

STAFF REPORT

Rezoning #23CZ14 Salem Street Townhomes PUD

January 23, 2024 Town Council Meeting



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

BACKGROUND INFORMATION:

Location: 720 South Salem Street, 0 & 0 South Salem Street
Applicant: P&R Properties Group, LLC
Authorized Agent: Kevin Poythress, P&R Properties Group, LLC
Owners: Salem Street Townes LLC & P&R Properties Group LLC

PROJECT DESCRIPTION:

Acreage: +/- 1.04 acres
PINs: 0741178829, 0741179910, & 0741179971
Current Zoning: Medium Density Residential (MD); Small Town Character Overlay District
Proposed Zoning: Planned Unit Development-Conditional Zoning (PUD-CZ);
Small Town Character Overlay District
2045 Land Use Map: Medium/High Density Residential/Office Employment
Town Limits: Town Limits

Adjacent Zoning & Land Uses:

	Zoning	Land Use
North:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ22)	Townhomes; Topaz Lane stub
South:	High Density Single-Family Residential (HDSF #01TRZ08)	S. Salem Street; CSX Railroad; Single-Family Residential
East:	Planned Unit Development-Conditional Zoning (PUD-CZ #14CZ22)	Townhomes; Regents Lane stub
West:	Office & Institutional-Conditional Zoning (O&I-CZ #16CZ20)	Single-Family Residential

Existing Conditions:

The rezoning contains three properties located on the north side of South Salem Street. Two of the properties are vacant and one currently has a single-family home.

Neighborhood Meetings:

The applicant conducted the initial neighborhood meeting on May 30, 2023 and the second on October 18, 2023. The neighborhood meeting reports are attached.

2045 Land Use Map:

The 2045 Land Use Map designates the properties as Medium/High Density Residential/Office Employment. The proposed rezoning to PUD-CZ is consistent with the Land Use Map designation.

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WCPSS Coordination:

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the staff report packet. WCPSS indicates that elementary, middle, and high schools within the current assignment area for this rezoning/development are anticipated to have sufficient capacity for future students.

Planned Unit Development Plan:

Permitted Uses:

The Rezoned Lands may be used for, and only for, the uses listed below. The permitted uses are subject to the limitation and regulations stated in the UDO and any additional limitation 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.

Residential Uses:

Townhouse
Accessory Apartment

Recreation Uses:

Recreation Facility, private
Greenway
Park, active
Park, passive
Utility, minor

Proposed Design Controls:

Maximum Number of Units: 8 units
Maximum Building Height: 37' from FFE (1.5 to 2.5 stories)
Maximum Built-Upon Area: 65%
Proposed Built-Upon Area: 42.3%

Setbacks:

Minimum Setbacks	
Front	15'
Rear	15'
Side	0'

Note: Porches, patios, decks and other accessory structures may encroach into building setbacks as allowed by the Town of Apex UDO.

Proposed RCA & Buffers:

The proposed rezoning is in the Small Town Character Overlay District and no Resource Conservation Area (RCA) or buffers are required per UDO Section 6.3.1.D.6. Even though the project is not required to provide buffers the applicant has provided a variable streetscape Type A buffer along South Salem Street and an 8' planting area along the western property line.



Architectural Standards:

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

1. Proposed materials- James Hardie or equal lap siding, James Hardie or equal decorative shake siding, James Hardie or equal soffits, decorative cultured stone or brick veneer, Miratec or equal corner boards, fascia boards, frieze boards, column and window wraps. CertainTeed landmark or equal architectural shingles, vinyl single-hung windows, vinyl shutters, decorative wood main entry doors.
2. Proposed Structural Materials-covered main entrances via porches or stoops, main roof overhangs 12”.
3. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
4. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
5. Garage doors must have windows, decorative details or carriage-style adornments on them.
6. House entrances for units with front-facing single-car garages shall have a prominent covered porch-stoop area leading to the front door.
7. The garage cannot protrude more than 1 foot out from the front façade or front porch.
8. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - Windows, bay windows, recessed window, decorative window, trim around the window, wrap around porch or side porch, two or more building materials, decorative brick/stone, decorative trim, decorative shake, decorative air vents on gable, decorative gable, decorative cornice, column, portico, balcony, dormer
9. Building facades shall have horizontal relief achieved by the use of recesses and projections.
10. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
11. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

APEX TRANSPORTATION PLAN/ACCESS AND CIRCULATION:

The PUD proposes a street stub to the west and connections to both Topaz Land and Regents Lane. The Developer is not proposing direct access or roadway frontage improvements along South Salem Street. The existing 5-foot sidewalk shall remain in place. The developer shall be required to dedicate public right-of-way along South Salem Street extending 60 feet northward from the south side edge of asphalt (60 feet north of CSX right of way) along the entirety of the project limits along South Salem Street.

PARKS, RECREATION, AND CULTURAL RESEROURCES ADVISORY COMMISSION:

This project was exempt from being reviewed by the PRCR Advisory Commission per UDO Section 14.1.2 Exemptions and a fee-in-lieu shall be required. The fee-in-lieu rate is updated with the previous year’s CPI in January of each year and is assigned based on Town Council action/approval of the rezoning.

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ENVIRONMENTAL ADVISORY BOARD:

This rezoning was exempt from meeting with the Apex Environmental Advisory Board (EAB) per Unified Development Ordinance (UDO) Section 2.1.9.A.2.a. The proposed rezoning is in the Small Town Character Overlay District.

PLANNING STAFF RECOMMENDATION:

Planning staff recommends approval of Rezoning #23CZ14 with the conditions as offered by the applicant.

PLANNING BOARD RECOMMENDATION:

The Planning Board held a public hearing on January 8, 2024 and unanimously recommended approval with the conditions as proposed by the applicant.

ANALYSIS STATEMENT OF THE REASONABLENESS OF THE PROPOSED REZONING:

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

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

The proposed rezoning is reasonable and in the public interest because it will construct extensions of Topaz Lane and Regents Lane, provide a future stub street to the western property line, and will maintain compatibility with adjacent townhome development.

PLANNED UNIT DEVELOPMENT DISTRICT AND CONDITIONAL ZONING STANDARDS:

Standards

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

1. Planned Unit Development (PUD-CZ) District

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

a) Development parameters

- (i)*** The uses proposed to be developed in the PD Plan for PUD-CZ are those uses permitted in Sec. 4.2.2 *Use Table*.
- (ii)*** The uses proposed in the PD Plan for PUD-CZ can be entirely residential, entirely non-residential, or a mix of residential and non-residential uses, provided a minimum percentage of non-residential land area is included in certain mixed use areas as specified on the 2045 Land Use Map. The location of uses proposed by the PUD-CZ must be shown in the PD Plan



- with a maximum density for each type of residential use and a maximum square footage for each type of non-residential use.
- (iii) The dimensional standards in Sec. 5.1.3 *Table of Intensity and Dimensional Standards, Planned Development Districts* may be varied in the PD Plan for PUD-CZ. The PUD-CZ shall demonstrate compliance with all other dimensional standards of the UDO, North Carolina Building Code, and North Carolina Fire Code.
 - (iv) The development proposed in the PD Plan for PUD-CZ encourages cluster and compact development to the greatest extent possible that is interrelated and linked by pedestrian ways, bikeways and other transportation systems. At a minimum, the PD Plan must show sidewalk improvements as required by the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details*, and greenway improvements as required by the Town of Apex Parks, Recreation, Greenways, and Open Space Plan and the Apex Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.
 - (v) The design of development in the PD Plan for PUD-CZ results in land use patterns that promote and expand opportunities for walkability, connectivity, public transportation, and an efficient compact network of streets. Cul-de-sacs shall be avoided unless the design of the subdivision and the existing or proposed street system in the surrounding area indicate that a through street is not essential in the location of the proposed cul-de-sac, or where sensitive environmental areas such as streams, floodplains, and wetlands would be substantially disturbed by making road connections.
 - (vi) The development proposed in the PD Plan for PUD-CZ is compatible with the character of surrounding land uses and maintains and enhances the value of surrounding properties.
 - (vii) The development proposed in the PD Plan for PUD-CZ has architectural and design standards that are exceptional and provide higher quality than routine developments. All residential uses proposed in a PD Plan for PUD-CZ shall provide architectural elevations representative of the residential structures to be built to ensure the Standards of this Section are met.
- b) *Off-street parking and loading.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.3 *Off-Street Parking and Loading*, except that variations from these standards may be permitted if a comprehensive parking and loading plan for the PUD-CZ is submitted as part of the PD Plan that is determined to be suitable for the PUD-CZ, and generally consistent with the intent and purpose of the off-street parking and loading standards.
- c) *RCA.* The PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.1.2 Resource Conservation Area, except that the percentage of RCA required under Sec. 8.1.2 may be reduced by the Town Council by no more than 10% provided that the PD Plan for PUD-CZ includes one or more of the following:
- (i) A non-residential component;
 - (ii) An overall density of 7 residential units per acre or more; or
 - (iii) Environmental measures including but not limited to the following:
 - a. The installation of a solar photovoltaic (PV) system on a certain number or percentage of single-family or townhouse lots or on a certain number or percentage of multifamily, mixed-use, or nonresidential buildings. All required solar installation shall be completed or under construction prior to 90% of the building permits being issued for the approved number of lots or buildings. For single-family or townhouse installations, the lots on which these homes are located shall be identified on the Master Subdivision Plat, which may be amended;



- b. The installation of a geothermal system for a certain number or percentage of units within the development; or
- c. Energy efficiency standards that exceed minimum Building Code requirements (i.e. SEER rating for HVAC).
- d) *Landscaping.* The PD Plan for PUD-CZ shall demonstrate compliance with the standards of Sec. 8.2 *Landscaping, Buffering and Screening*, except that variations from these standards may be permitted where it is demonstrated that the proposed landscaping sufficiently buffers uses from each other, ensures compatibility with land uses on surrounding properties, creates attractive streetscapes and parking areas and is consistent with the character of the area. In no case shall a buffer be less than one half of the width required by Sec. 8.2 or 10 feet in width, whichever is greater.
- e) *Signs.* Signage in the PD Plan for PUD-CZ shall demonstrate compliance with Sec. 8.7 *Signs*, except that the standards can be varied if a master signage plan is submitted for review and approval concurrent with the PD plan and is determined by the Town Council to be suitable for the PUD-CZ and generally consistent with the intent and purpose of the sign standards of the UDO. The master signage plan shall have design standards that are exceptional and provide for higher quality signs than those in routine developments and shall comply with Sec. 8.7.2 *Prohibited Signs*.
- f) *Public facilities.* The improvements standards and guarantees applicable to the public facilities that will serve the site shall comply with Article 7: *Subdivision* and Article 14: *Parks, Recreation, Greenways, and Open Space*.
 - (i) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site transportation circulation system. The on-site transportation circulation system shall be integrated with the off-site transportation circulation system of the Town. The PD Plan for PUD-CZ shall be consistent with the Apex Transportation Plan and the *Town of Apex Standard Specifications and Standard Details* and show required right-of-way widths and road sections. A Traffic Impact Analysis (TIA) shall be required per Sec. 13.19.
 - (ii) The PD Plan for PUD-CZ demonstrates a safe and adequate on-site system of potable water and wastewater lines that can accommodate the proposed development, and are efficiently integrated into off-site potable water and wastewater public improvement plans. The PD Plan shall include a proposed water and wastewater plan.
 - (iii) Adequate off-site facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply, fire protection and roads shall be planned and programmed for the development proposed in the PD Plan for PUD-CZ, and the development is conveniently located in relation to schools and police protection services.
 - (iv) The PD Plan shall demonstrate compliance with the parks and recreation requirements of Sec. Article 14: *Parks, Recreation, Greenways, and Open Space* and Sec. 7.3.1 *Privately-owned Play Lawns* if there is a residential component in the PUD-CZ.
- g) *Natural resource and environmental protection.* The PD Plan for PUD-CZ demonstrates compliance with the current regulatory standards of this Ordinance related to natural resource and environmental protection in Sec. 6.1 *Watershed Protection Overlay District*, Sec. 6.2 *Flood Damage Prevention Overlay District*, and Sec. 8.1 *Resource Conservation*.
- h) *Storm water management.* The PD Plan shall demonstrate that the post-development rate of on-site storm water discharge from the entire site shall not exceed pre-development levels in accordance with Sec. 6.1.7 of the UDO.
- i) *Phasing.* The PD Plan for PUD-CZ shall include a phasing plan for the development. If development of the PUD-CZ is proposed to occur in more than one phase, then guarantees shall be provided that project improvements and amenities that are necessary and desirable for residents of the project,



or that are of benefit to the Town, are constructed with the first phase of the project, or, if this is not possible, then as early in the project as is technically feasible.

- j) *Consistency with 2045 Land Use Map.* The PD Plan for PUD-CZ demonstrates consistency with the goals and policies established in the Town’s 2045 Land Use.
- k) *Complies with the UDO.* The PD Plan for PUD-CZ demonstrates compliance with all other relevant portions of the UDO.

CONDITIONAL ZONING STANDARDS:

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

Legislative Considerations

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

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



Rezoning #23CZ14

Sugarland Run

South Walk

Chipping Dr

Brussels Dr

Salem Creek Dr

Topaz Ln

Salem Creek Townhomes

Luxor Dr

Regents Ln

S Salem St

James Street Station

James St

Minley Way

Apex Elementary School

0 200 400 Feet

October 2023 Aerial Photography
Prepared by: Town of Apex Planning Department

PLANNED UNIT DEVELOPMENT APPLICATION

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

Application #:	<u>23CZ14</u>	Submittal Date:	<u>7-3-2023</u>
Fee Paid	<u>\$ 1610.00</u>	Check #	<u>CC</u>

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: _____
Address(es): 720 S. Salem Street
PIN(s) 0741-17-8829, 0741-17-9910, 0741-17-9971
Acreage: 1.04
Current Zoning: MD Proposed Zoning: PUD-CZ
Current 2045 LUM Designation: Medium Density/High Density Residential, Office Employment
Is the proposed rezoning consistent with the 2045 LUM Classification(s)? Yes No

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

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

Applicant Information

Name: Bateman Civil Survey Company
Address: _____
City: Apex State: NC Zip: 27539
Phone: 919-577-1080 E-mail: engineering@batemancivilsurvey.com

Owner Information

Name: P&R Properties Group, LLC. (Kevin Poythress)
Address: 1011 Classic Road
City: Apex State: NC Zip: 27539
Phone: 919-463-5403 E-mail: kevin@pccbuilder.com

Agent Information

Name: P&R Properties Group, LLC. (Kevin Poythress)
Address: 1011 Classic Road
City: Apex State: NC Zip: 27539
Phone: 919-463-5403 E-mail: kevin@pccbuilder.com
Other contacts: Scott Moore (The Coley Group)
4350 Lassiter At North Hills Ave., Suite 256 Raleigh, NC 27609
919-526-0401, scott@thecoleygroup.com

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: 23CZ14

Submittal Date: 7-3-2023

PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS:

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

LEGISLATIVE CONSIDERATIONS - CONDITIONAL ZONING

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

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

The 2045 Apex Land Use Plan shows a future land classification as Medium/High Density Residential which supports townhome use within the Town Center with a recommended density of 7 – 14 units per acre. The PD plan for the PUD-CZ shows 8 units total on .89 acre.

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 proposed is compatible with the surrounding land uses. The adjoining parcels to the north and east are townhome developments.

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

Townhome use shall require a Special Use Permit due to be within the Small Town Character Overlay District.

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.

A variable buffer is located on the southern boundary of the property facing South Salem Street. Buffer reductions on eastern and northern property lines are being requested. The proposed development interconnects Regents Lane and Topaz Lane.

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 disturbed area will be less than 1.0 Ac. Erosion Control measures will be used to ensure minimal environmental impacts during construction.

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 plan demonstrates a safe and adequate on-site transportation circulation system by connecting two existing stub streets and providing for a future stub to the west. The water and wastewater lines will provide a loop system with the existing community. There are adequate off-site facilities to serve the proposal including water supply, solid waste disposal, electrical supply and fire protection.

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.

This proposed development does not have any adverse affects on the health, safety, or welfare of the residents of the Town or its ETJ.

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

There is no detriment to the adjacent properties.

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

The proposed development consist of 8 residential units. Therefore, traffic impact or noise will be minimal.

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 streetscape buffer has been reduced is some areas due to the depth of buildings. No perimiter buffer is provided to the north or east due to the proposed development buffer the existing development with same townhome uses.

SALEM CREEK OUTER BOUNDARY LEGAL DESCRIPTION

BEING THE OUTER BOUNDARY OF THOSE THREE PARCELS OF LAND NOW OR FORMERLY OF SALEM STREET TOWNES, LLC (PINS: 0741178829, 0741179910, & 0741179971) AS DESCRIBED IN DEED BOOK 19262 AT PAGE 540 AND IN BOOK OF MAPS 2023 AT PAGE 226 OF THE WAKE COUNTY REGISTER OF DEEDS. LYING IN THE TOWN OF APEX, WHITE OAK TOWNSHIP, WAKE COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND ON THE NORTHWESTERN CORNER OF THE PARCEL NOW OR FORMERLY OF SALEM STREET TOWNES, LLC (PIN: 0741178829) AS DESCRIBED IN DEED BOOK 19262 AT PAGE 540 AND IN BOOK OF MAPS 2023 AT PAGE 226 OF THE WAKE COUNTY REGISTER OF DEEDS, SAID IRON HAVING NORTH CAROLINA STATE PLAIN COORDINATES OF N: 718,001.19' AND E: 2,041,782.02'; THENCE, FROM THE POINT OF BEGINNING, S88°25'51"E A DISTANCE OF 59.83 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S88°25'51"E A DISTANCE OF 31.13 FEET TO A 3/4" IRON PIPE SET; THENCE, S88°25'51"E A DISTANCE OF 18.79 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S88°25'51"E A DISTANCE OF 77.21 FEET TO A 3/4" IRON PIPE FOUND; THENCE, S88°25'51"E A DISTANCE OF 9.21 FEET TO A 1" IRON PIPE FOUND; THENCE, S01°05'47"E A DISTANCE OF 140.68 FEET TO A 1/2" IRON PIPE FOUND; THENCE S01°05'57"E A DISTANCE OF 140.68 FEET TO A 1/2" IRON PIPE FOUND; THENCE, S01°05'47"E A DISTANCE OF 21.43 FEET TO A 1" IRON PIPE FOUND; THENCE, S77°55'54"W A DISTANCE OF 12.82 FEET TO A 3/4" IRON PIPE SET; THENCE, S00°04'39"W A DISTANCE OF 105.00 FEET TO A COMPUTED POINT; THENCE, N88°25'51"W A DISTANCE OF 96.00 FEET TO A COMPUTED POINT; THENCE, N00°04'39"E A DISTANCE OF 37.47 FEET TO A COMPUTED POINT ON THE CENTERLINE OF SOUTH SALEM STREET; THENCE, CONTINUING WITH SAID CENTERLINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,897.00 FEET AND A CHORD OF 96.00 FEET BEARING S71°22'12"W AND AN ARC LENGTH OF 96.00 FEET TO A COMPUTED POINT; THENCE, LEAVING SAID CENTERLINE, N00°04'39"E A DISTANCE OF 30.93 FEET TO A COMPUTED POINT; THENCE, N00°04'39"E A DISTANCE OF 234.77 FEET TO THE POINT OF BEGINNING.

