affirms as follows: (KEPE1 STC, LLC) (the "Affiant") first being duly sworn, hereby
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 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, and recorded in the Wake County Register of Deeds Office on, in Book
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
	This the 24th day of OCTOPEV 2024. Execute Falipai (seal) Execute Falipai (seal) Type or print name
	EARAPO KACEKUL
	New York OF NORTH CAROLINA Y OF NOSSau
	undersigned, a Notary Public in and for the County of Nassau, hereby certify that
Sam	and Kalikow_, Affiant, personally known to me or known to me by said Affiant's presentation of
said Af	fiant's, personally appeared before me this day and acknowledged the
due an	d voluntary execution of the foregoing Affidavit.
	JENNIFER J. THOMAS DTARY PUBLIC, STATE OF NEW YORK NO. 01 GR6323464 QUALIFIED IN NASSAU COUNTY COMMISSION EXPIRES APRIL 20, 20 My Commission Expires: 4/20/2077

AFFIL	DAVII OF O	WINEKSHIP			
Appli	cation #:	#24CZ18		Submittal Date:	
	dersigned, or affirms a	David Schmidt s follows:	(KEPE1 STC, LLC)	(the "Affiant") first being duly sworn	, hereby
1.			uthorized agent	nd authorized to make this Affidavit. The Affiant is t of all owners, of the property loca and legally described in Exhibit "A" attached he	ated at
	incorporate	ed herein (the "F	roperty").		
2.	This Affiday the Town o		is made for the pu	urpose of filing an application for development appr	oval with
3.				nt acquired ownership by deed, dated11/10/2022 f Deeds Office on11/10/2021, in Book18792	1, Page
4.	indicating t			wner(s) of the Property, Affiant possesses docum he Affiant the authority to apply for development	
5.	in interest ownership. Affiant's ov claim or ac acting as an nor is any Property.	have been in so Since taking pownership or right tion has been bron authorized age claim or action	nt has claimed sole le and undisturbe ossession of the to possession no ought against Affi ent for owner(s)),	r from the time Affiant was deeded the Property of the Property. Affiant or Affiant's preded possession and use of the property during the property on	decessors period of estioned edge, no Affiant is property,
			-		
			_	Type or pri	nt name
STATE (of north c y of <u>Wa</u>	AROLINA Ke			
I, the	undersigne	d, a Notary Po	ublic in and for	the County of Wake, hereby cer	tify that
Dav	id Schr	widt_, Affia	nt, personally kno	own to me or known to me by said Affiant's presen	tation of
said Aff	fiant's <u>Dr</u>	ivers Lica	ense_, perso	onally appeared before me this day and acknowled	dged the
due and	d voluntary e	execution of the	foregoing Affidavi		
THE THE PERSON NAMED IN TH	A. BROV	17/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/		Notary Public State of North Carolina My Commission Expires:	 28

AFI	FIDAVIT OF OWNERSHIP	
App	plication #: #24CZ18	Submittal Date:
	undersigned,Edward Kalikow (KEPE1 STC rs or affirms as follows:	(the "Affiant") first being duly sworn, hereby
1.	Affiant is over eighteen (18) years of owner, or is the authorized 2707 Stokesdale Avenue incorporated herein (the "Property").	age and authorized to make this Affidavit. The Affiant is the sole agent of all owners, of the property located at and legally described in Exhibit "A" attached hereto and
2.		r the purpose of filing an application for development approval with
3.		y, Affiant acquired ownership by deed, dated11/10/2021, in Book18792 Page
4.		the owner(s) of the Property, Affiant possesses documentation inting the Affiant the authority to apply for development approval
5.	in interest have been in sole and undownership. Since taking possession of Affiant's ownership or right to possess claim or action has been brought again acting as an authorized agent for own nor is any claim or action pending a Property.	roperty, from the time Affiant was deeded the Property on ned sole ownership of the Property. Affiant or Affiant's predecessors disturbed possession and use of the property during the period of of the Property on
	This the 24th day of Octobel	
		seal)
		EDWARD KALFRA
	NEW YOLF E OF NORTH CAROLINA NTY OF <u>NOSSAU</u>	Type or print name
l, the	e undersigned, a Notary Public in a	nd for the County of NASSaul, hereby certify that
Edu	ward Kalikow, Affiant, person	ally known to me or known to me by said Affiant's presentation of
said A	Affiant's	_, personally appeared before me this day and acknowledged the
due a	nd voluntary execution of the foregoing	Affidavit.
N.	JENNIFER J. THOMAS NOTARY PUBLIC, STATE OF NEW YORK NO. 01GR6323464 QUALIFIED IN NASSAU COUNTY MY COMMISSION EXPIRES APRIL 20, 20 87	Notary Public State of North Carolina New York My Commission Expires: 412012027

