

Brookridge Assisted Living

West Street

Third St

Second St

First St
West St

Lynch St

Rezoning #20CZ06

Albright Funeral Home

White Oak Villas

S Salem St
Tingen Rd

Ada St



**Rezoning Re-Submission for:
206 Lynch Street, Apex, NC**

Included Documents:

1. Petition to Amend the Official Zoning District Map
2. Proposed recombination map for 204 and 206 Lynch Street
3. Enlarged view of the proposed recombination map showing water meter and sewer cleanout for 204 and 206 Lynch Street
4. Agent Authorization for 206 Lynch Street
5. Affidavit of ownership for 206 Lynch Street
6. Metes and bounds description for 206 Lynch Street
7. Copy of deed for 206 Lynch Street
8. Agent Authorization form for 204 Lynch Street
9. Affidavit of ownership for 204 Lynch Street
10. Metes and bounds description for 204 Lynch Street
11. Copy of deed for 204 Lynch Street
12. Neighborhood Meeting package for February 20, 2020 meeting
13. Neighborhood Meeting package for June 30, 2020 meeting.

**(REZONING) PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP &
2045 LAND USE MAP AMENDMENT**
Town of Apex, North Carolina



REZONING PETITION SUBMISSION: Applications are due by 12:00 pm on the first business day of each month. See the [Rezoning Schedule](#) on the website for details.

REZONING PETITION FEES:
Conditional Zoning: \$900.00
Rezoning: \$600.00*
2045 Land Use Map Amendment: \$700.00

PRE-APPLICATION MEETING: A pre-application meeting with members of the Technical Review Committee is required to be scheduled prior to the submittal of a Rezoning Petition. Pre-application meetings are typically scheduled on the 1st, 2nd and 5th Thursdays of the month.

To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to Planner Lauren Staudenmaier (lauren.staudenmaier@apexnc.org) no later than five (5) working days prior to the desired meeting day.

PURPOSE OF A CONDITIONAL ZONING:

Conditional Zoning (CZ) Districts are zoning districts in which the development and use of property is subject to the ordinance standards applicable to the corresponding general use district as well as additional rules, regulations, and conditions that are imposed as part of the legislative decision creating the district. A Conditional Zoning (CZ) District allows particular uses to be established only in accordance with site specific standards and conditions pertaining to each individual development project. All site-specific standards and conditions must be consistent with the objectives of these regulations, the adopted 2045 Land Use Map and adopted area plans. The review process established in this part provides for the accommodation of such uses by a reclassification of property into a CZ District, subject to site-specific standards and conditions.

NEIGHBORHOOD MEETING: Neighborhood meetings are required per UDO Section 2.2.7 prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. The applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet with their initial submittal. The Neighborhood Meeting Packet is located at the very end of this document.

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

REZONING SUBMITTAL REQUIREMENTS

- Upload one full copy of the application and other sheets listed below via IDT.

REZONING SUBMITTAL REQUIREMENTS

- One (1) original Rezoning Petition Application -
- Petition Fee -
- Legal Description (metes and bounds) ✓
- Certified List of Property Owners within 300 feet of subject property
- Agent Authorization Form ✓
- Neighborhood Meeting Packet
- If applicable: Annexation Petition, map, legal description and \$200.00 fee
- One (1) set of envelopes addressed to Certified List of Property Owners within 300 feet of subject property and all the HOAs of those properties within 300' of the subject property. Planning staff may require an additional set of

envelopes based on the timing of the Planning Board and Town Council meetings.

- Addresses must be from a current list obtained from the Wake County GIS Map Services. A buffer report service is offered for \$1 per page. Please contact them at 919-856-6360 or <http://www.wakegov.com/gis/services/Pages/gisservices.aspx>
- Affixed with first class stamps & the following return address:
Town of Apex
Planning Department
P.O. Box 250
Apex, NC 27502

(REZONING) PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP & 2045 LAND USE MAP

NEIGHBORHOOD MEETING: Neighborhood meetings are required per UDO Section 2.2.7 prior to application submission. The applicant is required to notify property owners and any neighborhood association that represents citizens within that area within 300 feet of the subject property via first class mail a minimum of 10 days in advance of the neighborhood meeting. The applicant shall use their own return address on the envelopes as the meeting is a private meeting between the developer and the neighbors. In their initial submittal, the applicant shall submit the "Certified List of Property Owners" and "Neighborhood Meeting Packet" forms included in this application packet. The Neighborhood Meeting Packet is located at the very end of this document.

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

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

PUBLIC HEARING NOTIFICATION: Notification of the public hearing will take place by three different methods. A written notice will be sent to nearby property owners not more than 25 days nor less than 14 days prior to the public hearings, as required by the UDO. The Planning Department will prepare these written notifications for all property owners of the land subject to the application and all property owners within 300 feet of the land subject to the application. A notice will be published on the Town of Apex website (www.apexnc.org) no less than 10 days, but not more than 25 days, prior to the public hearings, and a notice will be posted at the land subject to the application at least 14 days prior to the public hearings.

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

2ND PUBLIC HEARING/TOWN COUNCIL MEETING: The Town Council will consider the application, relevant support materials, the Staff Report, the Planning Board recommendation and public testimony given at the public hearing. After the public hearing the Town Council will vote to approve, approve with conditions or disapprove the rezoning. The Town Council meets at 6:00 p.m. in the Town Council Chambers on the date indicated on the Rezoning Schedule.

PETITION TO AMEND THE OFFICIAL ZONING MAP & 2045 LAND USE 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 #: _____ Submittal Date: _____
2045 LUM Amendment: _____ Fee Paid: _____

Project Information

Project Name: 206 and 204 Lynch Street
Address(es): 206 Lynch Street, Apex, NC 27502
PIN(s): 0070430 (206 Lynch Street) and 0070429 (204 Lynch Street)

Current Zoning: HO-SF Acreage: _____
Proposed Zoning: HDSF-CZ

Current 2045 LUM Designation: _____

Proposed 2045 LUM Designation: _____
See next page for LUM Amendment.

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: Trinity Henderson, Trustee of the 206 Lynch Street Trust
Address: 132 Partlo Street
City: Garner State: NC Zip: 27529
Phone: 919-229-8840 E-mail: thenderson@hendersonwall.com

Owner Information

Name: 206 Lynch Street Trust
Address: 132 Partlo Street
City: Garner State: NC Zip: 27529
Phone: 919-229-8840 E-mail: thenderson@hendersonwall.com

Agent Information

Name: Trinity Henderson
Address: 132 Partlo Street
City: Garner State: NC Zip: 27529
Phone: 919-229-8840 E-mail: thenderson@hendersonwall.com

Other contacts: _____

PETITION TO AMEND THE OFFICIAL ZONING MAP & 2045 LAND USE MAP

Application #: _____ Submittal Date: _____

2045 LAND USE MAP AMENDMENT (IF APPLICABLE)

The applicant does hereby respectfully request the Town Council amend the 2045 Land Use Map. In support of this request, the following facts are shown:

The area sought to be amended on the 2045 Land Use Map is located at:

Current 2045 Land Use Classification: _____

Proposed 2045 Land Use Classification: _____

What condition(s) justifies the passage of the amendment to the 2045 Land Use Map? Discuss the existing use classifications of the subject area in addition to the adjacent land use classifications. Use additional pages as needed.

PETITION INFORMATION

Application #: _____

Submittal Date: _____

An application has been duly filed requesting that the property described in this application be rezoned from HO-SF to HDSF-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. 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. 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	single family residence	21	_____
2	<u>Accessory Apartment</u>	22	_____
3	<u>Single family</u>	23	_____
4	<u>Utility, Minor</u>	24	_____
5	_____	25	_____
6	_____	26	_____
7	_____	27	_____
8	_____	28	_____
9	_____	29	_____
10	_____	30	_____
11	_____	31	_____
12	_____	32	_____
13	_____	33	_____
14	_____	34	_____
15	_____	35	_____
16	_____	36	_____
17	_____	37	_____
18	_____	38	_____
19	_____	39	_____
20	_____	40	_____

PETITION INFORMATION

Application #: _____ 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.

The conditions sought in this application are as follows:

Set-backs for 206 Lynch Street: western lot line set-back of 4 feet; eastern lot line set-back of 8 feet; and a front lot line of 51 feet. Set-backs for 204 Lynch Street: western lot line set-back of 5 feet. No further modifications of current set-back requirements are necessary. The proposed recombination map will also result in the water meter and water lines being located on the lot they serve (currently both meters are on 206 Lynch Street). Other than the water meters, no other utility service is affected by this lot change.

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.

There is no proposed change in the land use.

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 property will continue to be used for single family residence, no change in use.

CERTIFICATE OF CONVEYANCE (FOR RECOMBINATION)
 I hereby certify that I am the owner of the property shown and described hereon, which is located in the jurisdiction of the Town of Apex, and all sheets related hereto, and that I hereby accept the amount put forth by my own contract.

Owner (Signature must be notarized) _____ Date _____

State of North Carolina, County of Wake County, I hereby certify that _____ personally approved before me this day and under oath acknowledged that the above form was executed by him/her. Witness my hand and seal this _____ day of _____.

Notary _____ Seal _____
 My Commission Expires _____

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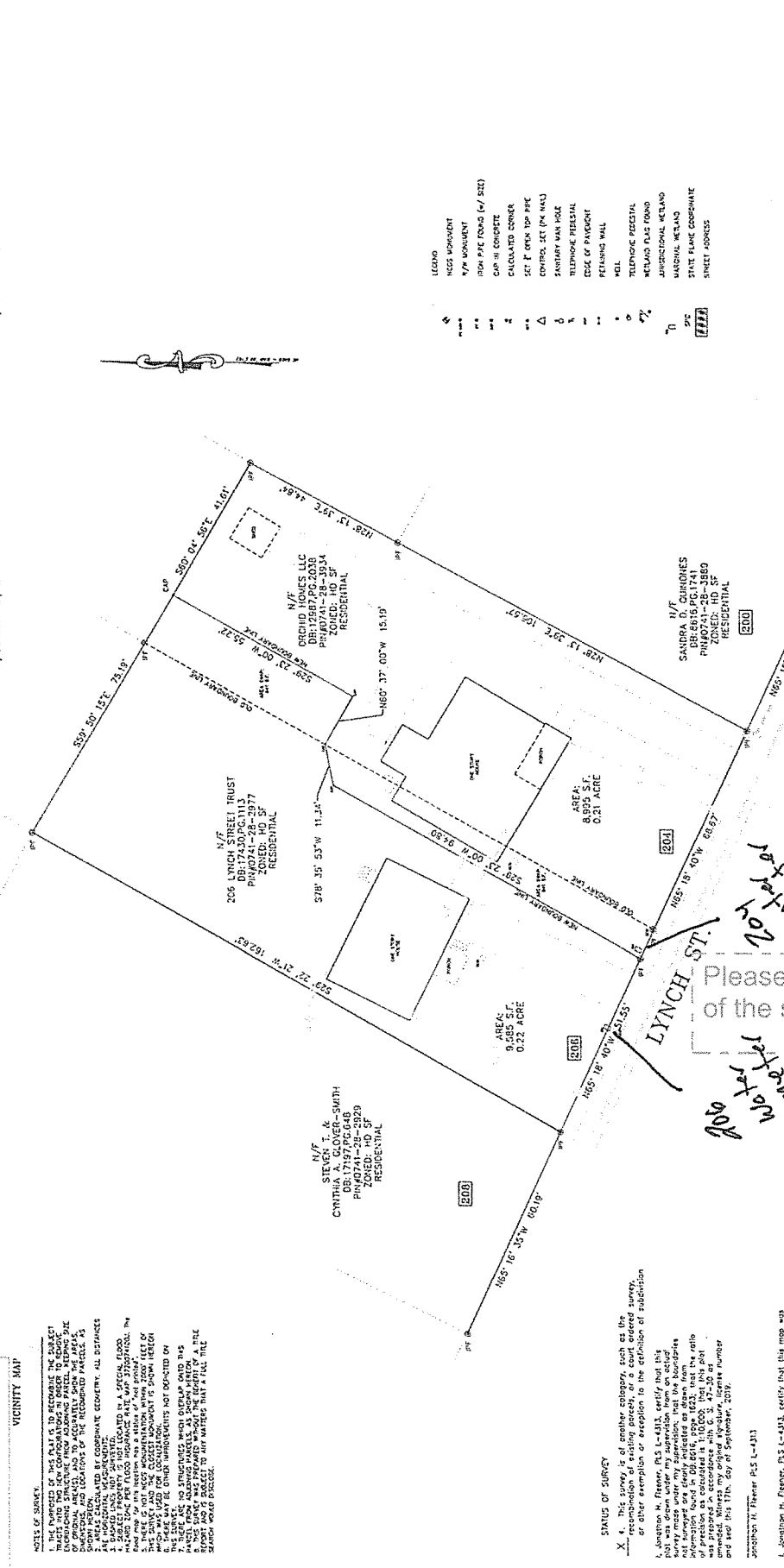
Notary _____ Seal _____
 My Commission Expires _____

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 I hereby certify that I am the owner of the property shown and described hereon, which is located in the jurisdiction of the Town of Apex, and all sheets related hereto, and that I hereby accept the amount put forth by my own contract.

