

STAFF REPORT

Rezoning #25CZ02 Jordan Lutheran Church

August 12, 2025 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 1201 Chapel Ridge Rd
Applicant: Rev. Michael S. Merker

PROJECT DESCRIPTION:

Acreage: ± 6.22 acres
PIN: 0732258464
Current Zoning: Rural Residential (RR)
Proposed Zoning: Planned Commercial-Conditional Zoning (PC-CZ)

Current 2045 Land Use Map: Medium Density Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Commercial Services

Town Limits: Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Use (PUD-CU #06CU17)	Chapel Ridge Rd; Commercial (Beaver Creek Commons)
South:	Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ07)	Multi-family (Chapel Ridge North Apartments)
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #22CZ07)	Chapel Ridge Rd; Multi-family (Chapel Ridge North Apartments)
West:	Planned Commercial-Conditional Use (PC-CU #94CU20)	Vacant; Beaver Creek Commons Dr

Existing Conditions:

The subject property is a total of +/- 6.22 acres and located west of Chapel Ridge North and east of Beaver Creek Commons Drive. The parcel includes existing vegetation and wetlands along its southern boundary. The pond that was located along the southern property line has been drained, and the home located on the site has been removed as part of the Chapel Ridge North apartment development. Additionally, the northern area has been disturbed due to the alignment and construction of the Chapel Ridge Road extension to Beaver Creek Commons Drive.

Background:

Jordan Lutheran Church originally received Minor Site Plan in October 2019 and received Construction Drawing approval in March 2022. Per UDO Section 2.3.6.I, a development approval for Minor Site Plans shall automatically expire at the end of three (3) years after the date of approval. Jordan Lutheran Church was required to start the entire process over due to the Minor Site Plan expiration.

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In August 2021, the UDO was amended to change the use “Church or place of worship” to be allowed in the Rural Residential zoning district only with approval of a Special Use Permit. The property could either proceed with the Special Use Permit (SUP) process or rezone the property to a zoning district that permits the use “Church or place of worship” by right.

Due to the choice of rezoning rather than Special Use Permit, conditions have been offered to better accommodate a future sewer easement to allow public infrastructure per the Apex Sewer Master Plan.

Neighborhood Meeting:

The applicant conducted neighborhood meetings on December 16, 2024 and June 23, 2025. Both neighborhood meeting reports are attached.

WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was not requested for this rezoning since no increase in the number of residential units was proposed.

2045 Land Use Map:

The 2045 Land Use Map classifies the subject property as Medium Density Residential. The proposed rezoning to Planned Commercial-Conditional Zoning (PC-CZ) is not consistent with this land use classification. If this rezoning is approved as requested, the 2045 Land Use Map will be changed to Commercial Services per NCGS 160D-505(a). This land use classification is consistent with the Commercial Services designations of the parcel to the West and High Density Residential/Commercial Services designation of the property to the North.

PROPOSED ZONING CONDITIONS:

Limitation of Uses:

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

- | | |
|---|--------------------------------------|
| 1. Church or place of worship | 11. Wireless support structure |
| 2. Nursing or convalescent facility | 12. Wireless communication facility |
| 3. Assembly hall, nonprofit | 13. Park, active |
| 4. Assembly hall, for-profit | 14. Park, passive |
| 5. Daycare facility | 15. Youth or day camp |
| 6. Drop-in or short term day care | 16. Office, business or professional |
| 7. Communication tower, commercial (s) | 17. Bookstore |
| 8. Communication tower, constructed stealth (s) | 18. Health, fitness center or spa |
| 9. Communication tower, camouflage stealth (s) | 19. Personal service |
| 10. Communication tower, public safety (s) | 20. Studio for art |

Zoning Conditions:

1. The predominant exterior building materials shall be high quality materials including no fewer than 3 of the following:
 1. Brick masonry
 2. Decorative concrete block (either integrally colored or textured)
 3. Stone accents

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4. Aluminum storefronts with anodized or pre-finished colors
 5. EIFS cornices, and parapet trim
 6. Precast concrete
 7. Metal panel system
 8. Fiber cement siding
2. EIFS or synthetic stucco shall not be used in the first forty inches above grade.
 3. The building exterior shall have more than one material color.
 4. The building shall have more than one parapet height.
 5. The main entrance to the building shall be emphasized.
 6. Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties.
 7. The new construction will include solar conduit.
 8. No driveway shall be allowed on Beaver Creek Commons Drive.
 9. The minimum planting area required when any public easement overlaps a required perimeter buffer shall be 10 feet.
 10. Any areas disturbed for the construction of Chapel Ridge Road along the northern property line may be designated as Resource Conservation Area if the area is replanted to meet the standards of UDO Sec. 8.1.2.B.1.i.
 11. In consideration of the dedication of the onsite 30' public sewer easement along the western portion of the site and consisting of approximately 19,000 square feet, and due to related site constraints, grading and replanting shall be allowed in the east and south property buffer yards in addition to previously approved grading in the buffer yards for the Chapel Ridge North Apartment project needed to construct roads and drain a pond. The disturbed area within the east buffer shall be replanted to the 30' Type D buffer standard and the disturbed area along the south buffer shall be replanted to the 15' Type A buffer standard as required by UDO Sec. 8.2.6.B.5. Such areas shall qualify to be dedicated as Resource Conservation Area. The previously approved grading by Chapel Ridge North is 37.6% of the east buffer yard and 16.1% of the south buffer yard. The additional grading and replanting areas requested are 24% of the east buffer yard and 3% of the south buffer yard. This results in a total disturbance of 61.6% of the east buffer yard including the Chapel Ridge North project and the total disturbance of 19.1% of the south buffer yard including the Chapel Ridge North project. The above described easement shall be dedicated at the earlier of 6 months after zoning approval or at the time of site plan submittal.
 12. The project shall ensure that 70% of the landscaping shall be native species in the perimeter buffers.
 13. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 25% of the plant material of its type within a single development site.
 14. To reduce irrigation requirements, the project shall select and plant only warm season grasses.

ENVIRONMENTAL ADVISORY BOARD

This rezoning was reviewed by the Apex Environmental Advisory Board (EAB) on February 27, 2025. The zoning conditions suggested by the EAB are listed below along with the applicant's response to each condition.

