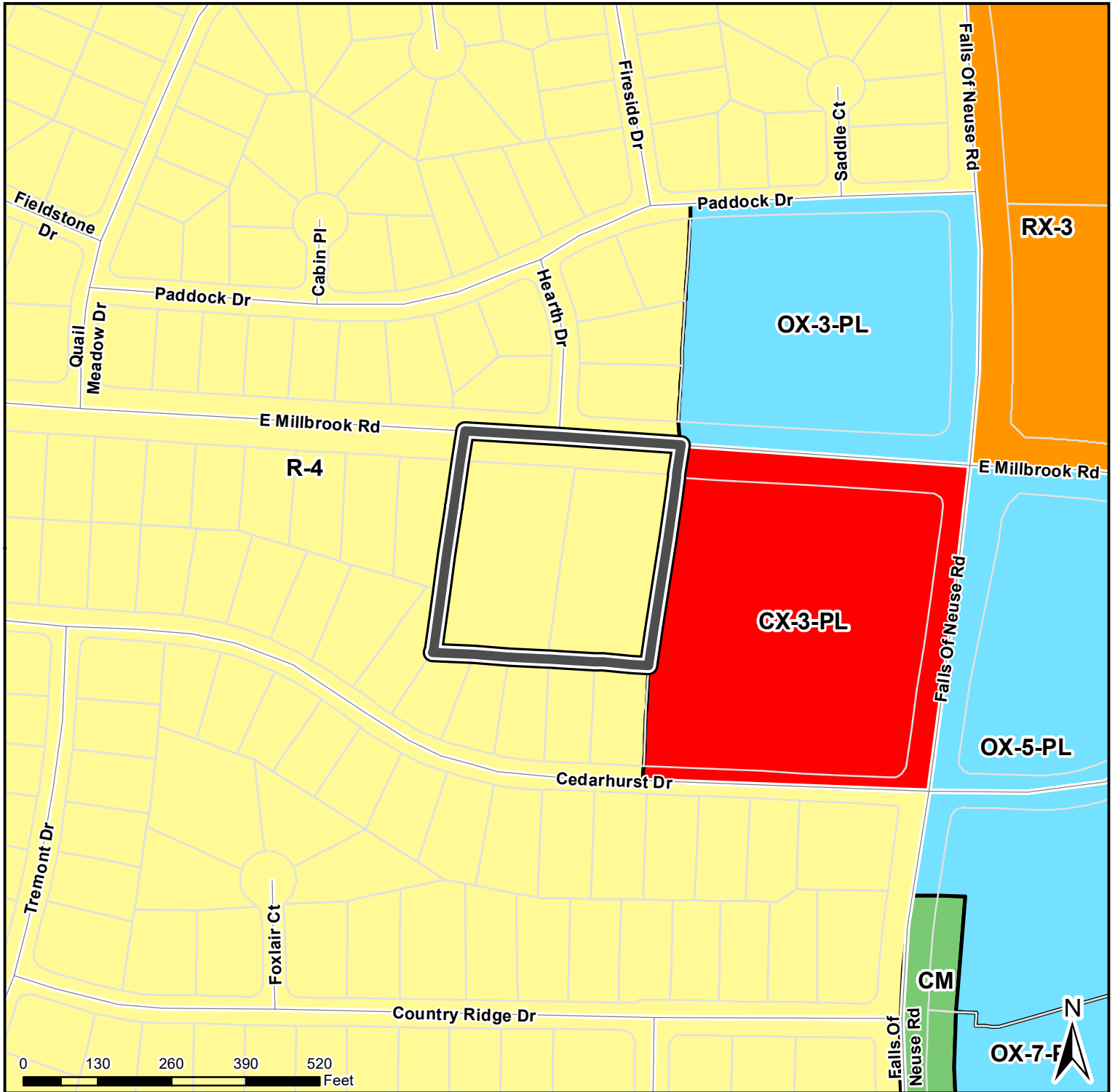
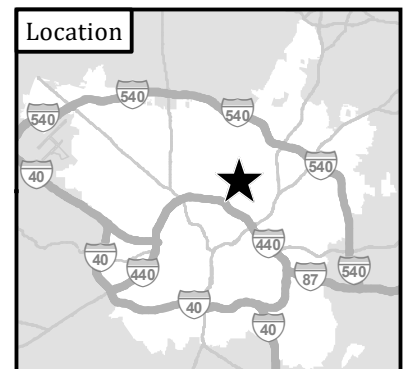


Existing Zoning

Z-7-2020



Property	1200 & 1204 E Millbrook Rd
Size	2.9 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU





Raleigh

MEMO

TO: Ruffin Hall, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Hannah Reckhow, Senior Planner
DEPARTMENT: City Planning
DATE: September 1, 2020

SUBJECT: City Council agenda item for September 15, 2020 – Z-7-20

On September 1, 2020, City Council authorized the public hearing for the following item:

Z-7-20 E Millbrook Road, approximately 2.9 acres located at [1200. 1204 E Millbrook Road](#).

Signed zoning conditions provided on August 25, 2020 would limit building height to 2 stories, limit residential density to 4 units per acre, limit gross floor area to 40,000 square feet, limit retail sales and restaurant/bar use to 20,000 square feet, and prohibit industrial uses as well as adult establishment, hotel/motel/inn, telecommunications tower, vehicle fuel sales, and vehicle sales. Conditions would require trash and recycling collection areas be located on the adjacent Quail Corners Shopping Center, require any pole-mounted light fixtures be full cut-off design and no more than 20 feet in height, and truck deliveries to occur between 7 a.m. and 9 p.m. Monday through Saturday. Conditions would prohibit retail sales, personal service, and restaurant/bar uses from operating before 6 a.m. and after 11 p.m. and would prohibit outdoor dining and outdoor music between 11 p.m. and 8 a.m. Conditions would establish a 40 foot front setback and require any drive-thru window to be located within 200 feet of East Millbrook Road and within 200 feet of eastern property boundary shared with Quail Corners Shopping Center. Conditions would also establish a 50-foot buffer area along five properties to the south of the site and establish an additional 25-foot buffer to a property to the west of the site. Conditions would require stormwater management of a 2-year, 10-year, and 25-year storm event.

Current zoning: Residential-4 (R-4)

Requested zoning: Commercial Mixed Use – 3 stories – Parking Limited – Conditional Use (CX-3-PL-CU).

The request is **inconsistent** with the 2030 Comprehensive Plan.

The request is **inconsistent** with the Future Land Use Map.

The Planning Commission recommends approval of the request (8 - 0).

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12026

CASE INFORMATION: Z-7-2020 E MILLBROOK ROAD

Location	Approximately 500 feet west of intersection of E Millbrook Road and Falls of Neuse Road Address: 1200, 1204 E Millbrook Road PINs: 1716344505, 1716346510 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-4
Requested Zoning	CX-3-PL-CU
Area of Request	2.90 acres
Corporate Limits	The rezoning site is within city limits.
Property Owner	East Millbrook LLC
Applicant	Phil Layton
City Council District	District A
PC Recommendation Deadline	August 24, 2020

SUMMARY OF PROPOSED CONDITIONS

1. Building height shall be limited to two stories.
2. The maximum gross floor area that may be developed in 40,000 square feet, of which no more than 20,000 square feet may be used for retail sales and restaurant/bar uses.
3. Service areas for trash and recycling collection shall be located on the adjacent property (existing Quail Corners Shopping Center).
4. Pole-mounted light fixtures shall be of full cut-off design and limited to 20 feet in height.
5. Truck deliveries to the uses on the property shall only occur between the hours of 7 a.m. and 9 p.m. Monday through Saturday.
6. A 50-foot buffer area shall be established between the property and Lots 23 through 27 to the south where no development may occur. The first 32 feet of this area shall be an undisturbed buffer. If this area is designated as tree conservation area, the remaining 18 feet shall include plantings of 4 shade trees and 3 understory trees per 100 linear feet and a fence located at least 40 feet from the adjacent properties. If the first 32 feet of the buffer area are not established as tree conservation area, the remaining 18 feet of the buffer area shall be planted in compliance with a Type 2 or Type 3 protective yard and a 8-foot masonry wall will be located at least 50 feet from the adjacent properties.
7. The following uses are prohibited: adult establishment, hotel/motel/inn, vehicle fuel sales, vehicle sales/rental, detention center/ail/prison, light manufacturing, research &

- development, self-service storage, car wash, vehicle repair (minor & major)
8. Residential density shall be limited to 4 units per acre.
 9. Stormwater generated by the project of the property shall be collected and discharged to the pre-development standards for a 2-year, 10-year, and 25-year storm event.
 10. A 25-foot buffer area shall be established along the remaining boundary with Lot 22 to the west where no development may occur. An 8-foot masonry wall shall be installed outside this buffer.
 11. Hours of operations for any personal service, restaurant/bar and retail sales use shall not be permitted earlier than 6 a.m. or later than 11 p.m. Outdoor dining and outdoor music shall not be permitted between 11 p.m. and 8 a.m.
 12. The minimum principal building setback shall be 40 feet.
 13. Any drive-thru window on the property shall be located within 200 feet of the Millbrook Road right-of-way and within 200 feet of the existing Quail Corners Shopping Center.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	None
Consistent Policies	<p>Policy LU 1.3 Conditional Use District Consistency</p> <p>Policy LU 2.2 Compact Development</p> <p>Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use</p> <p>Policy LU 5.6 Buffering Requirements</p> <p>Policy LU 7.3 Single-family Lots on Major Streets</p> <p>Policy LU 7.5 High-impact Commercial Uses</p> <p>Policy LU 7.6 Pedestrian-friendly Development</p> <p>Policy EP 3.12 Mitigation Stormwater Impacts</p> <p>Policy H 1.8 Zoning for Housing</p>
Inconsistent Policies	<p>Policy LU 1.2 Future Land Use Map and Zoning Consistency</p> <p>Policy LU 5.1 Reinforcing the Urban Pattern</p> <p>Policy LU 5.4 Density Transitions</p> <p>Policy LU 7.4 Scale and Design of New Commercial Uses</p> <p>Policy LU 8.5 Conservation of Single-family Neighborhoods</p> <p>Policy LU 8.12 Infill Compatibility</p> <p>Policy LU 10.6 Retail Nodes</p>

