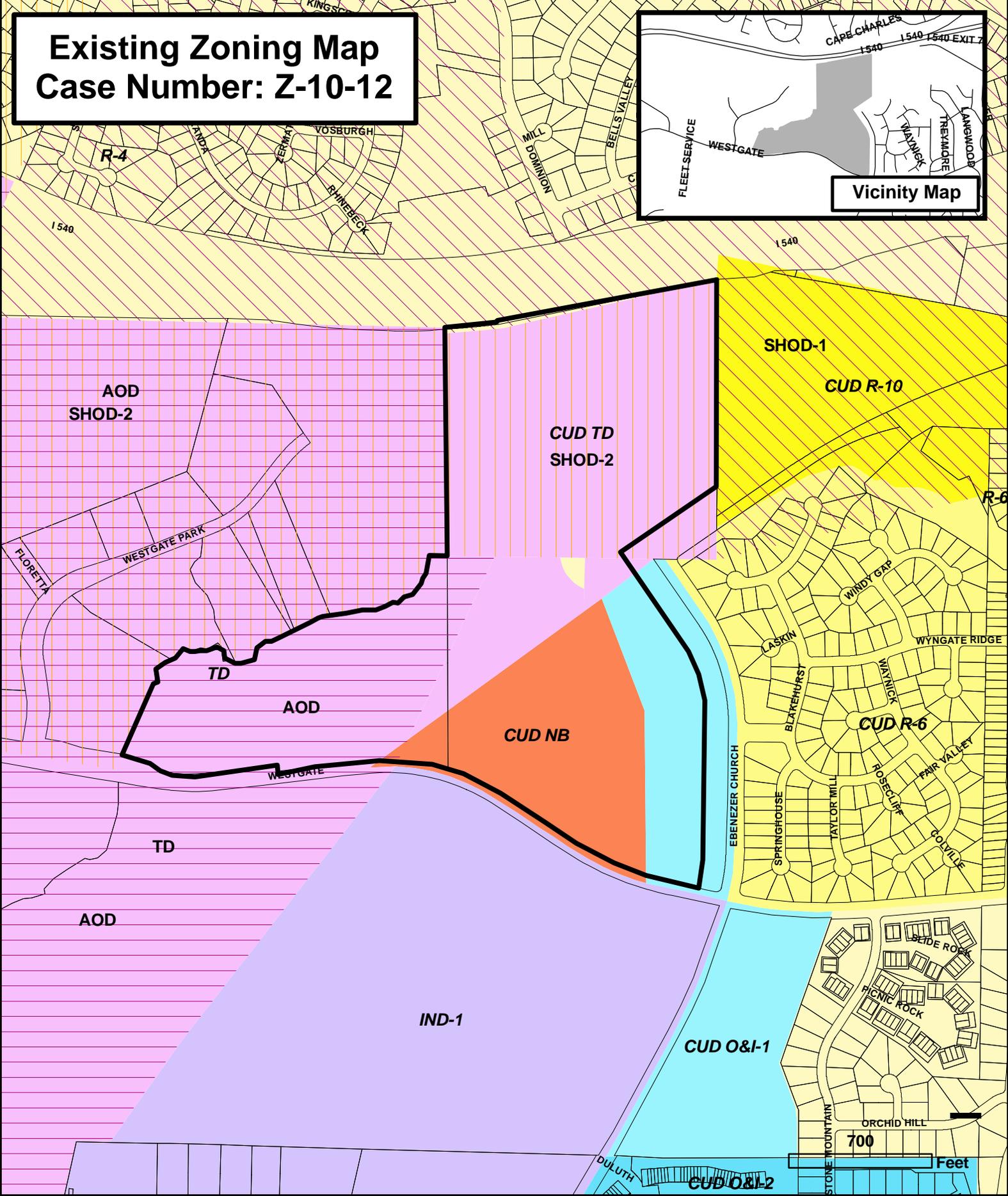
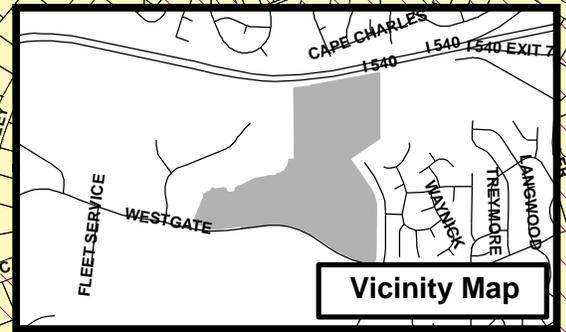


Existing Zoning Map Case Number: Z-10-12



Request:

97.13 ac from NB CUD, O&I-1 CUD, TD CUD, TD CUD w/AOD, TD CUD w/SHOD-2 & R-4 to I-1 CUD & I-1 CUDw/ SHOD-2

City of Raleigh Public Hearing
April 17, 2012
(July 16, 2012)



Certified Recommendation

Raleigh Planning Commission

CR# 11468

Case Information Z-10-12 Westgate Rd.

<i>Location</i>	Northside, northwest of its intersection with Ebenezer Church Rd.
<i>Size</i>	97.13 acres
<i>Request</i>	Rezone property from NB CUD, O&I-1 CUD, TD CUD, TD, R-4 with AOD & SHOD-2 to IND-1 CUD with SHOD-2

Overall Comprehensive Plan Consistency

Consistent

Inconsistent

Consistent

<i>Future Land Use Designation</i>	<input type="checkbox"/>	Medium Density residential uses (eastern portion), Public Parks and Open Space (small portion) and Business and Commercial services uses (western portion)
<i>Applicable Policy Statements</i>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The following Comprehensive Plan policies apply:</p> <ul style="list-style-type: none"> Policy LU 2.6 Infrastructure Impacts Policy LU 5.2 Managing Commercial Development Impacts Policy LU 5.4 Density Transitions Policy LU 5.6 Buffering Requirements Policy LU 4.1 Coordinate Transportation Investments with Land Use Policy LU 7.5 High-Impact Commercial Uses Policy LU 10.2 Retail in Industrial Zones Policy LU 11.2 Location of Industrial Areas Policy LU 11.3 Commercial Uses in Industrial Areas Policy LU 11.5 Mitigating Industrial Land Use Impacts Policy T 1.5 Context Sensitive Road Design Policy T 2.9 Curb Cuts Policy T 2.15 Sensitive Road Design Policy T 2.16 Assessing Changes in Road Design Policy EP 1.13 Evaluating Development Impacts On Air Quality Policy EP 2.7 Road Design and Landscape Preservation Policy EP 3.10 Groundwater Protection Policy EP 3.12 Mitigating Stormwater Impacts Policy EP 8.4 Noise and Light Impacts Policy EP 8.5 Airport Overlay Zone

Summary of Conditions

<i>Submitted Conditions</i>	<p>The conditions offered seek to:</p> <ul style="list-style-type: none"> • Define terms used in zoning conditions • Realign Westgate Road to the north no more than 600 feet from centerline of current location, before mining and quarrying activity occurs with applicant bearing all associated costs with provision for a berm • Limit extraction to south of relocated Westgate Rd. with buffer of
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	<p>50 ft. from relocated ROW and min. 25 ft. high berm between ROW and extraction area spaced min 25 ft. away from ROW</p> <ul style="list-style-type: none"> • Specify minimum ht. and setback for berms along eastern edge with accommodations for driveway and future ROW expansion • Limit permitted uses for the northern portion and specify berm location with respect to ROW • Specify max. height, setback and location of berm with respect to adjacent residential properties • Time and day limitations on deposit of burden • Prohibit transportation of overburden at grade across Westgate Road and specify alternate means of conveyance • Provide a 50 foot buffer around Westgate and property edge with limited driveway access • Specify planting of grass and pine seedlings • Control of dust • Prohibit blasting within 200 ft. of relocated Westgate right-of-way and within 800 ft. of Wyngate parcels • Specify seismograph reading log for southern portion and limitations on blasting operation • Limit hours and days permitted for blasting operation • Provide for 50 ft. buffer for Wake County school property along eastern edge • Address additional stormwater controls • Offer transit easements and • Limit uses and other specifications for the property if road realignment does not occur
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Issues and Impacts

<i>Outstanding Issues</i>	<ol style="list-style-type: none"> 1. Inconsistency with the future land use map 2. Compatibility with adjacent residential uses – noise and vibration impacts 	<i>Suggested Conditions</i>	<ul style="list-style-type: none"> • Avigation easement agreement has been provided as requested by the Raleigh Airport Authority
<i>Impacts Identified</i>	<p>- The property contains a portion of Sycamore Creek tributary</p> <p>- Condition (i) addresses part of the tree conservation requirement; however, it is less restrictive with all of the listed disturbances that would be allowed. There is no mention of a 50 foot protective buffer along 540</p>	<i>Proposed Mitigation</i>	<ol style="list-style-type: none"> 1. Applicant will be required to designate greenway at the time of site plan or subdivision review.

Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
12/1/2011	4/17/2012	Date: Action	5/22/12 deferred; 6/12/12 approved

Valid Statutory Protest Petition

Attachments

1. Staff report
2. Existing Zoning/Location Map
3. Future Land Use

Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission finds that this request is inconsistent with the Comprehensive Plan. However, based on the findings and reasons stated herein, recommends that this request be approved in accordance with conditions dated 6/5/12.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. That the request is inconsistent with the future land use map designation. However, there is no guarantee that the property would redevelop as medium density residential use, in accordance with the future land use map designation. Given the unique context of the site with its immediate proximity to an active quarry that has an extended 20 year life expectancy, the proposed zoning with associated conditions offers a more compatible and transitional use. That as long as the quarry to the south remains active, medium density residential use on the subject site would inject additional residential density in closer proximity to an active quarry site than what exists under the current scenario. 2. That several distinct conditions are being offered to protect and mitigate all potential adverse impacts to the surrounding residential uses while allowing for a minimal expansion of an existing quarry business, which services larger community needs. 3. That proposed conditions offer additional buffering, screening, height, access, stormwater, and operation controls that are more restrictive than minimum State standards to mitigate all potential adverse impacts to the surrounding residential uses from the proposed rezoning. 4. That the request would allow for the expansion of an existing quarry business and permit the extraction of natural resource that would offer larger economic and public benefit to the community and residents of Raleigh by supporting production of affordable construction aggregates, off-setting high transportation costs that would otherwise apply for aggregates quarried at distant locations. 5. That as proposed, no additional costs applies to the city for the re-alignment of Westgate Road. That applicant will bear all costs associated with the proposed road realignment. 6. That the subject request and proposed conditions, for reasons stated above, appears to be reasonable and to serve the larger public interest of city of Raleigh residents.

<i>Motion and Vote</i>	Motion: Fleming Second: Mattox In Favor: Butler, Fleming, Fluhner, Harris Edmisten, Mattox, Schuster, Sterling Lewis, Terando Opposed: Haq
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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.

			6/12/12
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Dhanya Sandeep dhanya.sandeep@raleighnc.gov



Zoning Staff Report – Case Z-10-12

Conditional Use District

Request

<i>Location</i>	Northside, northwest of its intersection with Ebenezer Church Rd.
<i>Request</i>	Rezone property from NB CUD, O&I-1 CUD, TD CUD, TD, R-4 with AOD & SHOD-2 to IND-1 CUD with SHOD-2
<i>Area of Request</i>	97.13 acres
<i>Property Owner</i>	Martin Marietta Materials Inc.
<i>PC Recommendation Deadline</i>	July 16, 2012

Subject Property

	<i>Current</i>	<i>Proposed</i>
<i>Zoning</i>	NB CUD, O&I-1 CUD, TD CUD, TD, R-4	IND-1 CUD
<i>Additional Overlay</i>	AOD, SHOD-2	SHOD-2 (to remain)
<i>Land Use</i>	Vacant	Quarry expansion and storage of overburden
<i>Residential Density</i>	2959 pot. total DU at max. density permitted under existing zoning TD – 940 TD CUD – 276 NB – 195 O&I-1 CUD – 97 TD CUD – 1450 R-4 – 1	Not permitted (per conditions)

Surrounding Area

	<i>North</i>	<i>South</i>	<i>East</i>	<i>West</i>
<i>Zoning</i>	Residential-4	IND-1, TD w/AOD	O&I-1 CUD, R-6 CUD, R-10 CUD w/SHOD-1, TD CUD	TD w/AOD, SHOD-2
<i>Future Land Use</i>	Low density residential	Special study area, moderate density residential	Low density residential, public facilities	Business and commercial services
<i>Current Land Use</i>	I-540 ROW and low density residential use	Quarry, moderate density residential use	Low density residential use (Wyngate neighborhood)	Commercial and industrial use

Comprehensive Plan Guidance

<i>Future Land Use</i>	Medium Density residential uses (eastern portion), Public Parks and Open Space (small portion) and Business and Commercial services uses (western portion)
<i>Area Plan</i>	None apply
<i>Applicable Policies</i>	Policy LU 2.6 Infrastructure Impacts Policy LU 5.2 Managing Commercial Development Impacts Policy LU 5.4 Density Transitions Policy LU 5.6 Buffering Requirements Policy LU 4.1 Coordinate Transportation Investments with Land Use Policy LU 7.5 High-Impact Commercial Uses Policy LU 10.2 Retail in Industrial Zones Policy LU 11.2 Location of Industrial Areas Policy LU 11.3 Commercial Uses in Industrial Areas Policy LU 11.5 Mitigating Industrial Land Use Impacts Policy T 1.5 Context Sensitive Road Design Policy T 2.9 Curb Cuts Policy T 2.15 Sensitive Road Design Policy T 2.16 Assessing Changes in Road Design Policy EP 1.13 Evaluating Development Impacts On Air Quality Policy EP 2.7 Road Design and Landscape Preservation Policy EP 3.10 Groundwater Protection Policy EP 3.12 Mitigating Stormwater Impacts Policy EP 8.4 Noise and Light Impacts Policy EP 8.5 Airport Overlay Zone

Contact Information

<i>Staff</i>	Dhanya Sandeep, dhanya.sandeep@raleighnc.gov
<i>Applicant</i>	Lacy H. Reaves, 821-6704, lreaves@smithlaw.com
<i>Citizens Advisory Council Contact</i>	Northwest Jay Gudeman, 789-9884

Case Overview

The site is located to the north of Westgate Road, northwest of its intersection with Ebenezer Church Road. The northern edge of the site abuts the expansive right-of-way of I-540 that transitions over to low density residential uses to its further north. The east is bounded by Ebenezer Church Road and the Wyngate residential neighborhood zoned R-6. The area to the west zoned largely TD is developed for a mix of commercial and industrial uses. An active quarry is located to the south on land zoned IND-1. The proposed request seeks to rezone subject property to Industrial-1 CUD with SHOD-2, with the intent to expand the existing quarry operation to a defined area while relocating Westgate Road about 600 feet to the north from its current location. The remaining area outside of the defined extraction area is limited to storage of overburden and berms. Several conditions are offered in an attempt to mitigate adverse impacts to adjacent residential uses.

The proposed industrial use is inconsistent with its Future Land Use map designation. The future land use designates a portion of the property for Medium Density Residential use and the

remaining for Business and Commercial uses. A small portion to the north along the stream, running parallel to Westgate Road, is designated for Public Parks and Open Space. The proposed rezoning and conditions limit the use of part of the site for quarry operations and the remaining for storage of overburden, which essentially reduces the overall intensity of development that would otherwise be permitted under the existing zoning. Thus, the impacts of the proposed request on infrastructure are minimal. The proposed conditions provide for additional buffering, berms and transitional zones to the surrounding residential uses in an effort to reduce any adverse impacts. However, other potential adverse impacts to be further evaluated include compatibility issues to adjacent residential uses such as noise and vibration. Other regional wide impacts will be regulated by State standards and enforced through the State Mining Permit.

Exhibit C & D Analysis

Staff examines consistency with the Comprehensive Plan, compatibility with the surrounding area, public benefits and detriments of the proposal, and summarizes any associated impacts of the proposal.

1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s)

1.1 Future Land Use

The Future Land Use map designates the eastern portion of the property appropriate for Medium Density residential uses, while the western edge is designated for Commercial and Business Services. A very small portion of Public Parks and Open Space follows Sycamore Creek through the property.

The portion of the property designated Medium Density Residential is inconsistent with the requested Industrial zoning.

1.2 Policy Guidance

The following policy guidance is applicable with this request:

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 appear to be consistent with the policies of the Comprehensive Plan.

Policy LU 2.6 - Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

The proposed request seeks to rezone the property to an industrial zone while removing the Airport Overlay District. The proposed zoning conditions provide for relocation of Westgate Road and limit uses on the property to quarrying on a limited area and to storage of overburden on the remaining portion. Thus, the overall development impact of the proposed rezoning on infrastructure is lower than that permitted under the existing zoning. Hence, the proposed rezoning will not impact the infrastructure capacities and is consistent with this policy.

Policy LU 5.2 Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

The proposed rezoning while requesting a higher intensity industrial use zone, offers conditions that limit the use of the property to quarry operations in a small portion and to storage of overburden in the remaining larger area. Thus, the overall impacts of commercial uses on the subject property are reduced as compared to what would be permitted under the existing zoning. Zoning conditions offered attempt to provide for added protection from the impacts of potential traffic, parking, litter, shadow, view, odor, noise and vibration. However, the rezoning assumes a relocation of Westgate Road, which would provide additional land area for mineral extraction on the property to the south of Westgate Road. The impacts of noise and vibration to surrounding residential areas are regulated by State and conditions offered propose to monitor and maintain standards more restrictive than State standards to avoid any adverse impacts.

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.

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 proposed zoning conditions provide for additional buffering along the residential edges. Furthermore, the quarrying operations are limited to the internal site area and a majority of the site area between the quarrying operations and abutting site is limited to the use of storage of overburden, thus providing for appropriate transition area and buffering between commercial and residential uses. The proposed relocation of Westgate Road serves as a transitional edge between the quarry operations and the rest of the site. The request is consistent with these policies.

Policy LU 4.1 Coordinate Transportation Investments with Land Use

Ensure that transportation decisions, strategies, and investments are coordinated with and support the City's land use objectives.

The rezoning would precipitate a relocation of Westgate Road to the north, within 600 feet of the current location. The relocation of Westgate Road would create a more circuitous alignment. The 2030 Comprehensive Plan does not include a realignment of Westgate Road as proposed by the applicant. Any future realignment of Westgate Road would have to meet all City and NCDOT standards for new road construction. At this time, neither the exact alignment nor preliminary engineering design drawings have been completed for the proposed relocation of Westgate Road. The design and scale of transportation facilities will be evaluated through a formal review process when construction details are submitted. This relocation will render no specific to the City. The conditions commit to the applicant bearing the related costs for relocating this road. The proposed realignment of the road will not impact the land use character anticipated for this area and therefore, meets the intent of this policy.

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 zoning conditions would permit intense uses associated with the quarry on the property. While actual extraction would not occur on the property, the storage of overburden (excavated dirt) would be permitted. This would require the transportation of material to the property from the extraction site. Zoning conditions provide for special alternative arrangement for conveyance of overburden. Zoning conditions provide for additional buffering and transition to the adjacent residential uses and regulate the day and time of overburden deposit and blasting operations. The impacts of noise and vibration to surrounding residential areas are regulated by State and conditions offered propose to monitor and maintain standards more restrictive than State standards to avoid any adverse impacts.

Policy LU 10.2 Retail in Industrial Zones

Discourage retail uses in industrial zones to maintain viable industrial areas and avoid an oversupply of retail uses.

The proposed request prohibits retail uses on the property. The request is consistent with this policy.

Policy LU 11.2 Location of Industrial Areas

Accommodate industrial uses—including municipal public works facilities—in areas that are well buffered from residential uses (and other sensitive uses such as schools), easily accessed from major roads and railroads, and characterized by existing concentrations of industrial uses. Such areas are generally designated as "General Industrial" on the *Future Land Use Map*.

The proposed rezoning site while not designated for industrial use in the future land use map, is adjacent to industrially zoned land and surrounded by commercial/ industrial uses to the west. The conditions provide for additional buffering and transitional area between the proposed quarry use and surrounding residential uses to the east. The relocation of Westgate Road provides access along a major thoroughfare and serves as a physical barrier to define the quarry operations area. The request is consistent with this policy.

Policy LU 11.3 Commercial Uses in Industrial Areas

Limit specified non-industrial uses in industrially zoned areas, including office and retail development, in order to preserve these areas for industrial development.

The proposed request prohibits retail/commercial uses on the property. The request is consistent with this policy.

Policy LU 11.5 Mitigating Industrial Land Use Impacts

Mitigate the adverse impacts created by industrial uses through a variety of measures, including buffering, site planning and design, strict environmental controls, performance standards, and the use of a range of industrial zones that reflect the varying impacts of different kinds of industrial uses.

The proposed conditions along with State environmental standards help mitigate adverse industrial impacts indicated by this policy.

Policy T 1.5 Context Sensitive Road Design

“Context Sensitive” approaches shall be used for new roadways or widening of existing roads to minimize impacts to historic business districts and neighborhoods and sensitive natural areas (particularly in watershed protection, conservation management and metro park protection areas).

The proposed Westgate Road relocation does not impact historic districts or natural areas. Stormwater Management division staff has evaluated and determined that the subject proposal will not have significant impacts to natural resources. The request is consistent with this policy.

Policy T 2.9 Curb Cuts

The development of curb cuts along public streets—particularly on thoroughfares and arterials—should be minimized to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity.

The proposed rezoning and conditions limit the uses permitted on the site and therefore, the number of curb cuts utilized will be fewer than would be needed if the property were to be developed under the existing zoning. The request is consistent with this policy.

Policy T 2.15 Sensitive Road Design

Ensure that all new roadway projects and major reconstruction projects preserve existing trees and topography to the maximum extent feasible and provide an adequate street tree canopy while providing for the safest facility possible. Involve relevant experts (such as a certified arborist) in project planning when implementing this policy.

Policy T 2.16 Assessing Changes in Road Design

Subject all proposed changes to the treatment of existing vehicular rights-of-way, such as changes to the number and type of travel lanes, to a study prior to implementation to determine the impacts on the larger network and the level of service of all relevant modes.

Policy EP 2.7 Road Design and Landscape Preservation

Encourage the preservation of natural features and systems when designing new roadways by separating in-bound and out-bound lanes as they pass through natural features such as large clusters of trees, rocky outcrops or water courses.

The proposed request provides for relocation of Westgate Road to further north of its current location. The relocation of Westgate Road would create a more circuitous alignment. The 2030 Comprehensive Plan does not include a realignment of Westgate Road as proposed by the applicant. Any future realignment of Westgate Road would have to meet all City and NCDOT standards for new road construction. At this time, neither the exact alignment nor preliminary engineering design drawings have been completed for the proposed relocation of Westgate Road. The design and scale of transportation facilities will be evaluated through a formal review process when construction details are submitted by Office of Transportation, Public Works department, and Urban Forestry staff.

Policy EP 1.13 Evaluating Development Impacts on Air Quality

Evaluate potential air emissions from new and expanded development, including transportation improvements and municipal facilities, to ensure that measures are taken to mitigate any possible adverse impacts. These measures should include construction

controls to reduce airborne dust and requirements for landscaping and tree planting to absorb carbon monoxide and other pollutants.

Dust generated from quarry sites is a major source of air pollution, although the impacts are dependent on other factors like the local micro-climate conditions, concentration of dust particles in the ambient air, size of dust particles and their chemistry. Air pollution can be a nuisance as well as have adverse physical and health impacts. The Mining permit issued by the NC Department of Environment and Natural Resources (NC DENR) establishes air quality thresholds for permitted quarrying operations. The proposed conditions address additional controls for dust and impacting operations of the quarry.

Policy EP 3.10 Groundwater Protection

Protect groundwater from the adverse effects of development. Land development and use should be managed to reduce the likelihood of groundwater contamination.

Potential adverse impacts of a quarry operation to be evaluated include those on potable groundwater supplies, air and noise pollution, damage to biodiversity, impacts from quarry waste, and environmental impacts. Much of these impacts are regulated and monitored by the NC DENR through established standards in the issuance of State mining permits.

Policy EP 3.12 Mitigating Stormwater Impacts

Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the rate of runoff so as to avoid erosion of stream banks, inundation of natural waterways and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties and City infrastructure.

The zoning conditions address additional controls that prohibit any stormwater impacts to the adjacent residential subdivision. The request is consistent with this policy.

Policy EP 8.4 Noise and Light Impacts

Mitigate potential noise and light pollution impacts from new development on adjoining residential properties.

Quarrying operations generate significant amounts of noise and vibrations from related blasting and transportation activities. The proposed rezoning to expand the quarry operations will therefore have to be evaluated for noise and light impacts to the adjoining residential uses. While standard noise thresholds apply through city ordinance, the impacts from mining and quarrying operations have significant community wide impacts and are regulated by the State. The conditions submitted propose to keep log of blasting activities, consistent with the State regulations. The conditions offer to monitor and comply with stricter standards than that established by NC DENR to ensure that no adverse impacts sustain from the expanded operations. Zoning conditions regulate days and hours of operations in an attempt to minimize impacts to surrounding uses.

Policy EP 8.5 Airport Overlay Zone

Keep the boundaries of the Airport Overlay District zone current with the future expansion plans of Raleigh-Durham International Airport to protect residents from impacts of increased flight patterns and activity.

The proposed request seeks to remove Airport Overlay District that applies to the site. While residential uses are not permitted on the site per conditions, the Raleigh Airport Authority requests aviation easement as a condition of this rezoning. An aviation easement agreement has been provided as part of this rezoning.

1.3 Plan Guidance

None apply.

2. Compatibility of the proposed rezoning with the property and surrounding area

The proposed rezoning area is predominantly surrounded by commercial and industrial zoning to the west, with low density zoning located to the east across Ebenezer Church Road and to further north across from I-540. Along the immediate east, a strip of land is left out to remain zoned O&I-1 that will serve as a buffer zone between the proposed industrial and adjacent residential zones.

Given the predominantly industrial/commercial character to the west of the surrounding area, an expansion of the industrial use and rezoning to industrial zone would be considered fairly compatible to those properties. However, the proposed zoning would be incompatible to the existing residential zoning to the east. Quarrying operations, which is considered an industrial use, will have significant impacts in terms of noise, vibration, and other environmental factors that could adversely impact residential uses to the east. The proposed zoning conditions limit the use of the property to quarry operation and to storage of overburden. This proposed development of the property is of lower intensity than what would be permitted under the existing Thoroughfare District zoning. Thus, the impacts of the proposed request on infrastructure are minimal. The zoning conditions provide for additional buffering and transitional zones between the industrial and residential uses in an attempt to mitigate potential adverse impacts. However, given the potential direct and indirect impacts to surrounding residential properties from an intense industrial use such as mining and quarrying, further evaluation is needed to ensure that all compatibility issues and adverse impacts to surrounding properties are adequately addressed and/or mitigated.

3. Public benefits of the proposed rezoning

Per the applicant, the proposed rezoning for expansion of the quarry will offer the following public benefits to the community:

- Provide a valuable natural resource to the community for continued availability of resource to meet demand in proximity to site and will keep development costs down for both public and private projects within a 10 mile radius
- Allow quarry operations to expand to north of existing operations and allow conservation of the land adjacent to residential uses for storage of overburden, thus removing impacts of potential commercial uses allowed by existing zoning
- Provide for protection and continuation of existing industrial use in the area
- Provide for more effective transition than would occur under existing zoning
- Development of property under existing zoning would result in significantly more traffic, density, building height, and impervious surface than what would be allowed under proposed rezoning
- Being adjacent to existing quarry, the property contains deposits of mineable granite that will serve the community's needs. Optimal use of local aggregates reduces truck traffic and number of axle loadings on the highway system, along with keeping the costs of aggregates reasonable

Staff assessment indicates that the proposed zoning conditions provide for a better transition area than would occur under existing zoning. Development of property under existing zoning would result in significantly more traffic, density, building height, and impervious surface than what would be allowed under proposed rezoning.

4. Detriments of the proposed rezoning

The proposed quarry expansion area is surrounded by industrial and commercial uses to the west and low density residential uses and a future school site to the east. Potential adverse impacts to be evaluated include those on potable groundwater supplies, air and noise pollution, damage to biodiversity, impacts from quarry waste, and environmental impacts. Much of these impacts are regulated and monitored by the NC DENR through established standards in the issuance of mining permits. The proposed expansions should comply with State regulations. Given the inconsistency with the future land use map, and its potential direct and indirect adverse impacts, a thorough evaluation should be applied to ensure that no adverse impacts to the surrounding residential uses will sustain as a result of the proposed rezoning.

5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.

5.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2009 NCDOT Traffic Volume (ADT)</u>	<u>2035 Traffic Volume Forecast (ADT)</u>			
Westgate Road	Major Thoroughfare	12,000	18,200			
Ebenezer Church Road	Collector Street	N/A	N/A			
Street Conditions						
<u>Westgate Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	24'	None	60'	None	None
City Standard	4	65'	Back-to-back curb and gutter section	90'	minimum 5' sidewalks on both sides	Striped bicycle lanes on both sides
Meets City Standard?	NO	NO	NO	NO	NO	NO
<u>Ebenezer Church Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	2	28'	curb and gutter on east side of street	80'	5' sidewalk on east side of the street	None
City Standard	2	41'	Back-to-back curb and gutter section	60'	Minimum 5' sidewalk on one side of the street	N/A
Meets City Standard?	YES	NO	NO	YES	YES	N/A
<u>Expected Traffic Generation [vph]</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>			
AM PEAK	N/A	N/A	N/A			
PM PEAK	N/A	N/A	N/A			
Suggested Conditions/			Traffic Study Determination: A traffic impact analysis study is not			

Impact Mitigation:		recommended for Z-10-12. Staff will work in collaboration with the applicant in planning of any future realignment of Westgate Road.
Additional Information:	Neither the City of Raleigh nor NCDOT have scheduled major capital roadway improvement projects in the vicinity of this case.	

Impact Identified: None

5.2 Transit

Transit easement has been offered through zoning conditions.

Impact Identified: None

5.3 Hydrology

<i>Floodplain</i>	FEMA Floodplain is present
<i>Drainage Basin</i>	Sycamore
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	none

Neuse River Buffers and FEMA Floodplain are present on the site. Site is subject to Part 10, Chapter 9, Stormwater Regulations.

Impact Identified: None

5.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	656,720 gpd	1.214 MGD
<i>Waste Water</i>	656,720 gpd	1.214 MGD

The proposed rezoning will add approximately 557,405 gpd to the wastewater collection and water distribution systems of the City. The Sycamore Creek interceptor traverses along the creek bank along the northern property line of the western parcel and within an easement in the upper third of the eastern property. There is a twenty-four (24") inch water main located within the Westgate Road right-of-way. The properties would use these mains for connection to the City's utilities. The subsequent development would be responsible for the installation of all internal sanitary sewer and water mains required.

5.5 Parks and Recreation

Property is located along/on the Trib. A of Sycamore Creek. The minimum required greenway along this corridor is 50 on each side of the water course measured from the top of bank.

This site is not located within a park search area.

Impact Identified: Applicant will be required to designate greenway at the time of site plan or subdivision review.

5.6 Urban Forestry

The properties are over 2 acres in size and section 10-2082.14 will apply to the properties.

Impact Identified: The current zoning of CUD TD would require a 50 foot wide TD yard along 540 and Westgate Rd. The rezoning of these properties to I-1 CUD will remove the primary tree conservation area priority from Westgate Rd. and 540. Condition (i) addresses part of this requirement; however, it is less restrictive with all of the listed disturbances that would be allowed. There is no mention of a 50 foot protective buffer along 540.

5.7 Designated Historic Resources

There are no historic resources on this site.

Impact Identified: None.

5.8 Community Development

The site is not located within a redevelopment area.

Impact Identified: None

5.9 Impacts Summary

- Applicant will be required to designate greenway at the time of site plan or subdivision review
- Condition (i) addresses part of the tree conservation requirement; however, it is less restrictive with all of the listed disturbances that would be allowed. There is no mention of a 50 foot protective buffer along 540

No major impacts on public services, facilities, and infrastructure have been identified as a result of the proposed rezoning

5.10 Mitigation of Impacts

NA

6. Appearance Commission

This request is not subject to Appearance Commission review.

7. Conclusions

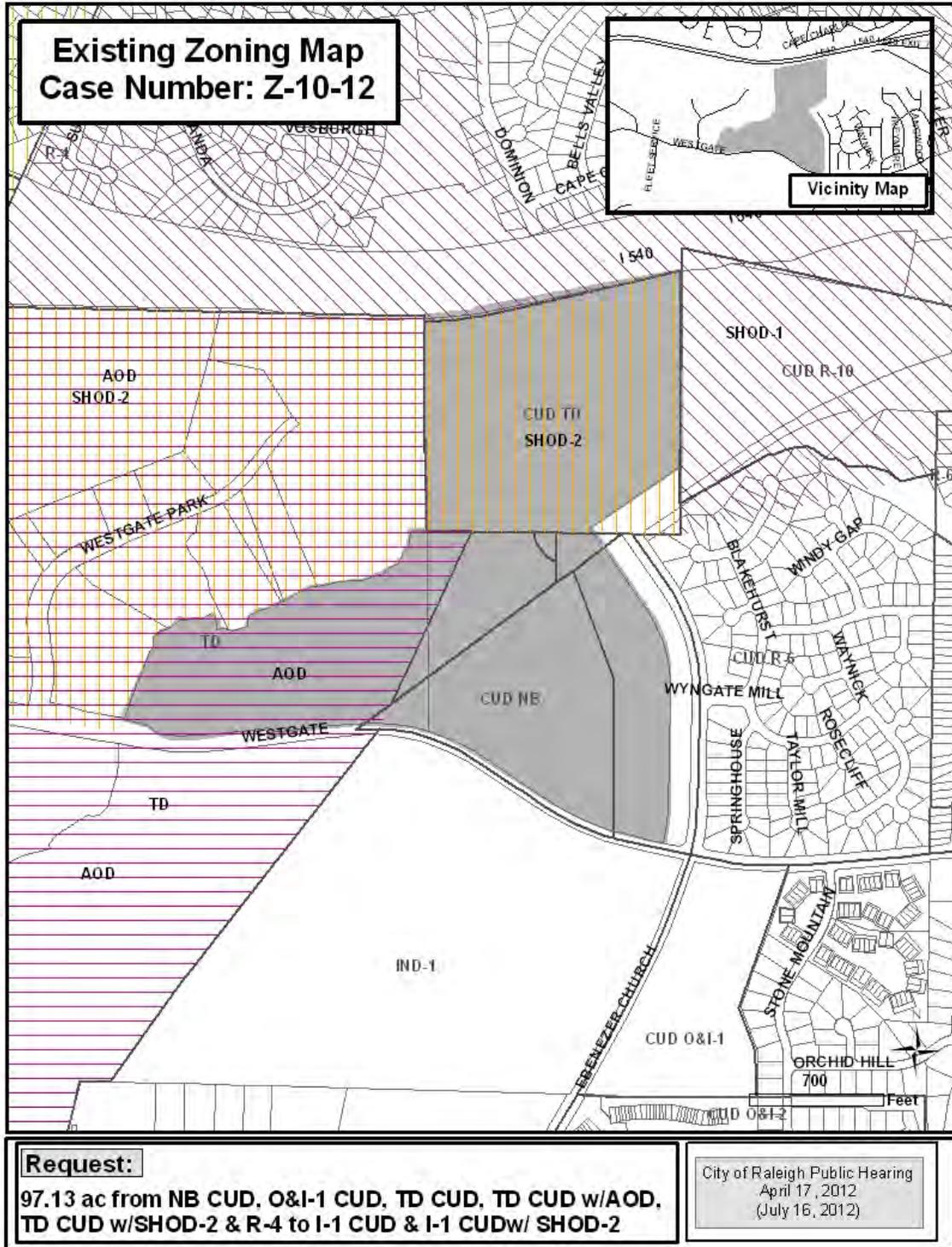
The proposed request seeks to rezone property from NB CUD, O&I-1 CUD, TD CUD, TD CUD w/AOD, SHOD-2 & R-4 to Industrial-1 CUD with SHOD-2 with the intent to expand an existing quarry operation to its further north. The proposed conditions attempt to address and mitigate adverse impacts to the surrounding uses by providing additional buffering, transitional zones, limited uses and other provisions. However, given the

potential direct and indirect impacts to surrounding residential properties from an intense industrial use such as mining and quarrying, further evaluation is needed to ensure that all compatibility issues and adverse impacts to surrounding properties are adequately addressed and/or mitigated.

The following outstanding issues and impacts have been identified:

- Inconsistency with the future land use map
- Compatibility with adjacent residential uses – noise and vibration impacts

Existing Zoning Map





City Of Raleigh

NORTH CAROLINA

06/06/2012

To: Raleigh Planning Commission Members

From: Raleigh Stormwater Utility Division

Re: Z-10-12 – Westgate Road – Martin Marietta Materials, Inc.

Several State regulatory agencies have jurisdiction over quarrying/mining activities within the State of North Carolina and the City of Raleigh. While Martin Marietta has indicated their desired future use and activities upon the proposed re-zoned parcel, they still would have to obtain the necessary permits from those State agencies in order to perform those desired activities. NC DENR, Division of Water Quality (DWQ), NC DENR, Division of Land Resources (DLR) would be the two primary permitting agencies and they would be the responsible party for evaluating future plans with respect to mining permits, erosion control, water quality, and stream impacts.