SAID OUTER BOUNDARY CONTAINING 50,369 SQUARE FEET OR 1.16 ACRES, MORE OR LESS.

LESS AND EXCEPT THOSE PORTIONS OF THE PROPERTIES LYING WITHIN THE RIGHT OF WAY OF SOUTH SALEM STREET AND THE RIGHT OF WAY OF CSX TRANSPORTATION, INC.

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Fee for Initial Submittal: No Charge

Fee for Name Change after Approval: \$500*

Purpose

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

Guidelines

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

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

Existing Development Titles, Recurring

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

*excludes names with Green Level

DEVELOPMENT NAME APPROVAL APPLICATION

Application #: _____

Submittal Date: _____

Proposed Subdivision/Development Information

Description of location: 720 S Salem Street

Nearest intersecting roads: South Salem Street @ Salem Creek Drive

Wake County PIN(s): 0741-17-8829, 0741-17-9910, 0741-17-9971

Township: Apex

Contact Information (as appropriate)

Contact person: Scott Moore

Phone number: 919-526-0401

Fax number: _____

Address: 4350 Lassiter at North Hills Ave., Suite 256 Raleigh, NC 27609

E-mail address: scott@thecoleygroup.com

Owner: P&R Properties Group, LLC

Phone number: 919-463-5403

Fax number: _____

Address: 1011 Classic Road, Apex, NC 27539

E-mail address: kevin@pccbuilder.com

Proposed Subdivision/Development Name

1st Choice: Salem Creek Townhomes

2nd Choice (Optional): _____

Town of Apex Staff Approval:

Town of Apex Planning Department Staff

Date

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

Wake County Approval Date: _____

Guidelines:

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

Information:

Description of location: 720 S Salem Street

Nearest intersecting roads: South Salem Street @ Salem Creek Drive

Wake County PIN(s): 0741-17-8829, 0741-17-9910, 0741-17-9971

Township: Apex

Contact information (as appropriate)

Contact person: Scott Moore

Phone number: 919-526-0401 Fax number: _____

Address: 4350 Lassiter at North Hills Ave., Suite 256 Raleigh, NC 27609

E-mail address: scott@thecoleygroup.com

Owner: P&R Properties Group, LLC

Phone number: 919-463-5403 Fax number: _____

Address: 1011 Classic Road, Apex, NC 27539

E-mail address: kevin@pccbuilder.com

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

of roads to be named: 2

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

Example: Road Name Suffix

Hunter Street

1	Regents Lane	11	
2	Topaz Lane	12	
3		13	
4		14	
5		15	
6		16	
7		17	
8		18	
9		19	
10		20	

TOWN OF APEX STAFF APPROVAL

Town of Apex Staff Approval _____ Date _____

WAKE COUNTY STAFF APPROVAL:

GIS certifies that _____ names indicated by checkmark are approved.
Please disregard all other names.

Comments:

Wake County GIS Staff Approval _____ Date _____

TOWN OF APEX UTILITIES OFFER AND AGREEMENT

Application #: _____ Submittal Date: _____

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

WAKE COUNTY, NORTH CAROLINA CUSTOMER SELECTION AGREEMENT

720 So SALEM STREET

(the "Premises")

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

P:R PROPERTIES GROUP, LLC
KEVIN POYHRESS, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

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

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

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

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

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

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

ACCEPTED:

CUSTOMER: P:R PROPERTIES GROUP LLC TOWN OF APEX

BY: [Signature] BY: _____
Authorized Agent Authorized Agent

DATE: 06/28/23 DATE: _____

Wake County Residential Development Notification

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

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

Please send any questions about this form to:
studentassignment-gis-group@wcpss.net

Developer Company Information	
Company Name	P&R Properties Group, LLC
Company Phone Number	919-463-5403
Developer Representative Name	Kevin Poythress
Developer Representative Phone Number	919-463-5403
Developer Representative Email	kevin@pccbuilder.com

New Residential Subdivision Information	
Date of Application for Subdivision	7/03/2023
City, Town or Wake County Jurisdiction	Apex
Name of Subdivision	Salem Street Townhomes
Address of Subdivision (if unknown enter nearest cross streets)	720 S Salem Street
REID(s)	0503968, 0070345, 0503969
PIN(s)	0741-17-8829, 0741-17-9910, 0741-17-9971

Projected Dates Information	
Subdivision Completion Date	Summer 2025
Subdivision Projected First Occupancy Date	Fall 2025

Lot by Lot Development Information																
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates				
								Min	Max	Low	High	Year	# Units	Year	# Units	Year
Single Family																
Townhomes	8					6	2	1618	3779	450k	550k	2025	8			
Condos																
Apartments																
Other																

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

P/R Properties Group, LLC is the owner* of the property for which the attached application is being submitted:

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

The property address is: 720 S. SALEM STREET

The agent for this project is: KEVIN POYTHRESS P/R PROPERTIES GROUP, LLC

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

Agent Name: KEVIN POYTHRESS

Address: 1011 CLASSIC ROAD

Telephone Number: 919-4103-5403

E-Mail Address: KEVIN@P/R-BUILDER.COM

Signature(s) of Owner(s)* 

KEVIN POYTHRESS
Type or print name

06/28/23
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

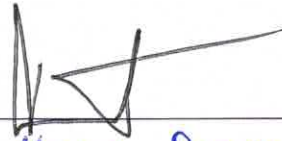
Application #: _____

Submittal Date: _____

The undersigned, KEVIN POYTHRESS (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 720 JSALEM STREET and legally described in **Exhibit "A"** attached hereto and incorporated herein (the "Property").
2. This Affidavit of Ownership is made for the purpose of filing an application for development approval with the Town of Apex.
3. If Affiant is the owner of the Property, Affiant acquired ownership by deed, dated JAN 17, 2023 and recorded in the Wake County Register of Deeds Office on JAN 17, 2023 in Book 19259 Page 1927.
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 JAN 17, 2023, Affiant has claimed sole ownership of the Property. Affiant or Affiant's predecessors in interest have been in sole and undisturbed possession and use of the property during the period of ownership. Since taking possession of the Property on JAN 17, 2023, no one has questioned Affiant's ownership or right to possession nor demanded any rents or profits. To Affiant's knowledge, no claim or action has been brought against Affiant (if Affiant is the owner), or against owner(s) (if Affiant is acting as an authorized agent for owner(s)), which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owner(s) in court regarding possession of the Property.

This the 28th day of JUNE, 20 23.



(seal)

KEVIN POYTHRESS

Type or print name

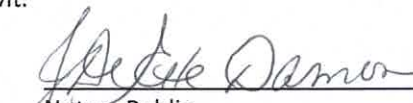
STATE OF NORTH CAROLINA

COUNTY OF Wake

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



[NOTARY SEAL]



Notary Public

State of North Carolina

My Commission Expires: April 08, 2024

Excise Tax: \$965.00

Prepared by (without the benefit
 of title examination) and return to:

Robert J. Ramseur, Jr.
 Ragsdale Liggett PLLC
 2840 Plaza Place, Suite 401
 Raleigh, North Carolina 27612
 REID: 0070345

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF WAKE

*Please cross-index the names listed in Exhibit A
 attached hereto and incorporated by reference.*

THIS COMMISSIONER'S DEED is made effective as of the 17th day of January, 2023, by **ROBERT J. RAMSEUR, JR.**, having an address of 2840 Plaza Place, Suite 401, Raleigh, North Carolina 27612 (the "Grantor"), as Commissioner appointed in that certain Partition Action titled "Walter Alexander Thompson and Luther Thompson, Jr., Petitioners v. Mary Jo Thompson *et al*, Respondents" in File Number 22-SP-638 on record with the Wake County, North Carolina Clerk of Superior Court, Special Proceedings Division, and **P&R PROPERTIES GROUP, LLC**, a North Carolina limited liability company (the "Grantee"), having a mailing address of 1101 Classic Road, Apex, North Carolina 27539.

The Property (as defined below) is not the principal residence of the Grantor.

WITNESSETH:

WHEREAS on September 20, 2022, the Assistant Clerk of Superior Court of Wake County, North Carolina issued a certain Order of Private Sale by Commissioner and Determination of Credits (the "Order") authorizing the appointment of Robert J. Ramseur, Jr. as Commissioner ("Commissioner" or "Grantor") in that certain partition proceeding (Special Proceeding No. 22-SP-638) captioned "Walter Alexander Thompson and Luther Thompson, Jr., Petitioners v. Mary Jo Thompson *et al*, Respondents" (the "Partition Proceeding"); and

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

Excise Tax: \$965.00

Prepared by (without the benefit
of title examination) and return to:

Robert J. Ramseur, Jr.
Ragsdale Liggett PLLC
2840 Plaza Place, Suite 401
Raleigh, North Carolina 27612

REID: 0070345

STATE OF NORTH CAROLINA

COMMISSIONER'S DEED

COUNTY OF WAKE

*Please cross-index the names listed in Exhibit A
attached hereto and incorporated by reference.*

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The Property (as defined below) is not the principal residence of the Grantor.

WITNESSETH:

WHEREAS on September 20, 2022, the Assistant Clerk of Superior Court of Wake County, North Carolina issued a certain Order of Private Sale by Commissioner and Determination of Credits (the "Order") authorizing the appointment of Robert J. Ramseur, Jr. as Commissioner ("Commissioner" or "Grantor") in that certain partition proceeding (Special Proceeding No. 22-SP-638) captioned "Walter Alexander Thompson and Luther Thompson, Jr., Petitioners v. Mary Jo Thompson *et al*, Respondents" (the "Partition Proceeding"); and

WHEREAS the Order decreed that the Commissioner conduct a private sale of the real property described in Exhibit B ("Property") attached hereto and incorporated herein by reference pursuant to NCGS §46A-76(a) and §1-339.33 *et seq.*; and

WHEREAS the Property was sold by private sale, the Commissioner filed a Report of Private Sale of Real Property on November 22, 2022 and posted it at the Wake County Courthouse to solicit Upset Bids; and

WHEREAS the sale price of \$482,500.00 offered by the Grantee was the last and highest bid after the expiration of the Upset Bid Period; and

WHEREAS the Assistant Clerk of Superior Court of Wake County, North Carolina confirmed, in an Confirmation of Private Sale of Real Property, the sale of the Property to the Grantee on December 5, 2022; and

NOW THEREFORE, for and in consideration of the premises, the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in compliance with the Order and the laws of the State of North Carolina, the Grantor hereby bargains, sells, grants and conveys unto the Grantee and the Grantee's successors and assigns, all that certain lot or parcel of land, lying and being in Wake County, North Carolina (the "Property"), as more particularly described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all privileges and appurtenances thereto belonging, unto the Grantee and the Grantee's successors and assigns, forever, in as full and ample manner as the Grantor in the Grantor's capacity as Commissioner is authorized and empowered to convey the same.

The Property is conveyed subject to all ad valorem taxes and special assessments, and all prior liens, restrictions, rights-of-way, easements and all other matters of record.

The Grantor herein makes no warranties, either express or implied, as to the title of the Property.

[Signature appears on the following page.]

IN WITNESS WHEREOF, the Grantor, as Commissioner, has executed and delivered this Commissioner's Deed as of the day and year first above written.

GRANTOR

Robert J. Ramseur, Jr., Commissioner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Robert J. Ramseur, Jr., Commissioner

Date: January 17, 2023

Print Name: Laura Capps
Notary Public
My Commission expires: September 24, 2027

(Official Seal)



Exhibit A

The following names should be cross-indexed in the Grantor Index:

WALTER ALEXANDER THOMPSON
LUTHER THOMPSON, JR.
MARY JO THOMPSON
LISA M. HOLLOWAY
GREGORY THOMPSON
RODNEY THOMPSON
SHIRLEY QUINCE
LOIS JEAN GASTON
JAMES VINCENT GASTON
LYNN RHEA GABRIEL
ADAM J. GABRIEL
MARCUS D. GABRIEL
FLOYA COTTEN-BROWN
IDA LEE COTTEN
WILLISTINE COTTEN VICKERS
TANDRA COTTEN STRICKLAND
MICHAEL L. CARRINGTON, SR.
SUE COTTEN
MICHAEL COTTEN
MYRL C. COTTEN SMALL
MALCOLM ANTHONY COTTEN
LEWIS ALBERT COTTEN, JR.
SANDRA COTTEN HARRISON
ROSALYN EAGLETON
MARGARET JOSETTE PRICE
CYNTHIA NEWKIRK
ANITA ODETTE LANE
DENISHA SIMMS
BRITNEY SIMMS HARRIS
TREASURE LOVETTE WILLIAMS
VETTE SIMMS
RITA MICHELLE TABRON
REGINA CANDICE TABRON
REBECCA L'VERENE TABRON
LARRY RICHARD THOMAS
DEMETRIUS DONNELL THOMAS
ALEASE MCLEAN
and the UNKNOWN HEIRS OF
GEORGE WILLIAM THOMPSON
ELLA LEE WYATT
LADDIE SMITH
CORA LEE SMITH COOPER

EXHIBIT B

LEGAL DESCRIPTION

PIN 0741178889; REID 0070345

Lying and being in Town of Apex, White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at an iron pipe set on the south side of the centerline of the main track being approximately 162.4' southwest of Railroad Milepost 172 S having a NAD 83 (2011) coordinate value of North 717,726.21 U.S. Survey feet, East 2,041,968.40 U.S. Survey feet; thence crossing the main track and the siding track North 88° 26' 03" West, 96.00 feet to an iron pipe set in the CSX Transportation, Inc. railroad right of way; thence North 00° 04' 27" East, 37.47 feet to a point (not set) in the current centerline of NCSR 1011 (South Salem Street) also known as Old U.S. 1 Highway and formerly known as Highway #50; thence along and with the centerline a curve to the right South 71° 21' 49" West, 96.00 feet (chord), 2,897 feet (radius) to a point in the centerline (not set); thence North 00° 04' 27" East, 265.70 feet to a disturbed existing iron pipe (reset) a corner of Salem Creek Townhomes Residential Owners Association, Inc. (D.B. 17350, Pg. 856); thence with Salem Creek Townhomes Residential Owners Association, Inc. South 88° 26' 03" East, 186.96 feet to an iron pipe set being the northeast corner of George William Thompson Heirs; thence with a "Description Gap" South 00° 04' 27" West, 165.00 feet to a magnetic nail set in the public sidewalk; thence crossing South Salem Street and two railroad tracks South 00° 04' 27" West, 105.00 feet to the BEGINNING, being all of Lots 1 and 2 containing 1.1154 total acre (48,588 square feet) more or less as shown on a map prepared by Smith & Smith Surveyors, P.A. entitled "Survey for P & R Properties Group, LLC", dated January 13, 2023, as shown on that map recorded in Book of Maps 2023, Page 226, Wake County Registry.

Lying and being in Town of Apex, White Oak Township, Wake County, North Carolina and described more fully as follows to wit:

BEGINNING at an existing iron pipe (buried) having a NAD 83 (2011) coordinate value of North 717,833.87 U.S. Survey feet, East 2,041,981.07 U.S. Survey feet; thence South 77° 55' 42" West, 12.82 feet to a magnetic nail set in the public sidewalk on the northern side of South Salem Street; thence with George William Thompson Heirs North 00° 04' 27" East, 165.00 feet to an iron pipe set in the line of Salem Creek Townhomes Residential Owners Association, Inc. (D.B. 17350, Pg. 856); thence with Salem Creek Townhomes Residential Owners Association, Inc. South 88° 26' 03" East, 9.21 feet to a disturbed existing iron pipe (reset); thence with Salem Creek Townhomes Residential Owners Association, Inc. South 01° 05' 59" East, 162.11 feet to the BEGINNING, being the "Description Gap" containing 0.0409 total acre (1,780 square feet) more or less as shown on a map prepared by Smith & Smith Surveyors, P.A. entitled "Survey for P & R Properties Group, LLC", dated January 13, 2023, as shown on that map recorded in Book of Maps 2023, Page 226, Wake County Registry.

NOTICE OF NEIGHBORHOOD MEETING

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

May 15, 2023

Date

Dear Neighbor:

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

720 S Salem Street, Apex, NC 27539

0741179910, 0741178829, 0741179971

Address(es)

PIN(s)

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

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

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

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

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

Proposing 8 Townhomes on the continuation of Regents and Topaz Lanes.

Estimated submittal date: June 1, 2023

MEETING INFORMATION:

Property Owner(s) name(s): Salem Street Townes LLC

Applicant(s): Scott Moore

Contact information (email/phone): scott@thecoleygroup.com (704) 995-2507

Meeting Address: meet.google.com/kpb-qwen-ewo / (530) 418-8654 PIN: 712396053#

Date/Time of meeting**: May 30, 2023 - 5:00 - 7:00 pm

Welcome: 5:00 - 5:05 Project Presentation: 5:05 - 5:20 Question & Answer: 5:20 - 7:00

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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: Salem Street Townes Zoning: Proposed - PUD CZ
 Location: 720 S Salem Street Apex, NC 27539
 Property PIN(s): 0741179910, 8829, 9971 Acreage/Square Feet: .89 AC

Property Owner: Salem Street Townes LLC
 Address: 1011 Classic Rd
 City: Apex State: NC Zip: 27539
 Phone: _____ Email: Kevin@pccbuilder.com

Developer: Scott Moore, The Coley Group
 Address: 4350 Lassiter at North Hills Ave, Ste 256
 City: Raleigh State: NC Zip: 27609
 Phone: 704 995 2507 Fax: _____ Email: scott@thecoleygroup.com

Engineer: Bateman Civil Survey Company
 Address: 2524 Reliance Avenue
 City: Apex State: NC Zip: 27539
 Phone: 919 577-1080 Fax: _____ Email: t.grissinger@batemancivilsurvey.com

Builder (if known): (Same as the property owner)
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

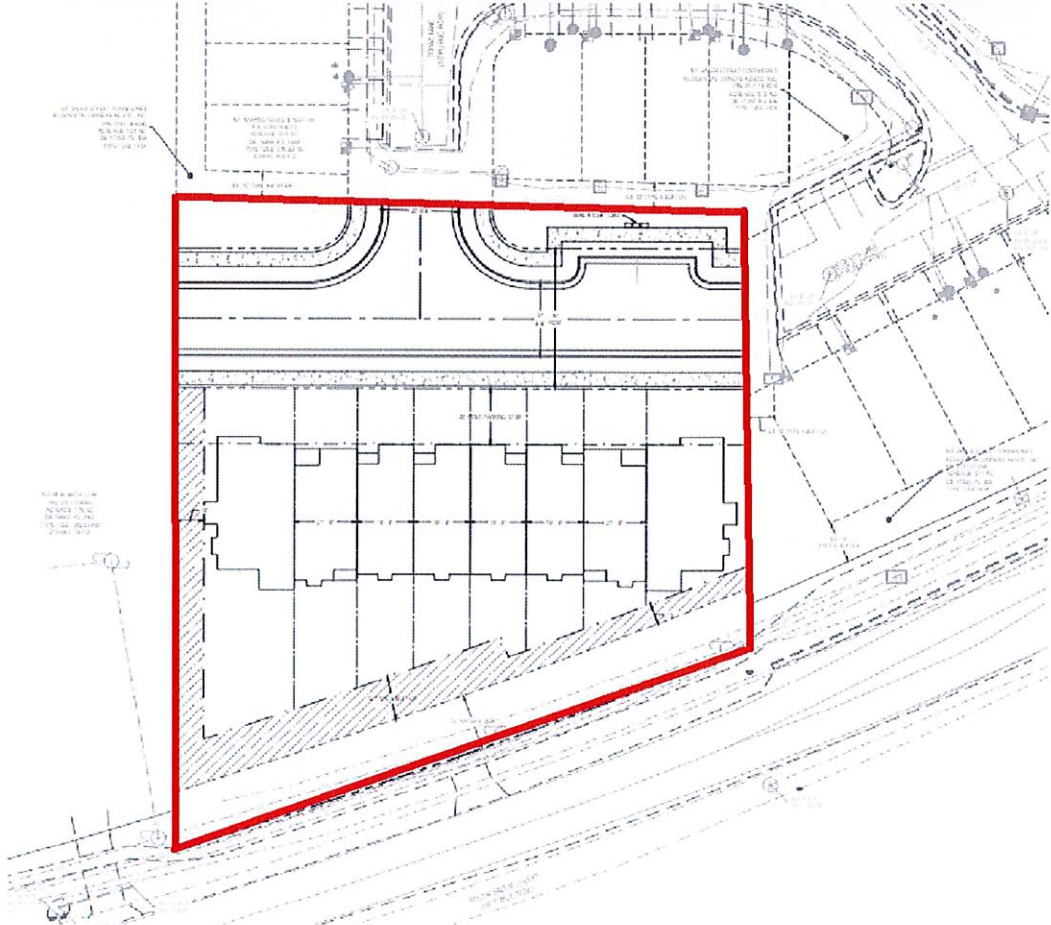
Please note that Town staff will not have complete information about a proposed development until the application is submitted for review. If you have a question about Town development standards and how they relate to the proposed development, please contact the appropriate staff person listed below.