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

Neighborhood Meeting	Planning Commission	City Council
1/30/20; 22 attendees	5/26/20; 8/11/20; 8/25/20	9/1/20

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request would promote certain policies in the Comprehensive Plan and the conditions offered would mitigate the impact on the adjacent area.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcels only from Low Density Residential to Neighborhood Mixed Use.
Recommendation	The Planning Commission recommends approval of Z-7-20.
Motion and Vote	Motion: O’Haver Second: Fox In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, O’Haver and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

_____	8/25/20	_____	8/25/20
Planning Director	Date	Planning Commission Chair	Date
Staff Coordinator:	Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov		



ZONING STAFF REPORT – CASE Z-7-20

Conditional Use District

OVERVIEW

This request is to rezone approximately 2.9 acres from Residential-4 (R-4) to Commercial Mixed Use – 3 stories – Parking Limited – Conditional Use (CX-3-PL-CU). Proposed conditions would limit building height to two stories; specify a 40 foot front setback; limit residential density to four units per acre; limit gross floor area to 40,000 square feet, of which no more than 20,000 square feet can be used for retail sales or restaurant/bar uses; prohibit industrial uses, adult establishment, vehicle sales, vehicle fuel sales, and hotel/motel/inn; require trash and recycling collection be located on adjacent shopping center; require pole-mounted light fixtures be full cut-off design and no more than 20 feet in height; require truck deliveries to occur between 7 a.m. and 9 p.m. Monday through Saturday; limit hours of operation for retail sales, personal service, and restaurant/bar use to between 6 a.m. and 11 p.m.; prohibit outdoor dining and music between 11 p.m. and 8 a.m.; require any drive-thru window to be located within 200 feet of East Millbrook Road and within 200 feet of eastern property boundary shared with existing shopping center; require additional buffering along most of the property boundary to the south and west; and require stormwater management of a 2-year, 10-year, and 25-year storm event.

The rezoning site is 1200 and 1204 East Millbrook Road located approximately 500 feet west of the intersection of E Millbrook Road and Falls of Neuse Road. The site is currently forested, and each parcel contains a detached house. To the east of the site is a shopping center located at the corner of E Millbrook Road and Falls of Neuse Road that is zoned CX-3-PL. The eastern side of Falls of Neuse Road contains a mix of uses, including higher-density residential, office, and other commercial uses, and is zoned to reflect these uses, including OX- and RX- districts. In contrast, west of Falls of Neuse Road is a uniformly low-density residential neighborhood – zoned almost entirely R-4 – that continues around a half mile to the north, three quarters of a mile to the south, and one and half miles to the west to Six Forks Road. This R-4 area surrounds the rezoning site on three sides, including to the south, west, and north across E Millbrook. The rezoning site abuts seven residential lots along the western and southern site boundaries.

Under the proposed conditions, the rezoning request would not increase the potential residential density but would change the permitted housing types. In R-4, only detached house is permitted, and under a mixed-use district with a Parking Limited frontage detached house is not permitted and townhouse and apartment building types are permitted. The request would also permit non-residential uses not permitted in R-4, including retail sales, office, and personal service.

The request would also alter the area that could meet tree conservation area (TCA) requirements under the UDO. Properties two acres or greater must provide a TCA area that is at least ten percent of the site size. Generally, a 50-foot buffer along E Millbrook Road would be required as part of primary tree conservation area along thoroughfares. However,

under the proposed district, a frontage is applied, and this area of primary TCA would not be required. Secondary TCA areas on thoroughfare fronting parcels must be offered after that, including a perimeter buffer along adjacent parcels that are not vacant. For the rezoning site, this is five of the seven adjacent parcels. A proposed condition establishes a 50-foot buffer along the six parcels directly south, of which the first 32 feet are an undisturbed area and the next 18 feet may be replanted. Under this condition, only the 32-foot wide area could be counted toward a TCA; the replanted area would not qualify as TCA and if 10 percent of the site is not established in the undisturbed buffer, tree conservation area meeting UDO requirements would need to be established elsewhere on the site.

The rezoning site is designated as Low Density Residential on the Future Land Use Map, which envisions only residential uses at no greater than six units per acre. The site is part of a large uniform area of Low Density Residential, generally following the low-density residential area to the north, west, and south of the site. Properties around the intersection with Falls of Neuse Road, including the adjacent shopping center, are designated Neighborhood Mixed Use. Other properties on the east side of Falls of Neuse Road are designated Office & Residential Mixed Use. The requested district CX-3-PL-CU is inconsistent with the designation of Low Density Residential because, while it would restrict residential uses to a density similar to an R-4 district, a variety of non-residential uses would be permitted.

The rezoning site has no guidance on the Urban Form Map. Falls of Neuse Road, around 500 feet to the east, is designated as a Transit Emphasis Corridor and is currently developed as a commercial corridor. Still, the Urban Form Map does not identify the area around this intersection as a City Growth Center or Mixed-Use Center, suggesting that growth of mixed-use development is not anticipated on sites farther away from the Falls of Neuse Road corridor.

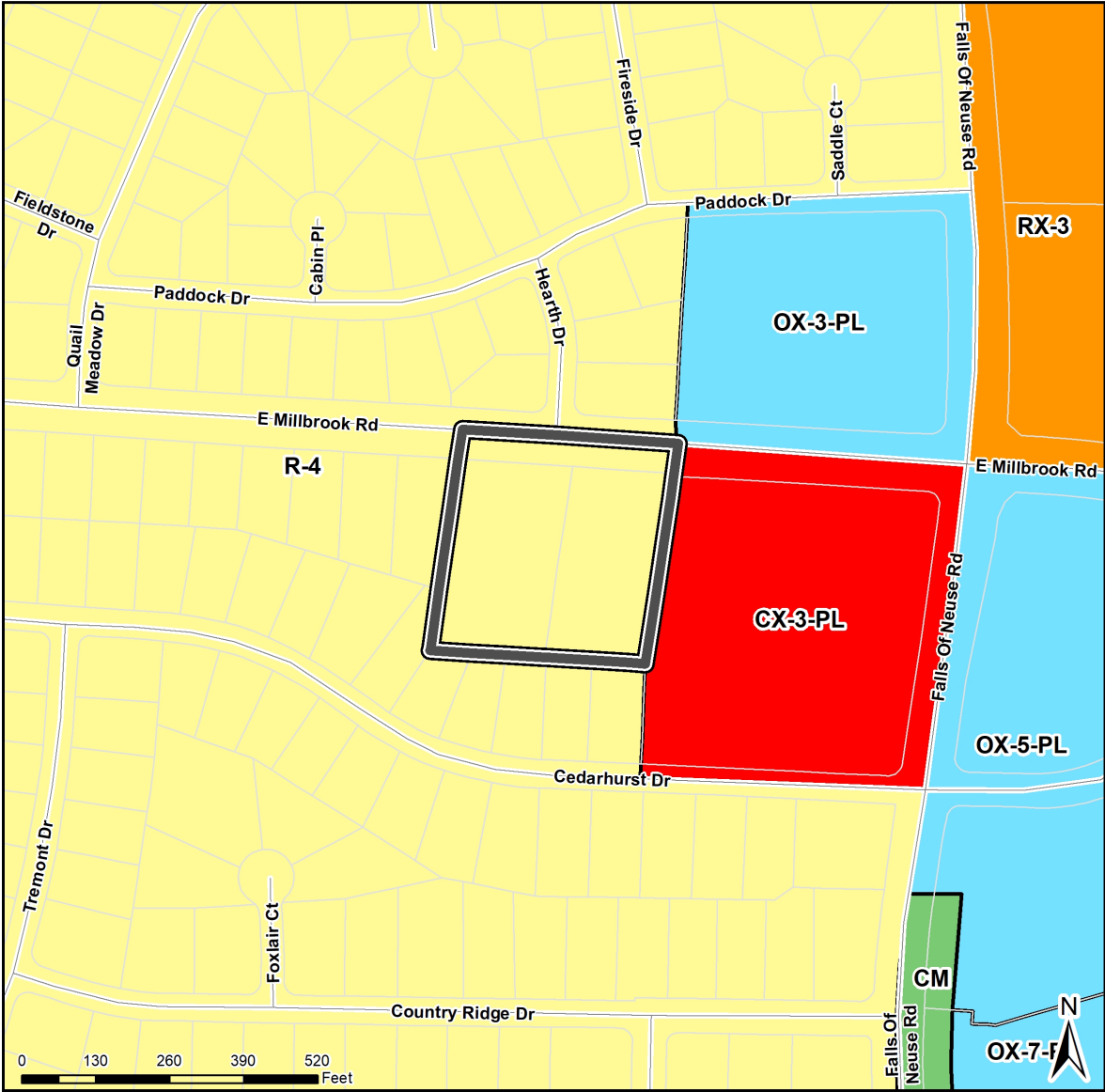
Update for 8/11/20: Since this case first appeared on May 26, the applicant has offered revised zoning conditions that add to the buffer to surrounding properties, prohibit outdoor dining and music, and require stormwater management of a 25-year storm event. These additions support consistency with Policy EP 3.12 Managing Stormwater Impacts, as well as other policies the request is already consistent with. However, the case as a whole remains inconsistent overall with the Comprehensive Plan.