With respect to the Umstead Coalition's concerns outlined in the letter dated 05/22/2012 about specific possible stream impacts resulting from the proposed realignment of Westgate Road, there are stream and/or "stream-like" features located on the parcel. One is a larger tributary of Sycamore Creek which has both FEMA floodplain as well as Neuse River Buffers associated with it. No significant impacts to this stream, floodplain, or buffers are indicated to be proposed with the road realignment. Any proposed impacts would be addressed during Subdivision/Site Plan, Infrastructure Construction Plan, or Permitting review and the appropriate variances, permits; etc would be required from both FEMA and NC DWQ at that time.

The other significant feature is a small tributary that flows in a NW direction into the larger tributary. This unnamed tributary could be impacted by the proposed road realignment. It is shown as a stream feature on the Wake County Soil Survey, and therefore is assumed to also have Neuse River Buffer. It also is bordered by City of Raleigh flood prone soils. Further evaluation of this feature by NC DWQ would determine whether this feature is subject or not subject to Neuse River Buffer rules. The presence of flood prone soils mean that the area would be subject to the city's floodplain regulations. Again, any proposed impacts would be addressed during

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1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

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Subdivision/Site Plan, Infrastructure Construction Plan, or Permitting review and the appropriate variances, permits; etc from NC DWQ would be required at that time. Additionally, NPDES water quality regulations would also be addressed by the required NPDES permitting through NC DWQ.

With respect to Umstead Coalition's concerns about soil stabilization and erosion and sediment control. Per, Per City of Raleigh code section 10-5004(3), Activities for which a permit is required under the Mining Act of 1972, G.S. Chapter 74, Article 7, are not subject to the City's Soil Erosion and Sedimentation Control Regulations. All erosion control plans and permitting would be through NC DLR.

Stormwater Utility's conditions of approval of the re-zoning indicate that the site and any future roadway improvements would be subject to Part 10, Chapter 4 (Flood Hazard Areas), and Part 10, Chapter 9 (Stormwater Control) of the Raleigh City Code.

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Raleigh, North Carolina 27601



City Of Raleigh
North Carolina

To: City of Raleigh Planning Commission Members

From: Dhanya Sandeep, Planner II
Fleming El-Amin, AICP, Planner II

CC: Ken Bowers AICP, Deputy Planning Director
Greg Hallam, Planning Manager
Eric Lamb, Manager, Office of Transportation Planning
Travis Crane, Senior Planner

Date: June 7, 2012

Re: **Zoning Case Z-10-12 quarry expansion**

At the May 22nd Planning Commission meeting, staff was directed to evaluate additional 21 policies presented by a speaker representing the Wyngate neighborhood association largely in opposition of this rezoning request. The staff evaluation report is included in this memo. Most of the policies listed are evaluated to be least applicable to the specific context of the proposed request. A couple of policies – LU 5.5 and T 1.6 with some relevancy are evaluated to be consistent with the proposal.

Policy LU 2.5

Healthy Communities New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

Comment: The subject site is in close proximity to an operating quarry and not located in a walkable environment with proximity to schools, libraries, or parks. Hence this policy is more relevant to sites in mixed use centers and does not apply to this request. However, this proposal will likely improve conditions for cycling. City standards call for Westgate Road to be constructed as a 4-lane divided street with curb and gutter, sidewalks, and striped bicycle lanes on both sides. The City has a current project programmed that would provide paved shoulders with striped bicycle lanes along this segment of Westgate Road.

Policy LU 4.2

Transportation in Support of Walkable Neighborhoods Make the design and scale of transportation facilities compatible with planned land uses and with consideration for the character anticipated by this Comprehensive Plan for the surrounding neighborhood.

Comment: The 2030 Comprehensive Plan does not include a realignment of Westgate Road as proposed by the applicant. Any future realignment of Westgate Road would have to meet all City and NCDOT standards for new road construction. At this time, neither the exact alignment nor preliminary engineering

City of Raleigh, North Carolina
Department of City Planning
One Exchange Plaza
P. O. Box 590
Raleigh, NC 27602-0590
P 919.516.2626
F 919.516.2684

Raleigh Urban Design Center
133 Fayetteville Street
P. O. Box 590
Raleigh, NC 27602-0590
P 919.807.8482
F 919.807.8481

design drawings have been completed for the proposed relocation of Westgate Road. The design and scale of transportation facilities will be evaluated through a formal review process when construction details are submitted. The proposed realignment of the road will not impact the land use character anticipated for this area. The policy is not applicable at this stage of review.

Policy LU 4.3

Directing Transportation Investments Target transportation facilities, services, and investments to promote and accommodate the growth this Comprehensive Plan anticipates in mixed-use centers, commercial corridors, and residential neighborhoods while reducing reliance on single occupancy vehicles.

Comment: The proposed request does not alter or impact the planned transportation networks in this area. The policy is not applicable.

Policy LU 5.5

Transitional and Buffer Zone Districts Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.

Comment: The site with its current zoning provides for an appropriate transition between the commercial and residential use. However, the proposed zoning with attached conditions provide for a better transitional use zone with protection and height transitions to the surrounding neighborhoods. The request is consistent with this policy.

Policy LU 8.1

Housing Variety Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.

Comment: This policy is not applicable as residential uses are not considered as part of this proposal.

Policy LU 8.3

Conserving, Enhancing, and Revitalizing Neighborhoods Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

Comment: This policy is not applicable as the proposed request does not involve conserving, enhancing, or revitalizing an existing neighborhood. The subject site is undeveloped.

Policy LU 8.13

Traditional Neighborhood Development Encourage Traditional Neighborhood Development (TND) and planning for large undeveloped sites within the City's municipal boundaries to improve neighborhood and street connectivity. Traditional Neighborhood Development is an urban form characterized by compact, pedestrian-oriented design, which provides a variety of uses and diverse housing types within easy walking distance, and is anchored by a central public space and civic activity (school, library, church, or similar institution).

Comment: This policy is not applicable as new residential development is not considered as part of this rezoning and hence the types of neighborhood (TND) has no relevance to this context.

Policy LU 11.4

Rezoning/Development of Industrial Areas Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes when the land can no longer viably support industrial activities or is located such that industry is not consistent with the Future Land Use Map. Examples include land in the immediate vicinity of planned transit stations.

Comment: This policy is not applicable as the rezoning site does not include land currently zoned industrial.

Policy T 1.1

Coordination with Land Use Map Transportation planning, development, expansion, and investment in transportation facilities should be coordinated with the Future Land Use Map.

Comment: The proposed planned transportation improvement associated with the rezoning request does not alter or impact the long range transportation plan. While the proposal is recommending land use change, the transportation investment, borne by the developer and not the City, would not change the land use character. Proposed conditions provide for a scenario if roadway investment is not materialized. The policy is not directly applicable to the specific context.

Policy T 1.6

Transportation Impacts Identify and address transportation impacts before a development is implemented.

Comment: The proposed realignment would result in a slightly longer distance (approximately 400 feet) between Ebenezer Church Road and Westgate Park Drive. It cannot be asserted that this realignment in and of itself will make the street unsafe and prone to causing more accidents. Adjacent land use patterns will have more of an impact on future traffic on Westgate Road than a proposed realignment of the road. The Z-10-12 rezoning petition is considered a down zoning with respect to trip generating land uses. The requested I-1 zoning reduces new trips that would be anticipated under the current zoning.

Policy T 2.3

Eliminating Gaps Eliminate “gaps” in the roadway system and provide a higher roadway grid density that will increase mobility options and promote the accessibility of nearby land uses.

Comment: The realignment of Westgate Road will not impact or influence the need for other planned road extensions or improvements in the area. The realignment will have no effect on the planned extension of Ebenezer Church Road or the planned street extension between Leesville Church Road and Westgate Park Drive. The “gap” as described in the Comprehensive Plan refers to missing road links. No gap is created or perpetuated by this proposal. The “dead zone” as described by a citizen at the last Planning Commission meeting would be utilized for quarry operations and while this may create a visual gap in the roadway, it would have no influence on the overall transportation network and mobility of motorists along Westgate Road. The policy is not applicable.

Policy T 2.6

Preserving the Grid Existing street grid networks should be preserved and extended where feasible and appropriate to increase overall connectivity.

Comment: The existing planned street grid in this area would not be impacted by the proposed relocation of Westgate Road. The policy is not applicable.

Policy T 2.7

Conditions for Roadway Closure No street, alley, or other public right-of-way shall be abandoned without the highest level of scrutiny and concurrence among affected City departments and utility companies. Right-of-way abandonment shall be subject to the following findings: The closure will not compromise the integrity of the City's street network, nor lead to a significant loss of vehicular or pedestrian connectivity; The closure will not impair the ability to provide utility service; The closure will not adversely impact the health, safety and welfare of the community, including access by emergency vehicles; The proposed closure is not in conflict with adopted Raleigh Historic Districts Commission policy regarding alley closures in local historic and National Register districts; and Reasonable alternatives have been investigated and found to be impractical or more detrimental to the public welfare than the proposed closure.

Comment: The merits of closing Westgate Road have not been fully vetted. The street closure should be a separate issue from the rezoning petition. Staff will provide a thorough investigation of the street closure petition if and when such a request is made. This evaluation will quantify the impacts of the street closure

and relocation of Westgate Road and document any potential adverse effects. Please note that so long as the proposed realignment of the street meets or exceeds the quality and design standards of the existing street, closing the remainder of the right-of-way would likely pass muster under this policy. The policy is not applicable at this time.

Policy EP 4.2

Floodplain Conservation Development should be directed away from the 100-year floodplain.

Floodplains National studies clearly illustrate that the greatest loss of life and highest property damage in flood-prone areas occurs in the flood fringe, where land development continues to be permitted. There is economic justification for prohibiting development in the flood fringe. Additionally, an undisturbed floodplain helps preserve existing vegetation and wildlife habitats, decreases erosion, provides natural stormwater management, improves water quality, and provides land for aquifer recharge.

Comment: There is no development proposed in the 100-year floodplain. Any such encroachments into the flood plain will be evaluated during the permitting stage. State regulations enforce adequate standards for protection of floodplains. The policy is not applicable.

Policy EP 4.7

No Adverse Impact The City shall adopt the principles of No Adverse Impact (NAI) as outlined by the Association of State Floodplain Managers; NAI floodplain management takes place when the actions of one property owner are not allowed to adversely affect the rights of other property owners. Adverse effects or impacts can be measured in terms of increased flood peaks, increased flood stages, higher flood velocities, increased erosion and sedimentation, or other impacts the community considers important.

Comment: This policy provides direction to the City to adopt the principles of No Adverse Impact. This is a policy guidance that is not invoked during rezoning requests. The policy is not applicable.

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.

Comment: This policy is not applicable as the request is not for a residential zone.

Policy PU 1.1

Linking Growth and Infrastructure Focus growth in areas adequately served by existing or planned utility infrastructure.

Comment: The proposed request does not propose additional density as it is located in close proximity to a quarry operation. The policy is not applicable.

Policy UD 5.3

Improving Neighborhood Connectivity Explore opportunities to conveniently connect existing neighborhoods to adjacent commercial centers and community facilities and services.

Comment: The subject site is in close proximity to an operating quarry and not located in a walkable environment. Hence this policy is more relevant to sites in mixed use centers and does not apply to this request.

Policy UD 5.4

Neighborhood Character and Identity Strengthen the defining visual qualities of Raleigh's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.

Comment: This policy is not applicable as it is not an infill request. The large site is undeveloped.

Policy IM 1.1

Consistency of the Comprehensive Plan and Development Code Maintain consistency between the City's development regulations and the Comprehensive Plan, such that regulations facilitate, and do not inhibit, the implementation of Plan policies.

Comment: This policy is not applicable to the rezoning evaluation as this policy is directed to the city to ensure consistency between the Comprehensive Plan and the zoning code.

Policy IM 2.2

Preeminence of the Comprehensive Plan The Comprehensive Plan shall be the city's lead and overall policy guide for the growth and development of Raleigh. All other city plans related to the City's growth and development and related infrastructure plans must be revised to be in conformance with the Comprehensive Plan.

Comment: This policy is not applicable to the rezoning evaluation as this policy is directed to the city to ensure that all plans adopted remain compatible with the Comprehensive Plan.



pd 1081.00 by
CK# 200132
Z-10-12

Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The following items are required with the submittal of rezoning petition. For additional information on these submittal requirements, see the *Filing Instructions* addendum.

Rezoning Application Submittal Package Checklist

- Completed Rezoning Application which includes the following sections:**
 - Signatory Page**
 - Exhibit B**
 - Exhibit C (only for Conditional Use filing)**
 - Exhibit D**
 - Map showing adjacent property owner names with PIN's**

- Application Fee**
 - \$540 for General Use Cases**
 - \$1081 for Conditional Use Cases**
 - \$2702 for PDD Master Plans**

- Neighborhood Meeting Report (only for Conditional Use filing)**

- Receipt/ Verification for Meeting Notification Mail out**

- Traffic Impact Generation Report OR written waiver of trip generation from Raleigh Transportation Services Division**

- (General Use ONLY) if applicant is not the petitioner must provide proof of notification to the adjacent property owners per G.S. 160A-384**



Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
 - City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
 - Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
 - The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
 - a. to lessen congestion in the streets;
 - b. to provide adequate light and air;
 - c. to prevent the overcrowding of land;
 - d. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - e. to regulate in accordance with a comprehensive plan;
 - f. to avoid spot zoning; and
 - g. to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate. All property owners must sign below for conditional use requests.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
Martin Marietta Materials, Inc.		December 16, 2011
By:		
Lacy H. Reaves, Attorney		

EXHIBIT B. Request for Zoning ChangePlease use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum***Contact Information**

	Name(s)	Address	Telephone/Email
Petitioner(s)	Martin Marietta Materials, Inc.	2710 Wycliff Road, Raleigh, NC 27607	919-783-4534 paxton.badham@martinmarietta.com
(for conditional use requests, petitioners must own petitioned property)			
Property Owner(s)	Petitioner		
Contact Person(s)	Lacy H. Reaves	PO Box 2611 Raleigh, NC 27602	919-821-6704 lreaves@smithlaw.com

Property information

Property Description (Wake County PIN)	0778-53-6990 and 0778-74-0512
Nearest Major Intersection	Westgate and Ebenezer Church Roads
Area of Subject Property (in acres)	Approximately 97.13 acres
Current Zoning Districts (include all overlay districts)	Neighborhood Business Conditional Use District (Z-84-98); Office & Institution-1 Conditional Use District (Z-83-98); Thoroughfare District Conditional Use District (Z-14-89 and Z-85-98); Thoroughfare District; and Residential-4 District; with Airport Overlay District and Special Highway Overlay District-2 applicable to portions of the property.
Requested Zoning Districts (include all overlay districts)	Industrial-1 Conditional Use District (with SHOD-2 to remain as currently applicable; Airport Overlay District to be removed.)

Z-10-12
pg 1 of 2

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include Wake County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

Name	Mailing Address	City/State/Zip	Wake Co. PIN
Martin Marietta Materials, Inc.	Baden Marietta Material Inc. PO Box 8040	Ft. Wayne, IN 46898	0778429107
Martin Marietta Materials, Inc.	Baden Tax Management LLC PO Box 8040	Ft. Wayne, IN 46898	0778728310
Joseph Ira and Ruth J. Lee, Jr.	501 Marlowe Road	Raleigh, NC 27609-7019	0778430059
Sycamore Creek II Condo HOA	305 Transylvania Avenue	Raleigh, NC 27609-6951	0778436937 000
KBO Properties LLC	William P. Flythe 8810 Westgate Park Dr., #100	Raleigh, NC 27617-4821	0778436937 001
KBO Properties LLC	William P. Flythe 8810 Westgate Park Dr., #100	Raleigh, NC 27617-4821	0778436937 002
Sycamore Creek LLC	305 Transylvania Avenue	Raleigh, NC 27609-6951	0778436937 003
Sycamore Creek LLC	305 Transylvania Avenue	Raleigh, NC 27609-6951	0778436937 004
Global Jomac LLC	3629 Alamance Drive	Raleigh, NC 27609-6305	0778436937 005
Global Jomac LLC	3629 Alamance Drive	Raleigh, NC 27609-6305	0778436937 006
JMA International Inc.	207 Govan Lane	Cary, NC 27511-6492	0778436937 007
Sycamore Creek LLC	305 Transylvania Avenue	Raleigh, NC 27609-6951	0778436937 008
Craig M. West	PO Box 6365	Raleigh, NC 27628-6365	0778436937 009
Craig M. West	PO Box 6365	Raleigh, NC 27628-6365	0778436937 010
Sycamore Creek II Condominium	305 Transylvania Avenue	Raleigh, NC 27609-6951	0778436937 011
Seven Hills Properties LLC	8800 Westgate Park Dr., #108	Raleigh, NC 27617-4833	0778436937 012
Seven Hills Properties LLC	8800 Westgate Park Dr., #108	Raleigh, NC 27617-4833	0778436937 013
Seven Hills Properties LLC	8800 Westgate Park Dr., #108	Raleigh, NC 27617-4833	0778436937 014
G S One LLC	c/o Anthony & Company PO Box 10810	Raleigh, NC 27605	0778449336
Katherine Pfohl and Elizabeth Anne Pfohl	200-100 Horizon Drive	Raleigh, NC 27615	0778543406
Katherine Pfohl and Elizabeth Anne Pfohl	200-100 Horizon Drive	Raleigh, NC 27615	0778544554
Sycamore Creek LLC	305 Transylvania Avenue	Raleigh, NC 27609-6951	0778545583
Sycamore Creek LLC	305 Transylvania Avenue	Raleigh, NC 27609-6951	0778557080
Josh Talton and Ann Talton	13405 Leesville Church Rd.	Raleigh, NC 27617-5205	0778850937
Wake County Board of Education	Betty L. Parker 1551 Rock Quarry Road	Raleigh, NC 27610-4145	0778851024
Wake County Board of Education	Betty L. Parker 1551 Rock Quarry Road	Raleigh, NC 27610-4145	0778851532
NC Department of Transportation	815 Stadium Drive	Durham, NC 27704-2713	0778765360
Thomas M. and Melissa A. Poole	9101 Rhinebeck Court	Raleigh, NC 27617-7720	0778569132
Federal National Mortgage Assoc.	PO Box 650043	Dallas, TX 75265-0043	0778660116
Dominion Park Master Property Owners Association, Inc.	c/o Community Masters LLC PO Box 90304	Raleigh, NC 27675-0304	0778663253
Marty Lee and Angelique N. Hite	6915 Woodbend Dr., Apt. B	Raleigh, NC 27615-6441	0778667269

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Mary Mullins and Essie A. Mullins	9221 Dominion Blvd.	Raleigh, NC 27617-7621	0778667290
Harrington Pointe Town Home Owners	2301 Sugar Bush Road, Suite 400	Raleigh, NC 27612-2957	0778860336
Ms. Karen Biard	6003 Magenta Court	Raleigh, NC 27617-8392	0778767398
Saurel and Joice Placide	6005 Magenta Court	Raleigh, NC 27617-8392	0778767474
Brady Scott and Megan Gavin	6002 Magenta Court	Raleigh, NC 27617-8492	0778769471
Bradley R. and Laura J. Kimmerly	757 Old Zebulon Road	Wendell, NC 27591-8041	0778766467
Kevin S. Edgerton	7300 Cape Charles Drive	Raleigh, NC 27617-7645	0778669281
Eric B. and Dana T. Seidel	970 Martin Field Drive	Lawrenceville, GA 30045- 5266	0778760274
Mark W. and Katherine M. Haywood	7308 Cape Charles Drive	Raleigh, NC 27617-7645	0778761258
Allison B. Hudgins	7312 Cape Charles Drive	Raleigh, NC 27617-7645	0778762331
Constance Mary Martello O'Donnell	7400 Cape Charles Drive	Raleigh, NC 27617-7647	0778763324
Edmund P. and Jeanine Brady	7404 Cape Charles Drive	Raleigh, NC 27617-7647	0778764317
Mark D. and Susan K. Filipowski	7408 Cape Charles Drive	Raleigh, NC 27617-7647	0778764481
Charles J. and Vicki E. Jack	7412 Cape Charles Drive	Raleigh, NC 27617-7647	0778765473
Larry and Bonita Louise Villani	6004 Magenta Court	Raleigh, NC 27617-8492	0778769467
Daren L. and Theresa E. Hull	9105 Rhinebeck Court	Raleigh, NC 27617-7720	0778568134
Martin Marietta Materials, Inc.	Baden Marietta Material, Inc. PO Box 8040	Fl. Wayne, IN 468-08- 8040	0778744381
Bradley J. and Molly A. Beeke	7301 Cape Charles Dr.	Raleigh, NC 27617-7646	0778668400
Marie L. Johnson	7305 Cape Charles Dr.	Raleigh, NC 27617-7646	0778668591
George C. Natigo, Krista Lynn Natigo	6405 Mill CV	Raleigh, NC 27617-7622	0778668588
Patrick and Axeni Lynetan Uzzel	6305 Dominion Blvd	Raleigh, NC 27617-7624	0778667405
Marie L. Johnson	7305 Cape Charles Dr.	Raleigh, NC 27617-7646	0778669472
Duane and Angelene Barksdale	9309 Dominion Blvd.	Raleigh, NC 27617-7624	0778666573

2-10-12
6/28/12
pg 2 of 7

EXHIBIT C. Request for Zoning Change

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right-of-way of relocated Westgate Road and may have a diagonal opening or openings to accommodate the driveway referenced in condition (i) and vehicular access to the means of transporting overburden under relocated Westgate Road referenced in condition (h). On both the east and the west, such berm will tie into and join the berms currently existing on Petitioner's property along Ebenezer Church Road on the east and along Westgate Road on the west.

(d) Construction of Berm; Required Set Back Area and Fence. Before any mining or quarrying activity occurs upon the Property (other than the removal, deposit, storage, and disposition of overburden) there shall be constructed along the boundary of the Property with tax parcel PIN 0778-74-4381 (Lot 3, Book of Maps 2011, Page 1208, Wake County Registry) a berm a minimum of fifty (50) feet in height with a maximum slope of 2:1. Such berm shall be set back (that is, it will begin to rise in height) at least one hundred fifteen (115) feet from the boundary of the Property with PIN 0778-74-4381. The area of such set back ("the Set Back Area") will remain in a natural condition and will remain undisturbed by tree disturbing and land disturbing activities except as provided in this condition. The portion of the Set Back Area more than seventy-five (75) feet from the boundary of the Property with PIN 0778-74-4381 may contain a driveway no more than twenty (20) feet in width running parallel and adjacent to the berm, utilities, and stormwater infrastructure. Along the entire boundary of the Property with PIN 0778-74-4381, but set back approximately seventy-six (76) feet from such boundary, there shall be constructed and maintained a chain link fence at least five (5) feet in height. It is provided, however, that such fence shall not extend into the natural protective yard required in condition (o). An opening shall be provided in the berm a minimum of seventy (70) feet in width to accommodate the possible future extension of Ebenezer Church Road as provided in the City's Comprehensive Plan.

(e) Use of Area North of Relocated Westgate Road. The area of the Property north of Westgate Road, as relocated pursuant to the foregoing condition (b), shall be utilized only for (i) the deposit, storage, and disposition of overburden (and the preparation of areas for such deposit, storage and disposition) and (ii) the installation of driveways, berms, plants and trees, utilities, stormwater infrastructure, the means of transporting overburden under relocated Westgate Road referenced in condition (h) and for no other use except as set forth in condition (r). Other than during the placement of overburden, no quarry related equipment, mobile equipment, vehicles or other personal property will be stored on this portion of the Property. Attached as Exhibit C-2 is a map showing generally the areas upon the Property where overburden will be deposited and/or berms constructed in the event the relocation of Westgate Road as described in condition (b) is approved by the NCDOT and any permitting authority having jurisdiction. Exhibit C-3 attached hereto shows this information on a larger scale for a portion of

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Signature(s)	Print Name	Date
_____	_____	_____
_____	_____	_____
By: <u>R. Paxton Badham</u>		<u>6/28/12</u>
R. Paxton Badham, Jr., Vice-President		

EXHIBIT C. Request for Zoning Change

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the Property. No overburden berm shall be located closer than twenty-five (25) feet from the right-of-way of relocated Westgate Road.

(f) Height of Overburden. Overburden deposited upon the Property in accordance with these conditions shall be less than fifty (50) feet in height at all points within four hundred ten (410) feet of the following parcels: PIN 0778-72-8995 (Owner: Stacey Douglas Daniels; deed recorded at Book 10157, Page 1125, Wake County Registry), PIN 0778-73-8064 (Owner: Richard Keith Hale; deed recorded at Book 8107, Page 861, Wake County Registry), PIN 0778-73-8181 (Owner: Kandas B. and Jason W. Branson; deed recorded at Book 13084, Page 1557, Wake County Registry), PIN 0778-73-8197 (Owner: Donald A. and Lisa K. Templeton; deed recorded at Book 8299, Page 1167, Wake County Registry), PIN 0778-73-8294 (Owner: Ali Akbar and Parvin Salim Mahmoudi recorded at Book 8104, Page 932, Wake County Registry), PIN 0778-73-9300 (Owner: Coyett Wayne and Shelley A. Vanover; deed recorded at Book 8059, Page 2447, Wake County Registry), PIN 0778-73-9317 (Owner: Brant S. Ust and Jessica Ann Hoppe Ust, deed recorded at Book 14665, Page 1025, Wake County Registry), PIN 0778-73-9404 (Owner: Fred E. Hicks, Jr. and Maria K. Hicks; deed recorded at Book 7444, Page 664, Wake County Registry), PIN 0778-73-9505 (Owner: Candace B. and Richard G. Wilson; deed recorded at Book 13572, Page 1799, Wake County Registry); PIN 0778-73-9651 (Owner: Colin Alasdair Currie McKerrell and Ada Stewart McKerrell; deed recorded at Book 8254, Page 1087, Wake County Registry), PIN 0778-73-8889 (Owner: Wyngate Homeowners Association Inc.; deed recorded at Book 8077, Page 1916, Wake County Registry), PIN 0778-74-9004 (Owner: David J. Debasis; deed recorded at Book 07-E-, page 1740, Wake County Registry), PIN 0778-74-8039 (Owner: George I. and Tanya B. Russ; deed recorded at Book 8091, Page 282, Wake County Registry), PIN 0778-74-7290 (Owner: Linda B. Peace; deed recorded at Book 08-E-, Page 2290, Wake County Registry), PIN 0778-74-7375 (Owner: Jung Sung and Amber Park; deed recorded at Deed Book 8451, Page 2331, Wake County Registry), PIN 0778-74-6378 (Owner: Michael B. and Deborah A. Miller; deed recorded at Book 8315, Page 2743, Wake County Registry), PIN 0778-74-6520 (Owner: Patricia B. Brandon; deed recorded at Book 8350, Page 1535, Wake County Registry), and PIN 0778-74-6588 (Owner: Gerald L. and Linda D. Ballard; deed recorded at Book 9170, Page 1519, Wake County Registry). Such parcels are referred to hereafter as the "Wyngate Parcels." Overburden deposited upon the Property in accordance with these conditions shall be less than seventy (70) feet in height at all points greater than four hundred ten (410) feet and within four hundred eighty (480) feet of the Wyngate Parcels. Except as otherwise herein limited in height, the deposited overburden shall not exceed seventy (70) feet in height at any point upon the Property.

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Martin Marietta Materials, Inc.		
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By: <i>R. Paxton Badham</i>		6/28/12
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R. Paxton Badham, Jr., Vice-President		
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(g) Deposit of Overburden - Time Limitations. Overburden will be deposited, graded, or moved about upon the Property only in accordance with these conditions and only between 7:00 A.M. and 6:00 P.M. on Mondays through Fridays. There will be no deposit, grading, or movement of overburden on the Property on Saturdays and Sundays. No additional overburden will be deposited on the Property following the tenth anniversary of the date Westgate Road, as relocated pursuant to the foregoing condition (b), is opened to public traffic. In the event such relocation is not approved by NCDOT and any other permitting authority having jurisdiction, no additional overburden will be deposited upon the Property following the tenth anniversary of the later of (i) the final approval of this rezoning case or (ii) if a legal action is filed challenging such approval, the entry of a final judicial decision affirming such approval.

(h) Transport of Overburden Under Westgate Road. No overburden will be transported at grade across existing Westgate Road in either a direct or indirect manner. Following the relocation of Westgate Road as provided in the foregoing condition (b), subject to the approval of the NCDOT and any other permitting authority having jurisdiction, overburden removed from any area south of relocated Westgate Road shall be transported to that portion of the Property north of relocated Westgate Road only through a tunnel, under a bridge, or by other means of conveyance under relocated Westgate Road.

(i) Areas Along Relocated Westgate Road. An area a minimum of fifty (50) feet in width shall be maintained upon the Property along each side of Westgate Road, as relocated in accordance with the foregoing condition (b). Such areas shall remain in a natural condition except as provided in this condition. Each such area may contain (i) a single driveway, subject to NCDOT and City of Raleigh approval, no wider than sixty (60) feet of disturbed area, which may diagonally cross such area, (ii) the excavation and structure for transporting overburden under relocated Westgate Road referenced in condition (h), and (iii) berms, plants and trees, utilities, stormwater infrastructure, the transit easements referenced in condition (q) hereafter, and such slope and construction easements as shall be appropriate for the relocation of Westgate Road referenced in condition (b).

(j) Planting of Grass and Pine Seedlings. Upon the completion of the construction of any berm or deposit of overburden upon the Property as provided in these conditions, the berm or deposit will be planted with grass or another groundcover and in areas on the exterior of such berm planted with pine seedlings in staggered rows at intervals of ten (10) feet. The seedlings shall be planted as soon as practicable based upon generally accepted silvicultural practices. If any vegetation planted on a berm or other deposit of overburden dies, it will be replaced as soon as practicable, but in no event should

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Print Name

Date

Martin Marietta Materials, Inc.

By:

R. Paxton Badham, Jr.

6/28/12

R. Paxton Badham, Jr., Vice-President

EXHIBIT C. Request for Zoning Change

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replacement be delayed more than 180 days following written notification by the City of Raleigh to the owner to replant.

(k) Control of Dust. At all times when overburden is being transported to or deposited, graded, or moved about upon the Property, a water truck or trucks will be utilized to control dust on the haul roads and other areas of the Property where overburden is being transported, deposited, graded, or moved about and such control of dust will be maintained until overburden berms and deposits are planted with grass or another groundcover as provided in condition (j).

(l) Areas Where Blasting Prohibited. No blasting shall occur upon the Property north of Westgate Road, as relocated pursuant to the foregoing paragraph (b), or upon that portion of the Property south of relocated Westgate Road that is within two hundred (200) feet of the right-of-way of such relocated road. There will be no blasting upon the Property at any point within eight hundred (800) feet of the Wyngate Parcels.

(m) Limitations on Blasting. With regard to blasting allowed upon the Property south of Westgate Road, relocated in accordance with condition (b), a seismograph reading will be made of each blast. Those readings shall be taken at a seismograph (the "Seismograph") which shall be maintained by the owner of the Property in the northwest quadrant of the intersection of Westgate and Ebenezer Church Roads. Records of such readings will be maintained by the owner of the Property and will include: date, time, pounds per delay, location of blast, location of seismograph, peak particle velocity readings, and decibel readings. Records will be kept for a minimum of five years at the office of the owner of the Property at 6028 Triangle Drive, Raleigh, NC 27617 and may be inspected on request by the City Manager or his/her designee or any representative of the Wyngate Homeowners Association. If such office is closed or relocated, within thirty (30) days the owner of the Property will provide another office, which must be in the City of Raleigh, where such records will be kept and may be inspected and will provide the Chief Zoning Enforcement Officer of the City of Raleigh and the Wyngate Homeowners Association written notice of the address of such office. The impacts of blasting upon the Property at the closest occupied structure (not owned by the owner of the Property) are limited by state law to 2"/second PPV, the level at which Federal Bureau of Mines studies show is a safe threshold at and below which no damage will occur, and with respect to overpressure, to 134 dbl. Within each calendar year, seventy-five percent (75%) of the blasts occurring upon the Property shall not exceed a reading taken at the Seismograph of .5"/second PPV, ninety percent (90%) of such blasts shall not exceed a reading taken at the Seismograph of .6"/second PPV, and ninety-nine percent (99%) of such blasts shall not exceed a

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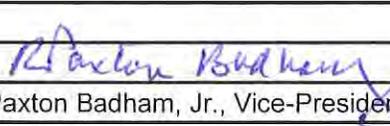
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Martin Marietta Materials, Inc.		
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By: 		6/28/12
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EXHIBIT C. Request for Zoning Change

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reading taken at the Seismograph of 1.0"/second PPV. Also, within each calendar year, ninety-two percent (92%) of the blasts occurring upon the Property shall not exceed a reading taken at the Seismograph of 127 dbl and ninety-nine percent (99%) of such blasts shall not exceed a reading taken at the Seismograph of 130 dbl. In the records of blasting upon the Property maintained in accordance with this condition (m), the record of any blast that exceeds a reading of .5"/second PPV or 127 dbl will be entered in bold type font.

(n) Limitations on Time of Blasting. Blasting on the Property (as limited by these conditions) will only be allowed between the hours of 9 a.m. and 5 p.m., Mondays through Fridays, except in cases of emergency. Cases of emergency shall exist only when (i) a misfire or other mishap occurs during a blasting event otherwise authorized by these conditions or (ii) because of a storm or other natural disaster, the production of stone not already on hand is requested by the NCDOT or other governmental agency or authority. No blasting will be allowed on the traditional holidays of New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas Eve, and Christmas Day.

(o) Natural Protective Yard. Along the boundary of the Property with PIN 0778-85-1532 (owner: Wake County Board of Education; deed recorded at Book 12175, Page 1847, Wake County Registry) there will be maintained a natural protective yard a minimum of 50 feet in width. The natural protective yard shall not be designated as a primary tree conservation area.

(p) Control of Stormwater. Stormwater upon the Property shall be managed and controlled such that no stormwater from the Property shall flow to or upon any parcel included within the Wyngate Subdivision as such subdivision is shown on the plats recorded at Book of Maps 1996, Pages 1291, 1292, 1293, 1390, 1469, 1470, 1471, 1545, and 1546, Book of Maps 1997, Pages 1681, 1973, and 1974, Book of Maps 1998, Pages 272, 273, 645, and 2078, and Book of Maps 1999, Page 1531 of the Wake County Registry. This condition shall also be applicable to any recombination or further subdivision of such parcels.

(q) Transit Easements. Upon development there shall be dedicated on both the north and south sides of Westgate Road following its relocation as provided in condition (b), a transit easement fifteen (15) feet wide and twenty (20) feet in length at a location acceptable to the City. In the event such road relocation is not approved, a transit agreement having such dimensions shall be so provided on the north side of existing Westgate Road.

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_____	_____	_____
By: <u>R. Paxton Badham, Jr.</u>		<u>6/28/12</u>
R. Paxton Badham, Jr., Vice-President		

EXHIBIT C. Request for Zoning Change

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(r) Westgate Road Relocation Not Allowed. In the event that the relocation of Westgate Road as described in condition (b) is not approved by NCDOT and any other permitting authority having jurisdiction, the Property may be utilized only for (i) the deposit, storage, and disposition of overburden (and the preparation of areas for such deposit, storage, and disposition), (ii) the installation of driveways, berms, plants and trees, utilities, stormwater infrastructure, a means of transporting overburden under existing Westgate Road, and the transit easement referenced in condition (q), and/or (iii) a church or synagogue and/or daycare center. The height of any berm or deposit of overburden upon the Property shall be limited as provided in condition (f). In the event such relocation is not so approved, no blasting shall occur upon the Property. Other than during the placement of overburden, no quarry related equipment, mobile equipment, vehicles or other personal property will be stored on the Property. No overburden will be transported to the Property at grade across existing Westgate Road. Upon the use of the Property pursuant to this condition, the berm referenced in condition (d) shall be constructed as provided therein. In the event that the relocation of Westgate Road is not approved and does not occur as described in condition (b), (i) conditions which relate to or reference such road as relocated shall be of no effect and unenforced, (ii) conditions (j), (k), (o), and all other conditions which do not relate to or reference the relocation of Westgate Road as provided in condition (b) shall remain applicable, and (iii) an area a minimum of fifty (50) feet in width shall be maintained along the boundary of the Property with existing Westgate Road. Such area shall remain in a natural condition except as provided in this condition. Such area may contain (i) a single driveway, subject to NCDOT and City of Raleigh approval, no wider than sixty (60) feet of disturbed area, which may diagonally cross such area, (ii) a means of transporting overburden under existing Westgate Road, and (iii) berms, plants and trees, utilities, stormwater infrastructure, and the transit easement referenced in condition (q).

(s) Stormwater Drainage from Grading Areas. Stormwater drainage from grading areas (deposit and removal) on the Property will be directed to and through point source outfalls. The discharge from the outfalls shall not cause the turbidity of the receiving waters to exceed a Water Quality Standard of 50 NTU.

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Signature(s)

Print Name

Date

Martin Marietta Materials, Inc.