AFFIL	DAVII OF OW	INERSHIP	
Appli	ication #:	#24CZ18	Submittal Date:
	ndersigned, _ or affirms as		(the "Affiant") first being duly sworn, hereby
1.	Affiant is ov		d authorized to make this Affidavit. The Affiant is the sole of all owners, of the property located at and legally described in Exhibit "A" attached hereto and
	incorporate	d herein (the "Property").	
2.	This Affidav		rpose of filing an application for development approval with
3.		the owner of the Property, Affianed in the Wake County Register of	t acquired ownership by deed, dated11/10/2021, Deeds Office on11/10/2021, in Book18792 Page
4.	indicating th	•	vner(s) of the Property, Affiant possesses documentation ne Affiant the authority to apply for development approval
5.	in interest hownership. Affiant's ow claim or actiacting as an nor is any of Property.	Affiant has claimed sole nave been in sole and undisturbe Since taking possession of the Finership or right to possession nor ion has been brought against Affia authorized agent for owner(s)), v	from the time Affiant was deeded the Property on ownership of the Property. Affiant or Affiant's predecessors of possession and use of the property during the period of Property on 11/10/2021 no one has questioned or demanded any rents or profits. To Affiant's knowledge, no ant (if Affiant is the owner), or against owner(s) (if Affiant is which questions title or right to possession of the property, Affiant or owner(s) in court regarding possession of the
		-	(Seal)
		_	Type or print name
STATE C	OF NORTH CA	ROLINA Le	
			the County of Wake, hereby certify that
Davi	id Schw	<u>иат</u> , Affiant, personally kno	wn to me or known to me by said Affiant's presentation of
said Aff	fiant's Driv	ers License , perso	onally appeared before me this day and acknowledged the
due and	d voluntary e	xecution of the foregoing Affidavi	t.
	Sandarin (1977)	BROWN,	Notary Public State of North Carolina My Commission Expires: 11/21/28
	\$ 40T	ARY &	State of North Carolina My Commission Expires: $11/21/28$

AFF	AFFIDAVIT OF OWNERSHIP							
App	lication #:	#24CZ18	Submittal Date:					
	ndersigned, s or affirms a		(the "Affiant") first being duly sworn, hereby					
1.	owner, o		age and authorized to make this Affidavit. The Affiant is the sole agent of all owners, of the property located at and legally described in Exhibit "A" attached hereto and					
2.	This Affiday the Town o		the purpose of filing an application for development approval with					
3.			Affiant acquired ownership by deed, dated11/10/2021, ster of Deeds Office on11/10/2021, in Book18792 Page					
4.	indicating t		the owner(s) of the Property, Affiant possesses documentation ting the Affiant the authority to apply for development approval					
5.	in interest ownership. Affiant's ow claim or act acting as an nor is any Property.	Affiant has claime have been in sole and undis Since taking possession of vnership or right to possessition has been brought againg authorized agent for owner claim or action pending againg the control of the control	perty, from the time Affiant was deeded the Property on ed sole ownership of the Property. Affiant or Affiant's predecessors sturbed possession and use of the property during the period of the Property on					
	This the $\underline{2}$	ym day of October	, 20 24 .					
			Confort (seal)					
			EDWARD KALTKOW					
	New OF NORTH C IY OF <u>Nass</u>	ÁROLINA-	Type or print name					
l, the	undersigne	d, a Notary Public in an	d for the County of <u>Nassau</u> , hereby certify that					
Edw	ard Kar	رروس , Affiant, personal	lly known to me or known to me by said Affiant's presentation of					
said Af	ffiant's		, personally appeared before me this day and acknowledged the					
due an	d voluntary	execution of the foregoing A	ffidavit.					
	IOTARY PUBLIC NO. 0 QUALIFIED	ER J. THOMAS C, STATE OF NEW YORK 1GR6323464 N NASSAU COUNTY EXPIRES APRIL 20, 20	Nøtary Public State of North Carolina New York My Commission Expires: 412012027					

AFFIL	DAVIT OF OW	NERSHIP				
Appli	cation #:	#24CZ18	Submittal Date:			
	dersigned, _ or affirms as	David Schmidt (KEPE1 STC, LLC)	(the "Affiant") first being duly sworn, hereby			
1.	Affiant is ov owner, or		and authorized to make this Affidavit. The Affiant is the sole ent of all owners, of the property located at and legally described in Exhibit "A" attached hereto and			
	incorporated	d herein (the "Property").				
2.	This Affidavi the Town of		purpose of filing an application for development approval with			
3.			fiant acquired ownership by deed, dated11/10/2021, r of Deeds Office on11/10/2021, in Book18792 Page			
4.	indicating th		owner(s) of the Property, Affiant possesses documentation g the Affiant the authority to apply for development approval			
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 3151 day of 2024.					
			To (seal)			
			Type or print name			
	OF NORTH CA Y OF					
			for the County of <u>Wake</u> , hereby certify that 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	due and voluntary execution of the foregoing Affidavit.					
due and	NOTARY (NOTARY) NOTARY NOTARY NOTARY COUNTY	SE COL.	Notary Public State of North Carolina My Commission Expires: 11/21/28			