Update for 8/25/20: Since this case was discussed on August 11, the applicant has offered revised zoning conditions that add hours of operation to retail, personal service, and restaurant/bar uses, specify a minimum front setback of 40 feet, and specify the location of any drive-thru windows. These additions support the consistency with Policy LU 7.5 High-impact Commercial Uses. However, the request is overall still inconsistent with the Comprehensive Plan.

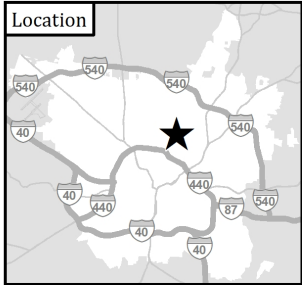
OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning Z-7-2020

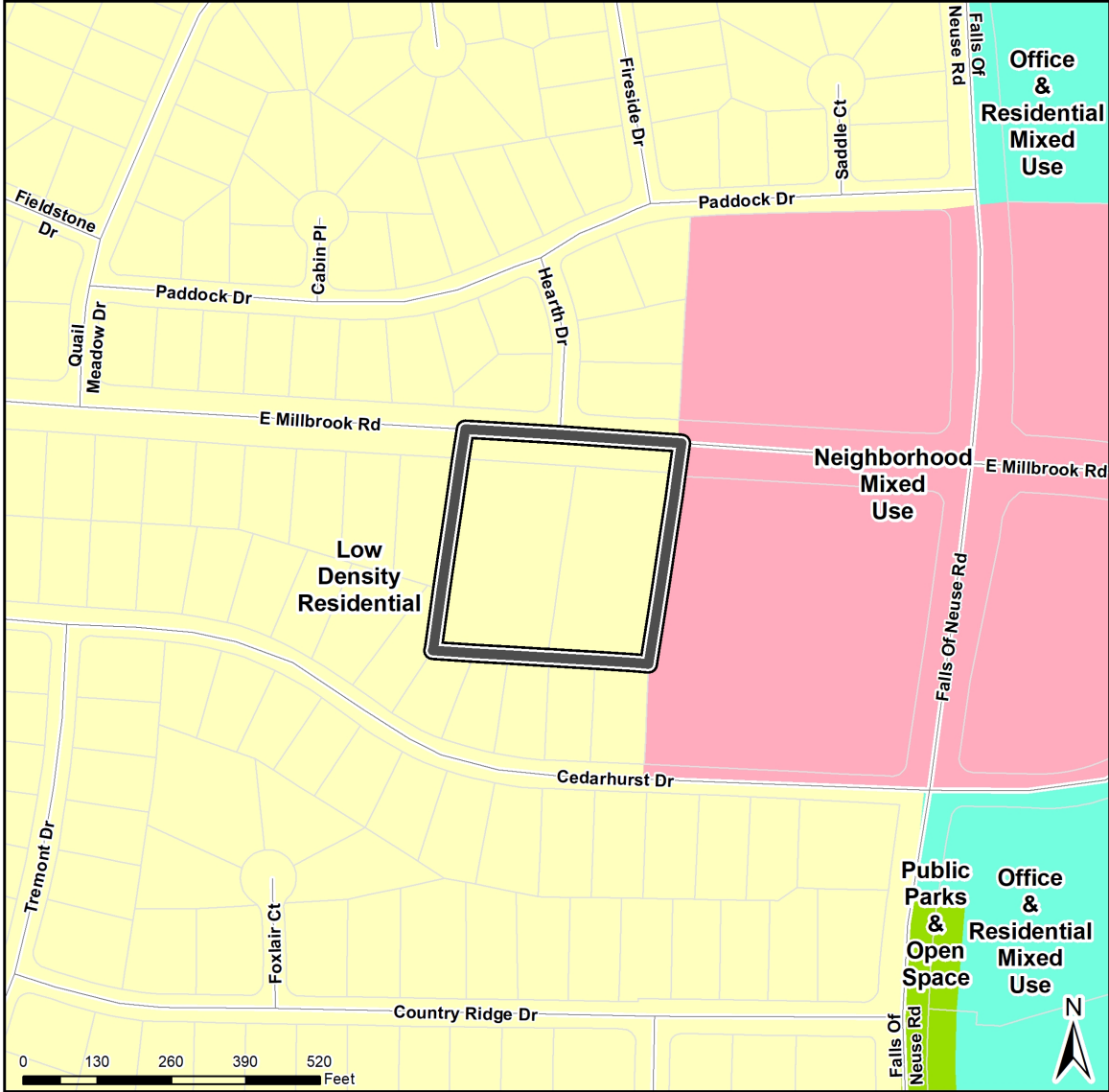


Property	1200 & 1204 E Millbrook Rd
Size	2.9 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU

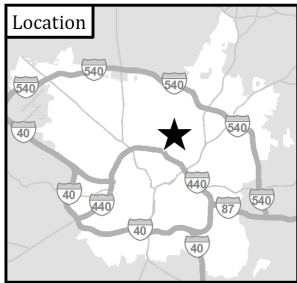


Map by Raleigh Department of City Planning (mansolfj): 2/3/2020

Future Land Use Z-7-2020

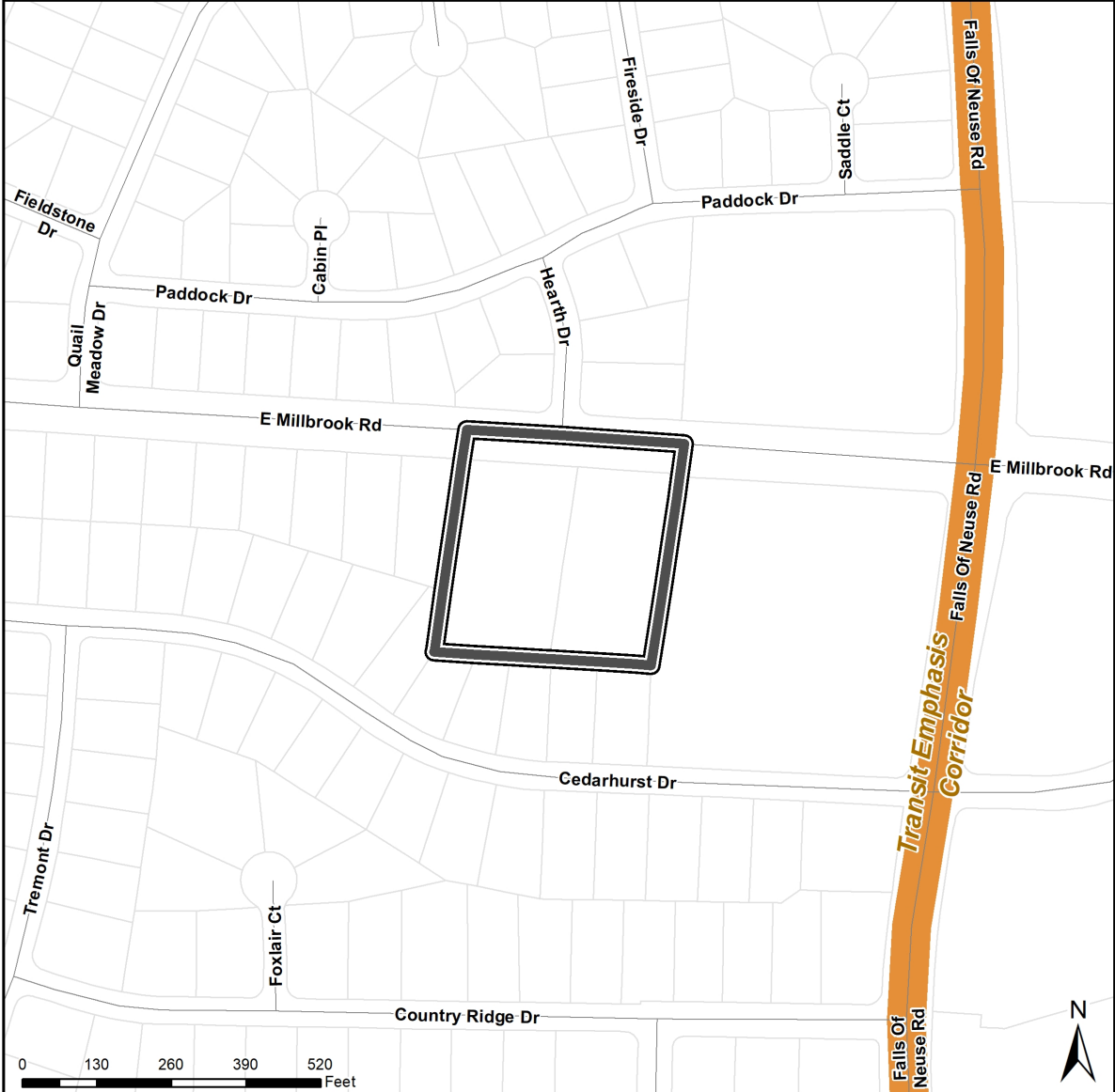


Property	1200 & 1204 E Millbrook Rd
Size	2.9 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU

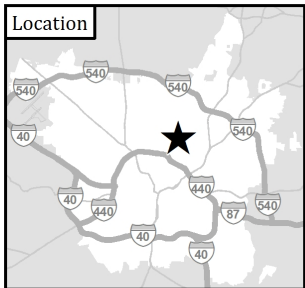


Map by Raleigh Department of City Planning (mansolfj); 2/3/2020

Urban Form Z-7-2020



Property	1200 & 1204 E Millbrook Rd
Size	2.9 acres
Existing Zoning	R-4
Requested Zoning	CX-3-PL-CU



Map by Raleigh Department of City Planning (mansolf); 2/3/2020

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The proposal is consistent with the vision themes of *Coordinating Land Use and Transportation* and *Managing Our Growth*, as the request would expand an existing commercial center, located along a major road and near a major intersection, that supports the nearby residential neighborhood. Several of the conditions offered that go beyond UDO requirements make the request consistent with a variety of policies in the Comprehensive Plan.

