

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 #: _____ Submittal Date: _____
Fee Paid \$ _____ Check # _____

PETITION TO AMEND THE OFFICIAL ZONING DISTRICT MAP

Project Name: N. Salem Street Mixed-Use
Address(es): 0, 1201, 1205, 1207, 1301, 1303, 1405, 1409, N. Salem Street; 0 Charlion Downs Lane
PIN(s) 0742360631, 0742363799, 0742366583, 0742366306, 0742350909, 0742362719, 0742268387, 0742362432, 0742368697
0742363169, 0742358857, 0742353848, 0742365731, 0742369479, 0742369278, 0742367712 Acreage: 32.3 acres

Current Zoning: Residential Agricultural (RA), Rural Residential (RR), Planned Commercial (PC-CZ) Proposed Zoning: Planned Unit Development Conditional (PUD-CZ)
Current 2045 LUM Designation: Commercial Services/Office Employment/Medium Density Residential;
Commercial Services/Office Employment/High Density Residential

Is the proposed rezoning consistent with the 2045 LUM Classification(s)?

Although the majority of the PUD layout is consistent with the LUM classifications, the PUD proposes multi-family in a small section of the northwest corner of the site which the LUM designates as Office Employment/Commercial Services/Medium Density Residential

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:	<u>32.3</u>
Area proposed as non-residential development:	Acreage:	<u>5.0</u>
Percent of mixed use area proposed as non-residential:	Percent:	<u>15.6%</u>

Applicant Information

Name: Merit Group, LLC c/o Matthew Carpenter
Address: 301 Fayetteville Street, Suite 1400
City: Raleigh State: NC Zip: 27601
Phone: 919-835-4032 E-mail: matthewcarpenter@parkerpoe.com

Owner Information

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

Agent Information

Name: Matthew J. Carpenter
Address: 301 Fayetteville Street, Suite 1400
City: Raleigh State: NC Zip: 27601
Phone: 919-835-4032 E-mail: matthewcarpenter@parkerpoe.com

Other contacts: Bob Zumwalt; bobzumwalt@kimley-horn.com 919-677-2000

PLANNED UNIT DEVELOPMENT APPLICATION

Application #: _____

Submittal Date: _____

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.

See attached.

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

See attached.

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

See attached.

PETITION PROCESS INFORMATION

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

See attached.

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.

See attached.

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.

See attached.

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.

See attached.

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

See attached.

PETITION PROCESS INFORMATION

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

See attached.

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.

See attached.

Owner Information
N. Salem Street Mixed-Use

PIN 0742367712

Address: 1403 N. Salem St.
Owner: Merit Group, LLC
Acreage: 1.06 acre
Current Zoning: Residential Agricultural

PIN 0742368697

Address: 1401 N. Salem St.
Owner: John Huber
Acreage: 0.39 acre
Current Zoning: Residential Agricultural

PIN 0742365731

Address: 1405 N. Salem St.
Owner: Geraldine Gilbert Heirs
Acreage: 0.50 acre
Current Zoning: Residential Agricultural

PIN 0742366583

Address: 1205 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 2.54 acres
Current Zoning: Residential Agricultural

PIN 0742369479

Address: 1303 N. Salem St.
Owner: June Thompson
Acreage: 0.50 acre
Current Zoning: Residential Agricultural

PIN 0742369278

Address: 1301 N. Salem St.
Owner: June Thompson
Acreage: 2.80 acres
Current Zoning: Residential Agricultural

PIN 0742363169

Address: 1207 N. Salem St.
Owner: Elizabeth Burgess Chappell
Acreage: 4.46 acres
Current Zoning: Rural Residential

PIN 0742358857

Address: 1201 N. Salem St.

Owner: Elizabeth Burgess Chappell

Acreage: 5.34 acres

Current Zoning: Rural Residential

PIN 0742353848

Address: 0 N. Salem St.

Owner: Elizabeth Burgess Chappell

Acreage: 1.67 acres

Current Zoning: Rural Residential

PIN 0742350909

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 3.77 acres

Current Zoning: Residential Agricultural

PIN 0742362432

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 4.59 acres

Current Zoning: Residential Agricultural

PIN 0742366306

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 0.73 acre

Current Zoning: Residential Agricultural

PIN 0742268387

Address: 0 Charlion Downs Ln

Owner: DLG HOLDINGS LLC

Acreage: 0.93 acre

Current Zoning: Residential Agricultural

PIN 0742360631

Address: 1409 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 3.06 acres

Current Zoning: Residential Agricultural

PIN 0742362719

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 0.02 acre

Current Zoning: PC-CZ

PIN 0742363799

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 0.04 acre

Current Zoning: PC-CZ

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.**

Response: The LUM designates the property as Mixed-Use which includes Commercial Services, Medium Density Residential, High Density Residential, and Office Employment. The LUM is clear about where more intense uses should be located on the property; it recommends the highest residential density - together with commercial services - at the intersection of All Wheel Drive and N. Salem Street. In areas closer to existing residential neighborhoods to the south and west, it recommends Medium Density which calls for townhomes. The proposed PUD-CZ achieves this layout across five districts. MU-1 is placed at the corner of All Wheel Drive and N. Salem Street and permits integrated high density multi-family and commercial uses to activate the corner. MF-3 permits multi-family, but at a lower intensity than MU-1. MR-2 is located south of MU-1 and permits multi-family and townhomes. To the south, TH-4 and TH-5 only permit townhomes adjacent to existing single-family neighborhoods.

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

Response: As discussed above, the proposed PUD districts are designed to meet the density and layout recommendations of the LUM, but be appropriate for the property's location and compatible with existing surrounding land uses. Adjacent properties to the south and west are existing single-family homes on small, less than 0.5 acre lots. Notably, neither of the existing single-family neighborhoods have existing perimeter buffers. All Wheel Drive borders the property to the north and Crossroads Ford is located north of All Wheel Drive. High density residential and commercial uses are placed at the corner, away from existing single-family homes, to create a vibrant mixed-use destination. As shown on the Concept Plan, the majority of existing single-family homes will be adjacent to townhomes, riparian buffers, or open space/RCA's. Only one single-family home on Charlion Downs Lane will be adjacent to multi-family; and because of the configuration of the property line and proposed cul-de-sac, multi-family buildings will not be located near the shared property line.

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

Response: The proposed uses will comply with all applicable Supplemental Standards.

- 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.**

Response: As discussed above, the proposed PUD layout is designed to minimize adverse visual impacts on adjacent properties. A traffic impact analysis has been conducted and submitted to the Town to determine recommended road improvements to mitigate the project's traffic impacts. The PUD is designed to respect the natural area, pond, and riparian buffers on the southwestern portion of the property. If structurally sound, one of the existing ponds will be preserved and used as an amenity. Finally, the project will meet all UDO requirements for buffers, trash, traffic, service delivery, parking and loading, odors, noise, glare, and vibration.

- 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.***

Response: The project will meet all local, state, and federal environmental regulations. There is an existing pond and stream located on the southwestern portion of the Property. No structures will be located in riparian buffers. The project will meet the UDO RCA requirement.

- 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.***

Response: The proposed district will not have an adverse impact on public facilities and services. N. Salem Street will be widened and improved consistent with the street section shown in the Transportation Plan. Additional road improvements necessary to mitigate traffic generated by the project will be recommended by staff after review of the TIA. The project will improve overall vehicular circulation by connecting to an existing stub street to the south. Pedestrian infrastructure will also be improved through construction of multiple side paths and sidewalks throughout the project. Town of Apex water and sewer services are available to the site. According to the Wake County public schools website, the property is currently districted to Salem Elementary, Salem Middle, and Apex High and none of these schools are currently capped. Although a more thorough analysis of police, fire, and EMS facilities will be done at Site Plan/Master Subdivision, we believe facilities are adequate for the proposed project. Finally, the project will pay a significant fee in lieu of park land dedication.

- 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.***

Response: The proposed use will not have adverse effects on health, safety, or welfare of residents of the Town or its ETJ. Rather, it will add to the housing supply and increase commercial uses in an area which the Town envisions as a mixed-use area while providing adequate transitions to single-family uses to the south. The proposed integration of residential and non-residential uses will improve the healthy, safety, and welfare of residents by offering a level of walkability that does not currently exist in this area.

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

Response: The proposed district is not substantially detrimental to adjacent properties. As discussed above the proposed project will permit commercial and higher-density residential on the north side near

Crossroads Ford, and the lower-density townhouses on the south side. A 20-foot Type “B” landscaped buffer is also proposed along the southern boundary line. As shown on the preliminary layout plan, there is an existing pond on the western portion of the site that will remain and provide a transition between the proposed uses and existing single-family to the west.

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.***

Response: The proposed district will not constitute a nuisance or hazard due to traffic impact, noise, or because of the number of persons using the district. The PUD limits the allowed multi-family density to a maximum of 250 units, townhouses/small scale multi-family units to a maximum of 200 units, incorporate open space, and will comply with all UDO required buffers. Additionally, the project will improve vehicular and pedestrian connectivity by connecting existing stub streets and constructing pedestrian infrastructure.

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.***

Response: The project will comply with all other applicable standards of the UDO.

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: N. Salem Street/All Wheel Drive

Nearest intersecting roads: N. Salem Street/All Wheel Drive

0742360631, 0742363799, 0742366583, 0742366306, 0742350909, 0742362719, 0742268387, 0742362432,

Wake County PIN(s): 0742368697, 0742363169, 0742358857, 0742353848, 0742365731, 0742369479, 0742369278, 0742367712

Township: White Oak

Contact Information (as appropriate)

Contact person: Merit Group, LLC c/o Matthew Carpenter

Phone number: 919-835-4032

Fax number: _____

Address: 301 Fayetteville Street, Suite 1400, Raleigh NC

E-mail address: matthewcarpenter@parkerpoe.com

Owner: See attached Exhibit A

Phone number: N/A

Fax number: N/A

Address: N/A

E-mail address: N/A

Proposed Subdivision/Development Name

1st Choice: TBD

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: N. Salem Street/All Wheel Drive

Nearest intersecting roads: N. Salem Street/All Wheel Drive

Wake County PIN(s): 0742360631, 0742363799, 0742366583, 0742366306, 0742350909, 0742362719, 0742268387, 0742362432, 0742368697, 0742363169, 0742358857, 0742353848, 0742365731, 0742369479, 0742369278, 0742367712

Township: White Oak

Contact information (as appropriate)

Contact person: Matthew Carpenter

Phone number: 919-835-4032 Fax number: 919-834-4564

Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

E-mail address: matthewcarpenter@parkerpoe.com

Owner: See attached

Phone number: _____ Fax number: _____

Address: _____

E-mail address: _____

STREET NAME APPROVAL APPLICATION

Application #: _____ Submittal Date: _____

of roads to be named: TBD

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	<u>TBD</u>	11	_____
2	_____	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

0742360631, 0742363799, 0742366583, 0742366306, 0742350909,
0742362719, 0742268387, 0742362432, 0742368697
0742363169, 0742358857, 0742353848, 0742365731, 0742369479, 0742369278,
0742367712

(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.

Merit Group, LLC, the undersigned customer ("Customer") hereby irrevocably chooses and selects the Town of Apex (the "Town") as the permanent electric supplier for the Premises. Permanent service to the Premises will be preceded by temporary service if needed.

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

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

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

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

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

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

ACCEPTED:

CUSTOMER: Merit Group, LLC

TOWN OF APEX

BY: _____
Authorized Agent

BY: _____
Authorized Agent

DATE: _____

DATE: _____

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

David L. Goodwin is signing on behalf of the owners* of the properties for which the attached application is being submitted pursuant to Power of Attorney recorded in Deed Book 19916, Page 2530, Wake County Registry.

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
-

1207 N. Salem St. (0742363169); 1201 N. Salem St. (0742358857);
0 N. Salem St. (0742353848); 1405 N. Salem St. (0742365731);
1303 N. Salem St. (0742369479); 1301 N. Salem St. (0742369278)

The property address is: _____

The agent for this project is: Matthew J. Carpenter and Paul Munana

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

Agent Name: Matthew J. Carpenter and Paul Munana

Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Telephone Number: 919-835-4032

E-Mail Address: MatthewCarpenter@parkerpoe.com

Signature(s) of Owner(s)*



EAG9E940B546F473...
David L. Goodwin

Type or print name

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.

AGENT AUTHORIZATION FORM

Application #: _____

Submittal Date: _____

DLG Holdings, LLC

is the owner* of the property for which the attached

application is being submitted:

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

The property address is:

0, 1205, & 1409 N. Salem Street; 0 Charlion Downs Ln (PINS: 0742366583, 0742350909, 0742362432, 0742366306, 0742268387, 0742360631, 0742362719, 0742363799)

The agent for this project is:

Matthew Carpenter and Paul Munana

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

Agent Name:

Matthew Carpenter and Paul Munana

Address:

301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Telephone Number:

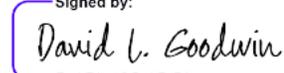
919-835-4032

E-Mail Address:

MatthewCarpenter@parkerpoe.com

Signature(s) of Owner(s)*

DLG Holdings, LLC,
a North Carolina limited liability company

Signed by:

By: DA9E946D540F479...
David L. Goodwin, Manager

Attach additional sheets if there are additional owners.

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

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

AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

John Huber 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: 1401 N. Salem Street (PIN 0742368697)

The agent for this project is: Matthew Carpenter and Paul Munana

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

Agent Name: Matthew Carpenter and Paul Munana

Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Telephone Number: 919-835-4032

E-Mail Address: MatthewCarpenter@parkerpoe.com

Signature(s) of Owner(s)*  Signed by:
B2Z1D49ED448A0B

Type or print name Date

Type or print name Date

Attach additional sheets if there are additional owners.

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

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AGENT AUTHORIZATION FORM

Application #: _____ Submittal Date: _____

Merit 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: 1403 N. Salem Street (PIN 0742367712)

The agent for this project is: Matthew Carpenter and Paul Munana

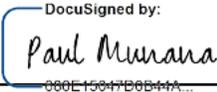
I am the owner of the property and will be acting as my own agent

Agent Name: Matthew Carpenter and Paul Munana

Address: 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Telephone Number: 919-835-4032

E-Mail Address: MatthewCarpenter@parkerpoe.com

Signature(s) of Owner(s)* 

Type or print name 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, Matthew J. Carpenter (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 Affiaor is the authorized agent of all owners of the property 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. Affiant possesses documentation indicating the agency relationship granting the Affiant the authority to apply for development approval on behalf of the owner(s).
4. To Affiant's actual knowledge, no claim or action has been brought against owners which questions title or right to possession of the property, nor is any claim or action pending against Affiant or owners in court regarding possession of the Property.

This the 24th day of November, 2025.

(seal)

Matthew J. Carpenter

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 Matthew Carpenter, Affiant, personally known to me or known to me by said Affiant's presentation of said Affiant's N/A, personally appeared before me this day and acknowledged the due and voluntary execution of the foregoing Affidavit.



Notary Public

State of North Carolina

My Commission Expires: 2nd Sept. 2030

AFFIDAVIT OF OWNERSHIP: EXHIBIT A – LEGAL DESCRIPTION

Application #: _____

Submittal Date: _____

Insert legal description below.