AFF	FIDAVIT OF OWNERSHIP	
Арр	plication #: #24CZ18	Submittal Date:
	undersigned,Edward Kalikow (KEPE1 STC, LLC) es or affirms as follows:	(the "Affiant") first being duly sworn, hereby
1.	Affiant is over eighteen (18) years of age an owner, or is the authorized agent 1481 Richardson Road incorporated herein (the "Property").	d authorized to make this Affidavit. The Affiant is the sole of all owners, of the property located at and legally described in Exhibit "A" attached hereto and
2.		rpose of filing an application for development approval with
3.	If Affiant is the owner of the Property, Affian and recorded in the Wake County Register of 51-55	t acquired ownership by deed, dated
4.		vner(s) of the Property, Affiant possesses documentation he Affiant the authority to apply for development approval
5.	in interest have been in sole and undisturbed ownership. Since taking possession of the Affiant's ownership or right to possession not claim or action has been brought against Affiacting as an authorized agent for owner(s)), nor is any claim or action pending against Property.	from the time Affiant was deeded the Property on eownership of the Property. Affiant or Affiant's predecessors ed possession and use of the property during the period of Property on11/10/2021, no one has questioned r demanded any rents or profits. To Affiant's knowledge, no ant (if Affiant is the owner), or against owner(s) (if Affiant is which questions title or right to possession of the property, Affiant or owner(s) in court regarding possession of the
	_	(seal)
	New york OF N ORTH CAROLIN A ITY OF Nassau	Edward Kalifia Type or print name
I, the	undersigned, a Notary Public in and for	the County of Nassour hereby certify that
		onally appeared before me this day and acknowledged the
	nd voluntary execution of the foregoing Affidav	
	JENNIFER J. THOMAS NOTARY PUBLIC, STATE OF NEW YORK NO. 01GR6323464 QUALIFIED IN NASSAU COUNTY MY COMMISSION EXPIRES APRIL 20, 20 [NOTARY SEAL]	Notary Public State of North Carolina New York My Commission Expires: 4/20/2027

AFFIL	DAVIT OF OV	VNERSHIP					
Appli	cation #:	#24CZ18	Submi	ittal Date:			
	dersigned, _ or affirms as	David Schmidt (KEPE1 STC W	'est, LLC) (the	"Affiant") first	t being duly s	worn, he	reby
1.	Affiant is ov owner, or	ver eighteen (18) years of a r is the authorized 1121 Moncure Place	agent of all ow	o make this Affi vners, of the escribed in Exhi	ne property	located	at
	incorporate	d herein (the "Property").					
2.	This Affidav	it of Ownership is made for f Apex.	the purpose of filing ar	n application fo	r development	approval	with
3.		the owner of the Property, ed in the Wake County Regis -				9340	, Page
4.	indicating tl	the authorized agent of the agency relationship grant fithe owner(s).		-			
5.	in interest hownership. Affiant's ow claim or act acting as an	Adv of the Aro	ed sole ownership of the sturbed possession are fithe Property onon nor demanded any st Affiant (if Affiant is er(s)), which questions gainst Affiant or own	ne Property. Affi nd use of the pro- 5/22/2023 rents or profits the owner), or stitle or right to	iant or Affiant's roperty during, no one has. To Affiant's kagainst owner(o possession of	predeces the perions as question nowledge s) (if Affia the prop	ssors od of oned e, no ant is erty,
	This the <u></u>	day of	2024	Ol m	D m	6P 1	seal)
				JAN 12	Sett IN Type	or print n	ame
STATE C	OF NORTH CA	AROLINA LKE					
Dav	id Schr	l, a Notary Public in an widt, Affiant, personal ivers License	lly known to me or kn	own to me by s	said Affiant's pr	esentatio	on of
due and	l voluntary e	xecution of the foregoing A	ffidavit.				
MANAGE NO STATE OF THE PROPERTY OF THE PROPERT	NOTARY PUNDIFARY COUNTY	A CONTRACTOR OF THE PARTY OF TH	Notary Public State of Nort My Commiss	C Larolina Lion Expires:	Brow 11/21	N 128	

Aff	IDAVIT OF O	NNERSHIP							
App	lication #:	#24CZ18			Submitta	al Date:			
	ndersigned, s or affirms a	Edward Kalikow (KEPE1 STC West,	LLC)	(the "/	Affiant") f	irst being	duly sworn,	here
1.		over eighteen (18) or is the aut 1121 Moncure Place	years of age a	nt of	all own	ers, of	the pro	e Affiant is t perty locat attached her	ed
	incorporate	ed herein (the "Pro	operty").						
2.	This Affiday the Town o	vit of Ownership is of Apex.	made for the p	ourpose o	f filing an a	pplication	for develo	oment appro	val w
3.		the owner of the ed in the Wake Co _·							Pa
4.	indicating t	s the authorized the agency relation of the owner(s).	-				-		
5.	in interest ownership. Affiant's ov claim or acting as an nor is any Property.	is the owner of Affiant have been in sole Since taking poswnership or right tion has been brown authorized agen claim or action poswnership or action posw	has claimed so and undisturk session of the o possession n ught against Al t for owner(s)) pending agains	ole owners bed posse Property or deman ffiant (if A I, which qu st Affiant	hip of the ssion and on the condition of the condition of the condition of the condition of the condition on the condition of the condition on	Property. A use of the 5/22/2023 ents or pro e owner), tle or right (s) in cour	Affiant or A e property no fits. To Affi or against of t to possess rt regardin	ffiant's prededuring the poone has que ant's knowledowner(s) (if Assistant)	ecesson eriod estion dge, effiant roper
				1	DUMAS	But	and the same of th		(se
				É	DUMAN	KALTKE	لين		
	New Y OF NORTH C TY OF <u>NOS</u>	AROLINA						Type or prir	nt nar
I, the	undersigne	d, a Notary Pub	olic in and fo	or the Co	ounty of	Nass	au,	hereby certi	fy th
War	d Kalik	ວພ, Affiant	t, personally ki	nown to n	ne or knov	vn to me b	y said Affia	nt's present	ation
due ar	nd voluntary	execution of the fo	oregoing Affida	avit.					
	NOTARY PUBL NO. (QUALIFIED	FER J. THOMAS IC, STATE OF NEW YO D1GR6323464 IN NASSAU COUNTY EXPIRES APRIL 20, 20		Nota State	ry Public e of North-	The Carolina A	19 NOC Jew Ysr 4 20 2	K 027	