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EAB Suggested Condition	Applicant's Response
Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and 100-year storm events in accordance with the Unified Development Ordinance.	Not Added
No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The sewer shall be designed to minimize impacts to the riparian buffer.	Not Added
The project shall ensure that 75% of the landscaping shall be native species. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.	Modified
No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 20% of the plant material of its type within a single development site.	Modified
To reduce irrigation requirements, the project shall select and plant only warm season grasses.	Added
A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.	Modified

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #25CZ02 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

Planning Board held a public hearing on July 14, 2025 for Rezoning #25CZ02 and unanimously voted to recommend approval of the rezoning as presented.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

The 2045 Land Use Map classifies the subject property as Medium Density Residential. This designation does not include the non-residential uses proposed by this rezoning. If the property is to be rezoned as proposed, the 2045 Land Use Map will automatically be amended to Commercial Services per NCGS 160D-505(a). The proposed rezoning to Planned Commercial-Conditional Zoning (PC-CZ) will maintain the character and appearance of the area and provide the flexibility to accommodate the growth in economy, infrastructure, and commercial services consistent with that contemplated by the 2045 Land Use Map.

The proposed rezoning is reasonable and in the public interest as the proposed zoning district and conditions will restrict vehicular access to Beaver Creek Commons Drive and require dedication of a 30' public sewer easement to facilitate the construction of public infrastructure as described on the Sewer System Master Plan.

CONDITIONAL ZONING STANDARDS:

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

**Legislative Considerations**

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

- 1) *Consistency with 2045 Land Use Map.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the 2045 Land Use Map.
- 2) *Compatibility.* The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and compatibility with the character of surrounding land uses.
- 3) *Zoning district supplemental standards.* The proposed Conditional Zoning (CZ) District use's compliance with Sec 4.4 *Supplemental Standards*, if applicable.
- 4) *Design minimizes adverse impact.* The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration and not create a nuisance.
- 5) *Design minimizes environmental impact.* The proposed Conditional Zoning District use's minimization of environmental impacts and protection from significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources.
- 6) *Impact on public facilities.* The proposed Conditional Zoning (CZ) District use's avoidance of having adverse impacts on public facilities and services, including roads, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.
- 7) *Health, safety, and welfare.* The proposed Conditional Zoning (CZ) District use's effect on the health, safety, or welfare of the residents of the Town or its ETJ.
- 8) *Detrimental to adjacent properties.* Whether the proposed Conditional Zoning (CZ) District use is substantially detrimental to adjacent properties.
- 9) *Not constitute nuisance or hazard.* Whether the proposed Conditional Zoning (CZ) District use constitutes a nuisance or hazard due to traffic impact or noise, or because of the number of persons who will be using the Conditional Zoning (CZ) District use.
- 10) *Other relevant standards of this Ordinance.* Whether the proposed Conditional Zoning (CZ) District use complies with all standards imposed on it by all other applicable provisions of this Ordinance for use, layout, and general development characteristics.

540

NC 540 Hwy NB

RAMP NC 540 NB to US 64 EB

Rezoning #25CZ02

Beaver Creek Commons Dr

Jordan Lutheran Church

Chapel Ridge North

Chapel Ridge Rd

Ackerman Hill Dr

0 200 400 Feet

PETITION TO AMEND THE OFFICIAL ZONING MAP

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

Application #: #25CZ02 Submittal Date: _____
Fee Paid: _____

Project Information

Project Name: Jordan Lutheran Church
Address(es): 1201 Chapel Ridge Road
PIN(s): 0732258464

Acreage: 6.22

Current Zoning: Rural Residential Proposed Zoning: Planned Commercial Conditional Zoning

Current 2045 LUM Classification(s): Medium Density Residential

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

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

Area classified as mixed use:	Acreage: _____
Area proposed as non-residential development:	Acreage: _____
Percent of mixed use area proposed as non-residential:	Percent: _____

Applicant Information

Name: Rev. Michael S. Merker
Address: 1031 Pemberton Hill Rd., Suite 202
City: Apex State: NC Zip: 27502
Phone: 919-819-2436 E-mail: pastor@jordanapex.org

Owner Information

Name: Jordan Lutheran Church, Inc.
Address: 1031 Pemberton Hill Rd., Suite 202
City: Apex State: NC Zip: 27502
Phone: 919-303-1613 E-mail: pastor@jordanapex.org

Agent Information

Name: Rev. Michael S. Merker
Address: 1031 Pemberton Hill Rd., Suite 202
City: Apex State: NC Zip: 27502
Phone: 919-819-2436 E-mail: pastor@jordanapex.org

Other contacts: _____

PETITION INFORMATIONApplication #: #25CZ02 Submittal Date: _____

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

PROPOSED USES:

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

1	<u>Church or Place of Worship</u>	21	_____
2	<u>Nursing or Convalescent Facility</u>	22	_____
3	<u>Assembly Hall, nonprofit</u>	23	_____
4	<u>Assembly Hall, for profit</u>	24	_____
5	<u>Daycare facility</u>	25	_____
6	<u>Drop-in or short term day care</u>	26	_____
7	<u>Communication tower, commercial (S)</u>	27	_____
8	<u>Communication tower, constructed stealth (S)</u>	28	_____
9	<u>Communication tower, camouflage stealth (S)</u>	29	_____
10	<u>Communication tower, public safety (S)</u>	30	_____
11	<u>Wireless support structure</u>	31	_____
12	<u>Wireless communication facility</u>	32	_____
13	<u>Park, active</u>	33	_____
14	<u>Park, passive</u>	34	_____
15	<u>Youth or day camp</u>	35	_____
16	<u>Office, business or professional</u>	36	_____
17	<u>Bookstore</u>	37	_____
18	<u>Health, fitness center or spa</u>	38	_____
19	<u>Personal service</u>	39	_____
20	<u>Studio for art</u>	40	_____

PETITION INFORMATION

Application #: #25CZ02 Submittal Date: _____

PROPOSED CONDITIONS:

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

See Attached:

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.

Rezoning does not meet the present 2045 Land Use map. The proposed changes would be in line with the adjoining properties of high density residential and the Beaver Creek Crossing shopping complex. A 2045 Land Use Map modification would be needed.

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

PC is compatible to the High Density residential and shopping complex which adjoin the property. Jordan Lutheran will access the area from Chapel Ridge Road using two road access points created as part of the Chapel Ridge north extension project.