By:

R. Paxton Badham, Jr.

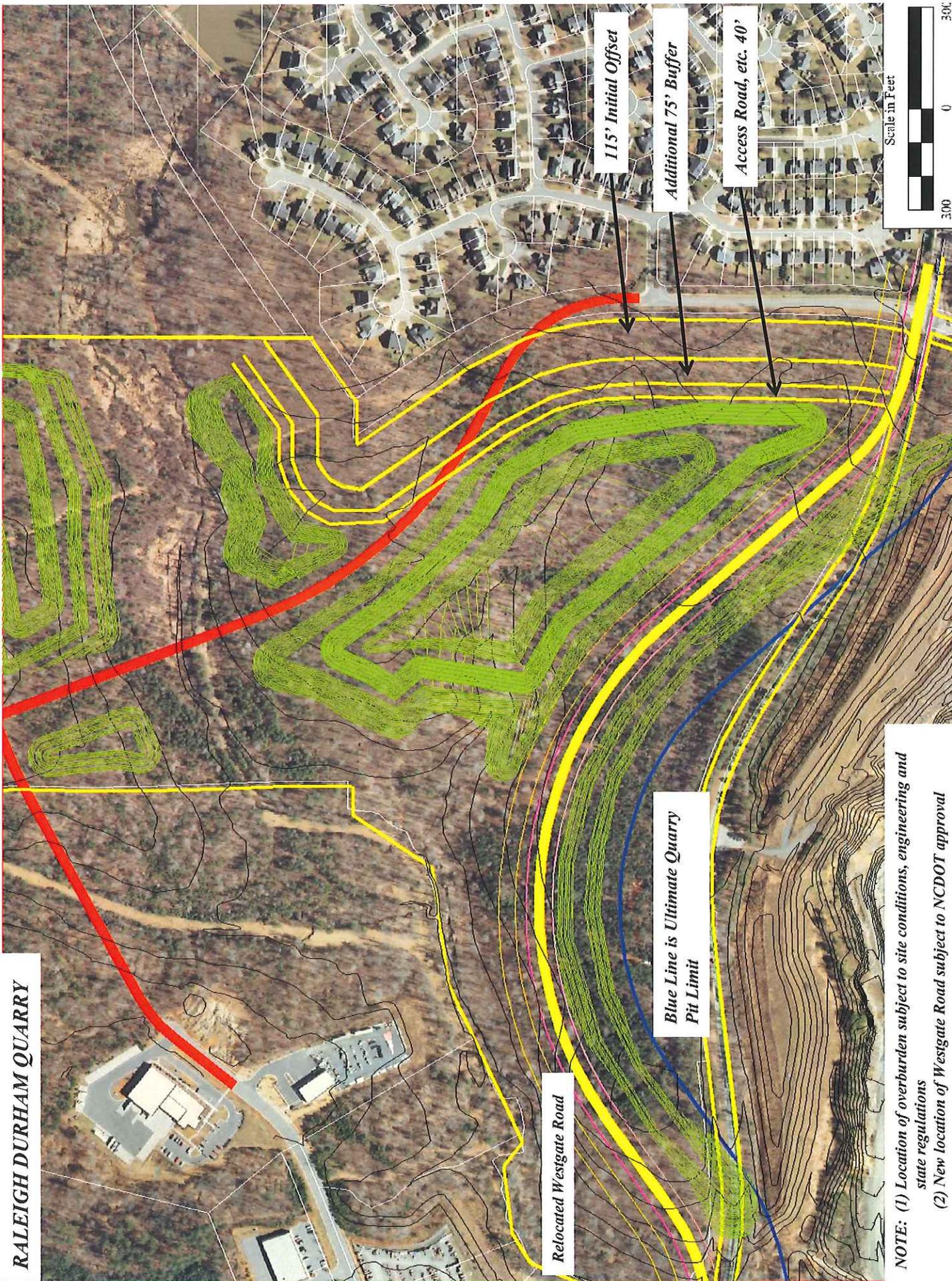
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R. Paxton Badham, Jr., Vice-President



EXHIBIT C-2





RALEIGH DURHAM QUARRY

Relocated Westgate Road

115' Initial Offset

Additional 75' Buffer

Access Road, etc. 40'

Blue Line is Ultimate Quarry Pit Limit

NOTE: (1) Location of overburden subject to site conditions, engineering and state regulations
 (2) New location of Westgate Road subject to NCDOT approval

EXHIBIT D. Request for Zoning Change

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This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable City-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

The property proposed for rezoning is referred to in this Statement as the "Property."

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the consistency of the proposed land uses:

The eastern portion of the Property is designated on the Future Land Use Map for Medium Density Residential uses and the western portion is designated for Business and Commercial Services uses. While on its face the proposal for the rezoning of the Property to Industrial-1 Conditional Use District is inconsistent with these designations, the use of the Property as required by the proposed zoning conditions achieves the purpose for the Future Land Use Map designations, which is to provide a transition between the Property and the Wyngate Neighborhood to the east. An area 115 feet in width along the western side of the right-of-way of Ebenezer Church Road was excluded from the proposed rezoning and will remain Office & Institution-1 CUD. With the exception of the area comprising approximately 19 acres south of relocated Westgate Road, the conditions limit the use of the Property to the deposit, storage, and disposition of overburden. All other uses are prohibited. The use of the Property as proposed will create a more effective transition from the Wyngate Neighborhood to the commercial and industrial uses to the west than would development consistent with the letter of the Future Land Use Map.

EXHIBIT D. Request for Zoning Change

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- B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plau(s) area.**

The Property is not located within an Area Plan or other area subject to City Council-adopted plans and policies.

- C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. "Connectivity").**

The proposed map amendment is consistent with the following policies of the Comprehensive Plan:

LU-5.4 - Density Transitions - As noted in the foregoing item I.A. of Petitioner's Statement, this case will achieve a very effective transition from residential areas to the east of the Property to commercial and industrial areas to the west.

LU-5.6 - Buffering Requirements - The right-of-way of Ebenezer Church Road and tax parcel PIN 0778-74-4381, which will remain O&I-1 CUD, provide a buffer between the Property and the Wyngate Neighborhood. A natural protective yard 50 feet in width has been provided to buffer PINs 0778-85-1532 and 0778-85-1024, vacant parcels owned by the Wake County Board of Education.

LU-7.3 - Single-Family Lots on Thoroughfares - The proposed rezoning to Industrial-1 CUD precludes single-family lots along Westgate Road.

LU-11.1 - Preserving Industrial Land - The proposed rezoning sustains an important industrial asset, the Martin Marietta RDU Quarry, which is adjacent to US 70/Glenwood Avenue, a major transportation corridor.

LU-11.2 - Location of Industrial Areas - This proposed rezoning accommodates an industrial use in a manner that is well buffered from nearby residential uses and a proposed school site.

LU-11.5 - Mitigating Industrial Land Uses - The zoning conditions applicable to this case, and the resulting limited nature of the industrial use of the Property, mitigate impacts of the proposed use.

T-2.9 - Curb Cuts - The uses proposed in this case and the associated zoning conditions limit the number of potential curb cuts along a significant portion of Westgate Road, a Major Thoroughfare.

EXHIBIT D. Request for Zoning Change

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II. Compatibility of the proposed map amendment with the property and the surrounding area.

A. **Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities):**

The Property, which is vacant, is bounded on the north by the expansive right-of-way of I-540 and on the south by Westgate Road (a Major Thoroughfare). Across Westgate Road to the south is the existing RDU Quarry owned and operated by the Petitioner. The Property is bounded on the east by Ebenezer Church Road (a Collector Street) and the R-6 Wyngate residential neighborhood. The area to the west of the Property is developed for commercial and industrial land uses.

B. **Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards):**

Ebenezer Church Road north of Westgate Road serves as a line of demarcation between residential zoning districts to the east and commercial zoning districts to the west, which include the Property. Ebenezer Church Road is largely a non-residentially zoned corridor south of Westgate Road, and almost all of the area bounded by Ebenezer Church Road, Glenwood Avenue, and Westgate Road is zoned Industrial and Thoroughfare Districts and is developed for nonresidential uses. Areas east of Ebenezer Church Road and north of Westgate Road have developed for residential uses. The area between the Property and Glenwood Avenue, both to the west and south, has developed for industrial uses. Portions of the Property and surrounding areas are subject to the SHOD-2 and Airport Overlay Districts.

C. **Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area:**

The proposed rezoning will allow a limited expansion of the excavation area of the RDU Quarry and will provide an area for the disposition of overburden. It will also create an effective transition from industrial uses to the south and west to the residential uses to the east. The zoning and development of the Property as proposed will provide a more effective transition than would occur with development under the existing zoning.

III. Benefits and detriments of the proposed map amendment.

A. **For the landowner(s):**

The proposed rezoning will allow a limited expansion of the landowner's existing quarry and will provide an area for the deposit and storage of overburden removed from excavated areas.

B. **For the immediate neighbors:**

The development of the Property under its existing zoning (and in accordance with Future Land Use Map designations) would result in significantly more traffic, density, building height, and impervious surface than would development as proposed in this rezoning case.

EXHIBIT D. Request for Zoning Change

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C. For the surrounding community:

When compared to development under the existing zoning (and to development in accordance with Future Land Use Map designations), development of the Property as proposed in this case will result in significantly less traffic, impervious surface, and light and air pollution. It will also allow the continuation of an industrial use which benefits the overall community. In this regard, please see the discussion at item V.c. hereafter.

IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:

The rezoning of the Petitioner's Property as proposed will allow a limited expansion of the Petitioner's existing quarry and will provide additional areas for the deposit and storage of overburden. This will provide the Petitioner benefits that are not available to surrounding properties. It should be noted that the Petitioner has benefits under the existing zoning of its Property that are not available to surrounding properties. If its Property is rezoned as requested, it will exchange one set of benefits for another.

Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

The Property is adjacent to Petitioner's existing RDU Quarry and contains deposits of mineable granite that meet acceptable standards for construction aggregates. It is large enough to accommodate areas for both mining and the deposit of overburden in a manner that provides an effective transition to residential areas to the east. Because of these characteristics, if it is rezoned as requested, the Property will be utilized in a manner that is more reasonable and beneficial to the public than development for commercial uses under its existing zoning.

V. Recommended items of discussion (where applicable).

- a. **An error by the City Council in establishing the current zoning classification of the property.**

Not applicable.

- b. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

Not applicable.

- c. **The public need for additional land to be zoned to the classification requested.**

The Industrial-1 Conditional Use District requested in this case limits the use of the Property to uses that sustain Petitioner's RDU Quarry, a beneficial source of an important natural resource.

In this regard, a recent article published by the Federal Highway Administration in its journal, Public Roads (Vol. 75 No. 2, September/October 2011) documents the need for the approval of this case. The article, which is entitled "Wherefore Art Thou Aggregate Resources for Highways," states:

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“[A]ggregates are essential to constructing, preserving, and rehabilitating roads and bridges
Crushed stone and crushed gravel are the major sources of most pavement aggregates.

....

Using locally available aggregates reduces transportation costs and energy in moving these heavy bulk materials. Optimal use of local aggregates also reduces truck traffic and the number of axle loadings on the highway system.

....

About 90% of aggregates transport is by truck and, generally, transporting aggregate with haul distances of 30 to 50 miles can double the cost of the aggregate

....

Bottom line: much of the natural aggregates needs for highways in more populated areas will need to come from further away with increased cost, congestion and energy use. That is, unless state, local and municipal organizations plan for the long term to optimize the use of existing closer-in aggregate resources and to facilitate rail and water movement of aggregates when available.

The future of public roads depends on a reliable sustainable source of aggregates with the quality levels needed to build and maintain long lasting, durable pavements and transportation structures. . . . Aggregate mining, therefore, remains a necessity, and needs to be done in an environmentally sound and sustainable way. [Emphasis added].”

A copy of this entire article is attached as Exhibit D-1.

d. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

If approved, the proposed rezoning will not increase the production volume of Petitioner’s quarry, which is entirely dependent upon market conditions. Therefore, approval of the rezoning will result in no additional impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, and related matters.

e. How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.

The proposed rezoning advances the public health, safety, morals, and general welfare of the community as follows:

- (a) If it is rezoned, the use of the Property will have significantly less impact upon the community in terms of traffic, air and light pollution, and amount of impervious surface than would development and use of the Property as currently zoned.

EXHIBIT D. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

(b) If rezoned and used in accordance with the proposed conditions, the Property will serve as an effective transition from industrial uses to the west and south of the Property to residential uses to the east.

(c) If rezoned and used in accordance with the proposed conditions, the Property will sustain the operation of the RDU Quarry, a beneficial source of an important natural resource, without unreasonably impacting surrounding parcels.

VI. Other arguments on behalf of the map amendment requested.

The primary goal of the proposed rezoning is to enhance the sustainability of the RDU Quarry by providing additional space for the disposition of overburden and by marginally increasing the area of excavation. These goals could be achieved on the existing site of the RDU Quarry south of Westgate Road without a rezoning. However, doing so would necessitate moving the quarry’s crushing plant from the west side of the site near U.S. 70 to the site’s east side adjacent to Ebenezer Church Road. Moving the plant in this manner would allow expansion of the quarry pit into the area now occupied by the crushing plant and create additional areas for overburden storage. The modification of the quarry site in this manner is allowed under its existing zoning.

In its current location, the crushing plant is entirely surrounded by industrial uses, and the primary point of ingress and egress to the quarry is from U.S. 70. Moving the crushing plant to the east side of the site would bring it into proximity with residential uses and could result in a modification of the quarry’s traffic pattern.

The rezoning of the Property as proposed would avoid the relocation of the quarry’s crushing plant which, without question, would be in the best interests of residential neighbors.

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

LACY H. REAVES
DIRECT DIAL: (919) 821-6704
E-Mail: lreaves@smithlaw.com

June 4, 2012

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

VIA COURIER AND EMAIL

Ms. Dhanya Sandeep
Department of City Planning
One Exchange Plaza, Suite 204
Raleigh, NC 27602

Re: Zoning Case Z-10-12 -- Westgate Road

Dear Dhanya:

In accordance with your request, I am writing to provide the following information with regard to matters discussed at the May 22 Planning Commission meeting related to the captioned zoning case.

Economic Benefits of the Proposed Rezoning

Martin Marietta's RDU Quarry produces aggregates that are essential to the economic welfare of the community. Aggregates comprise more than 94% of asphalt and 80% of concrete. Construction of an average residential dwelling requires 400 tons of aggregates, and 38,000 tons of the material are required to construct one mile of a single lane of a multi-lane highway. Because aggregates are heavy, one mile of transport adds 5% to the cost of the material, so the proximity of a quarry is important to the reduction of construction costs. As noted at the Planning Commission meeting, all of the aggregates used in the recent construction of the Triangle Expressway were provided from the RDU Quarry.

Southern and eastern Durham County and western Wake County are currently served by two aggregates quarries, Wake Stone Corporation's Triangle Quarry, which is adjacent to I-40 and Umstead Park, and Martin Marietta's RDU Quarry on Westgate Road. Two independent suppliers result in price competition, which works to the benefit of aggregates consumers, including taxpayers.

Under current conditions, Martin Marietta's RDU Quarry has a remaining life of approximately twenty (20) years. The life of the quarry will be extended for an additional twenty-five (25) years if Z-10-12 is approved and the RDU Quarry is afforded limited expansion and a place for the storage of overburden.

Ms. Dhanya Sandeep
June 4, 2012
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With the rapidly increasing urbanization of the market served by the Triangle and RDU Quarries, it is very unlikely that an additional source of aggregates will be approved to supply this market. The extension of the life of the RDU Quarry will assure a continuing supply of aggregates in an area essential to the economic welfare of the region and afford the competitive pricing of aggregates in that market.

Protection of Creeks and Streams and Downstream Properties

If Martin Marietta is allowed to utilize its land north of Westgate Road as proposed in Z-10-12, State and federal laws applicable to the mining industry will assure the protection of creeks, streams, and downstream properties. Before any deposit of overburden or land disturbance occurs on the rezoned property, DENR's Divisions of Land Resources ("DLR") and Water Quality ("DWQ") must approve modifications of Martin Marietta's existing State mining permit and its National Pollution Discharge Elimination System ("NPDES") permit. In reviewing Martin Marietta's requests for modification, the permitting agencies will scrutinize its plans for stormwater control, stream protection, and the maintenance of water quality.

As in this case, when the DLR receives an application to modify a mining permit to add land to a permitted area, State law requires that it notify other environmental agencies and request that each agency review the application and provide written comments. These agencies include the DWQ (which focuses on surface waters and wetlands), the Division of Water Resources (which focuses on groundwater), the Division of Air Quality (which focuses on air emissions and dust control), the Wildlife Resources Commission and the U.S. Fish & Wildlife Service (which focus on wildlife and habitat protection), the Division of Parks and Recreation, the U.S. Geological Survey, the Division of Soil and Water, and the Division of Archives and History. The application will also be forwarded by DLR to any other State or federal agency which it deems appropriate given specific site conditions. All areas that will be disturbed by the new mining activity (in this case, excavation and the deposit of overburden) must be provided with adequately placed erosion control structures, such as sediment control basins, that meet the State's design criteria for volume and settling efficiency. In addition, an undisturbed buffer fifty (50) feet in width is required between land disturbing activity and any stream or wetlands. Under the State's General Statutes, DLR may deny a permit modification if it finds, among other things, that (i) the operation will violate the State's surface water quality standards; (ii) a substantial possibility exists that the operation will result in deposits of sediment in stream beds; or (iii) the activity will have an unduly adverse effect on wildlife or fisheries due to siltation of streams.

The property sought to be rezoned must be covered by a federal NPDES environmental permit before it can be used as proposed. The NPDES program in North Carolina is administered by the State's Division of Water Quality. Martin Marietta must modify its existing Stormwater Pollution Prevention Plan to include the rezoned property and the modified plan must be approved by the DWQ. This Plan must include (i) a detailed site plan showing

Ms. Dhanya Sandeep
June 4, 2012
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stormwater discharge outfall locations and their relative location to surface waters and (ii) provision for initial and annual certifications that stormwater outfalls have been evaluated for the presence of non-stormwater discharges. It must also provide stormwater best management practices ("BMPs") for areas associated with excavation and the deposit of overburden. If approved, the NPDES permit will require both analytical (sampling) and qualitative (visual) monitoring twice per year during a representative storm event at stormwater discharge outfalls. The NPDES permit will also require inspection of the BMP's once every seven calendar days and within 24 hours after any storm event that results in a discharge.

Blasting

State and federal regulations establish limitations on noise and vibration resulting from quarry blasting. These standards are based upon a U.S. Bureau of Mines study that determined limits at which no damage to the nearest structure will occur. The limit on vibration is 2"/second Peak Period Velocity ("PPV") and the limit on sound or overpressure is 134 dbL. Martin Marietta's zoning condition (m) provides that 75% of the blasts occurring upon the property subject to Z-10-12 shall not exceed a reading of .5"/second PPV when measured at a permanent seismograph which must be maintained at the intersection of Westgate and Ebenezer Church Roads between the area where blasting will occur and the Wyngate neighborhood. This is 25% of the limit established by State and federal law. The condition provides further that 90% of the blasts shall not exceed a reading taken at the seismograph of .6"/second PPV and that 99% of the blasts shall not exceed a reading at that location of 1.0"/second PPV. These measurements are 30% and 50%, respectively, of the State and federal limit of 2"/second PPV. The dbL scale for measuring sound or overpressure is logarithmic. Martin Marietta's condition (m) provides that 92% of the blasts occurring upon the property shall not exceed a reading taken at the aforementioned seismograph of 127 dbL, which is 44% of the 134 dbL limit for sound established by State and federal regulations. Ninety-nine percent (99%) of the blasts cannot exceed a reading at the seismograph of 130 dbL, which is 63% of the State and federal limit.

Condition (l) provides that blasting can occur only south of relocated Westgate Road and cannot occur closer than 200 feet to the right-of-way of the relocated road. Condition (n) limits blasting to between the hours of 9:00 a.m. and 5:00 p.m. Mondays through Fridays, except in cases of emergency.

Blasting occurs approximately once a week at the RDU Quarry and each blast lasts approximately 1 second. The approval of Z-10-12 will not increase this frequency of blasting or bring the area where blasting may occur closer to the Wyngate neighborhood.

Ms. Dhanya Sandeep
June 4, 2012
Page 4

Effect of Quarry Activities upon the Value of Adjoining and Neighboring Properties

In a number of quasi-judicial proceedings involving the approval of a special use permit for a new quarry or the expansion of an existing quarry, Martin Marietta has formally addressed the issue of the effect of the proposed activity upon the value of adjoining and neighboring properties. In each of those cases, Martin Marietta has provided the report and analysis of an independent, certified MAI appraiser establishing that the proposed activity will not have a substantial adverse effect upon the value of adjoining and neighboring properties. In one of those reports, which was prepared in 2010 for a proposed quarry expansion in Franklin County, N.C., the MAI appraiser studied the effect of three Wake County quarries on the value of adjoining and neighboring properties. One of the quarries studied was Martin Marietta's RDU Quarry.

In preparing the report, the MAI appraiser reviewed actual sales data for residences in various bands of proximity to the three Wake County quarries. In each case, based on that data, the appraiser determined that proximity to the quarry did not significantly affect the value of homes in subdivisions surrounding the quarry. In studying the RDU Quarry, the appraiser focused on sales in the Wyngate neighborhood as "existing throughout all [100-yard] buffer rings from the first to the fifth rings." The appraiser noted that "the values are very consistent throughout the subdivision" and concluded that "[t]his particular study [of the Wyngate neighborhood] indicates that the quarry does not impact adjoining residential property values."

A copy of this report is attached. Pages 4 through 40, which contain factual information and photographs of the Franklin County quarry proposed for expansion, are not relevant, and, therefore, are not included.

* * *

I hope that this information is helpful to your analysis and that of the Planning Commission. Please let me know if you have questions.

Very truly yours,



Lacy H. Reaves

LHR: kjr
Enclosure
cc: Chairman Butler and Members of the
Raleigh Planning Commission

CONSULTING REPORT
**Measuring the Impact of The Proposed Franklin Quarry on the
Value of Surrounding Properties**

PREPARED FOR:

Martin Marietta Materials, Inc. and
Martin Marietta Aggregates

EFFECTIVE DATE:

September 1, 2010

INSPECTION DATE:

September 1, 2010

PREPARED BY:

Tom J. Keith & Associates, Inc.
121 South Cool Spring Street
Fayetteville, North Carolina 28301

@ Tom J. Keith & Associates, Inc. 2010

File # 0911624



121 S. Cool Spring Street
Fayetteville, NC 28301
(910) 323-3222
Fax (910) 323-1180
www.keithvaluation.com
email: info@keithvaluation.com

Tom J. Keith, MAI, CBA, ASA

Fred R. Keith, LLD 1900 – 1988

Anne B. Keith, Office Manager

Yolanda D. Wells

Thomas W. Bell, MBA

Jim C. Bullard

R. Cecil Carlyle

Aaron C. Locklear

David W. Duke, DMA

Brandon T. Wills 910.850.3954

C. McBryde Grannis

W. Ben Keith

**SEPTEMBER 12, 2010
CONSULTING REPORT**

Mr. Paxton Badham
% Martin Marietta Aggregates
PO Box 30013
Raleigh, NC 27622-0013
Phone: 919-783-4534

RE: Consulting Report Quantifying the impact of the proposed quarry expansion on the value of surrounding properties. This quarry expansion is to be located off the western margin of US Highway 1 just between the towns of Franklinton and Youngsville in Franklin County, North Carolina.

Dear Mr. Badham,

I have included the market data quantifying the impact the proposed quarry would have on properties in close proximity thereto. The supporting data is included within the report and our conclusions are listed on the following pages. In this particular report Martin Marietta Aggregates and Martin Marietta Materials, Inc. is our client and the intended users who will share the information with the necessary county officials and boards for their consideration.

The purpose of this consulting report is to quantify the impact expanding this quarry may have on properties in close proximity to the quarry. The expansion of the quarry consists of moving the existing processing plant & associated stock piles from an adjacent property.

The property consists of all woodland with some cleared land fronting on US Highway 1 extending back to a power line easement. Currently, the property is being held as an investment for expansion of the existing quarry and there was no significant urban influence observed which might make this tract suitable for residential or commercial development. The highest and best use determination is outside the scope of this report. The property will be owned and/or leased by Martin Marietta Aggregates and the operation will consist of crushing of rock into various size aggregates to use in nearby construction. Limited blasting, meeting the state blasting requirements, and removal of rock have already been permitted and are taking place on an adjacent parcel. Much of the material will be stockpiled on the site and made available for sale to various consumers including highway contractors, concrete and asphalt companies, general contractors, land developers, and grading contractors. This quarry will provide another convenient source of aggregate material for users in the Franklin, Wake & Granville County area and should reduce the cost of construction materials in this area.

The effective date of this consulting assignment is September 1, 2010 and the date of report is September 12, 2010.

The overall scope and extent of the data collection process included research of data through GIS sources where large amounts of data are available for graphing and analysis. The scope of work in this report included accumulation of as much data as was practical to determine the impact of a quarry on nearby properties. Our objective was to determine the value of residential properties and land at various distances from the quarry. The location of various quarries in North Carolina was determined from state and private sources and GIS data including the date and sales price of various residential properties was readily available in Wake, Orange, Durham, and Johnston Counties. Sales prices of residential properties surrounding 5 quarries in Wake County were analyzed as well as land in Johnston County to determine if the quarry had an impact on residential property values and land values within 1 to 2 miles of the quarry.

The impact of the quarry on adjoining properties is quantified by the technique of measuring the value of residential properties within various distances from the edge of the quarry generally in increments of 100 yard segments or bands. The values of residential properties adjacent to a quarry and those residential properties within 200, 300, 400, and 500 yards from the same quarry were measured to determine if property values changed as the distance from the quarry boundary changed.

In the case of vacant land tracts, the bands were generally one half mile in width with the closest band adjacent to the quarry and the farthest band 2.5 miles from the quarry boundary. The price per acre in each band was analyzed to determine if the value of these properties changed as the distance from the quarry boundary changed. A discussion and the result of each researched quarry location are included in this report and are divided into sections which follow.

As has been stated, the property is located between the towns of Franklinton and Youngsville which are located near US Highway 1 just north of Wake County. The buffer for the operation is approximately 1,000' west of US Highway 1. The property is considered to be generally outside of any urban influence and is in a rural area where most of the large tracts are used for the production of forest products, other parcels are used for industrial purposes such as asphalt production, waste wood recycling and an existing quarry, while some of the smaller parcels are used for residential purposes. There are a few scattered subdivisions in the vicinity of the subject. A subdivision is being built around a golf course opposite the existing quarry on Long Mill Road. This is a very nice subdivision with many high priced homes being developed across from the existing quarry and within a mile of the waste wood recycling plant and asphalt production plant. The subject quarry will be well buffered by a large earthen berm and the existing woodland on the property as well as other woodland and farm tracts owned by various individuals surrounding the property. There were no observed commercial developments in close proximity to the subject property.

In summary, the price per square foot of residential dwellings located in the 4 buffer rings surrounding each of the quarries studied **did not reveal any difference in price for those dwellings located within 100 yards of the quarry as opposed to dwellings located within 400 to 500 yards of the quarry. The details of each one of the quarries and buffer rings is included in this report.** The dwellings were compared on a sales price per square foot basis and in many cases a sampling of over 30 sales was used in the analysis. This did not indicate any difference in sales price per square foot. The sales information was obtained from the GIS databases of the various counties where the quarries were located and the sale prices obtained from public records.

Therefore, it is the appraiser's opinion that the proposed expansion of the subject quarry in Franklin County will have no adverse impact on the surrounding properties from the procession that will take place thereon. Under state mining laws, the mine operators are required to suppress the dust, noise, vibration, and other adverse environmental factors which might disturb adjoining property owners.

Respectfully Submitted,

Tom J. Keith & Associates, Inc.

By: Tom J. Keith, ASA, MAI, CBA



Brandon T. Wills, Associate (T4524)

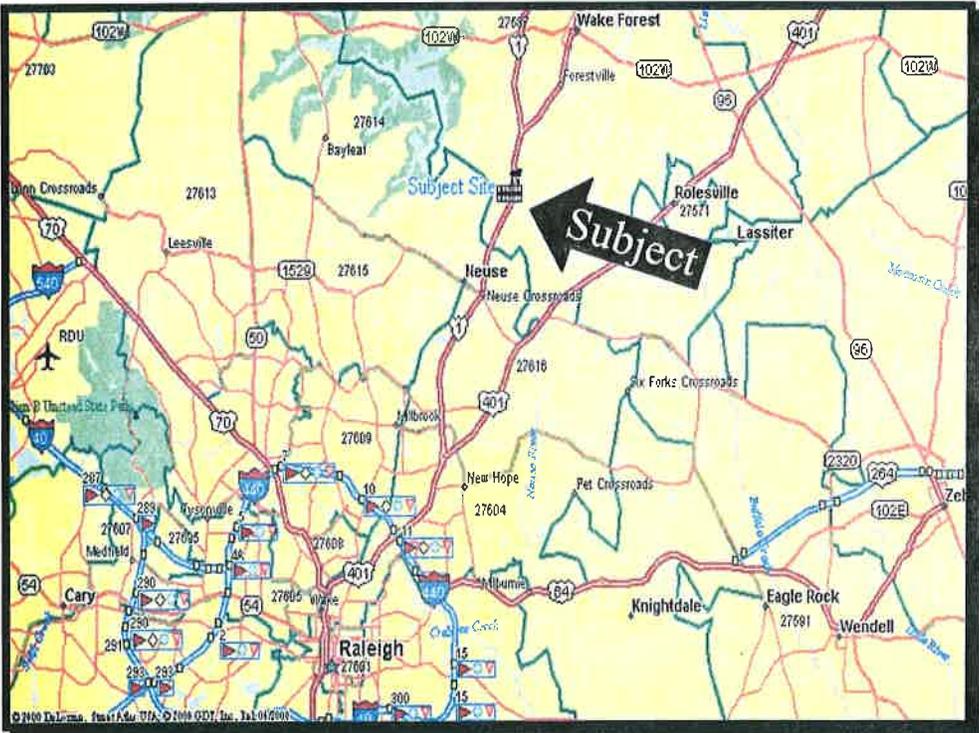
**Hanson Aggregates
Southeast Raleigh Quarry
Permit #92-02**

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Residential properties in the vicinity of the Hanson Aggregates, Southeast Raleigh, Quarry was performed in order to determine if there was a change in value for residential properties located close to the quarry property line as opposed to those which were located far from the quarry property line. The buffer rings shown on the following page are 200 feet each and extend for 5 rings up to a total of 1,000 feet from the quarry. Several subdivisions were located within 1,000 feet of the quarry boundaries, however; only one subdivision labeled as subdivision 5 was consistent throughout the buffer ring range of 200 to 1,000 feet. The character of the other subdivisions shown on the map changed as the distance from the quarry varied and are not considered to be consistent enough throughout to provide a good indication of the impact of a quarry on residential property values without the values being influenced by the size, style, age, condition &/or quality of the home.

This particular quarry is located on Capital Blvd about 1 mile north of the city limits of Raleigh in Wake County and is surrounded by several subdivisions as indicated on the maps contained herein.

Location Map

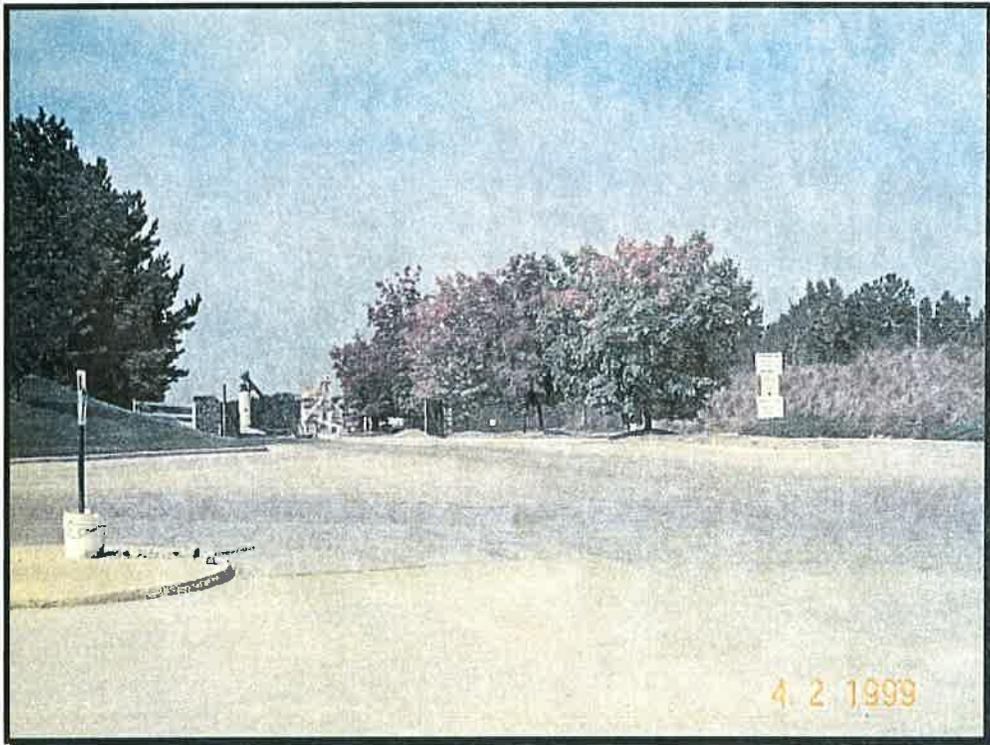


Aerial View of Quarry





Entrance to Quarry 92-02

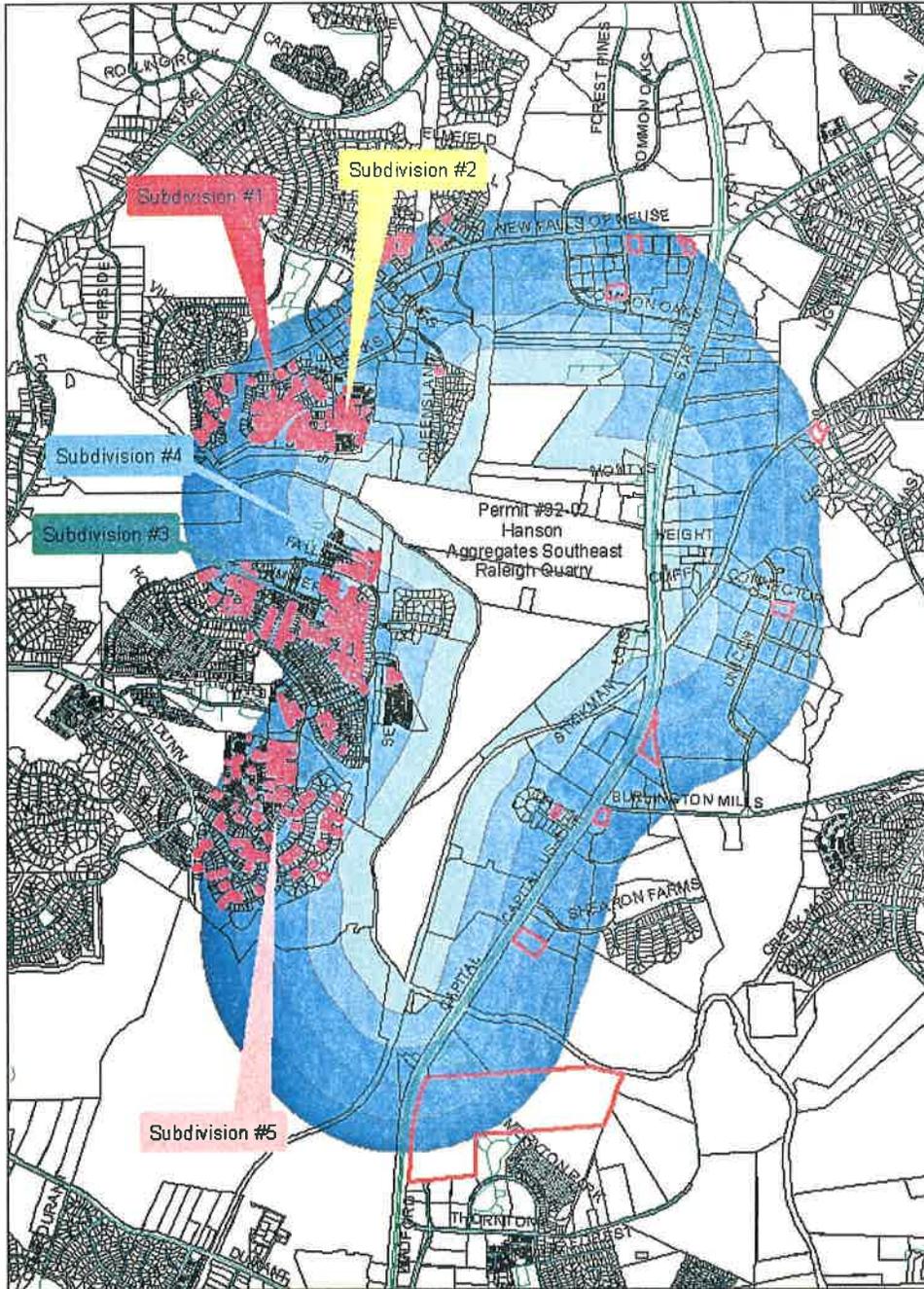


Another view of Entrance to Quarry 92-02

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200 Yard Buffer Map

Wake County Permit #92-02 Parcels Sold after 1-1-03



Legend	
92-02_200_Yard_Buffer Buffer Distance	
0-200 Rtg 1	201-400 Rtg 2
401-600 Rtg 3	601-800 Rtg 4
801-1000 Rtg 5	