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Notary _____ Seal _____
 My Commission Expires _____



LEGEND

- MASS WORKMENT
- V/F MOUNTAIN
- IRON PIPE FOUND (w/ STD)
- CUP HI CONCRETE
- CHALKED CORNER
- SET F WORK TOP PVC
- CONCRETE SET (IN HOLE)
- STAINLESS STEEL
- TELEPHONE FIBERGLASS
- EDGE OF PAVEMENT
- REMAINING WALL
- HDL
- TELEPHONE RECEPT
- METAL PLAS FOUND
- JURISDICTIONAL METAL
- MANDRILL METAL
- STATE FLANK CORNER
- STREET ADDRESS

RECOMBINATION OF
206 LYNCH ST. and
204 LYNCH ST.
APEX

WHITE OAK TOWNSHIP, WAKE CO. N.C.
 DATE 9/17/19 SCALE 1"=20'

Notary _____ Seal _____
 My Commission Expires _____

Notary _____ Seal _____
 My Commission Expires _____

Notary _____ Seal _____
 My Commission Expires _____

Notary _____ Seal _____
 My Commission Expires _____

Notary _____ Seal _____
 My Commission Expires _____

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Notary _____ Seal _____
 My Commission Expires _____

Notary _____ Seal _____
 My Commission Expires _____

Notary _____ Seal _____
 My Commission Expires _____

Notary _____ Seal _____
 My Commission Expires _____

STATUS OF SURVEY

X. 4. This survey is of another category, such as the recombination of existing parcels, or a court ordered survey, or other exemption or exception to the definition of subdivision.

I, Jonathan H. Frazier, P.S. L-4313, certify that this survey was prepared in accordance with the provisions of the Surveying Act of 1978, and that I am a duly licensed Professional Engineer in the State of North Carolina. My commission expires on 09/30/2024. I am not a member of the North Carolina Society of Professional Surveyors.

Jonathan H. Frazier, P.S. L-4313

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Jonathan H. Frazier, P.S. L-4313

Summit Coastal PLLC
 Surveying & Mapping / L-4313-116
 2000 West 10th Street, Suite 210
 Raleigh, NC 27603-1166
 Phone: 919.876.1166
 Fax: 919.876.1167
 Email: info@summitcoastal.com

PAGE 1 OF 1

PETITION INFORMATION

Application #: _____ Submittal Date: _____

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

The property will continue to be use for single family residence, no change in use.

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 property will continue to be use for single family residence, no change in use.

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 property will continue to be use for single family residence, no change in use.

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 property will continue to be use for single family residence, no change in use.

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 property will continue to be use for single family residence, no change in use.

PETITION INFORMATION

Application #: _____ Submittal Date: _____

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

The property will continue to be use for single family residence, no change in use.

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 property will continue to be use for single family residence, no change in 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.

The property will continue to be use for single family residence, no change in use.

CERTIFIED LIST OF NEIGHBORING PROPERTY OWNERS

Application #: _____ Submittal Date: _____

Provide a certified list of property owners subject to this application and all property owners within 300' of the subject property and HOA Contacts.

	Owner's Name	PIA
1.	See Attached	
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____

I, Trinity Henderson, certify that this is an accurate listing of all property owners and property owners within 300' of the subject property.

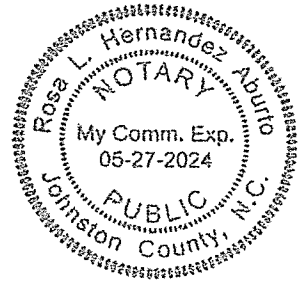
Date: 3/1/2020 By: [Signature]

COUNTY OF WAKE STATE OF NORTH CAROLINA

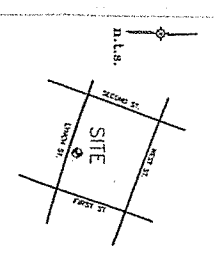
Sworn and subscribed before me, Rosa L Hernandez Aburto a Notary Public for the above State and County, on this the 20 day of April, 2020.

Rosa L Hernandez Aburto
Notary Public
Rosa L Hernandez Aburto
Print Name

SEAL



My Commission Expires: 05/27/2024



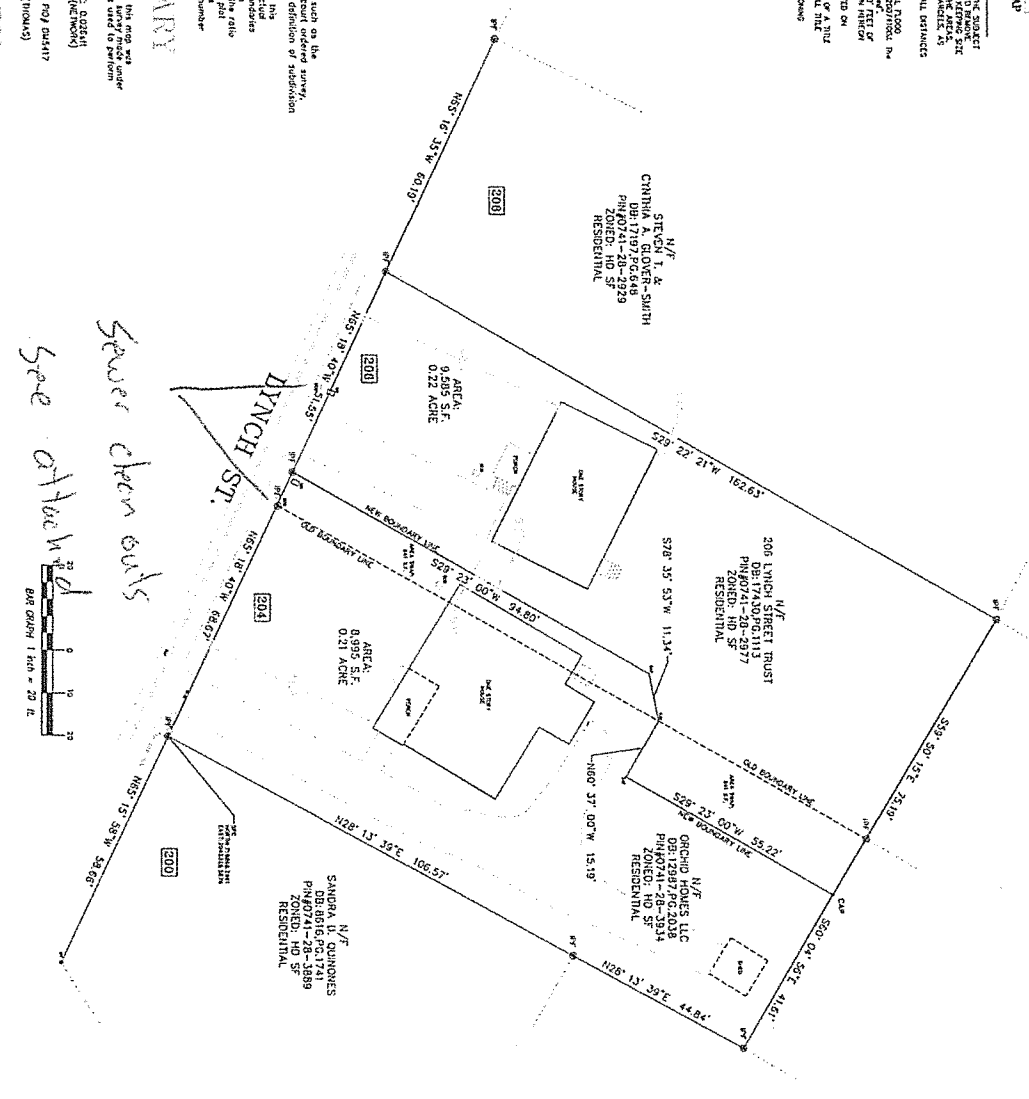
NOTES OF SURVEY

1. THE PURPOSE OF THIS SURVEY IS TO RECORD THE SUBJECT TRACT INTO TWO NEW GENERAL PURPOSE ZONING DISTRICTS OF GENERAL PURPOSE AND TO ACCURATELY SHOW THE AREA'S SURVEY BOUNDARIES, WITH OR WITHOUT EXISTING ADJACENT PROPERTY INTERESTS.
2. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND DOES NOT HAVE ANY SPECIAL FLOOD HAZARD DESIGNATION OR LIMITATION ON THE BASIS OF WHICH ANY SPECIAL FLOOD HAZARD MAP WOULD BE APPLICABLE.
3. THIS SURVEY IS A RECONSTRUCTION OF THE SURVEY OF THE PROPERTY AND OF SUBJECT TO THE EXTENT THAT THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND DOES NOT HAVE ANY SPECIAL FLOOD HAZARD DESIGNATION OR LIMITATION ON THE BASIS OF WHICH ANY SPECIAL FLOOD HAZARD MAP WOULD BE APPLICABLE.

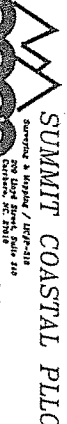
DATA TABLE
 THE AREA OF EACH PARCEL HAS NOT BEEN QUANCED WITH THIS RECOMBINATION AND THE TOTALS OF EACH ARE SHOWN HEREON.

44-County, MD-5*

RECORDING INFORMATION
 RECORDING DISTRICT: 06 (RESIDENTIAL)
 RECORDING OFFICE: 06 (RESIDENTIAL)
 RECORDING NUMBER: 06 (RESIDENTIAL)
 RECORDING DATE: 06 (RESIDENTIAL)
 RECORDING TIME: 06 (RESIDENTIAL)



See attached sewer clean outs



PRELIMINARY

I, the Surveyor, certify that this map and plat were prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Maryland.

Surveyor: [Name]

RECOMBINATION
 OF
 206 LYNCH ST. and
 204 LYNCH ST.
 APEX

WHITE OAK TOWNSHIP, WAKE CO. N.C.
 DATE 9/17/19 SCALE 1"=20'

CERTIFICATE OF CONFORMANCE (PLAT)

I, the Surveyor, certify that I am the owner of the property shown and described herein, and that I hereby certify that the survey plat and map are correct, true and accurate.

Owner (Signature): _____ Date: _____

By Commission Expires: _____

CERTIFICATE OF CONFORMANCE (PLAT)

I, the Surveyor, certify that I am the owner of the property shown and described herein, and that I hereby certify that the survey plat and map are correct, true and accurate.