Town of Apex Department Contacts

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

Salem Street Townes – Neighborhood Meeting Agenda

- Explanation of all processes the meeting is being held for (rezoning, subdivision, etc.).
- Explanation of future meetings (additional neighborhood meetings, Planning Board, Town Council, etc.)
- Explanation of development proposal – uses and conditions for rezonings, layout for subdivision and site plans, and builder/end user if known/public knowledge.



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: Jessica Bolin 919-249-3537

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

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.

List of persons and neighborhood organizations invited to the meeting (1-3)

BAILEY, HERBERT
116 EVANS ESTATES DR
CARY NC 27513-3197

BEAZER HOMES LLC
801 CORPORATE CENTER DR STE 330
RALEIGH NC 27607-5243

BENNETT, GLORIA S
1618 TOPAZ LN
APEX NC 27502-2481

BUTLER, DANIEL C
353 GREAT NORTHERN STA
APEX NC 27502-2473

CARRELHA, JACQUELINE
1403 CHIPPING DR
APEX NC 27502-2498

CHALLA, RAJENDAR BOMMAREDDY, MADHAVI
829 LINDEN CIR
HOFFMAN ESTATES IL 60169-3261

CHEN, HENRY L WANG, JIAHONG
1427 SALEM CREEK DR
APEX NC 27502-2477

CHOI, MIHWA
1430 SALEM CREEK DR
APEX NC 27502-2476

CIVITELLA, THOMAS JOSEPH
1401 CHIPPING DR
APEX NC 27502-2498

CORTEZ, DIANE
1403 REGENTS LN
APEX NC 27502-2479

COX, ASHLEY
1403 LUXOR DR
APEX NC 27502-2480

CROUCH, MEGAN
1602 TOPAZ LN
APEX NC 27502-2481

DEATON, GREGORY DEATON, KIMBERLY
1415 REGENTS LN
APEX NC 27502-2479

DIAS, ISRAEL S DIAS, CRISTIANE F
1409 LUXOR DR
APEX NC 27502-2480

EL WARDI, MOHAMED TAHA
1425 SALEM CREEK DR
APEX NC 27502-2477

ESCUE, LIANA
1604 TOPAZ LN
APEX NC 27502-2481

FETTERS, BRENDAN C
1614 TOPAZ LN
APEX NC 27502-2481

FOGARTY, JOHN FOGARTY, JENNIFER
1607 CONE AVE
APEX NC 27502-1517

GODHANI, AISHANI
1429 SALEM CREEK DR
APEX NC 27502-2477

HWANG, CHIEN-MEEN HUANG, TZU-FANG
1450 SALEM CREEK DR
APEX NC 27502-2476

KALLAM, RAMA D TIPPIREDDY, VENKAT R
1422 SALEM CREEK DR
APEX NC 27502-2476

KAMUJU, PRAVEEN KUMAR
1411 REGENTS LN
APEX NC 27502-2479

KAO, SHIH-KUNG KAO, LI-LI
1434 SALEM CREEK DR
APEX NC 27502-2476

KHAN, MUSTAFA FRISCHE, RACHEL
1701 MINLEY WAY
APEX NC 27502-5776

KHEDKAR, AMOL T. KULKARNI, SAMEER R.
1448 SALEM CREEK DR
APEX NC 27502-2476

KOMMAREDDI, SHIVA
1401 REGENTS LN
APEX NC 27502-2479

LANCASTER, MELINDA C ROVITO, JULIAN D
1436 SALEM CREEK DR
APEX NC 27502-2476

MADIKONDA, VIJAY KUMAR
1409 REGENTS LN
APEX NC 27502-2479

MALNEEDY, KRISHNA R THOTA, DEEPTI R
1444 SALEM CREEK DR
APEX NC 27502-2476

MCKINNISH, LORI
1700 WAGON TRAIL RD
MONROE VA 24574-2604

NARANG, RAHUL NARANG, NISHTHA
2405 HEATHCOTE LN
APEX NC 27502-8508

NORDHOFF, VICTORIA E
1405 LUXOR DR
APEX NC 27502-2480

PALETI, NEELIMA KARUMANCHI, BHARATA K
1437 SALEM CREEK DR
APEX NC 27502-2477

PALLAV, KUMAR ANAND, MANSI
1439 SALEM CREEK DR
APEX NC 27502-2477

PANCHOLI, ASHISH ARVINDBHAI TRUSTEE PANCHOLI,
BHAVNABEN JAYANTILAL TRUSTEE
1212 BULL SHOALS LN
CARY NC 27513-5808

PARRISH, SCOTT M PARRISH, KAREN W
1446 SALEM CREEK DR
APEX NC 27502-2476

PHILMON, EVAN PHILMON, KIMBERLY
1389 REGENTS LN
APEX NC 27502-2529

PINTO, LESTER
1438 SALEM CREEK DR
APEX NC 27502-2476

POLYAKOV, ALEXEI
921 BROMLEY WAY
RALEIGH NC 27615-1499

QUICK, JENNIFER A
800 S SALEM ST
APEX NC 27502-7235

RACHABATTUNI, PRAVEEN JUIPALLI, KALYANI
1616 TOPAZ LN
APEX NC 27502-2481

REDDY, PADI B
31 WILDEOAK CT
COLUMBIA SC 29223-3292

ROCKER, HAYLEY A
1391 REGENTS LN
APEX NC 27502-2529

SAI DIYA LLC
714 PIERSIDE DR
CARY NC 27519-6436

SALEM CREEK TOWNHOMES RESIDENTIAL OWNERS
CHARLESTON MGMT CO
PO BOX 97243
RALEIGH NC 27624-7243

SALEM VILLAGE OWNERS ASSOCIATION INC
1100 PERIMETER PARK DR STE 112
MORRISVILLE NC 27560-9119

SANDJONG, RODOLPHE NJIWA
1426 SALEM CREEK DR
APEX NC 27502-2476

SAURABH, KUMAR KUMAR, SMRITI
1433 SALEM CREEK DR
APEX NC 27502-2477

SHAH, NIKITA N
1420 SALEM CREEK DR
APEX NC 27502-2476

SUDHINI, VIKRAM NALAMADA, DEEPTHI
1423 SALEM CREEK DR
APEX NC 27502-2477

SUNDARAM, NOCHUR L. SUNDARAM, MAHALAKSHMI
1606 TOPAZ LN
APEX NC 27502-2481

THAKUR, HIMANSHU
2000 S EADS ST
ARLINGTON VA 22202-3136

THE SINGH FAMILY REVOCABLE TRUST
2579 WINDSOR CT
UNION CITY CA 94587-4929

THOMPSON, GEORGE WILLIAM HEIRS
C/O WALTER A THOMPSON
3401 CENTRAL HEIGHTS RD
GOLDSBORO NC 27534-7713

VARIAR, ANANDKRISHNA S VARIAR, DHANYA A
1405 REGENTS LN
APEX NC 27502-2479

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

WANG, XIAODONG WEN, ZHENRONG
1442 SALEM CREEK DR
APEX NC 27502-2476

WANG, YIJIAN
1228 CANYON SHADOWS CT
CARY NC 27519-1005

WILSON, STEVEN ALBERT SALADINO, DIANNE B
1402 CHIPPING DR
APEX NC 27502-2498

XIANG, LING YUE, TINGTING
171 LEGACY FALLS DR S
CHAPEL HILL NC 27517-4502

APEX TOWN OF
PO BOX 250
APEX NC 27502

Current Tenant
100 James Ext ST
APEX NC 27502

Current Tenant
1407 Luxor DR
APEX NC 27502

Current Tenant
1393 Regents LN
APEX NC 27502

Current Tenant
1407 Regents LN
APEX NC 27502

Current Tenant
1413 Regents LN
APEX NC 27502

Current Tenant
720 S Salem ST
APEX NC 27502

Current Tenant
740 S Salem ST
APEX NC 27502

Current Tenant
1421 Salem Creek Dr
APEX NC 27502

Current Tenant
1424 Salem Creek Dr
APEX NC 27502

Current Tenant
1432 Salem Creek Dr
APEX NC 27502

Current Tenant
1435 Salem Creek Dr
APEX NC 27502

Current Tenant
700 Tingen RD
APEX NC 27502

Current Tenant
1600 Topaz LN
APEX NC 27502

Current Tenant
1608 Topaz LN
APEX NC 27502

Current Tenant
1612 Topaz LN
APEX NC 27502

Current Tenant
1620 Topaz LN
APEX NC 27502

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: meet.google.com/kpb-qwen-ewo / (530) 418-8654 PIN: 712396053#
 Date of meeting: May 30, 2023 Time of meeting: 5:00 - 7:00pm
 Property Owner(s) name(s): Salem Street Townes LLC
 Applicant(s): Scott Moore

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Scott Moore, The Coley Group	4350 Lassiter at North Hills Ave. Suite 256 Raleigh, NC	(704) 995 2507	scott@thecoleygroup.com	<input type="checkbox"/>
2.	Kevin N. Poythress Salem Street Townes LLC	1011 Classic Rd. Apex, NC		Kevin@pccbuilder.com	<input type="checkbox"/>
3.	Tim Grissinger	2524 Reliance Ave. Apex, NC	(919) 577-1080	t.grissinger@batemancivilsurvey.com	<input type="checkbox"/>
4.	Brenden Feters	1614 Topaz Ln.		bfeters33@gmail.com	<input checked="" type="checkbox"/>
5.	Victoria Nordhoff	1405 Luxor Dr.		tori.nordhoff@gmail.com	<input checked="" type="checkbox"/>
6.	Ashley Branch	1403 Luxor Dr.		aebbranch22@gmail.com	<input checked="" type="checkbox"/>
7.	Israel Dias	1409 Luxor Dr.		brazilandias@gmail.com	<input checked="" type="checkbox"/>
8.	Andrew Gill	1472 Salem Creek Dr.		andrewgillnc@gmail.com	<input checked="" type="checkbox"/>
9.	Ashish Pancholi	1393 Regents Ln.		ashish1950@gmail.com	<input checked="" type="checkbox"/>
10.	Rohit Kulkarni	1415 Regents Ln		rohitkul904@gmail.com	<input checked="" type="checkbox"/>
11.	Gloria Bennett	1618 Topaz Ln.			<input type="checkbox"/>
12.	Nikita Shah	1420 Salem Creek Dr.		kishandniks@gmail.com	<input checked="" type="checkbox"/>
13.	Dennis Herod	1393 Regents Ln.			<input type="checkbox"/>
14.					<input type="checkbox"/>

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): Salem Street Townes LLC

Applicant(s): Scott Moore

Contact information (email/phone): scott@thecoleygroup.com/ (704) 995-2507

Meeting Address: meet.google.com/kpb-qwen-ewo / (530) 418-8654 PIN: 712396053#

Date of meeting: May 30, 2023 Time of meeting: 5:00 - 7:00pm

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

Question/Concern #1:

There is a buffer line of trees existing on the townhome property, will this be affected by the development?

Applicant's Response:

All trees on the current townhome property (not proposal) will remain undisturbed. All efforts will be made to save as many trees on our proposal side while providing for required improvements. At this point we no intention on grading outside of the right of ways on the northern side of the proposal.

Question/Concern #2:

There are parking issues in the existing Salem Creek Townhomes. There is a lot of curb parking currently.

Our concerns is that you will not provide enough parking to address our site and then add to their current issues.

Applicant's Response:

We are going to abide by the Apex parking requirements and our driveways are shown as 20' in depth.
We are also going to study if there are more opportunities to add more parking near our common areas.

Question/Concern #3:

The design is disjointed when comparing to the existing design. We'd like to see a 3 story continuation in product for the flow.

Applicant's Response:

Our owner and builder is a custom home builder and we've had great success in offering this 2 story product in other communities. Our goal is to provide a high end product with multiple architectural features including dormers, varying roof lines, porches, & a mixture of materials. Having different housing styles in communities is quite normal to see.

Question/Concern #4:

We would like this proposal to be a part of our HOA, but we have concerns that building a different product will cause additional maintenance cost on the association.

Applicant's Response:

All of our housing is built with high end low maintenance materials. We do not use vinyl siding and provide hardi-board, stone, brick, and arch. shingles. We would like to join the HOA as well and we'll need to provide a cost benefit analysis to make sure that any maintenance will be in line with what is provided.

Question/Concern #5:

We have concerns already with how traffic exits the community. As it stands today, if any residents want to take a left out of the community, they have to exit at Salem Creek as the other entrance is a right in right out.

Applicant's Response:

Our initial request was to have another entrance/exit on S. Salem Street. Transportation staff wanted Topaz Ln and Regents Ln to connect on our site (for internal connectivity) and they also wanted us to stub to the western property line which eliminated another connection on Salem Street. We also think that proximity of entrance locations played a role in having enough spacing for safe movements. Also if an entrance was permitted, it is likely to be a right-in and right-out which would not benefit left turn movements from site. <A comment was offered from a resident stating that they felt a future stop light would be provided on Salem Creek Drive and S. Salem Street soon which should address this issue>

Question/Concern #6:

If this property becomes part of the existing HOA, you can move the mail kiosk on our property to their side which should open some areas for parking.

Applicant's Response:

As a part of this feedback, we will review parking overall on our site and see what can be done. We do have to have parking at the mail kiosk and it must contain ADA access. One of our goals with having the mail kiosk at the top western corner of the site is because it is within a short walking distance from all the homes which would keep residents from driving to this location. If we move the mail off site and join with your mailing, it is likely that all residents will then drive to that location and hence add to the vehicular activity. Either way we'll review options.

Question/Concern #7:

What is the typical size of your unit? And who are your buyers?

Applicant's Response:

The current design we have 1800 – 2400 SF with walk up attics. The two end units are the master bedroom downstairs and all interior units are master bedroom upstairs. Most of our buyers (based on this product in another community) are empty nesters.

Question/Concern #8:

Can you provide your construction timelines and schedules and plan for noise mitigation?

Applicant's Response:

We know that it will take 6 months to construct this particular building with 8 units. We are still evaluating the plan review process timelines and we need to factor in the clearing and grading. We will know more definitive timelines as we move in the process. If we stick to the 7/1 timeline then the earliest we'll have PUD approval is at the end of November. We have then typically experienced 6-8 months in construction review. It could be a lot less given the size of our site. We'll keep the community informed as we move along through the process. When construction does commence, we'll adhere to all of the town's ordinances on starting and stop work. We've built in highly populated areas before and do everything we can less the impacts on the neighboring properties. Communication will be key in this process.

Question/Concern #9:

How do you plan on avoiding existing utilities while constructing on site?

Applicant's Response:

We call a locate on all utilities prior to starting any work so that we can identify and flag those areas. We will also have a full-time manager on site to oversee operations.

Question/Concern #10:

Where will the construction entrance be located?

Applicant's Response:

It will fully be up to the town as to where they allow it to be placed. Our recommendation for all clearing and grading that machinery enter/exit directly off Salem Street. Once homebuilding starts, we will likely make our way on Salem Creek Dr. then down Regents Ln.

Question/Concern #11:

When you guys consider parking, I personally do not want to see parking spaces behind my home (on the northern side of the proposal).

Applicant's Response:

As stated previously, we are going to look at all the parking options. The only areas that we can gain more spaces on our site will be on the northern side. But I have noted your concern and we'll consider it when we review our plans.

Question/Concern #12:

Will you use our name or yours?

Applicant's Response:

If we are able to join your HOA (which depends on a vote by your community) then we will utilize the community's name as we will be a part of it. If we are not able to join the HOA, then we'll review naming options. The names you see on the plans are used for plan review purposes and review tracking.

Question/Concern #13:

Are you extending the buffer fence and petitioning between the units?

Applicant's Response:

We haven't considered a fence extension and it is something we will review as well as other privacy options. We will likely be petitioning between each unit.

Community Meeting- Presentation to the Neighbors (PPT Slideshow)



**Salem Street
Townes
Neighborhood
Meeting**

720 South Salem St.
.89 AC Site

**Welcome!
Please Sign In**

Welcome Page

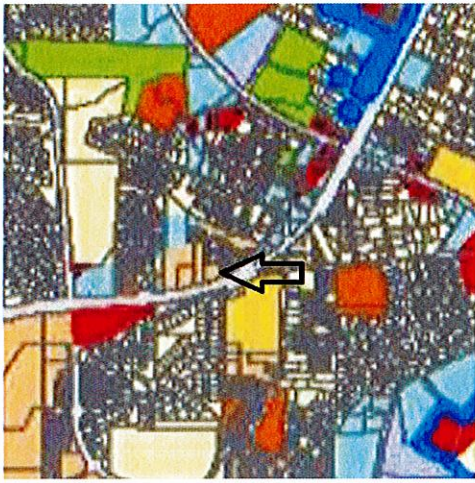
2023 PLANNED UNIT DEVELOPMENT SCHEDULE (Amended effective May 1, 2023)
Town of Apex, North Carolina
*Date changed due to holidays/scheduling
**Decision whether application is ready to go to public hearings is made before TRC meeting date.