Residential Sales Research Data Subdivision #1

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALPRIC	SP/SF	LAND CLASS	Buffer Ring	Buffer Distance	Sub Division #
172095798	2008 FOREST SHADOW LN	10437	7320	8/12/2003	\$131,027	\$35,000	1622	\$170,000	\$104.81	R	2	201-400	1
172095799	2512 FOREST SHADOW LN	10369	0951	8/26/2003	\$125,274	\$35,000	1406	\$161,000	\$112.47	R	2	201-400	1
1720958279	2518 FOREST SHADOW LN	10194	0864	8/13/2003	\$135,327	\$35,000	1320	\$177,000	\$133.91	R	2	201-400	1
1720958284	2513 FOREST SHADOW LN	10888	2348	7/15/2003	\$127,752	\$35,000	1588	\$165,000	\$102.64	R	2	201-400	1
1720958374	2026 FOREST SHADOW LN	10982	2118	6/24/2004	\$131,384	\$35,000	1622	\$172,000	\$106.04	R	2	201-400	1
1720958394	2511 FOREST SHADOW LN	10626	2721	12/29/2003	\$125,405	\$35,000	1478	\$164,000	\$111.11	R	2	201-400	1
1720958908	2521 FOREST SHADOW LN	10558	3720	1/10/2004	\$119,327	\$35,000	1338	\$173,000	\$129.40	R	2	201-400	1
1720959746	2328 FOREST SHADOW LN	10227	1181	6/27/2003	\$135,340	\$35,000	1408	\$179,000	\$127.11	R	2	201-400	1
1720959796	2532 FOREST SHADOW LN	10186	1780	6/18/2003	\$131,810	\$35,000	1588	\$173,000	\$114.49	R	2	201-400	1
1720959813	2429 FOREST SHADOW LN	10862	1288	8/23/2004	\$122,400	\$35,000	1434	\$170,000	\$118.55	R	2	201-400	1
1720959861	2429 FOREST SHADOW LN	10877	1623	8/23/2004	\$132,367	\$35,000	1488	\$173,000	\$108.08	R	2	201-400	1
1720959878	2540 FOREST SHADOW LN	09888	1303	3/8/2003	\$132,381	\$35,000	1622	\$177,000	\$109.43	R	2	201-400	1
1720959882	2533 FOREST SHADOW LN	10487	4190	1/17/2004	\$147,048	\$35,000	1622	\$171,000	\$109.72	R	2	201-400	1
1720959892	2537 FOREST SHADOW LN	10521	1877	10/20/2003	\$134,326	\$35,000	1608	\$173,000	\$102.18	R	2	201-400	1
1720959898	2544 FOREST SHADOW LN	09937	2473	2/24/2003	\$131,810	\$35,000	1388	\$175,000	\$112.32	R	2	201-400	1
1720959913	2541 FOREST SHADOW LN	10528	2492	10/11/2003	\$127,885	\$35,000	1622	\$173,000	\$103.49	R	2	201-400	1
1720959930	2545 FOREST SHADOW LN	10842	2513	6/27/2004	\$118,917	\$35,000	1442	\$165,000	\$116.56	R	2	201-400	1
1720959932	2584 BENT GREEN ST	08878	1305	3/17/2003	\$123,240	\$35,000	1478	\$165,000	\$112.00	R	2	201-400	1
1720959933	2585 BENT GREEN ST	10873	2812	12/8/2003	\$133,487	\$35,000	1548	\$204,000	\$132.12	R	2	201-400	1
Average										\$112.87			
1720959972	2336 SPRUCE SHADOWS LN	10279	0008	7/18/2003	\$129,084	\$40,000	1931	\$198,000	\$98.98	R	3	401-600	1
1720959998	2340 SPRUCE SHADOWS LN	10407	1257	9/28/2003	\$141,741	\$40,000	2086	\$204,000	\$92.91	R	3	401-600	1
1720960005	2520 BENT GREEN ST	10471	1424	9/30/2003	\$125,927	\$35,000	1440	\$180,000	\$110.40	R	3	401-600	1
1720960064	2512 BENT GREEN ST	10490	2252	10/10/2004	\$123,984	\$35,000	1440	\$188,000	\$130.57	R	3	401-600	1
1720960072	2344 SPRUCE SHADOWS LN	08894	0166	3/25/2003	\$123,294	\$40,000	1440	\$203,000	\$110.48	R	3	401-600	1
1720960087	2378 SPRUCE SHADOWS LN	10448	2583	9/28/2004	\$132,342	\$40,000	2113	\$206,000	\$98.15	R	3	401-600	1
1720960110	2332 SPRUCE SHADOWS LN	10464	2351	9/28/2003	\$140,188	\$40,000	2086	\$219,000	\$95.32	R	3	401-600	1
1720960178	2336 SPRUCE SHADOWS LN	10554	2300	1/10/2004	\$147,881	\$40,000	2435	\$236,000	\$97.74	R	3	401-600	1
1720960214	2362 SPRUCE SHADOWS LN	10549	3242	11/17/2003	\$153,268	\$40,000	2142	\$185,000	\$86.37	R	3	401-600	1
1720960275	2348 SPRUCE SHADOWS LN	10743	2160	9/15/2004	\$125,029	\$40,000	1832	\$178,000	\$98.82	R	3	401-600	1
1720960276	12204 MARY MILL ST	10281	2728	4/17/2003	\$124,408	\$35,000	1492	\$168,000	\$111.29	R	3	401-600	1
1720960323	2370 SPRUCE SHADOWS LN	10448	1878	11/20/2004	\$136,830	\$40,000	2157	\$199,000	\$92.49	R	3	401-600	1
1720960365	2500 FOREST SHADOW LN	10760	2469	3/20/2003	\$134,814	\$35,000	1688	\$174,000	\$103.77	R	3	401-600	1
1720960735	2504 FOREST SHADOW LN	10237	1871	9/10/2003	\$129,879	\$35,000	1999	\$176,000	\$110.07	R	3	401-600	1
1720961022	2512 BENT GREEN ST	10688	1117	2/28/2004	\$128,488	\$35,000	1586	\$184,000	\$102.70	R	3	401-600	1
1720961048	2520 BENT GREEN ST	10638	2315	10/3/2004	\$118,583	\$35,000	1315	\$162,000	\$107.26	R	3	401-600	1
1720962014	327 N MAIN ST	10619	1622	12/11/2003	\$116,954	\$35,000	1223	\$161,000	\$122.97	R	3	401-600	1
1720962034	2521 BENT GREEN ST	10687	2737	4/17/2003	\$125,230	\$35,000	1638	\$188,000	\$96.48	R	3	401-600	1
1720962038	2520 BENT GREEN ST	10654	2302	1/10/2003	\$110,134	\$35,000	1288	\$150,000	\$118.73	R	3	401-600	1
1720962173	2520 BENT GREEN ST	10544	1791	11/13/2003	\$129,968	\$35,000	1616	\$182,000	\$102.25	R	3	401-600	1
1720961080	2520 BENT GREEN ST	10035	0208	4/20/2003	\$125,827	\$35,000	1480	\$164,000	\$111.32	R	3	401-600	1
1720961101	2533 BENT GREEN ST	10228	1334	8/29/2003	\$124,132	\$35,000	1579	\$168,000	\$102.63	R	3	401-600	1
1720961294	4404 PARKWAY DR	10490	2882	10/17/2004	\$127,368	\$35,000	1538	\$171,000	\$112.82	R	3	401-600	1
1720962025	2536 BENT GREEN ST	09844	0453	2/25/2003	\$114,148	\$35,000	1205	\$150,000	\$124.56	R	3	401-600	1
1720962248	2545 BENT GREEN ST	10471	1520	8/20/2003	\$118,814	\$35,000	1558	\$157,000	\$98.88	R	3	401-600	1
1720962254	2505 SPRUCE SHADOWS LN	10300	1473	7/10/2004	\$120,740	\$40,000	1828	\$178,000	\$97.37	R	3	401-600	1
1720964082	2518 SPRUCE SHADOWS LN	10549	2571	8/20/2003	\$135,425	\$40,000	2000	\$221,000	\$115.75	R	3	401-600	1
1720964259	2521 SPRUCE SHADOWS LN	10768	2137	4/19/2004	\$120,787	\$40,000	1660	\$192,000	\$115.68	R	3	401-600	1
1720964325	2520 SPRUCE SHADOWS LN	10345	1347	9/6/2003	\$124,298	\$40,000	1840	\$195,000	\$105.99	R	3	401-600	1
1720964330	2573 BENT GREEN ST	10488	1818	10/18/2003	\$109,440	\$35,000	1272	\$148,000	\$113.90	R	3	401-600	1
Average										\$105.18			
1720965070	2324 SPRUCE SHADOWS LN	10388	1608	8/15/2003	\$123,281	\$40,000	1624	\$190,000	\$104.84	R	3	601-800	1
1720965201	2330 SPRUCE SHADOWS LN	10216	1818	8/26/2003	\$125,400	\$40,000	1760	\$179,000	\$102.43	R	3	601-800	1
1720965230	2328 SPRUCE SHADOWS LN	10883	1604	8/11/2004	\$120,488	\$40,000	2188	\$220,000	\$92.32	R	3	601-800	1
1720965233	2404 STATELY OAKS DR	10399	1692	8/27/2003	\$118,240	\$40,000	1818	\$182,000	\$114.27	R	3	601-800	1
1720965480	2317 SPRUCE SHADOWS LN	10028	0814	10/21/2003	\$121,784	\$40,000	1897	\$187,000	\$102.07	R	3	601-800	1
1720965476	2323 SPRUCE SHADOWS LN	10017	1201	3/17/2003	\$133,979	\$40,000	2178	\$210,000	\$99.68	R	3	601-800	1
1720965492	2327 SPRUCE SHADOWS LN	10427	1378	8/12/2003	\$138,433	\$40,000	2084	\$208,000	\$99.02	R	3	601-800	1
1720965496	2412 STATELY OAKS DR	10478	1773	9/22/2003	\$130,451	\$40,000	2060	\$182,000	\$88.79	R	3	601-800	1
1720965498	2401 STATELY OAKS DR	10487	1848	10/19/2004	\$144,405	\$40,000	2098	\$218,000	\$92.98	R	3	601-800	1
1720965516	2307 SPRUCE SHADOWS LN	10970	2564	11/1/2003	\$133,397	\$40,000	2139	\$207,000	\$99.37	R	3	601-800	1
1720965518	2348 SPRUCE SHADOWS LN	10416	2178	10/20/2003	\$126,243	\$40,000	1501	\$172,000	\$89.39	R	3	601-800	1
1720965519	2381 SPRUCE SHADOWS LN	10326	0905	10/11/2003	\$134,355	\$40,000	2118	\$193,000	\$91.12	R	3	601-800	1
1720965520	2309 SPRUCE SHADOWS LN	10444	2529	9/29/2003	\$125,720	\$40,000	1929	\$199,000	\$103.12	R	3	601-800	1
1720965522	2330 SPRUCE SHADOWS LN	10464	2207	9/28/2003	\$120,591	\$40,000	2288	\$201,000	\$87.47	R	3	601-800	1
1720965527	2424 STATELY OAKS DR	10634	2541	11/20/2004	\$129,590	\$40,000	1890	\$192,000	\$96.72	R	3	601-800	1
1720965529	2428 STATELY OAKS DR	08844	0411	2/25/2003	\$141,967	\$40,000	2348	\$213,000	\$94.78	R	3	601-800	1
1720965524	2431 STATELY OAKS DR	10922	1797	7/18/2004	\$144,281	\$40,000	2444	\$225,000	\$91.91	R	3	601-800	1
1720965528	2363 SPRUCE SHADOWS LN	10528	3897	10/11/2003	\$140,882	\$40,000	2418	\$209,000	\$86.84	R	3	601-800	1
1720965535	2425 BRIDGEFIELD PARK DR	10411	2139	8/27/2003	\$126,480	\$40,000	1753	\$195,000	\$111.22	R	3	601-800	1
1720965545	2371 SPRUCE SHADOWS LN	10392	1433	7/11/2003	\$138,811	\$40,000	2204	\$204,000	\$92.50	R	3	601-800	1
1720965551	2447 STATELY OAKS DR	10002	0204	8/20/2003	\$135,280	\$40,000	2172	\$212,000	\$97.61	R	3	601-800	1
1720965560	12206 GARDEN TREE LANE	10116	1514	7/12/2004	\$121,813	\$40,000	1882	\$207,000	\$104.72	R	3	601-800	1
1720965562	2425 BRIDGEFIELD PARK DR	10342	2475	11/26/2003	\$119,883	\$40,000	1802	\$172,000	\$99.34	R	3	601-800	1
1720965563	2402 BRIDGEFIELD PARK DR	10165	0281	8/20/2003	\$122,418	\$40,000	1771	\$174,000	\$101.58	R	3	601-800	1
1720965564	12518 GARDEN TREE LANE	10250	2505	8/23/2004	\$141,417	\$40,000	2232	\$207,000	\$92.68	R	3	601-800	1
1720965570	11589 GARDEN TREE LN	10348	2848	11/17/2004	\$134,240	\$40,000	2138	\$204,000	\$95.31	R	3	601-800	1
1720965581	2500 WILLOW SHADOWS CT	10437	2893	8/20/2003	\$135,854	\$40,000	2020	\$222,000	\$110.34	R	3	601-800	1
Average										\$87.28			
1720966289	2308 SPRUCE SHADOWS LN	10485	2418	8/20/2003	\$129,271	\$40,000	2142	\$224,000	\$104.67	R	3	601-800	1
Average										\$104.87			

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PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALPRIC	SP/SF	LAND CLASS	Buffer Ring	Buffer Distance	Sub Division #
1729967264	7204 GLEN FOREST DR STE 201	10163	2437	5/30/2003	\$129,852	\$30,000	2251	\$166,500	\$73.97	R	2	201-400	2
1729968399	1200 CARLOS DR APT 345	10450	1367	9/19/2003	\$108,338	\$30,000	1487	\$143,000	\$96.17	R	2	201-400	2
1729968399	8017 WATERSHED WAY	10471	1446	9/30/2003	\$99,836	\$30,000	1225	\$128,500	\$104.90	R	2	201-400	2
1729968203	2614 VEGA CT	10129	0394	5/16/2003	\$125,704	\$30,000	1890	\$154,000	\$81.48	R	2	201-400	2
1729968222	2618 VEGA CT	10133	0153	5/20/2003	\$99,336	\$30,000	1228	\$138,000	\$110.75	R	2	201-400	2
1729968242	2618 VEGA CT	10129	0419	5/16/2003	\$109,900	\$30,000	1503	\$151,500	\$100.80	R	2	201-400	2
1729968262	2640 VEGA CT	10844	1638	1/29/2004	\$109,543	\$30,000	1503	\$137,000	\$91.15	R	2	201-400	2
1729968281	2622 VEGA CT	10434	2378	9/11/2003	\$99,836	\$30,000	1225	\$122,000	\$99.59	R	2	201-400	2
1729968328	2619 VEGA CT	10163	2495	5/30/2003	\$125,704	\$30,000	1890	\$162,500	\$85.98	R	2	201-400	2
1729968357	2008 LACEBARK LN	10383	1500	8/21/2003	\$125,835	\$30,000	1891	\$160,000	\$84.61	R	2	201-400	2
1730080201	2624 VEGA CT	10129	2014	5/19/2003	\$125,347	\$30,000	1890	\$152,000	\$80.42	R	2	201-400	2
1730080241	8905 GARLAND AVE	10129	0435	5/19/2003	\$125,835	\$30,000	1891	\$153,500	\$81.17	R	2	201-400	2
1730080281	340 SANDHURST RD	10319	1704	7/29/2003	\$102,835	\$30,000	1289	\$120,500	\$93.48	R	2	201-400	2
1730080280	1200 CARLOS DR APT 345	10450	1370	9/19/2003	\$114,211	\$30,000	1580	\$138,500	\$87.66	R	2	201-400	2
1730080317	2627 VEGA CT	09944	0508	2/28/2003	\$125,835	\$30,000	1891	\$165,500	\$87.52	R	2	201-400	2
1730080397	2633 VEGA CT	10357	0458	8/11/2003	\$105,450	\$30,000	1367	\$120,000	\$87.78	R	2	201-400	2
1730081200	272 PALM VALLEY BLVD APT 203	10789	1048	4/30/2004	\$114,211	\$30,000	1580	\$136,000	\$86.08	R	2	201-400	2
1730081220	2634 VEGA CT	10357	0489	8/11/2003	\$102,835	\$30,000	1289	\$123,000	\$95.42	R	2	201-400	2
1730082126	2642 VEGA CT	10388	1721	8/15/2003	\$105,450	\$30,000	1367	\$122,000	\$89.25	R	2	201-400	2
1730082316	2008 LACEBARK LN	10383	1500	8/21/2003	\$125,835	\$30,000	1891	\$154,000	\$81.44	R	2	201-400	2
1730082355	2645 VEGA CT	10972	2486	8/16/2004	\$125,835	\$30,000	1891	\$144,000	\$76.15	R	2	201-400	2
								<u>Average</u>	<u>\$89.32</u>				
1729967450	2603 VEGA CT	10588	0688	11/26/2003	\$115,366	\$30,000	1575	\$156,500	\$99.37	R	3	401-600	2
1729968400	2609 VEGA CT	10586	2176	12/12/2003	\$101,555	\$30,000	1250	\$134,000	\$107.20	R	3	401-600	2
1729968420	2611 VEGA CT	10892	0264	3/1/2004	\$115,366	\$30,000	1575	\$152,000	\$96.51	R	3	401-600	2
1729968450	2613 VEGA CT	10014	0803	3/31/2003	\$137,266	\$30,000	2122	\$162,500	\$76.58	R	3	401-600	2
1729968505	2804 GARDEN KNOLL LN	10163	1917	5/30/2003	\$98,376	\$30,000	1224	\$129,000	\$105.39	R	3	401-600	2
1729968553	114 BUTTERNUT DR	10921	1406	7/15/2004	\$115,569	\$30,000	1438	\$130,000	\$90.40	R	3	401-600	2
1729969703	2815 GARDEN KNOLL LN	10819	0488	5/13/2004	\$125,603	\$30,000	1726	\$160,000	\$92.70	R	3	401-600	2
1729969785	2621 GARDEN KNOLL LN	10812	1302	5/10/2004	\$132,152	\$30,000	1885	\$170,500	\$89.97	R	3	401-600	2
1730060593	2858 GARDEN KNOLL LN	10810	1384	6/7/2004	\$119,330	\$30,000	1573	\$128,000	\$81.37	R	3	401-600	2
								<u>Average</u>	<u>\$93.28</u>				
1739030233	10523 CHANDLER WAY	10240	2686	7/1/2003	\$215,710	\$96,000	3378	\$311,000	\$92.07	R	2	201-400	3
								<u>Average</u>	<u>\$92.07</u>				
1729927792	2508 WYATT LN	10696	1172	3/3/2004	\$221,553	\$66,000	3503	\$315,000	\$89.92	R	3	401-600	3
1729928821	2512 WYATT LN	10414	0342	9/2/2003	\$201,598	\$66,000	3100	\$297,500	\$95.97	R	3	401-600	3
1729928948	10503 CHANDLER WAY	10165	0674	6/2/2003	\$218,084	\$66,000	3148	\$292,500	\$92.92	R	3	401-600	3
1729928913	10504 CHANDLER WAY	10586	0295	11/28/2003	\$202,764	\$66,000	2991	\$319,500	\$106.82	R	3	401-600	3
1729935344	10412 CHANDLER WAY	10631	2254	1/16/2004	\$208,376	\$66,000	3194	\$288,000	\$93.30	R	3	401-600	3
1729936191	10423 CHANDLER WAY	10284	1584	7/17/2003	\$217,348	\$66,000	3350	\$293,000	\$87.70	R	3	401-600	3
1729936290	10419 CHANDLER WAY	10289	2699	7/21/2003	\$193,028	\$66,000	2936	\$271,000	\$92.30	R	3	401-600	3
1729937022	10437 CHANDLER WAY	10562	0008	11/19/2003	\$209,540	\$66,000	3377	\$312,500	\$92.54	R	3	401-600	3
1729937208	10415 CHANDLER WAY	10531	2033	11/4/2003	\$211,774	\$66,000	3370	\$307,500	\$91.26	R	3	401-600	3
1729937315	10411 CHANDLER WAY	10864	2747	6/9/2004	\$174,517	\$66,000	2406	\$272,000	\$113.05	R	3	401-600	3
1729939043	10511 CHANDLER WAY	10335	2295	8/1/2003	\$201,598	\$66,000	3144	\$297,000	\$94.47	R	3	401-600	3
1729939069	10515 CHANDLER WAY	10564	1808	11/26/2003	\$194,905	\$66,000	2984	\$302,000	\$101.21	R	3	401-600	3
1739021132	2500 GREGMOOR CT	10293	0072	4/29/2004	\$206,205	\$66,000	3174	\$308,000	\$97.35	R	3	401-600	3
1739021183	2532 GREGMOOR CT	10672	0747	2/18/2004	\$232,016	\$66,000	3709	\$320,500	\$94.50	R	3	401-600	3
1739021889	10704 DEBMOOR PL	10145	2364	5/27/2003	\$258,727	\$86,000	4308	\$356,500	\$81.10	R	3	401-600	3
1739022917	10708 DEBMOOR PL	09989	1131	2/24/2003	\$203,190	\$66,000	3156	\$282,500	\$89.51	R	3	401-600	3
1739030106	10519 CHANDLER WAY	10243	0282	7/1/2003	\$221,394	\$66,000	3283	\$313,500	\$95.49	R	3	401-600	3
								<u>Average</u>	<u>\$94.64</u>				
1729914061	3001 GENTLE BREEZES LANE	10750	0561	4/5/2004	\$285,081	\$60,000	3007	\$318,000	\$105.75	R	4	601-800	3
1729915033	3005 GENTLE BREEZES LN	10798	1116	4/30/2004	\$236,793	\$60,000	2966	\$300,000	\$116.91	R	4	601-800	3
1729915095	3009 GENTLE BREEZES LN	10556	2435	11/21/2003	\$278,339	\$60,000	2976	\$364,500	\$122.48	R	4	601-800	3
1729921679	10630 CARDINGTON LN	10652	0333	2/3/2004	\$205,063	\$60,000	3505	\$343,000	\$97.86	R	4	601-800	3
1729925485	10658 CARDINGTON LN	10496	2591	10/15/2003	\$176,119	\$60,000	2501	\$248,000	\$98.38	R	4	601-800	3
1729925510	10654 CARDINGTON LN	10055	2501	4/17/2003	\$177,464	\$60,000	2406	\$236,500	\$98.30	R	4	601-800	3
1729927521	10651 CARDINGTON LN	10547	0082	11/14/2003	\$254,328	\$60,000	4408	\$333,500	\$77.02	R	4	601-800	3
1729928028	10704 CARDINGTON LN	10073	2424	4/25/2003	\$180,894	\$60,000	2406	\$263,000	\$109.31	R	4	601-800	3
1729928551	10700 BIRCH CT	10644	0358	1/29/2004	\$189,668	\$60,000	2680	\$272,000	\$94.44	R	4	601-800	3
1729929024	2415 HARLINE CT	10720	1345	3/19/2004	\$260,093	\$60,000	4430	\$369,500	\$83.41	R	4	601-800	3
1729929433	2511 GREGMOOR CT	10638	2501	1/22/2004	\$191,254	\$60,000	2924	\$302,500	\$103.45	R	4	601-800	3
								<u>Average</u>	<u>\$100.66</u>				
1729829435	2315 BRIGHT FUTURE WAY	10970	1133	8/13/2004	\$192,673	\$96,000	3016	\$278,000	\$92.16	R	5	801-1000	3
								<u>Average</u>	<u>\$92.16</u>				

Residential Sales Research Data Subdivision # 4

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALPRIC	SP/SF	LAND CLASS	Buffer Ring	Buffer Distance	Sub Division #
1739033818	10637 EDMUNDSON AVE	10774	0765	4/20/2004	\$128,887	\$30,000	1915	\$169,500	\$88.51	R	1	0-200	4
1739034733	10630 EDMUNDSON AVE	10180	0077	6/6/2003	\$131,048	\$30,000	1913	\$169,500	\$88.60	R	1	0-200	4
1739034747	10632 EDMUNDSON AVE	10447	0917	9/18/2003	\$131,584	\$30,000	1958	\$172,500	\$88.19	R	1	0-200	4
1739034840	10634 EDMUNDSON AVE	10511	1867	10/24/2003	\$117,415	\$30,000	1656	\$158,000	\$95.41	R	1	0-200	4
1739034854	10638 EDMUNDSON AVE	10717	1400	3/18/2004	\$132,903	\$30,000	1968	\$178,500	\$90.70	R	1	0-200	4
1739034858	10638 EDMUNDSON AVE	10555	0659	11/20/2003	\$121,996	\$30,000	1676	\$163,000	\$97.26	R	1	0-200	4
								Average	\$91.45				
1729937687	3436 FALLS RIVER AVE	10960	2008	8/5/2004	\$210,174	\$35,000	2794	\$287,500	\$102.90	R	2	201-400	4
1739016651	3115 WINDING WATERS WY	10966	1882	8/11/2004	\$104,549	\$32,000	1920	\$166,000	\$86.46	R	2	201-400	4
1739016655	3121 WINDING WATERS WAY	10902	1866	6/30/2004	\$104,549	\$32,000	1920	\$161,500	\$84.11	R	2	201-400	4
1739016669	3125 WINDING WATERS WAY	10893	0617	6/28/2004	\$103,712	\$32,000	1908	\$149,500	\$78.35	R	2	201-400	4
1739016762	3127 WINDING WATERS WAY	10894	1403	6/28/2004	\$106,077	\$32,000	1944	\$157,500	\$81.02	R	2	201-400	4
1739016778	3133 WINDING WATERS WAY	10770	0836	4/19/2004	\$105,055	\$32,000	1932	\$155,500	\$80.49	R	2	201-400	4
1739016870	3135 WINDING WAY	10716	0250	3/17/2004	\$106,408	\$32,000	1940	\$148,000	\$76.29	R	2	201-400	4
1739016872	3137 WINDING WATERS WAY	10743	0819	3/31/2004	\$105,055	\$32,000	1924	\$163,000	\$84.72	R	2	201-400	4
1739016874	3139 WINDING WATERS WAY	10719	1148	3/19/2004	\$106,408	\$32,000	1940	\$155,000	\$79.90	R	2	201-400	4
1739016877	3141 WINDING WATERS WAY	10795	1904	4/30/2004	\$103,526	\$32,000	1908	\$148,000	\$77.57	R	2	201-400	4
1739017697	3124 WINDING WATERS WAY	10799	2202	4/30/2004	\$106,408	\$32,000	1940	\$152,000	\$78.35	R	2	201-400	4
1739017699	3128 WINDING WATERS WAY	10689	0730	2/27/2004	\$104,037	\$32,000	1908	\$150,000	\$78.62	R	2	201-400	4
1739017791	3130 WINDING WATERS WAY	10733	0124	3/29/2004	\$105,566	\$32,000	1924	\$153,500	\$79.78	R	2	201-400	4
1739018703	3132 WINDING WATERS WAY	10829	2280	1/15/2004	\$106,408	\$32,000	1940	\$145,000	\$74.74	R	2	201-400	4
1739018705	3134 WINDING WATERS WAY	10717	2201	3/18/2004	\$104,035	\$32,000	1908	\$171,000	\$89.62	R	2	201-400	4
1739030517	3422 FALLS RIVER AVE	10603	1416	12/23/2003	\$170,261	\$35,000	1917	\$227,500	\$118.68	R	2	201-400	4
1739030555	3420 FALLS RIVER AVE	10612	1775	12/30/2003	\$169,170	\$35,000	2287	\$226,000	\$98.92	R	2	201-400	4
1739031478	3410 FALLS RIVER AVE	10887	0098	6/23/2004	\$172,107	\$35,000	2064	\$225,000	\$109.01	R	2	201-400	4
1739031512	3414 FALLS RIVER AVE	10499	1982	10/16/2003	\$174,665	\$35,000	2084	\$267,500	\$129.60	R	2	201-400	4
1739031540	3412 FALLS RIVER AVE	10804	1121	12/23/2003	\$169,438	\$35,000	2024	\$227,000	\$112.15	R	2	201-400	4
1739032787	10631 EDMUNDSON AVE	10938	2397	1/23/2004	\$127,784	\$30,000	1893	\$173,000	\$91.39	R	2	201-400	4
1739032691	10633 EDMUNDSON AVE	10649	0702	2/2/2004	\$133,520	\$30,000	2016	\$178,000	\$87.30	R	2	201-400	4
1739033319	3228 KENTLAND LN	10160	2192	5/30/2003	\$136,918	\$30,000	2328	\$195,500	\$83.98	R	2	201-400	4
1739033432	10602 EDMUNDSON AVE	10261	0110	7/9/2003	\$115,819	\$30,000	1632	\$159,000	\$97.43	R	2	201-400	4
1739033446	10604 EDMUNDSON AVE	10398	2517	8/27/2003	\$132,903	\$30,000	1968	\$188,500	\$85.62	R	2	201-400	4
1739033469	8336 CITY LOFT CT	10090	0803	4/30/2003	\$117,137	\$30,000	1644	\$150,000	\$91.24	R	2	201-400	4
1739033582	10608 EDMUNDSON AVE	10224	1580	8/26/2003	\$121,870	\$30,000	1684	\$167,000	\$99.17	R	2	201-400	4
1739033814	10635 EDMUNDSON AVE	10720	0422	3/19/2004	\$128,118	\$30,000	1822	\$170,500	\$93.56	R	2	201-400	4
1739034509	10620 EDMUNDSON AVE	10523	2750	10/31/2003	\$145,825	\$30,000	2203	\$221,500	\$100.54	R	2	201-400	4
1739034603	7511 PALAIS CT	10555	2410	11/21/2003	\$133,035	\$30,000	2016	\$191,500	\$94.99	R	2	201-400	4
1739034617	10624 EDMUNDSON AVE	10523	2703	10/31/2003	\$124,468	\$30,000	1748	\$175,000	\$100.11	R	2	201-400	4
1739018708	3136 WINDING WATERS WAY	10676	0211	2/20/2004	\$105,409	\$32,000	1932	\$186,000	\$96.27	R	2	201-44	4
								Average	\$91.34				
1729827238	2310 ST PAULS SQ	10894	1422	6/28/2004	\$157,478	\$36,000	2193	\$206,500	\$94.16	R	5	801-1000	4
1729827342	2312 ST PAULS SQ	10323	1047	7/30/2003	\$161,319	\$36,000	2193	\$225,500	\$102.83	R	5	801-1000	4
1729827355	2314 ST PAULS SQ	10396	1159	8/26/2003	\$133,921	\$30,000	1824	\$183,500	\$100.60	R	5	801-1000	4
1729827388	2316 ST PAULS SQ	10329	0018	7/31/2003	\$138,572	\$30,000	1867	\$186,500	\$99.89	R	5	801-1000	4
1729827470	2318 ST PAULS SQ	10238	0228	6/30/2003	\$133,837	\$30,000	1805	\$172,500	\$95.57	R	5	801-1000	4
1729827482	2320 ST PAULS SQ	10441	0620	9/15/2003	\$138,572	\$30,000	1866	\$181,500	\$97.27	R	5	801-1000	4
1729827496	2322 ST PAULS SQ	10238	0135	6/30/2003	\$169,379	\$36,000	2444	\$214,500	\$87.77	R	5	801-1000	4
1729828500	2400 SAINT PAULS SQ	10598	0789	12/19/2003	\$198,877	\$36,000	2957	\$259,000	\$87.59	R	5	801-1000	4
1729828523	2402 SAINT PAULS SQ	10629	1194	1/15/2004	\$146,088	\$30,000	2077	\$227,500	\$109.53	R	5	801-1000	4
1729828525	2404 SAINT PAULS SQ	10631	0666	1/16/2004	\$152,951	\$30,000	2175	\$223,000	\$102.53	R	5	801-1000	4
1729828537	2406 SAINT PAULS SQ	10614	1246	12/31/2003	\$145,823	\$30,000	2068	\$206,500	\$99.85	R	5	801-1000	4
1729828640	2408 ST PAULS SQUARE	10822	1030	5/14/2004	\$161,697	\$30,000	2267	\$237,000	\$104.54	R	5	801-1000	4
1729828653	2410 SAINT PAULS SQ	10598	0727	12/19/2003	\$183,227	\$36,000	2570	\$258,500	\$100.58	R	5	801-1000	4
								Average	\$98.67				

Residential Sales Research Data Subdivision # 5

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALPRIC	SP/SF	LAND CLASS	Buffer Ring	Buffer Distance	Sub Division #
1728983449	2605 CHARENSON PL	09837	0685	1/6/2003	\$262,217	\$42,000	2878	\$330,000	\$114.66	R	2	201-400	5
1728985209	2617 CHARENSON PL	10160	0913	6/8/2003	\$258,131	\$42,000	2615	\$333,000	\$127.34	R	2	201-400	5
1728985803	10729 GRASSY CREEK PL	09855	0938	1/16/2003	\$257,933	\$42,000	2632	\$325,000	\$123.48	R	2	201-400	5
1728995166	10809 GRASSY CREEK PL	10230	0246	6/27/2003	\$252,804	\$42,000	2782	\$280,000	\$100.65	R	2	201-400	5
1728995275	10813 GRASSY CREEK PL	10822	0251	5/14/2004	\$228,151	\$42,000	2592	\$306,000	\$118.06	R	2	201-400	5
1728996422	10821 GRASSY CREEK PL	10780	2319	4/23/2004	\$283,505	\$42,000	3003	\$350,000	\$116.55	R	2	201-400	5
1728997046	10804 GRASSY CREEK PL	10091	1357	4/30/2003	\$259,099	\$42,000	3183	\$328,000	\$103.05	R	2	201-400	5
1728997653	10833 GRASSY CREEK PL	10231	0875	6/27/2003	\$274,097	\$42,000	3208	\$372,000	\$115.96	R	2	201-400	5
1728998301	10820 GRASSY CREEK PL	09849	1138	1/13/2003	\$240,635	\$42,000	2583	\$311,000	\$120.40	R	2	201-400	5
									<u>Average</u>				
									<u>\$115.57</u>				
1728986216	10020 RIVER BANK DR	10404	1676	8/28/2003	\$186,741	\$36,000	2407	\$253,000	\$105.11	R	3	401-600	5
1728986540	2452 FALLS RIVER AVE	10089	2465	4/30/2003	\$219,327	\$42,000	2580	\$275,000	\$106.59	R	3	401-600	5
1728986660	2504 FALLS RIVER AVE	10781	2021	4/23/2004	\$215,582	\$42,000	2139	\$278,000	\$129.97	R	3	401-600	5
1728986834	2508 FALLS RIVER AVE	10803	0593	5/3/2004	\$226,665	\$42,000	2803	\$294,000	\$104.89	R	3	401-600	5
1728988471	2608 BRIGHTHAVEN DR	10873	2219	8/15/2004	\$185,579	\$36,000	2365	\$267,000	\$112.90	R	3	401-600	5
1728990356	10616 HIGHSTREAM DR	10746	2417	4/2/2004	\$187,437	\$36,000	2412	\$255,000	\$105.72	R	3	401-600	5
1728990756	2516 FALLS RIVER AVE	10109	0458	5/7/2003	\$270,280	\$42,000	2894	\$286,000	\$102.28	R	3	401-600	5
1728990156	2613 FALLS RIVER AVE	10766	1732	4/15/2004	\$210,262	\$42,000	2160	\$282,000	\$130.56	R	3	401-600	5
1728990378	2628 FALLS RIVER AVE	10747	1672	4/2/2004	\$211,464	\$42,000	2160	\$275,000	\$127.31	R	3	401-600	5
1728991680	10801 SAGEHURST PL	10766	1790	4/15/2004	\$252,586	\$42,000	2663	\$300,000	\$112.65	R	3	401-600	5
1728993700	10809 SAGEHURST PL	10221	1690	6/25/2003	\$244,328	\$42,000	2474	\$310,000	\$125.30	R	3	401-600	5
									<u>Average</u>				
									<u>\$114.84</u>				
1728870985	10132 RIVER BANK DR	10384	1809	8/21/2003	\$192,553	\$36,000	2413	\$276,000	\$114.38	R	4	601-800	5
1728980829	2409 FALLS RIVER AVE	10924	0485	7/18/2004	\$276,837	\$42,000	2961	\$352,000	\$118.88	R	4	601-800	5
1728981772	2425 FALLS RIVER AVE	10162	1805	5/30/2003	\$239,505	\$42,000	2562	\$295,000	\$115.14	R	4	601-800	5
1728982449	2432 FALLS RIVER AVE	10330	1136	7/31/2003	\$229,179	\$42,000	2620	\$294,000	\$112.21	R	4	601-800	5
1728982815	2420 BRIGHTHAVEN DR	10388	2499	8/22/2003	\$171,715	\$36,000	2146	\$227,000	\$105.78	R	4	601-800	5
1728983627	2435 FALLS RIVER AVE	10010	1080	3/31/2003	\$258,686	\$42,000	2874	\$292,500	\$101.77	R	4	601-800	5
1728984018	10100 RIVER BANK DR	10985	1457	8/25/2004	\$180,335	\$36,000	2471	\$280,000	\$113.31	R	4	601-800	5
1728984695	2446 FALLS RIVER AVE	10819	0080	5/13/2004	\$252,019	\$42,000	2707	\$306,000	\$113.04	R	4	601-800	5
1728989915	11005 COKEBURY LN	10557	1077	11/21/2003	\$171,444	\$36,000	2056	\$225,000	\$109.44	R	4	601-800	5
1728993354	10913 COKEBURY LN	10821	2075	5/14/2004	\$202,159	\$36,000	2529	\$279,500	\$110.52	R	4	601-800	5
1728994310	10941 COKEBURY LANE	10885	0004	8/22/2004	\$183,842	\$36,000	2332	\$289,000	\$123.93	R	4	601-800	5
1728995072	11001 COKEBURY LN	09946	1684	2/28/2003	\$184,548	\$36,000	2346	\$245,000	\$104.43	R	4	601-800	5
172899772	2701 FALLS RIVER AVE	10126	1803	5/18/2003	\$192,643	\$36,000	2464	\$265,000	\$107.55	R	4	601-800	5
									<u>Average</u>				
									<u>\$111.57</u>				
1728778805	10209 RIVER BANK DR	10234	0001	6/30/2003	\$152,878	\$36,000	1526	\$186,000	\$121.89	R	5	800-1000	5
1728779948	10204 RIVER BANK DR	10352	0859	8/8/2003	\$184,847	\$36,000	2250	\$263,500	\$117.11	R	5	800-1000	5
1728784877	10336 RIVER BANK DR	10176	2056	6/5/2003	\$177,326	\$36,000	2364	\$254,000	\$107.45	R	5	800-1000	5
1728785845	10332 RIVER BANK DR	10951	1323	7/30/2004	\$177,925	\$36,000	2310	\$270,000	\$116.88	R	5	800-1000	5
1728785303	10301 RIVER BANK DR	10911	0223	7/6/2004	\$177,815	\$36,000	2164	\$260,000	\$120.15	R	5	800-1000	5
1728787398	10360 RIVER BANK DR	10244	0357	7/1/2003	\$158,542	\$36,000	1642	\$235,000	\$143.12	R	5	800-1000	5
1728788125	10224 RIVER BANK DR	10152	2776	5/28/2003	\$170,088	\$36,000	2096	\$243,000	\$115.94	R	5	800-1000	5
1728797196	10601 CATARA DR	10368	0993	6/15/2003	\$187,765	\$34,000	1839	\$243,000	\$132.14	R	5	800-1000	5
1728870905	10200 RIVER BANK DR	10692	1078	3/1/2004	\$173,036	\$36,000	2112	\$244,000	\$115.53	R	5	800-1000	5
1728890363	10920 CATARA DR	10868	2259	6/11/2004	\$174,539	\$34,000	1694	\$235,000	\$138.72	R	5	800-1000	5
1728783467	2413 DUNN RD	10830	0441	5/20/2004	\$160,031	\$36,000	1854	\$208,000	\$112.19	R	5	801-1000	5
1728783761	10341 RIVER BANK DR	09979	0204	3/18/2003	\$189,189	\$36,000	2441	\$244,000	\$99.96	R	5	801-1000	5
									<u>Average</u>				
									<u>\$120.09</u>				

You will note that we have averaged the price per square foot for dwellings located within each of the buffer rings. You will note from the data included in this section that the prices per square foot for dwellings located in each of the buffer rings is as follows:

Buffer Ring 2	\$115.57
Buffer Ring 3	\$114.84
Buffer Ring 4	\$111.57
Buffer Ring 5	\$120.09

As you can observe from the above data, there does not appear to be any significant change in values from the properties located in the 2nd buffer ring which is 201-400 feet from the quarry as opposed to those located in the 5th buffer ring which are 801-1,000 feet. The values in buffer rings 3 and 4 are slightly lower than those in buffer ring 2 which would not provide any meaningful results. The information was obtained from Wake County's GIS data bank and is relied on for this calculation.