See attached

Canoy Surveying
Adam Canoy, PLS
1154 Shonele Ln
Stem, NC 27581
984.377.2626
canoysurveying@gmail.com



Metes and bounds description of lands located in White Oak Township in Wake County,
1409-1201 N Salem St, Apex, NC

Beginning at an iron pipe found, being the northwest corner of DLG Holdings LLC property as described in deed book 17929, at page 1179 and along the right of way of All Wheel Drive, as described in book of maps 2019, at page 1330 in the Wake County registry, beginning point having NC GRID NAD83(2011) coordinates of, N: 726,807.83 E: 2,042,917.78';

Thence from said point of beginning along and with the right of way of All Wheel Drive, S 87°29'09" E a distance of 132.05' to an iron pipe found;

Thence along and with said right of way, S 89°20'15" E a distance of 244.31' to a computed point;

Thence along and with said right of way, S 89°20'15" E a distance of 186.80' to an iron pipe found, being the northeast corner of DLG Holdings LLC and the northwest corner of Geraldine L Gilbert Heirs as described in book of maps 2019, at page 1330 at the Wake County Registry;

thence along with said right of way, S 89°26'05" E a distance of 134.93' to an iron pipe found, the northeast corner of Gilbert heirs and the northwest corner of Merit Group LLC property as described in deed book 20042, at page 1629 at the Wake County Registry;

thence along and with said right of way, S 89°19'38" E a distance of 339.94' to a computed point near the intersection of All Wheel Drive and N Salem St, as described in book of maps 2019 at page 1330 at the Wake County Registry;

thence along and with said right of way, S 20°13'14" E a distance of 5.00' to a computed point at the aforementioned intersection;

thence along and with said right of way, S 73°51'24" E a distance of 18.57' to a computed point at along the right of way of N Salem St at the aforementioned intersection;

thence along and with the right of way of N Salem St, S 17°03'47" E a distance of 76.57' to an iron pipe found, being the southeast corner of Merit Group LLC property and the Northeast corner of John Huber property as described in deed book 20042, at page 1629;



thence along and with said right of way, S 20°17'05" E a distance of 83.82' to a computed point, being the southeast corner of John Huber property and the Northeast corner of DLG Holdings LLC property as described in book of maps 1982, at page 145 at the Wake County Registry;

thence along and with said right of way, S 20°20'11" E a distance of 85.11' to an iron pipe found, the northeast corner of June N Thompson property and the southeast corner of DLG Holdings LLC property as described in book of maps 1982, at page 145 at the Wake County Registry;

thence along and with said right of way, S 20°01'41" E a distance of 106.14' to an iron pipe found;

thence along and with said right of way, S 20°35'35" E a distance of 361.94' to an iron pipe found, the southeast corner of June N Thompson property and the northeast corner of Andrew Burgess Jr and Elizabeth Burgess Chappell property;

thence along and with said right of way, S 19°55'43" E a distance of 126.92' to an iron pipe found;

thence along and with said right of way, S 20°00'13" E a distance of 42.64' to an iron pipe found;

thence along and with said right of way S 19°48'13" E a distance of 166.44' to a computed point;

thence leaving the right of way of N Salem St, along and with the southern property line of Andrew Burgess Jr and Elizabeth Burgess Chappell property and the northern line of the Haddon Place subdivision, as described in book of maps 1995, at page 1420, S 82°16'18" W a distance of 901.47' to an iron pipe found;

thence along and with the line of Haddon Place subdivision, Burgess and Chappell property, and DLG Holdings LLC property as described in book of maps 1999, at page 741 in the Wake County Registry, N 72°06'22" W a distance of 700.32' to an iron pipe found;

thence along the eastern line of Haddon Hall phase VIII and the western line of DLG Holdings LLC as described in book of maps 2000, at page 2110 in the Wake County Registry, N 02°17'31" E a distance of 359.39' to an iron pipe found;

thence continuing along the Haddon Hall subdivision and DLG Holdings LLC property, N 03°16'41" E a distance of 409.50' to an iron pipe found;

Canoy Surveying
Adam Canoy, PLS
1154 Shonele Ln
Stem, NC 27581
984.377.2626
canoysurveying@gmail.com



thence along the southern line of Joy Chiu Yin Huang property as described in deed 17443 at page 357 and the northern line of DLG Holdings LLC property, S 87°26'34" E a distance of 98.99' to an iron rebar found;

thence along the eastern line of Huang property and DLG Holdings LLC property N 02°27'28" E a distance of 154.79' to an iron pipe found;

which is the point of beginning,

having an area of 1408960 square feet, 32.34 acres

For further description see the following book of maps, BM 2019, PG 1330; BM 2009, PG 240; BM 2003, PG 1415; BM 2001, PG 1365; BM 2000, PG 2110; 1999, PG 741; BM 1997, PG 1683; BM 1989, PG 1113; BM 1982, PG 145; all in the Wake County register of deeds. Said properties being bounded on the north by All Wheel Drive, On the East by N Salem St, on the South by Haddon Place subdivision, and on the West by Haddon Hall phase VIII subdivision.

Wake County Residential Development Notification

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

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

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

Developer Company Information	
Company Name	Merit Group, LLC c/o Matthew Carpenter
Company Phone Number	919-835-4032
Developer Representative Name	Matthew Carpenter
Developer Representative Phone Number	919-835-4032
Developer Representative Email	matthewcarpenter@parkerpoe.com

New Residential Subdivision Information	
Date of Application for Subdivision	TBD
City, Town or Wake County Jurisdiction	White Oak
Name of Subdivision	TBD
Address of Subdivision (if unknown enter nearest cross streets)	N. Salem Street/All Wheel Drive
REID(s)	See attached
PIN(s)	See attached

Projected Dates Information	
Subdivision Completion Date	
Subdivision Projected First Occupancy Date	

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	200				100	100								2029		
Condos																
Apartments	250			85	85	80								2029		
Other																

REIDS: 0032695, 0024908, 0089492, 0453258, 0453257, 0025769, 0365408, 0365407,
0365406, 0024401, 0031293, 0365409, 0025706, 0025767, 0256583, 0184158

PINS: 0742360631, 0742363799, 0742366583, 0742366306, 0742350909, 0742362719,
0742268387, 0742362432, 0742368697, 0742363169, 0742358857, 0742353848,
0742365731, 0742369479, 0742369278, 0742367712

NOTICE OF NEIGHBORHOOD MEETING

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

November 6, 2025

Date

Dear Neighbor:

You are invited to a neighborhood meeting to review and discuss the development proposal at
 See attached Exhibit A See attached Exhibit A

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 including any proposed long range plan amendments (also see attached map(s) and/or plan sheet(s)):

The proposal is to rezone the property to Planned Unit Development Conditional (PUD-CZ) to permit a mixed-use development with a mix of housing types and non-residential uses as shown on the Preliminary Concept Plan.

Estimated submittal date: December 1, 2025

MEETING INFORMATION:

Property Owner(s) name(s):	<u>See attached Exhibit A</u>
Applicant(s):	<u>Merit Group, LLC c/o Matthew J. Carpenter</u>
Contact information (email/phone):	<u>matthewcarpenter@parkerpoe.com; (919) 835-4032</u>
Meeting Address:	<u>Virtual (Zoom) - See attached notice letter</u>
Date/Time of meeting**:	<u>November 20, 2025</u>
Welcome: 5:30 PM	Project Presentation: <u>between 5:30 - 6:30 PM</u> Question & Answer: <u>between 5:30 - 6:30 PM</u>

**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>.

To: Neighboring Property Owners and Tenants
From: Matthew J. Carpenter
Date: November 6, 2025

Re: Notice of Virtual Neighborhood Meeting

You are invited to attend a virtual neighborhood meeting on November 20, 2025 at 5:30 PM to discuss an upcoming application to rezone an approximately 32.3-acre assemblage located at 0 N. Salem Street (PIN: 0742362719), 0 N. Salem Street (PIN: 0742366306), 0 N. Salem Street (PIN: 0742362432), 0 N. Salem Street (PIN: 0742350909), 0 N. Salem Street (PIN: 0742353848), 0 N. Salem Street (PIN: 0742363799), 1201 N. Salem Street (PIN: 0742358857), 1205 N. Salem Street (PIN: 0742366583), 1207 N. Salem Street (PIN: 0742363169), 1301 N. Salem Street (PIN: 0742369278), 1303 N. Salem Street (PIN: 0742369479), 1401 N. Salem Street (PIN: 0742368697), 1403 N. Salem Street (PIN: 0742367712), 1405 N. Salem Street (PIN: 0742365731), 1409 N. Salem Street (PIN: 0742360631), and 0 Charlion Downs Lane (PIN: 0742268387) from Residential Agricultural (RA), Rural Residential (RR), and Planned Commercial-Conditional Zoning (PC-CZ) to Planned Unit Development-Conditional Zoning (PUD-CZ) to permit a mixed-use development with a mix of housing types and non-residential uses.

During the meeting, the applicant will describe the nature of the rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the property; (2) a zoning map of the area; (3) a preliminary PUD concept plan; (4) a project contact information sheet; and (5) a common construction issues & who to call information sheet.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the online Zoom meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	892 4774 4167
Enter the following password:	149281

To participate by telephone:

Dial:	1 929 205 6099
Enter the following meeting ID:	892 4774 4167 #
Enter the Participant ID:	#
Enter the Meeting password:	149281 #

If you have any questions about this rezoning, please contact me at (919) 835-4032 or via email at matthewcarpenter@parkerpoe.com.

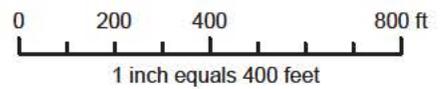
Sincerely,


Matthew Carpenter

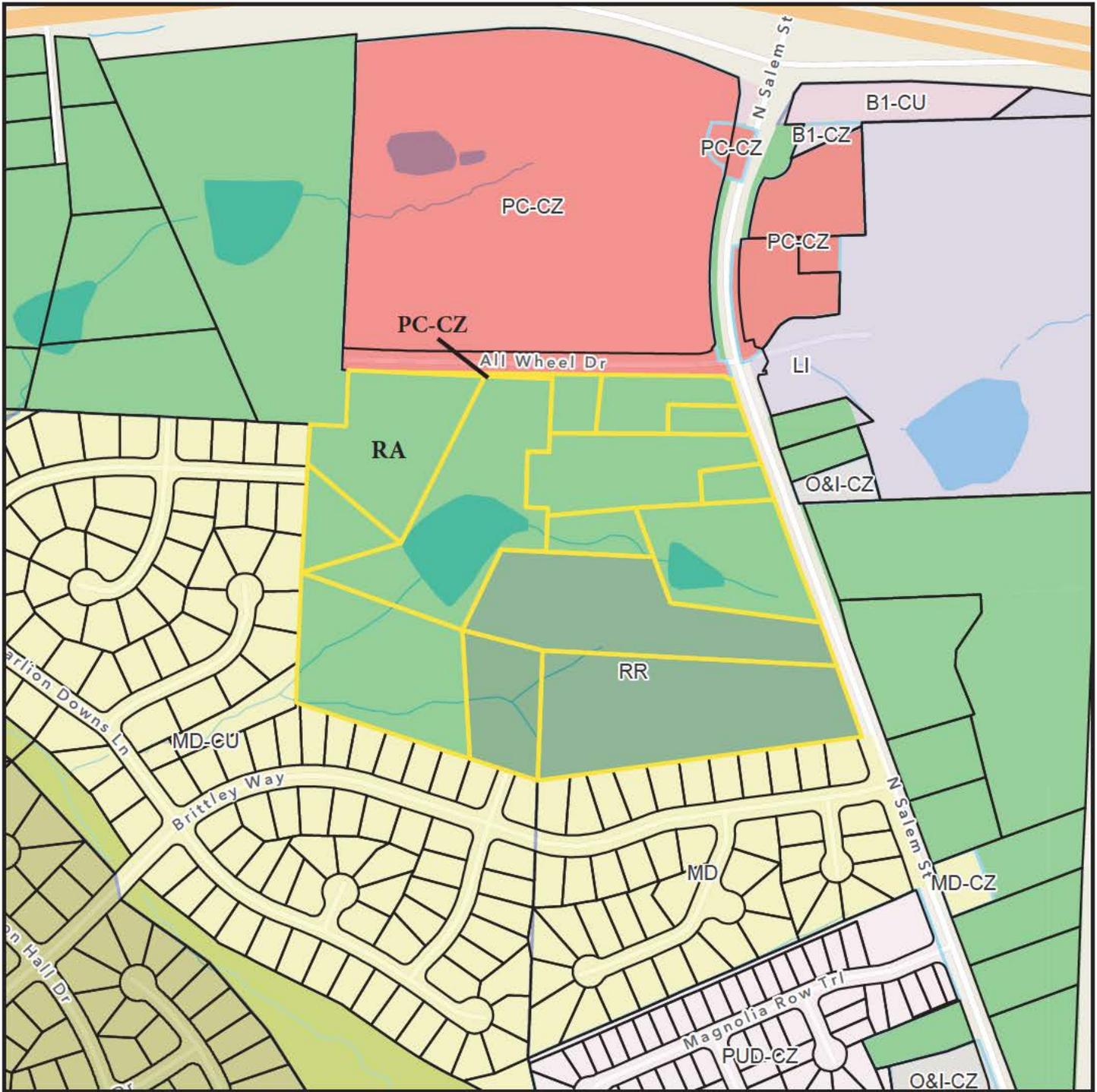


0/0/0/0/0/1201/1205/1207/1301/1303/1401/1403/
 1405/1409 N. Salem Street; & 0 Charlion Downs Lane

Vicinity Map



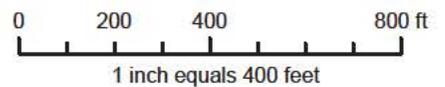
Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



**0/0/0/0/0/1201/1205/1207/1301/1303/1401/1403/
1405/1409 N. Salem Street; & 0 Charlion Downs Lane**

Zoning Map

Current Zoning: RA, RR, PC-CZ



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

NO.	REVISIONS	DATE	BY
1			
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© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 #0102 WWW.KIMLEY-HORN.COM PHONE: 984-212-4572
 1070 SOUTH MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540



KHA PROJECT
 00000000
 DATE
 12/01/2025
 SCALE AS SHOWN
 DESIGNED BY RZC
 DRAWN BY JTG
 CHECKED BY RZC

PRELIMINARY SITE LAYOUT

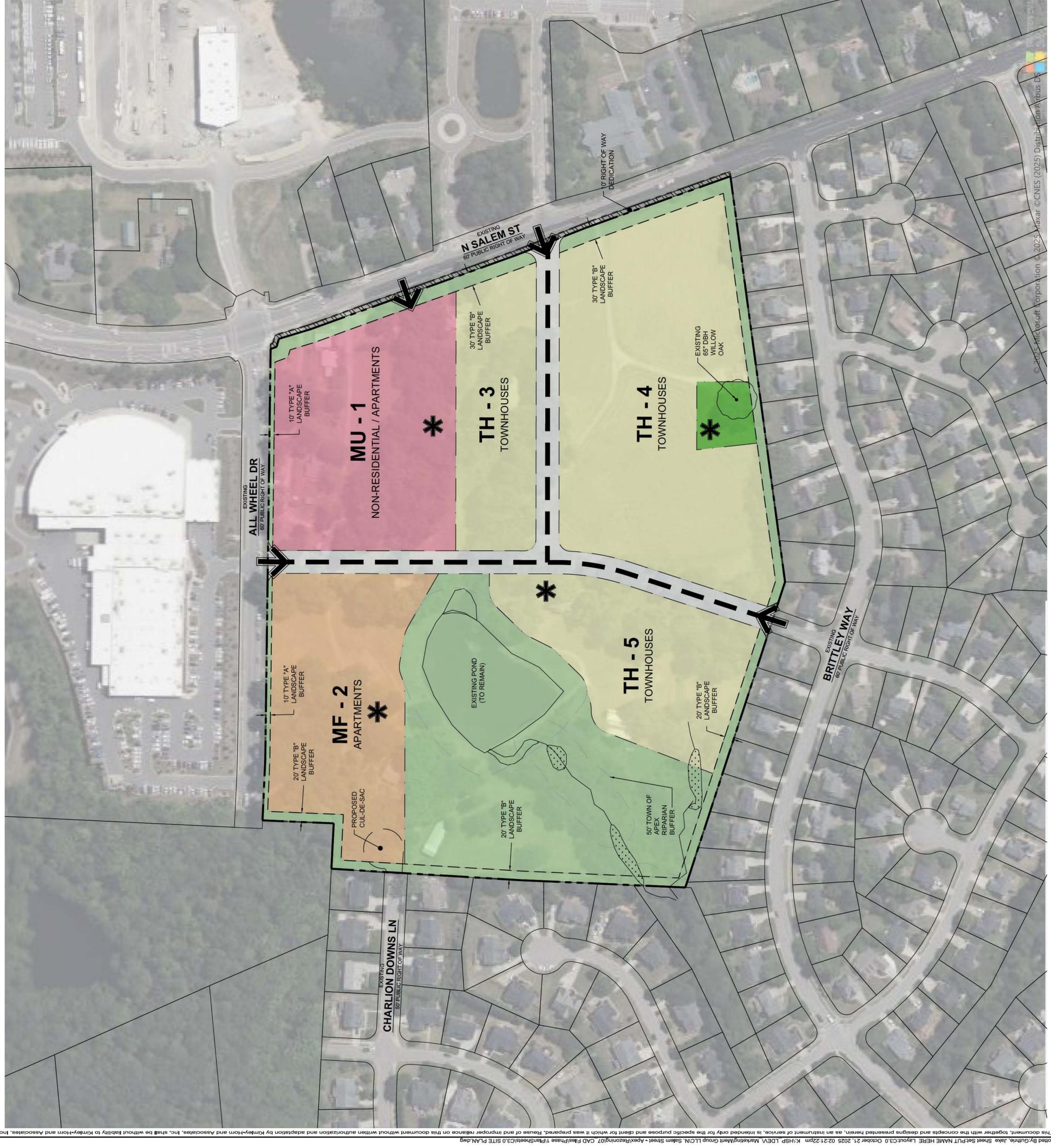
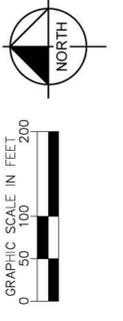
N. SALEM STREET MIXED USE
 PREPARED FOR
MERIT GROUP LLC
 NORTH CAROLINA