AFFIDAV	IT OF OWI	NERSHIP		
Applicati	on #:	#24CZ18	Submittal Date:	
The unders		David Schmidt (KEPE1 STC West, LLC)	(the "Affiant") first being duly swo	rn, hereby
ow —	ner, or	is the authorized agent 1111 Moncure Place	authorized to make this Affidavit. The Affiant of all owners, of the property loand legally described in Exhibit "A" attached	ocated at
inc	orporated	herein (the "Property").		
	s Affidavit Town of A		pose of filing an application for development ap	proval with
and			acquired ownership by deed, dated <u>5/22/20</u> reeds Office on <u>5/22/2023</u> , in Book <u>1934</u>	
ind	icating the		ner(s) of the Property, Affiant possesses docu e Affiant the authority to apply for developmen	
in i ow Affi clai act nor Pro	5/22/2023 nterest had nership. So iant's own m or actioning as an action is any clearty.	, Affiant has claimed sole of ave been in sole and undisturbed since taking possession of the Presship or right to possession nor on has been brought against Affian authorized agent for owner(s)), where the content is a sole of the content i	demanded any rents or profits. To Affiant's kno nt (if Affiant is the owner), or against owner(s) (hich questions title or right to possession of th affiant or owner(s) in court regarding possess	redecessors e period of questioned wledge, no (if Affiant is e property,
			DAVID SCHMITT	1
		_	Type or	print name
STATE OF N COUNTY OF	ORTH CAF	ROLINA Ke		
			he County of <u>Wake</u> , hereby on to me or known to me by said Affiant's pres	
			ally appeared before me this day and acknow	ledged the
due and vol	untary	ecution of the foregoing Affidavit.		
SHIRE	BRC	WN TONE		
707	Commission		Notary Public State of North Carolina My Commission Expires: 11/2/2	
14444	NOTAR		State of North Carolina	
1000	PUBL		My Commission Expires: 11/21/2	8

AFF	IDAVIT OF O	WNERSHIP	
App	lication #:	#24CZ18	Submittal Date:
	indersigned, s or affirms a		est, LLC) (the "Affiant") first being duly sworn, hereby
1.	owner, c		e and authorized to make this Affidavit. The Affiant is the sole gent of all owners, of the property located at and legally described in Exhibit "A" attached hereto and
2.	This Affida the Town o		e purpose of filing an application for development approval with
3.			ffiant acquired ownership by deed, dated <u>5/22/2023</u> , er of Deeds Office on <u>5/22/2023</u> , in Book <u>19340</u> Page
4.	indicating t		e owner(s) of the Property, Affiant possesses documentation ng the Affiant the authority to apply for development approval
5.	in interest ownership. Affiant's ov claim or ac acting as a nor is any Property.	Affiant has claimed have been in sole and undistu. Since taking possession of twnership or right to possession tion has been brought against n authorized agent for owner (claim or action pending against page).	erty, from the time Affiant was deeded the Property on sole ownership of the Property. Affiant or Affiant's predecessors urbed possession and use of the property during the period of the Property on
	This the 2	24th day of OCTOBER	
			Restruction (seal)
			EDWARD KALIKOW
	New 9 OF NORTH O TY OF <u>No</u> 3	AROLINA	Type or print name
I, the	undersigne	d, a Notary Public in and	for the County of $Nassam$, hereby certify that
Edv	vard Ko	المالك , Affiant, personally	known to me or known to me by said Affiant's presentation of
			personally appeared before me this day and acknowledged the
due ai	nd voluntary	execution of the foregoing Affi	idavit.
	NOTARY PU N QUALIFI	INIFER J. THOMAS BLIC, STATE OF NEW YORK O. 01GR6323464 ED IN NASSAU COUNTY ION EXPIRES APRIL 20, 20_23	Notary Public State of North Carolina New York My Commission Expires: 4/20/2027

Affi	DAVIT OF OWNERSHIP	
Appl	lication #: #24CZ18	Submittal Date:
	ndersigned,David Schmidt (KEPE1 STC West, LLCs or affirms as follows:	(the "Affiant") first being duly sworn, hereby
1.	owner, or is the authorized agent	nd authorized to make this Affidavit. The Affiant is the sole tofall owners, of the property located at and legally described in Exhibit "A" attached hereto and
_	incorporated herein (the "Property").	
2.	This Affidavit of Ownership is made for the puthe Town of Apex.	rpose of filing an application for development approval with
3.	If Affiant is the owner of the Property, Affiar and recorded in the Wake County Register of 873-876.	
4.		wner(s) of the Property, Affiant possesses documentation he Affiant the authority to apply for development approval
5.	in interest have been in sole and undisturbed ownership. Since taking possession of the Affiant's ownership or right to possession no claim or action has been brought against Affiacting as an authorized agent for owner(s)),	from the time Affiant was deeded the Property on e ownership of the Property. Affiant or Affiant's predecessors ed possession and use of the property during the period of Property on
	_	DAVID SCHMOT
COUNT	OF NORTH CAROLINA TY OF Wake	Type or print name
i, the	undersigned, a Notary Public in and for	the County of <u>Wake</u> , hereby certify that own to me or known to me by said Affiant's presentation of
		onally appeared before me this day and acknowledged the
due an	d voluntary execution of the foregoing Affidav	