Subdivision 1 had residential properties located within buffer rings 2, 3, and 4 and one in ring 5 and this particular subdivision indicated the following values:

Buffer Ring 2	\$110.97 per SF
Buffer Ring 3	\$105.19 per SF
Buffer Ring 4	\$97.25 per SF
Buffer Ring 5	\$104.67 per SF

As you will observe the values declined as the distance increased from the quarry perimeter.

The results of other subdivisions are included in this report. However, they were not analyzed in this report or considered meaningful due to the fact that they did not extend all the way to the quarry &/or contained a very limited amount of sales within each buffer ring. Not enough data for a comparative analysis was available for these subdivisions.



House that sold recently near Quarry



House that sold recently near Quarry



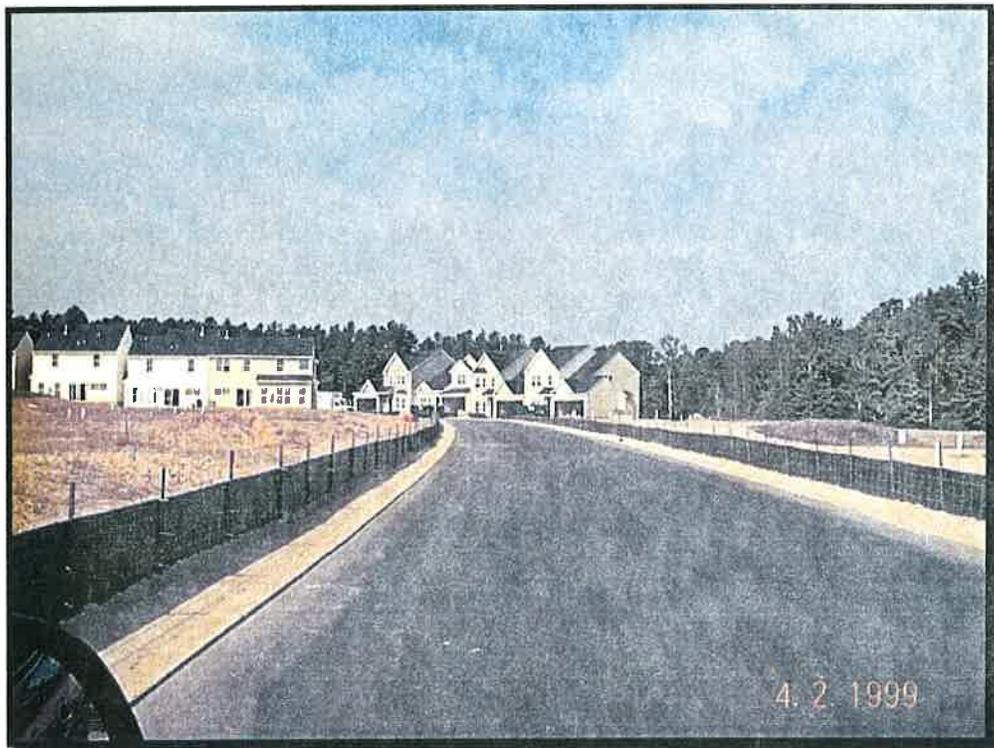
House that sold recently near Quarry



View of Street within subdivision of many sales near Quarry



View of town homes that sold recently near Quarry



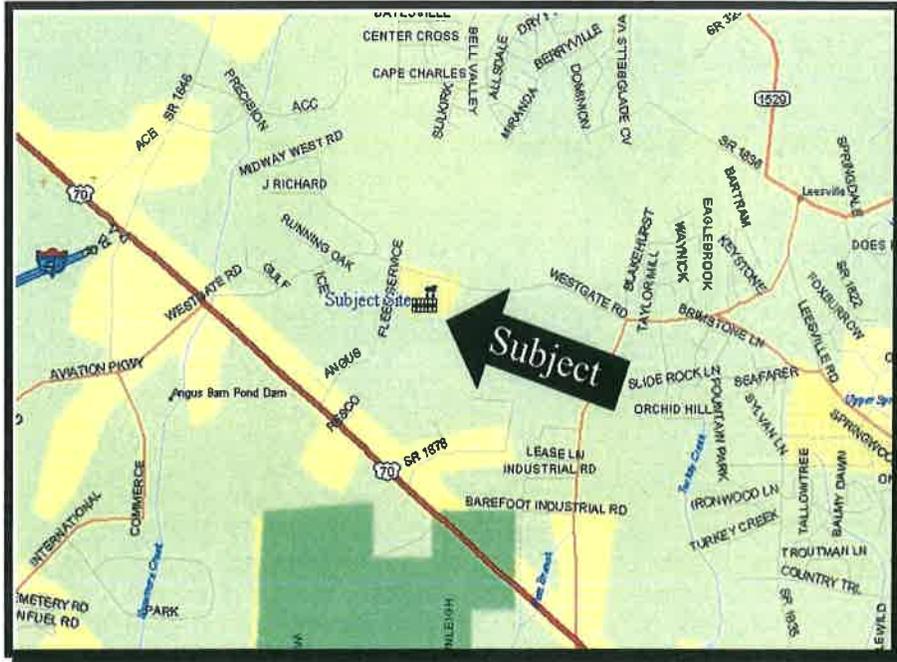
New Construction near Quarry

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**Martin Marietta Aggregates
Raleigh Durham Quarry
Permit #92-11**

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Location Map



Aerial View





Entrance to Quarry



Entrance to Quarry

100 Yard Buffer Map

Wake County Permit # 92-11
Parcels Sold after 1-1-03



Legend	
92-11_100_Yard_Buffer	Buffer Distance
	0-100 Ring 1
	101-200 Ring 2
	201-300 Ring 3
	301-400 Ring 4
	401-500 Ring 5

Residential Sales Research Data Subdivision # 1 & 2

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLOG VAL	LAND VAL	TOTAL HEAT	TOTAL SALES PRICE	SP/SF	LAND CLASS	BUFFER RING	BUFFER DISTANCE	SUB DIVISION #
0775589380	8104 RHINEBECK CT	10520	2322	10/30/2003	\$154,928	\$28,000	2480	\$203,000	\$82.33	R	3	201-300	1
0775589430	8113 MIRANDA DR	10348	1987	8/7/2003	\$177,784	\$28,000	2842	\$233,000	\$75.60	R	3	201-300	1
									Average				
									<u>\$79.66</u>				
0775584358	8224 MIRANDA DR	10183	0318	6/9/2003	\$188,142	\$28,000	2624	\$205,000	\$84.57	R	4	301-400	1
0775584436	8200 ZERMATT CT	10548	2353	7/30/2004	\$168,816	\$28,000	2825	\$249,000	\$84.88	R	4	301-400	1
0775585553	8208 ZERMATT CT	10737	1139	3/30/2004	\$177,576	\$28,000	2858	\$248,000	\$86.22	R	4	301-400	1
0775587482	8116 MIRANDA DR	10901	0857	5/30/2004	\$147,395	\$28,000	2281	\$196,000	\$85.93	R	4	301-400	1
0775587557	8509 VOSEBURGH DR	10253	1478	8/21/2003	\$185,087	\$28,000	2484	\$248,000	\$88.62	R	4	301-400	1
									Average				
									<u>\$89.64</u>				
0775578105	8900 MIRANDA DR	10183	0258	5/30/2003	\$179,112	\$28,000	3030	\$242,000	\$79.87	R	3	401-500	1
0775581298	8235 MIRANDA DR	08885	2655	1/31/2003	\$140,888	\$28,000	2030	\$174,000	\$85.71	R	5	401-500	1
0775582752	8621 VOSEBURGH DR	10742	2052	3/31/2004	\$172,380	\$28,000	2892	\$235,000	\$81.26	R	5	401-500	1
0775583445	811 BLAIR ST	10094	0492	3/28/2003	\$138,551	\$28,000	2076	\$179,000	\$86.81	R	0	401-500	1
0775584853	8808 VOSEBURGH DR	10256	2448	7/7/2003	\$144,808	\$28,000	1993	\$207,000	\$103.98	R	5	401-500	1
0775586846	8515 ENGLEHARDT DR	10594	1754	8/5/2004	\$189,711	\$28,000	3285	\$256,000	\$77.85	R	5	401-500	1
0775576385	8512 ENGLEHARDT DR	10436	0281	9/13/2003	\$172,231	\$28,000	2808	\$230,000	\$81.97	R	5	401-500	1
0775577084	8584 ENGLEHARDT DR	10222	0780	6/23/2003	\$178,728	\$28,000	2998	\$222,000	\$74.12	R	5	401-500	1
0775600031	8005 MIRANDA DR	10735	0803	3/29/2004	\$147,178	\$28,000	2210	\$215,000	\$97.29	R	5	401-500	1
									Average				
									<u>\$85.41</u>				
0778760274	7304 CAPE CHARLES DR	10845	0475	7/30/2004	\$132,470	\$28,000	1784	\$185,000	\$103.70	R	2	101-200	2
									Average				
									<u>\$103.70</u>				
0778669854	8401 MILL CV	10594	2171	12/18/2003	\$145,204	\$28,000	2242	\$180,000	\$80.28	R	3	201-300	2
0778760473	7309 CAPE CHARLES DR	10481	0992	10/3/2003	\$167,000	\$28,000	2483	\$227,500	\$92.37	R	3	201-300	2
0778760588	9409 BELLS VALLEY DR	10287	2483	7/11/2003	\$111,615	\$28,000	1280	\$151,000	\$118.84	R	3	201-300	2
0778760675	9413 BELLS VALLEY DR	10879	0938	6/18/2004	\$137,942	\$28,000	1881	\$200,000	\$107.47	R	3	201-300	2
0778762558	7159 CORKLAN DR	10843	1457	7/29/2004	\$122,331	\$28,000	1988	\$163,000	\$82.83	R	3	201-300	2
									Average				
									<u>\$98.88</u>				
0778667837	9408 DOMINION BLVD	10719	1717	3/19/2004	\$113,645	\$28,000	1880	\$158,000	\$93.98	R	4	301-400	2
0778761977	9429 BELLS VALLEY DR	10229	1829	6/27/2003	\$136,776	\$28,000	1742	\$180,000	\$103.33	R	4	301-400	2
0778774037	9428 BELLS VALLEY DR	10497	2383	10/18/2003	\$94,340	\$28,000	1352	\$141,000	\$104.29	R	4	301-400	2
									Average				
									<u>\$100.63</u>				
0778771273	8424 CARTERSVILLE CT	09911	1692	2/13/2003	\$128,448	\$28,000	1478	\$168,000	\$113.87	R	5	401-500	2
0778776129	8304 JARRATT CV	09886	0968	1/31/2003	\$150,182	\$28,000	2444	\$183,000	\$74.88	R	5	401-500	2
778778216	8213 LEESBURG LN	09882	1508	1/30/2003	\$125,928	\$28,000	1600	\$164,000	\$102.50	R	5	401-500	2
									Average				
									<u>\$99.02</u>				

Residential Sales Research Data Subdivision # 3 & 4

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALES PRICE	SP/SF	LAND CLASS	BUFFER RING	BUFFER DISTANCE	SUB DIVISION #	
077872895	8701 SPRINGHOUSE LN	10157	1125	5/29/2003	\$124,607	\$32,000	1593	\$177,000	\$111.11	R	1	0-100	3	
0778730317	8725 SPRINGHOUSE LN	10845	1827	7/29/2004	\$152,847	\$32,000	2119	\$200,000	\$94.38	R	1	0-100	3	
0778739885	8805 BLAKEHURST DR	10411	0328	8/29/2003	\$184,191	\$32,000	2635	\$253,500	\$96.20	R	1	0-100	3	
0778747881	5804 RUSH SPRINGS CT	10601	1125	12/22/2003	\$181,043	\$32,000	2134	\$225,000	\$105.44	R	1	0-100	3	
									Average					\$101.78
0778822993	8600 TAYLOR MILL CT	10887	2212	2/27/2004	\$129,876	\$32,000	1687	\$182,000	\$109.18	R	2	101-200	3	
0778830284	8718 SPRING HOUSE LA	10505	1972	10/21/2003	\$133,447	\$32,000	1675	\$187,000	\$111.64	R	2	101-200	3	
0778830366	8724 SPRINGHOUSE LN	10330	1683	7/31/2003	\$118,420	\$32,000	1596	\$178,500	\$111.84	R	2	101-200	3	
0778831014	8708 SPRINGHOUSE LN	09932	1891	2/25/2003	\$154,036	\$32,000	2141	\$185,500	\$86.64	R	2	101-200	3	
0778831274	8617 TAYLOR MILL CT	10650	1845	7/30/2004	\$148,579	\$32,000	2060	\$234,000	\$113.59	R	2	101-200	3	
0778831599	8804 BLAKEHURST DR	10548	2845	11/17/2003	\$163,046	\$32,000	2172	\$200,000	\$92.08	R	2	101-200	3	
0778831645	8806 BLAKEHURST DR	09814	1828	2/14/2003	\$139,338	\$32,000	1902	\$180,000	\$94.64	R	2	101-200	3	
0778831722	8812 BLAKEHURST DR	10793	2741	4/28/2004	\$174,339	\$32,000	2838	\$258,000	\$90.91	R	2	101-200	3	
0778832889	10009 WYNGATE RIDGE DR	09928	2718	2/24/2003	\$162,808	\$32,000	2224	\$215,000	\$96.67	R	2	101-200	3	
0778841090	8912 BLAKEHURST DR	10519	0083	10/29/2003	\$159,260	\$32,000	2141	\$217,000	\$101.35	R	2	101-200	3	
0778841174	10012 WYNGATE RIDGE DR	10838	0041	7/28/2004	\$148,852	\$32,000	2035	\$231,000	\$113.51	R	2	101-200	3	
0778842828	5513 RUSH SPRINGS CT	10137	0242	5/21/2003	\$183,401	\$32,000	2739	\$263,000	\$96.02	R	2	101-200	3	
									Average					\$101.51
0778833181	8612 TAYLOR MILL CT	10845	1433	5/28/2004	\$138,394	\$32,000	1880	\$210,000	\$111.70	R	3	201-300	3	
0778833576	8716 BLAKEHURST DR	10231	0353	6/27/2003	\$149,589	\$32,000	2064	\$193,000	\$93.51	R	3	201-300	3	
0778834882	8704 BLAKEHURST DR	10071	0236	4/24/2003	\$115,847	\$32,000	1527	\$160,000	\$104.78	R	3	201-300	3	
0778834980	5500 CHAPEL COVE LN	10474	0856	10/1/2003	\$183,232	\$32,000	2194	\$225,000	\$102.55	R	3	201-300	3	
0778836915	8912 WAYNICK DR	10408	0629	8/29/2003	\$161,868	\$32,000	2222	\$217,000	\$97.66	R	3	201-300	3	
0778843591	5504 WINDY GAP CT	10698	1892	8/29/2004	\$185,053	\$32,000	2342	\$233,500	\$99.70	R	3	201-300	3	
0778844719	8108 WILLOW VALLEY CT	10328	2054	7/31/2003	\$170,836	\$32,000	2591	\$224,000	\$86.45	R	3	201-300	3	
									Average					\$99.48
0778828977	8801 COLEVILLE CT	10874	1083	2/19/2004	\$146,840	\$32,000	2858	\$214,000	\$103.98	R	4	301-400	3	
0778836314	8805 ROBECLIFF CT	10859	1516	6/4/2004	\$142,837	\$32,000	2043	\$208,000	\$101.81	R	4	301-400	3	
0778837276	8801 WAYNICK DR	10587	1048	12/12/2003	\$121,971	\$32,000	1573	\$188,500	\$118.56	R	4	301-400	3	
0778837454	7408 GRIST MILL RD	10727	1844	3/25/2004	\$140,757	\$32,000	1997	\$182,000	\$91.14	R	4	301-400	3	
0778837930	8908 EAGLEBROOK CT	10189	2507	6/3/2003	\$189,994	\$32,000	3207	\$243,500	\$75.03	R	4	301-400	3	
0778838782	5400 FAIR VALLEY CT	10224	0854	8/28/2003	\$152,888	\$32,000	2109	\$201,000	\$95.31	R	4	301-400	3	
0778845486	5901 WINDY GAP CT	10970	0848	8/13/2004	\$148,858	\$32,000	1873	\$231,000	\$123.33	R	4	301-400	3	
0778846283	8908 WYNGATE RIDGE DR	10099	2724	5/2/2003	\$189,527	\$32,000	3056	\$246,000	\$80.50	R	4	301-400	3	
0778848520	5427 WINDY GAP CT	10832	2137	5/21/2004	\$148,049	\$32,000	1848	\$213,500	\$109.71	R	4	301-400	3	
									Average					\$100.03
0778838141	8604 COLVILLE CT	10000	0235	3/28/2003	\$122,093	\$32,000	1884	\$174,500	\$103.62	R	5	401-500	3	
0778839556	5405 FAIR VALLEY CT	10001	2673	3/27/2003	\$161,229	\$32,000	2423	\$192,000	\$78.24	R	5	401-500	3	
0778839657	5401 FAIR VALLEY CT	10588	2378	12/16/2003	\$127,946	\$32,000	1831	\$182,000	\$111.59	R	5	401-500	3	
0778848355	5401 WINDY GAP CT	09928	2397	2/21/2003	\$171,210	\$32,000	2820	\$250,000	\$95.42	R	5	401-500	3	
0778849283	8830 WYNGATE RIDGE DR	10901	2181	8/30/2004	\$144,088	\$32,000	1861	\$237,000	\$127.35	R	5	401-500	3	
									Average					\$103.44
0778609424	8625 CHURCHDOWN CT	10764	2012	4/14/2004	\$213,114	\$50,000	2667	\$279,000	\$104.61	R	4	301-400	4	
0778701413	8624 CHURCHDOWN CT	10563	0593	11/25/2003	\$217,424	\$50,000	2922	\$275,500	\$94.28	R	4	301-400	4	
0778701541	8628 CHURCHDOWN CT	10563	0714	11/25/2003	\$227,777	\$50,000	2946	\$273,500	\$92.84	R	4	301-400	4	
0778702569	8621 BENZINGER DR	10695	0584	3/3/2004	\$200,008	\$50,000	2643	\$287,500	\$108.78	R	4	301-400	4	
0778702689	8625 BENZINGER DR	10622	0673	1/8/2004	\$223,412	\$50,000	2673	\$272,500	\$101.95	R	4	301-400	4	
0778703447	8613 BENZINGER DR	10604	1156	12/23/2003	\$225,815	\$50,000	2942	\$262,000	\$89.06	R	4	301-400	4	
0778704647	8620 BENZINGER DR	10637	1284	1/22/2004	\$220,975	\$50,000	2596	\$305,500	\$117.68	R	4	301-400	4	
0778704670	8616 BENZINGER DR	10637	1353	1/22/2004	\$229,293	\$50,000	2979	\$307,500	\$103.22	R	4	301-400	4	
0778705794	8408 DUNNINGTON CIR	10667	0682	2/13/2004	\$228,857	\$50,000	2979	\$321,500	\$107.92	R	4	301-400	4	
									Average					\$102.26
0778702047	8518 EDEN PARK DR	10689	0660	2/27/2004	\$244,107	\$50,000	3236	\$300,000	\$92.71	R	5	401-500	4	
0778703102	8514 EDEN PARK DR	10719	1130	3/19/2004	\$218,039	\$50,000	2881	\$281,000	\$97.54	R	5	401-500	4	
0778609316	8621 CHURCHDOWN CT	10914	0699	7/9/2004	\$214,272	\$50,000	2788	\$269,500	\$96.66	R	5	401-500	4	
0778700186	8608 CHURCHDOWN CT	10596	0221	11/28/2003	\$225,446	\$50,000	3044	\$279,500	\$91.82	R	5	401-500	4	
0778700273	8612 CHURCHDOWN CT	10559	1039	11/24/2003	\$212,003	\$50,000	2752	\$305,000	\$110.83	R	5	401-500	4	
0778700386	8620 CHURCHDOWN CT	10566	0267	11/26/2003	\$219,646	\$50,000	2623	\$303,000	\$115.52	R	5	401-500	4	
0778702274	8505 DELAVAN CIR	10700	2439	3/8/2004	\$229,316	\$50,000	3044	\$300,500	\$98.72	R	5	401-500	4	
0778702384	8504 DELAVAN CIR	10557	2673	11/21/2003	\$230,803	\$50,000	3050	\$259,000	\$84.92	R	5	401-500	4	
0778702411	8508 DELAVAN CIR	10555	2349	11/21/2003	\$230,081	\$50,000	3056	\$313,000	\$102.42	R	5	401-500	4	
0778703156	8510 EDEN PARK DR	10603	1260	12/23/2003	\$210,716	\$50,000	2788	\$264,000	\$94.69	R	5	401-500	4	
0778703481	8609 BENZINGER DR	10603	1284	12/23/2003	\$228,716	\$50,000	3058	\$288,000	\$94.24	R	5	401-500	4	
0778704222	8506 EDEN PARK DR	10604	1478	12/23/2003	\$247,237	\$50,000	3476	\$267,500	\$76.96	R	5	401-500	4	
0778704315	8605 BENZINGER DR	10642	2602	1/29/2004	\$233,329	\$50,000	2994	\$288,000	\$96.52	R	5	401-500	4	
0778705376	8448 EDEN PARK DR	10750	1138	4/5/2004	\$223,570	\$50,000	3022	\$290,500	\$96.13	R	5	401-500	4	
0778706564	8413 DUNNINGTON CIR	10778	2309	4/22/2004	\$213,799	\$50,000	2814	\$289,500	\$102.88	R	5	401-500	4	
									Average					\$96.77

Residential Sales Research Data Subdivision # 5 & 6

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTAL SALES PRICE	SP/SF	LAND CLASS	BUFFER RING	BUFFER DISTANCE	SUB DIVISION #
0778700866	8499 CENTRAL RD	10599	0222	12/19/2003	\$91,654	\$28,000	1572	\$137,000	\$87.15	R	3	201-300	5
0778700866	8497 CENTRAL RD	10599	0263	12/19/2003	\$80,623	\$28,000	1296	\$125,500	\$96.84	R	3	201-300	5
0778701805	8495 CENTRAL RD	10599	1644	12/19/2003	\$82,860	\$28,000	1376	\$119,500	\$86.85	R	3	201-300	5
0778701825	8493 CENTRAL RD	10605	2393	12/29/2003	\$86,008	\$28,000	1416	\$128,000	\$90.40	R	3	201-300	5
0778701834	8491 CENTRAL RD	10595	1558	12/18/2003	\$82,860	\$28,000	1376	\$128,000	\$91.57	R	3	201-300	5
0778701854	8489 CENTRAL RD	10611	1092	12/30/2003	\$86,008	\$28,000	1416	\$130,500	\$92.16	R	3	201-300	5
0778701863	8487 CENTRAL RD	10595	1420	12/18/2003	\$80,623	\$28,000	1296	\$117,500	\$90.66	R	3	201-300	5
0778701893	8485 CENTRAL RD	10595	1367	12/18/2003	\$92,233	\$28,000	1576	\$133,500	\$84.71	R	3	201-300	5
0778701998	8484 CENTRAL DR	10605	2588	12/29/2003	\$92,233	\$28,000	1572	\$147,000	\$93.51	R	3	201-300	5
0778702834	8483 CENTRAL DR	10599	1573	12/19/2003	\$91,087	\$28,000	1564	\$145,500	\$93.03	R	3	201-300	5
0778702854	8481 CENTRAL DR	10599	0191	12/19/2003	\$80,623	\$28,000	1296	\$121,000	\$93.36	R	3	201-300	5
0778702864	8479 CENTRAL DR	10598	2616	12/19/2003	\$82,860	\$28,000	1376	\$117,500	\$85.39	R	3	201-300	5
0778702884	8477 CENTRAL DR	10599	0828	12/19/2003	\$86,008	\$28,000	1416	\$129,500	\$91.45	R	3	201-300	5
0778702928	8482 CENTRAL DR	10611	0985	12/30/2003	\$80,623	\$28,000	1296	\$123,000	\$94.91	R	3	201-300	5
0778702939	8480 CENTRAL DR	10605	2559	12/29/2003	\$82,860	\$28,000	1376	\$120,500	\$87.57	R	3	201-300	5
0778702959	8478 CENTRAL DR	10610	0438	12/30/2003	\$86,008	\$28,000	1416	\$128,000	\$90.40	R	3	201-300	5
0778702979	8476 CENTRAL DR	10606	0001	12/29/2003	\$82,860	\$28,000	1376	\$122,000	\$88.66	R	3	201-300	5
0778702989	8474 CENTRAL DR	10600	2046	12/22/2003	\$87,155	\$28,000	1424	\$134,000	\$94.10	R	3	201-300	5
0778703804	8475 CENTRAL DR	10600	1898	12/22/2003	\$82,860	\$28,000	1376	\$120,500	\$87.57	R	3	201-300	5
0778703815	8473 CENTRAL DR	10600	2101	12/22/2003	\$86,008	\$28,000	1416	\$128,000	\$90.40	R	3	201-300	5
0778703835	8471 CENTRAL DR	10600	2362	12/22/2003	\$80,623	\$28,000	1296	\$122,500	\$94.52	R	3	201-300	5
0778703856	8469 CENTRAL DR	10600	1957	12/22/2003	\$92,233	\$28,000	1576	\$136,500	\$86.61	R	3	201-300	5
0778713000	8472 CENTRAL DR	10606	0125	12/29/2003	\$80,623	\$28,000	1296	\$125,000	\$96.45	R	3	201-300	5
0778713020	8470 CENTRAL DR	10604	0306	12/23/2003	\$92,358	\$28,000	1576	\$147,500	\$93.59	R	3	201-300	5
								Average	\$90.91				
0778822467	9505 HANGING ROCK RD	10952	2490	8/2/2004	\$124,148	\$28,000	1616	\$166,500	\$103.03	R	3	201-300	6
0778822535	9521 HANGING ROCK RD	10256	1669	7/7/2003	\$126,504	\$28,000	1566	\$164,500	\$105.04	R	3	201-300	6
0778823628	9535 HANGING ROCK RD	10143	2767	5/23/2003	\$121,751	\$28,000	1512	\$171,000	\$113.10	R	3	201-300	6
0778825407	5654 PICNIC ROCK LN	10409	0483	8/29/2003	\$122,317	\$28,000	1548	\$158,000	\$102.07	R	3	201-300	6
0778825761	5630 SLIDE ROCK LN	10146	0551	5/27/2003	\$123,053	\$28,000	1466	\$162,000	\$124.15	R	3	201-300	6
								Average	\$109.48				
0778824382	26 ROSEDALE DR	10882	0021	6/21/2004	\$121,156	\$28,000	1644	\$154,000	\$93.67	R	4	301-400	6
0778826199	5625 PICNIC ROCK LN	10912	1116	7/7/2004	\$125,873	\$28,000	1616	\$163,500	\$101.18	R	4	301-400	6
0778826601	5631 SLIDE ROCK LN	10076	0485	4/25/2003	\$116,687	\$28,000	1570	\$155,000	\$98.73	R	4	301-400	6
0778826782	10137 ETHRIDGE CT	10546	1681	11/14/2003	\$122,122	\$28,000	1544	\$155,000	\$100.39	R	4	301-400	6
0778827117	5623 PICNIC ROCK LN	10579	2276	12/8/2003	\$125,873	\$28,000	1616	\$160,000	\$99.01	R	4	301-400	6
0778827554	5611 SLIDE ROCK LN	10108	2291	5/7/2003	\$129,530	\$28,000	1644	\$156,500	\$95.19	R	4	301-400	6
0778828563	5607 SLIDE ROCK LN	10839	2231	5/26/2004	\$112,923	\$28,000	1567	\$154,000	\$98.28	R	4	301-400	6
								Average	\$98.06				
0778827135	5621 PICNIC ROCK LN	10794	0114	4/29/2004	\$117,453	\$28,000	1572	\$145,000	\$92.24	R	5	401-500	6
0778828162	5603 PICNIC ROCK LN	10747	2099	4/2/2004	\$125,873	\$28,000	1616	\$162,000	\$100.25	R	5	401-500	6
0778828371	5612 PICNIC ROCK LN	10241	0722	7/1/2003	\$128,412	\$28,000	1496	\$164,000	\$109.63	R	5	401-500	6
0778828596	5603 SLIDE ROCK LN	10520	2140	10/30/2003	\$124,518	\$28,000	1596	\$156,000	\$97.74	R	5	401-500	6
								Average	\$99.56				

This particular quarry is surrounded by several residential subdivisions and is located near the Raleigh-Durham Airport between I-540 and Glenwood Ave. on the west side of Raleigh in Wake County. As you will note from the map showing the buffer rings, the rings are 100 yards in width and extend from the quarry's property line to a distance of 500 yards away. Each buffer ring is shown in a different color and the legend is shown at the bottom of the page. There were several subdivisions which bordered or were in close proximity to the quarry. However, only one was considered to produce a valid study and had consistent residential properties extending throughout all buffer rings from the first to the fifth ring. Because there were sales of properties within each of the buffer rings, this was considered to be a very valid comparison and study for the impact of a quarry on adjacent residential values.

As you will note from the subdivision #3 data the following values were indicated in each of the buffer rings:

Buffer Ring 1	\$101.78 per SF
Buffer Ring 2	\$101.51 per SF
Buffer Ring 3	\$99.48 per SF
Buffer Ring 4	\$100.03 per SF
Buffer Ring 5	\$103.44 per SF

Most of the dwellings were similar in design and character throughout the subdivision and a great deal of consistency in appearance and curb appeal existed throughout the subdivision. Several ground pictures of the dwellings are shown on the following pages and these illustrate some of the structures within the neighborhood.

As you will note from the data, the values are very consistent throughout the subdivision. This particular study indicates that the quarry does not impact adjoining residential property values. One of the entrances to the quarry is along Westgate Road which also borders the subdivision. However, a very high berm, similar to the one which will be built for the proposed subdivision, shields the quarry operation, conveyors and crushing machines from the highway and adjoining residential properties.

There were other subdivisions and the results of those subdivisions were not considered applicable due to the lack of sales in all buffer rings &/or because some of the subdivisions were not consistent in terms of character of dwellings.