(1) Pre-application Meeting with TRC and Neighborhood Meeting Required	(2) Initial Submittal Date	(3) Staff Review Submittal for Completeness Due 12:00 pm	(4) Meeting with IAB Required 6:00 pm	(5) TRC Comments Forwarded to Applicant	(6) TRC Meeting Date	(7) Re-submittal Date for Revised Plans Due 12:00 pm	(8) TRC Comments Forwarded to Applicant	(9) TRC Meeting Date	(10) Re-submittal Date for Revised Plans	(11) Hold Second Required Neighborhood Meeting & Submit Report Due 12:00 pm	(12) TRC Meeting Date; Decision to go to Public Hearings or Back Through TRC	(13) Published Notice Posted to Town's Website	(14) Written Notification Mailed	(15) Planning Board Meeting	(16) Town Council Meeting	
See #1 below	Jan 3*	Jan 3-4	-	Feb 20	Feb 23 or 24	Mar 3	Mar 20	Mar 23 or 24	Apr 6*	-	Apr 27 or 28; Apr 24**	FR: Apr 24 - May 21 TC: Apr 28	FR: Apr 24 - May 21 TC: Apr 28	FR: Apr 24 - May 21 TC: Apr 28	May 8	May 23
See #1 below	Feb 1	Feb 1-2	-	Mar 20	Mar 23 or 24	Apr 6*	Apr 24	Apr 27 or 28	May 5	-	May 25 or 26	FR: May 26 - June 2 TC: June 2	FR: May 26 - June 2 TC: June 2	FR: May 26 - June 2 TC: June 2	June 12	June 27
See #1 below	Mar 1	Mar 1-2	-	Apr 24	Apr 27 or 28	May 5	May 22	May 25 or 26	June 2	-	June 22 or 23	FR: June 23 - July 10 TC: July 14	FR: June 23 - July 10 TC: July 14	FR: June 23 - July 10 TC: July 14	July 10	Aug 8*
See #1 below	Apr 3	Apr 3-4	-	May 22	May 25 or 26	June 2	June 29*	June 22 or 23	July 7	-	July 27 or 28	FR: July 28 - Aug 14 TC: Aug 4	FR: July 28 - Aug 14 TC: Aug 4	FR: July 28 - Aug 14 TC: Aug 4	Aug 14	Aug 22
See #1 below	May 1	May 1-2	May 18 or June 15	June 20*	June 22 or 23	July 2	July 24	July 27 or 28	Aug 4	Aug 23	Aug 24 or 25	FR: Aug 25 - Sept 13 TC: Sept 1	FR: Aug 25 - Sept 13 TC: Sept 1	FR: Aug 25 - Sept 13 TC: Sept 1	Sept 11	Sept 26
See #1 below	June 1	Jun 1-2	June 18 or July 20	July 24	July 27 or 28	Aug 4	Aug 21	Aug 24 or 25	Sept 8	Sept 20	Sept 28 or 29; Sept 25**	FR: Sept 22 - Oct 19 TC: Sept 29	FR: Sept 22 - Oct 19 TC: Sept 29	FR: Sept 22 - Oct 19 TC: Sept 29	Oct 9	Oct 24
See #1 below	July 3	July 3-5*	July 20 or Aug 17	Aug 21	Aug 24 or 25	Sept 8	Sept 18	Sept 28 or 29	Oct 6	Oct 25	Oct 26 or 27	FR: Oct 27 - Nov 13 TC: Nov 3	FR: Oct 27 - Nov 13 TC: Nov 3	FR: Oct 27 - Nov 13 TC: Nov 3	Nov 13	Nov 28
See #1 below	Aug 1	Aug 1-2	Aug 17 or Sept 21	Sept 18	Sept 28 or 29	Oct 6	Oct 23	Oct 26 or 27	Nov 3	Nov 20	Nov 15* or 17*	FR: Nov 22 - Dec 11 TC: Dec 15	FR: Nov 22 - Dec 11 TC: Dec 15	FR: Nov 22 - Dec 11 TC: Dec 15	Dec 11	Jan 9*
See #1 below	Sept 1	Sept 1-5*	Oct 19 or Oct 29	Oct 23	Oct 26 or 27	Nov 3	Nov 13*	Nov 16* or 17*	Dec 1	Dec 19	Dec 21*	FR: Dec 21 - Jan 8 TC: Jan 2	FR: Dec 21 - Jan 8 TC: Jan 2	FR: Dec 21 - Jan 8 TC: Jan 2	Jan 8	Jan 23
See #1 below	Oct 2	Oct 2-3	Nov 19 or Dec 21	Nov 13*	Nov 16* or 17*	Dec 1	Dec 11*	Dec 21*	Jan 5	Jan 24	Jan 25 or 26	FR: Jan 26 - Feb 12 TC: Feb 2	FR: Jan 26 - Feb 12 TC: Feb 2	FR: Jan 26 - Feb 12 TC: Feb 2	Feb 12	Feb 27
See #1 below	Nov 1	Nov 1-2	Nov 19 or Dec 21	Dec 11*	Dec 21*	Jan 5	Jan 12*	Jan 25 or 26	Feb 2	Feb 21	Feb 22 or 23	FR: Feb 23 - Mar 11 TC: Mar 1	FR: Feb 23 - Mar 11 TC: Mar 1	FR: Feb 23 - Mar 11 TC: Mar 1	Mar 11	Mar 26
See #1 below	Dec 1	Dec 1-4	Dec 21 or Jan 18	Jan 22	Jan 25 or 26	Feb 2	Feb 15	Feb 22 or 23	Mar 8	Mar 20	Mar 28-29; Mar 25**	FR: Mar 29 - Apr 8 TC: Mar 29	FR: Mar 29 - Apr 8 TC: Mar 29	FR: Mar 29 - Apr 8 TC: Mar 29	Apr 8	Apr 23

PUD Schedule



Aerial of the proposal



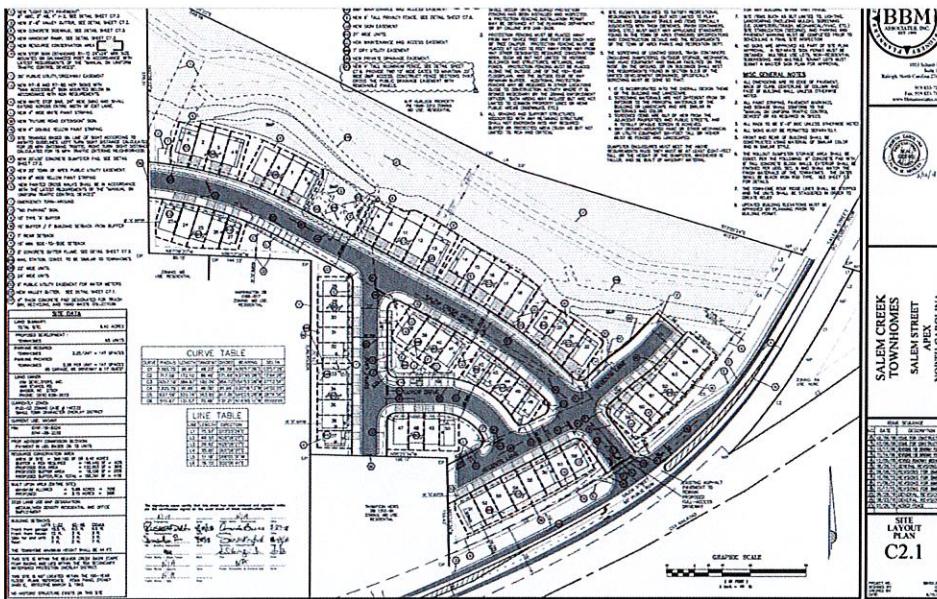
Future Land Classifications

- Protected Open Space
- Rural Density Residential
One dwelling unit per five acres
- Low Density Residential
Single-family homes or a mix of single-family homes with duplexes and/or townhomes
- Medium Density Residential
Single-family homes, duplexes, and townhomes
- Medium/High Density Residential
Single-family homes, duplexes, triplexes, quadplexes, and townhomes*
- High Density Residential
Townhomes, triplexes, quadplexes, and apartments

Medium Density Residential – Added duplexes. Changed to three to seven units per acre.

Medium-High Density Residential – Added duplexes, triplexes, quadplexes, and, within the Town Center and Transit-Oriented Development context areas, apartments. Revised to seven to fourteen units per acre.

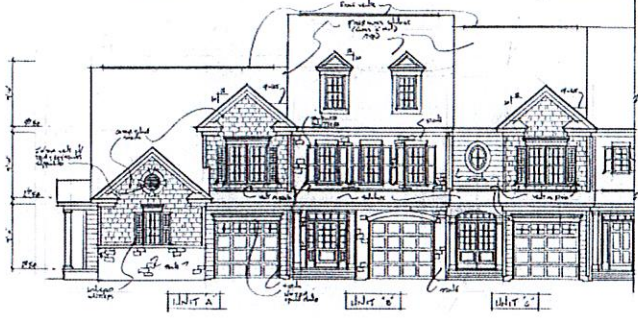
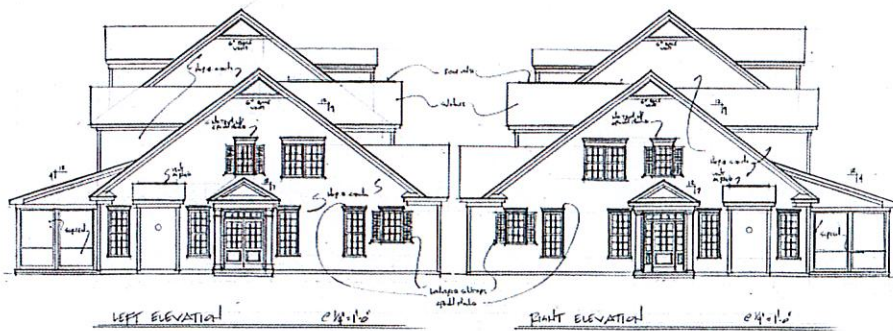
Town's Long Range Plan



Salem Creek Townhomes – Approved Site Plan



Salem Creek Townhomes – Existing Homes & Elevations



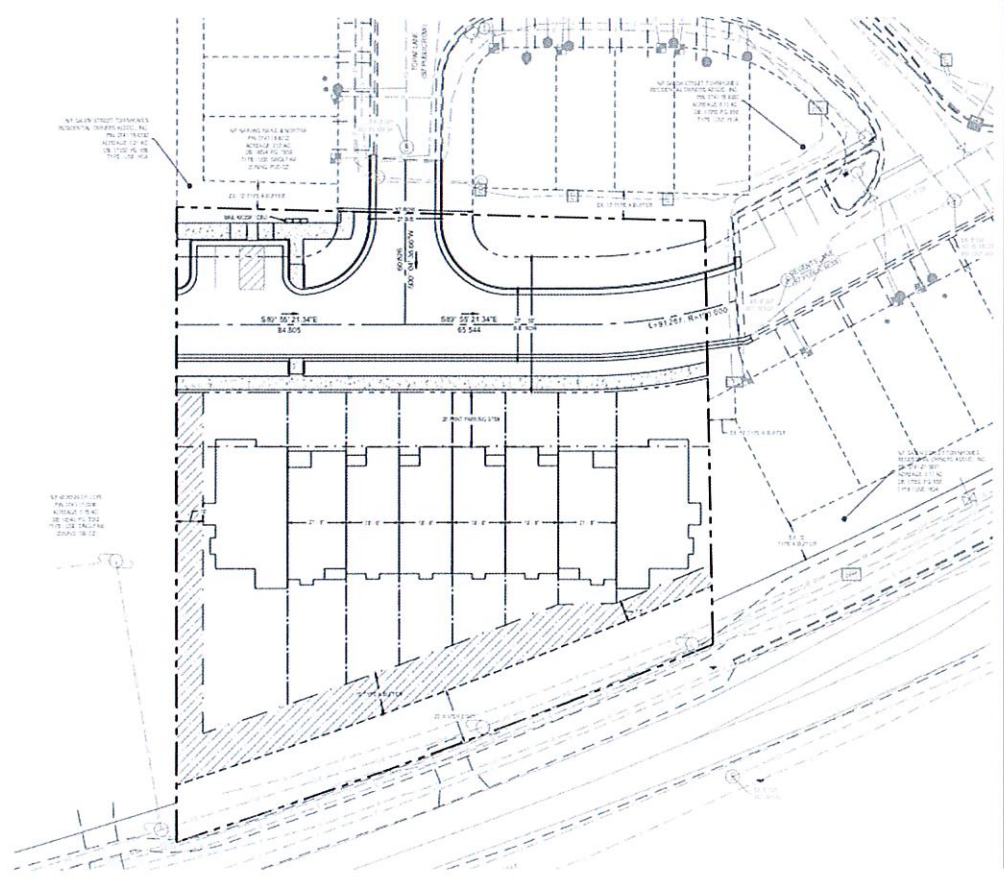
NOTE:
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

FRONT ELEVATION
 THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

MURPHY GARDNER DESIGN CONSULTING
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW: MURPHYGARDNER.COM

PROJECT NO. 23-001
 SHEET NO. 1 OF 15

Proposed Elevations – Salem Street Townes



Site Plan – Salem Street Townes (Updated 5/30/23)

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, Scott Moore, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at meet.google.com/kpb-qwen-ewo / (530) 418-8654 PIN: 712396053# (Google Meet) (location/address) on May 30, 2023 (date) from 5:00 pm (start time) to 7:00 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

6/7/23
Date

By: Scott Moore

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Ruth Baxter, a Notary Public for the above State and County, on this the 7th day of June, 20 23.

SEAL



Ruth Baxter
Notary Public
Ruth Baxter
Print Name

My Commission Expires: 9/14/2026

NOTICE OF NEIGHBORHOOD MEETING

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

October 3, 2023

Date

Dear Neighbor:

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

720 S Salem Street, Apex, NC 27539

0741179910, 0741178829, 0741179971

Address(es)

PIN(s)

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

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

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

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

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

Proposing 8 Townhomes on the continuation of Regents and Topaz Lanes.

Estimated submittal date: October 6, 2023

MEETING INFORMATION:

Property Owner(s) name(s): Salem Street Townes LLC

Applicant(s): Scott Moore

Contact information (email/phone): scott@thecoleygroup.com (704) 995-2507

Meeting Address: meet.google.com/kpb-qwen-ewo / (530) 418-8654 PIN: 712396053#

Date/Time of meeting**: October 18, 2023 5:00-7:00 PM

Welcome: 5:00 - 5:05 Project Presentation: 5:05 - 5:20 Question & Answer: 5:20 - 7:00

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

PROJECT CONTACT INFORMATION

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

Development Contacts:

Project Name: Salem Street Townes Zoning: Proposed - PUD CZ
 Location: 720 S Salem Street Apex, NC 27539
 Property PIN(s): 0741179910, 8829, 9971 Acreage/Square Feet: .89 AC

Property Owner: Salem Street Townes LLC
 Address: 1011 Classic Rd
 City: Apex State: NC Zip: 27539
 Phone: _____ Email: Kevin@pccbuilder.com

Developer: Scott Moore, The Coley Group
 Address: 4350 Lassiter at North Hills Ave, Ste 256
 City: Raleigh State: NC Zip: 27609
 Phone: 704 995 2507 Fax: _____ Email: scott@thecoleygroup.com

Engineer: Bateman Civil Survey Company
 Address: 2524 Reliance Avenue
 City: Apex State: NC Zip: 27539
 Phone: 919 577-1080 Fax: _____ Email: t.grissinger@batemancivilsurvey.com

Builder (if known): (Same as the property owner)
 Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email: _____

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

Town of Apex Department Contacts

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

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: Jessica Bolin 919-249-3537

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

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.

List of persons and neighborhood organizations invited to the meeting (1-3)