However, the request is inconsistent with the vision theme *Growing Successful Neighborhoods and Communities* and many relevant policies in the Comprehensive Plan, including the Future Land Use Map and policies regarding compatibility and transitioning between low density residential areas and more intensive commercial areas.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

No, the Future Land Use Map envisions only residential uses and the request includes commercial uses.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

Yes, many of the uses permitted in the proposed district could be established to align with the character of the adjacent shopping center while not adversely impacting the character of the low-density residential neighborhood also adjacent to the rezoning site. This could be achieved through a built form that mimics the surrounding low-density residential area in massing and form. Similarly, compatible commercial uses and other residential uses could be achieved through an appropriately conditioned R-10, RX- or OX- district.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Community facilities and streets are able to serve the proposed use.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The rezoning site is designated as Low Density Residential, a category that supports only residential use at a density between one and six dwelling units per acre. The requested district CX- would permit commercial uses not envisioned in Low Density Residential.

Urban Form

Urban Form designation: None

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Other - No designation present.

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

While the rezoning site is adjacent to an existing shopping center and the requested district is similar to adjacent zoning to the east, the rezoning request would permit commercial development that is significantly different in character, including massing and design, than the surrounding low-density residential area. In addition, while the conditions lessen the impact of the commercial uses permitted in CX-, the site would permit auto-oriented drive-thru windows for commercial uses.

Public Benefits of the Proposed Rezoning

- The rezoning request would add commercial entitlement at an existing shopping center that serves the surrounding area. This could produce more shopping options for residents and visitors and shorten trips by car.

Detriments of the Proposed Rezoning

- The requested district would add commercial entitlement to an existing shopping center. This could increase traffic in the immediate area.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy LU 1.3 Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

- The proposed conditions do not conflict with Comprehensive Plan policies. Policies specifying reduction in height, a buffer along adjacent properties, and prohibition on higher impact uses support the transition between commercial development and residential area.

Policy LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

- The requested district would permit more compact housing types and would permit commercial uses near the intersection of two major roads.

Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-use

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

- The requested district would add commercial entitlement and retain residential entitlement near an existing commercial center and residential neighborhood, permitting development that could shorten vehicle trips and more facilitate walking trips to these destinations.

Policy LU 5.6 Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

- The requested district includes a condition specifying a buffer area beyond what is required in a neighborhood transition yard. Under this condition, no development could occur within 50 feet of the properties to the south of the rezoning site. Within this area, the first 32 feet from the property boundary would be an undisturbed buffer. The remaining 18 feet would contain a masonry wall and plantings of shade and understory trees. A second condition establishes a 25-foot buffer area with a masonry wall to a lot to the west. Under UDO neighborhood transition yard options, a 10-foot could be established with a wall and a 50-foot yard could be established without a fence or wall.

Policy LU 7.3 Single-family Lots on Major Streets

No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.

- The rezoning site fronts on E Millbrook Road, which is designated as a four-lane divided avenue on the Street Plan. The requested district includes a PL frontage, which does not permit the detached housing type and would remove the possibility of new single-family homes having direct vehicular access from a major street.

Policy LU 7.5 High-impact Commercial Uses

Ensure that the city's zoning regulations limit the location and proliferation of fast food restaurants, sexually-oriented businesses, late night alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods.

- The requested district CX-3-PL-CU would prohibit many high-impact uses normally permitted in CX- including industrial and vehicle-related commercial uses. The proposed conditions also specify hours of operation for retail, personal service, and restaurant/bar uses and limit the location of any drive-thru windows to the portion of the property closest to the existing shopping center. While bar/nightclub uses and drive-thru facilities would still be permitted in the proposed district, the conditions would limit their location and, in combination with the 8-foot masonry wall and tree buffers specified in the proposed conditions, reduce the impacts of these uses.

Policy LU 7.6 Pedestrian-friendly Development

New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.

- The proposed district includes a Parking Limited frontage, which requires street-facing pedestrian entrances and direct access from the sidewalk to the building. Parking between the building and the street is limited to two bays of parking spots.

Policy EP 3.12 Mitigating Stormwater Impacts

Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the peak rate of runoff and/or volume of runoff so as to avoid flooding of adjoining and downstream properties, erosion of stream banks, and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties, city infrastructure, and receiving surface waters.

- While the UDO requires new development to manage stormwater to pre-development rates for 2- and 10-year storm events, the conditions would require such standards to be met for a 25-year storm event as well. Going beyond UDO stormwater requirements furthers the objective of this policy.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The current district limits residential density to four units per acre and detached houses only. While the proposed district includes a condition limiting residential density to four units per acre, the request would permit additional housing types, including townhouse and apartment that increases the options for including housing in future development.

*The rezoning request is **inconsistent** with the following policies:*

Policy LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluation zoning consistency including proposed zoning map amendments and zoning text changes.

- The rezoning site is designated as Low Density Residential on the Future Land Use Map, which envisions residential uses between one and six dwelling units per acre. The requested district would permit non-residential uses not envisioned on the map. Therefore, the request is inconsistent with the Future Land Use Map.

Policy LU 5.1 Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Policy LU 7.4 Scale and Design of New Commercial Uses

New uses within commercial districts should be development at a height, mass, and design that is appropriate and compatible with surrounding areas.

Policy LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

- While proposed conditions limit development to height and front setbacks that are similar to surrounding area, the proposed district would permit a building with significantly larger massing that does not match the character of the surrounding low-density residential uses.

Policy LU 5.4 Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

- While the requested district includes conditions limiting residential density to match the surrounding R-4 area and limits overall gross floor area of development, the remaining entitlement would facilitate retail, restaurant, and other commercial uses at a density that establishes an extension of the adjacent shopping center rather than a transition in density or use between the two different land uses. Amending the request to a RX- or OX- districts or adding conditions limiting intensity of commercial uses could improve consistency with this policy.

Policy LU 8.5 Conservation of Single-family Neighborhoods

Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.

- The rezoning site, which currently contains two detached houses, is zoned R-4 like the surrounding single-family neighborhood to the north, west, and south. The request would replace this low-density residential district with a mixed use district CX-3-PL-CU.

Policy LU 10.6 Retail Nodes

Retail should concentrate in mixed-use centers rather than spreading along major streets in a linear "strip" pattern unless ancillary to office or high-density residential use.

- While the proposed conditions include some limits to total development, the requested district CX-3-PL-CU would permit an extension of the existing shopping center farther down one side of East Millbrook Road, potentially creating a "strip" pattern of retail away from the intersection with Falls of Neuse Road.

Area Plan Policy Guidance

The rezoning site is not located in any adopted area specific guidance areas. The site is located in the Midtown-St. Albans Small Area Plan, which is pending review. The plan's recommendations do not include support for commercial uses on this property.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	28	Similar to city-wide average.
Walk Score	30	49	Higher than city-wide average.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The rezoning site has transit access that is similar to the city-wide average. The site scores higher for Walk Score, likely influenced by the network of sidewalks and proximity to both homes and shopping.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The requested district would permit different housing types than currently permitted, including the more efficient townhouse and apartment housing types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Neither	Potential units remain the same. Request includes condition limiting residential development to match current R-4 zoning.
Does it include any subsidized units?	No	No subsidized units are guaranteed.
Does it permit a variety of housing types beyond detached houses?	Yes	Request permits additional housing types, including townhouse and apartment.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	Request is for mixed use district.
Is it within walking distance of transit?	Yes	Rezoning site is within walking distance of a bus stop.

*The average lot size for detached residential homes in Raleigh is 0.28 acres.

Summary: While the rezoning request would not change residential density and does not include any guaranteed subsidized units, it would permit additional housing types and is located within walking distance of transit.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None

Parks and Recreation

The site is not directly impacted by any existing or proposed trails, corridors, or connectors. Nearest existing park access is provided by Eastgate Park (1.1 miles) and Cedar Hills Park (1.2 miles). Nearest existing greenway trail access is provided by Brentwood Greenway Trail (2.3 miles). Current park access level of service in this area is graded a C letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	2,750	2,750	17,500
Waste Water	2,750	2,750	17,500

Impact Identified:

1. The proposed rezoning would add approximately 14,750 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Stormwater

Floodplain	No FEMA
Drainage Basin	Big Branch
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: None

Transit

GoRaleigh Route 23L provides service hourly, with additional service at peak time, on E Millbrook Road, and the GoRaleigh Route 2 provides service every half hour on Falls of Neuse Road. There are several transit stops located within $\frac{1}{4}$ of a mile from the subject site.

Impact Identified: None

Transportation

Site and Location Context

Location

The Z-8-20 Site is in north Raleigh on East Millbrook Avenue between Quail Hollow Drive and Falls of Neuse Road.

Area Plans

The Z-7-2020 site is not located within or near an area plan.

Existing and Planned Infrastructure

Streets

Millbrook Road is designated as a 4-Lane Avenue, divided in the Street Plan (Map T-1) of the Comprehensive Plan and is maintained by NCDOT.