AFF	IDAVIT OF OWNERSHIP	
App	elication #: #24CZ18	Submittal Date:
	Indersigned,Edward Kalikow (KEPE1 STC Weses or affirms as follows:	(the "Affiant") first being duly sworn, hereby
1.		and authorized to make this Affidavit. The Affiant is the sole ent of all owners, of the property located at and legally described in Exhibit "A" attached hereto and
2.		purpose of filing an application for development approval with
3.	If Affiant is the owner of the Property, Affiand recorded in the Wake County Register 873-876.	iant acquired ownership by deed, dated5/22/2023, of Deeds Office on5/22/2023, in Book19340 Page
4.		owner(s) of the Property, Affiant possesses documentation g the Affiant the authority to apply for development approval
5.	in interest have been in sole and undisturnation ownership. Since taking possession of the Affiant's ownership or right to possession claim or action has been brought against A acting as an authorized agent for owner(s nor is any claim or action pending again Property.	ty, from the time Affiant was deeded the Property on ole ownership of the Property. Affiant or Affiant's predecessors rbed possession and use of the property during the period of the Property on
	This the 24th day of OCODer	
		(seal)
		EDELAND KALTEN
	New York OF NORTH CAROLINA ITY OF NASS aw	Type or print name
l, the	undersigned, a Notary Public in and	for the County of <u>Wassau</u> , hereby certify that
Edw	ad Kalikow, Affiant, personally I	known to me or known to me by said Affiant's presentation of
said A	.ffiant's pe	ersonally appeared before me this day and acknowledged the
due an	nd voluntary execution of the foregoing Affic	lavit.
	JENNIFER J. THOMAS NOTARY PUBLIC, STATE OF NEW YORK NO. 01GR6323464 QUALIFIED IN NASSAU COUNTY Y COMMISSION EXPIRES APRIL 20, 20	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	Residential/Mixed-Use		
		nesidefilial/ivilxed-USE	Residential/Mixed-Use	0722-44-1499
		Areas (East Side)	Areas (West Side)	0722-44-1386
Residential Uses		·	, ,	
Accessory Apartment	Р	Р	Р	Р
Single-Family	Р			
Townhouse	Р			
Apartment (2 nd Story and above only)		Р	Р	
Public & Civic Uses				
Assembly Hall, Nonprofit		Р	Р	
Church or Place of Worship		P/S	P/S	
Daycare Facility		Р	Р	Р
Drop-in or Short-Term Daycare		Р	Р	Р
Government Service		Р	Р	
School, Public or Private		Р	Р	
Veterinary Clinic or Hospital		Р	Р	Р
Vocational School		Р	Р	
Utilities				
Utility, Minor		Р	Р	
Recreational Uses				
Entertainment, Indoor		Р	Р	
Greenway	Р	Р	Р	Р
Park, Active	Р	Р	Р	Р
Park, Passive	Р	Р	Р	Р

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

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

P = Permitted Use

S = Special Use

<u>REZONING LAND DESCRIPTION:</u> PROPERTY AT SWEETWATER WHITE OAK— WAKE COUNTY – NORTH CAROLINA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