Subdivision Sign within 100 yards of Quarry



House sold within 100 yards of Quarry



House sold within 100 yards of Quarry



House sold within 100 yards of Quarry



House sold within 100 yards of Quarry



House sold within 200 yards of Quarry



House sold within 300 yards of Quarry



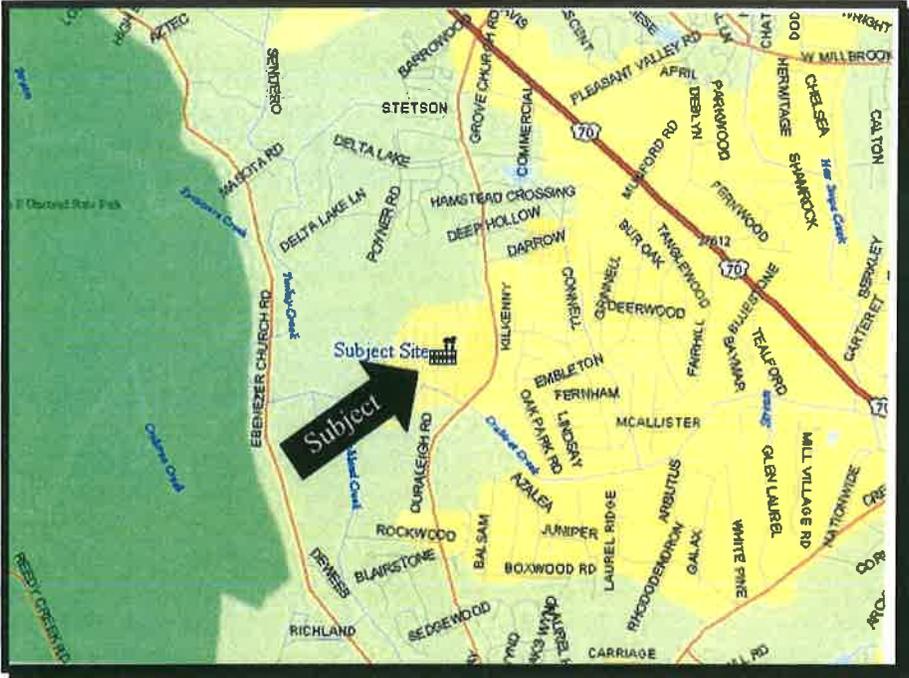
House sold within 400 yards of Quarry

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**Hanson Aggregates
Crabtree Quarry
Permit #92-03**

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Location Map



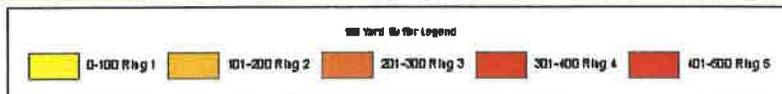
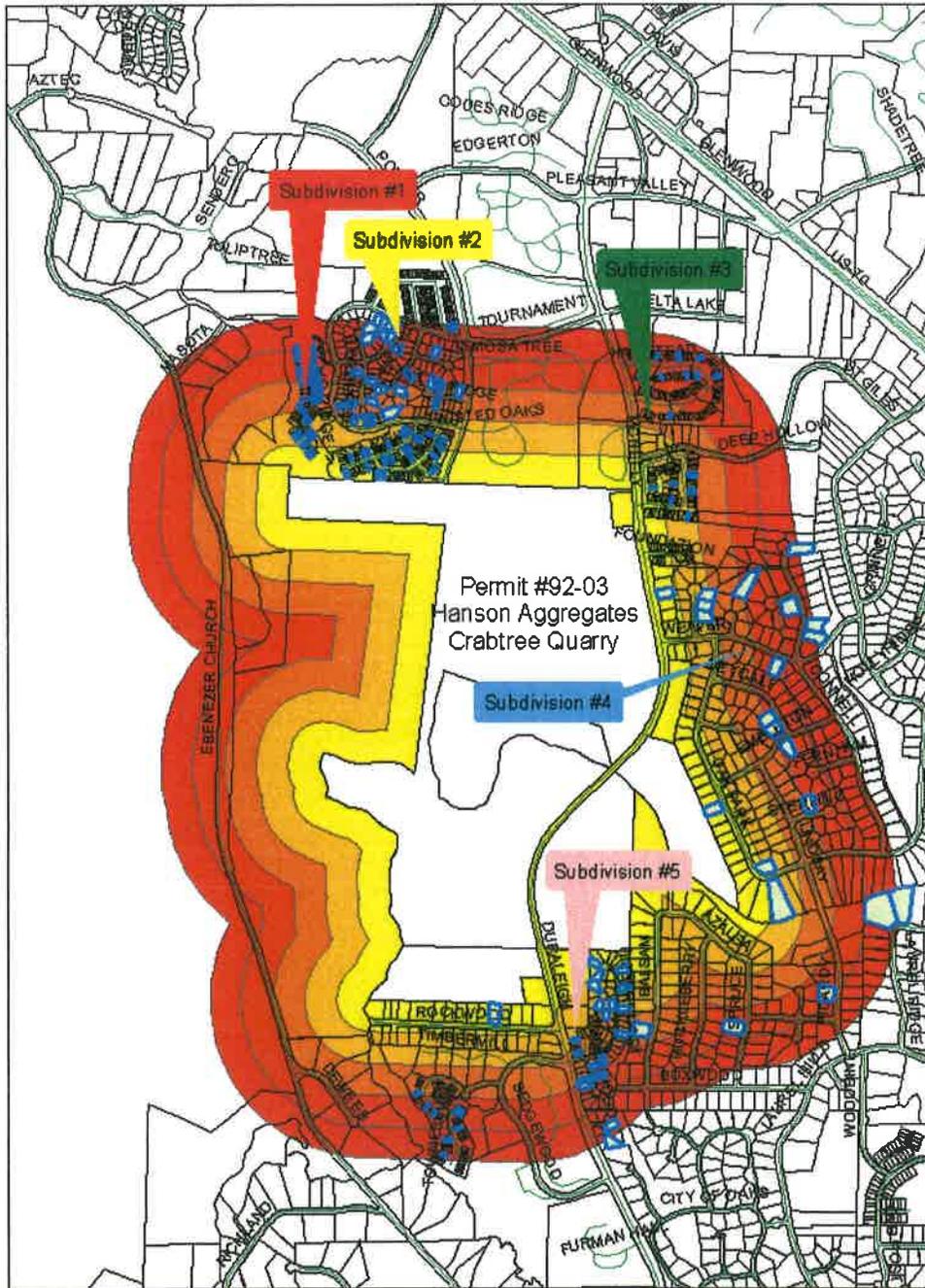
Aerial View



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100 Yard Buffer Map

Wake County Permit #92-03 Parcels Sold after 1-1-03



Residential Sales Research Data Subdivision # 1

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTALPRICE	SP/SF	LAND CLASS	Buffer Ring	ToBufDist	Buffer Distance	Sub Division #
0786254596	5448 ECHO RIDGE RD	10919	3489	7/14/2004	\$108,934	\$24,000	1741	\$180,000	\$31.50	R	1	100	0-100	1
0786255534	5450 ECHO RIDGE RD	10945	0101	7/29/2004	\$117,099	\$24,000	1960	\$175,000	\$89.29	R	1	100	0-100	1
0786255512	5454 ECHO RIDGE RD	10917	2715	7/10/2004	\$125,501	\$24,000	2172	\$201,000	\$92.54	R	1	100	0-100	1
07862558344	5410 VISTA VIEW CT	10860	1359	4/30/2004	\$123,831	\$24,000	1908	\$171,500	\$89.88	R	1	100	0-100	1
0786350440	5446 VISTA VIEW CT	10692	0839	8/30/2004	\$127,352	\$24,000	2160	\$172,000	\$79.63	R	1	100	0-100	1
0786350502	5445 VISTA VIEW CT	10754	0286	4/7/2004	\$115,876	\$24,000	1742	\$146,500	\$84.10	R	1	100	0-100	1
0786350554	5451 VISTA VIEW CT	10522	0898	10/30/2003	\$114,594	\$24,000	1728	\$155,500	\$89.99	R	1	100	0-100	1
0786351333	5412 CRABTREE PARK CT	10417	0444	9/3/2003	\$116,774	\$24,000	1704	\$147,500	\$86.56	R	1	100	0-100	1
0786351353	5414 CRABTREE PARK CT	10802	0758	6/3/2004	\$123,831	\$24,000	1908	\$167,500	\$87.70	R	1	100	0-100	1
0786351393	5418 CRABTREE PARK CT	10288	0544	7/18/2003	\$123,831	\$24,000	1908	\$166,500	\$87.26	R	1	100	0-100	1
0786352408	5502 VISTA VIEW CT	10979	0465	9/20/2004	\$123,831	\$24,000	1908	\$159,000	\$83.33	R	1	100	0-100	1
0786352459	5508 VISTA VIEW CT	10460	2283	10/10/2003	\$123,831	\$24,000	1908	\$157,000	\$82.29	R	1	100	0-100	1
0786353596	5534 VISTA VIEW CT	10928	1459	7/20/2004	\$119,140	\$24,000	1704	\$154,000	\$90.38	R	1	100	0-100	1
0786354458	5453 CRABTREE PARK CT	10588	1046	12/15/2003	\$110,980	\$24,000	1728	\$180,000	\$86.81	R	1	100	0-100	1
0786356288	4712 LONG HILL LN	10095	1265	5/1/2003	\$124,894	\$24,000	1644	\$160,000	\$82.30	R	1	100	0-100	1
0786356387	4710 LONG HILL LN	10801	0017	5/3/2004	\$128,164	\$24,000	1950	\$175,000	\$89.47	R	1	100	0-100	1
0786358951	5502 CRABTREE PARK CT	09973	2232	3/14/2003	\$121,498	\$24,000	1960	\$185,000	\$84.16	R	1	100	0-100	1
Average									\$86.92					
0786253880	5418 ECHO RIDGE RD	10027	2100	4/4/2003	\$112,345	\$24,000	1821	\$152,000	\$93.77	R	2	200	101-200	1
0786253752	5410 ECHO RIDGE RD	10335	1487	8/1/2003	\$120,895	\$24,000	1812	\$187,500	\$92.44	R	2	200	101-200	1
0786253771	5414 ECHO RIDGE RD	09948	1880	3/3/2000	\$118,239	\$24,000	1717	\$147,000	\$85.91	R	2	200	101-200	1
0786254808	5422 ECHO RIDGE RD	09873	0956	1/27/2003	\$128,373	\$24,000	2003	\$183,500	\$81.63	R	2	200	101-200	1
0786254842	5430 ECHO RIDGE RD	10630	0699	7/21/2004	\$127,395	\$24,000	2188	\$195,500	\$89.35	R	2	200	101-200	1
0786254784	5405 ECHO RIDGE RD	10426	2823	9/8/2003	\$131,387	\$24,000	2021	\$179,000	\$88.57	R	2	200	101-200	1
0786254792	5408 ECHO RIDGE RD	09887	2102	1/31/2003	\$129,452	\$24,000	2041	\$175,500	\$85.99	R	2	200	101-200	1
0786254883	5321 ECHO RIDGE RD	10577	2155	12/5/2003	\$128,298	\$24,000	2052	\$175,500	\$85.53	R	2	200	101-200	1
0786254887	5310 ECHO RIDGE RD	10577	2204	12/5/2003	\$120,098	\$24,000	1892	\$168,000	\$91.70	R	2	200	101-200	1
0786255829	5417 ECHO RIDGE RD	08867	1925	1/31/2003	\$129,485	\$24,000	2041	\$174,500	\$85.50	R	2	200	101-200	1
0786255701	5413 ECHO RIDGE RD	10132	0458	5/19/2003	\$104,951	\$24,000	1526	\$166,000	\$108.78	R	2	200	101-200	1
0786352633	5523 VISTA VIEW CT	10307	1170	7/25/2003	\$118,633	\$24,000	1728	\$144,000	\$83.33	R	2	200	101-200	1
0786353782	5553 VISTA VIEW CT	10812	0737	5/7/2004	\$116,984	\$24,000	1790	\$137,000	\$76.54	R	2	200	101-200	1
0786353774	5557 VISTA VIEW CT	10255	0350	7/7/2003	\$115,806	\$24,000	1776	\$153,000	\$86.15	R	2	200	101-200	1
0786353797	5561 VISTA VIEW CT	10789	1022	4/28/2004	\$115,294	\$24,000	1776	\$143,000	\$80.52	R	2	200	101-200	1
0786354520	5538 VISTA VIEW CT	10970	1111	8/13/2004	\$118,838	\$24,000	1704	\$152,000	\$88.20	R	2	200	101-200	1
0786354986	5550 VISTA VIEW CT	10885	0032	4/29/2003	\$128,244	\$24,000	1965	\$168,000	\$85.50	R	2	200	101-200	1
0786355700	5552 VISTA VIEW CT	10162	1878	5/30/2003	\$118,001	\$24,000	1691	\$180,000	\$94.92	R	2	200	101-200	1
0786356731	5539 CRABTREE PARK CT	10933	2489	7/23/2004	\$114,300	\$24,000	1728	\$155,000	\$89.70	R	2	200	101-200	1
0786357529	5512 CRABTREE PARK CT	09898	2216	2/6/2003	\$125,588	\$24,000	2057	\$160,000	\$77.78	R	2	200	101-200	1
0786357856	5532 CRABTREE PARK CT	10935	1482	7/23/2004	\$120,747	\$24,000	1960	\$185,000	\$84.18	R	2	200	101-200	1
Average									\$87.45					
0786254926	5302 ECHO RIDGE RD	10189	0018	8/3/2003	\$137,528	\$24,000	2203	\$188,000	\$85.34	R	3	300	201-300	1
0786264458	505 BROAD LEAF CIR	10132	0105	5/19/2003	\$117,242	\$24,000	1635	\$116,000	\$69.22	R	3	300	201-300	1
0786264458	8130 ECHO RIDGE RD	09903	2181	2/26/2003	\$100,071	\$24,000	1386	\$127,000	\$91.63	R	3	300	201-300	1
0786265062	5225 ECHO RIDGE RD	10076	0567	4/28/2003	\$100,353	\$24,000	1386	\$121,500	\$97.68	R	3	300	201-300	1
0786265065	5221 ECHO RIDGE RD	10155	1815	5/29/2003	\$100,390	\$24,000	1386	\$129,000	\$94.74	R	3	300	201-300	1
0786265097	5217 ECHO RIDGE RD	10459	0276	9/25/2003	\$100,353	\$24,000	1386	\$121,500	\$87.66	R	3	300	201-300	1
0786265069	5213 ECHO RIDGE RD	10602	2159	12/23/2003	\$101,250	\$24,000	1386	\$118,000	\$85.14	R	3	300	201-300	1
0786265160	5208 ECHO RIDGE RD	10087	0378	4/30/2003	\$102,064	\$24,000	1410	\$120,000	\$85.11	R	3	300	201-300	1
0786265162	5209 ECHO RIDGE RD	10180	0278	8/3/2003	\$100,428	\$24,000	1386	\$118,000	\$85.14	R	3	300	201-300	1
0786265165	5201 ECHO RIDGE RD	10071	0486	4/24/2003	\$100,353	\$24,000	1386	\$124,500	\$89.83	R	3	300	201-300	1
Average									\$84.95					
0786264497	5014 ECHO RIDGE RD	09949	2271	3/20/2003	\$103,084	\$24,000	1428	\$128,500	\$89.99	R	4	400	301-400	1
0786264428	5110 ECHO RIDGE RD	10001	2208	3/27/2003	\$100,071	\$24,000	1386	\$125,000	\$90.81	R	4	400	301-400	1
0786264235	5116 ECHO RIDGE RD	10082	0619	4/21/2003	\$100,988	\$24,000	1386	\$128,500	\$91.27	R	4	400	301-400	1
0786264236	5114 ECHO RIDGE RD	09990	2718	3/28/2003	\$100,071	\$24,000	1386	\$127,000	\$91.63	R	4	400	301-400	1
0786264241	5128 ECHO RIDGE RD	10041	2553	4/11/2003	\$100,071	\$24,000	1386	\$128,000	\$92.35	R	4	400	301-400	1
0786264243	5122 ECHO RIDGE RD	09939	0907	2/27/2003	\$101,782	\$24,000	1410	\$125,000	\$88.65	R	4	400	301-400	1
0786264913	4821 REMBERT DR	10010	1059	3/31/2003	\$100,998	\$24,000	1386	\$120,000	\$85.07	R	4	400	301-400	1
0786264430	5106 ECHO RIDGE RD	10081	2387	4/29/2003	\$100,071	\$24,000	1386	\$127,000	\$91.83	R	4	400	301-400	1
0786264402	5028 ECHO RIDGE RD	09948	0467	3/3/2003	\$103,084	\$24,000	1428	\$125,500	\$87.89	R	4	400	301-400	1
0786265238	5113 ECHO RIDGE RD	10053	2177	4/16/2003	\$101,456	\$24,000	1386	\$118,000	\$85.14	R	4	400	301-400	1
0786265245	5124 ECHO RIDGE RD	10155	1856	5/29/2003	\$102,814	\$24,000	1386	\$120,000	\$86.58	R	4	400	301-400	1
0786265247	5117 ECHO RIDGE RD	10024	1796	7/16/2004	\$102,833	\$24,000	1386	\$121,000	\$86.95	R	4	400	301-400	1
0786265253	5128 ECHO RIDGE RD	10081	2351	4/29/2003	\$102,833	\$24,000	1386	\$117,000	\$83.69	R	4	400	301-400	1
0786265280	5105 ECHO RIDGE RD	10074	1436	4/25/2003	\$104,208	\$24,000	1428	\$120,000	\$84.03	R	4	400	301-400	1
0786265322	5105 ECHO RIDGE RD	09991	0617	3/24/2003	\$102,814	\$24,000	1386	\$122,500	\$88.02	R	4	400	301-400	1
0786265325	5101 ECHO RIDGE RD	10043	1294	4/11/2003	\$101,456	\$24,000	1386	\$123,500	\$89.11	R	4	400	301-400	1
0786265330	5105 ECHO RIDGE RD	10155	1801	5/29/2003	\$101,456	\$24,000	1386	\$120,000	\$86.58	R	4	400	301-400	1
0786265406	5021 ECHO RIDGE RD	09872	1613	1/27/2003	\$101,456	\$24,000	1386	\$120,000	\$86.58	R	4	400	301-400	1
0786265409	5017 ECHO RIDGE RD	09938	0079	2/27/2003	\$101,456	\$24,000	1386	\$120,500	\$86.94	R	4	400	301-400	1
0786265409	5013 ECHO RIDGE RD	10224	0116	02/26/2003	\$102,814	\$24,000	1386	\$134,500	\$97.04	R	4	400	301-400	1
0786265412	5029 ECHO RIDGE RD	09879	2420	1/20/2003	\$102,814	\$24,000	1386	\$128,000	\$92.35	R	4	400	301-400	1
Average									\$89.05					
0786269592	5006 ECHO RIDGE RD	09981	2341	1/30/2003	\$104,440	\$24,000	1440	\$125,000	\$86.81	R	5	500	401-500	1
0786269594	5002 ECHO RIDGE RD	10195	1271	6/13/2003	\$105,815	\$24,000	1470	\$134,500	\$91.50	R	5	500	401-500	1
0786269596	5011 ECHO RIDGE RD	09970	1742	3/13/2003	\$101,456	\$24,000	1386	\$124,000	\$89.47	R	5	500	401-500	1
0786269591	5009 ECHO RIDGE RD	10743	1388	3/31/2004	\$102,833	\$24,000	1386	\$120,000	\$86.84	R	5	500	401-500	1
0786269593	5005 ECHO RIDGE RD	10053	2122	4/16/2003	\$101,456	\$24,000	1386	\$120,000	\$86.58	R	5	500	401-500	1
Average									\$88.24					

Residential Sales Research Data Subdivision # 2 & 3

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTSALPRIC	SP/SF	LAND CLASS	Buffer Ring	ToBufDist	Buffer Distance	Sub Division #
0786361830	4801 DELTA LAKE DR	10683	0049	2/25/2004	\$124,241	\$36,000	1764	\$178,000	\$100.91	R	1	0	0-100	2
									Average	\$100.91				
0786259826	4945 DELTA LAKE DR	10158	1907	5/30/2003	\$108,751	\$36,000	1442	\$155,000	\$107.49	R	2	200	101-200	2
0786350825	5005 DELTA LAKE DR	10526	2571	10/31/2003	\$113,243	\$36,000	1362	\$155,000	\$113.80	R	2	200	101-200	2
0786350867	5009 DELTA LAKE DR	10945	1390	7/29/2004	\$121,242	\$36,000	1693	\$175,000	\$103.37	R	2	200	101-200	2
									Average	\$108.22				
0786258908	4929 DELTA LAKE DR	10802	2736	5/3/2004	\$122,135	\$36,000	1693	\$179,000	\$105.73	R	3	300	201-300	2
0786268090	5505 CREEKDALE CIR	10925	1501	7/16/2004	\$104,894	\$36,000	1372	\$166,000	\$113.70	R	3	300	201-300	2
0786352982	5021 DELTA LAKE DR	10146	0424	5/27/2003	\$131,860	\$36,000	1859	\$179,000	\$96.29	R	3	300	201-300	2
0786360093	5508 CREEKDALE CIR	10384	0588	8/21/2003	\$121,525	\$36,000	1756	\$179,500	\$102.22	R	3	300	201-300	2
0786361154	5513 GLENCREE CT	10644	0078	1/29/2004	\$142,640	\$36,000	2016	\$188,000	\$93.25	R	3	300	201-300	2
0786363162	5510 GLENCREE CT	10532	1121	11/4/2003	\$110,253	\$36,000	1662	\$172,000	\$103.49	R	3	300	201-300	2
0786366080	4717 DELTA RIDGE CT	10229	1279	6/27/2003	\$130,750	\$36,000	1859	\$180,000	\$96.83	R	3	300	201-300	2
0786369104	4700 DELTA RIDGE CT	09946	0042	2/28/2003	\$119,278	\$36,000	1693	\$170,000	\$100.41	R	3	300	201-300	2
									Average	\$101.49				
0786269320	5529 CREEKDALE CIR	10996	2117	8/31/2004	\$106,988	\$36,000	1324	\$160,000	\$120.85	R	4	400	301-400	2
0786360291	4603 TOWNESBURY LN	10909	1445	7/6/2004	\$103,859	\$36,000	1259	\$166,000	\$131.85	R	4	400	301-400	2
0786364257	5528 GLENCREE CT	09875	2290	1/28/2003	\$134,304	\$36,000	1944	\$177,000	\$91.05	R	4	400	301-400	2
0786366232	4724 DELTA RIDGE CT	10232	0175	8/27/2003	\$117,948	\$36,000	1673	\$169,000	\$101.02	R	4	400	301-400	2
0786367128	4716 DELTA RIDGE CT	10235	2136	6/30/2003	\$117,520	\$36,000	1673	\$175,000	\$104.60	R	4	400	301-400	2
									Average	\$109.87				
0786360651	5604 ASBURY COVE CIR	09834	1532	1/3/2003	\$126,959	\$36,000	1800	\$189,000	\$105.00	R	5	500	401-500	2
0786360772	5608 ASBURY COVE CIR	10747	1758	4/2/2004	\$110,734	\$36,000	1644	\$180,000	\$109.49	R	5	500	401-500	2
0786361685	4704 DELTA VISION CT	10400	2741	8/27/2003	\$119,546	\$36,000	1693	\$174,000	\$102.78	R	5	500	401-500	2
0786361775	4745 DELTA LAKE DR	10204	0089	6/18/2003	\$127,651	\$36,000	1849	\$170,000	\$91.94	R	5	500	401-500	2
0786362685	4700 DELTA VISION CT	10905	0475	7/1/2004	\$136,152	\$36,000	2020	\$178,000	\$88.12	R	5	500	401-500	2
0786362734	4741 DELTA LAKE DR	10981	2623	8/23/2004	\$130,505	\$36,000	1896	\$208,000	\$109.70	R	5	500	401-500	2
0786363532	4705 DELTA VISION CT	10051	0436	4/15/2003	\$117,520	\$36,000	1673	\$169,500	\$101.32	R	5	500	401-500	2
0786363702	4737 DELTA LAKE DR	10025	0592	4/3/2003	\$128,171	\$36,000	1871	\$173,500	\$92.73	R	5	500	401-500	2
0786366570	4716 PARR VISTA CT	09889	1490	2/3/2003	\$126,570	\$38,000	1752	\$163,000	\$93.04	R	5	500	401-500	2
									Average	\$99.35				
0786557221	113 IRONWOODS DR	10433	0518	9/10/2003	\$75,975	\$18,000	1164	\$84,000	\$72.16	R	1	100	0-100	3
									Average	\$72.16				
0786559019	5419 SHARPE DR	10235	1232	6/30/2003	\$79,240	\$18,000	1231	\$104,000	\$84.48	R	2	200	101-200	3
0786559224	5523 SHARPE DR	10859	0657	8/4/2004	\$77,426	\$18,000	1164	\$108,000	\$92.78	R	2	200	101-200	3
0786640964	5435 SHARPE DR	10346	0887	8/6/2003	\$77,283	\$18,000	1200	\$91,000	\$75.83	R	2	200	101-200	3
0786650197	5512 SHARPE DR	10401	0275	8/27/2003	\$78,183	\$18,000	1122	\$108,000	\$96.26	R	2	200	101-200	3
0786651303	5528 SHARPE DR	10526	0913	10/31/2003	\$78,183	\$18,000	1122	\$110,000	\$98.04	R	2	200	101-200	3
									Average	\$89.48				
0786558888	5522 HAMSTEAD XING	10632	0941	1/16/2004	\$101,994	\$24,000	1423	\$126,000	\$88.55	R	3	300	201-300	3
									Average	\$88.55				
0786566215	5647 HAMSTEAD XING	10813	1597	5/10/2004	\$87,264	\$24,000	1323	\$118,000	\$89.19	R	4	400	301-400	3
0786568205	5629 HAMSTEAD XING	10460	2406	9/25/2003	\$83,819	\$24,000	1240	\$117,500	\$94.76	R	4	400	301-400	3
0786650247	5607 HAMSTEAD XING	10974	1412	8/17/2004	\$77,643	\$24,000	1174	\$106,000	\$90.29	R	4	400	301-400	3
									Average	\$91.41				
078655487	3615 LAUREL HILLS RD	10735	0785	3/29/2004	\$89,451	\$24,000	1374	\$113,500	\$82.61	R	5	500	401-500	3
0786567465	5650 HAMSTEAD XING	10410	2486	8/29/2003	\$87,264	\$24,000	1323	\$116,000	\$89.19	R	5	500	401-500	3
0786569465	5632 HAMSTEAD XING	10686	2573	2/27/2004	\$101,499	\$24,000	1554	\$138,500	\$89.12	R	5	500	401-500	3
0786651257	5601 HAMSTEAD XING	10997	1708	8/31/2004	\$85,264	\$24,000	1288	\$118,000	\$93.06	R	5	500	401-500	3
0786661473	5614 HAMSTEAD XING	10631	0743	1/16/2004	\$88,122	\$24,000	1323	\$119,000	\$89.95	R	5	500	401-500	3
0786663236	5584 HAMSTEAD XING	10140	0357	5/22/2003	\$89,915	\$24,000	1365	\$119,000	\$87.18	R	5	500	401-500	3
									Average	\$88.52				

Residential Sales Research Data Subdivision # 4 & 5

PIN	ADDR1	DEED BOOK	DEED PAGE	DEED DATE	BLDG VAL	LAND VAL	TOTAL HEAT	TOTSALPRIC	SP/SF	LAND CLASS	Buffer Ring	ToBufDist	Buffer Distance	Sub Division #
0786548240	1 M & T PLAZA	10967	0130	8/12/2004	\$86,534	\$41,600	1588	\$116,000	\$73.05	R	1	100	0-100	4
0786623104	4008 OAK PARK RD	10691	2099	3/1/2004	\$173,229	\$52,000	3025	\$294,000	\$97.19	R	1	100	0-100	4
0786732950	4808 CONNELL DR	10572	2477	12/2/2003	\$162,226	\$52,000	3628	\$250,000	\$68.91	R	1	0	0-100	4
0786741622	4914 CONNELL DR	10191	1066	6/12/2003	\$158,873	\$52,000	2028	\$256,500	\$126.48	R	1	0	0-100	4
								Average	\$91.41					
0786618519	4201 OAK PARK RD	10577	1078	12/5/2003	\$141,039	\$52,000	2489	\$207,000	\$83.17	R	2	200	101-200	4
0786619227	4212 OAK PARK RD	10019	0313	4/1/2003	\$160,329	\$52,000	3185	\$272,000	\$85.40	R	2	200	101-200	4
0786632929	4804 KILKENNY PL	10580	2078	12/9/2003	\$117,389	\$52,000	2207	\$205,000	\$92.89	R	2	200	101-200	4
0786642029	4808 KILKENNY PL	10739	2766	3/31/2004	\$142,601	\$52,000	2560	\$247,000	\$96.48	R	2	200	101-200	4
0786642159	4812 KILKENNY PL	10817	0554	5/12/2004	\$113,949	\$52,000	1846	\$207,000	\$112.13	R	2	200	101-200	4
								Average	\$94.01					
0786628970	4701 METCALF DR	09847	0731	1/13/2003	\$185,732	\$52,000	3332	\$267,500	\$80.28	R	4	400	301-400	4
0786638010	4705 METCALF DR	10840	1139	5/26/2004	\$153,594	\$52,000	2117	\$250,000	\$118.09	R	4	400	301-400	4
0786638590	4105 WEAVER DR	10131	2240	5/19/2003	\$133,956	\$52,000	2300	\$193,500	\$84.13	R	4	400	301-400	4
0786646207	4205 DIAMOND CITY CT	10734	0995	3/29/2004	\$294,878	\$52,000	3169	\$460,000	\$145.16	R	4	400	301-400	4
0786720703	4508 EMBLETON DR	10197	1530	6/16/2003	\$125,272	\$52,000	2080	\$205,000	\$98.56	R	4	400	301-400	4
0786722109	4505 STERLING PL	10353	0409	8/8/2003	\$150,540	\$52,000	2635	\$214,000	\$81.21	R	4	400	301-400	4
								Average	\$101.24					
0786732840	4804 CONNELL DR	10390	2048	8/25/2003	\$126,890	\$52,000	2394	\$229,000	\$95.66	R	5	500	401-500	4
0786740028	4813 CONNELL DR	10647	2078	1/30/2004	\$147,703	\$52,000	2568	\$270,000	\$105.14	R	5	500	401-500	4
								Average	\$100.40					
0786501780	4637 TIMBERHURST DR	10878	0919	6/18/2004	\$92,443	\$40,000	1397	\$154,000	\$110.24	R	1	100	0-100	5
0786502517	3316 TALL TREE PL	10639	2064	1/23/2004	\$94,626	\$40,000	1394	\$139,000	\$99.71	R	1	100	0-100	5
0786504654	4616 TIMBERHURST DR	09868	2340	1/24/2003	\$80,532	\$40,000	1141	\$137,000	\$120.07	R	1	100	0-100	5
								Average	\$110.01					
0785499986	4309 TIMBERWOOD DR	10952	0829	8/2/2004	\$97,280	\$20,000	1320	\$130,000	\$98.48	R	2	200	101-200	5
0786501477	3808 BIRCHWOOD CT	10468	1143	9/29/2003	\$91,806	\$40,000	1362	\$107,000	\$78.56	R	2	200	101-200	5
0786502331	3809 BIRCHWOOD CT	10982	0573	8/23/2004	\$93,662	\$40,000	1364	\$6,000	\$4.40	R	2	200	101-200	5
0786503340	3801 BIRCHWOOD CT	10972	2396	8/16/2004	\$85,724	\$40,000	1330	\$142,000	\$106.77	R	2	200	101-200	5
0786504266	4516 TIMBERHURST DR	10733	1298	3/29/2004	\$98,538	\$40,000	1618	\$148,000	\$91.47	R	2	200	101-200	5
0786504476	4604 TIMBERHURST DR	10513	1144	10/27/2003	\$100,959	\$40,000	1598	\$160,000	\$100.13	R	2	200	101-200	5
								Average	\$79.97					
0785590823	4301 TIMBERWOOD DR	10424	1153	9/5/2003	\$107,993	\$20,000	1577	\$124,500	\$78.95	R	3	300	201-300	5
0785591791	4228 TIMBERWOOD DR	10915	2021	7/9/2004	\$85,398	\$40,000	1238	\$148,000	\$119.55	R	3	300	201-300	5
0786502179	3808 HOLLYCREST CT	10990	0627	8/27/2004	\$80,399	\$40,000	1131	\$148,000	\$130.86	R	3	300	201-300	5
0786504013	4428 TIMBERHURST DR	10938	1878	7/26/2004	\$92,924	\$40,000	1320	\$144,000	\$109.09	R	3	300	201-300	5
								Average	\$109.61					
0785590588	4221 TIMBERWOOD DR	10100	0313	5/2/2003	\$72,164	\$40,000	950	\$127,000	\$133.68	R	4	400	301-400	5
0785591502	4217 TIMBERWOOD DR	10456	1115	9/23/2003	\$74,830	\$40,000	1004	\$133,000	\$132.47	R	4	400	301-400	5
0785592621	4504 LAUREL HILLS RD	10244	1419	7/1/2003	\$85,379	\$40,000	1306	\$133,000	\$101.84	R	4	400	301-400	5
0785592769	4404 TIMBERHURST DR	10847	2256	5/28/2004	\$87,466	\$40,000	1334	\$143,000	\$107.20	R	4	400	301-400	5
								Average	\$118.80					

Three subdivisions in close proximity to the property boundaries were studied in order to determine if the quarry impacted adjoining residential values. This quarry is located on the west side of Raleigh just south of Glenwood Ave. or US 70 and is located on both sides of Duraleigh Road in an area developed with many residential subdivisions. GIS data indicated the following property values for Subdivision # 1:

Buffer Ring 1	\$86.92 per SF
Buffer Ring 2	\$87.45 per SF
Buffer Ring 3	\$84.95 per SF
Buffer Ring 4	\$89.05 per SF
Buffer Ring 5	\$88.04 per SF

As you will note, no meaningful impact on the value can be quantified from the above data.

The second subdivision studied is on the north side of the quarry and indicated the following prices per square foot within each of the 100 yard rings:

Buffer Ring 1	\$100.91 per SF
Buffer Ring 2	\$108.22 per SF
Buffer Ring 3	\$101.49 per SF
Buffer Ring 4	\$109.87 per SF
Buffer Ring 5	\$99.35 per SF

As you will note the values were fairly consistent in each of the buffer rings and no significant change in value was noted.

Subdivision 5 was also considered to be applicable in this study due to sales occurring within each of the buffer rings. This subdivision is shown on the map at the south end of the quarry and the data is included in the pink color. As you will note from the table, the following values were indicated within each of the buffer rings:

Buffer Ring 1	\$110.01 per SF
Buffer Ring 2	\$79.97 per SF
Buffer Ring 3	\$109.61 per SF
Buffer Ring 4	\$118.80 per SF

Since the properties located closest to the quarry have the second highest values and due to the extreme changes, both decreasing and increasing, in values this subdivision cannot be relied upon to indicate any change, positive or negative, in values for properties located further away from the quarry.



Street with townhouse sales within 100 yards of Quarry



Street with townhouse sales within 200 yards of Quarry



View of several townhouses that sold within 400 yards of Quarry

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Summary Table

Residential Sales Average Sales Price Per Square Foot

Buffer Ring	Permit # 92-02		Permit #92-11	Permit #92-03		
	Subdivision 1	Subdivision 5	Subdivision 3	Subdivision 1	Subdivision 2	Subdivision 5
1			\$101.78	\$86.92	\$100.91	\$110.01
2	\$110.97	\$115.57	\$101.51	\$87.45	\$108.22	\$ 79.97
3	\$105.19	\$114.84	\$ 99.48	\$84.95	\$101.49	\$109.61
4	\$ 97.25	\$111.57	\$100.03	\$89.05	\$109.87	\$118.80
5	\$104.67	\$120.09	\$103.44	\$88.04	\$ 99.35	

Subdivision 1, Permit# 92-02, indicates a slight drop in value for properties located further away from the quarry. However, this drop is not statistically significant.

Subdivision 5, Permit# 92-02, indicates a drop in value for properties located further away from the quarry, except in buffer ring 5 which shows a slight increase in value. Neither the drop nor the increase in value is considered to be statistically significant.

Subdivision 3, Permit# 92-11, and Subdivision 1, Permit# 92-03, indicate slight increases in value for properties located further away from the quarry. However, the increases are not statistically significant and are well within the margin of error.

Subdivision 2, Permit# 92-03, fluctuates in value as properties get further from the quarry and there is no significant difference in values between the properties closest to the quarry and those furthest away from the quarry.

Subdivision 5, Permit# 92-03, indicates an extreme initial drop in value for properties located further away from the quarry and then an extreme increase in value for properties located further away from the quarry. Since the properties located closest to the quarry have the second highest value and due to the extreme changes, both decreasing and increasing, in value, this subdivision cannot be relied upon to indicate any change, positive or negative, in value for properties located further away from the quarry.

Conclusion

In conclusion, you will note that values do not change significantly throughout a consistent subdivision as the distance from the quarry perimeter increases. Therefore, it is my opinion that the quarry will not impact the value of adjoining properties.

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ADDENDA

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CERTIFICATE OF CONSULTING REPORT

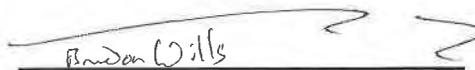
The undersigned does hereby certify that, to the best of my/our knowledge and belief except as otherwise noted in this Consulting report:

1. The statements of fact contained in this consulting report upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent upon an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with The Uniform Standards of Professional Appraisal Practice.
6. As of the date of this report, Tom J. Keith, MAI and Brandon T. Wills have completed the requirements of the continuing education program of the NC Appraisal Board and/or the Appraisal Institute. The American Society of Appraisers has a mandatory recertification program for all of its Senior members. Tom J. Keith is in compliance with that program.
7. No one provided significant professional assistance to the person(s) signing this report.

I have made a personal inspection of the property that is the subject of this report.



I have not made a personal inspection of the property that is the subject of this report.



ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is based upon the following assumptions and limiting conditions:

1. The information contained in this report was gathered from reliable resources, but the appraiser in no sense guaranteed its validity.
 2. I assume no responsibility for matters legal in character, nor do I render my opinion as to the title, which is assumed to be good. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear and under responsible ownership and competent management.
 3. The sketch in this report is included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility for its accuracy. Any maps, plats, or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships. The reliability of the information contained on any such map or drawing is assumed by the appraiser and cannot be guaranteed to be correct. It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described and that there is no encroachment or trespass unless noted in the report.
 4. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute (AI) and the American Society of Appraisers (ASA).
 5. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm of which he is connected, or any reference to the Appraisal Institute or the MAI or SRA designation) shall be disseminated to the public through advertising media, public relations media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.
 6. I am not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been previously made therefore. By accepting delivery of this appraisal report the client agrees that in the event the appraiser is subpoenaed to testify with regards to this appraisal report and/or the subject property involved, the client will compensate the appraiser for the appraiser's time and expenses at the appraiser's current billing rate.
 7. The distribution of the total valuation in this report between land and improvements applied only under the existing program of utilization. The separate valuation for land and/or building must not be used in conjunction with any other appraisal and are invalid if so used.
 8. The final conclusion of value expressed in this appraisal is the appraiser's opinion, which is based upon careful investigation and analysis of all the known facts and conditions, which are believed to influence or affect the market value (as defined elsewhere in this report) of the property under appraisal. The market price of the property may differ from its market value depending upon the motivations and the knowledge of the buyer and/or seller. The market value of the subject property expressed herein is the appraiser's opinion of the probable price at which it would sell in the open market free of abnormal conditions.
 9. Unless otherwise noted in this appraisal, the final conclusion of value for special purpose type properties such as industrial, commercial, fraternal, religious, governmental, theaters, chemical plants, and other such types of real estate which cannot be converted to other uses without large capital investments or which have limited marketability due to market conditions existing within the area or the economy at the particular time, are based on the assumption that continued occupancy and use for that particular purpose existing at the time of the appraisal will continue to exist for a period of time long enough to permit adequate recapture of the investment.
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10. In the appraisal of vacant land tracts unless otherwise noted in the appraisal, the final conclusion of value expressed herein is based on the assumption that sufficient tree cover will be maintained on an undeveloped tract of land sufficient to enhance the value of the property for its highest and best use.

11. The physical condition of the improvements described herein was based on visual inspection. No liability can be assumed for the soundness of structural members as no engineering test has been made.

12. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering, which might be required to discover such factors.

13. On all appraisals subject to satisfactory completion, repairs or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

14. Sub-surface rights (mineral, oil and water, etc.) were not considered in this report, unless otherwise noted.

15. Before any loan or commitments are made predicated on value conclusions reported in this appraisal, the mortgagee should verify facts and valuation conclusions contained in this report with the appraiser(s).

16. This report meets the general appraisal standards of the Appraisal Institute (AI) and the American Society of Appraisers (ASA) and is performed and completed to those standards using the appraiser's best judgment and experience. Should any user of this appraisal find that it does not meet their specific guidelines or specific investment criteria for any reason, the user agrees to contact only the appraiser, in writing, and explain the reason(s) for it not being acceptable. If the client furnished a written copy upon initial contact with the appraiser of the guidelines to follow and the appraiser did not follow them, then this appraiser will revise the appraisal to conform to the client's guidelines, if within the code of ethics of the AI and ASA.