PETITION INFORMATION

Application #: #25CZ02 Submittal Date: _____

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

Will review upon Minor Site Plan submission and will adhere to future Town Council
conditions. Jordan Lutheran notes awareness that certain auxiliary uses will be
handled in a way not detrimental to the neighboring properties.

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 design will include perimeter buffers, architectural controls, and utility connections
to avoid impacts on surrounding properties.

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 site is proposed to meet UDO standards for design controls including
minimization of environmental sensitive areas, limited site impacts and reduction
of clearing perimeter vegetation.

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.

The site is close to public facilities, including, water, sewer, electric and telephone.
The site is adjacent to public infrastructure including direct access to Chapel Ridge
Road for emergency vehicles and personnel.

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 use will not be detrimental to the health, safety and welfare of Apex residents,
and the use will provide a variety of services to Apex residents.

PETITION INFORMATION

Application #: #25CZ02 Submittal Date: _____

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

The uses proposed will not be detrimental to adjacent properties. Any zoning districts marked as special use (S) Jordan Lutheran will ensure receive needed follow-up and approvals prior to implementation.

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 list of uses does not constitute a nuisance or hazard based upon the anticipated number of congregants and members of the public projected to utilize the offered services based on present plans.

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 proposed development will meet standards within pertaining sections of the Town of Apex UDO.

AGENT AUTHORIZATION FORM

Application #: #25CZ02

Submittal Date: _____

Jordan Lutheran Church, Inc.

is the owner* of the property for which the attached

application is being submitted:

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

☐ Site Plan

☐ Subdivision

☐ Variance

☐ Other: _____

The property address is: 1201 Chapel Ridge Rd, Apex, NC 27502

The agent for this project is: Rev. Michael Scott Merker

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

Agent Name: Rev. Michael Scott Merker

Address: 1031 Pemberton Hill Rd., Suite 202 Apex, NC 27502

Telephone Number: 919-303-1613

E-Mail Address: pastor@jordanapex.org

Signature(s) of Owner(s)*


Michael Schelter

Type or print name

4/25/25

Date


Rebecca Kitzmiller

Type or print name

4/27/2025

Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIPApplication #: #25CZ02

Submittal Date: _____

The undersigned, Michael Merker (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 1201 Chapel Ridge Road and legally described in Exhibit "A" attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated 9/16/2019, and recorded in the Wake County Register of Deeds Office on 9/16/2019, in Book 017576 Page 01305.
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 9/16/2019, 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 9/16/2019, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 27 day of April, 2025.

Michael Merker (seal)
Michael Merker

Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

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



Gail L. Duque
Notary Public
State of North Carolina
My Commission Expires: Dec. 4, 2029

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTIONApplication #: #25CZ02

Submittal Date: _____

Insert legal description below.**Legal Description**

Jordan Lutheran Church, Inc.

BEGINNING at an existing iron pipe having NC Grid Coordinates of N - 725,229.62 E - 2,033,153.88 NAD 83 (2012B), on the western right of way of Chapel Ridge Road, and being North 65 degrees 04 minutes 24 seconds West - 345.50 feet from the intersection of Chapel Ridge Road and Ackerman Hill Drive:

Thence South 84 degrees 44 minutes 16 seconds West - 165.05 feet to an existing iron pipe;

Thence crossing a pond, North 89 degrees 19 minutes 00 seconds West - 516.35 feet to an iron stake set;

Thence North 14 degrees 02 minutes 35 seconds East - 49.56 feet to an iron stake set;

Thence North 19 degrees 52 minutes 06 seconds East - 68.19 feet to an iron stake set;

Thence North 19 degrees 14 minutes 38 seconds East - 62.17 feet to an iron stake set, on the southern right of way of Beaver Creek Commons Drive;

Thence along said right of way, along a curve to the left having a radius of 889.50 feet, an arc length of 316.35 feet, a chord bearing and distance of North 39 degrees 21 minutes 36 seconds East - 314.69 feet to an iron stake set;

Thence along said right of way, North 29 degrees 10 minutes 16 seconds East - 133.27 feet to an iron stake set;

Thence leaving said right of way, North 88 degrees 41 minutes 57 seconds East - 308.19 feet to an existing iron pipe, the corner between Lot 4 and Lot 5;

Thence the following calls along the lot line between Lot 4 and Lot 5:

South 03 degrees 08 minutes 46 seconds East - 329.74 feet to an existing iron pipe;

South 23 degrees 19 minutes 50 seconds East - 162.12 feet to an iron stake set on the western right of way of Chapel Ridge Road;

Thence along the western right of way of Chapel Ridge Road along a curve to the left having a radius of 50.00 feet, an arc length of 62.76 feet, a chord bearing and distance of South 30 degrees 41 minutes 41 second West - 58.72 feet to an existing iron pipe, the point of BEGINNING, containing 6.22 acres more or less, and being the residual area of Lot 4 Chapel Ridge Subdivision, Phase II. As recorded in Book of Maps 1987 Page 556 in the Wake County Register of Deeds.

Conditions Offered from Jordan Lutheran Church for conditional rezoning:

The following architectural conditions are being offered:

1. The predominant exterior building materials shall be high quality materials including no fewer than 3 of the following:
 1. Brick masonry
 2. Decorative concrete block (either integrally colored or textured)
 3. Stone accents
 4. Aluminum storefronts with anodized or pre-finished colors
 5. EIFS cornices, and parapet trim
 6. Precast concrete
 7. Metal panel system
 8. Fiber cement siding
2. EIFS or synthetic stucco shall not be used in the first forty inches above grade.
3. The building exterior shall have more than one material color.
4. The building shall have more than one parapet height.
5. The main entrance to the building shall be emphasized.
6. Only full cut-off lighting fixtures and fixtures with external house-side shields shall be allowed where non-residential properties are adjacent to residential properties.
7. The new construction will include solar conduit.

The following site conditions are being offered:

8. No driveway shall be allowed on Beaver Creek Commons Drive
9. The minimum planting area required when any public easement overlaps a required perimeter buffer shall be 10 feet.
10. Any areas disturbed for the construction of Chapel Ridge Road along the northern property line may be designated as Resource Conservation Area if the area is replanted to meet the standards of UDO Sec. 8.1.2.B.1.i.