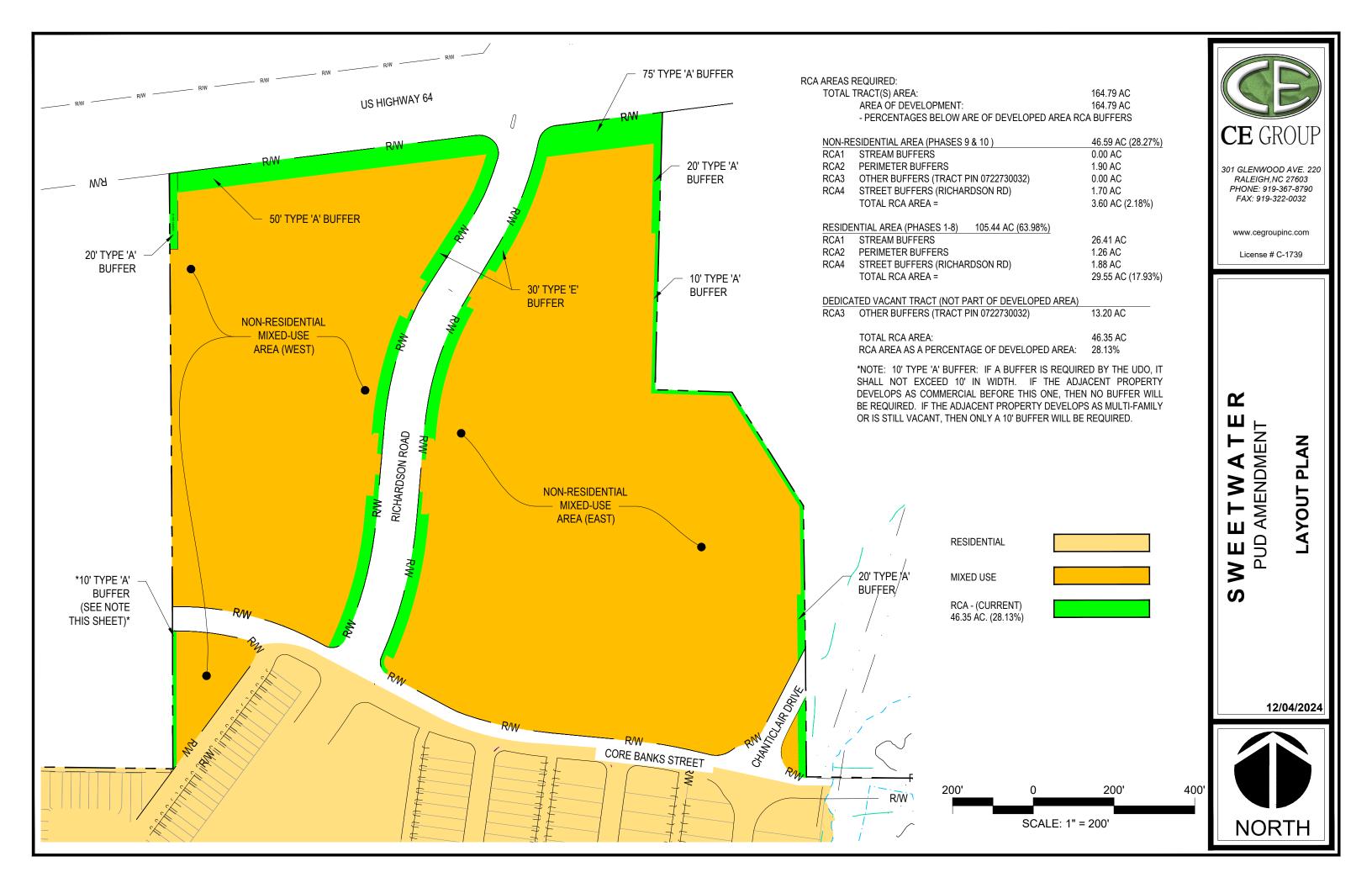
COMMENCING AT A POINT, SAID POINT BEING PUBLISHED IN THE NATIONAL GEODETIC SURVEY AS "ROGER" (PID: DM5422) AND HAVING NC GRID COORDINATES OF NORTHING: 726,051.43' & EASTING: 2,025,090.57', THENCE S 47° 08' 55" W DISTANCE OF 303.99' TO A POINT; SAID POINT LYING ON THE SOUTH MARGIN OF US HWY 64 AND BEING 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 POING OF BEGINNING*;

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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:
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THENCE N 00° 25' 12" W, 29.94 FEET TO A POINT;

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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 A LONG 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.



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 di	sclosed to t	hird	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 PI, 2810 Teachey PI, 2820 Teachey PI, 0 Core Banks St 0722550034, 0722544404, 0722457646, 0722454406, 0722454406, 0722441499 0722550034, 0722550034, 0722550034, 07225544876, 07222550034, 0722457646, 0722457646, 0722454406, 0722454409, 07224541499 072457646, 072

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):

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

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

The following is a description of the proposal (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

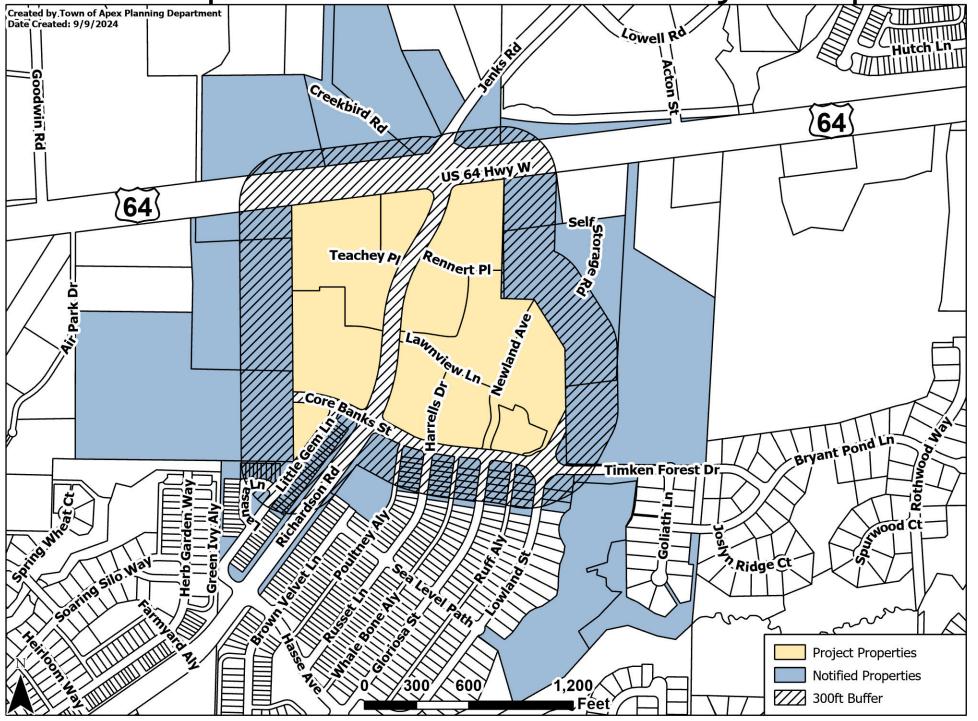
This document is a public record under the North Carolina Public Records Act and may be published on the Town's website or disclosed to third parties.