SHEET NUMBER
C3.0

SITE LEGEND

	PROPERTY LINE
	SETBACK/BUFFER LINE
	50' TOWN OF APEX RIAPARIAN BUFFER
	LOCAL STREET
	ACTIVE RECREATION AREA/PLAY LAWN
	VEHICULAR ACCESS
	10' ROW DEDICATION
	EXISTING WELAND
	RESOURCE CONSERVATION AREA (MINIMUM OF 20% OF SITE AREA)
	ACTIVE RECREATION AREA
	MULTI-FAMILY (APARTMENTS)
	MULTI-FAMILY APARTMENTS: NON-RESIDENTIAL
	TOWNHOUSES

- ### NOTES
- ALL ZONING PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS SHALL BE DETERMINED DURING THE M/NOR SITE PLAN APPROVAL PROCESS.
 - ALL DESIGN DOCUMENTS FOR ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS.
 - ALL VEHICULAR ACCESS LOCATIONS AND PEDESTRIAN CIRCULATION ARE TO BE DETERMINED DURING THE SITESUBDIVISION PLAN APPROVAL PROCESS.
 - TREE PROTECTION FENCING SHALL BE PLACED IN ACCORDANCE WITH THE TOWN OF APEX UNIFIED DEVELOPMENT ORDINANCE.
 - APES UNIFIED DEVELOPMENT ORDINANCE.
 - NO SIGNS ARE APPROVED AS PART OF THE PUD/CZ APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED IN ACCORDANCE WITH THE TOWN OF APEX UNIFIED DEVELOPMENT ORDINANCE.
 - ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX UNIFIED DEVELOPMENT ORDINANCE SHALL BE ADHERED TO. ITEMS SUCH AS BUT NOT LIMITED TO, LIGHT FIXTURES, LANDSCAPING, SCREENING, SITE STABILIZATION (SEEDING), PARKING, AND PAVEMENT MARKING, MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
- ### UTILITY NOTES
- THIS PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, AND TRASH SERVICE DISPOSAL SYSTEMS.
 - ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.
 - CONSTRUCTION SHALL COMPLY WITH THE TOWN OF APEX STANDARDS AND SPECIFICATIONS.
 - ALL WATER AND SEWER MAINS WITHIN THE PUBLIC EASEMENTS SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE TOWN OF APEX.



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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: N. Salem Street Mixed-Use Zoning: Residential Agricultural (RA); Rural Residential (RR); & Planned Commercial-Conditional Zoning (PC-CZ)

Location: See attached Exhibit A

Property PIN(s): See attached Exhibit A Acreage/Square Feet: 32.36 acres

Property Owner: See attached Exhibit A

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Developer: Merit Group, LLC c/o Matthew J. Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Fax: n/a Email: matthewcarpenter@parkerpoe.com

Engineer: Kimley-Horn; attn. Bob Zumwalt

Address: 1070 S. Main Street, Suite 230

City: Holly Springs State: NC Zip: 27540

Phone: (919) 475-7314 Fax: n/a Email: bob.zumwalt@kimley-horn.com

Builder (if known): Merit Group, LLC c/o Matthew J. Carpenter

Address: 301 Fayetteville Street, Suite 1400

City: Raleigh State: NC Zip: 27601

Phone: (919) 835-4032 Fax: n/a Email: matthewcarpenter@parkerpoe.com

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 Manager	(919) 372-7468
Transportation & Infrastructure Development Russell Dalton, Traffic Engineering Manager	(919) 249-3358
Water Resources Department Jessica Bolin, Environmental Engineering Manager (Stormwater, Sedimentation & Erosion Control)	(919) 249-3537
Matt Reker, Utility Engineer/FOG Program Manager (Water & Sewer)	(919) 946-4394
Electric Utilities Division Jared Harris, Electric Technical Services Manager	(919) 372-7466

Exhibit A
N. Salem Street Mixed-Use
Owner Information Addendum

PIN 0742367712

Address: 1403 N. Salem St.
Owner: Ronald & Jody Keye
Acreage: 1.06 acre
Current Zoning: Residential Agricultural

PIN 0742368697

Address: 1401 N. Salem St.
Owner: John Huber
Acreage: 0.39 acre
Current Zoning: Residential Agricultural

PIN 0742365731

Address: 1405 N. Salem St.
Owner: Geraldine Gilbert Heirs
Acreage: 0.50 acre
Current Zoning: Residential Agricultural

PIN 0742366583

Address: 1205 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 2.54 acres
Current Zoning: Residential Agricultural

PIN 0742369479

Address: 1303 N. Salem St.
Owner: June Thompson
Acreage: 0.50 acre
Current Zoning: Residential Agricultural

PIN 0742369278

Address: 1301 N. Salem St.
Owner: June Thompson
Acreage: 2.80 acres
Current Zoning: Residential Agricultural

PIN 0742363169

Address: 1207 N. Salem St.
Owner: Elizabeth Burgess Chappell
Acreage: 4.46 acres
Current Zoning: Rural Residential

PIN 0742358857

Address: 1201 N. Salem St.

Owner: Elizabeth Burgess Chappell

Acreage: 5.34 acres

Current Zoning: Rural Residential

PIN 0742353848

Address: 0 N. Salem St.

Owner: Elizabeth Burgess Chappell

Acreage: 1.67 acres

Current Zoning: Rural Residential

PIN 0742350909

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 3.77 acres

Current Zoning: Residential Agricultural

PIN 0742362432

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 4.59 acres

Current Zoning: Residential Agricultural

PIN 0742366306

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 0.73 acre

Current Zoning: Residential Agricultural

PIN 0742268387

Address: 0 Charlion Downs Ln

Owner: DLG HOLDINGS LLC

Acreage: 0.93 acre

Current Zoning: Residential Agricultural

PIN 0742360631

Address: 1409 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 3.06 acres

Current Zoning: Residential Agricultural

PIN 0742362719

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 0.02 acre

Current Zoning: PC-CZ

PIN 0742363799

Address: 0 N. Salem St.

Owner: DLG HOLDINGS LLC

Acreage: 0.04 acre

Current Zoning: PC-CZ

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 am to 8:30 pm 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-Friday from 8:00 am to 5:00 pm. Report violations of construction hours and other noise complaints to the Non-Emergency Police phone number at 919-362-8661.

Construction Traffic:	Infrastructure Inspections	919-249-3386
------------------------------	-----------------------------------	---------------------

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:	Infrastructure Inspections	919-249-3386
---	-----------------------------------	---------------------

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 Transportation & Infrastructure Development – Infrastructure Inspections at 919-249-1109. 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:	Water Resources	919-362-8166
--------------------------	------------------------	---------------------

Sediment (dirt) and mud gets into the existing roads due to rain events and/or vehicle traffic. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleaning of the roadways with the developer.

Dirt on Properties or in Streams:	Water Resources	919-362-8166
--	------------------------	---------------------

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 by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the appropriate repairs with the developer.

Dust:	Water Resources	919-362-8166
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During dry weather dust often becomes a problem blowing into existing neighborhoods or roadways. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that staff can coordinate the use of water trucks onsite with the grading contractor to help control the dust.

Trash:	Water Resources	919-362-8166
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Excessive garbage and construction debris can blow around on a site or even off of the site. These incidents should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed. Staff will coordinate the cleanup and trash collection with the developer/home builder.

Temporary Sediment Basins:	Water Resources	919-362-8166
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Temporary sediment basins during construction (prior to the conversion to the final stormwater pond) are often quite unattractive. Concerns should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed so that he can coordinate the cleaning and/or mowing of the slopes and bottom of the pond with the developer.

Stormwater Control Measures:	Water Resources	919-362-8166
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Post-construction concerns related to Stormwater Control Measures (typically a stormwater pond) such as conversion and long-term maintenance should be reported by visiting the Report a Concern page at <https://www.apexnc.org/1173/> or by calling the number listed.

Electric Utility Installation:	Electric Utilities	919-249-3531
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Concerns with electric utility installation can be addressed by the Apex Electric Utilities Department.

NEIGHBORHOOD MEETING SIGN-IN SHEET

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

Meeting Address: Virtual via Zoom
 Date of meeting: November 20, 2025 Time of meeting: 5:30
 Property Owner(s) name(s): See Exhibit A
 Applicant(s): Merit Group, LLC

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS & UPDATES
1.	See Attached				<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input 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.

Neighborhood Meeting Attendee List N. Salem Street Mixed Use PUD

Name (original name)	Email
	16464310440
	19192744878
	19193456573
	19199237128

Allison Keelor
Ann Hornack
Ann Marie Taepke
Bill Goss
Bob Muzzi
Bob Zumwalt
Brandon Black
Brian Adkins
Bryan J (Bryan's iphone)
Carolyn Facemire
cherri
Cheryl Stallings
Christine Jensen
Christine Wilson
Christopher A
Dean Sourial
Emily F
Frances Williams
Francisco
Glen Deal
Hunter Forstchen
iPhone (8)
J Hall
Jasmine Fong
Jason Stanko
Javier Bravo
Jessica Conklin
John Huber
Karen Caristo
Karen La
kim wise
Konrad Wisniewski
Korene Alaimo
L F
Laura Buffington
Laura Steinkellner
Lindsay Keane
Liz
Liz Mullins
Lyn Lowery
Marcie Longo
Mark Henderson
Matt Jaquillard
Matthew J. Carpenter (PPAB Land Use) (Host)
Michael Keefe
Patricia Sudar
Paul Munana
Paul Murray
Rick Felice
Robert Evans
Ron Melzer
Rosemary Trakadas
Ryann Griffin
Sasha and Javier Bravo
scott
Shawn Clark
Steve Lane
Stuart Hurwitz
Tamara Merkouris
Terry Oliver
Tina
Tom Green
Troy McDaniel
Victoria C



SUMMARY OF DISCUSSION FROM THE NEIGHBORHOOD MEETING

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

Property Owner(s) name(s): See Exhibit A

Applicant(s): Merit Group, LLC

Contact information (email/phone): _____

Meeting Address: Virtual via Zoom

Date of meeting: November 20, 2025 Time of meeting: 5:30

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:

See attached

Applicant's Response:

See attached

Question/Concern #2:

See attached

Applicant's Response:

See attached

Question/Concern #3:

See attached

Applicant's Response:

See attached

Question/Concern #4:

See attached

Applicant's Response:

See attached

Summary of Neighborhood Meeting

N. Salem Street Mixed Use PUD

November 20, 2025

I. WELCOME

- a. Introduction of Development Team
 - i. Matthew Carpenter w/Parker Poe
 - ii. Paul Munana and Rick Felice, w/ Merit Group, LLC, the developer
 - iii. Bob Zumwalt w/ Kimley-Horn, our landscape architect
- b. Explanation of process. This is the pre-filing neighborhood meeting for a potential rezoning request, the very first step in a long development process. So, the purpose of tonight's meeting is to explain our plans and take your feedback into consideration as we put together our rezoning application.

II. PRESENTATION

- a. Site Overview - location, environmental constraints of the site, and existing uses adjacent.
- b. Existing and Proposed Zoning
 - i. The current zoning is Residential Agricultural, Rural Residential, and Planned Commercial Conditional. The proposed zoning district is Planned Unit Development Conditional (PUD-CZ).
 - ii. The purpose of the PUD district is to provide - especially for large mixed-use projects - site specific zoning conditions that result in a high quality project.
- c. 2045 Land Use Map (LUM) Designation
 - i. The LUM is the primary policy document the Town uses to evaluate rezoning requests. This property is designated as Mixed Use since it has multicolor striped areas with three or more uses. These uses include Office Employment, Commercial Services, Medium Density Residential, and High Density Residential. The LUM recommends higher density residential uses to be located in the northern portion of the assemblage.
 - ii. Here, we started with the LUM designations and worked backwards from there to develop our PUD Concept Plan.
- d. Current PUD Plan
 - i. The current plan is to have five districts, each with different permitted uses and development standards. The MU-1 district will permit non-residential and multi-family residential. The MF-3 district will permit multi-family residential. The MR-2 district will permit multi-family and townhomes. While the districts TH-4 and TH-5 district will only permit townhomes.
 - ii. The goal is to transition density and intensity down across the site from the intersection of All Wheel Drive and N. Salem Street to the existing single-family neighborhoods to the west and south.
 - iii. On the west side, there is a large existing pond that may remain and a stream and riparian buffer. This area will likely remain undeveloped (other than stormwater and utility infrastructure) which will provide some separation between the project and existing neighborhoods.

- iv. We're showing a vehicular connection to the stub at Frenchchurch Way which is required by the Town's UDO. At Charlion Downs Ln, we're proposing to terminate the street into a cul-de-sac and provide a pedestrian connection through the site. The baseline UDO requirement is that connectivity is required, so we are asking the Town for a modification to permit the cul-de-sac.
- e. Rezoning Process and Timeline
 - i. As I mentioned, this is the very first step in the rezoning process.
 - ii. After this meeting, the next step is application submittal which will likely be December 1, 2025.
 - iii. After submittal, the application will be reviewed by Town staff from each department. Staff will provide comments and we will revise our application and resubmit until all staff comments have been addressed.
 - iv. After staff comments have been addressed, the case will go to Planning Board. Planning Board will hold a public hearing, review the case, and make a recommendation to Town Council.
 - v. Following the Planning Board meeting, Town Council will hold a public hearing and make the final decision on the rezoning. The full process will likely take six months or more.

III. QUESTION AND ANSWER SESSION

a. *What is the intended height of these structures?*

- i. The tallest structures will be located in the MU-1 district and will likely be 5 to 6 stories. The TH-4 and TH-5 districts will likely have a maximum height of 3 stories with the intention being for a transition to the single-family homes in Haddon Place. The MF-3 district will likely have a maximum height of 4 or 5 stories depending on grade, and the MR-2 district will likely be 3 stories. These heights have not been finalized, but will be included in the PUD Text when we submit the rezoning application.

b. *I noticed that the zone labeled "TH-5" on this map does not have an area labeled as "wetland" on it but the one we got in the mail did. Why did that change?*

- i. As part of the rezoning we are required to have an environmental consultant evaluate the streams and wetlands on the property and request a determination from the US Army Corps of Engineers in collaboration with Town staff. The Corps and Town staff will determine whether the streams and wetlands are jurisdictional (need to be preserved) or non-jurisdictional (do not need to be preserved). Until then we are relying on the environmental features shown on GIS, which are not always accurate, so we removed the wetland label to avoid confusion.

c. *What do those oval areas with dots in the green area represent?*

- i. These are likely wetlands as shown on GIS.

d. *Who determines impact to traffic on Salem and through Haddon Hall*

- i. The applicant is required to pay a transportation engineer to prepare a Traffic Impact Analysis (TIA). The TIA is scoped with Town staff and NCDOT before it is completed. It analyzes the expected trips generated by the project, the likely location of those trips, and their interaction with existing traffic in the area. The TIA recommends road improvements to be completed by the developer to mitigate traffic generated by the project. After the TIA is complete, Town staff and NCDOT review the TIA and recommend road improvements to be completed and paid for by the developer. Those improvements are then included in the rezoning as rezoning conditions.
- e. Do you have any idea on the number of units that will be built.***
- i. The current proposed number of units is 270 townhomes and 205 apartments. This is the maximum number of units in the zoning. The final unit count cannot be higher than the zoning maximums, but may be reduced at Site Plan/Master Subdivision when the site layout is engineered and all UDO requirements are accounted for (RCA, play lawns, parking, etc.).
- f. On the map we received in the mail, along the Haddon Place area, it states the green square as an "active recreation area." Has the plan for that changed? What does an "active recreation area" mean?***
- i. The plan still includes open space in that area but is now generally labeled Resource Conservation Area. We're still working out exactly how this area will be designed. Also, it's important to note that this is just the preliminary concept plan. The plans will change and evolve as we work through the rezoning process.
- g. Any consideration for larger single family homes which we are lacking in Apex vs townhomes in area TH 4 and TH 5.***
- i. Townhomes are required to achieve the density recommended by the 2045 Land Use Map. We likely could not meet the recommended density with just single-family homes. Although it feels like there are a ton of townhomes in Apex because townhomes have been constructed recently, Apex is still characterized by primarily single-family neighborhoods.
- h. Does multifamily include 2 to 4 family homes?***
- i. When our plans refer to multifamily residential we mean apartment buildings.
- i. Is the land already sold? If not, is sale contingent on rezoning?***
- i. The developer and owners of the parcels have executed a purchase and sale agreement.
- j. What are the plans to accommodate traffic?***
- i. Under the UDO, we will have to widen the frontage along N. Salem Street and possibly All Wheel Drive to the ultimate section shown on the Town's long range Transportation Plan. And as discussed, we will have more required traffic improvements once the Town has reviewed the TIA. Overall, we will have to mitigate our traffic impacts.