17. If no written guidelines were furnished by the client upon initial contact with the appraiser, the appraiser then may charge for revising the appraisal to meet the client's particular needs, if within the code of professional ethics of the AI and ASA. The user of this report agrees not to cast any doubt to anyone about the appraiser's professional integrity by rejecting the appraisal for any of the above reasons.

18. My investigation makes it reasonable to assume, for appraisal purposes, that no insulation or other product banned by the Consumer Product Safety Commission or any other governmental agency has been introduced into the appraised premises.

19. If I have attached a certificate (letter, form, etc.) of the property owner (agent, trustee, etc.) to the effect that the property has not been treated with urea formaldehyde foam insulation (UFFI) I assume, for appraisal purposes, that this representation is accurate.

20. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. This appraisal is based upon the assumption that there is no hazardous waste on or near the subject site and, if this is not a valid assumption, then we reserve the right to revise the appraisal accordingly.

21. If operating statements were included within the report, they were accepted at face value by the appraiser even if furnished by the owner, operator, manager, accountant, broker, attorney, or any other party. The user of this report should make their own investigation as to the reliability of the data furnished to the appraiser and included within the report. An audited financial report prepared by a CPA should provide the most valid data available.

22. If the subject property or any of the comparable sales contain wetlands, environmentally sensitive areas, endangered species, etc, the appraiser has taken them into consideration if they were readily recognizable and interpretable by the appraiser. The definitions of these areas are subject to varying definitions and interpretation from time to time and the appraiser is not qualified or even able to keep current as to the various definitions and interpretations used by the multitude of agencies regulating this area.

23. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

24. To the best of the Appraiser's knowledge and based upon a field inspection, the subject appears to be in compliance with the relevant zoning codes, unless otherwise noted. However, the Appraiser is not qualified to determine the precise location of the improvements and their compliance with setback and other dimensional requirements. In order to determine exact compliance with the code, a plot plan and survey performed by a Registered Land Surveyor or Professional Engineer, in conformance with Chapter 89-C of the General Statutes of North Carolina would be necessary.

25. The liability of the appraiser and the firm is limited to the client only and to the fee actually received by the Appraiser. Further, there is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in property, client agrees that in case of lawsuit (brought by lender, partner or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements of any type in such suit, regardless of outcome, client will hold appraiser completely harmless in any such action.

26. Acceptance of, and/or use of, this appraisal report by client or any third party constitutes acceptance of the above conditions. APPRAISER LIABILITY EXTENDS ONLY TO STATED CLIENT, NOT SUBSEQUENT PARTIES OR USERS, AND IS LIMITED TO THE FEE RECEIVED.

27. The observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, and all mechanicals and construction is based on a casual inspection only and no detailed inspection was made. For instance, we are not experts on heating systems and no attempt was made to inspect the interior of the furnace. The structures were not checked for building code violations and it is assumed that all buildings meet the building codes unless so stated in the report.

28. Some items such as conditions behind walls, above ceilings, behind locked doors, or under the ground are not exposed to casual view and, therefore, were not inspected. The existence of insulation (if any is mentioned) was found by conversation with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements about insulation cannot be guaranteed.

29. Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any observed condition comments given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is made as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating system, air conditioning system, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a construction expert be hired for a detailed investigation. This appraisal is based upon the assumption that the building components are in good working order, unless a contrary condition is specifically mentioned, if this is not a valid assumption, then we reserve the right to revise the appraisal accordingly.

30. No survey was furnished showing the delineation of wetlands areas, even though I requested such a survey. I am not an expert in the field of delineation of wetlands areas. It is recommended that a qualified engineer be obtained in order to delineate any wetlands areas that might be located on the property. This appraisal assumes that the development of the subject property is not negatively affected by the location of wetlands areas on the property and I reserve the right to revise the appraisal accordingly if this is found not to be the case.

31. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use of regulations and restrictions have been complied with, unless a non-conformity has been stated, defined, and considered in the appraisal report.

32. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

33. No engineering survey was made or caused to be made by the appraiser, and any estimate of fill or other site work was based on visual observation and the accuracy of required fill is not guaranteed. No test borings or typing and analysis of subsoils were made or caused to be made by the appraiser, and the appraiser assumes no responsibility for the presence of any adverse conditions, or for any engineering, which might be required to discover such a condition.

34. This appraisal should not be considered a report on the physical items that are a part of this property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed physical report. The appraisers are not construction, engineering, or legal experts, and any opinion given on these matters in this report should be considered preliminary in nature.

35. Engineering analyses of the subject property were neither provided for use nor made a part of this appraisal contract. Any representation as to the suitability of the property for uses suggested in this analysis is therefore based only on a rudimentary investigation by the appraiser and the value conclusions are subject to said limitations.

36. All values shown in the appraisal report are projections based on our analysis as of the date of the appraisal. These values may not be valid in other time periods or as conditions change. Since the projected mathematical models are based on estimates and assumptions that are inherently subject to uncertainty and variation depending upon evolving events, we do not represent them as results that will actually be achieved.

37. This appraisal is an estimate of value based on an analysis of information known to us at the time the appraisal was made. We do not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice.

38. Any before-tax investment analysis and resulting measures of return on investment are intended to reflect only possible and general market considerations, whether used to estimate value or return on investment given a purchase price. Please note that the appraiser does not claim expertise in tax matters and advises client to seek competent tax advice.

39. Proposed improvements, if any, on or off-site, as well as any repairs or alterations required are assumed for purposes of this appraisal to be completed in good and workmanlike manner according to information submitted and/or considered by the appraiser. In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown, and if proposed, as if completed and operating at levels shown and projected.

40. Acceptance of and/or use of this report constitutes acceptance of all of the foregoing assumptions and limiting conditions.

41. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or approval for a loan.

42. The contents of this appraisal are copyrighted by Tom J. Keith & Associates, Inc. and no part of this report may be reproduced without the written permission of the publisher.

43. If the subject property being appraised is a multi-tenant property, an attempt to inspect all units will be made; however, if it is not possible or practical to inspect all units, an attempt to inspect one of each type of unit will be made.

44. The appraiser is not an expert in wetland determinations, building codes, soils, endangered species, or any other government regulations or disciplines. The appraiser has attempted to simulate the actions of the typically informed buyers or sellers in the market and relied on data that typical buyers and sellers would rely on to value the property or make a decision to buy or sell the property. It is assumed that the buyers and sellers are assumed to be reasonably informed or advised and that they may not engage the services of experts in every aspect of the property or the regulations affecting the property for to do so would be too costly and excessively time consuming. Therefore the appraiser assumes no responsibility for a changing interpretation or a change in government regulations that may affect the value of the property.

33.46. If this is a Business Valuation Report it is an economic report designed to provide a review of the market value as well as the economic impact of a variety of purchase structures. It is not an accounting report, and it should not be relied on to disclose hidden assets or to verify financial reporting. It is an opinion of value of the specific assets and liabilities considered by this appraiser.

46. If this is a Business Valuation Report the appraiser has accepted the financial statements of the entity without additional verification. The statements consist of Balance Sheets, Income Statements, and Statements of Cash Flows. The statements have not been audited by us, and their accuracy is the sole responsibility of management.

47. The appraiser has relied on representations made by the owner about the background, history and potential performance of the business. These representations are believed to be reliable, but no responsibility is assumed for their accuracy.

48. The report and its conclusion are subject to review upon the presentation of data that may have been undisclosed or not available at this writing.

49. This valuation was based in part on forecasts of revenues, earnings, and other matters as estimated by the management of the Company. Some assumptions inevitably will not prove true, and numerous unanticipated events and circumstances may occur. Therefore, the actual performance in the areas forecasted will vary from the forecast, and the variations may be material. Tom Keith & Associates, Inc. expresses no assurance whatsoever on the likelihood of achieving the forecasts or on the reasonableness of the assumptions, representations, and conclusions. Any such forecasts are presented as part of the appraisal for valuation purposes only, and are not intended to be used separately or for any other purpose, including to obtain credit, make investment or purchase decisions, or solicit investors. Any third parties must independently examine the outlook for the Company and make their own separate determinations and should employ qualified advisors to assist them in doing so.

52. No "fairness opinion" of any kind is expressed regarding the stock in the Company or for any pending or contemplated transaction of any kind. This valuation and its findings are not valid for use in a forced redemption of shares held by any of the Company's shareholders.

51. Trade Secrets: This appraisal was obtained from Tom J. Keith & Associates, Inc. and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552(b)(4). Notify the appraiser signing the report of any request to reproduce this appraisal in whole or part.

CURRICULUM VITAE
of
TOM J. KEITH, MAI, SRA, ASA, CBA
121 S. Cool Spring Street
Fayetteville, North Carolina, 28301

CAREER & PROFESSIONAL EXPERIENCE in Chronological Order
(Page 3 begins listing by category)

1964 to Present Investment and portfolio manager of several closely-held family businesses holding stocks, real estate and operating businesses in North Carolina. These firms were involved in operating retail stores, restaurants, tree farms, single and multi-family residential, commercial, industrial, agricultural, resort and non-resort development real estate. Assisted in the dissolution of these businesses from 1980 to 1998. In 1970 established Tom J. Keith & Associates, Inc. to provide specialized business and real estate valuation and consulting services.

1965 Licensed, North Carolina Real Estate Broker (#9363)

1965 Granted Membership, Lumberton Board of Realtors, NCAR, NAR

1966 Graduate, North Carolina Realtors Institute

1968 Qualified, North Carolina Electrical Contractor, #4148U

1968 Elected, President, Lumberton Board of Realtors

1969 Employed, George T. Paris, Registered Land Surveyor

1970 Registered, North Carolina Land Surveyor #1299

1970 Engaged in the full-time appraisal and general real estate business as broker and appraiser with part-time responsibilities for investment evaluation mentioned above.

1970 Approved, HUD Appraiser

1970 Approved, VA Appraiser and Compliance Inspector

1970 Approved, FHA Appraiser

1971 Admitted to Membership, American Right-of-Way Association, Chapter 31

1972 Designated, RM, American Institute of Real Estate Appraisers (#472)

1973 Elected RM Director, American Institute of Real Estate Appraiser, Chapter 40

1974 Elected MAI Member, American Institute of Real Estate Appraisers, (#5194)

- 1974 Elected ASA Senior Member, Urban Real Estate, American Society of Appraisers
- 1975 Elected, SRA Member, Society of Real Estate Appraisers
- 1975 Elected, SRPA Member, Society of Real Estate Appraisers
- 1975 Admitted as Appraiser Member, American Farm Managers and Rural Appraisers, NC Chapter
- 1978 Elected, President, Society of Real Estate Appraisers, Chapter 190
- 1980 Appointed Member, AIREA Appraisal Grading Committee
- 1972 Designated, Certified Review Appraiser, National Association of Review Appraisers (#9868)
- 1983 Designated, Registered Mortgage Underwriter, National Assoc of Review Appraisers
- 1983 Elected Member, Fayetteville Area Board of Realtors
- 1986 Appointed Member, Professional Standards Committee, SREA Chapter 190
- 1987 Completed, Woodland Management Correspondence Course, N C Agricultural Extension
- 1988 Appointed Chairman, Professional Standards Committee, SREA Chapter 190
- 1989 Appointed to the N C Real Estate Commission's first Real Estate Appraisal Committee for the licensing, certification, and regulation of appraisers. (3 year term) Chairman (1989).
- 1990 Certified, North Carolina State Certified General Real Estate Appraiser Certificate Number 1.
- 1990 Adjunct Professor of Real Estate Appraising of State Appraisal courses R1, R2, R3, G1, G2, G3 at Fayetteville Technical Community College (1990-91)
- 1991 Appointed to the N C Real Estate Appraisal Board for the licensing, certification, and regulation of appraisers, 1991-95, Chairman 1991.
- 1992 Appointed to the Sampson County Board of Equalization and Review (1992-96, reappointed 1996 for 3 years.
- 1995 Designated "Certified Business Appraiser" (CBA) by The Institute of Business Appraisers
- 1996 Appointed to N. C. Appraisal Board for the licensing and regulation of appraisers, 1996-99.
- 1998 Appointed Director of North Carolina Citizens for Business & Industry (NCCBI)
- 1998 Appointed to Youth Growth Stock Trust Fund, United Way of Sampson County.
- 2003 Appointed to Chair, Center for Entrepreneurship Advisory Board
- 2003 Appointed to City of Fayetteville Board of Adjustment for 3 year term.
- 2003 Designated "ASA in Business Valuation" (ASA) by the American Society of Appraisers
- 2003 Elected Chairman, FAEDC Property Committee
- 2004 Appointed to Fayetteville Area Economic Development Corporation Board of Directors

2005 Appointed to Sampson County Business Council (CCBC) Board of Directors

2005 Appointed to CCBC Executive Committee, Executive Committee

2006 Appointed to Board of Directors of the Campbell University Foundation, Inc.

2005 Elected Chairman of Campbell University Golf Course Committee.

2006 Appointed to Campbell University Comm. To Study Moving Law School to Raleigh, NC.

2006 Appointed to Mayor's "Fayetteville Retail Market Opportunity Study,"

2006 Elected Deacon, Snyder Memorial Baptist Church .

2006 Appointed to Army Community Heritage Partnership (ACHP) Property Development Task Force,

2006 Appointed to Marquis Society United Way of Sampson County,

EDUCATIONAL INFORMATION

Campbell University, BS Business Administration, 1964

Realtors Institute Course A - University of North Carolina, 1964

Realtors Institute Course B - University of North Carolina, 1965

Realtors Institute Course C - University of North Carolina, 1966

Real Estate Appraisal Course I - University of Connecticut, AIREA, 1966

Real Estate Appraisal Course II - University of Virginia, AIREA, 1967

Real Estate Appraisal Course III - University of Georgia, AIREA, 1968

Real Estate Appraisal Course IV - University of Indiana, AIREA, 1969

Real Estate Appraisal Course VIII- Chicago, AIREA, 1970

Real Estate Appraisal Course VI - University of Tampa, AIREA, 1975

Real Estate Appraisal Course Exam 101 - SREA, 1974

Real Estate Appraisal Course Exam 102 - SREA, 1974

Real Estate Appraisal Course Exam R2 - SREA, 1975

Woodland Management Course, NC Agricultural Extension, 1987

Standards of Professional Practice - SREA, 1989

Standards of Professional Practice - AIREA, (no exam) 1989

The Computerized Approach to Hotel Valuations and Market Studies - Cornell University 1991

Business Valuation Course BV 201 - Tampa - ASA, 1992

Business Valuation Course BV 202 - Georgetown Unit - ASA, 1993

Business Valuation Course BV 203 - Georgetown Unit - ASA, 1993

Business Valuation Course BV 204 - Georgetown Unit - ASA, 1994

Business Valuation Course BV 205 - Boston, Mass - ASA, 1996

Standards of Professional Practice - AI, 1993

Standards of Professional Practice, Part A & B - AI, 1996

Standards of Professional Practice, Part C - AI, 2001

LICENSES, CERTIFICATIONS, & DESIGNATIONS:

NC licensed Real Estate Broker, 1965, #9363

Graduate, Realtors Institute, GRI, 1966,

First Class FCC Radio Telephone Certificate 1964,

NC Licensed Electrical Contractor, 1968, #4148U,

NC Registered Land Surveyor, 1970, #1299,
Approved HUD Appraiser, 1970,
Approved VA Appraiser, 1970,
Approved VA Compliance Inspector, 1971,
Residential Member, RM, American Institute of Real Estate Appraisers, 1972,
Member Appraisal Institute, MAI, #5194, American Inst. of Real Estate Appraisers, 1974,
Accredited Senior Appraiser (ASA) Urban Real Estate, American Society of Appraisers, 1974,
Senior Residential Appraiser, SRA, Society of Real Estate Appraisers, 1975,
Senior Real Property Appraiser, SRPA, Society of Real Estate Appraisers, 1975,
Certified Review Appraiser, National Assoc. of Review Appraisers, 1972, #9868,
Registered Mortgage Underwriter, National Assoc. of Review Appraiser, 1983,
NC Licensed/Certified General Real Estate Appraiser, 1991, #1,
Certified Business Appraiser, CBA, The Institute of Business Appraisers, 1995
Certified "ASA in Business Valuation" by the American Society of Appraisers, 2003

COMMITTEES, BOARDS & OTHER AFFILIATIONS

Member, NC Chapter 40, AIREA, 1973- ,
Member, NC Chapter 190, Society of Real Estate Appraisers, 1975- ,
Member, NC Chapter ASA, 1974 - ,
Member, Sampson County Shrine Club, 1982- ,
Member, Fayetteville Area Chamber of Commerce, 1985 - ,
Member, Admissions Committee, AIREA NC Chapter 40, 1975,
Member, Lumberton Board of Realtors, 1964 - 1980,
Member, Fayetteville Area Board of Realtors, 1980 - ,
Member, Fayetteville Area Board of Realtors Grievance Committee, 1990,
Member, AIREA Demonstration Grading Committee, 1976 - 1980,
Member, Professional Standards Committee, SREA Chapter 190, 1986 - 88,
Member, North Carolina Forestry Association, 1967- ,
Member, Governor's committee on Forestry Planning for the year, 2000, 1984,
Member, Campbell University Presidential Board of Advisors, 1975-1987, 1997-00, 2000-2001,
Member, Life Member, North Carolina Nature Conservancy, 1987- ,
Member, Adjunct Faculty, FTCC, Real Estate Appraisal Courses R1, R2, R3, G1, G2, G3, 1990-
Member, North Carolina Citizens for Business & Industry, 1992- , Environmental Comm. 1993-95,
Member, NC Appraisal Committee for Licensing Appraisers, 1989 - 91,
Member, NC Appraisal Board for the Licensing of Appraisers, 1991 - 95, 1996 - 99,
Member, NC Chapter 31 of the American Right of Way Association, 1971 - .
Member, NC Chapter of the American Farm Managers & Rural Appraisers, 1975 - ,
Member, Youth Growth Stock Trust, United Way of Sampson County, 1998- ,
Member, Sampson County Board of Equalization & Review, 1992 - 1998,
Member, City of Fayetteville, NC, Board of Adjustments - 2000 - 2003, 2003 - 2006,
Member, Sampson County Manufactured Housing Task Force, 2001 - 2002
Member, Fayetteville Area Economic Development Corp, 1985 -
Member, Sampson County Business Council - 2003 -
Member, ASA in Business Valuation, by the American Society of Appraisers, 2003 -
Member, Mayor's Committee for a Fayetteville Retail Market Opportunity Study (2006-),
Member, CCBC Army Community Heritage Partnership Property Development Task Force (2006-),
Member, Marquis Society of the United Way of Sampson County (2006),
Trustee, Campbell University, 1988-90, 1992 -96, 1998-2001, 2002-2005, Exec Comm. 2005-
Trustee, Snyder Memorial Baptist Church, 1988- ,
Trustee, Youth Growth Stock Fund Advisory Board, United Way, 1999- ,
Deacon, Snyder Memorial Baptist Church, 1986-89, 1991-93, 1996-99, 2000-03, 2007-09,
Director, Robeson County Farm Bureau, 1965-1970,

Director, Boys and Girls Club of Sampson County, 1995-
Director, Wachovia Bank & Trust Company, Lumberton, 1975-1980,
Director, RM, Chapter 40, AIREA, 1972,
Director, Forest Industries Telecommunications National Board, 1987- ,
Director, Fayetteville Area Chamber of Commerce, 1989-1991,
Director, First Board of Association of Appraiser Regulatory Officials, 1990-92
Director, Fayetteville Symphony, 1988-91,
Director, Olde Fayetteville Association, Seq, Fayetteville Partners, 1995-
Director, North Carolina Citizens for Business & Industry, 1998-2002, 2002-2006, Wetlands Comm.
Director, Cape Fear Botanical Garden, 1998-01,02-05,
Director, Fayetteville Area Economic Development Association, 2002-2005,
Director, Sampson County Business Council (CCBC), 2005-2008, Exec. Comm (2005-7)
Director, Campbell University Foundation, Inc. 2006-
President, Lumberton Board of Realtors, 1968,
President, NC Chapter of the Society of Real Estate Appraisers, 1978
President, Cliffwood Retirement Community, 1999-2000,
President, North Carolina Appraiser's Foundation, 1998- ,
Vice President, Cliffwood Retirement Community, 1996 -98 ,
Chairman, Professional Standards Committee, SREA Chapter 190, 1988,
Chairman, NC Appraisal Committee for Licensing of Appraisers, 1989,
Chairman, First, NC Appraisal Board for the Licensing of Appraisers, 1991,
Chairman, Center for Entrepreneurship Advisory Board, Methodist College, 2003 -
Chairman, FAEDC, Industrial Property Management Committee, 2003, 2004
Chairman, CCBC, Industrial Property Management Committee, 2005
Chairman, Campbell University Golf Course Committee, 2005-

COURT TESTIMONY

1972 First Qualified as expert in real estate appraising-Robeson County Superior Court
1978 First Qualified as expert in real estate appraising-Wake County Superior Court
1980 First Qualified as expert in real estate appraising-Bladen County Superior Court
1980 First qualified as expert in real estate appraising-Eastern Dist Fed Bankruptcy Court
1984 First Qualified as expert in real estate appraising-Sampson County Superior Court
1990 First Qualified as expert in real estate appraising-Mecklenburg County District Court
1993 First Qualified as expert in real estate appraising before the NC Property Tax Commission,
1996 First Qualified as expert in Business Valuation - Sampson County District Court,
1996 First Qualified as expert in real estate appraising - Pitt County Superior Court,
1996 First Qualified as expert in real estate appraising - U.S. District Court, Middle District of NC,
1996 First Qualified as expert in real estate appraising - U.S. Tax Court - Winston Salem, NC
1997 First Qualified as expert in Business Valuation - U.S. Bankruptcy Court, Eastern District of NC,
1999 First Qualified as expert in real estate appraising - Lee County District Court,

From 1972 to present-Testified before various commissioners hearings, ad valorem tax boards, zoning boards, mediations, arbitrations, in matters of equitable distribution, condemnation, contamination, damages, business valuations, impact of zoning changes, etc.

Ask for complete listing of "Court Testimony" providing details about each individual case.

PERSONAL INFORMATION

Born May 31, 1941, Lumberton, N. C.

Married, three sons
Deacon, Snyder Memorial Baptist Church (1986-88), (1990-93), (1996-99), (2000-2003)
Member of Navigators (1982)
Licensed Private Pilot (1970)
Exalted Ruler, Lumberton Elks (c.1974)
Member, Highland Country Club (1985-)
Scottish Rite Mason and Shriner (1972-)
Member, Fayetteville Kiwanis Club (1982-)
Member, Cape Fear Toast Masters, (1972-1990), Executive VP (1987)
Hobbies: Investments, Politics, Forestry, Reading, Photography, and Music
Council Member, Boy Scouts of America, Troop 0747, Fayetteville, NC (2006, 2007)

Awards

2003, "The Alumni Service Award," Presented by The Alumni Association of Campbell University.
2004, "The Baptist Heritage Award" presented by the North Carolina Baptist Foundation and the Council on Christian Higher Education.

PRINCIPAL CLIENTS

F.D.I.C.
Realtors
Investors
Attorneys
E.I. DuPont
Centura Bank
Weyerhaeuser
Boise Cascade
New East Bank
Barclays American
First Citizens Bank
City of Fayetteville
Campbell University
U. S. Postal Service
McDonald's Corporation
Burger King Corporation
U.S. Corps of Engineers
Chrysler First Corporation
Exxon Oil Company, U.S.A.
International Paper Company
Resolution Trust Corporation
Farmers Home Administration
General Services Administration
Cape Fear Valley Medical Center
Carolina Power and Light Company
National Westminster Bank, U.S.A.
NationsBank of North Carolina, N.A.
North Carolina Department of Transportation
North Carolina Department of Administration
Wachovia Bank and Trust Company, Trust Department

First Federal Savings and Loan Association of Dunn, North Carolina
First Union National Bank, Commercial and Residential Loan Department
County of Sampson, Consultant to Tax Assessor during 1988 Reevaluation
Southern National Bank, Trust, Commercial and Residential Loan Departments
Homequity (Awarded certificate for most accurate results for Sampson County, 1986)

PUBLISHED WORKS

"Applying Discounted Cash Flow Analyses to Land in Transition", The APPRAISAL JOURNAL, The Appraisal Institute, Chicago, IL, October, 1991, p. 33.468-470

"Plat Check, Version 1.7", 1/1990, THE QUARTERLY BYTE, Appraisal Institute, Chicago, IL, p10.

"Traverse PC", 3/89, THE QUARTERLY BYTE, The Appraisal Institute, Chicago, IL, p 14-15.

"Basic Map-Making Tools and Fundamentals of Area Determination", THE APPRAISAL JOURNAL, The American Institute of Real Estate Appraisers, Chicago, IL, April, 1978, p. 272-287

"Reviewing the Income Approach", APPRAISAL & MORTGAGE UNDERWRITING REVIEW JOURNAL, National Association of Review Appraisers & Mortgage Underwriters, Scottsdale, AZ, Volume 13, Number 3, Winter 1993, p. 27-40.

"Appraiser's Report", published by Tom J. Keith & Associates, Tom J. Keith, editor, 1990 - , 20,000 circulation.

SPEECHES AND PRESENTATIONS

1990, Raleigh, NC, Testimony before the RTC Oversight Committee about disposal of Properties and value at liquidation versus value allowing normal marketing time.

1991, Washington, DC, Member of three member Appraisal Foundation Panel on Development of Appraiser Examinations and Educational Requirements of Appraisers before a group of about 300 appraisers who were establishing licensing laws to license appraisers for their various states to comply with Title XI of the Savings and Loan bailout bill.

1995, Raleigh, NC, Presentation on Commercial Real Estate Trends in Eastern NC before the Robert Morris Associates Eastern Chapter, March 30, 1995.

1995, Fayetteville, NC, Presentation before Downtown Redevelopment Committee about land to building ratio vs. value of office and retail space in Central Business District of Fayetteville, NC, April 5, 1995.

1995 "Land in Transition - Fish or Fowl" presentation at IAAO Legal Seminar in Orlando, Fla, May 23, 1995.

1995 "Business Valuations in Small Business Succession Plans," presentation at Small Business Center, Roanoke-Chowan Community College, Ahoskie, NC

1996 "Does Your Appraisal Report Conform to IRS Rules?" and "Support for Discounts" presented to CPA Continuing Professional Education Forum in Durham and Raleigh, NC on November 20-21, 1996.

1998 "Business Valuation and Discount," lecture for the Estate Planning class at Campbell University Law School, February 26, 1998.

SPEECHES AND PRESENTATIONS, con'td

July 17, 1998, Fayetteville, NC, Presentation and explanation of charts in 1998 "Valuation Issues" newsletter to Board of Directors of the Fayetteville Area Chamber of Commerce.

August 5, 1998, Fayetteville, NC, Presentation and explanation of value trend charts in 1998 "Valuation Issues" newsletter to Board of Directors of the Fayetteville Partnership, Inc.

October 29, 1998, Fayetteville, NC, Presented Seminar to Cape Fear Society of Surveyors entitled: "Valuation Factors to consider in Division of Property and a Case Study of an Actual Division."

March 19, 1999, Raleigh, NC Served on three-person panel to present current appraisal trends and values of office, retail, subdivisions, apartments, and industrial properties before Eastern North Carolina Group of Robert Morris Associates (RMA).

October 4, 2000, Fayetteville, NC, Presentation at Conservation Easement Seminar about "The Appraisal Process - How Much is Your Conservation Easement Worth?"

March 29, 2001, Fayetteville, NC, Presentation to The Cape Fear Chapter of N.C.S.S. about valuing surveying firms.

July, 2001, Fayetteville, NC, Presentation to Sumner & McFayden, CPA's, about Business Valuation.

October 3, 2001, Lillington, NC, Presentation about how to value Mobile Home Parks and Statistical Analysis of Data to 10 County Tax Assessors and NC Department of Revenue.

June 28, 2003, Fayetteville, NC, Presentation to the Historic Resources Commission about the Impact of parking on the value of CBD buildings.

June 5, 2003, Fayetteville, NC, Presentation to the Downtown Development Corporation about the need for parking to preserve the value of the CBD buildings.

June 26, 2003, Hope Mills, NC, Presentation to Sandhills Area Land Trust, Rockfish Creek Legacy Program about valuation of conservation easements.

July 24, 2003, Fayetteville, NC, Three hour Seminar on "Business Valuations" as part of the Methodist College, Center for Entrepreneurship Succession Forum.

May 4, 2006, Fayetteville, NC, Session on the Value of Parking and what is enough parking in Downtown Fayetteville to the Development Committee of the Sampson County Business Council.

May 9, 2007, Fayetteville, NC, Seminar on "Attorneys, Accountants, and Appraisers: Your Estate Planning Team" as part of Business Succession Forum Network, Center for Entrepreneurship, Methodist Univ

Public Roads

Featuring developments in Federal highway policies, programs, and research and technology.

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Wherefore Art Thou Aggregate Resources for Highways?

by *Richard C. Meininger and Steven J. Stokowski*

At a recent workshop, experts tackled the problems of source depletion and future supply issues related to this critical construction material.



Photo: Steven J. Stokowski,
 SES Group & Associates, LLC.

Sustainable sources of aggregates, such as this quarry and aggregate plant located near a Northern Virginia growth region, and concerns about the future supply of sand, gravel, and other highway construction materials were the focus of a recent TRB workshop.

Sand, gravel, crushed stone, and, increasingly, industrial byproducts and reclaimed construction materials quite literally are the foundation of the Nation's transportation infrastructure. Collectively referred to as aggregates, these materials are essential to constructing, preserving, and rehabilitating roads and bridges. Aggregates affect durability, strength, modulus, thermal properties, and the all-important, safety-related properties of driving surfaces: friction and traction.

Crushed stone and crushed gravel are the major sources of most pavement aggregates. Their angular shapes perform well in applications where interparticle friction adds to pavement strength, such as granular bases and asphalt layers. For portland cement concrete, natural sand, gravel, and crushed stone are widely used in pavements and structures as well. Natural sand, as the fine aggregate for concrete, is entrenched in highway agencies' specifications because its rounded shape contributes to concrete workability. Using crushed, angular, and manufactured fine aggregates in concrete, mortar, and grout applications is more difficult, but may be necessary in some areas.

To be useful to highway agencies, first and foremost, aggregates must be of a sufficient quality to meet both initial design needs and long-term, life-cycle performance objectives. Industry decisionmakers regularly consider alternative blends, recycled sources, and gradings, as well as other aggregates specified for the project designs. Developing specifications that allow more blending to meet performance objectives can help preserve premium aggregates for critical uses.

Ensuring a sustainable supply of aggregates requires advance planning and balancing a complex matrix of engineering, geographical, and geological variables and community interests. Aggregate resources -- whether quarries, pits, recycled materials, or industrial byproducts -- are more sustainable when located close to projects. In many cases, however, materials must be trucked to project sites from distant locations.

"The highway industry and the public need to become more educated about the importance of aggregates to local economies and regional transportation infrastructure," says Jorge E. Pagán-Ortiz, director of the Federal Highway Administration's (FHWA) Office of Infrastructure Research and Development. "Knowing the locations of current and potential future aggregate sources is important for strategic planning and resource protection."

By knowing more about local resources, officials can plan and design highway projects to optimize the use of various types of locally available natural and recycled aggregates. Using locally available aggregates reduces transportation costs and energy expended in moving these heavy bulk materials. Optimal use of local aggregates also reduces truck traffic and the number of axle loadings on the highway system. Further still, communities can extract high-quality aggregates before committing land to other uses, such as lakes, parks, or new developments. However, advance planning and environmental and landscape architectural considerations are critical in reclaiming and developing aggregate lands.

In January 2011, at the Transportation Research Board's (TRB) 90th annual meeting, experts from the United States and Europe gathered for a workshop on "Aggregate Source Depletion and Future Supply." Representatives from FHWA, the U.S. Geological Survey (USGS), State departments of transportation (DOTs), industry, and academia discussed the future of sustainable sources of mineral aggregates and related issues facing many States and transportation agencies. What follows are highlights from their presentations.

Aggregate Needs for Highways and Structures

Both by volume and tonnage, aggregates surpass all other materials used in the built infrastructure of roads and bridges. As defined by ASTM International in ASTM D 8-02, an aggregate is "a granular material of mineral composition such as sand, gravel, shell, slag, or crushed stone, used with a cementing medium to form mortars or concrete, or alone as in base courses, railroad ballasts, etc."

USGS Circular 1176 *Aggregates from Natural and Recycled Sources: Economic Assessments for Construction Applications -- A Materials Flow Analysis* (1998) further refines the definition as follows: "aggregates are...materials, either natural or manufactured, that are either crushed and combined with a binding agent to form bituminous or cement concrete, or treated alone to form products such as railroad ballast, filter beds, or fluxed material." Treated and untreated aggregates are also used for local gravel roads or other aggregate-surfaced roads, driveways, and parking areas.

In general, natural aggregates are mined from stone quarries and from sand and gravel pits. Increasingly, however, agencies are using recycled, reclaimed, and alternative byproduct aggregate materials, such as blast furnace and steel slag, other mining or industrial byproducts, and reclaimed asphalt pavement and recycled concrete aggregate. However, these alternative materials currently fill only a small fraction of the total aggregate needs for highways. A 2010 survey of State DOT materials engineers by the American Association of State Highway and Transportation Officials' (AASHTO) Subcommittee on Materials reveals use of reclaimed asphalt pavement (in asphalt mixtures) and use of recycled concrete aggregate (mostly in base course applications) in most of the States.

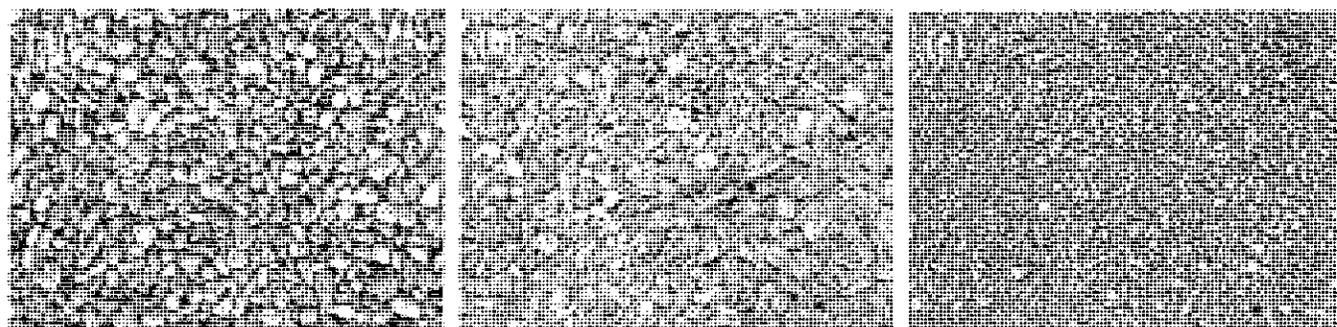
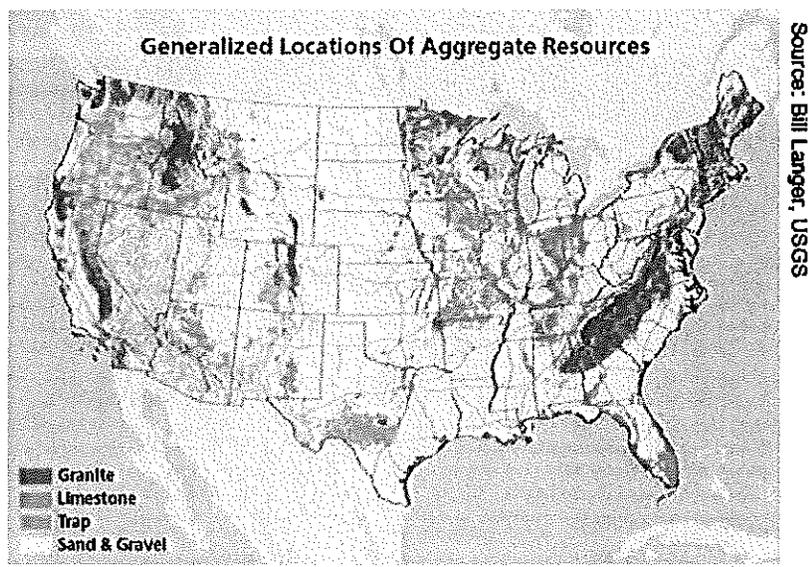


Photo: Richard Meininger, FHWA

Shown here are examples of natural aggregates used in construction: (a) natural gravel often used as coarse aggregate in concrete, (b) crushed stone coarse aggregate typically used in asphalt mixtures in paving and in concrete, and (c) a compacted crushed stone layer used as granular base material.

According to USGS reports, production and use of aggregates in the United States declined during the economic downturn in 2008-2010. However, the demand for all types and uses of aggregates in 2007 and 2008 was on the order of 2.5 to 3 billion tons (2.2 to 2.7 metric tons) per year and may return to that level when construction volumes return. Bill Langer, a USGS aggregates research geologist who delivered two presentations at the TRB workshop, says that to meet the reported current and future infrastructure needs, an increase in annual aggregate production as much as 70 percent may be required over a 5-year period, if infrastructure repair is begun in earnest. Further, he adds, "natural aggregate is widespread through the conterminous United States, but the location of aggregate is determined by geology and is nonnegotiable."



This map shows the generalized location of aggregate resources in the conterminous United States.

Few, if any, deposits of sand, gravel, and rock suitable for making crushed stone are geologically available in some regions. For example, natural aggregate is in short supply in the Coastal Plain and Mississippi embayment, Colorado Plateau and Wyoming Basin, glaciated Midwest, High Plains, and the nonglaciated Northern Plains. Furthermore, many sources of aggregate in other areas, such as parts of the Pacific Northwest, do not meet physical and durability requirements, or they contain contaminants or deleterious materials that limit use.