11. In consideration of the dedication of the onsite 30' public sewer easement along the western portion of the site and consisting of approximately 19,000 square feet, and due to related site constraints, grading and replanting shall be allowed in the east and south property buffer yards in addition to previously approved grading in the buffer yards for the Chapel Ridge North Apartment project needed to construct roads and drain a pond. The disturbed area within the east buffer shall be replanted to the 30' Type D buffer standard and the disturbed area along the south buffer shall be replanted to the 15' Type A buffer standard as required by UDO Sec. 8.2.6.B.5. Such areas shall qualify to be dedicated as Resource Conservation Area. The previously approved grading by Chapel Ridge North is 37.6% of the east buffer yard and 16.1% of the south buffer yard. The additional grading and replanting areas requested are 24% of the east buffer yard and 3% of the south buffer yard. This results in a total disturbance of 61.6% of the east buffer yard including the Chapel Ridge North project and the total disturbance of 19.1% of the south buffer yard including the Chapel Ridge North project. The above described easement shall be dedicated at the earlier of 6 months after zoning approval or at the time of site plan submittal.
12. The project shall ensure that 70% of the landscaping shall be native species in the perimeter buffers.
12. No invasive species shall be permitted. No single species of tree or shrub shall constitute more than 25% of the plant material of its type within a single development site.
13. To reduce irrigation requirements, the project shall select and plant only warm season grasses.

NOTICE OF NEIGHBORHOOD MEETING

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

November 27, 2024

Date

Dear Neighbor:

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

1201 Chapel Ridge Road, Apex NC 27502

0732258464000

1201 Chapel Ridge Road, Apex NC 27502

Address(es)

PIN(s)

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

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

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

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

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

To change the current zoning from Rural Residential (RR) to Planned Commercial-Conditional Zoning. This will permit

Jordan Lutheran Church to use the site as "Church or place of worship" by right. When purchased in 2019

this usage was permitted changes to zoning code now make this rezoning necessary.

Estimated submittal date: 1/2/2025

MEETING INFORMATION:

Property Owner(s) name(s): Jordan Lutheran Church, Inc.

Applicant(s): Rev. Michael Scott Merker

Contact information (email/phone): pastor@jordanapex.org / 919-819-2436

Meeting Address: 1031 Pemberton Hill Road, Suite 202 Apex, NC 27502

Date/Time of meeting**: Monday, December 16, 7-9 p.m.

Welcome: 7 p.m. Project Presentation: 7:15 p.m. Question & Answer: 7:30-8:00 p.m.

**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: Jordan Lutheran Church Zoning: Rural Residential

Location: 1201 Chapel Ridge Road

Property PIN(s): 0732258464000 Acreage/Square Feet: 6.19 acres

Property Owner: Jordan Lutheran Church, Inc.

Address: 1031 Pemberton Hill Rd., Suite 202

City: Apex State: NC Zip: 27502

Phone: (919)819-2436 Email: pastor@jordanapex.org

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

#25CZ02

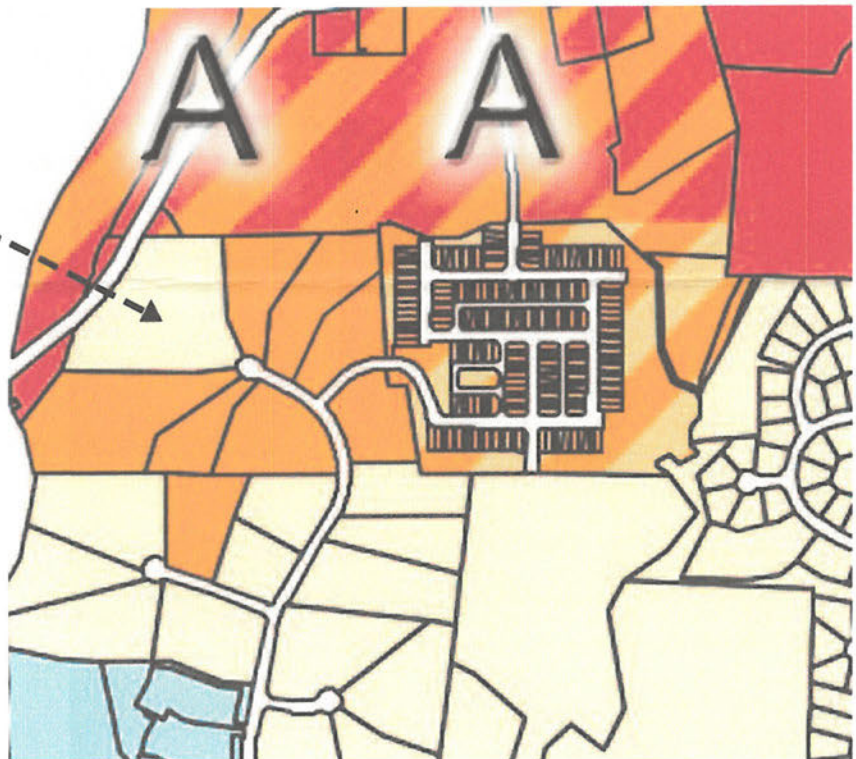
Notified Properties within 300ft of the Project Property



Proposed Change to
2045 Land Use Map from
Medium Density Residential
to Commercial Services

Future Land Classifications

- Protected Open Space
 - Rural Density Residential
One dwelling unit per five acres
 - Rural Transition Residential
One dwelling unit per one acre
 - Low Density Residential
Single-family homes or a mix of single-family homes with duplexes and/or townhomes
 - Medium Density Residential
Single-family homes, duplexes, and townhomes
 - Medium/High Density Residential
Single-family homes, duplexes, triplexes, quadplexes, and townhomes
 - High Density Residential
Townhomes, triplexes, quadplexes, and apartments
 - Office Employment
 - Commercial Services
 - Industrial Employment
- A** Areas with High Density Residential striping where only apartments are allowed as residential land use