Development Contacts:				
Project Name: Sweetwater Comme	rcial PU) Amer	ndment zo	oning: PUD-CZ
Location: 1451 Richardson Rd, 1051 Newland Ave,	1075 Newland	l Ave, 2800	Teachey PI, 281	10 Teachey Pl, 2820 Teachey Pl, 0 Core Banks St
Property PIN(s): See Attached Lis	St Acreage	:/Square	Feet: <u>41</u>	.32 acres
Property Owner: See Attached Lis	st			
Address:				
City:		State:		Zip:
Phone: Em	nail:			
Developer: ExperienceOne Hom	es, LLC.	- Dav	id Schmi	dt
Address: PO Box 5509				
city: Cary	State:	NC		zip: <u>27512</u>
Phone: (919) 991-1428 Fax:	N/A		Email:	DSchmidt@E1Homes.com
Engineer: CE Group, Inc - Mitch				
Address: 301 Glenwood Avenu	ue, Suit	e 220		
city: Raleigh		State:	NC	zip: <u>27603</u>
Phone: (919) 218-0990 Fax:	N/A		Email:	Mitch@CEGroupInc.com
Builder (if known): N/A				
Address:				
City:		State:		Zip:
Phone: Fax:			Email:	

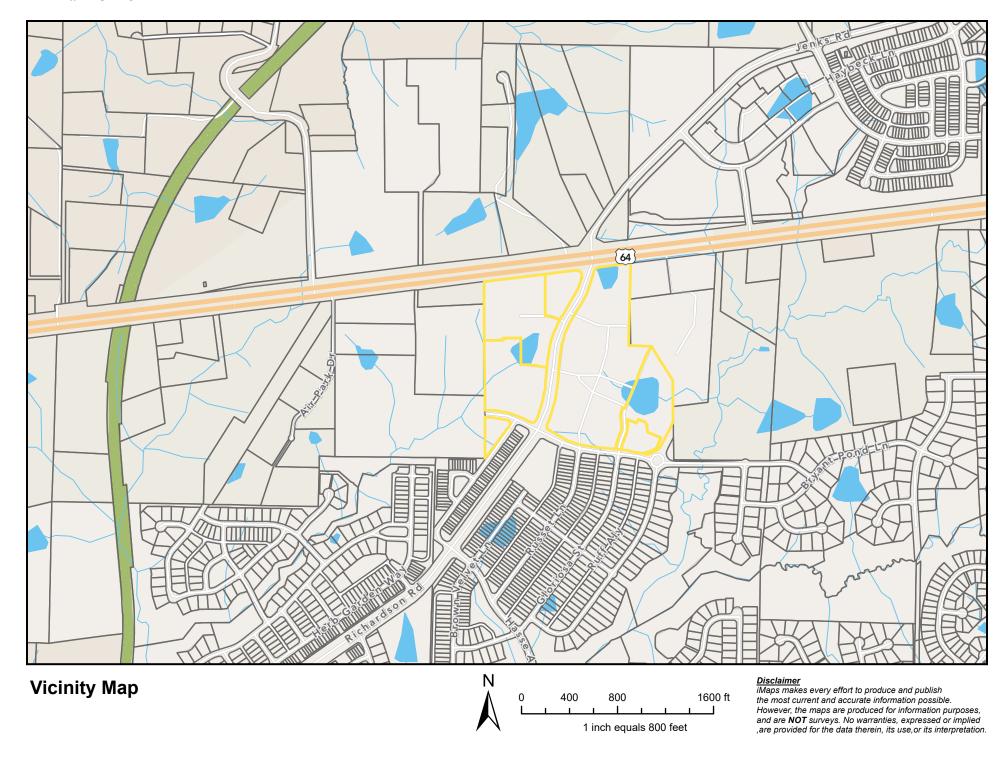
Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

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 &	(919) 249-3537
Erosion Control)	
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



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



Mitch Craig is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

https://us02web.zoom.us/j/83253987610?pwd=83kQZ0yll6j9wuyTMD3g90u2NOqQf1.1

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/u/kbjRirG75W

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 <u>print</u> 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	PHONF #	FMAII	SEND PLANS & UPDATES
1.	Jere McKinley	2826 Lanasa Lane			
2.					
3.	Alex Thomas	1109 Lowland St.			
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 of 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 who 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.

l,	Joseph M. Craig	, do hereby declare as follows:
	Print Name	
1.	_	Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B
2.	abutting and within 300 feet of the	ed to the Apex Planning Department, all property owners and tenants e subject property and any neighborhood association that represents first class mail a minimum of 14 days in advance of the Neighborhood
3.	The meeting was conducted at	Virtual via Zoom (location/address)
		_(date) from 6:00 pm(start time) to7:00 pm(end time).
4.	I have included the mailing list, map/reduced plans with the applic	eeting invitation, sign-in sheet, issue/response summary, and zoning cation.
5.	I have prepared these materials in	good faith and to the best of my ability.
STATE COUN	Date OF NORTH CAROLINA TY OF WAKE	Ву:
Sworn	and subscribed before me,	, a Notary Public for the above State and
County	, on this the 20 day of Nov	,
	SEAL	John DuBair
		Notary Public Jahn D& Bois
	MANAGER DUBONS	Print Name
	POTAP COUNTY	My Commission Expires: 101178028

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 di	sclosed to t	hird	parties.																