In accordance with UDO section 8.3.2, the block perimeter standard for CX-3 zoning districts is 3,000 feet, and the maximum length for a dead-end street is 400 feet. The current block perimeter for this site is approximately 4,600 feet. Block perimeter is limited by residential properties to the south of the subject site.

Pedestrian Facilities

Sidewalks are complete along both sides of East Millbrook Road, including the subject site's frontage.

Bicycle Facilities

There is no on-street bicycle facility on East Millbrook Avenue. A bicycle lane is planned for East Millbrook Avenue in Map T-3 of the Comprehensive Plan. There is an existing side path on the Falls of Neuse Road, east of the subject site.

Other Projects

There is a current City project on East Millbrook Road approximately a mile east of the subject site to install sidewalks on the north side of the road from Atlantic Avenue and Capital Boulevard.

TIA Determination

Based on the Envision results, approval of case Z-7-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from R-4 to CX-3-PL would create 82 new trips in the AM peak and 97 new trips in the PM peak. These values do not trigger a Traffic Impact Analysis at rezoning based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-7-20 Existing Land Use	Daily	AM	PM
Single Family Home	19	1	2
Z-7-20 Current Zoning Entitlements	Daily	AM	PM
R-4	104	8	11
Z-7-20 Proposed Zoning Maximums	Daily	AM	PM
CX-3-PL	983	90	107
Z-7-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	879	82	97

Impact Identified: None

Urban Forestry

Impact Identified: None

Impacts Summary

The rezoning request would have minimal impacts to surrounding infrastructure and service provision.

Mitigation of Impacts

No mitigation needed.

CONCLUSION

The rezoning request is located at the edge of a shopping center, zoned CX-3-PL, that abuts a low-density residential neighborhood, zoned R-4. The requested district CX-3-PL-CU includes conditions that curb the impact of the request on surrounding areas, including limits to height, high-impact uses, overall gross floor area, design of light fixtures, location of trash and recycling, stormwater management, and buffering to many of the surrounding properties. While these support consistency with some Comprehensive Plan policies, the remaining entitlement could still produce both uses and development that are incompatible with surrounding low-density residential areas. For that reason, the request is inconsistent with policies regarding conservation of single-family neighborhoods, compatibility of new development, and concentrating retail in mixed-use centers. The request is also inconsistent with the Future Land Use Map designation of Low Density Residential, and approval of the request would cause an amendment to the map on the property to Neighborhood Mixed Use.

Consistency with Comprehensive Plan policies could be improved through conditions that implement a density and use transition between the shopping center and residential areas or conditions specifying scale or massing of retail and other commercial uses that align with the low-density character of the surrounding area. Alternatively, application of other base districts such as R-10, RX- or OX-, if conditioned appropriately, could improve consistency with these policies. Such requests may still cause an amendment to the Future Land Use Map, but the amendment may be for a more appropriate development type to occur between Low Density Residential and Neighborhood Mixed Use.

CASE TIMELINE

Date	Action	Notes
2/3/20	Application received	
2/24/20	Initial staff review provided	
5/26/20	Request referred out of Committee of the Whole	Virtual Committee meetings not held
8/11/20	Planning Commission review begins	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-4	CX-3-PL	R-4
Additional Overlay	-	-	-	-	-
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Neighborhood Mixed Use	Low Density Residential
Current Land Use	Residential	Residential	Residential	Commercial	Residential
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	CX-3-PL-CU
Total Acreage	2.9	2.9
Setbacks:		
Front	20'	40' – 100'
Side	10'	0' or 6'
Rear	30'	0' or 6'
Residential Density:	3.79	3.79
Max. # of Residential Units	11	11
Max. Gross Building SF	16,500	60,000
Max. Gross Office SF	Not Permitted	40,000
Max. Gross Retail SF	Not Permitted	20,000
Max. Gross Industrial SF	Not Permitted	Not Permitted
Potential F.A.R.	0.13	0.47

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-7-2020

OVERVIEW

Approval of this case would cause an amendment to the Future Land Use Map to a designation that recommends commercial uses.

The Future Land Use Map identifies the subject site as Low Density Residential. The designation of Low Density Residential envisions only residential uses at densities of up to six units per acre.

If approved, the Future Land Use Map would be updated from Low Density Residential to Neighborhood Mixed Use. Of the Neighborhood Mixed Use designation, the 2030 Comprehensive Plan States:

This category applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of these districts is generally about one mile radius or less. Typical uses would include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than superstores/centers), drug stores, dry cleaners, small professional office, retail banking, and similar uses that serve the immediately surrounding neighborhood. Residential and mixed-use projects with upper-story housing are also supported by this designation. Where residential development complements commercial uses, it would generally be in the Medium density range.

NX is the most appropriate zoning district for these areas. Heights would generally be limited to three stories, but four or five stories could be appropriate in walkable areas with pedestrian-oriented businesses. Buildings at those heights should include appropriate transitions to any low-density adjacent areas and be accompanied by pedestrian-friendly relationship to the public realm.

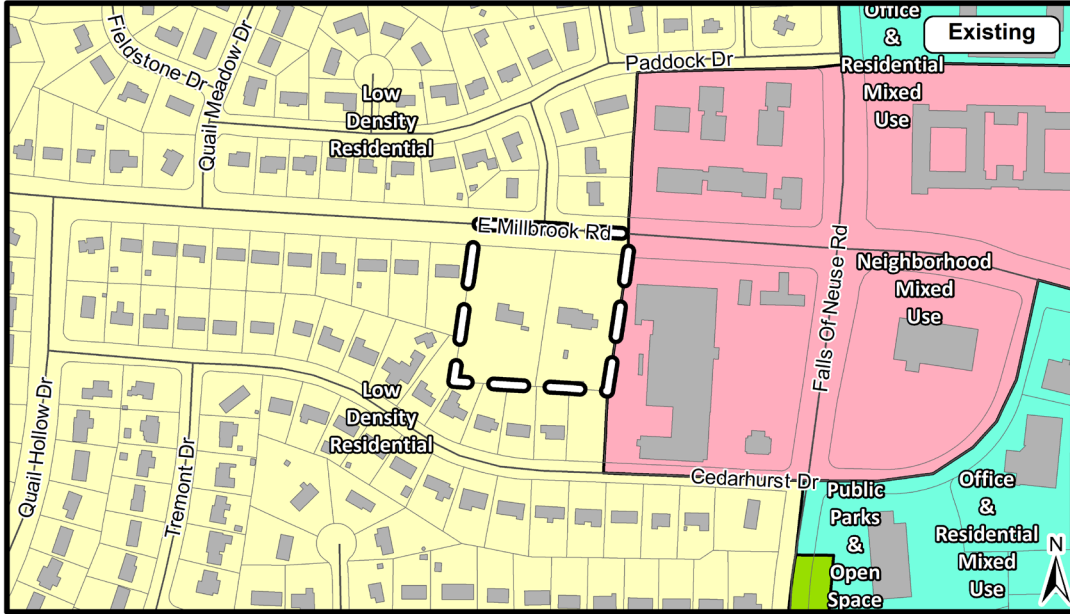
LIST OF AMENDMENTS

1. Amend the Future Land Use Map from Low Density Residential to Neighborhood Mixed Use.

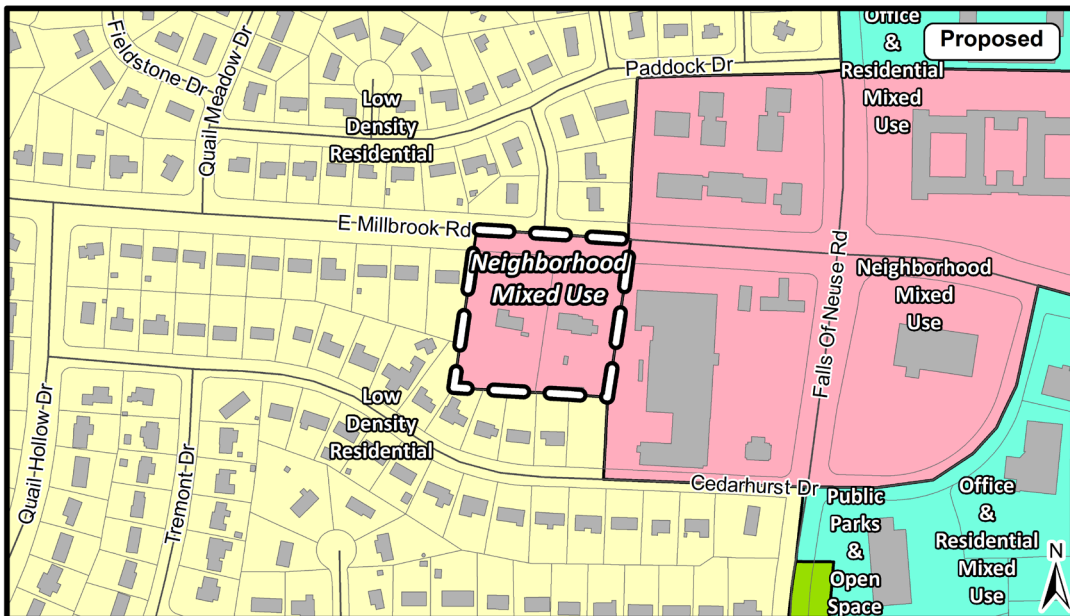
AMENDED MAPS

Z-7-2020: Required Amendment to the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Neighborhood Mixed Use



IMPACT ANALYSIS

Amending the Future Land Use Map to Neighborhood Mixed Use for the rezoning site would give policy support to zoning such as NX- districts and the conditioned CX-3 district that is requested in this petition. This district would allow apartments, offices, retail, and other commercial uses in an area where these are incompatible with some existing uses, including the single-family neighborhood to the north, west, and south of the site.