2045 Land Use Map
Town of Apex, North Carolina



Created by Town of Apex Planning Department
Date Created: 9/30/2024

#25CZ02

MAILING ADDRESS	
PO BOX 250	APEX NC 27502-0250
2574 CORLEY WOOD DR	RALEIGH NC 27606-4266
1140 N WILLIAMSON BLVD STE 140	DAYTONA BEACH FL 32114-8112
555 FAYETTEVILLE ST STE 300	RALEIGH NC 27601-3066
1055 THOMAS JEFFERSON ST NW STE 600	WASHINGTON DC 20007-5258
1031 PEMBERTON HILL RD STE 202	APEX NC 27502-4278
3716 LINVILLE GORGE WAY	CARY NC 27519-9619
1521 Beaver Creek Commons DR	APEX NC 27502
1531 Beaver Creek Commons DR	APEX NC 27502
1541 Beaver Creek Commons DR	APEX NC 27502
1551 Beaver Creek Commons DR	APEX NC 27502
1553 Beaver Creek Commons DR	APEX NC 27502
1555 Beaver Creek Commons DR	APEX NC 27502
1561 Beaver Creek Commons DR	APEX NC 27502
1571 Beaver Creek Commons DR	APEX NC 27502
1575 Beaver Creek Commons DR	APEX NC 27502
1583 Creekside Landing DR	APEX NC 27502
1585 Beaver Creek Commons DR	APEX NC 27502
1587 Beaver Creek Commons DR	APEX NC 27502
1591 Beaver Creek Commons DR	APEX NC 27502
1595 Beaver Creek Commons DR	APEX NC 27502
1200 Chapel Ridge	APEX NC 27502
1201 Chapel Ridge	APEX NC 27502
1204 Chapel Ridge	APEX NC 27502
1205 Chapel Ridge	APEX NC 27502
1209 Chapel Ridge	APEX NC 27502
1213 Chapel Ridge	APEX NC 27502
1220 Chapel Ridge	APEX NC 27502
2001 Creekside Landing DR	APEX NC 27502
2005 Creekside Landing DR	APEX NC 27502
2009 Creekside Landing DR	APEX NC 27502
2013 Creekside Landing DR	APEX NC 27502
2017 Creekside Landing DR	APEX NC 27502
2021 Creekside Landing DR	APEX NC 27502
2025 Creekside Landing DR	APEX NC 27502
2033 Creekside Landing DR	APEX NC 27502
2037 Creekside Landing DR	APEX NC 27502
2045 Creekside Landing DR	APEX NC 27502

#25CZ02

PIN	Owner	Mailing Address 1	Mailing Address 2
0732340146	CHAGANTIPATI, RAJ KIRAN VEMURI, JYOTSNA	4016 SYKES ST	CARY NC 27519-7301
0732342436	BOYKIN, V RAYMOND JR BOYKIN, RITA L	1500 CLARK FARM RD	APEX NC 27502-8500
0732246233	FAULKNER, JAMES V JR FAULKNER, BARBARA B	1513 CLARK FARM RD	APEX NC 27502-8500
0732243490	ROCCOFORTE, JOHN A ROCCOFORTE, MARIE F	1517 CLARK FARM RD	APEX NC 27502-8500
0732246637	BRIA, FRANK A III BRIA, CHRISTINE	1516 CLARK FARM RD	APEX NC 27502-8500
0732343658	SERINO, JAMES PATRICK TRUSTEE BUSI, MELINDA J	1304 CHAPEL RIDGE RD	APEX NC 27502-8503
0732348711	COREY, DANIEL E II THE DANIEL E COREY II REVOCAT	1301 CHAPEL RIDGE RD	APEX NC 27502-8503
0732348563	OVERTON, RUSS OVERTON, KRISTAL RAWLS	1305 CHAPEL RIDGE RD	APEX NC 27502-8503
0732347395	GROVER, SARA W PRESTRUD, DAVID G	1313 CHAPEL RIDGE RD	APEX NC 27502-8503

#25CZ02

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: 1031 Pemberton Hill Rd Ste 202
Date of meeting: 12/16/2024 Time of meeting: 7pm
Property Owner(s) name(s): Jordan Lutheran Church
Applicant(s): Jordan Lutheran Church

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Michael Merker / Jordan	1905 Loganwood Drive Apt	919 819 2436		
2.	Rebecca Kitzmiller / Jordan	104 Waltham St	919-454 7206		
3.	Boudewijn Haverkamp	1122 Farmington Park	919 866 1912		
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): Jordan Lutheran Church
Applicant(s): Jordan Lutheran Church, Michael Merker
Contact information (email/phone): pastor@jordanapex.org
Meeting Address: 1031 Pemberton Hill Rd, Suite 202
Date of meeting: 12/16/2024 Time of meeting: 7p.m.

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

No one from the public attended

Question/Concern #1:

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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

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

I, Michael Merker, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 1031 Pemberton Hill Rd Ste 202 (location/address) on 12/16/2024 (date) from 7p.m. (start time) to 8p.m. (end time).
Apex NC 27502
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

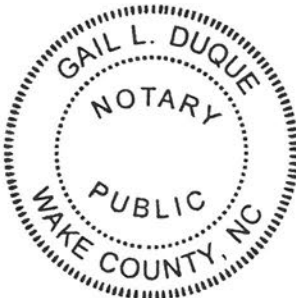
12/21/24
Date

By: Michael Merker

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Gail L. Duque, a Notary Public for the above State and County, on this the 21st day of Dec, 2024.

SEAL



Gail L. Duque
Notary Public
Gail L. Duque
Print Name

My Commission Expires: Dec. 4, 2029

NOTICE OF NEIGHBORHOOD MEETING

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

June 3, 2025

Date

Dear Neighbor:

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

1201 Chapel Ridge Road, Apex NC 27502

0732258464000

1201 Chapel Ridge Road, Apex NC 27502

Address(es)

PIN(s)

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

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

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

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

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

To change the current zoning from Rural Residential (RR) to Planned Commercial-Conditional Zoning. This will permit

Jordan Lutheran Church to use the site as "Church or place of worship" by right. When purchased in 2019 this usage was

permitted, changes to zoning code now make this rezoning necessary. This will be the 2nd Neighborhood Meeting.

Estimated submittal date: 1/2/2025

MEETING INFORMATION:

Property Owner(s) name(s):

Jordan Lutheran Church, Inc.

Applicant(s):

Rev. Michael Scott Merker

Contact information (email/phone):

pastor@jordanapex.org / 919-819-2436

Meeting Address:

1031 Pemberton Hill Road, Suite 202 Apex, NC 27502

Date/Time of meeting**:

Monday, June 23, 6-7 p.m.

Welcome: 6 p.m.

Project Presentation: 6:15 p.m.

Question & Answer: 6:15-7:00 p.m.

**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: Jordan Lutheran Church Zoning: Rural Residential

Location: 1201 Chapel Ridge Road

Property PIN(s): 0732258464000 Acreage/Square Feet: 6.22 acres

Property Owner: Jordan Lutheran Church, Inc.