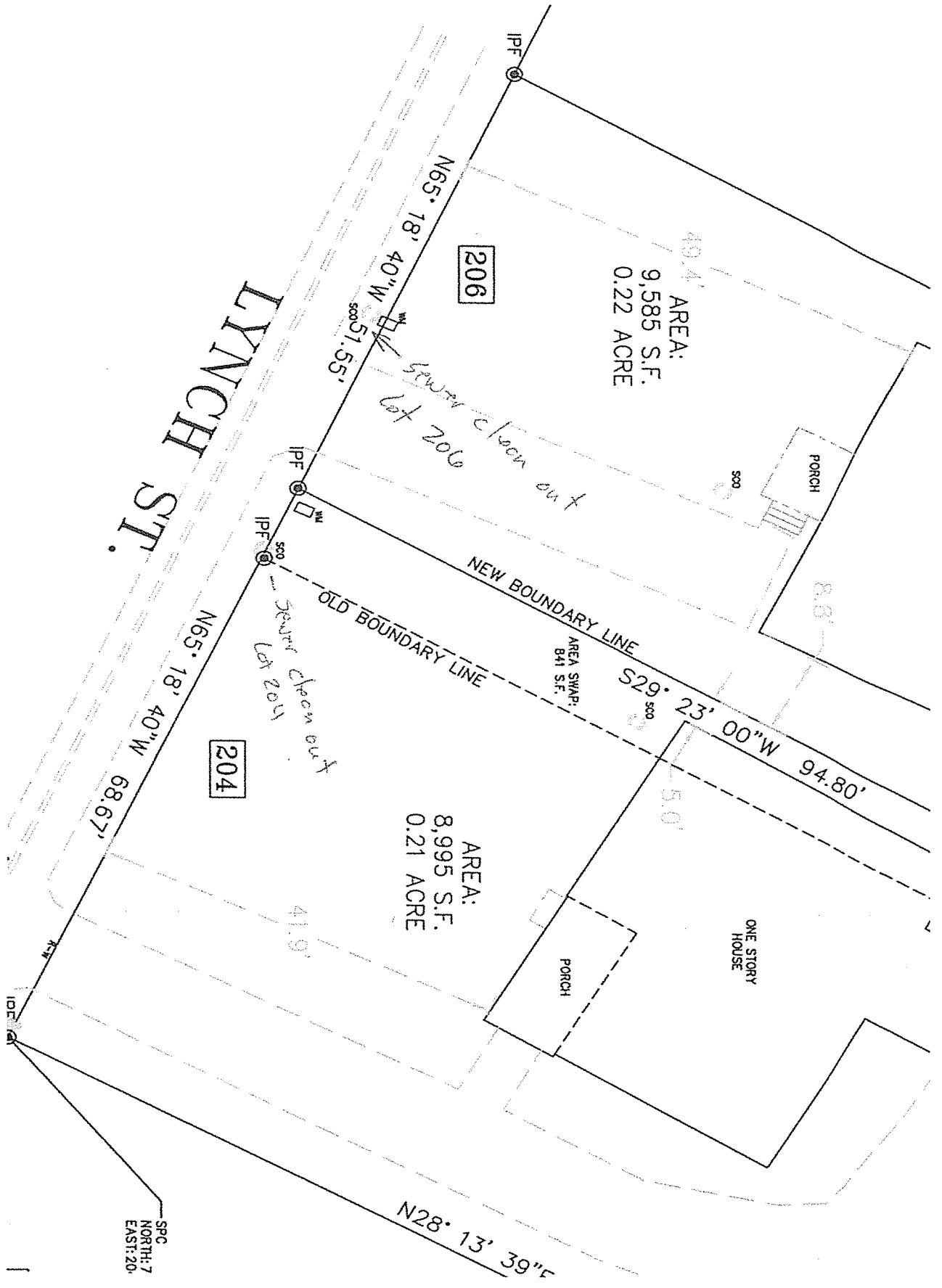
Owner (Signature): _____ Date: _____

By Commission Expires: _____

LEGEND

- 1. Iron Pipe Round (1/2" x 30')
- 2. Calculated Corner
- 3. Set of Open Top Post
- 4. Edge of Fencing
- 5. Retaining Wall
- 6. Trench or Ditch
- 7. Water Ways
- 8. State Right-of-Way
- 9. Street Address
- 10. Surveyor's Office

LYNCH ST.



206

49.4' AREA:
9,585 S.F.
0.22 ACRE

*sewer clean out
lot 206*

204

AREA:
8,995 S.F.
0.21 ACRE

*sewer clean out
lot 204*

ONE STORY
HOUSE

SPC
NORTH: 7
EAST: 20

100' PA

AGENT AUTHORIZATION FORM

Application #: _____

Submittal Date: _____

206 Lynch Street Trust is the owner* of the property for which the attached application is being submitted:

- Land Use Amendment
- 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: 206 Lynch Street, Apex NC 27502

The agent for this project is: Trinity Henderson

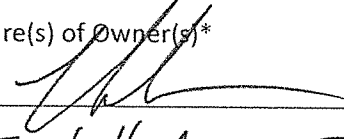
I am the owner of the property and will be acting as my own agent

Agent Name: Trinity Henderson, Trustee of 206 Lynch Street Trust

Address: 132 Partlo Street Garner NC 27529

Telephone Number: 919-229-8840

E-Mail Address: thenderson@hendersonwall.com

Signature(s) of owner(s)*


Trinity Henderson, Trustee
Type or print name

5/26/2020
Date

Type or print name

Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: _____

Submittal Date: _____

The undersigned, Trinity Henderson, Trustee (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 206 Lynch Street, Apex, NC 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 4/30/2019 dated and recorded in the Wake County Register of Deeds Office on 5/1/2019 recorded, in Book 17430 Page 1113.
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 5/1/2019, 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 5/1/2019, 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 1 day of March, 2020.

[Signature] (seal)

Trinity Henderson, Trustee
Type or print name

STATE OF NORTH CAROLINA
COUNTY OF Wake

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



[Signature]
Notary Public
State of North Carolina
My Commission Expires: 05/27/2024

EXHIBIT "A"
LEGAL DESCRIPTION

Wake County

Roberto F. Arellano Moran and Ashley Arellano
Situated in Wake County and beginning described as follows:

See attached Exhibit A

LEGAL DESCRIPTION

Commencing at a computed point as shown on the plat in Map Book 2003, Page 1452 for the Apex R/W Acquisition dated 4/11/03 on the northern side of the Lynch Street right-of-way and running almost parallel with the lot lines of Willie Smiley and Walter A. Thompson, as shown on said plat, then North 28°07'1" East for 2.91 feet to an Iron Pipe Set (IPS) at the corner of the lots of Willie Smiley and Walter A. Thompson, as shown said plat, and the POINT OF BEGINNING. Then proceeding South 29°14'49" West for 162.42 feet to an Auto Jack Post, then South 60°03'01" East for 60 feet to an IPS at the corner of an old wire fence and a chain link fence where three of the adjoining properties meet with the northeast corner of the property. Then South 29°15'28" West for 156.74 feet to an IPS at the southeast corner of the property, then proceeding North 64°42'09" West for 8.62 feet to an IPS, then North 65°35'49" West for 51.55 feet to the Point of Beginning encompassing approximately 0.220 acres as shown on an unrecorded map of survey by John S. Collier, PLS. L-3879 dated 11/3/18.

For reference purposes, this property is located at: 206 Lynch Street
Apex, NC 27502

and has tax identification number (0741282977))

Wake County

WAKE COUNTY, NC
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05-01-2019 AT 16:25:38
STATE OF NC REAL ESTATE
EXCISE TAX: \$170.00
BOOK: 017430 PAGE: 01113 - 0111

Submitted electronically by Henderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

NORTH CAROLINA
GENERAL WARRANTY DEED

Mail to the preparer: Trinity M. Henderson, Attorney at Law
132 Parilo Street
Garner, NC 27529

This instrument prepared by Trinity Henderson, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to tax collector upon disbursement of closing proceeds.

Parcel #0741282977
Wake County

Brief Index
description:

206 Lynch Street

Excise Tax: \$170.00

(This conveyance is insured by a policy of title insurance issued by Omega Title Insurance Company)

THIS WARRANTY DEED is made on the date set forth in the acknowledgment set out below by and between:

Roberto F. Arellano Moran and Ashley Arellano

whose mailing address for future correspondence is:

(If checked, the property being conveyed includes the primary residence of at least one of the Grantors.

(hereinafter referred to in the neuter singular as "the Grantor"); and,

206 Lynch Street Trust

206 Lynch Street
Apex, NC 27502

(to verify the name, status and mailing address are correct, please initial _____)

(hereinafter referred to in the neuter singular as "the Grantee") :

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby

EXHIBIT "A"
LEGAL DESCRIPTION

Wake County

Roberto F. Arellano Moran and Ashley Arellano
Situated in Wake County and beginning described as follows:

See attached Exhibit A

LEGAL DESCRIPTION

Commencing at a computed point as shown on the plat in Map Book 2003, Page 1452 for the Apex R/W Acquisition dated 4/11/03 on the northern side of the Lynch Street right-of-way and running almost parallel with the lot lines of Willie Smiley and Walter A. Thompson, as shown on said plat, then North 28°07'1" East for 2.91 feet to an Iron Pipe Set (IPS) at the corner of the lots of Willie Smiley and Walter A. Thompson, as shown said plat, and the POINT OF BEGINNING. Then proceeding South 29°14'49" West for 162.42 feet to an Auto Jack Post, then South 60°03'01" East for 60 feet to an IPS at the corner of an old wire fence and a chain link fence where three of the adjoining properties meet with the northeast corner of the property. Then South 29°15'28" West for 156.74 feet to an IPS at the southeast corner of the property, then proceeding North 64°42'09" West for 8.62 feet to an IPS, then North 65°35'49" West for 51.55 feet to the Point of Beginning encompassing approximately 0.220 acres as shown on an unrecorded map of survey by John S. Collier, PLS. L-3879 dated 11/3/18.

For reference purposes, this property is located at: 206 Lynch Street
Apex, NC 27502

and has tax identification number (0741282977))

AGENT AUTHORIZATION FORM

Application #: _____

Submittal Date: _____

Orchid Homes LLC is the owner* of the property for which the attached application is being submitted:

- Land Use Amendment
- 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: 204 Lynch Street, Apex, NC 27502

The agent for this project is: Henderson Law (Trinity Henderson)

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

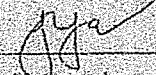
Agent Name: Trinity Henderson

Address: 132 Paitlo Street

Telephone Number: 919-229-8840

E-Mail Address: thenderson@hendersonlaw.com

Signature(s) of Owner(s)*


Orchid Homes LLC / Troy Nardi
Type or print name

04/13/20
Date

Type or print name Date

Attach additional sheets if there are additional owners.

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

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

AFFIDAVIT OF OWNERSHIP

Application #: _____ Submittal Date: _____

The undersigned, Orchid Homes, LLC (the "Affiant") first being duly sworn, hereby swears or affirms as follows:

1. Affiant is over eighteen (18) years of age and authorized to make this Affidavit. The Affiant is the sole owner, or is the authorized agent of all owners, of the property located at 204 Lynch St Apex NC 27502 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 3/5/08 and recorded in the Wake County Register of Deeds Office on 3/5/08, in Book 12987 Page 2038.
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 3/5/08, 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 3/5/08, 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.

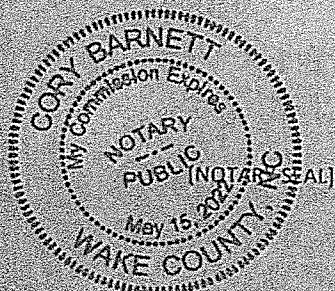
This the 3rd day of June, 2020.

[Signature]

(seal)
Tujar Nagdi / Orchid Homes LLC
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 Tujar Nagdi, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's Tujar Nagdi, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



[Signature]

Notary Public
State of North Carolina
My Commission Expires: May 15, 2022

Legal Description for: 204 Lynch Street, Apex, NC

BEGINNING at a stake on the North side of Lynch Street, a corner for T.L. Forney, runs thence with the line of T.L. Forney in a Northernly direction 150 feet to a stake in the line of Tom Fuller's thence with said Fullers line in a easterly direction 60 feet to a stake, a corner for Joe Foggs, thence with said Fogg a line in a southernly direction 150 feet to a stake on the North side of said Lynch Street; thence parallel with Lynch Street in a Westernly direction 60 feet to the point of BEGINNING. This being the land conveyed to Margaret Josey Thompson by Lottie Bell Josey Page and husband, David Page, by deed dated the 12th of February, 1958 recorded in Book 1238, Page 604 of the Office of the Register of Deeds for Wake County, North Carolina.