9/12/2024	
Date	

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1451 Richardson Rd, 1051 Newland Ave, 1075 Newland Ave, 2800 Teachey PI, 2810 Teachey PI, 2820 Teachey PI, 0 Core Banks St 0722550034, 0722544404, 0722457646, 0722454406, 0722454406, 0722441499 0722550034, 0722550034, 0722550034, 07225544876, 07222550034, 0722457646, 0722457646, 0722454406, 0722454409, 07224541499 072457646, 072

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):

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

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

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

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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

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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 Lis	st				
Address:					
City:		State:		Zip:	
Phone: Em	nail:				
Developer: ExperienceOne Hom	es, LLC.	- Dav	id Schmi	dt	
Address: PO Box 5509					
city: Cary	State:	NC		zip: <u>27512</u>	
Phone: (919) 991-1428 Fax:	N/A		Email:	DSchmidt@E1Homes.com	
Engineer: CE Group, Inc - Mitch					
Address: 301 Glenwood Avenu	ue, Suit	e 220			
city: Raleigh		State:	NC	zip: <u>27603</u>	
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 &	(919) 249-3537			
Erosion Control)				
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394			
Electric Utilities Division				
Rodney Smith, Electric Technical Services Manager	(919) 249-3342			

Mitch Craig is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

https://us02web.zoom.us/j/87698442485?pwd=NTdlZMIKCFPji4RVjs11RXNTpkhtZg.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/u/kb0pzs077J

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

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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 <u>print</u> 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								
Neeting 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 emails/phone calls received in the spaces below (attach additional sheets, if necessary). Please state if/how t 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 w 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:								

#24CZ18

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, <u> </u>		Joseph M. Craig	, do hereby declare as follows:	
		Print Name		
	1.	_	Meeting for the proposed Rezoning, Major Slan, or Special Use Permit in accordance	
	2.	abutting and within 300 feet of the	ed to the Apex Planning Department, all propersons subject property and any neighborhood as first class mail a minimum of 14 days in adva	sociation that represents
	3.	The meeting was conducted at	Virtual via Zoom	(location/address
		on September 26, 2024	_(date) from5:30 pm(start time) to	7:30 pm (end time)
	4.	I have included the mailing list, me map/reduced plans with the applic	eeting invitation, sign-in sheet, issue/resportation.	nse summary, and zoning
	5.	I have prepared these materials in	good faith and to the best of my ability.	
CO	UNT	Date DF NORTH CAROLINA Y OF WAKE Johnson	Ву:	<u> </u>
Swo	orn a	and subscribed before me,	an DuBois , a Notary Public	for the above State and
Cou	ınty	, on this the 13' day of Octo	<u>BEE</u> , 20 <u>24</u> .	
		SEAL	John D. Birs	<u> </u>
		Mannen	Jahn DuBois	lic
		AUBLIC &	Print Nam	e 5/17/2023







24CZ18 ...o notice V









Sign in



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: O Core Banks St; O Little Gern 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 <u>public.hearing@apexnc.org</u>, 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







































24CZ18 ...o notice









Sign in



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 §1600-602 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: O Core Banks St; O Little Gem Ln; 1051 & 1075 Newland Ave; 1101, 1111, & 1121

Moncure PI; 1425, 1451, & 1481 Richardson Rd; 2701 Lawnview Ln; 2707 Stokesdale Ave; & 2820 Teachey PI

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 Conseio. 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 secretaría 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.



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 el Mapa de Uso Territorial para 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



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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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

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

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

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 <u>public.hearing@apexnc.org</u>, o presentarla a la secretaría 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: para https://maps.raleighnc.gov/imaps. Puede ver el Mapa de Uso Territorial 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



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

December 9, 2024

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 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

Dianne F. Khen

STATE OF NORTH CAROLINA **COUNTY OF WAKE**

Sworn and subscribed before me,

LAUREN Sisson, a Notary Public for the above

25th day of November, 2024.

State and County, this the

Notary Public

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

My Commission Expires: $(0)(0)^3(20)^2$









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

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

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 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 aqui: 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





























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 § 1600-602 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 #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

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

Published Dates: December 20, 2024 - January 14, 2025





























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 #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

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

Published Dates: December 20, 2024 - January 14, 2025

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

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

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 #22C703)

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 <u>public.hearing@apexnc.org</u>, 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: Territorial https://maps.raleighnc.gov/imaps. Puede el Mapa de Uso 2045 ver para 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



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

Drainat Nama	Conditional Zanina #24C710
Proiect Name:	Conditional Zoning #24CZ18

Project Location: 0 Core Banks St, 0 Little Gem Ln, 1051 & 1075 Newland Ave; 1101, 1111, &

1121 Moncure PI; 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.

STATE OF NORTH CAROLINA COUNTY OF WAKE

Sworn and subscribed before me,

LALER J SISSON, a Notary Public for the above

State and County, this the

23rd day of DECEMBER, 2024.

Notary Public

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

My Commission Expires: 10 03 2027