Address: 1031 Pemberton Hill Rd., Suite 202

City: Apex State: NC Zip: 27502

Phone: (919)819-2436 Email: pastor@jordanapex.org

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Builder (if known): _____

Address: _____

City: _____ State: _____ Zip: _____

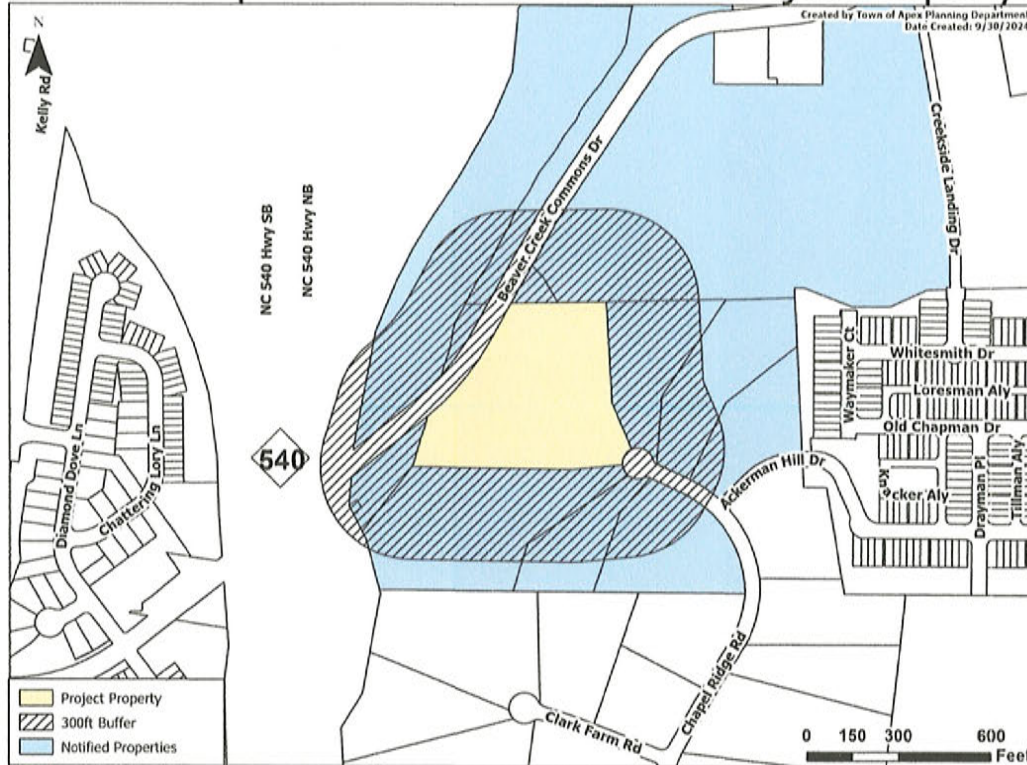
Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts	
Planning Department Main Number (Provide development name or location to be routed to correct planner)	(919) 249-3426
Parks, Recreation & Cultural Resources Department Angela Reincke, Parks Planning Project Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

#25CZ02

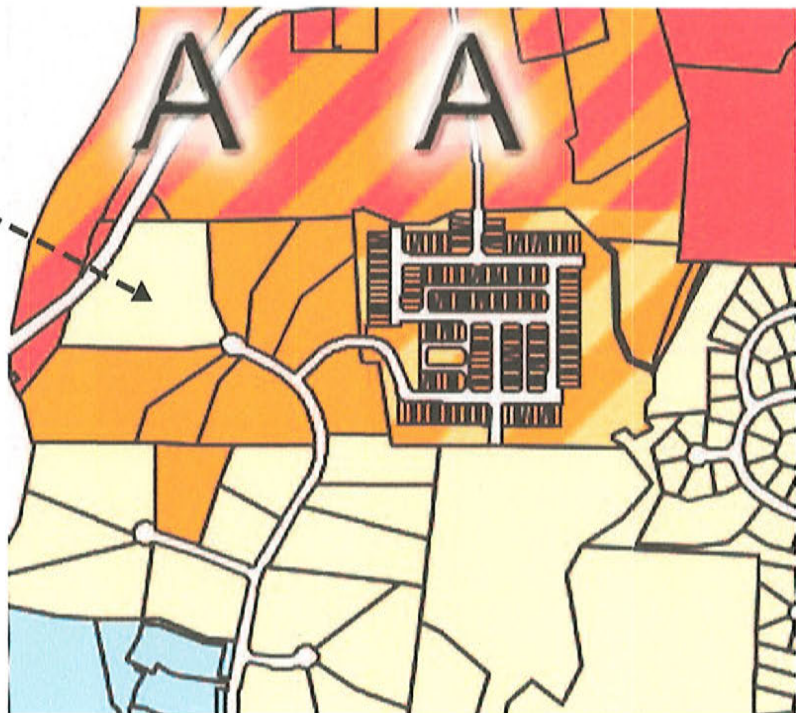
Notified Properties within 300ft of the Project Property



Proposed Change to 2045 Land Use Map from Medium Density Residential to Commercial Services

Future Land Classifications

- Protected Open Space
 - Rural Density Residential
One dwelling unit per five acres
 - Rural Transition Residential
One dwelling unit per one acre
 - Low Density Residential
Single family homes or a mix of single family homes with duplexes and/or townhomes
 - Medium Density Residential
Single family homes, duplexes, and townhomes
 - Medium/High Density Residential
Single family homes, duplexes, triplexes, quadplexes, and townhomes
 - High Density Residential
Townhomes, triplexes, quadplexes, and apartments
 - Office Employment
 - Commercial Services
 - Industrial Employment
- A** Areas with High Density Residential striping where only apartments are allowed as residential land use