BK012987PG02038

WAKE COUNTY, NC 189
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/05/2008 AT 12:36:02

BOOK:012987 PAGE:02038 - 02041

Excise tax: \$-0-

Tax Account No: 64178, 70429 & 288635

This instrument was prepared by: Donald W. Grimes, 903 Kildaire Farm Road, Cary, NC 27511

Return to: Donald W. Grimes, Attorney At Law (74)

Brief Description for the Index: 3 Tracts

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED made this 5th day of March, 2008 by and between:

GRANTOR

Jujar A. Nagdi,
Unmarried

GRANTEE

Orchid Homes, L.L.C.,
a North Carolina limited liability company
Mailing address:
306 Beech Street
Cary, NC 27513

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEING all of Tracts 1, 2 and 3 as described on attached *Exhibit A*

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 12676, page 552 and Book 12771, page 2218, Wake County Registry.

BK012987PG02039

A map showing the above described property is recorded in Map Book , Page , and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

2008 ad valorem property taxes, not yet due;
Restrictive covenants of record, if any; and
Rights of way and easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

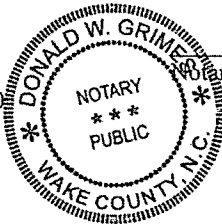
Jujar A. Nagdi (SEAL)
Jujar A. Nagdi

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Donald W. Grimes, a Notary Public of the aforesaid County and State, certify that **Jujar A. Nagdi** Grantor(s), personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument.

WITNESS my hand and official stamp or seal, this the 5 day of March, 2008.

My commission expires: 10/9/2010



Donald W. Grimes
Notary Public

BK012987PG02040

Exhibit "A"

LEGAL DESCRIPTION

Tract 1:


BEING all of **Lot 140, Worthdale, Section 3**, as shown on plat recorded in Book of Maps 1967, page 50, Wake County Register of Deeds.

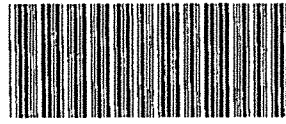
Tract 2:

BEING all of **Lot 136, Chastain, Phase 5**, as shown on plat recorded in Book of Maps 2001, page 1129, Wake County Register of Deeds.

Tract 3:

BEGINNING at a stake on the North side of Lynch Street, a corner for T.L. Forney, runs thence with the line of T.L. Forney in a Northernly direction 150 feet to a stake in the line of Tom Fuller's thence with said Fullers line in a easterly direction 60 feet to a stake, a corner for Joe Foggs, thence with said Fogg a line in a southernly direction 150 feet to a stake on the North side of said Lynch Street; thence parallel with Lynch Street in a Westernly direction 60 feet to the point of **BEGINNING**. This being the land conveyed to Margaret Josey Thompson by Lottie Bell Josey Page and husband, David Page, by deed dated the 12th of February, 1958 recorded in Book 1238, Page 604 of the Office of the Register of Deeds for Wake County, North Carolina.


204 Lynch St



BOOK:012987 PAGE:02038 - 02041

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
 4 # of Pages

Neighborhood Meeting

Date: February 20, 2020

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, Trinity Henderson, do hereby declare as follows:
Print Name

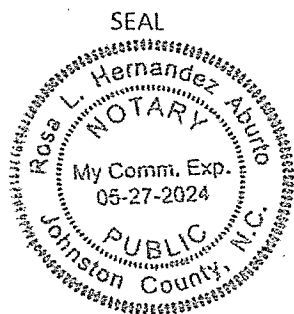
1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 1411 East Williams St Apex, NC (location/address) on 2/20/2020 (date) from 6:00pm (start time) to 8:00pm (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.

3/1/2020
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Rosa L Hernandez Aburto Notary Public for the above State and County, on this the 20 day of April, 2020.



Rosa L Hernandez Aburto
Notary Public
Rosa L Hernandez Aburto
Print Name

My Commission Expires: 05/27/2024

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): 700 Lynch Street Trust
Applicant(s): Trinity Anderson, Trustee
Contact information (email/phone): 919-889-4303
Meeting Address: 1411 East Williams St, Apex, NC 27539
Date of meeting: 2/20/2020 Time of meeting: 6pm-8pm

Please summarize the questions/comments and your response from the Neighborhood Meeting 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:

NONE

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

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: 1411 East Williams St, Apex NC
 Date of meeting: 7-20-2020 Time of meeting: 6:08 PM
 Property Owner(s) name(s): 206 Lynch St Tract d. Dickey Homes, LLC
 Applicant(s): 206 Lynch St Tract

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.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					

Use additional sheets, if necessary.

Neighborhood Meeting Handout

Rezoning Petition for:

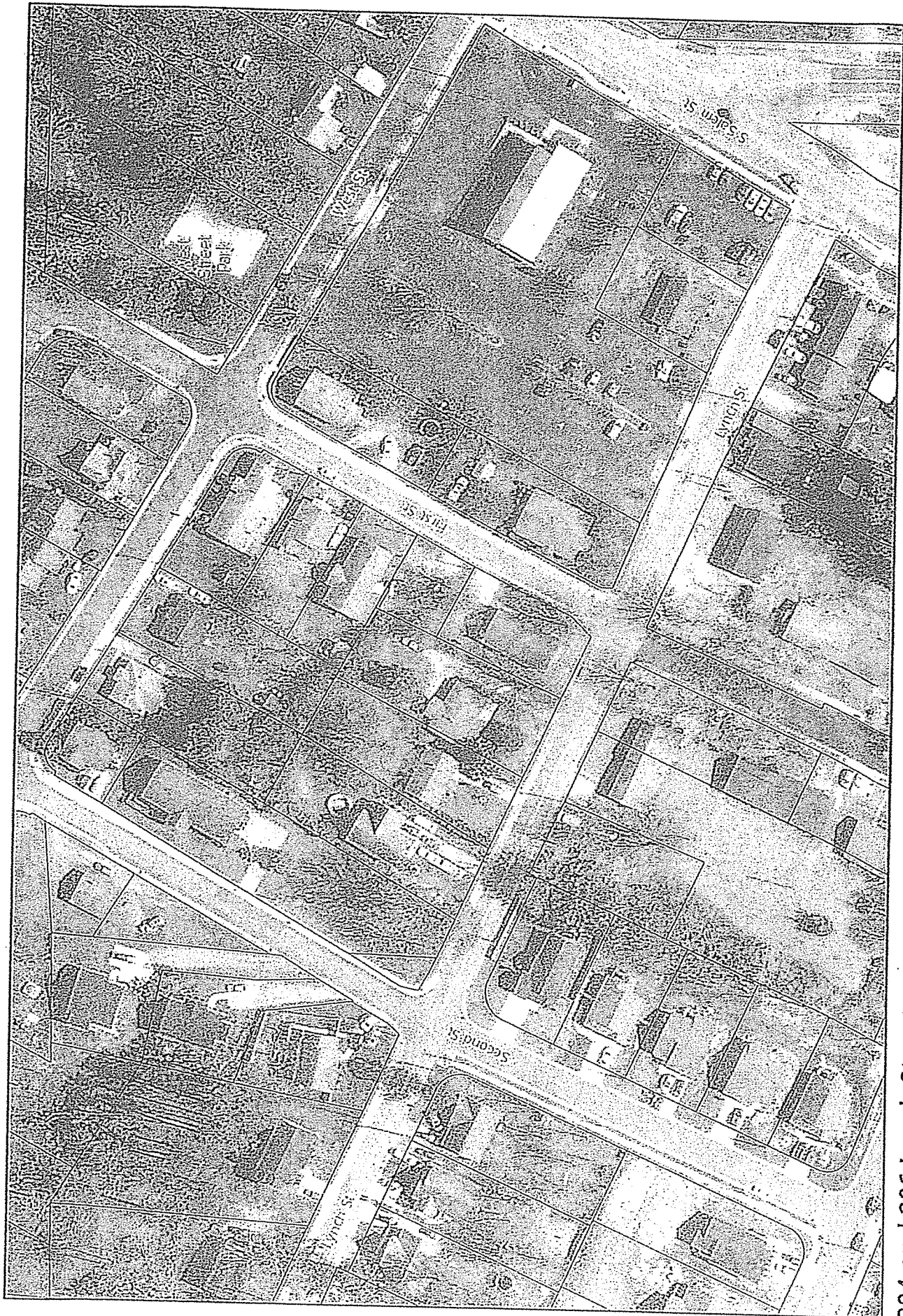
204 and 206 Lynch Street
Apex, North Carolina

Date: February 20, 2020

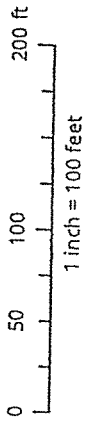
Location: Comfort Inn Apex
1411 East Williams Street
Apex, North Carolina 27539

Attachments

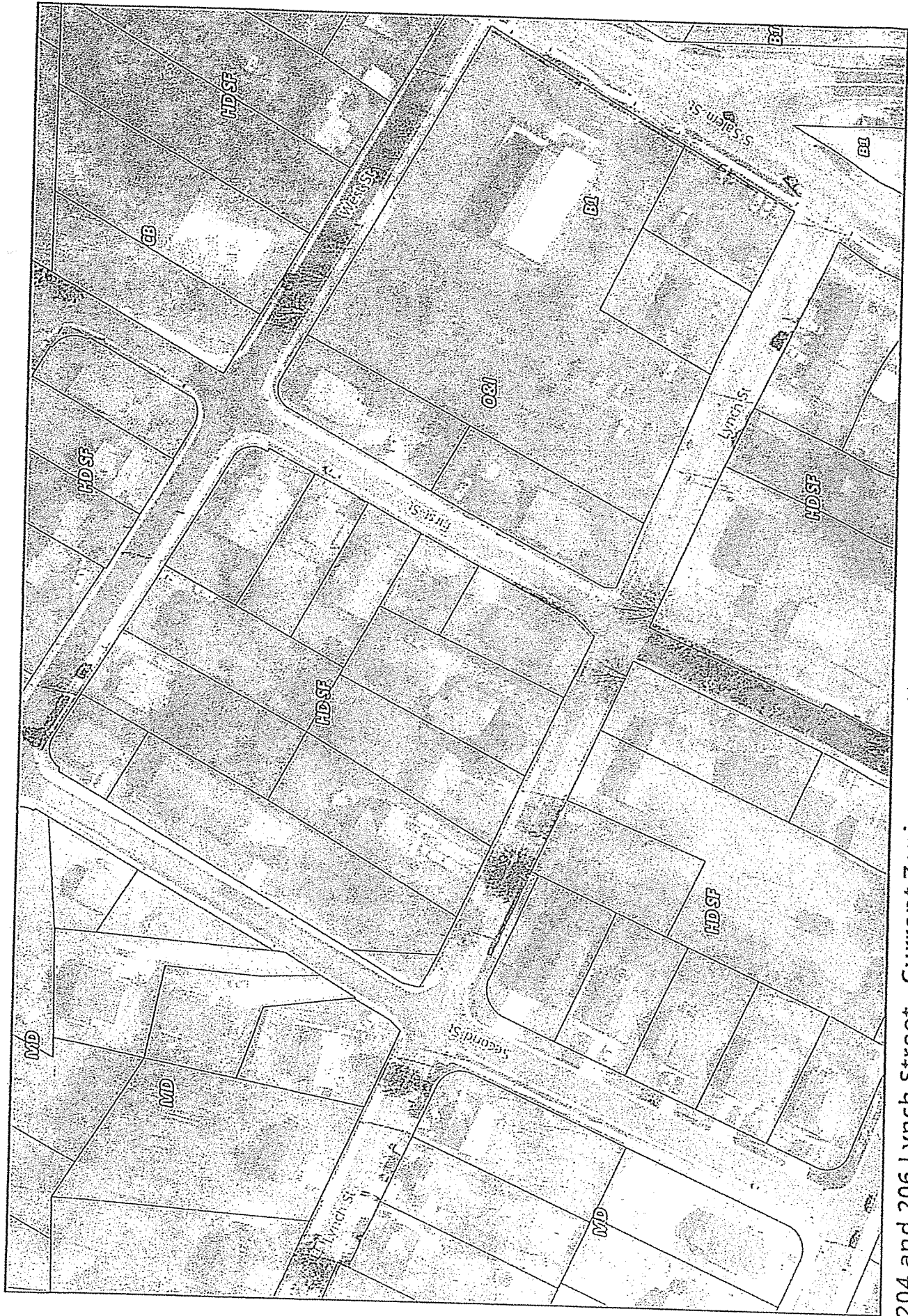
1. Vicinity Map for 204 and 206 Lynch Street
2. Existing Zoning Map for 204 and 206 Lynch Street
3. Proposed Recombination Map for 204 and 206 Lynch Street
4. Project Contact Information
5. Common Construction Issues & Who to Call