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AUG 25 2020

CONDITIONAL USE DISTRICT ZONING CONDITIONS *J. SAA*

Zoning Case Number Z-007-20	OFFICE USE ONLY Rezoning Case #
Date Submitted August 14, 2020	
Existing Zoning R-4 Proposed Zoning CX-3-PL-CU	

Narrative of Zoning Conditions Offered

- Building height shall be limited to two stories.
- The maximum gross floor area that may be developed on the property is 40,000 square feet, of which no more than 20,000 square feet may be used for retail sales and restaurant/bar uses.
- Service areas for trash and recycling collection serving the property subject to this rezoning ordinance shall be located on the adjacent property described in Deed Book 7503, Page 235, Wake County Registry (existing Quail Corners Shopping Center).
- Pole-mounted light fixtures shall be of full cut-off design and limited to 20 feet in height, unless a more restrictive height is required by the UDO, and shall be directed away from residential uses located west and south of the property.
- Truck deliveries to the uses on the property shall only occur between the hours of 7:00 a.m. and 8:00 p.m., and shall be limited to Monday through Saturday, inclusive.
- This condition shall apply to the portion of the property immediately adjacent to the following properties: Lots 23 through 27, inclusive, as shown on the plat recorded in Book of Maps 1968, Page 032 [1029, 1101, 1105, 1109 & 1113 Cedarhurst Road] (the "Adjacent Properties") and measuring at least 50 feet in width as measured from the Adjacent Properties (the "Buffer Area"). This Buffer Area shall consist of two zones, with one zone consisting of the area measuring at least 32 feet in width as measured from the Adjacent Properties ("Zone 1"), and the other zone consisting of the area outside of Zone 1 to a point at least 50 feet from the Adjacent Properties ("Zone 2"). No buildings or vehicular surface area may be located within the Buffer Area. See area labeled "50 Ft Buffer Area" on Exhibit 1 attached hereto for a general location of the Buffer Area.
 - This part of the condition applies when those portions of Zone 1 both meet the standards of Article 9.1 for tree conservation and are designated as tree conservation areas. Tree removal can occur in Zone 2. However, when 10 feet or more of the width of Zone 2 is impacted by tree removal, that portion of Zone 2 shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. No buildings or vehicular surface area may be located within the Buffer Area. A masonry wall measuring at least 8 feet in height shall be constructed between the Adjacent Properties and any building or vehicular surface area, but outside of the area measuring 50 feet from the Adjacent Properties.
 - This part of the condition applies when those portions of Zone 1 are not designated as tree conservation areas. These portions of Zone 1 shall be undisturbed except for the planting of new vegetation. Tree removal can occur in Zone 2. However, this portion of the Buffer Area (Zones 1 & 2) shall be replanted in compliance with a Type 2 or Type 3 Zone A protective yard (UDO sec. 3.5.3). A masonry wall measuring at least 8 feet in height shall be constructed between the Adjacent Properties and any building or vehicular surface area, but outside of the area measuring 50 feet from the Adjacent Properties.
- The following principal uses as listed in UDO section 8.1.4. (Allowed Principal Use Table) shall be prohibited on the property: adult establishment, hotel/motel/inn, vehicle fuel sales, vehicle sales/rental, detention center/jail/prison, light manufacturing, research & development, self-service storage, car wash, vehicle repair (minor & major), telecommunication towers - all types, radio/tv towers, electronic sweepstakes.
- Residential density shall be limited to four (4) units per acre.
- Subject to the other provisions of UDO section 9.2.2, stormwater generated by the project on the property shall be collected and discharged to the pre-development rate via standards promulgated by the City of Raleigh for a 2-year, 10-year and 25-year storm event.
- Outside of the buffer described in Condition 6 of this rezoning ordinance, a buffer shall be established along the property's common boundary line with that property designated as Lot 22 on the plat recorded in Book of Maps 1968, Page 032 (1025 Cedarhurst Drive) measuring at least 25 feet in width. Only tree removal associated with existing or future public or private easements shall be permitted within the buffer area required by this condition. Additionally, new vegetation may be planted within this buffer area. A masonry wall measuring at least 8 feet in height shall be installed on the east side of this buffer between the outside edge of this buffer and any building or vehicular surface area. See area labeled "25 Ft Buffer Area" on Exhibit 1 attached hereto for a general location of the buffer required by this condition.
- The hours of operation for any personal service, restaurant/bar and retail sales use permitted on the property shall be no earlier than 8:00 a.m. and no later than 11:00 p.m. Outdoor dining, including the consumption of alcoholic beverages, and outdoor music shall not be permitted between the hours of 11:00 p.m. and 8:00 a.m.
- There shall be a minimum principal building setback of 40 feet as measured from the Millbrook Road right-of-way.
- Any drive-thru window on the property shall be located within that portion of the property measuring 200 feet from Millbrook Road right-of-way and within 200 feet from the adjacent property described in Deed Book 7503, Page 235, Wake County Registry (existing Quail Corners Shopping Center).

The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature

Dan C. Austin Sr.

Print Name

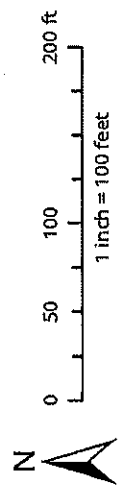
Dan C. Austin, Sr.

Exhibit 1

E Millbrook Rd



Disclaimer
 Maps make 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.



1200 & 1204 East Millbrook Rd

John D. ...

Rezoning Application

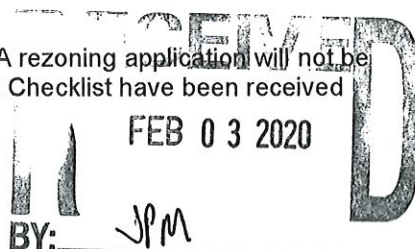


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District R-4 Height N/A Frontage N/A Overlay(s) N/A Proposed Zoning Base District CX Height 3 Frontage PL Overlay(s) N/A Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			OFFICE USE ONLY Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 1200 & 1204 E Millbrook Road			
Property PIN 1716-34-4505 & 1716-34-6510		Deed Reference (book/page) DB17693-1258; DB17693-1263	
Nearest Intersection E Millbrook Road and Falls of Neuse Road			
Property Size (acres) 2.9 acres	For Planned Development Applications Only:	Total Units N/A	Total Square Footage N/A
		Total Parcels N/A	Total Buildings N/A
Property Owner Name/Address East Millbrook Rd, LLC 5003-A Falls of Neuse Rd Raleigh, NC 27609		Phone 919.876.2726	Fax 919.878.3891
		Email daustinsr@quailproperties.com	
Applicant Name/Address Phil Layton 5003-A Falls of Neuse Rd Raleigh, NC 27609		Phone 919.740.3324	Fax 919.878.3891
		Email phillayton123@gmail.com	
Applicant* Signature(s) <i>[Handwritten Signature]</i>		Email daustinsr@quailproperties.com	

Title: Manager

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning R-4 Proposed Zoning CX-3-PL-CU	

Narrative of Zoning Conditions Offered

1. Building height shall be limited to two stories.

RECEIVED
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BY: JPM

The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature *Dan C. Austin, Sr* Print Name Dan C. Austin, Sr
Title: Manager

PROPERTY DESCRIPTION – AREA TO BE REZONED

PINS: 1716344505 & 1716346510

BEGINNING at a point in the southern right-of-way of E. Millbrook Road, a variable public right-of-way, said point being the northeast corner of Lot 1 of the Quail Hollow Subdivision as referenced in Book of Maps 1966, Page 152 and recorded in the Wake County Registry; thence with the said right-of-way, S 86°12'10"E a distance of 199.89 feet to an existing iron pipe having N.C. Grid NAD '83 Coordinates of N = 764,719.287 feet and E = 2,113,543.313 feet; thence S 85°50'16"E a distance of 180.05 feet to an existing iron pipe; thence leaving the said right-of-way and along the common line of the property of Quail Corners Shopping Center, LLC as referenced in Deed Book 7503, Page 235 and recorded in the said registry, S 08°02'17"W a distance of 334.10 feet to an existing iron pipe being the northwest corner of Lot 27 of the Quail Hollow Subdivision as referenced in Book of Maps 1968, Page 32 and being the property of Daniel C. Austin and Brenda Austin as referenced in Deed Book 7384, Page 895 and recorded in said registry; thence N 86°42'44"W a distance of 179.89 feet to an existing iron pipe; thence N 86°36'28"W a distance of 200.00 feet to a point being the northwest corner of Lot 23 of the said Quail Hollow Subdivision; thence N 07°58'32"E a distance of 338.25 feet to the Point and Place of BEGINNING and containing 127,496 sq. ft. or 2.9269 acres.

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	Rezoning Case #
STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The property is designated Low Density Residential on the Future Land Use Map. Although the rezoning request is inconsistent with the Future Land Use Map, ithe rezoning request, as conditioned, is compatible with the surrounding area and reasonable and in the public interest.</p> <p>2. The property is located near Falls of Neuse Road, which is a Transit Emphasis Corridor on the Urban Form Map. There is existing bus transit service within walking distance of the property, including Route 2 and Route 23L. Given the existing transit service along Millbrook Road and the proximity to Falls of Neuse Road, the rezoning request is consistent with the Transit Emphasis Corridor designation along Falls of Neuse, which recommends a hybrid frontage such as -PL.</p> <p>3. The rezoning request is consistent with policies LU 4.9, LU 5.1, LU 5.2, LU 5.4, LU 5.5, LU 5.6, LU 7.1, LU 7.3, LU 7.4, LU 7.5, LU 7.6, and LU 10.6.</p>	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The rezoning request is reasonable and in the public interest because it provides for additional neighborhood-oriented restaurant and retail amenities within walking distance to the surrounding residential neighborhoods and office developments, and along two major transportation corridors with bus transit service. Additionally, the conditions provide an appropriate transition between the commercial uses and nearby residential uses and mitigate potential impacts. Finally, the rezoning request will support, strengthen and compliment the existing Quail Corners shopping center.</p>	

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

OFFICE USE ONLY

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

Rezoning Case #

INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no historic resources located on the property.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable.