- k. *Considering the current traffic from Thales, are there plans to expand or improve the roads to support this growth?***
- i. Thales queuing issues will be included in our TIA and our improvements might help to mitigate that. As shown on the plan, Street B could be a new route for Haddon Hall residents to get to the light at All Wheel Drive/N. Salem Street and avoid Thales traffic.
- l. *Is there a maximum height restriction associated with each zone? MU-1? MR-2? MF-3? TH-4? TH-5?***
- i. As mentioned previously, the MU-1 district will likely be 5 to 6 stories, TH-4 and TH-5 districts will likely have a maximum height of 3 stories, MF-3 district will likely have a maximum height of 4 or 5 stories depending on grade, and the MR-2 district will likely be 3 stories.
- m. *Clarification on right-in and right-out to Street A from N. Salem Street.***
- i. This means that traffic existing onto N. Salem Street from Street A will only be able to turn right onto N. Salem Street. There will likely be a left turn lane install on N. Salem Street for northbound traffic to turn left into the development. These right-in and right-out traffic patterns help to prevent traffic congestion when driveways are proposed near existing driveways.
- n. *How will you work to address housing needs for people with different incomes in Apex (e.g., young families, seniors, teachers, public safety workers, health care workers, or Town employees)?***
- i. One way we are addressing affordability is by incorporating a mix product types, including townhomes with different square footages and pricing, and multifamily. Townhomes and apartments are inherently more affordable than single-family homes. As part of the rezoning process, we will also work with Town housing staff to discuss potential affordable housing conditions.
- o. *Why apartments and townhomes versus ranch style single homes?***
- i. As mentioned earlier, apartments and townhomes are the only residential options to achieve the density that the LUM recommends.
- p. *How do you intend to protect and preserve the existing old growth trees on the property?***
- i. As part of the rezoning process we will do a tree survey which will inform our decisions related to protecting existing trees. As mentioned the UDO requires 20% RCA and we pick this area based on the amount of tree coverage.
- q. *What do you intend to do to protect and preserve the existing wildlife on the property, particularly given that there have been numerous sightings of protected species on the property?***

- i. As we go through the rezoning process we will complete more studies related to the current environmental features of the site. The site is not undeveloped, it is cleared with several homes.
- r. ***Concern related to the impact on property values on Brittlely Way?***
 - i. As part of the plan we have tried to transition down density and intensity near existing single-family homes on Brittlely way. It is unclear that property values increase or decrease with adjacent development.
- s. ***Why is the proposed buffer between Haddon Hall and the development only 20 feet? This is the bare minimum requirement.***
 - i. The minimum required by the UDO is only 15 ft and we are currently committing to a 20 ft buffer. There are also stream buffers, ponds, and potential wetlands that will increase separation between existing homes in Haddon Hall and the project. Note that Haddon Hall was developed with no perimeter buffers; the single-family lots go all the way to the shared property line.
- t. ***What is the impetus to alter the current zoning?***
 - i. The 2045 LUM designates the site as mixed-use, with commercial over the whole site. We are requesting a change in the zoning district in order to achieve the density and mix of uses the LUM recommends while also being mindful of the existing adjacent uses.
- u. ***Are all these units going to have the option to use our HOA amenities since the proposal has them connected to our neighborhood?***
 - i. The residents of the proposed development cannot use neighboring HOA amenities without the HOA's permission. We are not trying to disturb neighboring HOAs or their amenities.
- v. ***How will the current layout curtail people cutting through the neighborhood to avoid traffic?***
 - i. The street connections through Haddon Hall are public rights of way and anyone can use them. Since they are public rights of ways traffic calming measures can be installed. However, we do not anticipate traffic from the site will cut through Haddon Hall since it will generally be quicker and easier to go to N. Salem Street and US-64.
- w. ***What information can you provide on the buffer zones for TH-4 and TH-5.***
 - i. As mentioned previously, the UDO requirement is 15 ft and we are currently committing to a 20 ft buffer.
- x. ***What type of buffer and how large of a buffer for back of TH 4 and TH 5?***
 - i. A 20 ft type "B" landscape buffer is currently proposed.
- y. ***Timeline for excavating***
 - i. It will likely be at least 2-3 years before any dirt is moved.

z. Concerns related to blasting.

- i. Blasting will only be done of the site if it is determined that there is rock on site. It is too early in the process to know if there is rock on the site. There are strict requirements and regulations for blasting we must follow. However, we do not foresee the need for blasting.

aa. Will construction trucks be utilizing Brittlely way Haddon Place as path to construction?

- i. No, we intend to use All Wheel Drive for construction and we will not open the stub road to Brittlely way until construction is finished. Additionally, we can discuss adding language to the PUD which will prohibit construction traffic on Brittlely Way.

bb. What commitments are you willing to make on quality of materials, architecture, and long-term durability beyond the bare minimum?

- i. As part of the rezoning process, Town staff will review the project and suggest certain architectural commitments as rezoning conditions. Staff typically recommends conditions that require high quality building materials. However, it should be noted that affordability and high architectural standards do not align and we have to account for this when committing to additional architectural standards.

cc. What is the proposed timeline to complete construction?

- i. We expect the rezoning to take approximately 6-10 months. The next step is site plan review and subdivision plan review which will take an additional 6-7 months. Then we will have to complete construction drawings. Given this timeline and additional processes/permitting we anticipate it being at least 3 years before structures are built.

dd. How far down will N. Salem Street be widen?

- i. We will widen just our frontage. If we were to go down and widen more of N. Salem it would require that land be taken from other owners whose property fronts N. Salem Street. As we widen N. Salem Street we will match frontage of Haddon Hall at the minimum.

ee. Will the Apartments will be condos or leased via an apartment management company? If the latter, has one been selected?

- i. This is still undetermined.

ff. What type of assessment do you plan to conduct to account for school capacity

- i. This has been an issue for several years and the county has made big strides in opening new schools in Apex which has taken some pressure off school capacity. As part of our rezoning application we will complete and submit a form to the Town which outlines the amount of our proposed residential uses. The Town will

give this form to the county who will review an issue a letter evaluating school capacity.

gg. *There is some historic significance to Apex for certain properties in this site. Will that be considered in naming streets/complexes, etc.*

- i. The street naming process is completed later but we will take this into consideration during that time.

hh. *How does your plan meet the intent to ensure compatibility with surrounding land uses and neighborhood character, rather than just maximizing unit count?*

- i. Surrounding land uses is why we have proposed townhomes on the southern portion of the site and the commercial uses on the northeast portion of the site. It is our intent to place the more intense uses near the Crossroads Ford and the less intense uses near surrounding residential neighborhoods to serve as a transition.

ii. *What type of commercial businesses would you expect to be in those commercial offices?*

- i. We do not have a plan yet for the commercial businesses and no leases have been entered into. The developer will chose quality tenants over quantity. Additionally, in the PUD text we will have a list of non-residential uses that are permitted. The Town will review and give comments which may result in the number of permitted uses decreasing.

jj. *Is there a chance the green areas will change or will those remain environmental sanction?*

- i. There is a possibility that they may change slightly throughout rezoning process. The final RCA is not platted until subdivision approval. However, given the existing pond we do not foresee it changing.

kk. *Does the town requirement include sidewalks on the west side of the Salem Street?*

- i. Yes, the Town will require we construct a 10 ft side path on N. Salem Street and All Wheel Drive.

ll. *Please explain why you are proposing placing multi-family homes (MF-3) adjacent to single family homes on Charlion Downs Lane.*

- i. This portion of the site is an interesting area because of intense use of Crossroads to the north and the less intense single-family homes to the west. We placed the multi-family use here since there is only 1 shared property line with this district. Additionally, there will be a 100 ft diameter from cul-de-sac where no buildings can be built.

mm. *If the pond is found to be structurally unsound, would the land still remain part of the 20-25% conservation area?*

- i. Yes, our intent is to keep the pond because it is an amenity to the development. If the pond cannot remain, the area where it is located would not be developed given the environmental conditions.

nn. Will there be a meeting where we as residents have an actual input on these plans?

- i. That is the intent of the meeting tonight. Another neighborhood meeting is required after we submit our rezoning application. Residents can also contact the development team with any questions.

oo. Who is responsible for rezoning approval for this development?

- i. Apex Town Council.

pp. If Council asked you to reduce density or preserve more open space and wetlands, what specific changes could you commit to tonight?

- i. We could not commit to anything tonight because it is the start of process. Throughout the process will commit to things which met the policies of the Town while still making the project viable.

qq. Concern related to privacy of single-family homes.

- i. We will take this into consideration when designing the layout of the townhomes.

rr. Are the townhomes going to be built exactly 15 feet from the property line?

- i. No, the lot lines will start after perimeter buffer, which is currently 20 ft. There will also be a rear setback from the lot line in which no structures can be built.

ss. How do you plan to match the current aesthetic of the existing neighborhood?

- i. Architectural and design standards are important to the Town and we will work with staff on these.

tt. How many traffic lights will be installed and where?

- i. We are not sure yet as this is part of the TIA and Town will recommend signalization during review of the TIA.

uu. Has this developer does other areas near Apex that we can see, so we know what his developments look like?

- i. The developer is Merit Group and we can compile and present some examples at the next meeting.

vv. Are you planning to pave over the streams shown on GIS?

- i. No, we cannot pave over streams and there are also stream buffers. Additionally, not all streams shown on GIS are jurisdictional and we will work with the Army Corp and wetland consultant as part of the process to determine this.

ww. Is there any requirement to have any amount of common green space?

- i. Yes, the UDO requires 25% of RCA and a play lawn where neighbors can assemble. This site will meet these requirements.

xx. Concerns related to lighting.

- i. Town has updated lighting ordinance and which is very granular. We will meet all of these requirements.

yy. *Concern related to impact on emergency response times.*

- i. All Town departments will coordinate and give feedback as part of the process. We cannot get this project approved without adequate emergency access.

zz. *How many units will there be total? How many cars are being planned for with each unit?*

- i. The current proposed number of units is 270 townhomes and 205 apartments. We are unsure of the number of cars planned for each unit, but this is the unit count being used for the TIA.

aaa. *What post construction monitoring will you support, for stormwater performances traffic, and environmental impacts, and what remedies will you consider if those impacts are worse than predicted?*

- i. Stormwater ponds have significant inspections and are continuously monitored after they are constructed. The Town can issue fines if a stormwater pond is out of compliance. We are not aware of ongoing traffic monitoring but will commit to traffic improvements which must be completed before we can obtain a certificate of occupancy.

bbb. *Are you able to share how is this development being funded?*

- i. We are unaware of how the development is being funded.

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, Matthew J. Carpenter, 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 500 feet of the subject property and any neighborhood association that represents citizens in the notification area via first class mail a minimum of 14 days in advance of the Neighborhood Meeting.
3. The meeting was conducted at virtually via Zoom (location/address) on 11/20/2025 (date) from 5:30 PM (start time) to 7:00 PM (end time).
4. I have included the mailing list, meeting invitation, sign-in sheet, issue/response summary, and zoning map/reduced plans with the application.
5. I have prepared these materials in good faith and to the best of my ability.

11/24/2025
Date

By: [Signature]

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, Matthew Carpenter, a Notary Public for the above State and County, on this the 24th day of September, 2025.

SEAL



[Signature]
Notary Public
Daitwan Hardy
Print Name

My Commission Expires: 2nd Sept 2025

Part I – Residential AND Non-Residential For Apartment Buildings

The following apply to both Residential and Non-Residential developments:

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
1.	The project shall increase the riparian buffer width by at least ____ feet above the minimum required by the Unified Development Ordinance. The additional buffer width shall be measured from the top of bank on each side of the stream.	<input type="checkbox"/>
2.	No clearing or land disturbance shall be permitted within the riparian buffer, except the minimum necessary to install required greenway and sewer infrastructure and SCM outlets. The SCM water storage and treatment area shall not be permitted within the riparian buffer. The infrastructure shall be designed to minimize impacts to the riparian buffer.	<input type="checkbox"/>
3	No buffer averaging shall be allowed for Zone 3 of the riparian buffers.	<input type="checkbox"/>
4.	The project shall install one (1) sign per SCM to reduce pet waste and prohibit fertilizer, in locations that are publicly accessible, such as adjacent to amenity centers, sidewalks, greenways, or side paths.	<input checked="" type="checkbox"/>
5.	The project shall install a minimum of ____ Low Impact Development Technique as defined and approved by the NC Department of Environmental Quality. The specific type of LID technique shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	<input type="checkbox"/>
6.	At least __SCM shall be designed and constructed to provide irrigation to the surrounding landscaping on site. The design shall be reviewed and approved by the Water Resources Department at site plan.	<input type="checkbox"/>
7.	A ____-foot buffer shall be provided along existing, delineated wetlands that are to be preserved.	<input type="checkbox"/>
8.	<p>Each option below is intended to be used as an improvement to the minimum UDO requirements. If an area is already required to mitigate the 25-year storm, option 7.b should not be selected.</p> <p>a. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, 25-year and <u>100-year storm events</u> in accordance with the Unified Development Ordinance.</p> <p style="text-align: center;">OR</p> <p>b. Post-development peak runoff shall not exceed pre-development peak runoff for the 24-hour, 1-year, 10-year, and <u>25-year storm events</u> in accordance with the Unified Development Ordinance.</p>	<input type="checkbox"/>
	<input type="checkbox"/>	
PLANTING AND LANDSCAPING		YES
<p>Note: Invasive species are prohibited. Please see the Town’s Design and Development Manual for a link to the list of prohibited species and for a list of suggested native species..</p>		
9.	<p>Preserve existing trees (percentage-based). Numbers shown may be changed based on project. The EAB’s preference is for a minimum of 50%.</p> <p>The project shall preserve a minimum of ____% of the existing tree canopy. Where the project abuts adjacent developments, special effort shall be taken to locate the preserved trees adjacent to areas of existing preserved open space, including but not limited to, RCA, perimeter landscape buffers, riparian buffers, and/or HOA maintained open spaces.</p>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

10.	<p>Replace canopy (percentage- or DBH size-based)</p> <p>The project shall replace any large type trees, that measure 18-inches in caliper size or larger, and small type trees, that measure 8-inches in caliper size or larger, that are removed as a part of the development. The ratio of replacement shall be 1 large tree to 1 replacement tree. The UDO's required landscaping may be used to satisfy this requirement. To determine the number of trees that must be replaced, a tree survey for the full property shall be provided to the Planning Department. The survey shall be independently verified by a third-party licensed arborist. No further clearing shall be conducted for replacement planting if there is insufficient space.</p>	<input type="checkbox"/>
11.	<p>To improve energy efficiency by providing shading, a combination of large and small deciduous shade trees shall be planted on the southern side of any buildings.</p>	<input type="checkbox"/>
12.	<p>To improve energy efficiency, the project shall plant evergreen trees on the northern side of all buildings to act as a windbreak.</p>	<input type="checkbox"/>
13.	<p>The project shall ensure that <u>70</u> % of the landscaping shall be native species, which shall provide diverse and abundant pollinator and bird food sources. Special attention shall be paid to providing diverse and abundant pollinator and bird food sources, including plants that bloom in succession from spring to fall. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>	<input checked="" type="checkbox"/>
14.	<p>The project shall increase biodiversity within perimeter buffers, common owned open space, and other landscape areas by providing a variety of native and adaptive species for canopy, understory and shrub levels. A minimum of ____% of the species selected shall be native to the eastern United States or a native of North Carolina.</p>	<input type="checkbox"/>
15.	<p>No single species of native or adaptive vegetation shall constitute more than 20% of the plant material of its type within a single development site.</p>	<input checked="" type="checkbox"/>
16.	<p>HOA covenants, conditions, and restrictions shall not prohibit clover or native grass mixed species lawns.</p>	<input type="checkbox"/>
17.	<p>In order to support nesting and overwintering wildlife and pollinators, HOA covenants shall not require that fallen leaves or dormant plants be removed during the winter on areas without turf grass, including individual homes and HOA owned common areas.</p>	<input type="checkbox"/>
18.	<p>To preserve and protect existing species, existing ponds shall be preserved if structurally sound. One pond to be preserved</p>	<input checked="" type="checkbox"/>
19.	<p>Implements xeriscaping in design, which will use landscaping that requires less irrigation and chemical use. Contact Planning for assistance, if needed.</p> <p>The project commits to planting ____% drought tolerant plants, of which ____% of the plants selected shall be native. Landscaping shall be coordinated with and approved by the Planning Department at site or subdivision review.</p>	<input type="checkbox"/>
20.	<p>To reduce irrigation requirements, the project shall select and plant only warm season grasses.</p>	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

Part II – Residential

Residential applies to single-family dwellings and townhome subdivisions, but does not include the parking lots, exterior building lights, or exterior architecture.