BAILEY, HERBERT
116 EVANS ESTATES DR
CARY NC 27513-3197

BEAZER HOMES LLC
801 CORPORATE CENTER DR STE 330
RALEIGH NC 27607-5243

BENNETT, GLORIA S
1618 TOPAZ LN
APEX NC 27502-2481

BUTLER, DANIEL C
353 GREAT NORTHERN STA
APEX NC 27502-2473

CARRELHA, JACQUELINE
1403 CHIPPING DR
APEX NC 27502-2498

CHALLA, RAJENDAR BOMMAREDDY, MADHAVI
829 LINDEN CIR
HOFFMAN ESTATES IL 60169-3261

CHEN, HENRY L WANG, JIAHONG
1427 SALEM CREEK DR
APEX NC 27502-2477

CHOI, MIHWA
1430 SALEM CREEK DR
APEX NC 27502-2476

CIVITELLA, THOMAS JOSEPH
1401 CHIPPING DR
APEX NC 27502-2498

CORTEZ, DIANE
1403 REGENTS LN
APEX NC 27502-2479

COX, ASHLEY
1403 LUXOR DR
APEX NC 27502-2480

CROUCH, MEGAN
1602 TOPAZ LN
APEX NC 27502-2481

DEATON, GREGORY DEATON, KIMBERLY
1415 REGENTS LN
APEX NC 27502-2479

DIAS, ISRAEL S DIAS, CRISTIANE F
1409 LUXOR DR
APEX NC 27502-2480

EL WARDI, MOHAMED TAHA
1425 SALEM CREEK DR
APEX NC 27502-2477

ESCUE, LIANA
1604 TOPAZ LN
APEX NC 27502-2481

FETTERS, BRENDAN C
1614 TOPAZ LN
APEX NC 27502-2481

FOGARTY, JOHN FOGARTY, JENNIFER
1607 CONE AVE
APEX NC 27502-1517

GODHANI, AISHANI
1429 SALEM CREEK DR
APEX NC 27502-2477

HWANG, CHIEN-MEEN HUANG, TZU-FANG
1450 SALEM CREEK DR
APEX NC 27502-2476

KALLAM, RAMA D TIPPIREDDY, VENKAT R
1422 SALEM CREEK DR
APEX NC 27502-2476

KAMUJU, PRAVEEN KUMAR
1411 REGENTS LN
APEX NC 27502-2479

KAO, SHIH-KUNG KAO, LI-LI
1434 SALEM CREEK DR
APEX NC 27502-2476

KHAN, MUSTAFA FRISCHE, RACHEL
1701 MINLEY WAY
APEX NC 27502-5776

KHEDKAR, AMOL T. KULKARNI, SAMEER R.
1448 SALEM CREEK DR
APEX NC 27502-2476

KOMMAREDDI, SHIVA
1401 REGENTS LN
APEX NC 27502-2479

LANCASTER, MELINDA C ROVITO, JULIAN D
1436 SALEM CREEK DR
APEX NC 27502-2476

MADIKONDA, VIJAY KUMAR
1409 REGENTS LN
APEX NC 27502-2479

MALNEEDY, KRISHNA R THOTA, DEEPTI R
1444 SALEM CREEK DR
APEX NC 27502-2476

MCKINNISH, LORI
1700 WAGON TRAIL RD
MONROE VA 24574-2604

NARANG, RAHUL NARANG, NISHTHA
2405 HEATHCOTE LN
APEX NC 27502-8508

NORDHOFF, VICTORIA E
1405 LUXOR DR
APEX NC 27502-2480

PALETI, NEELIMA KARUMANCHI, BHARATA K
1437 SALEM CREEK DR
APEX NC 27502-2477

PALLAV, KUMAR ANAND, MANSI
1439 SALEM CREEK DR
APEX NC 27502-2477

PANCHOLI, ASHISH ARVINDBHAI TRUSTEE PANCHOLI,
BHAVNABEN JAYANTILAL TRUSTEE
1212 BULL SHOALS LN
CARY NC 27513-5808

PARRISH, SCOTT M PARRISH, KAREN W
1446 SALEM CREEK DR
APEX NC 27502-2476

PHILMON, EVAN PHILMON, KIMBERLY
1389 REGENTS LN
APEX NC 27502-2529

PINTO, LESTER
1438 SALEM CREEK DR
APEX NC 27502-2476

POLYAKOV, ALEXEI
921 BROMLEY WAY
RALEIGH NC 27615-1499

QUICK, JENNIFER A
800 S SALEM ST
APEX NC 27502-7235

RACHABATTUNI, PRAVEEN JUIPALLI, KALYANI
1616 TOPAZ LN
APEX NC 27502-2481

REDDY, PADI B
31 WILDEOAK CT
COLUMBIA SC 29223-3292

ROCKER, HAYLEY A
1391 REGENTS LN
APEX NC 27502-2529

SAI DIYA LLC
714 PIERSIDE DR
CARY NC 27519-6436

SALEM CREEK TOWNHOMES RESIDENTIAL OWNERS
CHARLESTON MGMT CO
PO BOX 97243
RALEIGH NC 27624-7243

SALEM VILLAGE OWNERS ASSOCIATION INC
1100 PERIMETER PARK DR STE 112
MORRISVILLE NC 27560-9119

SANDJONG, RODOLPHE NJIWA
1426 SALEM CREEK DR
APEX NC 27502-2476

SAURABH, KUMAR KUMAR, SMRITI
1433 SALEM CREEK DR
APEX NC 27502-2477

SHAH, NIKITA N
1420 SALEM CREEK DR
APEX NC 27502-2476

SUDHINI, VIKRAM NALAMADA, DEEPTHI
1423 SALEM CREEK DR
APEX NC 27502-2477

SUNDARAM, NOCHUR L. SUNDARAM, MAHALAKSHMI
1606 TOPAZ LN
APEX NC 27502-2481

THAKUR, HIMANSHU
2000 S EADS ST
ARLINGTON VA 22202-3136

THE SINGH FAMILY REVOCABLE TRUST
2579 WINDSOR CT
UNION CITY CA 94587-4929

THOMPSON, GEORGE WILLIAM HEIRS
C/O WALTER A THOMPSON
3401 CENTRAL HEIGHTS RD
GOLDSBORO NC 27534-7713

VARIAR, ANANDKRISHNA S VARIAR, DHANYA A
1405 REGENTS LN
APEX NC 27502-2479

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

WANG, XIAODONG WEN, ZHENRONG
1442 SALEM CREEK DR
APEX NC 27502-2476

WANG, YIJIAN
1228 CANYON SHADOWS CT
CARY NC 27519-1005

WILSON, STEVEN ALBERT SALADINO, DIANNE B
1402 CHIPPING DR
APEX NC 27502-2498

XIANG, LING YUE, TINGTING
171 LEGACY FALLS DR S
CHAPEL HILL NC 27517-4502

APEX TOWN OF
PO BOX 250
APEX NC 27502

Current Tenant
100 James Ext ST
APEX NC 27502

Current Tenant
1407 Luxor DR
APEX NC 27502

Current Tenant
1393 Regents LN
APEX NC 27502

Current Tenant
1407 Regents LN
APEX NC 27502

Current Tenant
1413 Regents LN
APEX NC 27502

Current Tenant
720 S Salem ST
APEX NC 27502

Current Tenant
740 S Salem ST
APEX NC 27502

Current Tenant
1421 Salem Creek Dr
APEX NC 27502

Current Tenant
1424 Salem Creek Dr
APEX NC 27502

Current Tenant
1432 Salem Creek Dr
APEX NC 27502

Current Tenant
1435 Salem Creek Dr
APEX NC 27502

Current Tenant
700 Tingen RD
APEX NC 27502

Current Tenant
1600 Topaz LN
APEX NC 27502

Current Tenant
1608 Topaz LN
APEX NC 27502

Current Tenant
1612 Topaz LN
APEX NC 27502

Current Tenant
1620 Topaz LN
APEX NC 27502

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Teams Meeting Meeting ID: 224 185 886 665
Passcode: uiunjL

Date of meeting: October 18, 2023 Time of meeting: 5:00-7:00 PM

Property Owner(s) name(s): Salem Street Townes LLC

Applicant(s): Scott Moore

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	Kenric Barnes	2524 Reliance Ave.	919-577-1080	k.barnes@batemancivilsurvey.com	<input type="checkbox"/>
2.	Tim Grissinger	2524 Reliance Ave.	919-577-1080	t.grissinger@batemancivilsurvey.com	<input type="checkbox"/>
3.	Perrin Salonek	2524 Reliance Ave.	919-577-1080	p.salonek@batemancivilsurvey.com	<input type="checkbox"/>
4.	Israel Dias	1409 Luxor Dr.		braziliandias@gmail.com	<input checked="" type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>

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): Salem Street Townes LLC

Applicant(s): Scott Moore

Contact information (email/phone): _____

Meeting Address: Teams Meeting Meeting ID: 224 185 886 665
Passcode: uiunjL

Date of meeting: October 18, 2023

Time of meeting: 5:00-7:00 PM

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

Question/Concern #1:

This new parking area was not in the plan? The original goal was to preserve the tree line. So would this get rid of the tree line that would be low hanging bushes?

Applicant's Response:

The main concern from the first meeting was to provide additional parking. There is area around the parking space where there will be tree preservation.

Question/Concern #2:

We discussed doing a joint HOA around here so that we maybe wouldn't need to have extra mail kiosk and handicap parking. That would change the lot lines, and making these areas the same property.

It seems like with the mail kiosk there, you have gone ahead with the independent HOA here. What was the reason for doing it that way?

Applicant's Response:

In terms of the handicap parking, that requirement is needed regardless if there is going to be an additional HOA. The Town of Apex is doing this as an independent site plan and that means that the gap and the kiosk and the parking spaces has to be planned as a single site. Regardless, going back to the conversation about combining the HOAs, sorry about the developer not being on this meeting they are on vacation I believe.

Anyway, they have discussed that the HOA combination may be done that way.

Question/Concern #3:

Along S Salem Street, there's a green space with mature tall trees and there is a gap. Will there be the same fence? Or the same thing?

Applicant's Response:

Apex has a requirement of 15' buffer and options for what can be used. The developer will get to choose and likely Apex will want that to be consistent.

I think the developer would likely go with what Apex and the community wants and to be consistent.

Question/Concern #4:

S Salem St traffic is terrible. Are there any plans for a stoplight to be placed at the entrance of the subdivision?

Applicant's Response:

No, we are not required to provide any improvements to the entrance to the subdivision. The Town or DOT will usually require/request that be provide if new development exceeds a certain number of daily trips.

Community Meeting- Presentation to the Neighbors (PPT Slideshow)



**Salem Street
Townes
Neighborhood
Meeting**

720 South Salem St.
.89 AC Site

**Welcome!
Please Sign In**

Welcome Page

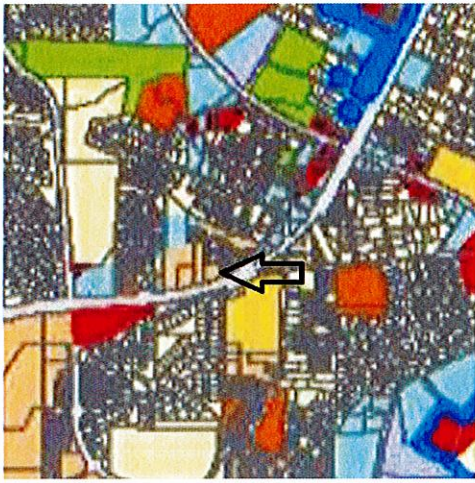
2023 PLANNED UNIT DEVELOPMENT SCHEDULE (Amended effective May 1, 2023)
Town of Apex, North Carolina
*Date changed due to holidays/scheduling
**Decision whether application is ready to go to public hearings is made before TRC meeting date.

(1) Pre-application Meeting with TRC and Neighborhood Meeting Required	(2) Initial Submittal Date	(3) Staff Review Submittal for Completeness	(4) Meeting with IAB Required 6:00 pm	(5) TRC Comments Forwarded to Applicant	(6) TRC Meeting Date	(7) Re-submittal Date for Revised Plans	(8) TRC Comments Forwarded to Applicant	(9) TRC Meeting Date	(10) Re-submittal Date for Revised Plans	(11) Hold Second Required Neighborhood Meeting & Submit Report	(12) TRC Meeting Date; Decision to go to Public Hearings or Back Through TRC	(13) Published Notice Posted to Town's Website	(14) Written Notification Mailed	(15) Planning Board Meeting	(16) Town Council Meeting
See #1 below	Jan 3*	Jan 3-4	--	Feb 20	Feb 23 or 24	Mar 3	Mar 20	Mar 23 or 24	Apr 6*	--	Apr 27 or 28; Apr 24**	FR: Apr 24 - May 8 TC: Apr 28 - June 12	FR: Apr 24 - May 8 TC: Apr 28 - June 12	May 8	May 23
See #1 below	Feb 1	Feb 1-2	--	Mar 20	Mar 23 or 24	Apr 6*	Apr 24	Apr 27 or 28	May 5	--	May 25 or 26	FR: May 26 - June 27 TC: June 2 - July 14	FR: May 26 - June 27 TC: June 2 - July 14	June 12	June 27
See #1 below	Mar 1	Mar 1-2	--	Apr 24	Apr 27 or 28	May 5	May 22	May 25 or 26	June 2	--	June 22 or 23	FR: June 23 - July 10 TC: July 14 - Aug 8*	FR: June 23 - July 10 TC: July 14 - Aug 8*	July 10	Aug 8*
See #1 below	Apr 3	Apr 3-4	--	May 22	May 25 or 26	June 2	June 29*	June 22 or 23	July 7	--	July 27 or 28	FR: July 28 - Aug 14 TC: Aug 4 - Aug 22	FR: July 28 - Aug 14 TC: Aug 4 - Aug 22	Aug 14	Aug 22
See #1 below	May 1	May 1-2	May 18 or June 15	June 20*	June 22 or 23	July 2	July 24	July 27 or 28	Aug 4	Aug 23	Aug 24 or 25	FR: Aug 25 - Sept 13 TC: Sept 1 - Sept 26	FR: Aug 25 - Sept 13 TC: Sept 1 - Sept 26	Sept 11	Sept 26
See #1 below	June 1	Jun 1-2	June 18 or July 20	July 24	July 27 or 28	Aug 4	Aug 21	Aug 24 or 25	Sept 8	Sept 20	Sept 28 or 29; Sept 25**	FR: Sept 22 - Oct 19 TC: Sept 29 - Oct 14	FR: Sept 22 - Oct 19 TC: Sept 29 - Oct 14	Oct 9	Oct 24
See #1 below	July 3	July 3-5*	July 20 or Aug 17	Aug 21	Aug 24 or 25	Sept 8	Sept 18	Sept 28 or 29	Oct 6	Oct 25	Oct 26 or 27	FR: Oct 27 - Nov 13 TC: Nov 3 - Nov 28	FR: Oct 27 - Nov 13 TC: Nov 3 - Nov 28	Nov 13	Nov 28
See #1 below	Aug 1	Aug 1-2	Aug 19 or Sept 21	Sept 18	Sept 28 or 29	Oct 6	Oct 23	Oct 26 or 27	Nov 3	Nov 20	Nov 15* or 17*	FR: Nov 22 - Dec 11 TC: Dec 15 - Jan 8*	FR: Nov 22 - Dec 11 TC: Dec 15 - Jan 8*	Dec 11	Jan 9*
See #1 below	Sept 1	Sept 1-5*	Oct 19 or Oct 29	Oct 23	Oct 26 or 27	Nov 3	Nov 13*	Nov 16* or 17*	Dec 1	Dec 19	Dec 21*	FR: Dec 21 - Jan 23 TC: Jan 2 - Feb 12	FR: Dec 21 - Jan 23 TC: Jan 2 - Feb 12	Jan 8	Jan 23
See #1 below	Oct 2	Oct 2-3	Nov 19 or Dec 21	Nov 13*	Nov 16* or 17*	Dec 1	Dec 11*	Dec 11*	Jan 5	Jan 24	Jan 25 or 26	FR: Jan 26 - Feb 12 TC: Feb 2 - Feb 27	FR: Jan 26 - Feb 12 TC: Feb 2 - Feb 27	Feb 12	Feb 27
See #1 below	Nov 1	Nov 1-2	Nov 19 or Dec 21	Dec 11*	Dec 21*	Jan 5	Jan 12*	Jan 25 or 26	Feb 2	Feb 21	Feb 22 or 23	FR: Feb 23 - Mar 11 TC: Mar 1 - Mar 26	FR: Feb 23 - Mar 11 TC: Mar 1 - Mar 26	Mar 11	Mar 26
See #1 below	Dec 1	Dec 1-4	Dec 21 or Jan 18	Jan 22	Jan 25 or 26	Feb 2	Feb 15	Feb 22 or 23	Mar 8	Mar 20	Mar 28-29; Mar 25**	FR: Mar 29 - Apr 8 TC: Mar 29 - Apr 23	FR: Mar 29 - Apr 8 TC: Mar 29 - Apr 23	Apr 8	Apr 23

PUD Schedule



Aerial of the proposal



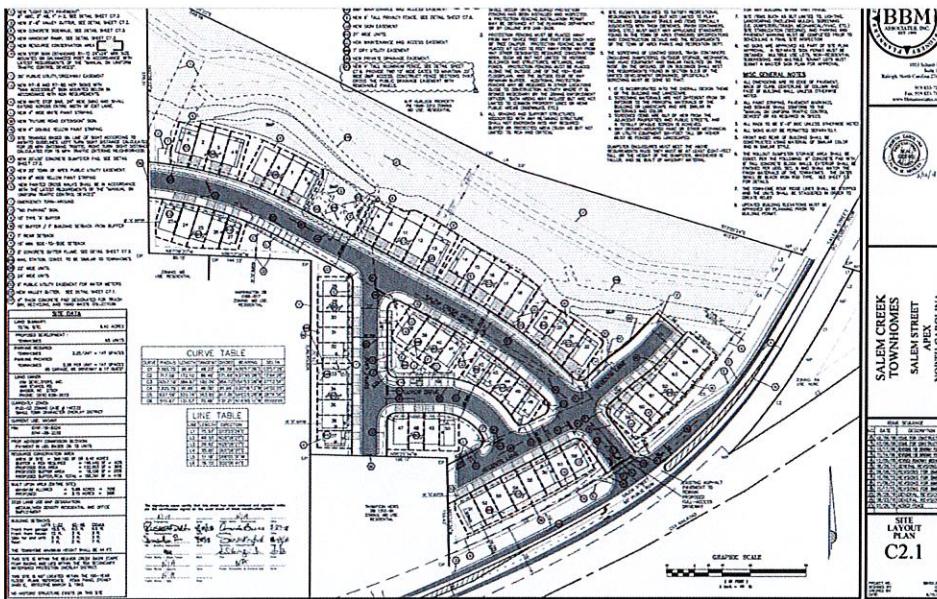
Future Land Classifications

- Protected Open Space
- Rural Density Residential
One dwelling unit per five acres
- Low Density Residential
Single-family homes or a mix of single-family homes with duplexes and/or townhomes
- Medium Density Residential
Single-family homes, duplexes, and townhomes
- Medium/High Density Residential
Single-family homes, duplexes, triplexes, quadplexes, and townhomes*
- High Density Residential
Townhomes, triplexes, quadplexes, and apartments

Medium Density Residential – Added duplexes. Changed to three to seven units per acre.

Medium-High Density Residential – Added duplexes, triplexes, quadplexes, and, within the Town Center and Transit-Oriented Development context areas, apartments. Revised to seven to fourteen units per acre.

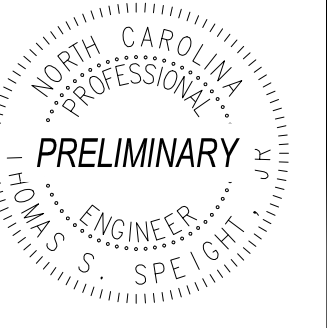
Town's Long Range Plan



Salem Creek Townhomes – Approved Site Plan



Salem Creek Townhomes – Existing Homes & Elevations



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, North Carolina 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2376



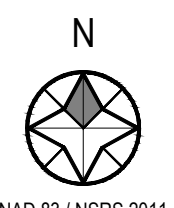
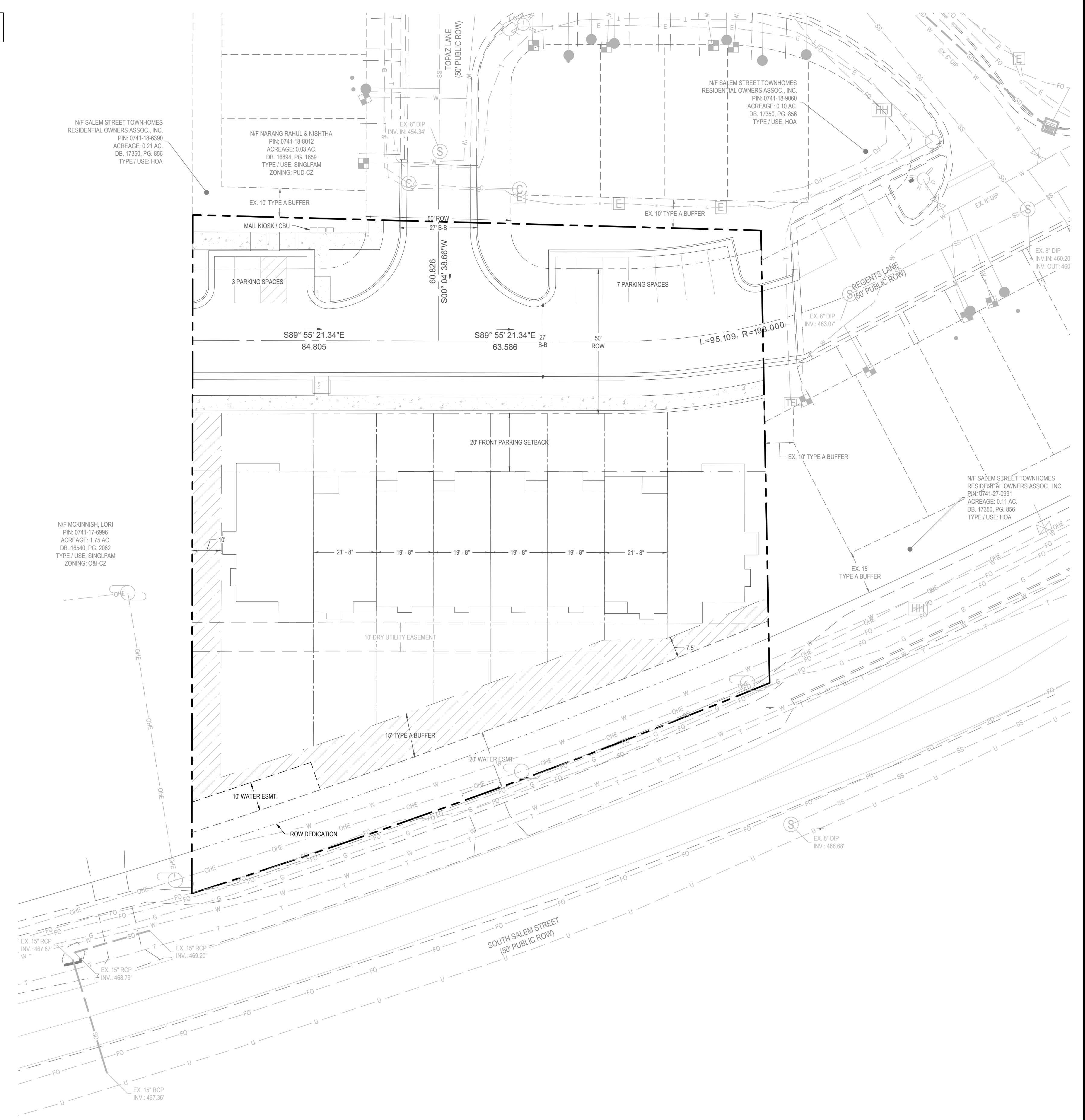
**SOUTH SALEM STREET
 REZONING**
 720 SALEM STREET
 APEX, NC 27502
 WAKE COUNTY

OVERALL SITE PLAN

Design By: MEM
 Date: 02.XX.22
 Project #: P230023

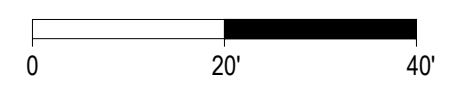
SHEET
 C200

NOTE:
 PLAN SHEETS ARE INTENDED FOR
 ILLUSTRATIVE USE ONLY.