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation N/A

Click [here](#) to view the Urban Form Map.

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p>

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response:</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response:</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response:</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response:</p>

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT	COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements – General Use or Conditional Use Rezoning					
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference 5/16/19 # 598028	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purposes of initiating the request, by property owners or third-party applicants.

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is current zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (*Please also provide any relevant details regarding the request.*)

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions I (we) can be reached at:

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at:

(919) 996-2682
rezoning@raleighnc.gov

Thank you

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning & Development at time of application submittal.

SUBMITTED DATE: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on 1-30-2020 (date) to discuss a potential

rezoning located at 1200 + 1204 East Millbrook Rd (property address).

The neighborhood meeting was held at Millbrook Methodist Church (location).
1712 East Millbrook Rd

There were approximately 22 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Stormwater Control, Drainage Easement.

Ingress/Egress onto Millbrook Rd.

Additional traffic on Cedarhurst.

Additional traffic on Millbrook Rd.

Width of buffer between development and residential.

Tree conservation.

Security.

Trash Collection.

Times when parking lot is being clean by power blowers.

Walking accessibility that provides a direct walkable pathway to the new expansion from Cedarhurst Drive.

Security.

Phil Layton
Market-One Realty
5003A Falls of Neuse Rd
PO BOX 19669
Raleigh, NC 27619
Phone (919) 876-2726
Cell (919) 740-3324
Fax (919) 878-3891
Email: phillayton123@gmail.com

January 13, 2020

Mr. and Mrs. Robert Carruth
1109 Country Ridge Dr
Raleigh NC 27609-5422

Copy

RE: 1200 & 1204 East Millbrook Rd

Dear Robert and Marlowe,

Dan Austin Sr. who owns the Quail Corners shopping center is in the process of submitting a rezoning request to rezone 2 lots located at 1200 & 1204 East Millbrook Rd. See attached Parcel Map of properties to be rezoned.

You are invited to attend a neighborhood meeting on Thursday January 30, 2020. The meeting will be held at the Millbrook Methodist Church located at 1712 East Millbrook Rd, Raleigh, NC, the corner of Millbrook Rd and Old Wake Forest Rd. The meeting will begin at 6:00 PM and will be held in the Youth Building. Parking is conveniently located adjacent to the Youth Building off Millbrook Rd.

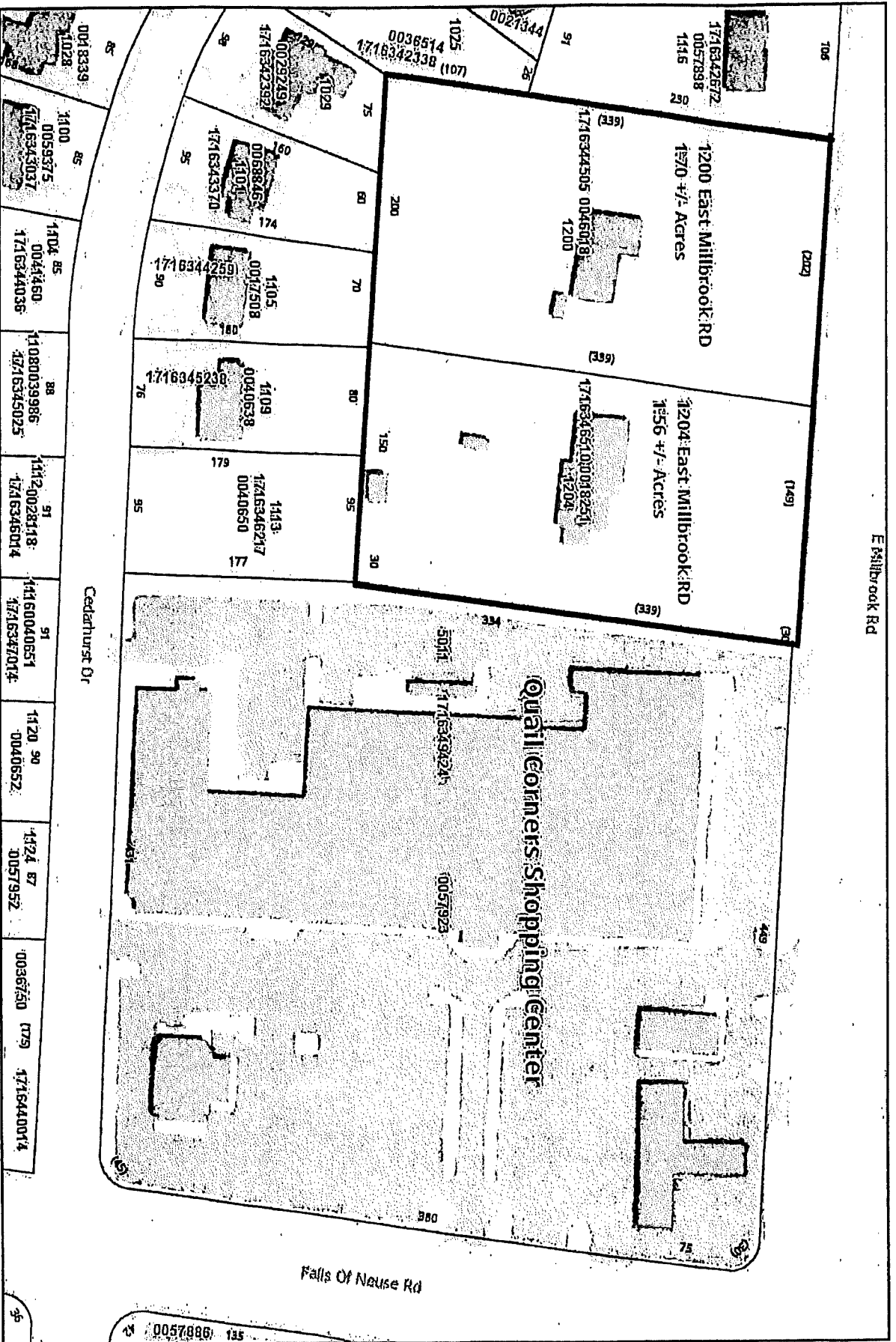
The purpose of this meeting is to discuss the potential rezoning. The two lots are comprised of 3.26 acres and is currently zoned Residential (R-4) and is proposed to be rezoned CX-3-PL Conditional Use.

The City of Raleigh requires that prior to the submittal of any rezoning application a neighborhood meeting involving property owners located within 500 feet of the area requested for rezoning.

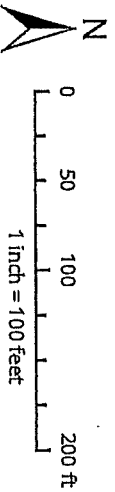
If you have any questions or would like to discuss anything about the proposed rezoning I can be reached at (919) 740-3324. In addition for more information about rezoning, you may visit "www.raleighnc.gov" or contact the Raleigh City Planning Department at (919)996-2682 or "rezoning@raleighnc.gov".

Sincerely,

Phil Layton



1200 & 1204 East Millbrook Rd (To be Rezoned)



Disclaimer
 Maps make 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.

January 30, 2020

**Millbrook Rd Properties Community Meeting
Held at Millbrook United Methodist Church
RE: 1200 & 1204 Millbrook Rd
Held: By Phil Layton / Market-One Realty, LLC
Contact Info: phillayton123@gmail.com 919-740-3324**

Name	Address	Contact Info: Phone /Email
Collins-Shaw/Kerrick	1205 Country Ridge	919-455-4337
Ramon Ferny	1020 E. Millbrook Rd	703-725-3525
LAUREN THOMAS	913 CEDARHURST DR.	LAUREN BENJIT. 919-771-7019
Richie Kreboth	1013 Cedarhurst Dr	richiekreboth@gmail.com 919-878-3955
Jacqui Hampton-Morton	1100 E. Millbrook	jacquismort@jham Veltmorton@aol.com
R. Morton	1100 E. Millbrook	919-878-3957 bstanley@mhtc.org
Bruce Melissa Stanley	1029 Cedarhurst Dr	919-801-2992
Gene Berg	1025 Cedarhurst	919-740-2445
Al Guerrero	1080 Hemingway	919-606-9470
PATRICK MARTIN	300 FOXHALL ST	919-781-0857
D. STANTON	1105 CEDARHURST	
Brenda & Dan Austin Jr	1013 Thoreau Dr.	919-880-7692
Lanny Helgert		

January 30, 2020

**Millbrook Rd Properties Community Meeting
Held at Millbrook United Methodist Church
RE: 1200 & 1204 Millbrook Rd
Held: By Phil Layton / Market-One Realty, LLC
Contact Info: phillayton123@gmail.com 919-740-3324**

Name	Address	Contact Info: Phone /Email
Diane Ehler	1205 Paddock Dr.	919-954-8894
Susan, Donn	512 Northwood 27609	SUZdonna@gmail.com 919-917
Karen Salari	600 Compton	kmsolari@aol.com
Ian Miller	1105 Country Ridge Dr	ianmiller ^{zero} @gmail.com
Rob Struck	1020 Cedarhurst Dr	rss317@yahoo.com
Sam Hershey		