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
The Transportation & Infrastructure Development Department does not currently support these options within the right-of-way (ROW). These may be done on private sites, but not within the public ROW.		YES
25.	The project shall utilize pervious pavement when constructing the parking spaces for parking lot-style townhomes. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or owner's association.	<input type="checkbox"/>
26.	The project shall utilize pervious pavement when constructing the driveways for residential units. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review. The selected system shall be maintained by the developer and/or homeowner's association.	<input type="checkbox"/>
WASTE MANAGEMENT		YES
27.	If single family, the project shall install at least one (1) pet waste station per 25 residential units/townhomes and at least two (2) pet waste stations per apartment building throughout the community in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. If there are fewer than 25 homes, at least one (1) pet waste station shall be installed.	<input type="checkbox"/>
CLEAN ENERGY		YES
28.	A solar PV system of at least 3.5kW shall be installed on at least ____homes within the development. All solar installation required by this condition shall be completed or under construction prior to 90% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.	<input type="checkbox"/>
29.	A solar PV system shall be installed on a minimum of ____model home. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The lot(s) on which this home/these homes is/are located shall be identified on the Master Subdivision Plat, which may be amended from time to time.	<input type="checkbox"/>
30.	Wire all garages with 220-volt outlets at the exterior to provide for EV charging stations in SF and Townhomes.	<input checked="" type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

Part III – Non- Residential

Non-residential includes condominiums, apartments, and multi-family, common areas in residential developments (e.g. amenity areas, parking lots, exterior building lights, and exterior architecture), commercial, office, and industrial areas. Your development may include elements of each part.

STORMWATER AND WATER CONSERVATION – WATER QUALITY		YES
The Transportation & Infrastructure Development Department does not currently support these options within the ROW. These may be done on private sites, but not within the public ROW. Note that number 36 is an exception that can be done in the public ROW.		YES
31.	The project shall utilize pervious pavement when constructing parking spaces that are in excess of the minimum parking requirement. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	<input type="checkbox"/>
32.	The project shall utilize pervious pavement for all of the parking spaces provided. The specific type of pervious pavement system shall be reviewed and approved by the Water Resources Department at site or subdivision plan review.	<input type="checkbox"/>
33.	To increase stormwater infiltration and evaporation, the project shall use modified curb and gutter designs to direct driveway runoff to one or more stormwater device, such as, but not limited to, bioswales, Silva cells, or rain gardens. The specific type and design shall be selected at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Department of Public Works and Transportation.	<input type="checkbox"/>
34.	May be done within the public ROW if it's in the form of a bioretention cell within a landscaped median or large roundabout. Will require approval by the Department of Public Works and Transportation. The project shall design and install one or more bioretention cells within the landscape median or roundabout along the primary road. The specific type and design shall be determined at site or subdivision plan review. The proposal shall be reviewed and approved by the Water Resources Department and Transportation and Infrastructure Development Department.	<input type="checkbox"/>
WASTE MANAGEMENT		YES
35.	The project shall install at least <u>4</u> pet waste stations throughout the community, in locations that are publicly accessible, such as adjacent to amenity centers, SCMs, sidewalks, greenways or side paths. Four pet waste stations across entire project.	<input checked="" type="checkbox"/>

Final locations to be determined at Master Subdivision/Site Plan.

Environmental Advisory Board – Suggested Zoning Conditions

CLEAN ENERGY		YES
36.	a. A solar PV system shall be incorporated into buildings to be constructed on the property. Such PV systems shall have a capacity of not less than 2 kW/1,000 heated square feet of building floor area.	<input type="checkbox"/>
	OR	
	b. A solar PV system of at least 3.5kW shall be installed on at least ____% of or ____ buildings within the development. All solar installation required by this condition shall be completed or under construction prior to ____% of the building permits being issued for the development. The buildings on which these PV systems are located shall be identified on the Site Plan, which may be amended from time to time.	<input type="checkbox"/>
37.	The developer shall provide ____% or ____ more EV charging spaces than required by the UDO.	<input type="checkbox"/>
38.	The amenity center for the project shall include a rooftop solar PV system with a capacity of at least 3.5kW.	<input type="checkbox"/>
39.	The project shall install conduits for solar energy systems for all non-residential buildings	<input type="checkbox"/>
LIGHTING EFFICIENCY		YES
40.	On the lighting plan, the average footcandle measurement for parking, building lighting and driveways shall be at least 0.5 footcandles lower than the UDO requires.	<input type="checkbox"/>
41.	The project shall use full cutoff LED fixtures that have a maximum color temperature of 3,000K for all exterior lighting, including, but not limited to, parking lot and building mounted fixtures.	<input type="checkbox"/>

Environmental Advisory Board – Suggested Zoning Conditions

Applicant Clarification/Additional Language:

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Additional Board Recommendations:

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N. SALEM STREET MIXED-USE

Planned Unit Development

Apex, North Carolina

Submittal Dates

First Submittal: December 1, 2025

Second Submittal: February 6, 2026

Developer

Merit Group, LLC

5053 Sunset Fairways Drive

Holly Springs, NC 27540

Land Planner/Civil Engineer

Kimley-Horn

1070 S. Main Street, Suite 230

Holly Springs, NC 27540

Land Use Attorney

Matthew J. Carpenter

Parker Poe Adams & Bernstein LLP

301 Fayetteville Street, Suite 1400

Raleigh, NC 27601



PPAB 13312638v1



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PROJECT DATA

Name of Project: N. Salem Street Mixed-Use

Property Owner: See attached **Exhibit A**

Developer: Merit Group, LLC
5053 Sunset Fairways Drive
Holly Springs, NC 27540

Prepared by: Parker Poe Adams & Bernstein LLP
301 Fayetteville Street, Suite 1400
Raleigh, NC 27601

Kimley-Horn
1070 S. Main Street, Suite 230
Holly Springs, NC 27540

Current Zoning: Residential Agricultural (PINS 0742367712, 0742368697, 0742365731, 0742366583, 0742369479, 0742369278, 0742350909, 0742362432, 0742366306, 0742268387, 0742360631); Rural Residential (PINS 0742363169, 0742358857, 0742353848); Planned Commercial Conditional (PINS 0742362719, 0742363799)

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

Current 2045 LUM Designations: Mixed-Use (Office Employment, Commercial Services, Medium Density Residential, High Density Residential)

Proposed 2045 LUM Designations: Mixed-Use (Office Employment, Commercial Services, Medium Density Residential, High Density Residential)

Site Address: See attached **Exhibit A**

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

Property Identification Number: See attached **Exhibit A**

Total Acreage: 32.3 acres

Area Designated as Mixed Use on LUM: 32.06 acres

Area Proposed as Non-Residential: 5.0 acres of the 32.3-acre Property (MU-1 to centerline of Street B)(15.6%). Note the 20.31-acre Crossroads Ford property (PIN 0742374226) is entirely commercial and included in the mixed-use area south of US 64 shown on the LUM. For purposes of evaluating LUM consistency, if the Property and the Crossroads Ford property are considered together, 48% of the area south of US 64 and west of N. Salem Street will be non-residential (25.31 acres non-residential (5 acres + 20.31-acre Crossroads Ford property)/52.61 total acres).

PURPOSE STATEMENT

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

This document and the accompanying exhibits (collectively, the “PUD”) are provided pursuant to the Town of Apex Unified Development Ordinance (“UDO”) Planned Unit Development provisions.

The N. Salem Street Mixed-Use PUD affects the vision of the 2045 Land Use Map for a vibrant 32-acre mixed-use community at the northern entrance to downtown Apex. The five districts shown on the attached Concept Plan are designed to place higher density apartments and integrated commercial uses at the corner of N. Salem Street and All Wheel Drive to create a walkable community, with density and intensity transitioning down towards existing single-family neighborhoods to the south and west.

CONSISTENCY WITH PLANNED UNIT DEVELOPMENT STANDARDS

(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*

RESPONSE: The uses permitted within this PUD are permitted within this designation in the UDO Section 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 the 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.*

RESPONSE: The N. Salem Street Mixed-Use PUD includes a mix of housing types and non-residential uses. All parcels in the PUD have three stripes on the LUM and the PUD provides a 5-acre mixed-use district (MU-1) that integrates apartments and non-residential uses.

(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.*

RESPONSE: This PUD specifies intensity and dimensional standards for the project. The proposed PUD is consistent with the UDO Planned Unit Development standards – to provide site specific, high-quality neighborhoods that preserve natural features and exhibit compatibility with, and connectivity to, surrounding land uses. Except as specifically stated in this PUD, the development will comply with all requirements of the UDO and all applicable requirements of the North Carolina Building Code and the 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 Advance Apex: The 2045 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 Advance Apex: The 2045 Transportation Plan. In addition, sidewalks shall be provided on both sides of all streets for single-family detached homes.

RESPONSE: The PUD includes construction of 10-foot side paths on All Wheel Drive and N. Salem Street as shown on the Transportation Plan. Additionally, the project will include sidewalks on both sides of internal streets.

(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.*

RESPONSE: The proposed street layout has been designed to enhance pedestrian and vehicular connectivity while protecting sensitive environmental features and being mindful of existing residential development. The development will complete cross-access connections by connecting to the existing stub street at Frenchchurch Way. Additionally, the proposed PUD will connect to All Wheel Drive and N. Salem Street. Charlion Downs Lane will be finished as a cul-de-sac with a pedestrian connection through the project.

(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.*

RESPONSE: The proposed development is compatible with the character of the existing and planned uses in the surrounding area. This area of the Town is considered the gateway to downtown and is primed for mixed-use developments to serve as a transition from single-family housing to downtown higher-density residential and commercial uses.

(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.*

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

RESPONSE: The development will feature high quality and thoughtful design. Architectural standards, design controls, and conceptual elevations are included in this PUD.

CONSISTENCY WITH CONDITIONAL ZONING STANDARDS

N. Salem Street Mixed-Use PUD is consistent with the conditional zoning standards set forth in UDO Section 2.3.3.F.1-10. Please see the accompanying PUD-CZ Application for the statements of consistency addressing each standard.

PERMITTED USES

The Property may be used for the uses listed 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 other sections of the UDO do not apply. Homeowners Association covenants shall not restrict the construction of accessory dwelling units.

	<i>MU-1 District</i>	<i>MF-3 District</i>	<i>MR-2 District</i>	<i>TH-4 District</i>	<i>TH-5 District</i>
Residential					
Townhouse			P	P	P
Townhouse, detached			P	P	P
Small-scale multi-family*			P		
Multi-family or apartment	P	P	P		
Condominium	P	P	P		
Accessory apartment	P	P	P	P	P
Recreational Uses					
Park, active	P	P	P	P	P
Greenway	P	P	P	P	P
Park, passive	P	P	P	P	P
Recreation facility, private	P	P	P	P	P
Utility, minor	P	P	P	P	P
Non-Residential Uses					
Restaurant, general	P				
Medical or dental office or clinic	P				
Medical or dental laboratory	P				

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

	<i>MU-1 District</i>	<i>MF-3 District</i>	<i>MR-2 District</i>	<i>TH-4 District</i>	<i>TH-5 District</i>
Office, business or professional	P				
Research facility	P				
Parking garage, public	P	P			
Artisan Studio	P				
Barber and beauty shop	P				
Book store	P				
Convenience store	P				
Dry cleaners and laundry service	P				
Farmer's market	P				
Financial institution	P				
Floral shop	P				
Grocery, specialty	P				
Health/fitness center or spa**	P	P	P		
Newsstand or gift shop	P				
Personal service	P				
Pharmacy	P				
Printing and copying service	P				
Real estate sales	P				
Repair services, limited	P				
Retail sales, general	P				
Studio for art	P				

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

	<i>MU-1 District</i>	<i>MF-3 District</i>	<i>MR-2 District</i>	<i>TH-4 District</i>	<i>TH-5 District</i>
Tailor shop	P				
Pet services	P				
Day care facility	P		P		
Drop-in or short-term day care	P				
Veterinary clinic or hospital	P				
Utility, minor	P				
Microbrewery	P				
Microdistillery	P				
Bar, nightclub, wine bar, or taproom	P		P		

*Small scale multi-family shall be defined as a building constructed to accommodate between two and ten dwelling units that are vertically or horizontally integrated. Multiple small-scale multi-family buildings may be located on one lot.

**Health/fitness center or spa uses shall not exceed 10,000 sf in the aggregate. The 10,000 sf maximum shall not include Health/fitness center or spa uses that are accessory to Multi-family or apartment, or other residential uses.

DESIGN CONTROLS

Acres for each district are approximate and may increase or decrease by up to 20% based on updated surveys at Master Subdivision Plan.

Development shall comply with the following minimum design controls:

ALL DISTRICTS	
Maximum Total Units	450
Maximum Multi-Family Units	250
Maximum Townhouse/Small Scale Multi-Family Units	200

	Small Scale Multi-family	Front Loaded Townhouses	Rear Loaded Townhouses*	Multi-Family	Non-Residential/Mixed-Use
Minimum Lot Size	None	None	None	None	None
Minimum Lot Width	18 ft.	18 ft.	18 ft.	None	None
Minimum Setbacks					
Front	10 ft.	5 ft. (building façade); 18 ft. (garage)	5 ft. (building façade)	10 ft.	10 ft.
Corner Side	8 ft.	8 ft.	8 ft.	10 ft.	10 ft.
Rear	10 ft.	10 ft.	4 ft. (to edge of alley)	10 ft.	10 ft.

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

Minimum Building Separation	10 ft.	10 ft.	10 ft.	30 ft.	20 ft.
Minimum from Buffer/RCA	Buildings: 10 ft. Parking: 5 ft.	Buildings: 10 ft. Parking: 5 ft.			
Maximum Building Height	3 stories; 45 ft.	3 stories; 45 ft.	3 stories; 45 ft.	4-story buildings: 55 ft.; 4/5-story split buildings: 70 ft.	Standalone Building: 25 ft.; Vertically Mixed-Use Building: maximum of 5-stories/75 ft.**

*Townhouses in TH-4 and MR-2 along the N. Salem Street frontage shall address N. Salem Street and have alley access from the rear.

**As shown on the PUD Preliminary Layout Plan, structures located within 55 feet of the N. Salem Street right of way shall have a maximum of four stories and a maximum height of 60 feet.

LANDSCAPING, BUFFERING, AND SCREENING

Perimeter buffers shall be built and planted to the following lot width and planting standards:

Location:	Buffer Size & Type:
Along N. Salem Street	10 ft. Type E
Along the south side of All Wheel Drive	10 ft. Type D
Along the western and southern perimeters adjacent to the Haddon Hall and Haddon Place single-family residential neighborhoods	20 ft. Type B

ARCHITECTURAL STANDARDS

N. Salem Street Mixed-Use PUD 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. Elevations included are conceptual examples. Final elevations must comply with these architectural standards but may vary from the conceptual elevations. Further details may be provided at the time of Residential Master Subdivision Plan submittal.

RESIDENTIAL DESIGN GUIDELINES

Townhouses:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
2. Front facing garage doors must have windows, decorative details or carriage-style adornments on them.
3. Front entrances shall be covered and/or have a porch/stoop area leading to the door.
4. The visible side of a townhome or small-scale multi-family building 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 window
 - Recessed window
 - Decorative window
 - Trim around the windows
 - 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
5. The rear and side elevations of the units facing public right-of-way shall have trim around the windows.
6. Townhouse buildings shall have no more than one unadorned side-gabled roof in a row within a single building.