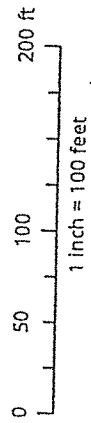
204 and 206 Lynch Street



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

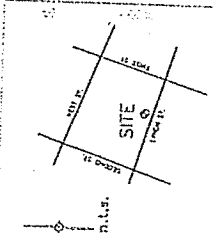


204 and 206 Lynch Street - Current Zoning



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

DEED RECORD # 14-11-13-114
 DEED RECORD # 14-11-13-115
 DEED RECORD # 14-11-13-116
 DEED RECORD # 14-11-13-117
 DEED RECORD # 14-11-13-118
 DEED RECORD # 14-11-13-119
 DEED RECORD # 14-11-13-120
 DEED RECORD # 14-11-13-121
 DEED RECORD # 14-11-13-122



VICINITY MAP

1. THE PURPOSE OF THIS MAP IS TO ACCURATELY SHOW THE LOCATION OF THE SITE IN RELATIONSHIP TO THE SURROUNDING STREETS AND LOTS. THE SITE IS SHOWN IN THE CENTER OF THE MAP, WITH THE STREETS AND LOTS SURROUNDING IT.

2. THE STREETS AND LOTS SHOWN ON THIS MAP ARE THOSE WHICH ARE KNOWN TO THE PUBLIC BY THE RECORDS OF THE COUNTY CLERK OF WAKE COUNTY, N.C.

3. THE SCALE OF THIS MAP IS ONE INCH EQUALS ONE HUNDRED FEET.

OWNER (Signature must be witnessed)
 _____ Date _____

WITNESSES

STATE OF NORTH CAROLINA, County of Wake
 I, _____, County Clerk, do hereby certify that the above described parcel is the property of _____, and that I have duly recorded this deed in the public records of this county, to wit, Book _____, Page _____.

OWNER (Signature must be witnessed)
 _____ Date _____

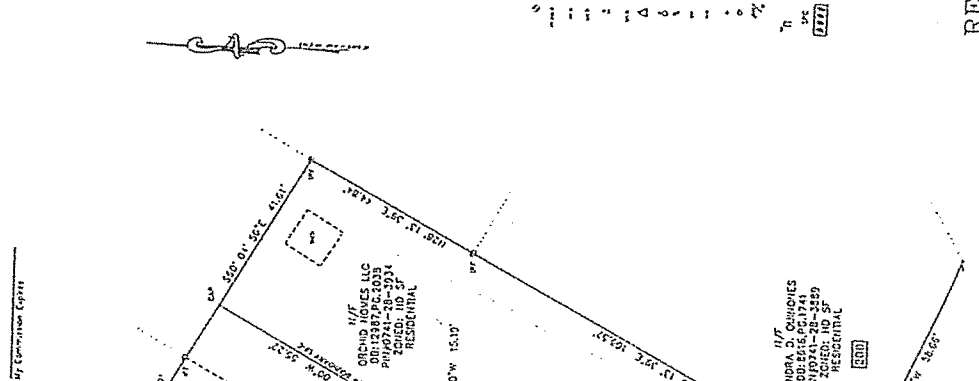
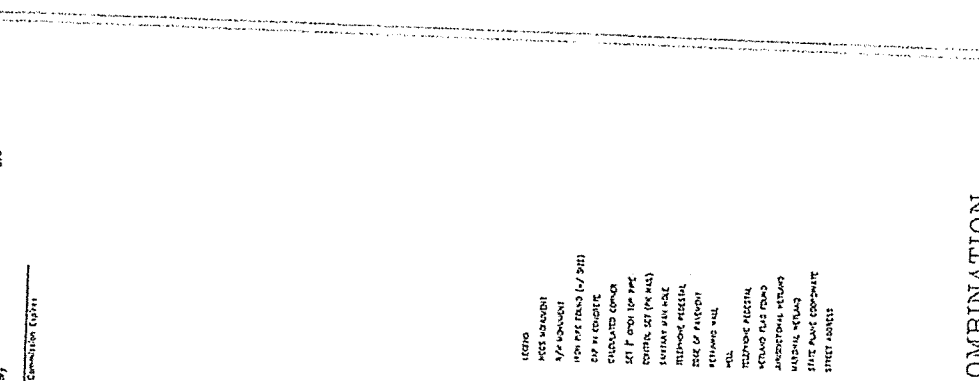
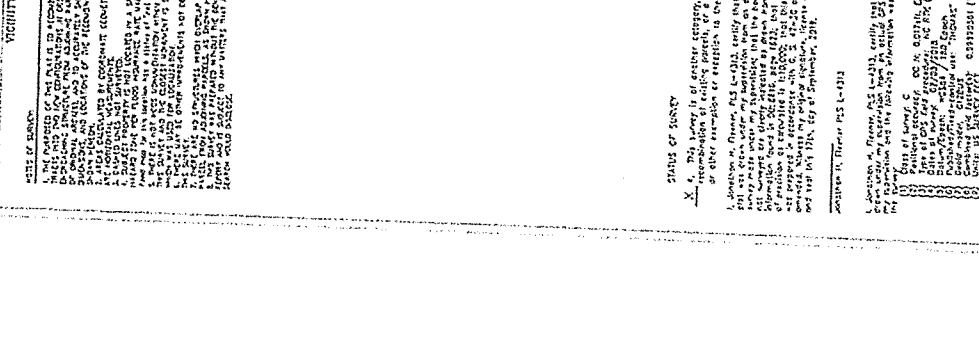
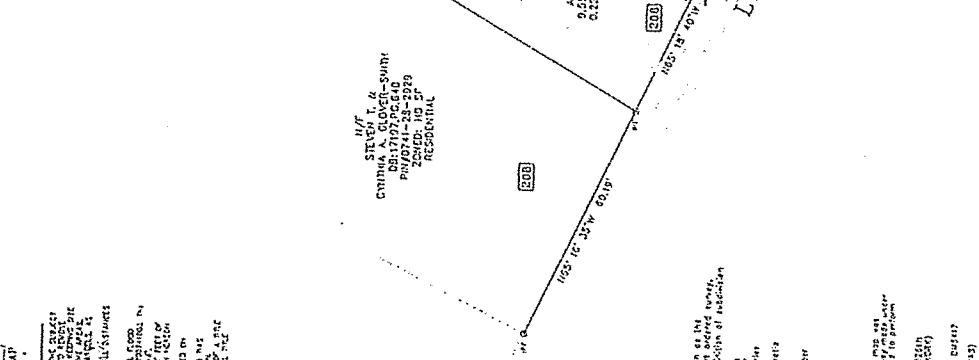
WITNESSES

STATE OF NORTH CAROLINA, County of Wake
 I, _____, County Clerk, do hereby certify that the above described parcel is the property of _____, and that I have duly recorded this deed in the public records of this county, to wit, Book _____, Page _____.

OWNER (Signature must be witnessed)
 _____ Date _____

WITNESSES

STATE OF NORTH CAROLINA, County of Wake
 I, _____, County Clerk, do hereby certify that the above described parcel is the property of _____, and that I have duly recorded this deed in the public records of this county, to wit, Book _____, Page _____.

- 1. 1/4 SECTION
- 2. 1/2 SECTION
- 3. 3/4 SECTION
- 4. 1/4 SECTION
- 5. 1/2 SECTION
- 6. 3/4 SECTION
- 7. 1/4 SECTION
- 8. 1/2 SECTION
- 9. 3/4 SECTION
- 10. 1/4 SECTION
- 11. 1/2 SECTION
- 12. 3/4 SECTION
- 13. 1/4 SECTION
- 14. 1/2 SECTION
- 15. 3/4 SECTION
- 16. 1/4 SECTION
- 17. 1/2 SECTION
- 18. 3/4 SECTION
- 19. 1/4 SECTION
- 20. 1/2 SECTION
- 21. 3/4 SECTION
- 22. 1/4 SECTION
- 23. 1/2 SECTION
- 24. 3/4 SECTION
- 25. 1/4 SECTION
- 26. 1/2 SECTION
- 27. 3/4 SECTION
- 28. 1/4 SECTION
- 29. 1/2 SECTION
- 30. 3/4 SECTION
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DATE: _____

BY: _____

APPROVED BY: _____

DATE: _____

SUMMIT COASTAL PLLC

Summit Coastal PLLC
 10000 Summit Drive, Suite 100
 Wake Forest, NC 27157
 Tel: 919.286.1111
 Fax: 919.286.1112
 Email: info@summitcoastal.com

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: 204 and 206 Lynch Street Rezoning Zoning: STCOD

Location: 204 and 206 Lynch Street, Apex, NC 27502

Property PIN(s): 0070430 & 0070429 Acreage/Square Feet: .44 combined

Property Owner: 206 Lynch Street Trust, Trinity Henderson, Trustee

Address: 132 Partlo Street

City: Garner State: NC Zip: 27529

Phone: 919-229-8840 Email: thenderson@hendersonwall.com

Developer: n/a

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: n/a

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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 Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Mike Deaton, Stormwater & Utility Engineering Manager	(919) 249-3413
Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation

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

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

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

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

Documentation

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction: **Non-Emergency Police** 919-362-8661

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

Construction Traffic: **James Misciagno** 919-372-7470

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

Road Damage & Traffic Control: **Water Resources - Infrastructure Inspections** 919-362-3166

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources - Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations: **Non-Emergency Police** 919-362-8661

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

Dirt in the Road: **James Misciagno** 919-372-7470

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

Dirt on Properties or in Streams: **James Misciagno** 919-372-7470
Danny Smith Danny.Smith@ncdenr.gov

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

Dust: **James Misciagno** 919-372-7470

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

Trash: **James Misciagno** 919-372-7470

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

Temporary Sediment Basins: **James Misciagno** 919-372-7470

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

Stormwater Control Measures: **Mike Deaton** 919-249-3413

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation: **Rodney Smith** 919-249-3342