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
William Allen 5000 Foxlair Ct Raleigh NC 27609-5430			
PIN# 1716330886			
Daniel Austin, Jr 1109 Cedarhurst Dr Raleigh NC 27609-5417			
PIN# 1716345238 , 1716346217			
David Barnhill 1004 Paddock Dr Raleigh NC 27609-4742			
PIN# 1716248941			
Gene and Deborah Berg 1025 Cedarhurst Dr Raleigh NC 27609-5415			
PIN# 1716342338			
Robert Biggerstaff 1125 Country Ridge Dr Raleigh NC 27609-5422			
PIN# 1716336866			
Gerald Blake 1017 Cedarhurst Dr Raleigh NC 27609-5415			
PIN# 1716340477			
Joseph Bland 5018 Tremont Dr Raleigh NC 27609-5461			
PIN# 1716247245			

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
----------------------------------	--------------	-------------	--------------------

Jeffrey Braswell
1016 Cedarhurst Dr
Raleigh NC 27609-5416

PIN# 1716340216

Webb Burgess
1117 Country Ridge Dr
Raleigh NC 27609-5422

PIN# 1716344887

Raymond H Carper
1116 Cedarhurst Dr
Raleigh NC 27609-5418

PIN# 1716347014

Robert Carruth
1109 Country Ridge Dr
Raleigh NC 27609-5422

PIN# 1716332897

James Chun
5212 Richland Dr
Raleigh NC 27612-3573

PIN# 1716347094

Shane Collins
1205 Country Ridge Dr
Raleigh NC 27609-5424

PIN# 1716338836

HP Quail Commons
PO BOX 19669
Raleigh NC 27619-9669

PIN# 1716349879, 1716346934

Full Phone and Address List

Name, Company and Address

Phone

Ext.

Description

Stephen Cruse
1012 Paddock Dr
Raleigh NC 27609-4742

PIN# 1716340901

John Dozler
5008 Foxlair Ct
Raleigh NC 27609-5430

PIN# 1716340059

Ronald Duffy
1121 Country Ridge Dr
Raleigh NC 27609-5422

PIN# 1716335877

John Ehlert
1205 Paddock Dr
Raleigh NC 27609-4745

PIN# 1716354281

Ramon A Fernandez
Eduvigs M Estrella
1020 East Millbrook Rd
Raleigh NC 27609-5465

PIN# 1716248628

Joel A Fowler
1201 Paddock Dr
Raleigh NC 27609-4745

PIN# 1716354118

Pearlie J. Fowler
1008 Paddock Dr
Raleigh NC 27609-4742

PIN# 1716249921

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
----------------------------------	--------------	-------------	--------------------

Benjamin E Goldstein
6820 Greystone Dr
Raleigh NC 27615-7407

PIN# 1716355084

Spencer Good
1108 Paddock Dr
Raleigh NC 27609-4744

PIN# 1716343952

Kera R. Hafshejani
Damon J. Hafshejani
1009 Cedarhurst Dr
Raleigh NC 27609-5415

PIN# 1716249512

Rifa E. Harris
1213 Country Ridge Dr
Raleigh NC 27609-5424

PIN# 1716430827

David Hazinski
5009 Foxlair Ct
Raleigh NC 27609-5430

PIN# 1716248193

Samuel Bret Hershey
1108 Cedarhurst Dr
Raleigh NC 27609-5418

PIN# 1716345025

George S. Hobgood
Lynn Bryan Hobgood
4909 Falls of Neuse Rd
Raleigh NC 27609-5405

PIN# 1716440014

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
----------------------------------	--------------	-------------	--------------------

Martha Spier Holloman
5107 Hearth Dr
Raleigh NC 27609-4723

PIN# 1716344955

Ronald R. Hunt
1104 East Millbrook Rd
Raleigh NC 27609-5467

PIN# 1716340607

Housekick, Inc
4317 Pleasant Valley Rd
Raleigh NC 27612-7158

PIN# 1716348084

Gregory Kanas
1021 Cedarhurst Dr
Raleigh NC 27609

PIN# 1716341474

Generose A. Koeppl
5004 Foxlair Ct
Raleigh NC 27609-5430

PIN# 1716341050

Anna Clay Kroboth
Richard Kroboth
1013 Cearhurst Dr
Raleigh NC 27609-5415

PIN# 1716340501

Robert E. Lee
1104 Cedarhurst Dr.
Raleigh NC 27609-5418

PIN# 1716344036

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
----------------------------------	--------------	-------------	--------------------

John Paul Manzo
Taylor Myers
1100 Paddock Dr
Raleigh NC 27609-4744

PIN# 1716341960

Vicki L. Martin
9974 Traders Lane Ext
Calabash NC 28467-2588

PIN# 1716342869

Marie Mason
1108 East Millbrook Rd
Raleigh NC 27609-5467

PIN# 1716340685

Ian McCullen
1005 Cedarhurst Dr
Raleigh NC 27609-5415

PIN# 1716248523

Millbrook United Methodist Church
To Whom it May Concern
1712 E Millbrook Rd
Raleigh NC 27609-4910

PIN# 1716249340

East Millbrook
PO BOX 19669
Raleigh NC 27619

PIN# 1716344505, 1716346510

Ian Miller
1105 Country Ridge Dr
Raleigh NC 27609-5422

PIN# 1716331897

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
----------------------------------	--------------	-------------	--------------------

Roosevelt Morton
1100 E Millbrook Rd
Raleigh NC 27609-5467

PIN# 1716249617

William B. Myers
1101 Paddock Dr.
Raleigh NC 27609-4743

PIN# 1716341079

Ryan O'Connor
1006 Cedarhurst Dr
Raleigh NC 27609-5416

PIN# 1716248362

Charles Oliver
1209 Country Ridge Dr
Raleigh NC 27609-5424

PIN# 1716339827

Carlos Pena
5201 Firsides Dr
Raleigh NC 27609-4717

PIN# 1716355274

Teresa De Jesus Perez
1109 Paddock Dr
Raleigh NC 27609-4743

PIN# 1716353136

Elizabeth Pimentel
1112 East Millbrook Rd
Raleigh NC 27609-5467

PIN# 1716341673

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
----------------------------------	--------------	-------------	--------------------

Phillip Price
1113 Country Ridge Dr.
Raleigh NC 27609-5422

PIN# 1716333897

Austin Family Properties
5003-A Falls of Neuse Rd
Raleigh NC 27609

PIN# 1716343370, 1716342672, 1716346834

Louise Austin Properties LLC
PO BOX 19669
Raleigh NC 27619

1016 Paddock

PIN# 1716340980, 1716344825

Phebe K. Roberson
5006 Tremont Dr
Raleigh NC 27609-5461

PIN# 1716247356

Gregory A Robinson
1206 Paddock Dr
Raleigh NC 27609-4746

PIN# 1716356097

William Rouse
1024 Cedarhurst Dr
Raleigh NC 27609-5416

PIN# 1716341167

James P. Shier Heirs
C/O Doris B Shier
1105 Paddock Dr
Raleigh NC 27609-4743

PIN# 1716352160

Full Phone and Address List

Name, Company and Address

Phone

Ext. Description

Quail Corners Shopping Center
PO Box 19669
Raleigh NC 27619

PIN# 1716349424

Elizabeth Spratte
1105 Cedarhurst Dr.
Raleigh NC 27609-5417

PIN# 1716344259

Bruce Stanley
1029 Cedarhurst Dr
Raleigh NC 27609

PIN# 1716342392

Katherine Ann Struck
Robert Stephen Struck
1020 Cedarhurst Dr
Raleigh NC 27609-5416

PIN# 1716340282

Joseph Tew
1201 Country Ridge Dr
Raleigh NC 27609-5424

PIN# 1716337857

Vance T. Hogan, Trustee
Juanita Cash Hogan, Trustee
4504 Keswick Dr
Raleigh NC 27609-5551

PIN# 1716259098

Susan R. Wagner
5200 Fireside Dr
Raleigh NC 27609-4718

PIN# 1716357246

Full Phone and Address List

<u>Name, Company and Address</u>	<u>Phone</u>	<u>Ext.</u>	<u>Description</u>
Dean Watson 1112 Cedarhurst Dr. Raleigh NC 27609-5418			
PIN# 1716346014			
Edward B. Williams 5204 Cabin Pl Raleigh NC 27609-4701			
PIN# 1716352211			
Benny H. Wood, Jr 1028 Cedarhurst Dr Raleigh NC 27609-5416			
PIN# 1716342142			
Laura Young 1100 Cedarhurst Dr Raleigh NC 27609-5418			
PIN# 1716343037			

Full Phone and Address List

Page 11/11

Name, Company and Address

Phone

Ext.

Description

James C Rogers
5009 Foxlalt Ct
Raleigh NC 27609

PIN# 1716248193

Name, Company and Address

Phone

Ext.

Description

Mark Bunn
1101 Cedarhurst Dr
Raleigh NC 27609

Email: 1716343370

Name, Company and Address

Phone

Ext.

Description

Alexander Griffis
Alexandra Stone
5205 Cabin Pl
Raleigh NC 27609-4701

Name, Company and Address

Phone

Ext.

Description

Quail Corners Shopping Center
C/O Huffman Oil Company
PO BOX 730
Burlington NC 27216-0730

Name, Company and Address

Phone

Ext.

Description

Gail D. Lehning
Robert S Heirs
1208 Kelt Ct
Cary NC 27216-0730