NAD 83 / NSRS 2011

SCALE 1"=20'



REV#	DATE	DESCRIPTION

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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, Kenric Barnes, do hereby declare as follows:
Print Name

1. I have conducted a Neighborhood Meeting for the proposed Rezoning, Major Site Plan, Minor Site Plan, Residential Master Subdivision Plan, or Special Use Permit in accordance with UDO Sec. 2.2.7.B *Neighborhood Meeting*.
2. The meeting invitations were mailed to the Apex Planning Department, all property owners and tenants abutting and within 300 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at Teams Meeting Meeting ID: 224 185 886 665 Passcode: uiunjL (location/address) on October 18, 2023 (date) from 5:00 pm (start time) to 7:00 pm (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

10/25/2023
Date

By: Kenric Barnes

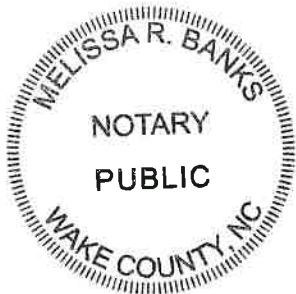
STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Melissa R. Banks, a Notary Public for the above State and County, on this the 25 day of October, 2023.

SEAL

Melissa R. Banks
Notary Public
MELISSA R. BANKS
Print Name

My Commission Expires: March 17, 2028

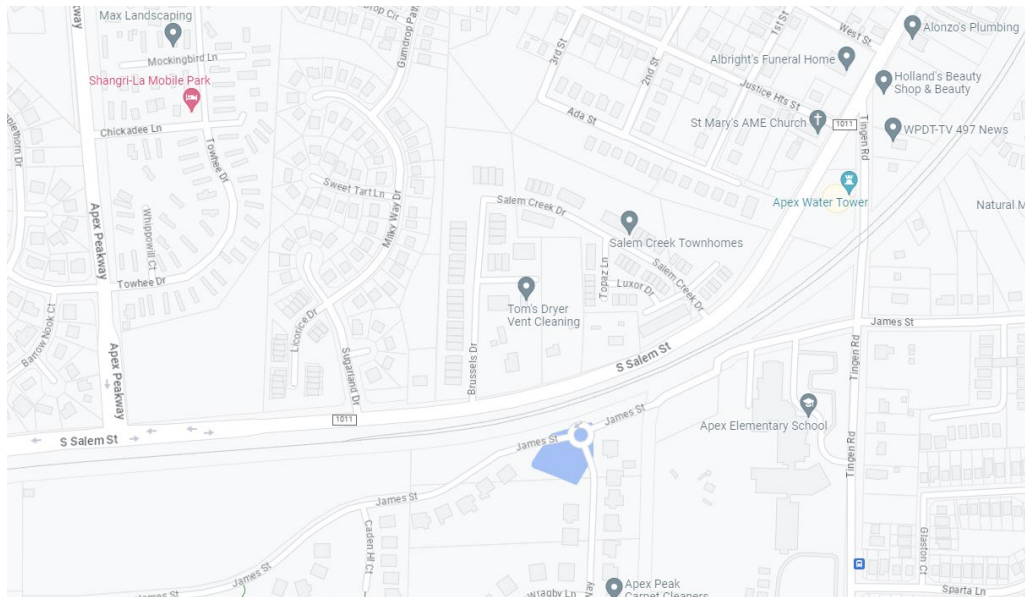


Salem Street Townhomes PD Plan Text

Section 1: Table of Contents-

- Vicinity Map
- Base Items
- Purpose Statement- Planned Unit Development Standards
- Purpose Statement- Conditional Zoning Standards
- Proposed Design Controls
- Proposed Architectural Controls
- Parking and Loading
- Sign Statement
- Natural Resource and Environmental Data
- Stormwater Requirements
- Projected must be reviewed by Parks, Recreation and Culture Commissions
- Public Facilities Requirements
- Phasing Plan
- Consistency with Land Use Plan
- Compliance with relevant portions of the UDO
- Building Elevations

Section 2: Vicinity Map



Section 3: Project Data

- Name of Project- Salem Street Townhomes
- Preparer's Information:

Bateman Civil Survey Company
Phone: 919-577-1080 Fax: 919-577-1081
engineering@batemancivilsurvey.com

Owner's Information:
P&R Properties Group, LLC
Kevin Poythress
Phone: 919-463-5403
kevin@pccbuilder.com

- Current Zoning Designation: MD, Small Town Character Overlay District
- Proposed Zoning Designation: PUD-CZ, Small Town Character Overlay District
- Current 2045 Land Use Map Designation: Medium/High Density Residential, Office employment
- Area of Tract: 1.04 Acres
- Area designated as mixed use on 2045 LUM: 0.00 Acres
- Area of mixed use property proposed as non-residential development: 0.00 Acres
- Percent of mixed use areas proposed as non-residential development: 0.0%
- Permitted 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.

Residential Uses:
Townhouse
Accessory Apartment

Recreation Uses:
Recreation facility, private
Greenway
Park, active
Park, passive
Utility, minor

Section 4: Purpose Statement- Planned Unit Development Standards

The PUD-CZ proposes an 8-unit single townhome building which will serve as an extension of the existing Salem Creek Townhome community. The PUD-CZ shows a roadway pattern that interconnects Regents Lane and Topaz Lane and will provide for a future stub street on the western property line. The PUD-CZ dedicates Right-Of-Way along South Salem Street. The PUD-CZ shall contain parking, open space and buffers as shown on the plan. The proposal shall endeavor to meet all of the Legislative Considerations as detailed in Sec. 2.3.3.F 1-10 of the UDO to the extent practicable.

Section 5: Purpose Statement- Conditional Zoning Standards

The PUD-CZ proposes an 8-unit single townhome building which will serve as an extension of the existing Salem Creek Townhome community. The PUD-CZ shows a roadway pattern that interconnects Regents Lane and Topaz Lane and will provide for a future stub street on the western property line. The PUD-CZ shall contain parking, open space and buffers as shown on the plan. The proposal shall endeavor to meet all of the Legislative Considerations as detailed in Sec. 2.3.3.F 1-10 of the UDO to the extent practicable.

Section 6: Proposed Design Controls

- Maximum Square Footage per Non-Residential Use: 0 SF
- Max Densities per Residential Use: 10 DU/Acre
- Lot Sizes for Residential Use: 1,618 SF to 3,779 SF
- Maximum Height of Buildings: Max height is 37' from FFE. Number of stories varies from 1.5 to 2.5 stories.
- Front, side, and rear setbacks: 15', 0', 15'
- Amount and Percentage of Built Upon Area Allowed: 0.68 Ac., 65%
- Amount and Percentage of Built Upon Area: 0.44 Ac., 42.3%

Section 7: Proposed Architectural Controls

1. Proposed Materials-James Hardie or equal lap siding, James Hardie or equal decorative shake siding, James Hardie or equal soffits, Decorative cultured stone or brick veneer, Miratec or equal corner boards, fascia boards, frieze boards, column and window wraps. CertainTeed Landmark or equal architectural shingles, vinyl single-hung windows, vinyl shutters, decorative wood main entry doors
2. Proposed Structural Materials- Covered main entrances via porches or stoops, main roof overhangs 12".
3. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trims are permitted.

4. The roofline cannot be a single mass; it must be broken up horizontally and vertically between every unit.
5. Garage doors must have windows, decorative details or carriage-style adornments on them.
6. House entrances for units with front-facing single-car garages shall have a prominent covered porch/stoop area leading to the front door.
7. The garage cannot protrude more than 1 foot out from the front façade or front porch.
8. The visible side of a townhome on a corner lot facing the public street shall contain at least 3 decorative elements such as, but not limited to, the following elements:
 - a. Windows, bay window, recessed window, decorative window, trim around the window, wrap around porch or side porch, two or more building materials, decorative brick/stone, decorative trim, decorative shake, decorative air vents on gable, decorative gable, decorative cornice, column, portico, balcony, dormer
9. Building facades shall have horizontal relief achieved by the use of recesses and projections.
10. A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color.
11. The rear and side elevations of the units that can be seen from the right-of-way shall have trim around the windows.

Section 8: Parking and Loading

Parking calculations are based on Apex UDO Sec. 8.3. The required is 2 spaces/unit plus .25 per unit for guest, therefore requiring 18 spaces. Our development provides 26 spaces. Each unit provides 2 parking spaces. The mail kiosk area provides 3 parking spaces. There are an additional 7 parking spaces to accommodate for guest parking.

Section 9: Signage

All signage will comply with UDO section 8.7.

Section 10: Natural Resource and Environmental Data

- The site is located in a Secondary Watershed Protection Overlay District.
- The site does not contain a FEMA designated 100 year floodplain.
- Gross square footage and percent of RCA required: Exempt by being in a small town character overlay district per UDO 6.3.1.
- Gross square footage and percent of RCA provided: Exempt by being in a small town character overlay district, per UDO 6.3.1.
- The site does not contain a historic structure.

Section 11: Stormwater Management

This site disturbs less than 1.0 acres, therefore no SCM is required for this development.

Section 12: Parks and Recreation

Per Section 14.1.2 Exemptions of the UDO, only a payment of fees-in-lieu shall be required. The fee rate will be \$2,705.23 per single-family detached unit paid at the time of plat.

Section 13: Public Facilities

The PD plan for the PUD-CZ demonstrates a safe and adequate on-site transportation circulation system by connecting two existing stub streets and providing for a future stub to the west. The PD Plan demonstrates a safe and adequate on-site system of potable water and wastewater lines which will provide a loop system with the existing community which is integrated into existing off-site potable water and wastewater facilities. Water and sewer infrastructure will be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications at the time of CD. There are adequate off-site facilities to serve the proposal including a potable water supply, sewage disposal, solid waste disposal, electrical supply, and fire protection.

The roads are planned and programmed for the development and the development is conveniently located in relation to schools and police protection services as permitted by the town. The developer will dedicate public right of way along South Salem Street. The developer is not proposing direct access to South Salem Street and is not proposing roadway frontage improvements along South Salem Street. The existing 5-foot sidewalk along South Salem Street shall remain. The developer shall dedicate public right-of-way extending 60 feet northward from the south side edge of asphalt (60 feet north of CSXT right of way) along the entirety of the project limits along South Salem Street. The PD Plan demonstrates compliance with the parks and recreation and open space requirements of Sec. Article 14 & Sec. 7.3.1.

Section 14: Phasing Plan

This project will be constructed in one phase.

Section 15: Compliance with the UDO

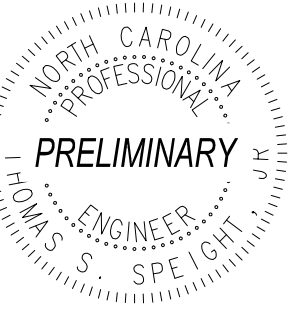
The 2045 Apex Land Use Plan shows a future land classification as Medium/High Density Residential which supports townhome use within the Town Center with a recommended density of 7-14 units per acre. This development plan shows 8 units on 1.04 acres.

Section 16: Compliance with the UDO

Since this property is in the Small-Town Character Overlay District, no buffers are required per UDO Section 6.3.1.D.6. All buffers shown on the plan are being offered but not required. This development has provided a variable type A streetscape to the south along South Salem Street and an 8' planting area to the west.

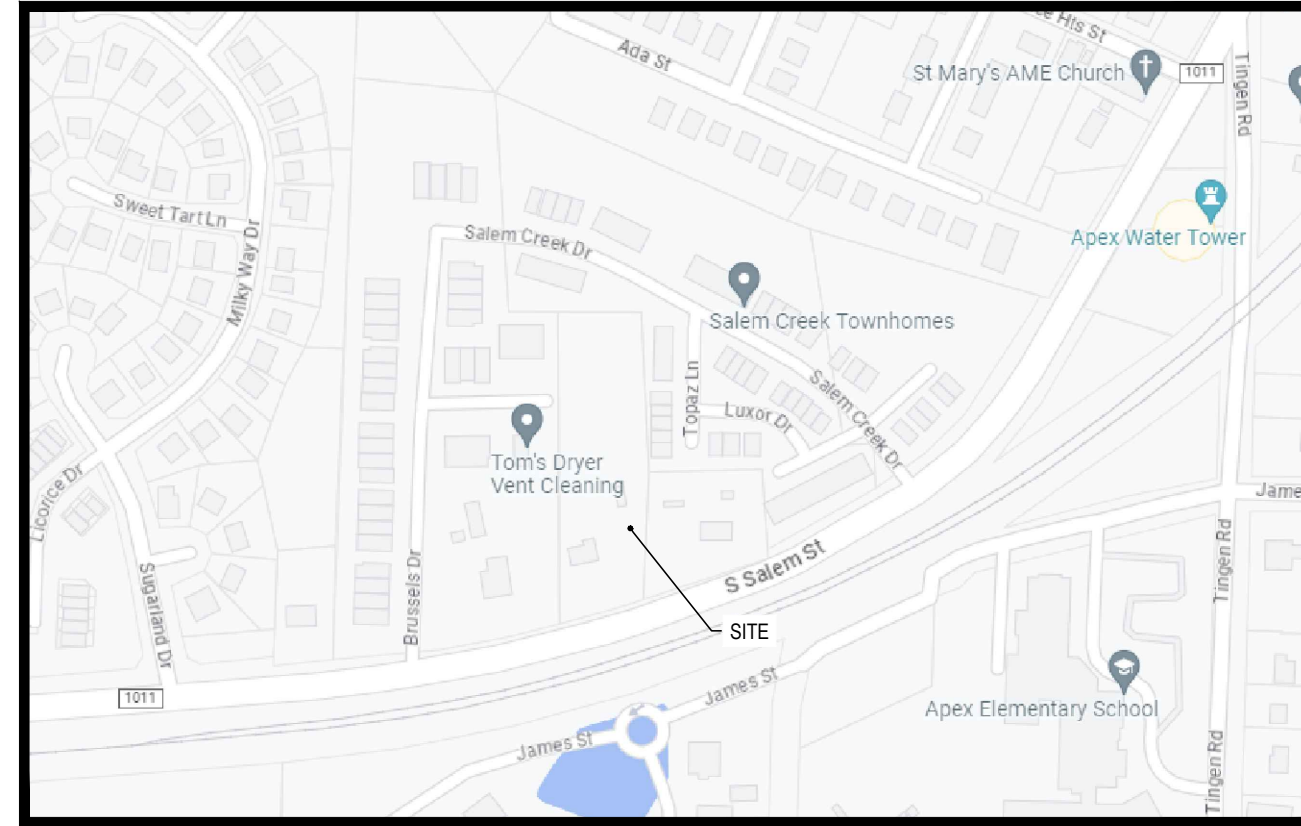
Section 17: Elevations

Building elevations showing all sides of the structure have been provided in this submittal. The max height is 37' from FFE. The number of stories varies from 1.5 to 2.5 stories.