Multi-Family:

1. Vinyl siding is not permitted; however, vinyl windows, decorative elements, and trim are permitted.
2. Rear and side elevations of units that have right-of-way frontage shall have trim around the windows.
3. A minimum of three of the following decorative features shall be used on each building:
 - a. Decorative shake
 - b. Board and batten
 - c. Decorative porch railing/posts
 - d. Shutters
 - e. Decorative/functional air vents on roof or foundation
 - f. Recessed windows
 - g. Decorative windows
 - h. Decorative brick/stone
 - i. Decorative gables
 - j. Decorative cornices
 - k. Tin/metal roof
 - l. Decorative store front
4. Garage doors must have windows, decorative details, or carriage-style adornments on them.
5. Windows must vary in size and/or type.
6. Windows that are not recessed must be trimmed.
7. To reduce the Urban Heat Island Effect and conserve energy, for multi-family and non-residential buildings, all flat roofs shall be light or white colored or utilize a cool roof material.

NON-RESIDENTIAL DESIGN GUIDELINES

The following architectural conditions shall only apply to standalone non-residential buildings. Non-residential uses in mixed-use buildings shall comply with the Multi-Family architectural conditions above.

1. Architectural treatments such as varying roof forms, façade articulation, breaks in roof, walls with texture materials and ornamental details shall be incorporated to add visual interest.
2. Large expanses of blank walls greater than 25 feet in length or height shall be broken up with windows or other architectural features to reduce visual impacts.
3. Roof features may include flat roofs with parapet, hip roofs or awnings with metal or canvas material.
4. Non-residential exteriors shall incorporate variation in materials. The front façade and other facades located along a public right-of-way may include:
 - a. Brick and/or stone masonry
 - b. Decorative concrete block (integral color or textured)

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

- c. Stone accents
 - d. Aluminum storefronts with anodized or pre-finished colors
 - e. EIFS cornices, and parapet trim
 - f. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each building façade
 - g. Precast concrete
 - h. Soffit and fascia materials to be considered include EIFS with crown trim elements
 - i. Cementitious siding
5. Rear elevations of non-residential buildings facing opaque landscape buffers or not visible from vehicular use areas or public rights-of-way may incorporate decorative concrete masonry, metal coping, or EIFS trim.
6. To reduce the Urban Heat Island Effect and conserve energy, for multi-family and non-residential buildings, all flat roofs shall be light or white colored or utilize a cool roof material.

PARKING AND LOADING

Townhouses, Multi-family buildings, and mixed-use buildings shall provide the following minimum parking spaces per dwelling unit based on the number of bedrooms:

Bedrooms per unit	Minimum ratio
1 or 2	1.3 spaces per dwelling unit
3	1.8 spaces per dwelling unit

SIGNAGE

Signage shall comply with UDO Section 8.7.

NATURAL RESOURCES AND ENVIRONMENTAL DATA

Resource Conservation Areas (RCA)

The Property is located east of NC 540 and is outside Apex Peakway. UDO Section 8.1.2 requires minimum Resource Conservation Area (“RCA”) of 20% for the Property.

Floodplain

The Property does not sit within a designated current or future 100-year floodplain as shown on the Town of Apex Watershed & FEMA Map dated April 2015. FIRM Panel 3720074200J dated May 2, 2006 does not include a floodplain within the property boundary.

Historic Structures

There are no known historic structures present on the Property.

Environmental Commitments Summary

[to be updated following EAB meeting]

STORMWATER MANAGEMENT

Stormwater management shall comply with the UDO.

PARKS AND RECREATION

N. Salem Street Mixed-Use PUD #25CZ24 was reviewed at the MM/DD/2026 PRCR Advisory Board meeting. The Board unanimously/ with a vote of X for and X against recommended a fee-in-lieu of dedication/ fee in lieu of dedication with credit for the cost to construct/ land dedication for a maximum of XX Single-Family Detached units/ XX Single Family Attached units, and XX Multi-Family units. The fee-in-lieu rate will be set at the time of Town Council action on the Rezoning and run for the life of the project. The final unit count and total fee-in-lieu will be calculated at Master Subdivision Plan and Construction Document review.

PUBLIC FACILITIES

The proposed PUD shall meet all Public Facilities requirements as set forth in UDO Section 2.3.4(F)(1)(f) and be designed to comply with the Town's Sewer and Water Master Plan and Standards and Specifications.

TRANSPORTATION IMPROVEMENTS

The following conditions regarding transportation improvements apply and shall be phased consistent with the Traffic Impact Analysis that has been performed for this rezoning, which is on file with the Town of Apex. All proposed driveway access and improvements on state-maintained roadways are subject to both Apex and NCDOT review and approval. Except as set forth herein, all proposed roadway infrastructure and right-of-way dedications will be consistent with the Town of Apex Comprehensive Transportation Plan, as amended with this rezoning.

1. Developer shall construct a 10-foot wide side path on the south side of All Wheel Drive for the length of the project frontage.

N. SALEM STREET MIXED-USE PLANNED UNIT DEVELOPMENT

2. Developer shall widen N. Salem Street and dedicate public right-of-way for the extent of the project frontage for the western half of a minimum 41-foot back-to-back 3-lane thoroughfare typical section including a 10-foot side path on the west side within an 80-foot right of way.
3. No vehicular connection to Charlion Downs Lane shall be required. The project shall construct a cul-de-sac (the “Cul-de-Sac”) to terminate Charlion Downs Lane on the property and provide a pedestrian connection from Charlion Downs Lane to connect to the project’s internal sidewalk network. The pedestrian connection shall be located in a public access easement.

CONSTRUCTION TRAFFIC

All heavy duty construction traffic shall enter and exit the site via N. Salem Street and/or All Wheel Drive. “No Construction Traffic” signs shall be posted along Frenchchurch Way and Charlion Downs Lane. Provided, however, that equipment and vehicles shall be permitted on Charlion Downs Lane to construct the cul-de-sac, pedestrian connection, and related infrastructure, and on Frenchchurch Way to construct the street, utility connections/extensions, and related infrastructure as required by this PUD and the UDO.

WATER AND SANITARY SEWER

All lots within the Development will be served by Town of Apex water and sanitary sewer. The utility design will be finalized at the time of Master Subdivision Plan or Site Plan approval and be based on available facilities adjacent to the site at that time. The design will meet the current Town of Apex Sewer and Water Master Plan and Standards and Specifications. A conceptual utility plan is included in the PUD Concept Plan for reference.

OTHER UTILITIES

Electricity will be provided by Apex Electric, if available. Phone, cable, and gas will be provided by the Developer and shall meet Town of Apex standards as outlined in the UDO.

PHASING

The Development will be completed in phases. Final locations of phases will be determined at the time of Master Subdivision Review and Approval.

CONSISTENCY WITH LAND USE PLAN

The proposed Development is consistent with Advance Apex, the 2045 Plan and the 2045 Land Use Map (“LUM”). The LUM recommends a mix of housing types and densities across the Property. The mixture of housing types and densities, and integration of commercial uses by this PUD is consistent with the requisite Mixed-Use LUM designation.

COMPLIANCE WITH UDO

The development standards proposed for this PUD comply with those set forth in the Town's Unified Development Ordinance (UDO). This PUD shall be the primary governing document for the development of N. Salem Street Mixed-Use PUD. All standards and regulations in this PUD shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this PUD, UDO regulations shall control.

EXHIBIT A

PIN 0742367712

Address: 1403 N. Salem St.
Owner: Merit Group, LLC
Acreage: 1.06 acre
Current Zoning: Residential Agricultural

PIN 0742368697

Address: 1401 N. Salem St.
Owner: Merit Group, LLC
Acreage: 0.39 acre
Current Zoning: Residential Agricultural

PIN 0742365731

Address: 1405 N. Salem St.
Owner: Geraldine Gilbert Heirs
Acreage: 0.50 acre
Current Zoning: Residential Agricultural

PIN 0742366583

Address: 1205 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 2.54 acres
Current Zoning: Residential Agricultural

PIN 0742369479

Address: 1303 N. Salem St.
Owner: June Thompson
Acreage: 0.50 acre
Current Zoning: Residential Agricultural

PIN 0742369278

Address: 1301 N. Salem St.
Owner: June Thompson
Acreage: 2.80 acres
Current Zoning: Residential Agricultural

PIN 0742363169

Address: 1207 N. Salem St.
Owner: Elizabeth Burgess Chappell
Acreage: 4.46 acres
Current Zoning: Rural Residential

PIN 0742358857

Address: 1201 N. Salem St.
Owner: Elizabeth Burgess Chappell
Acreage: 5.34 acres
Current Zoning: Rural Residential

PIN 0742353848

Address: 0 N. Salem St.
Owner: Elizabeth Burgess Chappell
Acreage: 1.67 acres
Current Zoning: Rural Residential

PIN 0742350909

Address: 0 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 3.77 acres
Current Zoning: Residential Agricultural

PIN 0742362432

Address: 0 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 4.59 acres
Current Zoning: Residential Agricultural

PIN 0742366306

Address: 0 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 0.73 acre
Current Zoning: Residential Agricultural

PIN 0742268387

Address: 0 Charlion Downs Ln
Owner: DLG HOLDINGS LLC
Acreage: 0.93 acre
Current Zoning: Residential Agricultural

PIN 0742360631

Address: 1409 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 3.06 acres
Current Zoning: Residential Agricultural

PIN 0742362719

Address: 0 N. Salem St.
Owner: DLG HOLDINGS LLC

Acreage: 0.02 acre
Current Zoning: PC-CZ

PIN 0742363799

Address: 0 N. Salem St.
Owner: DLG HOLDINGS LLC
Acreage: 0.04 acre
Current Zoning: PC-CZ

EXHIBIT B
Legal Description of the Property

Beginning at an iron pipe found, being the northwest corner of DLG Holdings LLC property as described in deed book 17929, at page 1179 and along the right of way of All Wheel Drive, as described in book of maps 2019, at page 1330 in the Wake County registry, beginning point having NC GRID NAD83(2011) coordinates of, N: 726,807.83 E: 2,042,917.78';

Thence from said point of beginning along and with the right of way of All Wheel Drive, S 87°29'09" E a distance of 132.05' to an iron pipe found;

Thence along and with said right of way, S 89°20'15" E a distance of 244.31' to a computed point;

Thence along and with said right of way, S 89°20'15" E a distance of 186.80' to an iron pipe found, being the northeast corner of DLG Holdings LLC and the northwest corner of Geraldine L Gilbert Heirs as described in book of maps 2019, at page 1330 at the Wake County Registry;

thence along with said right of way, S 89°26'05" E a distance of 134.93' to an iron pipe found, the northeast corner of Gilbert heirs and the northwest corner of Merit Group LLC property as described in deed book 20042, at page 1629 at the Wake County Registry;

thence along and with said right of way, S 89°19'38" E a distance of 339.94' to a computed point near the intersection of All Wheel Drive and N Salem St, as described in book of maps 2019 at page 1330 at the Wake County Registry;

thence along and with said right of way, S 20°13'14" E a distance of 5.00' to a computed point at the aforementioned intersection;

thence along and with said right of way, S 73°51'24" E a distance of 18.57' to a computed point at along the right of way of N Salem St at the aforementioned intersection;

thence along and with the right of way of N Salem St, S 17°03'47" E a distance of 76.57' to an iron pipe found, being the southeast corner of Merit Group LLC property and the Northeast corner of John Huber property as described in deed book 20042, at page 1629;

thence along and with said right of way, S 20°17'05" E a distance of 83.82' to a computed point, being the southeast corner of John Huber property and the Northeast corner of DLG Holdings LLC property as described in book of maps 1982, at page 145 at the Wake County Registry;

thence along and with said right of way, S 20°20'11" E a distance of 85.11' to an iron pipe found, the northeast corner of June N Thompson property and the southeast corner of DLG Holdings LLC property as described in book of maps 1982, at page 145 at the Wake County Registry;

thence along and with said right of way, S 20°01'41" E a distance of 106.14' to an iron pipe found;

thence along and with said right of way, S 20°35'35" E a distance of 361.94' to an iron pipe found, the southeast corner of June N Thompson property and the northeast corner of Andrew Burgess Jr and Elizabeth Burgess Chappell property;

thence along and with said right of way, S 19°55'43" E a distance of 126.92' to an iron pipe found;

thence along and with said right of way, S 20°00'13" E a distance of 42.64' to an iron pipe found;

thence along and with said right of way S 19°48'13" E a distance of 166.44' to a computed point;

thence leaving the right of way of N Salem St, along and with the southern property line of Andrew Burgess Jr and Elizabeth Burgess Chappell property and the northern line of the Haddon Place subdivision, as described in book of maps 1995, at page 1420, S 82°16'18" W a distance of 901.47' to an iron pipe found;

thence along and with the line of Haddon Place subdivision, Burgess and Chappell property, and DLG Holdings LLC property as described in book of maps 1999, at page 741 in the Wake County Registry, N 72°06'22" W a distance of 700.32' to an iron pipe found;

thence along the eastern line of Haddon Hall phase VIII and the western line of DLG Holdings LLC as described in book of maps 2000, at page 2110 in the Wake County Registry, N 02°17'31" E a distance of 359.39' to an iron pipe found;

thence continuing along the Haddon Hall subdivision and DLG Holdings LLC property, N 03°16'41" E a distance of 409.50' to an iron pipe found;

thence along the southern line of Joy Chiu Yin Huang property as described in deed 17443 at page 357 and the northern line of DLG Holdings LLC property, S 87°26'34" E a distance of 98.99' to an iron rebar found;

thence along the eastern line of Huang property and DLG Holdings LLC property N 02°27'28" E a distance of 154.79' to an iron pipe found;

which is the point of beginning,

having an area of 1408960 square feet, 32.34 acres

For further description see the following book of maps, BM 2019, PG 1330; BM 2009, PG 240; BM 2003, PG 1415; BM 2001, PG 1365; BM 2000, PG 2110; 1999, PG 741; BM 1997, PG 1683; BM 1989, PG 1113; BM 1982, PG 145; all in the Wake County register of deeds. Said properties being bounded on the north by All Wheel Drive, On the East by N Salem St, on the South by Haddon Place subdivision, and on the West by Haddon Hall phase VIII subdivision.