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

OBJECTID	PIN	PIN Ext	Real Estate Map Name
222494	7.41E+08	0	415616 0741 05
213599	7.41E+08	0	319345 0741 05
328756	7.41E+08	0	319344 0741 05
140277	7.41E+08	0	423820 0741 05
287667	7.41E+08	0	411779 0741 05
214944	7.41E+08	0	411778 0741 05
287670	7.41E+08	0	33306 0741 05
60031	7.41E+08	0	102924 0741 05
287522	7.41E+08	0	411777 0741 05
177024	7.41E+08	0	411030 0741 05
287024	7.41E+08	0	35437 0741 05
4794	7.41E+08	0	102915 0741 05
60029	7.41E+08	0	102921 0741 05
273373	7.41E+08	0	77655 0741 05
40315	7.41E+08	0	69872 0741 05
358482	7.41E+08	0	70430 0741 05
60035	7.41E+08	0	102933 0741 05
116998	7.41E+08	0	46075 0741 05
22344	7.41E+08	0	70429 0741 05
339672	7.41E+08	0	31260 0741 05
192798	7.41E+08	0	9907 0741 05
74733	7.41E+08	0	18381 0741 05
63532	7.41E+08	0	10336 0741 06
113440	7.41E+08	0	103121 0741 06
261048	7.41E+08	0	69663 0741 06
261055	7.41E+08	0	62960 0741 06
309677	7.41E+08	0	370135 0741 05
89225	7.41E+08	0	370136 0741 05
43988	7.41E+08	0	370137 0741 05
239734	7.41E+08	0	62931 0741 05
145451	7.41E+08	0	42851 0741 05
371716	7.41E+08	0	12889 0741 05
60854	7.41E+08	0	15131 0741 05
322800	7.41E+08	0	70715 0741 05
135690	7.41E+08	0	40718 0741 05
27687	7.41E+08	0	13857 0741 05
9353	7.41E+08	0	22974 0741 05
10823	7.41E+08	0	77436 0741 05
227708	7.41E+08	0	45419 0741 05
100674	7.41E+08	0	27184 0741 05
386657	7.41E+08	0	52622 0741 05
384642	7.41E+08	0	22834 0741 05
384643	7.41E+08	0	3685 0741 05
363781	7.41E+08	0	40675 0741 06
140666	7.41E+08	0	21102 0741 06
270341	7.41E+08	0	21103 0741 06

204 Lync

109877	7.41E+08	0	67866 0741 06
121672	7.41E+08	0	18611 0741 06
241818	7.41E+08	0	55078 0741 06

Owner	Mail Address 1
BASWETI, YABESH N BASWETI, JANE N	300 ADA ST
AKHTAR, AFAQUE AKHTAR, MARIA AFAQUE	201 VISTA BROOKE DR
BOYD, DAVID J TRUSTEE BOYD, PATRICIA A TRUSTEE	869 HALSTEAD TER
KARIUKI, VERONICA W	304 LYNCH ST
RUIZ, SONIA LOPEZ	609 2ND ST
GHANDOUR, HASSANE ELMETOUY, ATIKA	607 2ND ST
NGOMA, INNOCENT D	605 2ND ST
HOUSING AUTH COUNTY OF WAKE	PO BOX 399
NOZA, DAWIT F DISSE, SEBLIE B	603 2ND ST
YEMANE, SABA	601 2ND ST
HABITAT FOR HUMANITY OF WAKE COUNTY	2420 N RALEIGH BLVD
HOUSING AUTH COUNTY OF WAKE	PO BOX 399
HOUSING AUTH COUNTY OF WAKE	PO BOX 399
LIVERPOOL, LUDWIG	301 MILKY WAY DR
GLOVER-SMITH, CYNTHIA A SMITH, STEVEN T	208 LYNCH ST
206 LYNCH STREET TRUST	206 LYNCH ST
HOUSING AUTH COUNTY OF WAKE	PO BOX 368
QUINONES, SANDRA D	3820 VINCA ST
ORCHID HOMES LLC	PO BOX 23
TAYLOR, SEAN M TAYLOR, KIM C	105 LYNCH ST
BULLOCK, THOMAS	108 LYNCH ST
MCPHAIL, BILLY N	1924 EDWIN DR
GILBERT, BETTY LOU	PO BOX 815
ST MARYS AFRICAN METHODIST	600 S SALEM ST
MCCLAMB, WALTER J	PO BOX 243
MCCLAMB, WALTER J	PO BOX 243
KADLAC, SHANE KADLAC, KELLI	300 LYNCH ST
DECHIR, NABIL MEZIANI, AMIRA	508 2ND ST
JIBRIL, NAJMA M AHMED, MOHAMED A	506 2ND ST
SCOTT, WILLIE HENRY UTLEY, BEVERLY JEAN	C/O ALESIA MCLEAN
GILBERT, LILLIE LYON	810 NAPLETON CIR
HABITAT FOR HUMANITY OF WAKE COUNTY INC	2420 N RALEIGH BLVD
BROWN, FLOYA COTTEN	PO BOX 1514
ACEVEDO, MIGDALIA CRUZADO, LUIS	501 2ND ST
CHO, RICHARD CHO, MERRIDITH	6015 N FRANCISCO AVE
LEE, ALICE BECKWITH	209 WEST ST
MANGUM, RICKY E MANGUM, PAMELA C	1118 JONES FRANKLIN RD
WIGGINS, LUCILLE WIGGINS, JEROME	210 WEST ST
MCCLAIN, NELLIE B FORT	516 1ST ST
CHATMAN, PAULETTE R	30 TINC RD
BELLO, ROEL S BELLO, LIANNA N	1102 CHURCHWOOD DR
DANIEL REAL ESTATE HOLDINGS LLC	311 LYNCH ST
DANIEL REAL ESTATE HOLDINGS LLC	311 LYNCH ST
HUGHES, MAUREEN	113 WEST ST
COPE, ALEXANDER G. COPE, PAIGE	204 WEST ST
CARMONA, MARIA DEL ROCIO PEREZ	200 WEST ST

APEX TOWN OF
APEX TOWN OF
MORING, MARIAN M

PO BOX 250
PO BOX 250
804 E LANE ST

Mail Address 2	Mail Address 3	Deed Book	Deed Page	Deed Acres	Deed Date
APEX NC 27502-3001		15502	2114	0.21	#####
MORRISVILLE NC 27560-9711		15592	90	0.22	#####
THE VILLAGES FL 32162-6664		17093	958	0.19	#####
APEX NC 27502-2028		15889	500	0.44	1/9/2015
APEX NC 27502-1241		15501	438	0.16	#####
APEX NC 27502-1241		15484	54	0.15	#####
APEX NC 27502-1241		15501	425	0.15	#####
ZEBULON NC 27597-0399		1496	332	0.68	1/1/1962
APEX NC 27502-1241		15488	2456	0.15	#####
APEX NC 27502-1241		15582	654	0.17	#####
RALEIGH NC 27604-2235		15450	585	0.03	#####
ZEBULON NC 27597-0399		0	0	0.18	1/1/1962
ZEBULON NC 27597-0399		0	0	0.22	1/1/1962
APEX NC 27502-6580		16592	2167	0.17	#####
APEX NC 27502-2026		17197	648	0.23	#####
APEX NC 27502-2026		17430	1113	0.22	5/1/2019
ZEBULON NC 27597-0368		1506	208	0.88	1/1/1962
SUMTER SC 29154-1741		8616	1623	0.14	#####
MORRISVILLE NC 27560-0023		12987	2038	0.22	3/5/2008
APEX NC 27502-2023		17255	2142	0.4	#####
APEX NC 27502-2024		3849	16	0.21	#####
RALEIGH NC 27610-5038		3116	568	0.08	5/3/1983
APEX NC 27502-0815		2138	569	0.44	3/6/1973
APEX NC 27502-2042		2317	226	0.25	1/1/1975
APEX NC 27502-0243		13-E	896	0.16	2/5/2013
APEX NC 27502-0243		13-E	896	1.49	2/5/2013
APEX NC 27502-2028		16915	1075	0.17	#####
APEX NC 27502-2062		15899	2059	0.16	#####
APEX NC 27502-2062		16164	2786	0.21	#####
PO BOX 13	APEX NC 27502-0013	10332	1436	0.08	8/1/2003
APEX NC 27502-1392		12-E	266	0.26	9/5/2009
RALEIGH NC 27604-2235		16122	317	0.08	#####
APEX NC 27502-3514		10913	2343	0.39	7/8/2004
APEX NC 27502-2047		16956	605	0.08	#####
CHICAGO IL 60659-2507		14073	2121	0.13	#####
APEX NC 27502-2056		14289	417	0.22	3/4/2011
RALEIGH NC 27606-3311		5981	578	0.23	#####
APEX NC 27502-2057		6342	59	0.13	#####
APEX NC 27502-2018		8243	2024	0.13	2/3/1999
FLANDERS NJ 07836-9610		16119	1194	0.12	#####
APEX NC 27502-3983		17659	1014	0.18	#####
APEX NC 27502-2027		17453	2543	0.27	#####
APEX NC 27502-2027		17453	2543	0.15	#####
APEX NC 27502-2054		17510	1494	0.19	#####
APEX NC 27502-2057		17149	1121	0.15	6/7/2018
APEX NC 27502-2057		16386	651	0.13	#####

APEX NC 27502-0250	2552	279	0.2 #####
APEX NC 27502-0250	2641	536	0.32 #####
RALEIGH NC 27601-1232	12035	641	0.32 #####

Building Va	Land Value	Total Value	Biling Class	Description	Heated Are	Street Narr	Site Address	City
147327	91000	238327	Individual	LO7 WHITE		1302 ADA ST	300 ADA ST	APEX
119734	91000	210734	Individual	LO3 RCMB		1140 LYNCH ST	301 LYNCH	APEX
117335	91000	208335	Individual	LO2 RCMB		1248 LYNCH ST	303 LYNCH	APEX
130873	117000	247873	Individual	LO7 WEST :		1146 LYNCH ST	304 LYNCH	APEX
130059	78000	208059	Individual	LO5 HABIT,		1116 SECOND ST	609 SECON	APEX
130980	78000	208980	Individual	LO4 HABIT,		1094 SECOND ST	607 SECON	APEX
130980	78000	208980	Individual	LO3 HABIT,		1094 SECOND ST	605 SECON	APEX
126237	117000	243237	Exempt	LYNCH ST		1618 LYNCH ST	201 LYNCH	APEX
128504	78000	206504	Individual	LO2 HABIT,		1077 SECOND ST	603 SECON	APEX
133571	78000	211571	Individual	LO1 HABIT,		1132 SECOND ST	601 SECON	APEX
0	2250	2250	Business	LOB OF POWELL & MC		LYNCH ST	0 LYNCH ST	APEX
100718	91000	191718	Exempt	LO1 JONES		1271 FIRST ST	605 FIRST	APEX
145493	91000	236493	Exempt	LOPURVIS I		1964 FIRST ST	601 FIRST	APEX
6247	45000	51247	Individual	LO1 LYNCH		540 LYNCH ST	207 LYNCH	APEX
167366	45000	212366	Individual	208 LYNCH		1293 LYNCH ST	208 LYNCH	APEX
53960	45000	98960	Business	LO1 206 LY		864 LYNCH ST	206 LYNCH	APEX
371980	130000	501980	Exempt	LO42 PH43		4765 FIRST ST	600 FIRST	APEX
100961	45000	145961	Individual	520 FIRST		1456 FIRST ST	520 FIRST	APEX
86139	45000	131139	Business	204 LYNCH		1249 LYNCH ST	204 LYNCH	APEX
139416	67500	206916	Individual	LO1 LYNCH		1184 LYNCH ST	105 LYNCH	APEX
112576	36592	149168	Individual	NO		1536 LYNCH ST	108 LYNCH	APEX
0	36000	36000	Individual	504 FIRST STREET		FIRST ST	504 FIRST	APEX
44961	67500	112461	Individual	LO1 SALEM		1505 S SALEM ST	604 S SALE	APEX
148594	25047	173641	Exempt	600 S SALE		2551 S SALEM ST	600 S SALE	APEX
60462	41820	102282	Individual	LO1 THOM		996 LYNCH ST	102 LYNCH	APEX
336880	389424	726304	Individual	RCMB PRO		3190 S SALEM ST	500 S SALE	APEX
125723	78000	203723	Individual	LOGR PT B:		1084 LYNCH ST	300 LYNCH	APEX
117786	78000	195786	Individual	LOB2 TRAC		1146 SECOND ST	508 SECON	APEX
121302	91000	212302	Individual	LOB3 TRAC		1120 SECOND ST	506 SECON	APEX
0	65000	65000	Life Estate	504 SECOND ST		SECOND ST	0 SECOND	APEX
31935	104000	135935	Individual	LOGR PT 98		720 WEST ST	301 WEST	APEX
38953	130000	168953	Exempt	SECOND ST		634 SECOND ST	504 SECON	APEX
199209	54000	253209	Individual	505 SECON		2160 SECOND ST	505 SECON	APEX
100747	36000	136747	Individual	LO16 HOLL		748 SECOND ST	501 SECON	APEX
51137	45000	96137	Individual	LO82 ALLEI		816 WEST ST	300 WEST	APEX
61110	45000	106110	Individual	HOLLEMAN		1115 WEST ST	209 WEST	APEX
44543	45000	89543	Individual	207 WEST :		696 WEST ST	207 WEST	APEX
50493	45000	95493	Individual	LOGR PT 8:		868 WEST ST	210 WEST	APEX
86031	45000	131031	Individual	516 FIRST		1594 FIRST ST	516 FIRST	APEX
66649	45000	111649	Individual	502 FIRST		1032 FIRST ST	502 FIRST	APEX
68341	45000	113341	Individual	201 WEST :		1461 WEST ST	201 WEST	APEX
151328	54000	205328	Business	LO84-85		1512 WEST ST	208 WEST	APEX
202442	45000	247442	Business	LO1 WEST :		2160 WEST ST	206 WEST	APEX
109209	33104	142313	Individual	113 WEST :		1136 WEST ST	113 WEST	APEX
107336	45000	152336	Individual	LO1 APEX		1000 WEST ST	204 WEST	APEX
27627	45000	72627	Individual	PROP OF M		954 WEST ST	200 WEST	APEX