SALEM STREET TOWNHOMES

APEX PUD REZONING
 SUBMITTAL 1: 07.03.23
 SUBMITTAL 2: 09.08.23
 SUBMITTAL 3: 10.06.23
 SUBMITTAL 4: 11.08.23
 720 S SALEM STREET
 APEX, NC 27502
 WAKE COUNTY



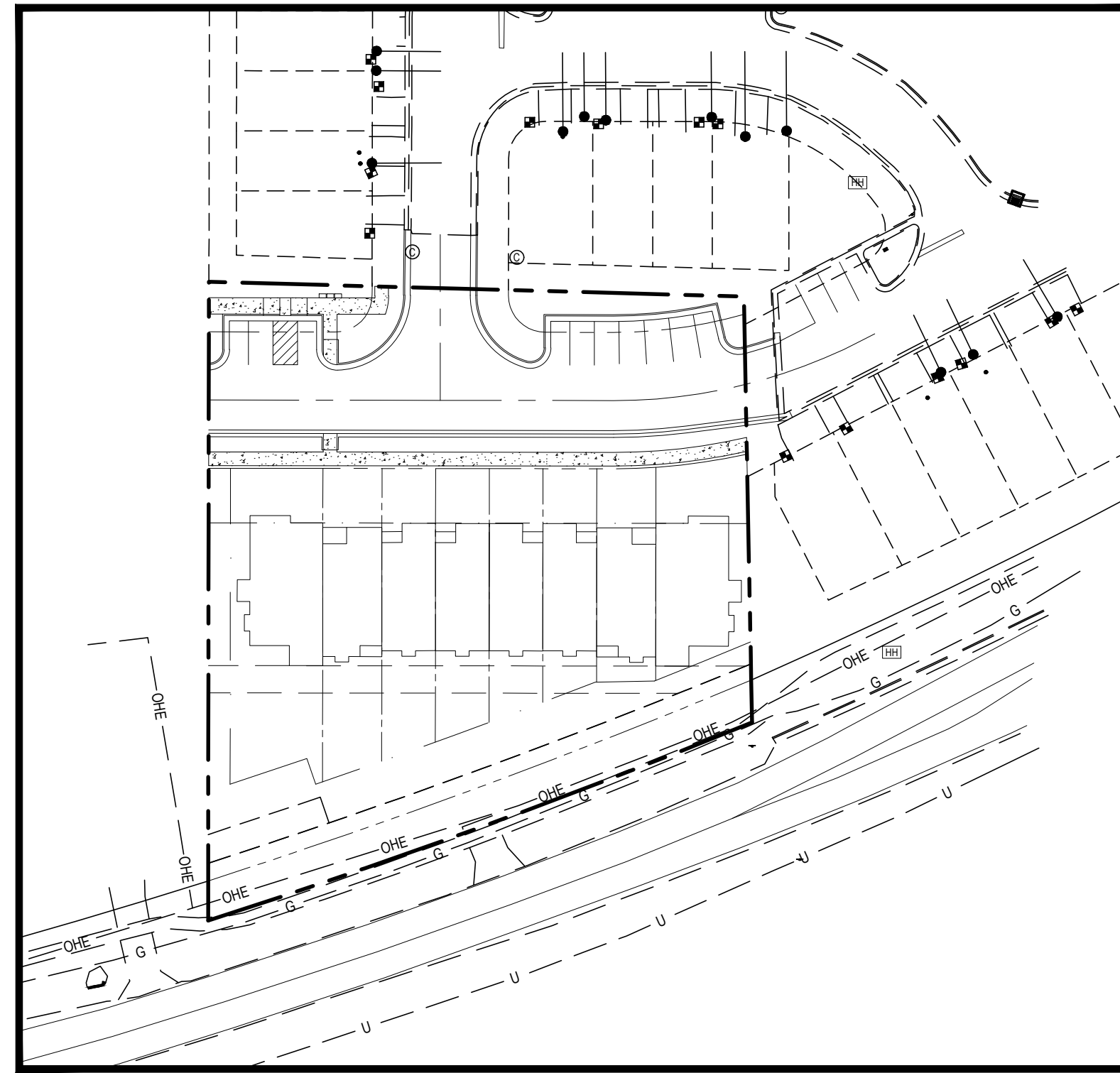
VICINITY MAP
SCALE: NTS

SITE DATA	
OWNER	SALEM STREET TOWNES, LLC
SITE ADDRESS	720 SALEM STREET APEX, NC 27502
PIN	0741-17-8829, 0741-17-9910, 0741-17-9971
OVERLAY	N/A
EXISTING USE	MEDIUM DENSITY
PROPOSED USE	MEDIUM/HIGH DENSITY RESIDENTIAL
ZONING	PUD-CZ
WATERSHED	SECONDARY PROTECTION OVERLAY DISTRICT
WATERSHED WATER SUPPLY	JORDAN LAKE
RIVER BASIN	CAPE FEAR
FEMA MAP	MAP#3720074100J DATE 05.02.06
TRACT AREA	1.04 AC. (45,302 SF)

DEVELOPMENT TYPE - TOWNHOMES	
PROPOSED USE	MEDIUM/HIGH DENSITY RESIDENTIAL
DENSITY	14 UNITS / AC.
UNITS PROVIDED	8 UNITS
MIN. LOT WIDTH	18'
PROPOSED LOT WIDTH	19' 8"
PROPOSED GROSS SF BY FLOOR AREA	905-1571 SF
PROPOSED HEIGHT AND NUMBER OF STORIES	37', 2 Stories

BUILDING SETBACKS - TOWNHOMES	
PRIMARY STREET	15'
SIDE STREET	0'
REAR LOT LINE	15'

PARKING	
PARKING CALCS.	2 SPACE / UNIT PLUS .25 PER UNIT FOR GUEST
PARKING REQUIRED	18 SPACES
PARKING PROVIDED	26 SPACES



PROJECT PLAN
SCALE: 1" = 50'

OWNER:
 P&R PROPERTIES GROUP, LLC
 KEVIN POYTHRESS
 1011 CLASSIC ROAD
 APEX, NC 27536
 P: 919.463.5403

DEVELOPER:
 THE COLEY GROUP
 CONTACT: SCOTT MOORE
 4350 LASSITER AT NORTH HILLS AVE, SUITE 256
 RALEIGH, NC 27609
 P: 919.526.0401

ENGINEER:
 BATEMAN CIVIL SURVEY COMPANY
 THOMAS S. SPEIGHT, JR., PE.
 2524 RELIANCE AVE.
 APEX, NC 27539



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, North Carolina 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2378

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS
C101	TREE SURVEY
C200	OVERALL SITE PLAN
C400	UTILITY AND STORMWATER PLAN

NOTES:
 • THIS PROJECT WILL BE COMPLETED IN ONE PHASE
 • THIS PROJECT WILL BE REQUESTING FULL TOWN SERVICES (WATER, SEWER, AND ELECTRIC)
 • THE DISTURBED ACREAGE ON THIS PROJECT IS LESS THAN 1 ACRE. THEREFORE, NO SCM IS REQUIRED.

REV#	DATE	DESCRIPTION

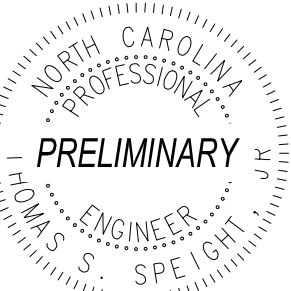


**KNOW WHAT IS BELOW
CALL BEFORE YOU DIG**

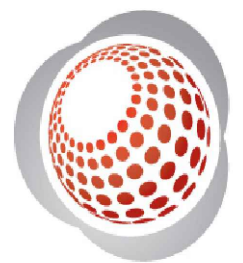
Date:	xx.xx.23
Project #:	P230023
SHEET	C000

P230023_SALEM_STREET_TOWNHOMES

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Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2524 Reliance Avenue, Apex, North Carolina 27539
 Phone: 919.577.1080 Fax: 919.577.1081
 NCBELS FIRM No. C-2376

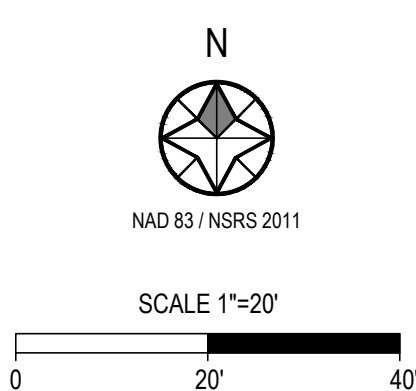
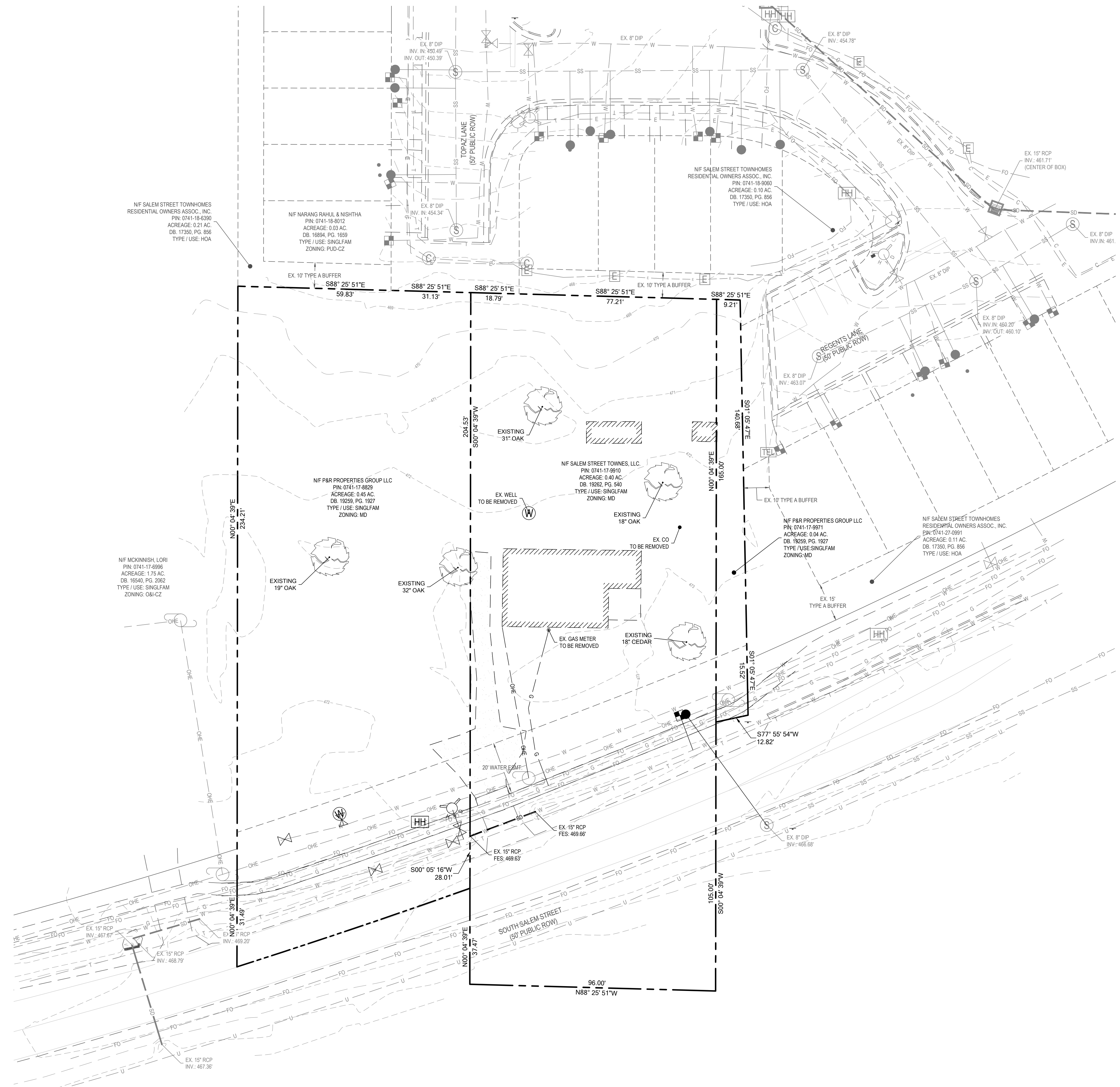


**SOUTH SALEM STREET
 REZONING**
 720 SALEM STREET
 APEX, NC 27502
 WAKE COUNTY

EXISTING CONDITIONS

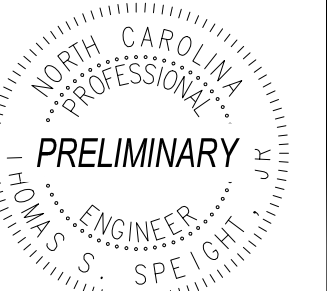
Design By: MEM
 Date: 02.XX.22
 Project #: P230023

SHEET
 C100



REV#	DATE	DESCRIPTION

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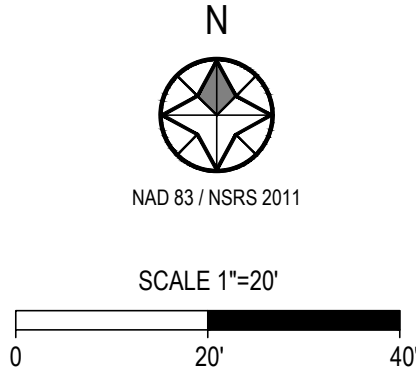
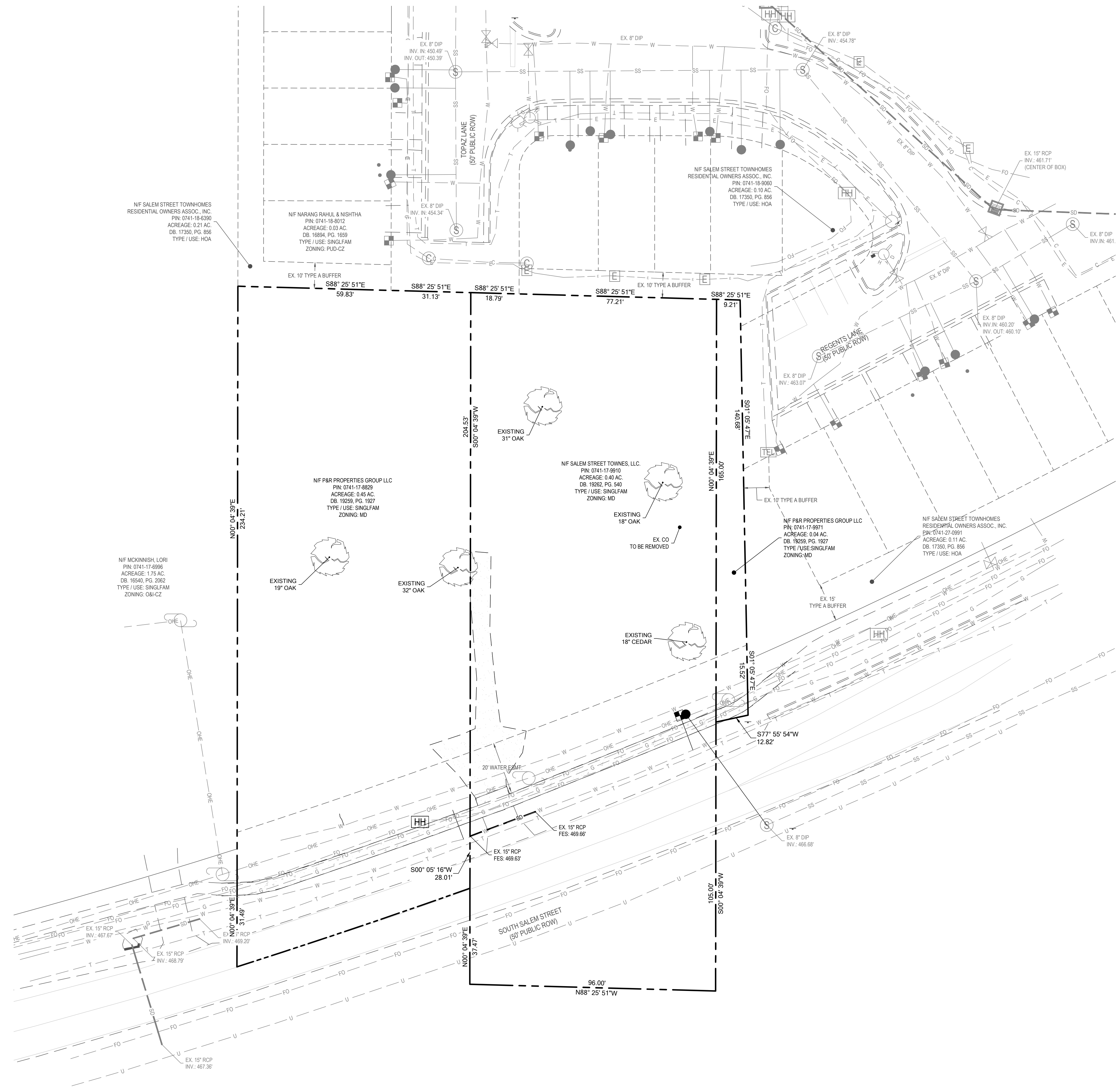


**SOUTH SALEM STREET
 REZONING**
 720 SALEM STREET
 APEX, NC 27502
 WAKE COUNTY

TREE SURVEY

Design By: MEM
 Date: 02.XX.22
 Project #: P230023

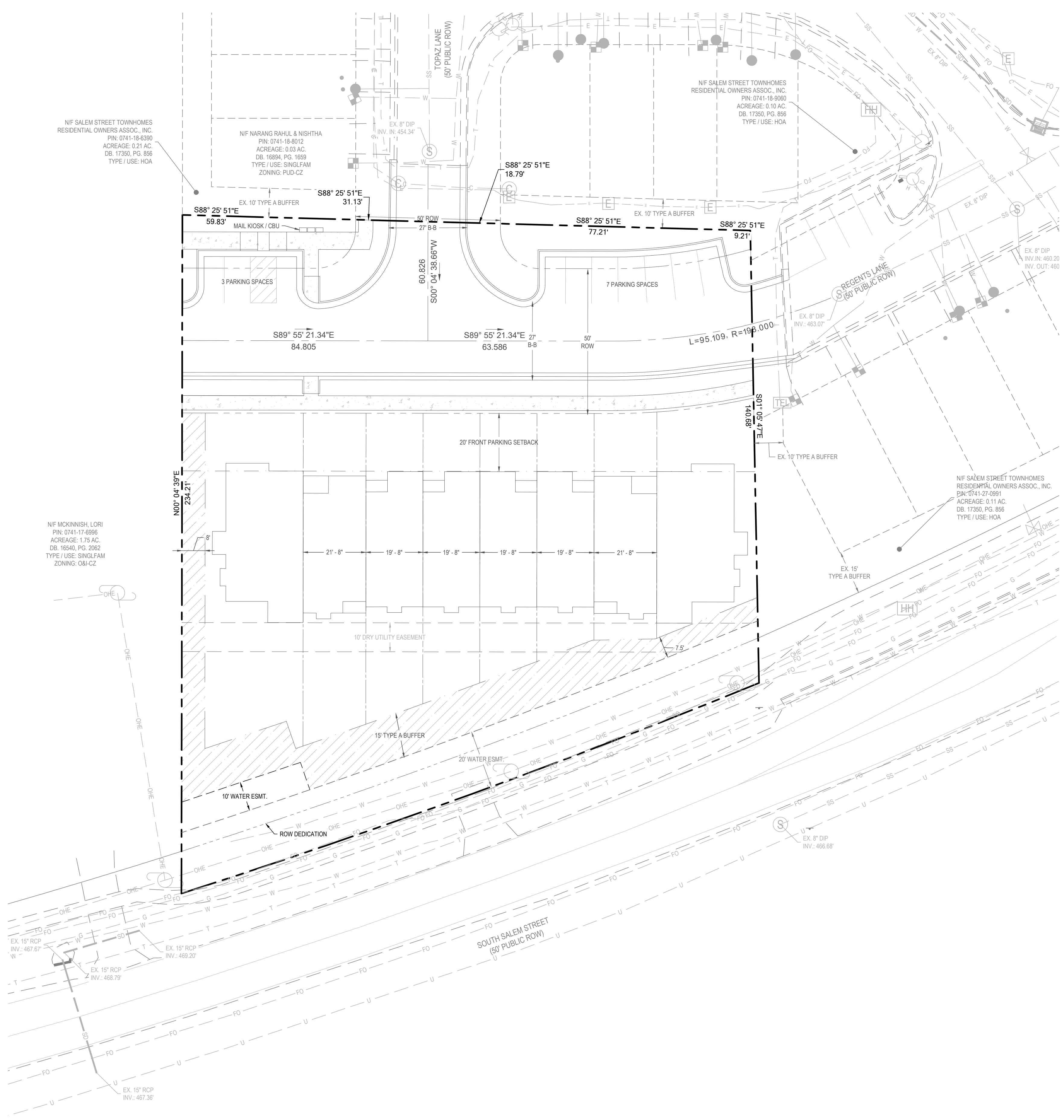
SHEET
 C101



REV#	DATE	DESCRIPTION

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PLAN SHEETS ARE INTENDED FOR
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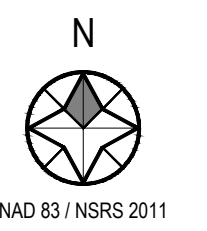
NF SALEM STREET TOWNHOMES
RESIDENTIAL OWNERS ASSOC., INC.
PIN: 0741-18-8390
ACREAGE: 0.21 AC.
DB: 17350, PG. 856
TYPE / USE: HOA

NF NARANG RAHUL & NISHITA
PIN: 0741-18-8012
ACREAGE: 0.03 AC.
DB: 18894, PG. 1659
TYPE / USE: SINGLEFAM
ZONING: PUD-CZ

NF SALEM STREET TOWNHOMES
RESIDENTIAL OWNERS ASSOC., INC.
PIN: 0741-18-8060
ACREAGE: 0.10 AC.
DB: 17350, PG. 856
TYPE / USE: HOA