Plotted By: Guitie, Jake Sheet Set: PUT NAME HERE Layout: CO.0 February 05, 2026 09:42:06am K:\HSP_LDEV\Marketing\Merit Group LLC\N. Salem Street - Apartment\Reznoring\07_CAD Files\Phase 1\PlanSheets\CO.0 COVER SHEET.dwg
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PLANNED DEVELOPMENT PLAN FOR PUD-CZ

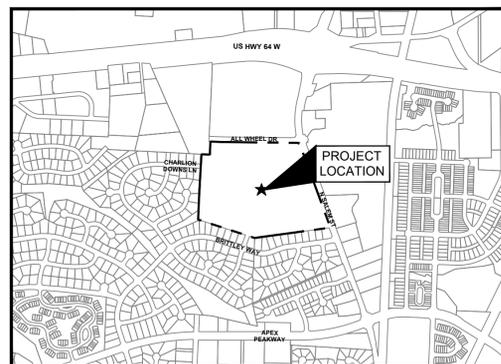
N. SALEM STREET MIXED USE

NORTH SALEM STREET AND ALL WHEEL DRIVE
 APEX, NORTH CAROLINA 27502

FIRST SUBMITTAL: DECEMBER 1ST, 2025
 SECOND SUBMITTAL: FEBRUARY 6TH, 2026

SITE DATA		
OWNERS	DLG HOLDINGS LLC; GERALDINE L. GILBERT HEIRS; MERIT GROUP, LLC; JOHN HUBER; JUNE N. THOMPSON; ELIZABETH CHAPPELL; ELIZABETH BURGESS BURGESS AND ANDREW JUDSON JR. CHAPPELL;	
DEVELOPER	MERIT GROUP LLC 5053 SUNSET FAIRWAYS DRIVE HOLLY SPRINGS, NC 27540	
PARCELS	0742360631; 0742268387; 0742362719; 0742363799; 0742362432; 0742350909; 0742353848; 0742358857; 0742363169; 0742369278; 0742366306; 0742366583; 0742369479; 0742368697; 0742368697; 0742365731	
SITE AREA	GROSS 32.30 AC	
	R/W DEDICATION 0.24 AC	
	NET 32.06 AC	
EXISTING ZONING	RR, RA	
PROPOSED ZONING	PUD-CZ	
RIVER BASIN	CAPE FEAR	
WATERHSED OVERLAY	BEAVER CREEK SECONDARY WATERSHED PROTECTION OVERLAY DISTRICT; WILLIAMS CREEK PRIMARY WATERSHED PROTECTION OVERLAY DISTRICT	
HISTORIC STRUCTURES	WA0789 HOUSE APPEARS ON HISTORIC REGISTRY	
MAX BUILT UPON AREA (IMPERVIOUS)	22.4 AC (70%)	
2045 LAND USE MAP DESIGNATION	MEDIUM DENSITY RESIDENTIAL; HIGH DENSITY RESIDENTIAL; OFFICE EMPLOYMENT; COMMERCIAL SERVICES	
AREA DESIGNATED AS MIXED-USE ON 2045 FLUM	32.06 AC	
AREA OF MIXED-USE PROPOSED AS NON-RESIDENTIAL	5.0 AC (MU-1 TO CENTERLINE OF STREET B)	
PERCENT OF MIXED-USE PROPOSED AS NON-RESIDENTIAL	15.60%	
PROPOSED USE	MULTI-FAMILY APARTMENTS; TOWNHOUSE; NON-RESIDENTIAL	
MAXIMUM DENSITY/SF	TOTAL UNITS: 450 (14.03 UNITS/AC) - MULTI-FAMILY APARTMENTS: 250 UNITS - TOWNHOUSE/SMALL SCALE MULTI-FAMILY: 200 UNITS - NON-RESIDENTIAL: 22,000 SF	
BUFFER CALL IDENTIFICATION NUMBER	PENDING	
EXISTING SF OF BUILDINGS	16,534 SF	
REQUIRED/PROVIDED PARKING SPACES	SHALL COMPLY WITH THE UDO AND ANY ALLOWABLE REDUCTIONS. SEE PUD NARRATIVE FOR REDUCTION IN MULTI-FAMILY PARKING RATE.	
REQUIRED RESOURCE CONSERVATION AREA	6.41 AC (20%) (RCA AREA WILL MEET CRITERIA IN UDO SECTION 8.1.2.)	
TOWNHOMES (FRONT ACCESS)		
SETBACKS	FRONT	5 FEET (BUILDING FAÇADE); 18 FEET (GARAGE)
	CORNER SIDE	8 FEET
	REAR	10 FEET
	BUILDING SEPERATION	10 FEET
MAXIMUM BUILDING HEIGHT	3-STORY	45 FEET
BUILDING HEIGHT AND SETBACKS TOWNHOMES (ALLEY ACCESS)		
SETBACKS	FRONT	5 FEET (BUILDING FAÇADE)
	CORNER SIDE	8 FEET
	REAR	4 FEET (TO EDGE OF ALLEY)
	BUILDING SEPERATION	10 FEET
MAXIMUM BUILDING HEIGHT	3-STORY	45 FEET
MULTI-FAMILY		
SETBACKS	FRONT	10 FEET
	CORNER SIDE	10 FEET
	REAR	10 FEET
	BUILDING SEPERATION	30 FEET
MAXIMUM BUILDING HEIGHT	4-STORY	55 FEET
	4/5-STORY SPLIT	70 FEET
NON-RESIDENTIAL / MIXED-USE		
SETBACKS	FRONT	10 FEET
	CORNER SIDE	10 FEET
	REAR	10 FEET
	BUILDING SEPERATION	20 FEET
MAXIMUM BUILDING HEIGHT	STANDALONE BUILDING	25 FEET
	VERTICAL MIXED-USE BUILDING (5 FLOORS)	75 FEET

SHEET INDEX	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SPECIMEN TREE SURVEY
C3.0	PRELIMINARY SITE LAYOUT AND UTILITY PLAN
A1.0	ARCHITECTURAL PRECEDENT IMAGERY
A1.1	ARCHITECTURAL PRECEDENT IMAGERY



VICINITY MAP
SCALE: 1" = 500'

PROJECT OWNERS & CONSULTANTS

OWNER/DEVELOPER MERIT GROUP LLC PAUL MUNANA 5053 SUNSET FAIRWAYS DR. HOLLY SPRINGS, NC 27540 (919) 698-8324 PAUL.MERITGROUPNC@GMAIL.COM	CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. AUSTIN JACKSON 1070 S MAIN ST SUITE 230, HOLLY SPRINGS, NC 27540 (919) 676-4178 AUSTIN.JACKSON@KIMLEY-HORN.COM	LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. BOB ZUMWALT 1070 S MAIN ST SUITE 230, HOLLY SPRINGS, NC 27540 (919) 475-7314 BOB.ZUMWALT@KIMLEY-HORN.COM
ARCHITECT CLINE DESIGN ASSOCIATES GLEN DEAL 125 N HARRINGTON ST. RALEIGH, NC 27603 (919) 833-8413 GLEND@CLINEDESIGNASSOC.COM	SURVEYOR CANOY SURVEYING ADAM CANOY 1154 SHONELE LN. STEM, NC 27581 (864) 377-2626 ADAM.CANOY@CANOYSURVEYING.COM	

REZONING CONDITIONS:	
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 1070 SOUTH MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540

KHA PROJECT	0000000	DATE	12/01/2025	SCALE	AS SHOWN
DESIGNED BY	RCZ	DRAWN BY	JTG	CHECKED BY	RCZ

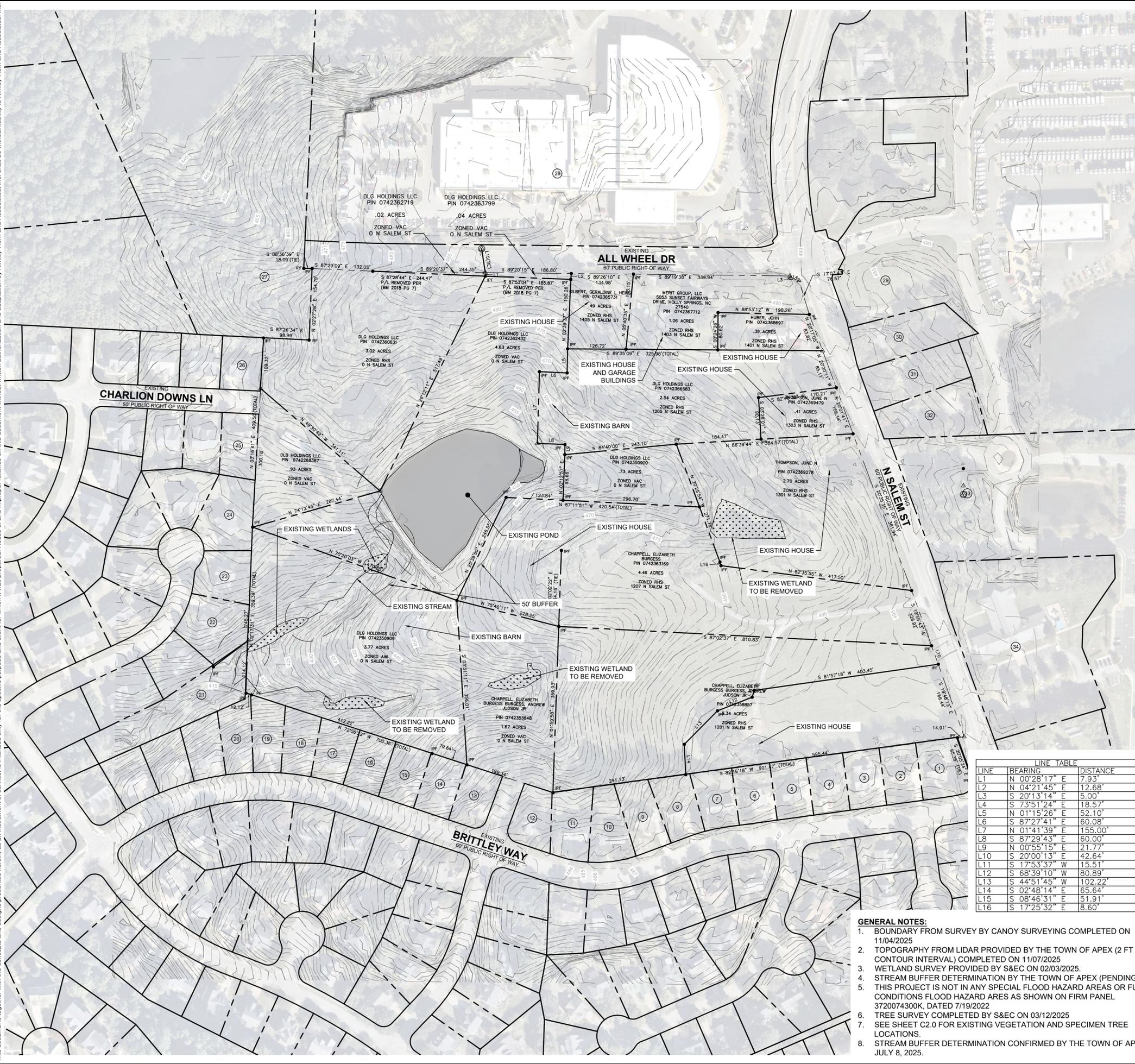
COVER SHEET

N. SALEM STREET
MIXED USE

PREPARED FOR
MERIT GROUP LLC
NORTH CAROLINA
APEX

SHEET NUMBER	CO.0
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Plotted By: Guithe, Jake Sheet Set: PUT NAME HERE Layout: C:1.0 February 05, 2025 08:42:22am. K:\HSP_DEVA_Marketing\Merit Group LLC\N. Salem Street - ApeX\Reznick\07_CAD Files\Phase 1\PlanSheets\C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN.dwg
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LINE	BEARING	DISTANCE
L1	N 00°28'17" E	7.93'
L2	N 04°21'45" E	12.66'
L3	S 20°13'14" E	5.00'
L4	S 73°51'24" E	18.57'
L5	N 01°15'26" E	52.10'
L6	S 87°27'41" E	60.08'
L7	N 01°41'39" E	155.00'
L8	S 87°29'43" E	60.00'
L9	N 00°55'15" E	21.77'
L10	S 20°00'13" E	42.64'
L11	S 17°53'37" W	15.51'
L12	S 68°39'10" W	80.89'
L13	S 44°51'45" W	102.22'
L14	S 02°48'14" E	65.64'
L15	S 08°46'31" E	51.91'
L16	S 17°25'32" E	8.60'

- GENERAL NOTES:**
- BOUNDARY FROM SURVEY BY CANOY SURVEYING COMPLETED ON 11/04/2025
 - TOPOGRAPHY FROM LIDAR PROVIDED BY THE TOWN OF APEX (2 FT CONTOUR INTERVAL) COMPLETED ON 11/07/2025
 - WETLAND SURVEY PROVIDED BY S&C ON 02/03/2025.
 - STREAM BUFFER DETERMINATION BY THE TOWN OF APEX (PENDING)
 - THIS PROJECT IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS AS SHOWN ON FIRM PANEL 3720074300K, DATED 7/19/2022
 - TREE SURVEY COMPLETED BY S&C ON 03/12/2025
 - SEE SHEET C2.0 FOR EXISTING VEGETATION AND SPECIMEN TREE LOCATIONS.
 - STREAM BUFFER DETERMINATION CONFIRMED BY THE TOWN OF APEX JULY 8, 2025.



ADJACENT PROPERTY OWNER INFORMATION		NO.	REVISIONS	DATE	BY
1.	PIN: 0742452783 D.B.019253 PG.02532 JAJ. YADVINDER SINGH KAUR, SANDEEP, 1108 BRITTLLEY WAY, APEX NC 27502-2400				
2.	PIN: 0742451792 D.B.019990 PG.01957 PENG, HAO QIN, WU, 1106 BRITTLLEY WAY, APEX NC 27502-2400				
3.	PIN: 0742451710 D.B.018611 PG.01790 SANDFORD, TARA SANDFORD, STEPHEN, 1104 BRITTLLEY WAY, APEX NC 27502-2400				
4.	PIN: 0742450730 D.B.011141 PG.00250 HAUTEKEETE, CINDY JO GALLIMORE, VICKIE SUE, 1102 BRITTLLEY WAY, APEX NC 27502-2400				
5.	PIN: 0742359659 D.B.012995 PG.01946 CARISTO, DOMINIC J II CARISTO, KAREN E, 1100 BRITTLLEY WAY, APEX NC 27502-2400				
6.	PIN: 0742358688 D.B.018034 PG. 01158 DITOMASSO, WALTER DITOMASSO, KATRINA D, 1016 BRITTLLEY WAY, APEX NC 27502-2423				
7.	PIN: 0742358607 D.B.019835 PG. 00857 MULLINS, ELIZABETH MULLINS, DANIEL, 1014 BRITTLLEY WAY, APEX NC 27502-2423				
8.	PIN: 0742357615 D.B.016399 PG. 02244 FAUGHTENBERRY, JASON C FAUGHTENBERRY, LAURA M, 1012 BRITTLLEY WAY, APEX NC 27502-2423				
9.	PIN: 0742356633 D.B.007114 PG. 00814 FISHER, MICHAEL J FISHER, VICKIE S, 1010 BRITTLLEY WAY, APEX NC 27502-2423				
10.	PIN: 0742355661 D.B.019902 PG. 00303 POVSE, MAX POVSE, KELSEY, 1008 BRITTLLEY WAY, APEX NC 27502-2423				
11.	PIN: 0742354691 D.B.015341 PG. 00105 HORNACK, THOMAS R HORNACK, ANN, 1006 BRITTLLEY WAY, APEX NC 27502-2423				
12.	PIN: 0742353691 D.B.016044 PG. 00885 BLACK, BRANDON L BLACK, JESSICA, 1004 BRITTLLEY WAY, APEX NC 27502-2423				
13.	PIN: 0742352665 D.B.011388 PG. 01001 FONG, RICHARD FONG, KAREN HANG, 920 BRITTLLEY WAY, APEX NC 27502-6438				
14.	PIN: 0742351698 D.B.014765 PG. 00698 JAEGER, FRED H JR JAEGER, GERARDINE, 918 BRITTLLEY WAY, APEX NC 27502-6438				
15.	PIN: 0742351710 D.B.017784 PG. 00084 BRAVO, JAVIER BRAVO, SASHA E, 916 BRITTLLEY WAY, APEX NC 27502-6438				
16.	PIN: 0742350743 D.B.016110 PG. 01098 RUSHER, MICHAEL JAMES RUSHER, DANIELLE RENEE, 914 BRITTLLEY WAY, APEX NC 27502-6438				
17.	PIN: 0742259765 D.B.017420 PG. 00895 KOLANDER, ANGELA MARIE EVANS, ROBERT M, 912 BRITTLLEY WAY, APEX NC 27502-6438				
18.	PIN: 0742258797 D.B.015473 PG. 00756 OLIVER, TERRY W, 910 BRITTLLEY WAY, APEX NC 27502-6438				
19.	PIN: 0742258729 D.B.014419 PG. 01103 SUDAR, PATRICIA M, 908 BRITTLLEY WAY, APEX NC 27502-6438				
20.	PIN: 0742257759 D.B.017772 PG. 00840 CLARK, KRISTIN ZENISEK CLARK, SHAWN LOREN, 906 BRITTLLEY WAY, APEX NC 27502-6438				
21.	PIN: 0742256826 D.B.007200 PG. 00153 EMPIRE DEVELOPMENT INC, 304 GRAND HELTON CT, APEX NC 27502-4101				
22.	PIN: 0742267004 D.B.019752 PG. 00140 ORELIEN, VALERY E, 1010 REXHILL CT, APEX NC 27502-6491				
23.	PIN: 0742267125 D.B.019709 PG. 01345 CHAKRA, AL TRUSTEE THE CHAKRA LIVING TRUST /BY TR, 1012 REXHILL CT, APEX NC 27502-6491				
24.	PIN: 0742267237 D.B.009250 PG. 02071 ARNOLD, DAVID B ARNOLD, ANCHUN, 1014 REXHILL CT, APEX NC 27502-6491				
25.	PIN: 0742267462 D.B. 016263 PG. 01857 CHINGWE, CLAUDE CHINGWE, JENNIFER, 1691 CHARLION DOWNS LN, APEX NC 27502-4751				
26.	PIN: 0742267661 D.B.010861 PG. 02199 MCDANIEL, TROY MCDANIEL, MICHELLE, 1690 CHARLION DOWNS LN, APEX NC 27502-4750				
27.	PIN: 0742277043 D.B. PG. HUANG, JOY CHIU YIN, 1605 US 64 HWY W, APEX NC 27523-8992				
28.	PIN: 0742374226 D.B.016325 PG. 00398 CROSSROADS HOLDINGS, LLC, PO BOX 911, HENDERSON NC 27536-0911				
29.	PIN: 0742466928 D.B.019057 PG. 00609 CROSSROADS HOLDINGS LLC, 1730 GRAHAM AVE, HENDERSON NC 27536-2904				
30.	PIN: 0742461696 D.B.016547 PG. 01445 SOUTHSIDE ACQUISITION LLC, 1730 GRAHAM AVE, HENDERSON NC 27536-2904				
31.	PIN: 0742462517 D.B.015890 PG. 00005 GUEVARA, JOSE RIGOBERTO ARGUETA, GILMA ROSIBEL, 100 OAKEN PL, APEX NC 27539-7773				
32.	PIN: 0742462489 D.B.015475 PG. 02267 K-JIVE ENTERPRISE LLC, 46 GOLDEN HEATHER, CHAPEL HILL NC 27517-7625				
33.	PIN: 0742466191 D.B.013685 PG. 00061 THALES ACADEMY, 4641 PARAGON PARK RD, RALEIGH NC 27616-3406				
34.	PIN: 0742464071 D.B.017232 PG. 02334 THE BOARD OF TRUSTEES OF PEAK UMC, THE UNITED METHODIST CHURCH, 1200 N SALEM ST, APEX NC 27502-2926				
35.	PIN: 0742455733 D.B.015458 PG.01816 CARMAC, ROBERT JONATHAN CARMAC, ELIZABETH BEAUNVAIS, 1020 N SALEM ST, APEX NC 27502-2922				