0	45000	45000 Exempt	LO1 WEST ST	WEST ST	112 WEST !APEX
0	45000	45000 Exempt	108 WEST ST	WEST ST	108 WEST !APEX
0	43200	43200 Individual	LO1 WEST ST	WEST ST	106 WEST !APEX

Planning Ju Township	Year Built	Sale Price	Sale Date	Use Type	Design Styl	Land Class	Old Parcel I
AP	White Oak	2013	147500	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	2004	110000	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	2006	122000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	2014	139500	1/9/2015	SINGLFAM	Conventior Residential	--
AP	White Oak	2013	140000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	2014	140000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	2013	140000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	1963			TWOFAM	Duplex	EXEMPT 007-0000C
AP	White Oak	2013	140000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	2014	142000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak					Vacant	--
AP	White Oak	1963			SINGLFAM	Conventior	EXEMPT --
AP	White Oak	1963			TWOFAM	Duplex	EXEMPT --
AP	White Oak	1960	35000	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	2009	150000	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1971	85000	5/1/2019	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1963			TWOFAM	Duplex	EXEMPT --
AP	White Oak	2002	18000	#####	SINGLFAM	MODULAR Residential	007-0000C
AP	White Oak	1959	66500	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1940	190000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	1986			SINGLFAM	Conventior Residential	007-0000C
AP	White Oak					Vacant	007-0000C
AP	White Oak	1973	1500	1/1/1973	MOBILE	MANUF MI Residential	007-0000C
AP	White Oak	1919			CHURCH	Conventior	EXEMPT 007-0000C
AP	White Oak	1959	80000	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1988			FUNERAL	Conventior Commercial	007-0000C
AP	White Oak	2008	203500	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	2014	139500	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	2015	153500	#####	SINGLFAM	Conventior Residential	--
AP	White Oak					Vacant	007-0000C
AP	White Oak	1985		#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1957	10000	#####	SINGLFAM	Conventior	EXEMPT 007-0000C
AP	White Oak	2005			SINGLFAM	Conventior Residential	--
AP	White Oak	2007	170000	#####	SINGLFAM	Conventior Residential	--
AP	White Oak	1963			SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1959	58000	3/4/2011	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1961			SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1962	35000	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1950	1500	2/1/1981	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1940			SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1947	115000	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	2003			SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	2003			SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1948	150000	#####	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1935	145000	6/7/2018	SINGLFAM	Conventior Residential	007-0000C
AP	White Oak	1984	55000	#####	SINGLFAM	Conventior Residential	007-0000C

AP White Oak
AP White Oak
AP White Oak

EXEMPT 007-0000C
EXEMPT 007-0000C
Vacant 007-0000C

7.41E+08

7.41E+08

7.41E+08

OBJECTID	PIN	PIN Ext	Real Estate Map	Name	Owner
24426	741272284	0	102934	0741 09	WAKE COUNTY BOARD OF EDUCATION
352115	741282227	0	432150	0741 05	SALEM CREEK TOWNHOMES RESIDENTIAL OV
283335	741284336	0	47586	0741 05	BLACKMAN, LORI ABRAHAM, DEBRA
243125	741284467	0	35443	0741 05	SMITH, BEVERLY WILLIS, VERDA
339672	741284555	0	31260	0741 05	TAYLOR, SEAN M TAYLOR, KIM C
216008	741285168	0	288199	0741 05	IOM DEVELOPERS, INC.
172694	741285435	0	37359	0741 06	TAYLOR, PAUL L TAYLOR, JAMES O
63532	741285576	0	10336	0741 06	GILBERT, BETTY LOU
187404	741286361	0	42853	0741 06	APEX TOWN OF
63014	741286484	0	283137	0741 06	APEX TOWN OF
113440	741286626	0	103121	0741 06	ST MARYS AFRICAN METHODIST
228299	741287556	0	69664	0741 06	APEX TOWN OF
224241	741289111	0	181255	0741 06	JONES, LOVELACE L
357967	741289223	0	36603	0741 06	HARRELL, WILLIAM BRIAN HARRELL, ELEANOR
357950	741289406	0	98134	0741 06	HOLLAND, UVA R
264543	741289549	0	120980	0741 06	WISDOM MASONIC LODGE
9531	741380300	0	11259	0741 06	HARRIS, NELLIE C CANNADY, TERESA

206 Lynch

Mail Address 1	Mail Address 2	Mail Address 3	Deed Book	Deed Page	Deed Acres
RE SERVICES DIRECTOR	1551 ROCK QUARI	RALEIGH NC 27610-4145	1206	475	15.39
CHARLESTON MGT CORP	PO BOX 97243	RALEIGH NC 27624-7243	17350	856	1.53
616 S SALEM ST	APEX NC 27502-2042		16976	1699	0.45
1383 EXETER ST	NORTH BALDWIN NY 11510-1306		03-E	0	0.05
105 LYNCH ST	APEX NC 27502-2023		17255	2142	0.4
466 STANCIL RD	ANGIER NC 27501-8342		15817	282	0.48
3283 FLORIDA DR	FAYETTEVILLE NC 28301-3363		87-E	339	0.25
PO BOX 815	APEX NC 27502-0815		2138	569	0.44
PO BOX 250	APEX NC 27502-0250		8959	102	0.74
PO BOX 250	APEX NC 27502-0250		10478	2415	0.32
600 S SALEM ST	APEX NC 27502-2042		2317	226	0.25
PO BOX 250	APEX NC 27502-0250		8801	49	0.23
7909 SMITH RD	APEX NC 27539-9507		4496	815	0.38
307 HUNTER ST	APEX NC 27502-1317		17420	2284	1.17
370 M T HOLLAND RD	APEX NC 27523-5704				0.5
PO BOX 1025	APEX NC 27502-1025		59	323	0.45
725 E 155TH CT	PHOENIX IL 60426-2638		7718	539	0.14

Deed Date	Building Va	Land Value	Total Value	Billing Class	Descriptor	Heated Are	Street Narr	Site Address
#####	12614985	1923750	14538735	Exempt	GR PT WC I	90518	TINGEN RD	700 TINGEI
#####	0	0	0	Business	LORCA 1 SALEM CREEK		SALEM CRE	0 SALEM CI
#####	122499	130000	252499	Individual	ADA STREE	1620	S SALEM ST	1616 S SALE
1/8/2003	0	4500	4500	Individual	APEX		LYNCH ST	0 LYNCH ST
#####	139416	67500	206916	Individual	LO1 LYNCH	1184	LYNCH ST	105 LYNCH
#####	0	104000	104000	Business	LO2 CROWN BUILDERS		S SALEM ST	1621 S SALE
#####	0	91000	91000	Individual	610 S SALEM ST		S SALEM ST	1610 S SALE
3/6/1973	44961	67500	112461	Individual	LO1 SALEM	1505	S SALEM ST	1604 S SALE
#####	3670	130000	133670	Exempt	TOWN OF APEX WATE		TINGEN RD	610 TINGEI
#####	0	117000	117000	Exempt	TOWN APEX WATER T		S SALEM ST	10 S SALEM
1/1/1975	148594	25047	173641	Exempt	600 S SALE	2551	S SALEM ST	1600 S SALE
2/5/2001	0	35067	35067	Exempt	TOWN OF APEX WATE		TINGEN RD	0 TINGEN F
#####	19387	117000	136387	Individual	LO2 RECM I	436	TINGEN RD	627 TINGEI
#####	33656	138925	172581	Individual	LO1A PROF	720	TINGEN RD	625 TINGEI
#####	27276	108900	136176	Individual	617 TINGEI	720	TINGEN RD	617 TINGEI
5/3/1880	127048	98010	225058	Exempt	MASONIC I	3000	TINGEN RD	615 TINGEI
#####	40810	78000	118810	Individual	BALDWIN I	728	TINGEN RD	623 TINGEI

City	Planning Ju	Township	Year Built	Sale Price	Sale Date	Use Type	Design Styl	Land Class
APEX	AP	White Oak	1991			SCHOOL	Conventior	EXEMPT
APEX	AP	White Oak						Vacant
APEX	AP	White Oak	1956			SINGLFAM	Conventior	Residential
APEX	AP	White Oak						Vacant
APEX	AP	White Oak	1940	190000	#####	SINGLFAM	Conventior	Residential
APEX	AP	White Oak						Vacant
APEX	AP	White Oak						Vacant
APEX	AP	White Oak	1973	1500	1/1/1973	MOBILE	MANUF MI	Residential
APEX	AP	White Oak						EXEMPT
APEX	AP	White Oak						EXEMPT
APEX	AP	White Oak	1919			CHURCH	Conventior	EXEMPT
APEX	AP	White Oak						EXEMPT
APEX	AP	White Oak	1961			SINGLFAM	Conventior	Residential
APEX	AP	White Oak	1960	165000	#####	SINGLFAM	Conventior	Residential
APEX	AP	White Oak	1976			SNGL TEN	Conventior	Commercia
APEX	AP	White Oak	1950			CLUB HSE	Conventior	EXEMPT
APEX	AP	White Oak	1963			SINGLFAM	Conventior	Residential

Old Parcel Number

--	7.41E+08
--	7.41E+08
--	7.41E+08
010-0000C	7.41E+08
--	7.41E+08
--	7.41E+08
010-0000C	7.41E+08
007-0000C	7.41E+08
010-0000C	7.41E+08
010-0000C	7.41E+08
007-0000C	7.41E+08
007-0000C	7.41E+08
010-0000C	7.41E+08
010-0000C	7.41E+08
010-0000C	7.41E+08
007-0000C	7.41E+08
010-0000C	7.41E+08

Neighborhood Meeting

Date: June 30, 2020

June 30, 2020

Neighborhood Meeting #2:

Notice sent to:

Josephine Kelly Cross, PO Box 24, Apex, NC 27502

Michail Elchaninova and Natalia Elchaninova, 401 West St, Apex, NC 27520

Linda Rivera-Pena and Guadalupe Rivera-Pena, 5217 Penrith Drive, Apt I, Durham, NC 27713

Meeting held June 30, 2020 at Comfort Inn Apex, 1411 East Williams Street, Apex, NC 27539

Handout attached.

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, Trinity Henderson, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7 *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners within 300 feet of the subject property and any neighborhood association that represents citizens in the area via first class mail a minimum of 10 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at 1411 East Williams Street Apex NC (location/address) on 6/30/2020 (date) from 6 pm (start time) to 8 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

7/3/2020
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE Johnston

Sworn and subscribed before me, Rosa L Hernandez Abanto a Notary Public for the above State and County, on this the 3 day of July, 2020.