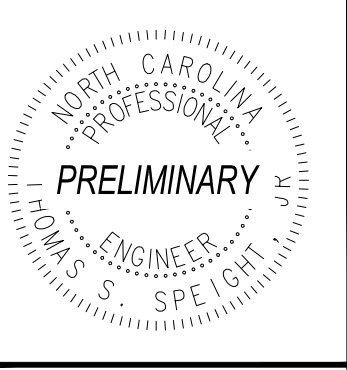
NF MCKINNSH, LORI
PIN: 0741-17-8996
ACREAGE: 1.75 AC.
DB: 18540, PG. 2062
TYPE / USE: SINGLEFAM
ZONING: O&I-CZ

NF SALEM STREET TOWNHOMES
RESIDENTIAL OWNERS ASSOC., INC.
PIN: 0741-27-3991
ACREAGE: 0.11 AC.
DB: 17350, PG. 856
TYPE / USE: HOA

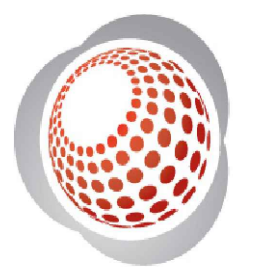


SCALE 1"=20'
0 20' 40'

REV#	DATE	DESCRIPTION



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS FIRM No. C-2376



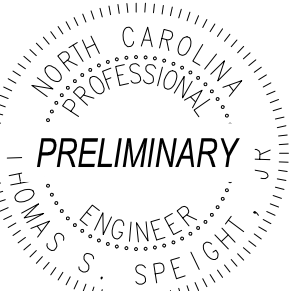
**SOUTH SALEM STREET
REZONING**
720 SALEM STREET
APEX, NC 27502
WAKE COUNTY

OVERALL SITE PLAN

Design By: MEM
Date: 02.XX.22
Project #: P230023

SHEET
C200

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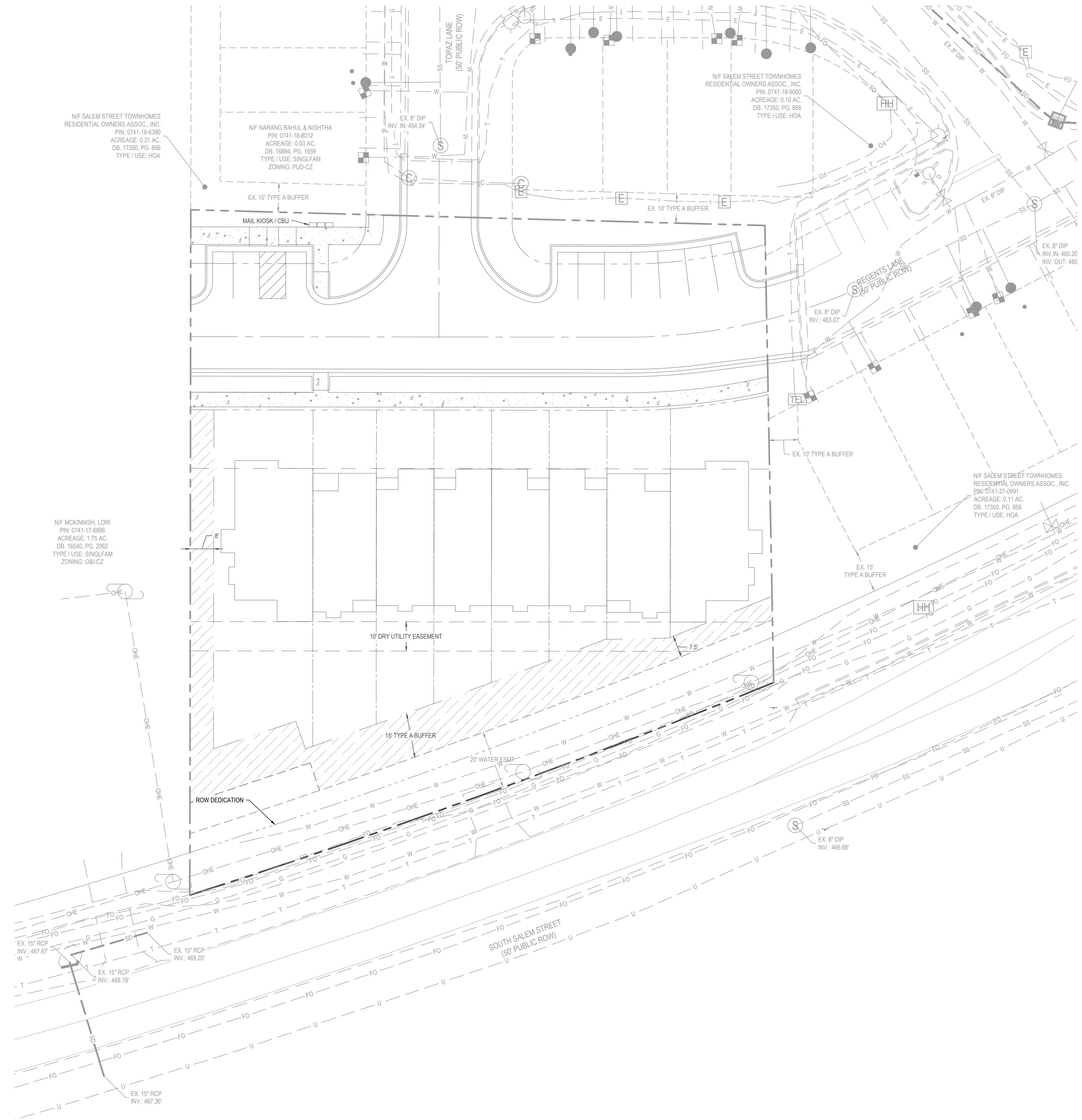
**SOUTH SALEM STREET
 REZONING**
 720 SALEM STREET
 APEX, NC 27502
 WAKE COUNTY

UTILITY AND STORMWATER PLAN

Design By: MEM
 Date: 02.XX.22
 Project #: P230023

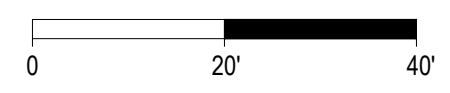
SHEET
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NAD 83 / NSRS 2011

SCALE 1"=20'



REV#	DATE	DESCRIPTION

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PLANNING BOARD REPORT TO TOWN COUNCIL
Rezoning Case: 23CZ14 Salem Street Townhomes PUD

Planning Board Meeting Date: January 8, 2024



Report Requirements:

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

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

PROJECT DESCRIPTION:

Acreage: ±1.04 acres

PIN(s): 0741178829, 0741179910, 0741179971

Current Zoning: Medium Density Residential (MD)

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

2045 Land Use Map: Medium/High Density Residential & Office Employment

Town Limits: Inside

Applicable Officially Adopted Plans:

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

2045 Land Use Map
 Consistent Inconsistent Reason: _____

Apex Transportation Plan
 Consistent Inconsistent Reason: _____

Parks, Recreation, Open Space, and Greenways Plan
 Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL

Rezoning Case: 23CZ14 Salem Street Townhomes PUD

Planning Board Meeting Date: January 8, 2024



Legislative Considerations:

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

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

PLANNING BOARD REPORT TO TOWN COUNCIL
Rezoning Case: 23CZ14 Salem Street Townhomes PUD

Planning Board Meeting Date: January 8, 2024



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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____

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

Consistent Inconsistent Reason: _____



Planning Board Recommendation:

Motion: To recommend approval with conditions as presented.

Introduced by Planning Board member: Daniel Khodaparast

Seconded by Planning Board member: Tina Sherman

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

With conditions as presented.

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

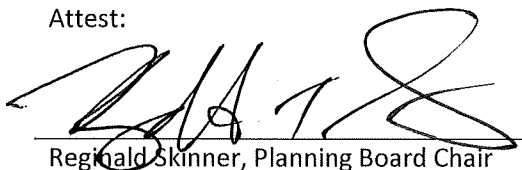
With 9 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 8th day of January 2024.

Attest:


Reginald Skinner, Planning Board Chair

Dianne F. Khin
Digitally signed by Dianne F. Khin
Date: 2024.01.08 20:55:39 -05'00'
Dianne Khin, Planning Director



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #23CZ14
Salem Street Townhomes PUD**

Pursuant to the provisions of North Carolina General Statutes §1600-602 and to the Town of Apex Unified Development Ordinance (UDO) Section 2.2.11, notice is hereby given of public hearings before the Planning Board of the Town of Apex. The purpose of these hearings is to consider the following:

Applicant: Bateman Civil Survey Company
Authorized Agent: Kevin Poythress, P&R Properties Group, LLC
Property Addresses: 0, 0, & 720 South Salem Street
Acreage: ±1.04 acres
Property Identification Numbers (PINs): 0741178829, 0741179910, 0741179971
2045 Land Use Map Designation: Medium/High Density Residential & Office Employment
Existing Zoning of Properties: Medium Density Residential (MD)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Planning Board Public Hearing Date and Time: January 8, 2024 4:30 PM

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

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Department of Planning and Community Development, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/43975>.

Dianne F. Khin, AICP
Planning Director



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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS
ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ14
Salem Street Townhomes PUD

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

Solicitante: Bateman Civil Survey Company
Agente autorizado: Kevin Poythress, P&R Properties Group, LLC
Dirección de las propiedades: 0 & 720 South Salem Street
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Número de identificación de las propiedades: 0741178829, 0741179910, 0741179971
Designación actual en el Mapa de Uso Territorial para 2045: Medium/High Density Residential & Office Employment
Ordenamiento territorial existente de las propiedades: Medium Density Residential (MD)
Ordenamiento territorial propuesto para las propiedades: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de enero de 2024 4:30 P.M.

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

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imagery>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación y Desarrollo Comunitario al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/43975>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de diciembre de 2023- 8 de enero de 2024



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

**PUBLIC NOTIFICATION
OF PUBLIC HEARINGS
CONDITIONAL ZONING #23CZ14
Salem Street Townhomes PUD**

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

Applicant: Bateman Civil Survey Company
Authorized Agent: Kevin Poythress, P&R Properties Group, LLC
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Acreage: ±1.04 acres
Property Identification Numbers (PINs): 0741178829, 0741179910, 0741179971
2045 Land Use Map Designation: Medium/High Density Residential & Office Employment
Existing Zoning of Properties: Medium Density Residential (MD)
Proposed Zoning of Properties: Planned Unit Development-Conditional Zoning (PUD-CZ)

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

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

Town Council Public Hearing Date and Time: January 23, 2024 6:00 PM

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

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

Vicinity Map:



Property owners, tenants, and neighborhood associations within 300 feet of the proposed conditional zoning have been sent this notice via first class mail. All interested parties may submit comments with respect to the application by the means specified above. In addition to the above map, the location of the property may be viewed online at <https://maps.raleighnc.gov/imaps>. The 2045 Land Use Map may be viewed online at www.apexnc.org/DocumentCenter/View/478. You may call 919-249-3426, Planning Department, with questions or for further information. To view the petition and related documents on-line: <https://www.apexnc.org/DocumentCenter/View/43975>.

Dianne F. Khin, AICP
Planning Director


TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ14
Salem Street Townhomes PUD

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §1600-602 y con la Sección 2.2.11 de la Ordenanza de Desarrollo Unificado (UDO) del Ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante la Junta de Planificación y el Consejo Municipal del Ayuntamiento de Apex. El propósito de estas audiencias es considerar lo siguiente:

Solicitante: Bateman Civil Survey Company

Agente autorizado: Kevin Poythress, P&R Properties Group, LLC

Dirección de las propiedades: 0 & 720 South Salem Street

Superficie: ±1.04 acres

Número de identificación de las propiedades: 0741178829, 0741179910, 0741179971

Designación actual en el Mapa de Uso Territorial para 2045: Medium/High Density Residential & Office Employment

Ordenamiento territorial existente de las propiedades: Medium Density Residential (MD)

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

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 23 de enero de 2024 6:00 P.M.

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

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

Mapa de las inmediaciones:



Los propietarios, inquilinos y asociaciones de vecinos en un radio de 300 pies del Ordenamiento Territorial Condicional propuesto han recibido esta notificación por correo postal de primera clase. Todas las partes interesadas pueden presentar comentarios sobre la solicitud a través de los medios especificados anteriormente. La ubicación de la propiedad también puede verse aquí: <https://maps.raleighnc.gov/imaps>. Puede ver el Mapa de Uso Territorial para 2045 aquí: www.apexnc.org/DocumentCenter/View/478. Si tiene preguntas o desea obtener más información, puede comunicarse con el Departamento de Planificación al 919-249-3426. Puede ver la solicitud y otros documentos relacionados aquí: <https://www.apexnc.org/DocumentCenter/View/43975>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 2 de enero-23 de enero de 2024



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ14 Salem Street Townhomes PUD

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

- Applicant:** Bateman Civil Survey Company
- Authorized Agent:** Kevin Poythress, P&R Properties Group, LLC
- Property Addresses:** 0, 0, & 720 South Salem Street
- Acreage:** ±1.04 acres
- Property Identification Numbers (PINs):** 0741178829, 0741179910, 0741179971
- 2045 Land Use Map Designation:** Medium/High Density Residential & Office Employment
- Existing Zoning of Properties:** Medium Density Residential (MD)
- Proposed Zoning of Properties:** Planned Unit Development-Conditional Zoning (PUD-CZ)

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

Planning Board Public Hearing Date and Time: January 8, 2024 4:30 PM

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

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

Vicinity Map:



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Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ14
Salem Street Townhomes PUD

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

Solicitante: Bateman Civil Survey Company

Agente autorizado: Kevin Poythress, P&R Properties Group, LLC

Dirección de las propiedades: 0 & 720 South Salem Street

Superficie: ±1.04 acres

Número de identificación de las propiedades: 0741178829, 0741179910, 0741179971

Designación actual en el Mapa de Uso Territorial para 2045: Medium/High Density Residential & Office Employment

Ordenamiento territorial existente de las propiedades: Medium Density Residential (MD)

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

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

Fecha y hora de la audiencia pública de la Junta de Planificación: 8 de enero de 2024 4:30 P.M.

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

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

Mapa de las inmediaciones:



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Dianne F. Khin, AICP
Directora de Planificación



TOWN OF APEX

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

PUBLIC NOTIFICATION OF PUBLIC HEARINGS CONDITIONAL ZONING #23CZ14 Salem Street Townhomes PUD

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

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- Existing Zoning of Properties:** Medium Density Residential (MD)
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Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

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

Town Council Public Hearing Date and Time: January 23, 2024 6:00 PM

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

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Vicinity Map:



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Dianne F. Khin, AICP
Planning Director



TOWN OF APEX

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NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

ORDENAMIENTO TERRITORIAL CONDICIONAL #23CZ14
Salem Street Townhomes PUD

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Solicitante: Bateman Civil Survey Company

Agente autorizado: Kevin Poythress, P&R Properties Group, LLC

Dirección de las propiedades: 0 & 720 South Salem Street

Superficie: ±1.04 acres

Número de identificación de las propiedades: 0741178829, 0741179910, 0741179971

Designación actual en el Mapa de Uso Territorial para 2045: Medium/High Density Residential & Office Employment

Ordenamiento territorial existente de las propiedades: Medium Density Residential (MD)

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

Lugar de la audiencia pública: Ayuntamiento de Apex

Cámara del Consejo, 2º piso

73 Hunter Street, Apex, Carolina del Norte

Los comentarios recibidos antes de la audiencia pública de la Junta de Planificación no se proporcionarán al Consejo Municipal. Los comentarios para la audiencia pública del Consejo Municipal deben presentarse por separado en el plazo especificado a continuación.

Fecha y hora de la audiencia pública del Consejo Municipal: 23 de enero de 2024 6:00 P.M.

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

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

Mapa de las inmediaciones:



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Dianne F. Khin, AICP
Directora de Planificación

Rezoning #23CZ14



Public Hearing Sign Posted By

Signature
7/18/2023
Date

James Street Station





TOWN OF APEX

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

**AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice**
Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #23CZ14
Project Location: 0, 0, & 720 South Salem Street
Applicant or Authorized Agent: Kevin Poythress
Firm: P&R Properties Group, LLC
Planning Board Public Hearing Date: January 8, 2024
Project Planner: Liz Loftin/Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on December 21, 2023, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

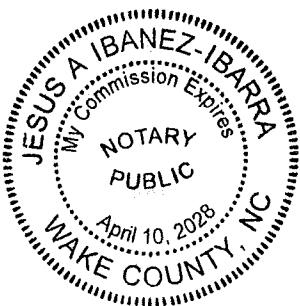
12/21/2023
Date

Marie F. Klein
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Jesus A. Ibanez-Ibarra, a Notary Public for the above
State and County, this the 21st. day of December, 2023.

Jesus A. Ibanez-Ibarra
Notary Public



My Commission Expires: 4/10/2028



TOWN OF APEX

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

**AFFIDAVIT CERTIFYING
Public Notification – Written (Mailed) Notice**
Section 2.2.11
Town of Apex Unified Development Ordinance

Project Name: Conditional Zoning #23CZ14
Project Location: 0, 0, & 720 South Salem Street
Applicant or Authorized Agent: Kevin Poythress
Firm: P&R Properties Group, LLC
Planning Board Public Hearing Date: January 23, 2024
Project Planner: Liz Loftin/Joshua Killian

This is to certify that I, as Planning Director, mailed or caused to have mailed by first class postage for the above mentioned project on January 2, 2024, a notice containing the time and place, location, nature and scope of the application, where additional information may be obtained, and the opportunity for interested parties to be heard, to the property owners and tenants within 300' of the land subject to notification. I further certify that I relied on information from the Wake County Tax Assessor and the Town of Apex Master Address Repository provided to me by Town of Apex GIS Staff as to accuracy of the list and accuracy of mailing addresses of property owners and tenants within 300' of the land subject to notification.

1/2/2024
Date

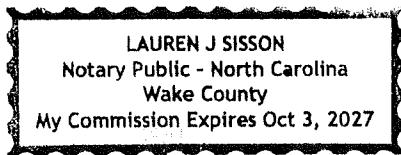
Shane F. Klein
Planning Director

STATE OF NORTH CAROLINA
COUNTY OF WAKE

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

State and County, this the 2nd day of JANUARY, 2024.

[Signature]
Notary Public



My Commission Expires: 10 / 3 / 2027



Student Assignment
5625 Dillard Drive
Cary, NC 27518

October 30, 2023

Dianne Khin, AICP
Director, Department of Planning and Community Development
Town of Apex
Dianne.Khin@apexnc.org

Dear Dianne,

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

- Date of application: July 3, 2023
- Name of development: 23CZ14 Salem St Townhomes PUD
- Address of rezoning: 0, 0, & 720 S. Salem St
- Total number of proposed residential units (from TIA): 8
- Type(s) of residential units proposed (from TIA): Townhomes

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:
 - Elementary Middle High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- Not applicable – existing school capacity is anticipated to be sufficient.
- School expansion or construction within the next five years is not anticipated to address concerns.
- School expansion or construction within the next five years may address concerns at these grade levels:
 - Elementary Middle High

Thank you for sharing this information with the Town of Apex Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director
spullium@wcpss.net