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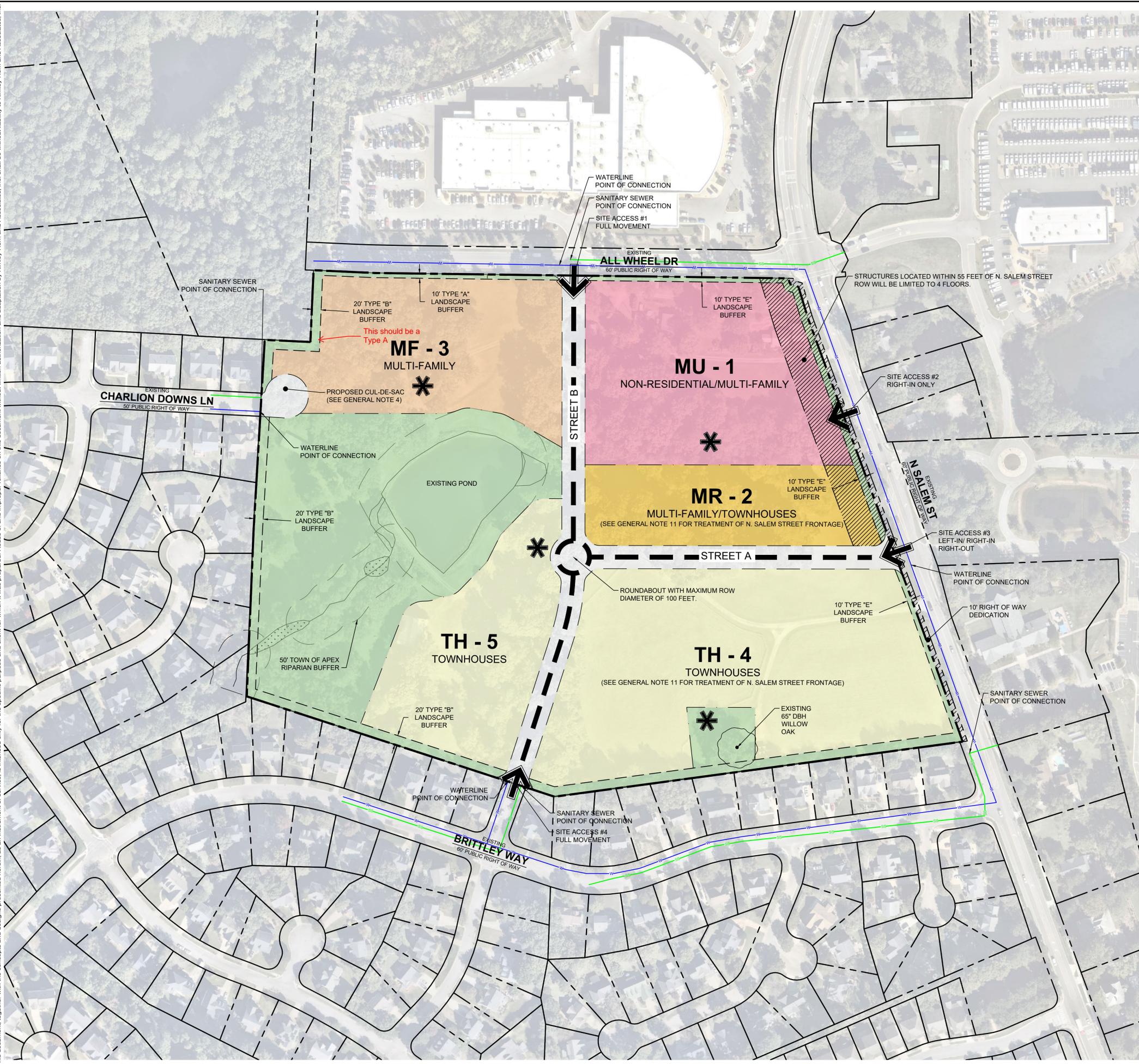
**EXISTING
 CONDITIONS AND
 DEMOLITION PLAN**

**N. SALEM STREET
 MIXED USE
 PREPARED FOR
 MERIT GROUP LLC**

NORTH CAROLINA
 APEX

KHA PROJECT	0000000	DATE	12/01/2025	SCALE	AS SHOWN	DESIGNED BY	RCZ	DRAWN BY	JTG	CHECKED BY	RCZ
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Plotted By: Guithe, Jake Sheet Set: PUT NAME HERE Layout: C3.0 February 05, 2025 12:03:08pm K:\HSP - DEV\Marketing\Merit Group LLC\N. Salem Street - ApeX\Reznoring\07_CAD Files\Phase 1\Plan Sheets\C3.0 SITE PLAN.dwg
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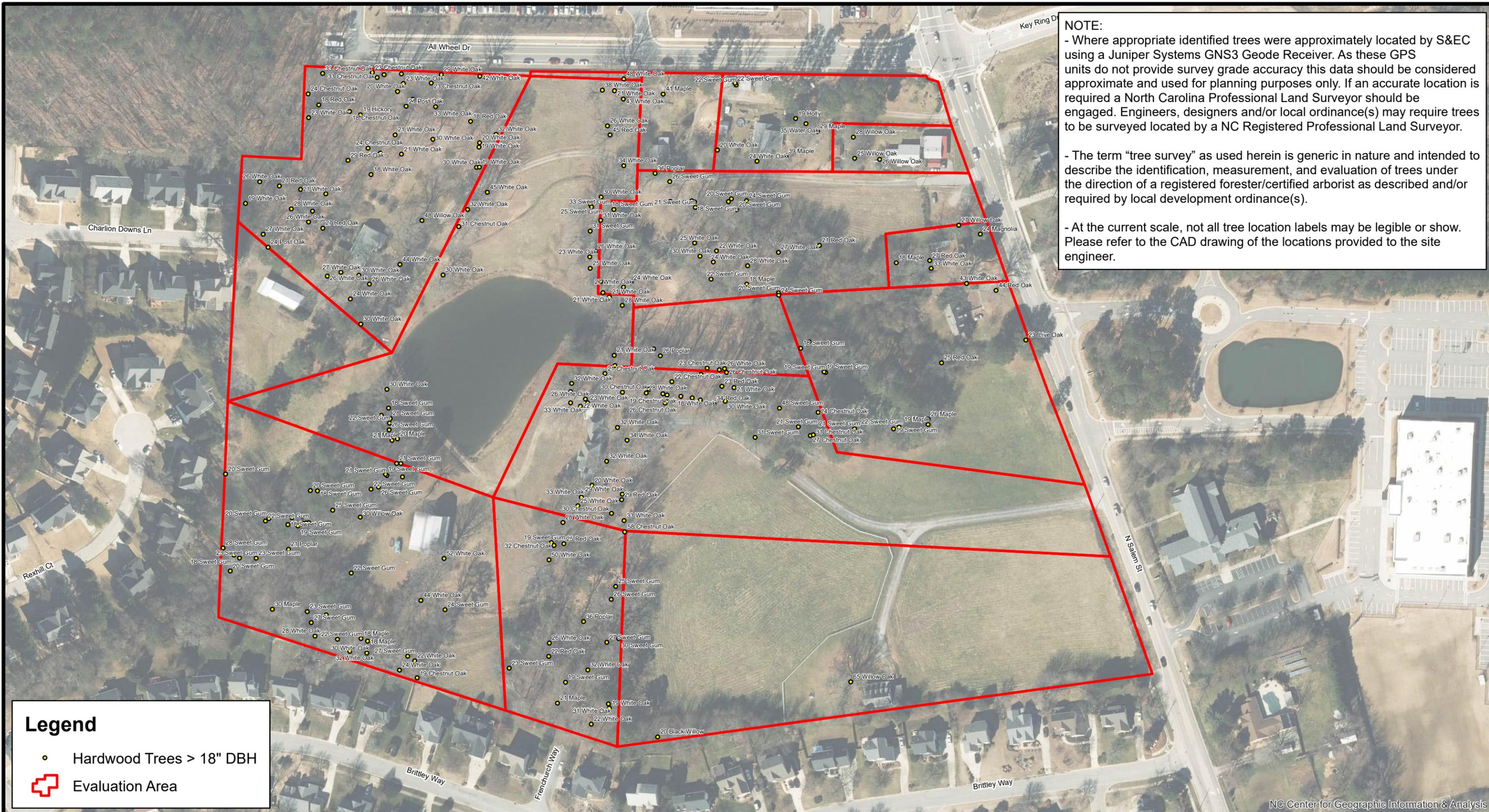


SITE LEGEND	
	PROPERTY LINE
	50' TOWN OF APEX RIPARIAN BUFFER
	LOCAL STREET
	10' SIDEPATH
	ACTIVE RECREATION AREA/PLAY LAWN
	VEHICULAR ACCESS
	10' ROW DEDICATION
	BUILDINGS IN THIS AREA SHALL BE LIMITED TO 4 FLOORS (60 FT) SEE PLAN FOR LOCATION
	EXISTING WETLAND
	PERIMETER BUFFER/RESOURCE CONSERVATION AREA (MINIMUM OF 20% OF SITE AREA)
	MULTI-RESIDENTIAL (MULTI-FAMILY, TOWNHOUSES)
	MULTI-FAMILY (APARTMENTS)
	MULTI-FAMILY APARTMENTS, NON-RESIDENTIAL
	TOWNHOUSES

- GENERAL NOTES:**
- ALL ZONING PLAN SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN COMPONENTS SHALL BE DETERMINED DURING THE SITE/SUBDIVISION PLAN APPROVAL PROCESS.
 - REFER TO THE PUD TEXT DOCUMENTS FOR ALLOWABLE USES, ZONING CONDITIONS, AND OTHER DESIGN STANDARDS.
 - ALL VEHICULAR ACCESS LOCATIONS AND PEDESTRIAN CIRCULATION ARE CONCEPTUAL AND SHALL BE FINALIZED DURING THE SITE/SUBDIVISION PLAN APPROVAL PROCESS.
 - A PUBLIC PEDESTRIAN ACCESS EASEMENT WILL BE PROVIDED FROM THE CUL-DE-SAC ON CHARLION DOWNS LANE TO STREET B. EXACT LOCATION TO BE DETERMINED AT THE TIME OF SITE/SUBDIVISION PLAN APPROVAL PROCESS.
 - TREE PROTECTION FENCING SHALL BE PLACED IN ACCORDANCE WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
 - ALL PARKING STANDARDS SHALL COMPLY WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
 - EXACT LOCATION OF OPEN SPACE AND RESOURCE CONSERVATION AREA TO BE FINALIZED DURING THE SITE/SUBDIVISION APPROVAL PROCESS.
 - NO SIGNS ARE APPROVED AS PART OF THE PUD-CZ APPROVAL PROCESS. A SEPARATE SIGN PERMIT MUST BE OBTAINED IN ACCORDANCE WITH THE TOWN OF APEX'S UNIFIED DEVELOPMENT ORDINANCE.
 - SITE ELEMENTS REQUIRED TO SATISFY RECREATIONAL REQUIREMENTS MUST MEET ANY APPLICABLE STANDARDS FOUND IN THE TOWN OF APEX STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND THE REQUIREMENTS OF THE TOWN OF APEX PARKS AND RECREATION DEPARTMENT.
 - SITE ITEMS SUCH AS BUT NOT LIMITED TO, LIGHTING, LANDSCAPING, SCREENING, SITE STABILIZATION (SEEDING), PARKING, AND PAVEMENT MARKING, MUST BE COMPLETED PRIOR TO SCHEDULING A FINAL SITE INSPECTION.
 - UNITS LOCATED IN TH-4 AND MR-2 ALONG THE FRONTAGE OF N. SALEM STREET WILL FACE N. SALEM STREET AND TAKE ACCESS FROM THE REAR.

- UTILITY NOTES:**
- THIS PROJECT IS REQUESTING FULL TOWN SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND ELECTRICITY.
 - THE SITE WILL NOT UTILIZE PRIVATE SEWAGE DISPOSAL SYSTEMS.
 - ALL UTILITY EASEMENTS SHALL BE PROVIDED AS NECESSARY. EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.
 - ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF APEX STANDARDS AND SPECIFICATIONS.
 - ALL WATER AND SEWER MAINS WITHIN THE PUBLIC EASEMENTS SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE TOWN OF APEX.

		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 984-212-4572 1070 SOUTH MAIN STREET, SUITE 230, HOLLY SPRINGS, NC 27540			
KHA PROJECT 0000000	DATE 12/01/2025	SCALE AS SHOWN	DESIGNED BY RCZ	DRAWN BY JTG	CHECKED BY RCZ
PRELIMINARY SITE LAYOUT AND UTILITY PLAN		N. SALEM STREET MIXED USE PREPARED FOR MERIT GROUP LLC NORTH CAROLINA			
SHEET NUMBER C3.0		APEX			



NOTE:

- Where appropriate identified trees were approximately located by S&EC using a Juniper Systems GNS3 Geode Receiver. As these GPS units do not provide survey grade accuracy this data should be considered approximate and used for planning purposes only. If an accurate location is required a North Carolina Professional Land Surveyor should be engaged. Engineers, designers and/or local ordinance(s) may require trees to be surveyed located by a NC Registered Professional Land Surveyor.
- The term "tree survey" as used herein is generic in nature and intended to describe the identification, measurement, and evaluation of trees under the direction of a registered forester/certified arborist as described and/or required by local development ordinance(s).
- At the current scale, not all tree location labels may be legible or show. Please refer to the CAD drawing of the locations provided to the site engineer.

Legend

- Hardwood Trees > 18" DBH
- ▭ Evaluation Area

Project No. 13759.W7	
Project Mgr.: SB	
Scale: 1" = 150'	
03/12/2025	

Town of Apex Tree Survey Sketch Map
 1301 N Salem Road Assemblage,
 Apex, NC

Source:
Aerials from NC One Maps

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 sandec.com

C2.0



RESIDENTIAL ONLY



MIXED-USE - RESIDENTIAL OVER RETAIL



RESIDENTIAL OVER PARKING - SOME RESI AMENITIES AT STREET LEVEL



MIXED-USE - RESIDENTIAL OVER RETAIL



RESIDENTIAL ONLY - SOME RESI AMENITIES AT STREET LEVEL



MIXED-USE - RES

PENDING REVISIONS



RESIDENTIAL OVER PARKING - SOME RESI AMENITIES AT STREET LEVEL



MIXED-USE - RESIDENTIAL OVER RETAIL



MIXED-USE - RESIDENTIAL OVER RETAIL



RESIDENTIAL OVER PARKING



RESIDENTIAL ONLY (CLUBHOUSE IN BACKGROUND)

CONDOMINIUMS - REAR ALLEY ACCESS



TOWNHOMES - REAR ALLEY ACCESS



PENDING REVISIONS

TOWNHOMES - GARAGE FRONT ACCESS