Rosa L Hernandez Abanto
Notary Public
Rosa L Hernandez Abanto
Print Name

My Commission Expires: 05/27/21

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: 1411 East Williams St, Apex NC
 Date of meeting: 6/30/2020 Time of meeting: 6:00 - 8:00pm
 Property Owner(s) name(s): 206 Lynch St Trust and Oakwood Homes, LLC
 Applicant(s): 206 Lynch St Trust

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.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.					
2.					
3.					
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): 206 Lynch Street Trust and Orchid Homes, LLC

Applicant(s): 206 Lynch Street Trust

Contact information (email/phone): thenderson@hendersonwall.com

Meeting Address: 1411 East Williams St Apex, NC

Date of meeting: 4/30/2020 Time of meeting: 6-8 pm

Please summarize the questions/comments and your response from the Neighborhood Meeting 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:

Applicant's Response:

Question/Concern #2:

Applicant's Response:

Question/Concern #3:

Applicant's Response:

Question/Concern #4:

Applicant's Response:

Neighborhood Meeting Handout

Rezoning Petition for:

204 and 206 Lynch Street
Apex, North Carolina

Date:

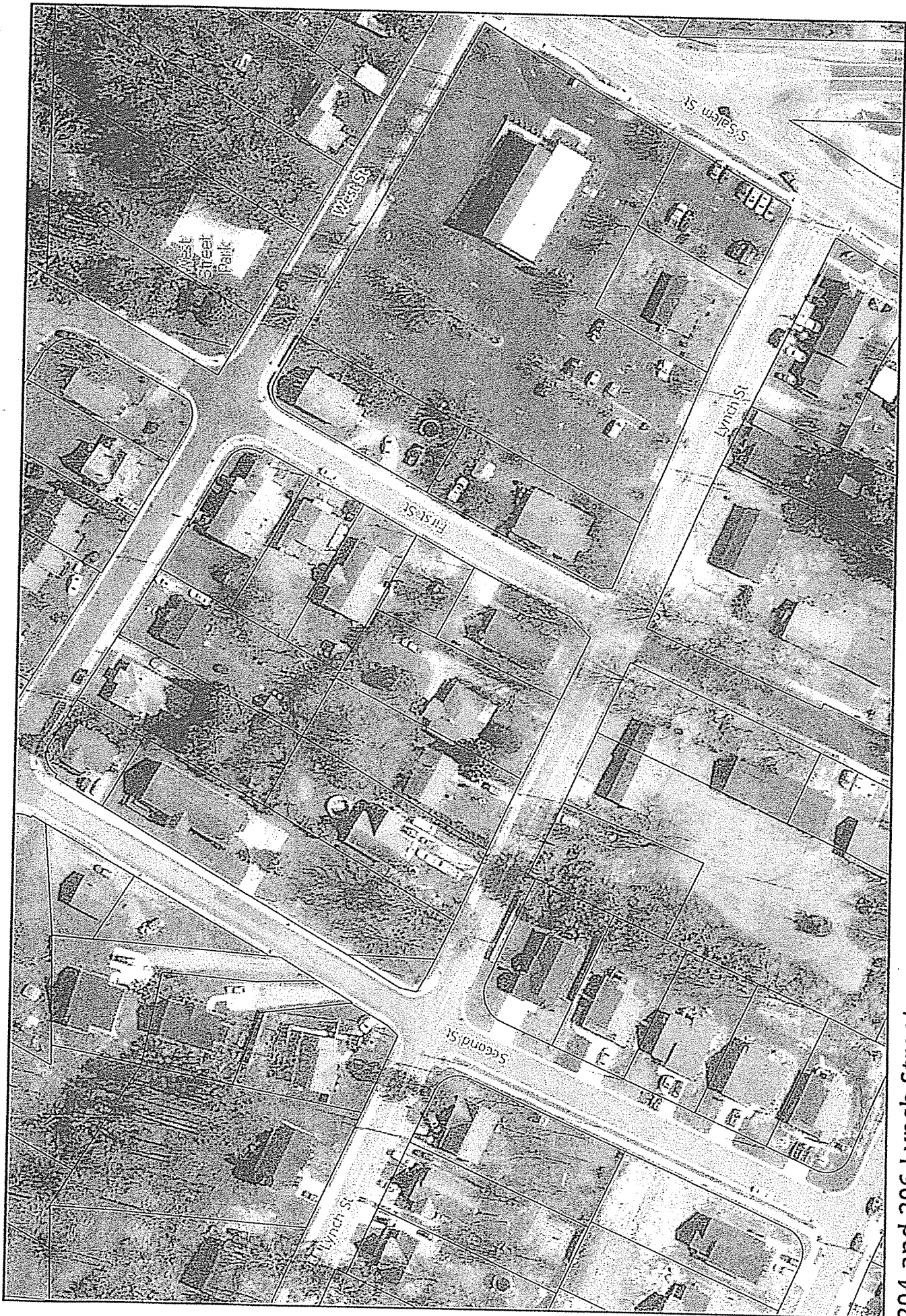
June 30,
~~February 20~~, 2020

Location:

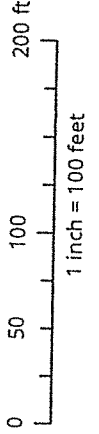
Comfort Inn Apex
1411 East Williams Street
Apex, North Carolina 27539

Attachments

1. Vicinity Map for 204 and 206 Lynch Street
2. Existing Zoning Map for 204 and 206 Lynch Street
3. Proposed Recombination Map for 204 and 206 Lynch Street
4. Project Contact Information
5. Common Construction Issues & Who to Call

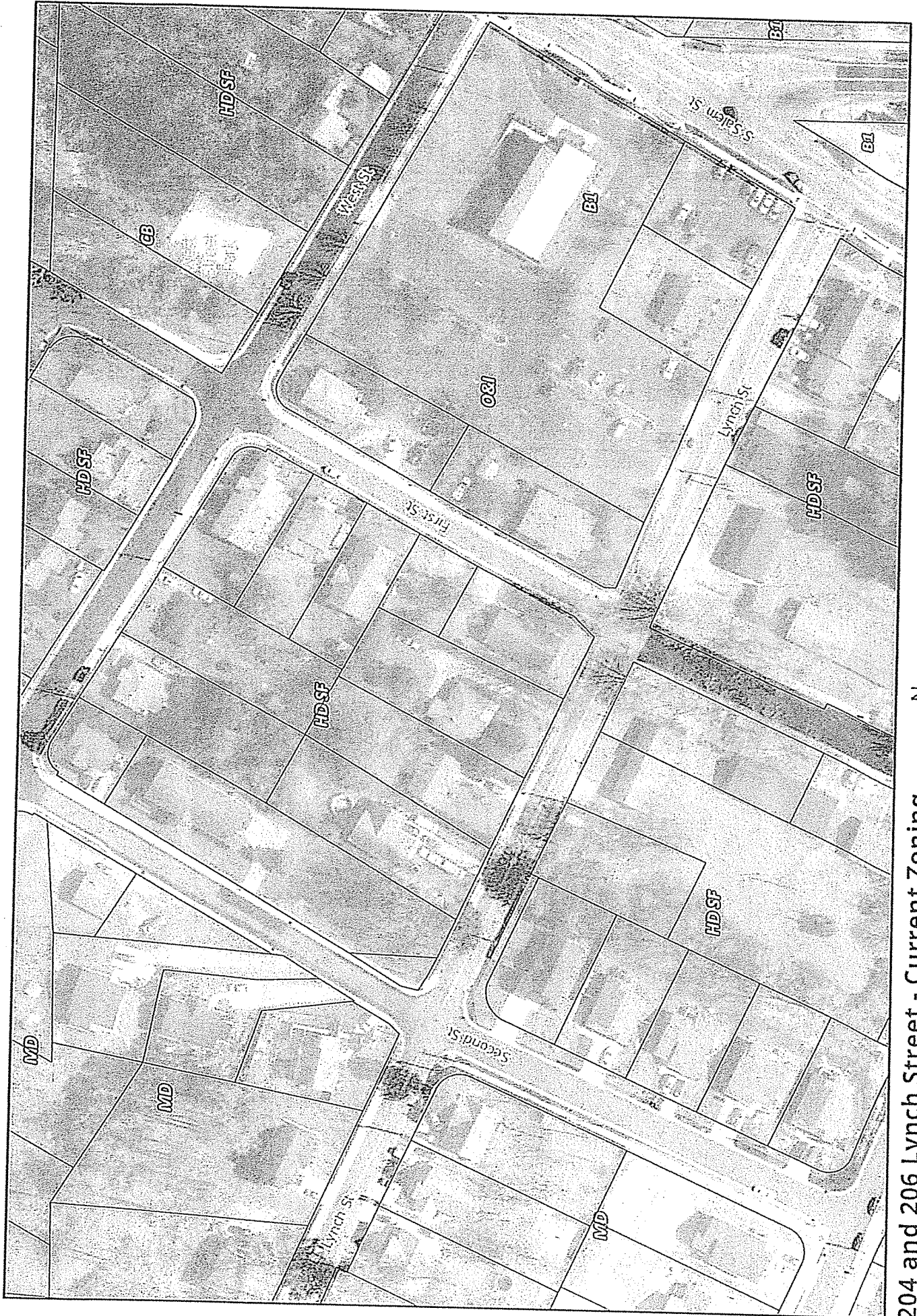


204 and 206 Lynch Street



Disclaimer

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



204 and 206 Lynch Street - Current Zoning

Disclaimer

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

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: 204 and 206 Lynch Street Rezoning Zoning: STCOD

Location: 204 and 206 Lynch Street, Apex, NC 27502

Property PIN(s): 0070430 & 0070429 Acreage/Square Feet: .44 combined

Property Owner: 206 Lynch Street Trust, Trinity Henderson, Trustee

Address: 132 Partlo Street

City: Garner State: NC Zip: 27529

Phone: 919-229-8840 Email: thenderson@hendersonwall.com

Developer: n/a

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Engineer: n/a

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

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 Planner	(919) 249-7468
Public Works - Transportation Russell Dalton, Senior Transportation Engineer	(919) 249-3358
Water Resources Department Mike Deaton, Stormwater & Utility Engineering Manager	(919) 249-3413
Stan Fortier, Senior Engineer (Sedimentation & Erosion Control)	(919) 249-1166
Electric Utilities Division Rodney Smith, Electric Technical Services Manager	(919) 249-3342

Providing Input to Town Council:

Each Town Council meeting agenda includes a Public Forum time when anyone is permitted to speak for three (3) minutes on any topic with the exception of items listed as Public Hearings for that meeting. The Town Council meets on the 1st and 3rd Tuesdays of each month at 6:00 p.m. (except for holidays, see schedule of meetings at <http://www.apexnc.org/838/Agendas-Minutes>). You may also contact Town Council by e-mail at AllCouncil@apexnc.org.

Private Agreements and Easement Negotiation:

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

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

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

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

Documentation:

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

COMMON CONSTRUCTION ISSUES & WHO TO CALL

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

Noise & Hours of Construction: **Non-Emergency Police** **919-362-8661**

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

Construction Traffic: **James Misciagno** **919-372-7470**

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

Road Damage & Traffic Control: **Water Resources – Infrastructure Inspections** **919-362-8166**

There can be issues with roadway damage, roadway improvements, and traffic control. Potholes, rutting, inadequate lanes/signing/stripping, poor traffic control, blocked sidewalks/paths are all common issues that should be reported to Water Resources – Infrastructure Inspections at 919-249-3427. The Town will get NCDOT involved if needed.

Parking Violations: **Non-Emergency Police** **919-362-8661**

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

Dirt in the Road: **James Misciagno** **919-372-7470**

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

Dirt on Properties or in Streams: **James Misciagno** **919-372-7470**
Danny Smith **Danny.Smith@ncdenr.gov**

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

Dust: **James Misciagno** **919-372-7470**

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

Trash: **James Misciagno** **919-372-7470**

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

Temporary Sediment Basins: **James Misciagno** **919-372-7470**

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

Stormwater Control Measures: **Mike Deaton** **919-249-3413**

Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported to Mike Deaton at 919-249-3413.

Electric Utility Installation: **Rodney Smith** **919-249-3342**

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