2045 Land Use Map
Town of Apex, North Carolina



SITE ADDRESS	PIN NUMBER	OWNER	MAILING ADDRESS	
0 BEAVER CREEK COMMONS DR	0732256646	APEX TOWN OF	PO BOX 250	APEX NC 27502-0250
0 US 64 HWY W	0732252089	BEAVER CREEK LAND HOLDINGS LLC	2574 CORLEY WOOD DR	RALEIGH NC 27606-4266
0 BEAVER CREEK COMMONS DR	0732361412	CTO21 APEX LLC	1140 N WILLIAMSON BLVD STE 140	DAYTONA BEACH FL 32114-8112
1204 CHAPEL RIDGE RD	0732249927	HS CHAPEL RIDGE LLC	555 FAYETTEVILLE ST STE 300	RALEIGH NC 27601-3066
1201 CHAPEL RIDGE RD	0732258464	JORDAN LUTHERAN CHURCH INC	1031 PEMBERTON HILL RD STE 202	APEX NC 27502-4278
0 BEAVER CREEK COMMONS DR	0732266081	SHREE GOPALPRABHU LLC	3716 LINVILLE GORGE WAY	CARY NC 27519-9619
		Current Tenant	1521 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1531 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1541 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1551 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1553 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1555 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1561 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1571 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1575 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1583 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1585 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1587 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1591 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1595 Beaver Creek Commons DR	APEX NC 27502
		Current Tenant	1200 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1201 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1204 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1205 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1209 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1213 Chapel Ridge RD	APEX NC 27502
		Current Tenant	1220 Chapel Ridge RD	APEX NC 27502
		Current Tenant	2001 Creekside Landing DR	APEX NC 27502
		Current Tenant	2005 Creekside Landing DR	APEX NC 27502
		Current Tenant	2009 Creekside Landing DR	APEX NC 27502
		Current Tenant	2013 Creekside Landing DR	APEX NC 27502
		Current Tenant	2017 Creekside Landing DR	APEX NC 27502
		Current Tenant	2021 Creekside Landing DR	APEX NC 27502
		Current Tenant	2025 Creekside Landing DR	APEX NC 27502
		Current Tenant	2033 Creekside Landing DR	APEX NC 27502
		Current Tenant	2037 Creekside Landing DR	APEX NC 27502
		Current Tenant	2045 Creekside Landing DR	APEX NC 27502

Created by Town of Apex Planning Department
Date Created: 5/7/2025

#25CZ02

Additional Notifications Shared to Neighbors Beyond Required Radius

PIN	Owner	Mailing Address 1	Mailing Address 2
0732340146	CHAGANTIPATI, RAJ KIRAN VEMURI, JYOTSNA	4016 SYKES ST	CARY NC 27519-7301
0732342436	BOYKIN, V RAYMOND JR BOYKIN, RITA L	1500 CLARK FARM RD	APEX NC 27502-8500
0732246233	FAULKNER, JAMES V JR FAULKNER, BARBARA B	1513 CLARK FARM RD	APEX NC 27502-8500
0732243490	ROCCOFORTE, JOHN A ROCCOFORTE, MARIE F	1517 CLARK FARM RD	APEX NC 27502-8500
0732246637	BRIA, FRANK A III BRIA, CHRISTINE	1516 CLARK FARM RD	APEX NC 27502-8500
0732343658	SERINO, JAMES PATRICK TRUSTEE BUSI, MELINDA JANE TRUSTEE	1304 CHAPEL RIDGE RD	APEX NC 27502-8503
0732348711	COREY, DANIEL E II THE DANIEL E COREY II REVOCABLE LIVING TRUST	1301 CHAPEL RIDGE RD	APEX NC 27502-8503
0732348563	OVERTON, RUSS OVERTON, KRISTAL RAWLS	1305 CHAPEL RIDGE RD	APEX NC 27502-8503
0732347395	GROVER, SARA W PRESTRUD, DAVID G	1313 CHAPEL RIDGE RD	APEX NC 27502-8503
0732340503	CURRENT RESIDENT	1512 CLARK FARM ROAD	APEX NC 27502

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: 1031 Pemberton Hill Road Suite 202 Apex, NC 27502

Date of meeting: June 23, 2025 Time of meeting: 6-7 p.m.

Property Owner(s) name(s): Jordan Lutheran Church, Inc.

Applicant(s): Rev. Michael Scott Merker

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Brouwerijn Hendri	1122 Kewrington East	919.861.1917		
2.		Pottersburg, NC 27312			
3.	Michael Merker Jordan Lutheran	1031 Pemberton Hill Rd Ste 202 Apex NC 27502	919 819 2436		
4.	Nancy Corey	1301 Chapel Ridge Rd	919 219 1026		
5.	Melinda Busi	1304 Chapel Ridge Rd	919 219 1026		
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): Jordan Lutheran Church, Inc.
 Applicant(s): Rev. Michael Scott Merker
 Contact information (email/phone): pastor@jordan.apex.org 919-819-2436
 Meeting Address: 1031 Pemberton Hill Road Suite 202 Apex NC 27502
 Date of meeting: June 23, 2025 Time of meeting: 6:00 - 7:00 P.M.

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

Question/Concern #1:

Where will entrances for the Jordan Lutheran project be located?
(Nancy Corey)

Applicant's Response:

Two entrances are planned along the eastern boundary of the Jordan Lutheran property along the Chapel Ridge north extension.

Question/Concern #2:

Where will future signage for the congregation be located? (Melinda Busi)

Applicant's Response:

Signage placement is not part of the rezoning process. Future signage placement will follow the Town of Apex Uniform Development Ordinance. Signs will be located on property owned by the congregation.

Question/Concern #3:

Do you see speed bumps on Chapel Ridge Road? (Melinda Busi)

Applicant's Response:

Road development is not part of this rezoning case, the Chapel Ridge north extension is occurring through an adjoining development. You may contact the Town of Apex to learn more about the road development.

Question/Concern #4:

Applicant's Response:

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

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

I, Michael Scott Merker, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within ³⁰⁰~~500~~ feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
300 Feet notification area
3. The meeting was conducted at 1031 Pemberton Hill Rd Ste 202 Apex NC 27502 (location/address) on June 23, 2025 (date) from 6:00pm. (start time) to 7:00p.m. (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

6/24/2025
Date

By: Michael Scott Merker

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Gail L. Duque, a Notary Public for the above State and County, on this the 24th day of June, 2025.

SEAL



Gail L. Duque
Notary Public
Gail L. Duque
Print Name

My Commission Expires: Dec. 4, 2029



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ02 Jordan Lutheran Church

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

Applicant/Authorized Agent: Rev. Michael S. Merker

Property Address: 1201 Chapel Ridge Rd

Acreage: ±6.22 acres

Property Identification Number (PIN): 0732258464

Current 2045 Land Use Map Designation: Medium Density Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Commercial Services

Existing Zoning of Property: Rural Residential (RR)

Proposed Zoning of Property: Planned Commercial-Conditional Zoning (PC-CZ)

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

Planning Board Public Hearing Date and Time: July 14, 2025 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/49356](http://www.apexnc.org/DocumentCenter/View/49356).

Dianne F. Khin, AICP
Planning Director



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ02

Jordan Lutheran Church

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/Agente autorizado: Rev. Michael S. Merker

Dirección de la propiedad: 1201 Chapel Ridge Rd

Superficie: ±6.22 acres

Números de identificación de la propiedad: 0732258464

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

Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Commercial Services

Ordenamiento territorial existente de la propiedad: Rural Residential (RR)

Ordenamiento territorial propuesto para la propiedad: Planned Commercial-Conditional Zoning (PC-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: 14 de julio de 2025 4:30 P.M.

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: https://www.apexnc.org/DocumentCenter/View/49356.

Dianne F. Khin, AICP
Directora de Planificación



All tools

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25CZ02 Jorda...ch...



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**TOWN OF APEX**

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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ02
Jordan Lutheran Church

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

Applicant/Authorized Agent: Rev. Michael S. Merker

Property Address: 1201 Chapel Ridge Rd

Acreage: ±6.22 acres

Property Identification Number (PIN): 0732258464

Current 2045 Land Use Map Designation: Medium Density Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Commercial Services

Existing Zoning of Property: Rural Residential (RR)

Proposed Zoning of Property: Planned Commercial-Conditional Zoning (PC-CZ)

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

Planning Board Public Hearing Date and Time: July 14, 2025 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/49356>.

Dianne F. Khin, AICP
Planning Director

Published Dates: June 27 - July 14, 2025



Search

12:27 PM
6/27/2025



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ02
Jordan Lutheran Church

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/Agente autorizado: Rev. Michael S. Merker
Dirección de la propiedad: 1201 Chapel Ridge Rd
Superficie: ±6.22 acres
Números de identificación de la propiedad: 0732258464
Designación actual en el Mapa de Uso Territorial para 2045: Medium Density Residential
Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Commercial Services
Ordenamiento territorial existente de la propiedad: Rural Residential (RR)
Ordenamiento territorial propuesto para la propiedad: Planned Commercial-Conditional Zoning (PC-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: 14 de julio de 2025 4:30 P.M.
Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/49356>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 27 de junio – 14 de julio de 2025



TOWN OF APEX

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

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11

Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ02 Jordan Lutheran Church
Project Location: 1201 Chapel Ridge Rd
Authorized Agent: Rev. Michael S. Merker
Planning Board Public Hearing Date: July 14, 2025
Project Planner: Joshua Killian, Planner II

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on June 27, 2025, 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.

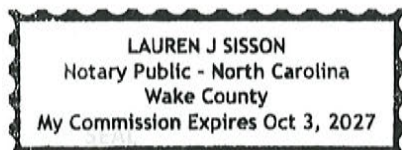
6/30/2025
Date

Shaine F. Klein
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 30th day of JUNE, 2025.



[Signature]
Notary Public

My Commission Expires: 10 / 3 / 2027



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #25CZ02 Jordan Lutheran Church

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: Rev. Michael S. Merker

Property Address: 1201 Chapel Ridge Rd

Acreage: ±6.22 acres

Property Identification Number (PIN): 0732258464

Current 2045 Land Use Map Designation: Medium Density Residential

If rezoned as proposed, the 2045 Land Use Map Designation will change to: Commercial Services

Existing Zoning of Property: Rural Residential (RR)

Proposed Zoning of Property: Planned Commercial-Conditional Zoning (PC-CZ)

Public Hearing Location: Apex Town Hall

Council Chamber, 2nd Floor

73 Hunter Street, Apex, North Carolina

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

Town Council Public Hearing Date and Time: August 12, 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 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/49356>.

Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ02

Jordan Lutheran Church

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: Rev. Michael S. Merker

Dirección de la propiedad: 1201 Chapel Ridge Rd

Superficie: ±6.22 acres

Números de identificación de la propiedad: 0732258464

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

Si se aprueba el cambio de zonificación como se propone, el Mapa de Uso Territorial para el 2045 cambiará a: Commercial Services

Ordenamiento territorial existente de la propiedad: Rural Residential (RR)

Ordenamiento territorial propuesto para la propiedad: Planned Commercial-Conditional Zoning (PC-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: 12 de agosto 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 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/49356>.

Dianne F. Khin, AICP
Directora de Planificación



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS**
CONDITIONAL ZONING #25CZ02
Jordan Lutheran Church

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: Rev. Michael S. Merker
Property Address: 1201 Chapel Ridge Rd
Acreage: ±6.22 acres
Property Identification Number (PIN): 0732258464
Current 2045 Land Use Map Designation: Medium Density Residential
If rezoned as proposed, the 2045 Land Use Map Designation will change to: Commercial Services
Existing Zoning of Property: Rural Residential (RR)
Proposed Zoning of Property: Planned Commercial-Conditional Zoning (PC-CZ)

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

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

Town Council Public Hearing Date and Time: August 12, 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 500 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/49356>.

Dianne F. Khin, AICP
Planning Director

Published Dates: July 21 – August 12, 2025



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #25CZ02

Jordan Lutheran Church

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: Rev. Michael S. Merker

Dirección de la propiedad: 1201 Chapel Ridge Rd

Superficie: ±6.22 acres

Números de identificación de la propiedad: 0732258464

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

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

Ordenamiento territorial existente de la propiedad: Rural Residencial (RR)

Ordenamiento territorial propuesto para la propiedad: Planned Commercial-Conditional Zoning (PC-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: 12 de agosto de 2025 6:00 P.M.

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

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Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 500 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/49356>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de julio - 12 de agosto de 2025



TOWN OF APEX

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

AFFIDAVIT CERTIFYING Public Notification – Written (Mailed) Notice

Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #25CZ02 Jordan Lutheran Church
Project Location: 1201 Chapel Ridge Rd
Authorized Agent: Rev. Michael S. Merker
Town Council Public Hearing Date: August 12, 2025
Project Planner: Joshua Killian, Planner II

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on July 21, 2025, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 500' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 500' of the land subject to notification.

7/21/2025

Date

Sharon F. Khin

Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 21st day of July, 202 5.

[Signature]

Notary Public

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

My Commission Expires: 10 / 3 / 2027