Estimated Aggregate Use in the United States (Millions of Tons)

In other regions, development or community actions may preempt resource extraction. In populated areas, encroachment of conflicting land uses, community pressures, permitting conditions, environmental issues, and opposition from an increasing number of Web-based antimining groups prevent or limit development of many suitable resources.

The problem of limited supply becomes particularly acute in the case of friction aggregates needed for the wearing surfaces of pavements and bridges, which require aggregates with hard minerals that will not abrade or polish readily under traffic. In many parts of the country, where limestone is the predominant aggregate, polish-resistant materials need to be transported from great distances and at increased cost. As State DOTs continue efforts to improve safety on rural and two-lane roads, higher quality, good-friction aggregates or blends for surfacing will become increasingly important. Blends of durable aggregates with different wear resistance can be used for a multitextural surface.

Use of Recycled Materials

FHWA estimates the U.S. transportation industry's need for aggregates for pavements at about 700 million tons (630 million metric tons) per year. According to a 2009 presentation by Peter Stephanos, director of FHWA's Office of Pavement Technology, there is a tremendous need to reduce the demand for virgin mineral resources in the Nation's highway system, and one way of doing that is recycling.

As reported in the FHWA study *Reclaimed Asphalt Pavement in Asphalt Mixtures: State of the Practice* (FHWA-HRT-11-021), as of 2007, the highway industry was using as much as 100 million tons (91 million metric tons) of reclaimed asphalt pavement. Similarly, the American Concrete Pavement Association (ACPA), in its 2009 *Engineering Bulletin* (EB043P), estimates that the construction industry uses another 100 million tons (91 million metric tons) of reclaimed concrete aggregate and other crushed and broken concrete materials per year. The Construction Materials Recycling Association (CMRA) estimates even larger quantities of crushed or broken concrete are recycled into various uses and products (including aggregates) each year. Specifically, the association points to recycled concrete aggregate use in aggregate base course (road base), ready-mix concrete, asphalt pavement, soil stabilization, pipe bedding, and landscape materials.

Aggregate Type	2007	2008	2009
Sand and Gravel	1,380	1,170	921
Crushed Stone	1,820	1,610	1,290
Reclaimed Asphalt Pavement*	11	16	18

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Recycled Concrete Aggregate*	11	17	14
Sum of Above	3,222	2,813	2,243
Sand and Gravel Imported into United States	5	6	3
Crushed Stone Imported into United States	21	23	13
Sum of Above	3,248	2,842	2,259

*Source: USGS. *Converted from metric tons and reported to three or fewer digits without decimals. Estimates by USGS for 2010 are about the same or a little less than 2009: 909 million tons for sand and gravel and 1,320 million tons for crushed stone. Note that these data for reclaimed asphalt pavement and recycled concrete aggregate are as reported to USGS and are likely extremely low, in part due to limited survey information. The highway industry (ACPA, CMRA, FHWA, and the National Asphalt Pavement Association) has estimated the quantities of reclaimed and recycled asphalt and concrete materials used in construction at quantities closer to 100 million tons each. Reuse activities include use by a contractor or maintenance forces on the same project or a nearby project for base course materials or shoulder materials, or use as a select material where subgrade strengthening or modification is required.*

Providing precise quantities is difficult because recycled and reclaimed materials often are reused on the same project. The USGS estimates of recycled and reclaimed materials are based on quantities stockpiled and marketed for use elsewhere, only by producers or contractors who replied to its annual survey, so the true volume of reclaimed materials in use is likely much higher. In fact, only about one-third of construction companies and aggregate recyclers surveyed responded to the questionnaire. USGS now is annually surveying these companies that produce recycled materials and is working to improve the data collection on the use of reclaimed asphalt pavement and reclaimed concrete aggregate.

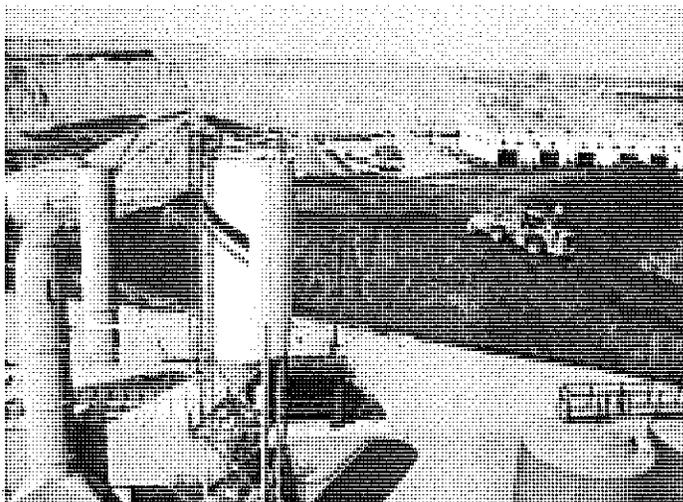
States' Sustainability Efforts

Evidence suggests that reclaimed aggregate use at the State level is on the rise. *Public Works* magazine reports in its March 2011 issue that the Texas Department of Transportation (TxDOT) increased its use of reclaimed asphalt pavement from 467,000 tons (424,000 metric tons) in 2008 to 827,000 tons (750,000 metric tons) in 2010. Despite this large increase, reclaimed aggregates still only meet a small percentage of TxDOT's needs.

The Oregon Department of Transportation's (ODOT) materials sustainability program aims to reduce, reuse, recycle, and "proactively manage all earthen materials needed for and/or generated by ODOT construction and maintenance activities." The objective of the program is to identify and meet the department's material source and disposal needs through site identification and management, strategic planning, and salvage and utilization of excess or waste materials from one project to another.

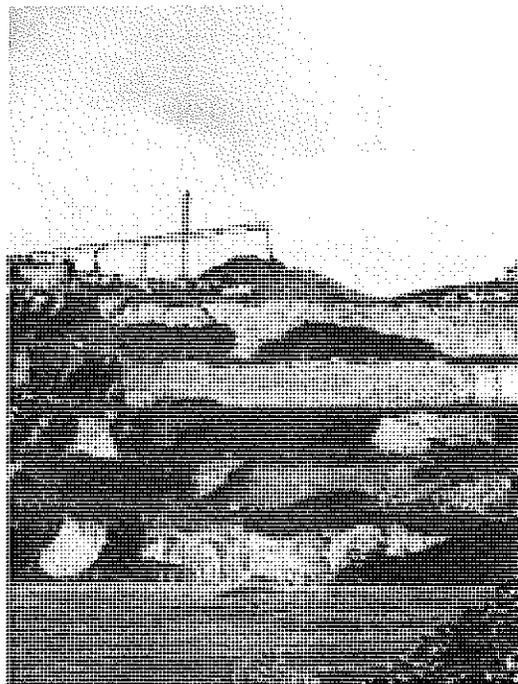
According to Russell Frost, statewide aggregate resource coordinator at ODOT, in 2009 the department's bridge construction program reused or recycled more than 21,000 tons (19,000 metric tons) of clean fill, 40,000 tons (36,000 metric tons) of concrete, and 44,000 tons (40,000 metric tons) of asphalt materials.

Oregon, like a number of other States and agencies, examined its aggregate resources and set aside a portion of that supply for future uses to protect it from competing land uses. In 2002 the State produced a report in cooperation with FHWA, *Aggregate Resource Inventory and Needs Forecast Study* (FHWA-OR-RD-03-03), based on Oregon's planning goal to protect natural resources and conserve scenic and historic areas and open spaces. The report explains how ODOT can evaluate aggregate-producing sites and initiate land use actions to conserve and protect significant sites. Oregon also maintains an Aggregate Source Information System database housed on its intranet site. The database is the primary tool ODOT uses to manage its nearly 700 material sources statewide.



Audrey Copeland, FHWA

This asphalt plant is located at a sand and gravel mining source, where a stockpile of reclaimed asphalt pavement is being prepared for blending and processing into asphalt mixtures.



Richard Meininger, FHWA

At this quarry in Harrisonburg, VA, processed crushed stone is stockpiled for use or further crushing and screening to make smaller aggregate sizes for use in construction.

Other States such as Alaska, California, Maryland, and the six New England States have also conducted studies or passed legislation regarding aggregate resources. California, for example, passed the Surface Mining and Reclamation Act in 1975, requiring counties to have sufficient permitted aggregate resources to meet the demand for the next 50 years. Furthermore, most States require reclamation and reuse plans for sites after permitted aggregate resources have been extracted. In some cases, a State or local agency will take over the land for public purposes such as roads, parkland, water storage, or groundwater recharge facilities.

Alaska's Materials Inventory Management Program

According to David Stanley, chief engineering geologist with the Alaska Department of Transportation & Public Facilities, and Peter Hardcastle, senior engineering geologist at R&M Consultants, Inc., Alaska is developing a program to manage material sites within the framework of geotechnical asset management. Geotechnical assets include materials sites and others that require monitoring, such as rock and soil slopes, rockfall mesh, rock bolts and anchors, embankments and pavement subgrades, retaining walls, foundations, tunnels, and geotechnical

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instruments. The project includes assessments of inventory and site conditions guided by the principles of transportation asset management. In the State's three regions -- northern, central, and southeastern -- there are approximately 2,800 material sites on the road system, of which about one-third are active, Stanley says. Another 250 or so material sites are located at rural airports and have not been inventoried to date.

Alaska faces a number of challenges related to its aggregate supply, including limited transportation systems to deliver materials, material sites converted to other uses, and right-of-way and land use issues. The program will include development of a searchable database of material sites, an overview of available gravel sources, and justification to regulatory agencies for obtaining and retaining sites. Ultimately, Hardcastle says, the program "will help avoid planning conflicts such as with megaprojects and provide continuity despite personnel turnover. The system will be portable, easy to use, and designed to survive future program interruptions."

The Alaska Department of Transportation & Public Facilities has assigned each site an availability classification and documented detailed information about location and material quality and quantity for use in various applications. "The asset management data will be useful to help ensure sufficient material for the future and protect sources for materials mining operations and sharing sites with other agencies," Stanley says. "The data also will support better practices, including buffers between sites and adjacent private properties, correction of problems with land status plats and records, and meeting of environmental requirements such as storm water runoff rules."

Other objectives of Alaska's program include development of performance standards that the department can apply to material sites and to facilitate geotechnical asset management to drive long-term decisionmaking concerning these material assets.

Public Issues Related to Supply and Transportation

In addition to efforts to reuse existing material and catalog the location of aggregate sites, States are faced with issues that arise at the crossroads of supply, materials transportation, and public policy. Highways provide reliable corridors for accessing natural resources, transporting products to markets, and facilitating convenient mobility for communities. Once constructed, highways in rural or remote areas that provide access to mines, agriculture, forests, and recreation areas generally require fewer aggregates for maintenance and upgrades. However, those that serve the Nation's urban and suburban markets and intermodal hubs require greater quantities of aggregates for maintenance and rehabilitation. But, often, aggregate mines and other sources are not available near these high-demand areas.



Aaron Banks, R&M Consultants, Inc.

Shown here is a sand and gravel material site on Holden Creek on the north side of the Brooks Range, just south of Galbraith Lake in Alaska. At this location, crews crush gravel aggregates for road construction.

According to Mark Krumenacher, an industry consultant with GZA GeoEnvironmental, a number of issues surround permitting for aggregate sources. In addition to land use and environmental regulations, in more populated areas, continued development and population growth encroach on current and potential aggregate mining sources. "It is increasingly difficult to expand sources horizontally or open new sites unless there is an ample land buffer," Krumenacher says. "Aggregate producers can sometimes mine their deposits deeper if material of sufficient quality exists, but this is often expensive, with significant engineering challenges."

Uses of Aggregates and Relative Level of Quality Needed

Lower Quality

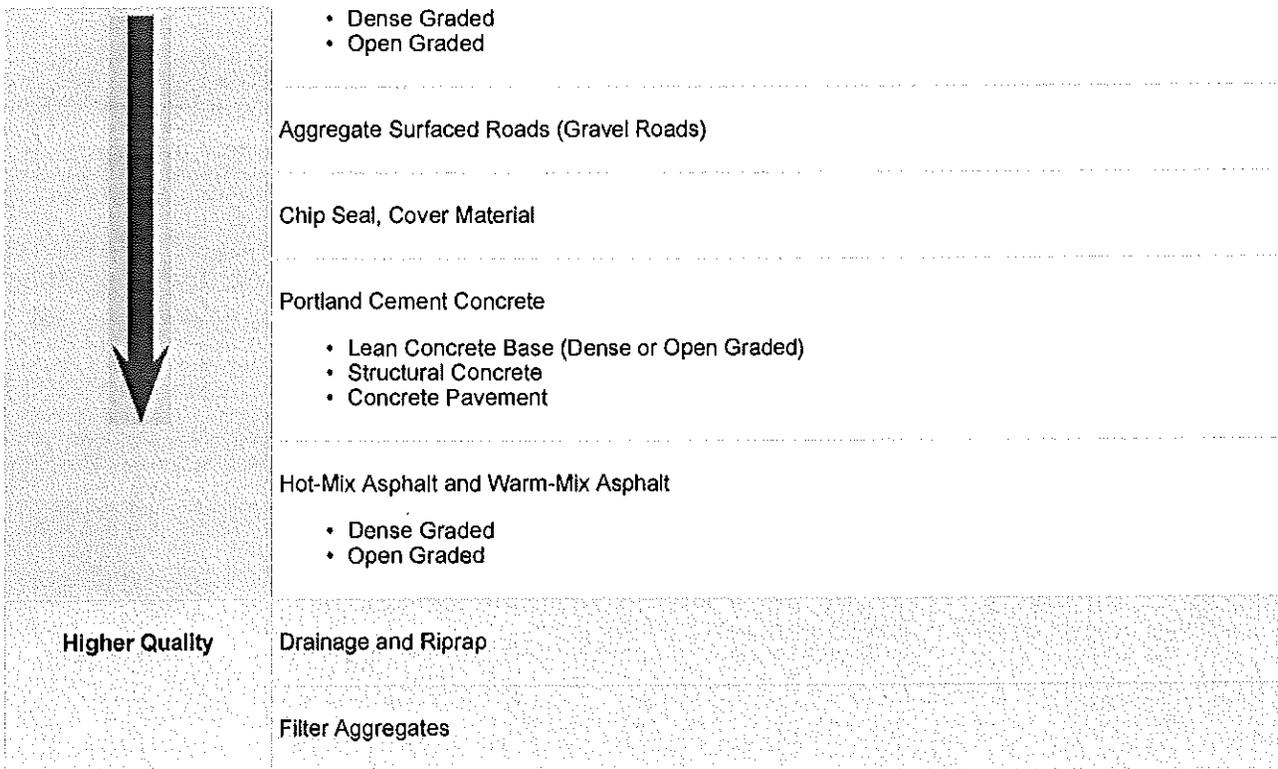
Backfill and Bedding

Subbase, Select Material, and Subgrade Improvement

Base Course (Unbound and Stabilized)

- Stabilized (Asphalt, Portland Cement, and Lime-Fly Ash)

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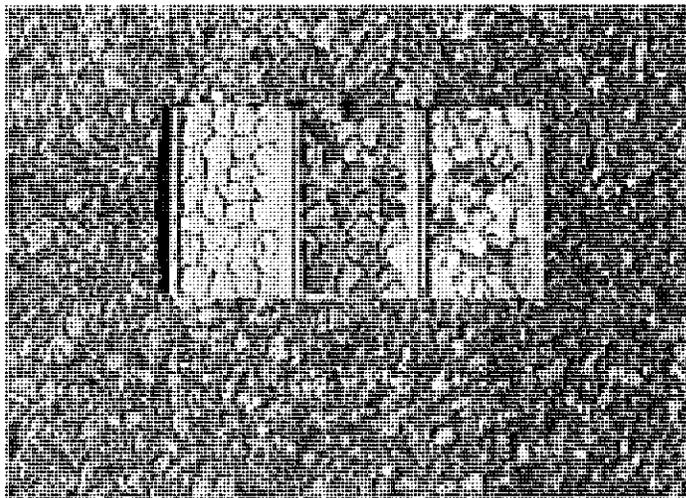
In *Mineral Commodity Summaries 2011*, the U.S. Department of the Interior and USGS point to the effect of public and permitting issues on the availability of crushed stone, sand, and gravel, stating that the "[m]ovement of sand and gravel operations away from densely populated centers was expected to continue where environmental, land development, and local zoning regulations discouraged them."

For crushed stone, the report says, "Shortages in some urban and industrialized areas are expected to continue to increase, owing to local zoning regulations and land development alternatives. These issues are expected to continue and to cause new crushed stone quarries to locate away from large population centers." In terms of recycled aggregates, the report acknowledges that, "Increasingly, recycled asphalt and portland cement concretes are being substituted for virgin aggregate, although the percentage of total aggregate supplied by recycled materials remained very small in 2010."

Bottom line: Much of the natural aggregate needs for highways in more populated areas will need to come from further away with increased cost, congestion, and energy use. That is, unless State, local, and municipal organizations plan for the long term to optimize the use of existing closer-in aggregate resources and to facilitate rail and water movement of aggregates when available.

Aggregates and FHWA

Recognizing the importance of a sustainable supply of quality aggregates for road building and maintenance activities at the national level, FHWA is collaborating with the International Center for Aggregates Research at the University of Texas and Texas A&M University to sponsor research projects involving both concrete and asphalt. The partnership established a technical working group with Federal, State, university, and industry experts participating in a peer review of ongoing aggregate research and to examine research needs in the highway and transportation areas.



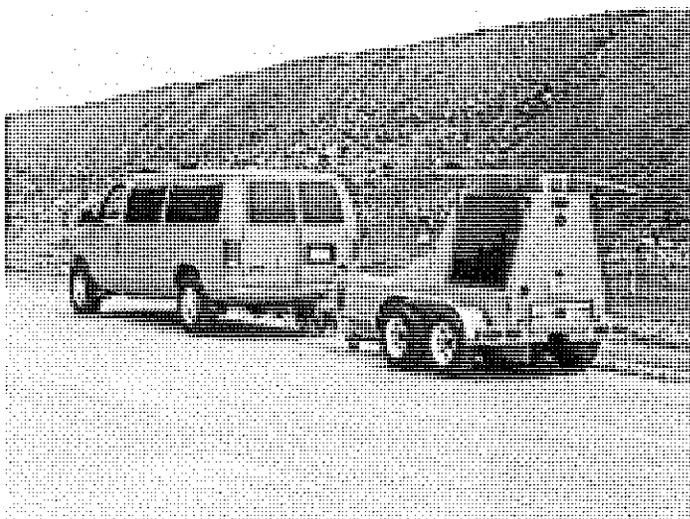
Richard Meininger, FHWA

For asphalt pavements, the frictional properties of the coarse aggregate are important because they are exposed at the pavement surface. Shown here are three polished coarse aggregate samples sitting on an asphalt pavement surface.

The group provides updates to the TRB Committee on Mineral Aggregates and is working on a roadmap for aggregate research to identify technological and sustainability innovations needed for aggregate granular bases, concrete technology (especially use of manufactured sand), and asphalt pavement mixtures. Matching future regional needs with availability is an important element of that discussion. Balancing land use and resource availability is part of a complex matrix that involves the public at many levels, including consideration at the State and metropolitan planning organization levels.

European Experience And Perspectives

The Europeans too are concerned about the sustainability of local aggregate supplies, as reported by Andrew Dawson, associate professor at the University of Nottingham in the United Kingdom, who studies European aggregate supply issues. Since 1987, the European Aggregates Association has promoted the interests of the European aggregates industry by representing member associations on economic, technical, environmental, and health and safety policies. The association's *Annual Review 2009-2010* highlights production and use data from 2008. According to the report, Europe extracts approximately 3.3 billion tons (3 billion metric tons) per year overall, which exceeds current U.S. aggregate production. Of this total, 2 percent is natural sand and gravel dredged from marine seabed sources, and 6 percent is supplied by recycling.



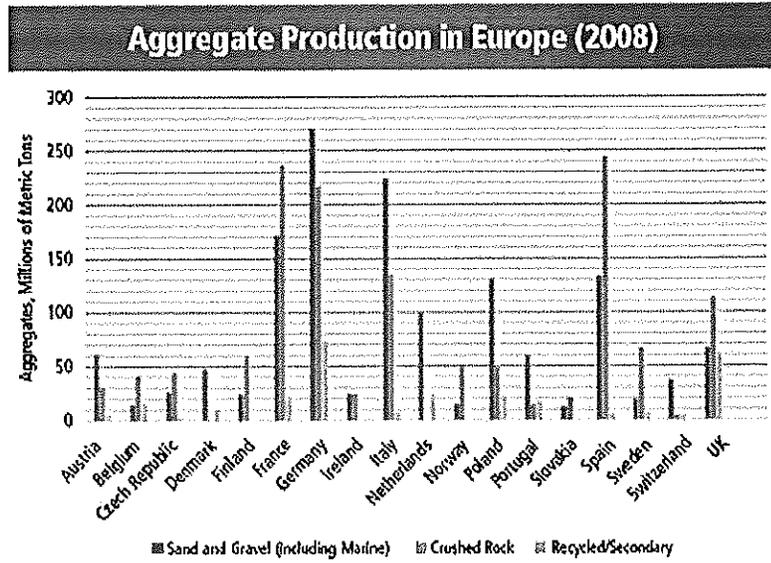
Richard Meininger, FHWA

FHWA researchers are using a falling weight deflectometer, towed behind this van, to test the compacted granular base on a section of research pavement in Loudoun County, VA. This research project was developed through collaboration involving FHWA, State DOTs, university researchers, and industry.

Over the next 5 to 10 years, European production could rise to as much as 4.4 billion tons (4 billion metric tons). The top three countries in terms of recycling percentage (with about 20 percent of total production coming from recycled sources) are Belgium, the Netherlands, and the

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United Kingdom, which now recycle nearly all available construction and demolition materials. Citing a report by the University of Leoben, Austria, Dawson notes that across Europe a value of 15 percent would represent total recycling, and that in the medium term recycling is unlikely to grow beyond 10 percent of production due to demolition material limitations and the economics of transport.



Source: Plot created based on data from European Aggregates Association. www.uepp.eu/uploads/documents/pub-31_en-en-uepp_at2009-2010.pdf.

Dawson reports that permitted aggregate reserves are dropping in Europe due to competing land use, lack of strategic policy and planning, a political drive toward localization of decisionmaking, environmental restrictions, and the complexity and uncertainty of the permissions system. As an example of the lack of planning, Dawson says that data collection on aggregates in Europe is inconsistent and incomplete. "Much of it is industry collected, and many governments do not evaluate aggregate resources. It is therefore difficult to establish policy. Planning authorities need to conduct minerals mapping. In addition, planning is seldom strategic and often reactionary. In many cases, land use decisions are pushed to local authorities who do not have a broad enough view, thus hindering national and regional policy development."

But, he says, the European Commission's EU Raw Materials Initiative, launched in 2008, could be a step in the right direction. The initiative aims to build a strategy for dealing with raw materials issues and underpin the strategy with legislation. "Aggregates are well represented in the plans," Dawson says, "which is critical, because the availability of aggregates from regional and local sources is essential for economic development in view of logistical constraints and transport costs."

Looking to the Future

The future of public roads depends on a reliable, sustainable supply of aggregates with the quality levels needed to build and maintain long-lasting, durable pavements and transportation structures. State and local DOTs need access to good-quality sources of virgin aggregates -- sand, gravel, crushed gravel, and crushed stone -- reclaimed asphalt pavement, recycled concrete aggregate, crushed rubble, reworked/rebound aggregates from pavement rehabilitation and full-depth reconstruction, and other alternative byproduct materials to support their highway programs.

Although the use of recycled aggregate is growing, many industry experts doubt the supply will meet the demand. Aggregate mining, therefore, remains a necessity, and needs to be done in an environmentally sound and sustainable way. As individual quarries and mines are depleted and no longer able to supply aggregates, agencies and landowners will need to follow through with reclamation plans to reuse the land for other purposes approved by planning agencies, such as lakes, fish habitat, parks, greenways, groundwater recharge, mixed-use residential and commercial sites, recreation, and wildlife preserves.

As is the case with energy resources, viable solutions for aggregate supplies will vary by location and local circumstances. The TRB workshop presentations and ongoing discussions among industry experts underscore the need for attention to this critical issue: ensuring sustainable sources of mineral aggregates and recycled aggregate materials for tomorrow's transportation system.

Source: USGS. *Converted from metric tons and reported to three or fewer digits without decimals. Estimates by USGS for 2010 are about the same or a little less than 2009: 909 million tons for sand and gravel and 1,320 million tons for crushed stone. Note that these data for reclaimed asphalt pavement and recycled concrete aggregate are as reported to USGS and are likely extremely low, in part due to limited survey information. The highway industry (ACPA, CMRA, FHWA, and the National Asphalt Pavement Association) has estimated the quantities of reclaimed and recycled asphalt and concrete materials used in construction at quantities closer to 100 million tons each. Reuse activities include use by a contractor or maintenance forces on the same project or a nearby project for base course materials or shoulder materials, or use as a select material where subgrade strengthening or modification is required.

Selected Solutions to Ensure a Sustainable Supply of Aggregates

1. Compile geologic knowledge of where potential aggregate resources are located and their characteristics. This effort will help in strategic planning and project development to optimize use of regional resources.

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2. Develop project designs to best use local marginal and recycled materials for appropriate base layers, and reserve higher quality materials for pavement wearing courses.
3. Recognize that some high-spec materials might have to be imported to meet project objectives. For example, Delaware has abundant natural sand sources, but crushed stone must be imported from other States.
4. Consider expanding specification options and whether the agency can employ blended materials or performance specifications.
5. Use recycled materials where available and consider stockpiling surplus materials for use on future projects.
6. Consider backhaul trucking options, such as hauling corn from Nebraska to Colorado for feedlots and backhauling crushed stone aggregate. About 90 percent of aggregate transport is by truck, and, generally, transporting aggregate with haul distances of 30 to 50 miles (48 to 80 kilometers) can double the cost of the aggregate, as reported by Gilpin R. Robinson, Jr., and William M. Brown in the USGS publication *Sociocultural Dimensions of Supply and Demand for Natural Aggregate -- Examples from the Mid-Atlantic Region, United States*.
7. Consider rail and waterway transportation options. Some States have sufficient rail networks or access to major rivers, the Great Lakes, canals, and seaports. Truck transportation costs are rising because of higher fuel prices and are higher in congested traffic or on mountainous hauls. Efficient unit trains can reduce the cost per ton-mile significantly; barge waterway transportation is less; and ocean bulk carrier is even less. Materials suppliers are moving aggregates to coastal areas, such as in California and along the Gulf of Mexico and Florida, because coarse aggregates are in short supply. For example, the majority of aggregates used in Louisiana are shipped via barge from Arkansas, Illinois, Kentucky, and Missouri, and via bulk ship from Mexico.
8. Plan strategically for aggregate resources in growth areas. Aggregate extraction is often a transitional land use, and the ultimate use of the land can be planned for implementation in later development phases.

-- Bill Langer, USGS

Table 3

Millions of Metric Tons	Sand and Gravel (Including Marine)	Crushed Rock	Recycled/Secondary
Austria	62	32	6
Belgium	15	42	16
Czech Republic	27	44	4
Denmark	48	0	10
Finland	25	60	1
France	172	237	23
Germany	271	218	74
Ireland	25	25	0
Italy	225	135	8
Netherlands	100	0	24

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Norway	15	52	0
Poland	131	49	23
Portugal	61	15	17
Slovakia	13	21	1
Spain	134	244	6
Sweden	19	67	7
Switzerland	37	5	5
UK	67	114	62

Richard C. Meininger, P.E., is a highway research civil engineer on the Pavement Materials Team at the FHWA Office of Infrastructure Research and Development. Based at the Turner-Fairbank Highway Research Center in McLean, VA, Meininger's primary responsibilities include managing research projects related to concrete and aggregates in the center's laboratories and projects by outside researchers as well. He has M.S. and B.S. degrees in civil engineering from the University of Maryland, College Park.

Steven J. Stokowski, P.G., is an aggregate technologist and petrographic laboratory expert with SES Group & Associates, LLC, a contractor for FHWA at the Turner-Fairbank Highway Research Center. He has an M.S. in geology from the South Dakota School of Mines & Technology in Rapid City, SD, and a B.S. in geology from The George Washington University in Washington, DC.

For more information, contact Richard Meininger at 202-493-3191 or richard.meininger@dot.gov, or Steven Stokowski at 202-493-3403 or steven.stokowski.CTR@dot.gov. See also Aggregate Resource Availability in the Conterminous United States, Including Suggestions for Addressing Shortages, Quality, and Environmental Concerns (Open-File Report 2011-1119), available at <http://pubs.usgs.gov/of/2011/1119>.

The authors would like to acknowledge the contributions of the following TRB committees that organized the workshop: Low-Volume Roads (AFB30), Exploration and Classification of Earth Materials (AFP20), and Mineral Aggregates (AFP70).

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United States Department of Transportation - Federal Highway Administration

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

LACY H. REAVES
DIRECT DIAL: (919) 821-6704
E-Mail: lreaves@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

June 4, 2012

Via Email and U.S. Mail

Dr. Jean Spooner (jean_spooner@ncsu.edu)
Dr. Sandra Paur (sopaur@math.ncsu.edu)
The Umstead Coalition
P.O. Box 10654
Raleigh, NC 27605-0654

Re: Zoning Case Z-10-12 -- Westgate Road -- Martin Marietta Materials, Inc.

Dear Drs. Spooner and Paur:

As you know, I represent Martin Marietta Materials, Inc. with respect to the captioned zoning case, which involves 96 acres on the north side of Westgate Road across from Martin Marietta's existing RDU Quarry. I am writing with respect to the concerns expressed on behalf of the Umstead Coalition at the May 22 Planning Commission meeting regarding Martin Marietta's proposed use of its property and the effect upon Sycamore Creek and its tributaries.

Martin Marietta's engineers have done a preliminary assessment of the streams and creeks upon the property proposed for rezoning, and Martin Marietta will take the steps necessary to protect the creeks and streams as well as downstream properties. As you may know, quarrying and related activities are regulated by State law and can be undertaken only if properly permitted by appropriate agencies. If Martin Marietta is successful in the pending rezoning, before it can use the property as proposed it must obtain a modification of its existing State Mining Permit from DENR's Division of Land Resources ("DLR") and a National Pollution Discharge Elimination System (NPDES) Permit from DENR's Division of Water Quality ("DWQ"). It is during this permitting process that these agencies will scrutinize Martin Marietta's plans for stormwater control, stream protection, and the maintenance of water quality.

As in this case, when the DLR receives an application to modify a mining permit to add land to a permitted area, State law requires that it notify other environmental agencies and request that each agency review the application and provide written comments. These agencies include the DWQ (which focuses on surface waters and wetlands), the Division of Water Resources (which focuses on groundwater), the Division of Air Quality (which focuses on air emissions and dust control), the Wildlife Resources Commission and the U.S. Fish & Wildlife Service (which focus on wildlife and habitat protection), the Division of Parks and Recreation, the U.S. Geological Survey, the Division of Soil and Water, and the Division of Archives and

The Umstead Coalition

June 4, 2012

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History. The application will also be forwarded by DLR to any other State or federal agency which it deems appropriate given specific site conditions. All areas that will be disturbed by the new mining activity (in this case, excavation and the deposit of overburden) must be provided with adequately placed erosion control structures, such as sediment control basins, that meet the State's design criteria for volume and settling efficiency. In addition, an undisturbed buffer fifty (50) feet in width is required between land disturbing activity and any stream or wetlands. Under the State's General Statutes, DLR may deny a permit modification if it finds, among other things, that (i) the operation will violate the State's surface water quality standards; (ii) a substantial possibility exists that the operation will result in deposits of sediment in stream beds; or (iii) the activity will have an unduly adverse effect on wildlife or fisheries due to siltation of streams.

The property sought to be rezoned must be covered by a federal NPDES environmental permit before it can be used as proposed. As you know, the NPDES program in North Carolina is administered by the State's Division of Water Quality. Martin Marietta must modify its existing Stormwater Pollution Prevention Plan to include the rezoned property and the modified plan must be approved by the DWQ. This Plan must include (i) a detailed site plan showing stormwater discharge outfall locations and their relative location to surface waters and (ii) provision for initial and annual certifications that stormwater outfalls have been evaluated for the presence of non-stormwater discharges. It must also provide stormwater best management practices ("BMPs") for areas associated with excavation and the deposit of overburden. If approved, the NPDES permit will require both analytical (sampling) and qualitative (visual) monitoring twice per year during a representative storm event at stormwater discharge outfalls. The NPDES permit will also require inspection of the BMP's once every seven calendar days and within 24 hours after any storm event that results in a discharge.

Therefore, the State and Federal permitting process which would follow a successful rezoning is the appropriate forum in which Martin Marietta will address the protection of creeks and streams upon its property as well as the protection of downstream waters. It would be premature at this time to address those issues in the zoning case. It is entirely possible that conditions approved in the zoning case could be inconsistent with techniques and practices subsequently required by the DENR agencies in the permitting process.

The Umstead Coalition

June 4, 2012

Page 3

We understand and appreciate your concerns about Sycamore Creek and its tributaries and the protection of Umstead Park. A representative of Martin Marietta and I will be pleased to meet with you if you have questions or would like to discuss these matters further. Please do not hesitate to call me if you would like for us to meet.

Very truly yours,



Lacy H. Reaves

LHR: kjr

cc: Chairman Marvin Butler and Members
of the Raleigh Planning Commission (via email)
Ms. Dhanya Sandeep (via email)

Lacy Reaves

From: Lamb, Eric [Eric.Lamb@raleighnc.gov]
Sent: Wednesday, November 30, 2011 6:01 PM
To: Lacy Reaves
Cc: Sandeep, Dhanya; Crane, Travis; El-Amin, Fleming
Subject: RE: Propose Martin Marietta Rezoning Case -- Westgate Road
Attachments: ATT00001..txt

Lacy:

I have consulted with City Planning staff regarding your rezoning request – based on the conditions you have submitted, we are going to consider this to be a downzoning and will not require a trip generation comparison at this time.

Thanks,

Eric

Eric J. Lamb, PE

Manager, City of Raleigh Office of Transportation Planning
One Exchange Plaza, Suite 727
PO Box 590, Raleigh, North Carolina 27602
Office: (919) 516-2161 | Fax: (919) 516-2681
eric.lamb@raleighnc.gov
<http://www.raleighnc.gov>

From: Lacy Reaves [mailto:lreaves@smithlaw.com]
Sent: Monday, November 28, 2011 5:44 PM
To: Lamb, Eric
Subject: FW: Propose Martin Marietta Rezoning Case -- Westgate Road

Eric:

I have not heard from Paul Kallam concerning the matter discussed below and I heard a comment last week that made me think he has been called again to active military duty.

We are filing a rezoning case on property owned by Martin Marietta Materials, Inc. north of Westgate Road in December and I need confirmation from someone that a TIA is not required. This will involve an expansion of Martin Marietta’s quarry and from a traffic standpoint would be a down-zoning of vacant property now zoned for multifamily and commercial use. It would, in fact, be difficult to forecast the traffic to be generated by the zoning we will request, because, in substance, it will only be a maintenance of the status quo.

I would appreciate your help on this.

Thanks,

Lacy

From: Lacy Reaves
Sent: Wednesday, November 09, 2011 10:19 AM

**PROPOSED REZONING OF PIN NOS.
0778-53-6990 and 0778-74-0512
(THE "PROPOSED ZONING CASE")**

Approximately 97.13 Acres – Westgate Road

REPORT OF DECEMBER 1, 2011 NEIGHBORHOOD MEETING

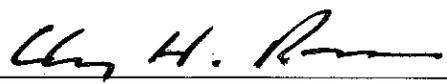
In accordance with Section 10-2165(b)(3) of the Raleigh City Code, a neighborhood meeting was held with respect to the Proposed Zoning Case at 6:00 p.m. on Thursday, December 1, 2011 at the offices of Martin Marietta Materials, Inc. at 2710 Wycliff Road, Raleigh, NC 27607. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about November 18, 2011 via First Class U.S. Mail.

Attached as Exhibit C is a list of the persons in attendance at the meeting. Paxton Badham of Martin Marietta Materials, Inc. led the meeting and identified the property that will be the subject of the Proposed Zoning Case. He noted the reasons for the Proposed Zoning Case and distributed contact information for himself and Lacy Reaves, Martin Marietta's attorney. Mr. Badham reported that neighbors are invited to attend future meetings to discuss the Proposed Zoning Case on January 12 and January 26, 2012 at 6:00 p.m. at the offices of Martin Marietta.

The issues discussed at the meeting included potential uses of the property proposed for rezoning under existing zoning; a proposed shift in the alignment of Westgate Road; areas proposed for the expansion of Martin Marietta's existing quarry and the deposit and storage of overburden; the effects of blasting at the existing quarry upon neighboring properties; the frequency of blasting; the effect upon property values of the Proposed Zoning Case; the transport of overburden across Westgate Road and its effect upon traffic; dust from quarry operations and the disposition of overburden; Federal standards for safe blasting in mining operations; buffering of the proposed area of quarry expansion and overburden storage; and zoning conditions to be applicable to the Proposed Zoning Case. At this time, there have been no changes to the rezoning petition subsequent to the neighborhood meeting.

A copy of this report will be provided to the Planning Department upon the filing of the petition for the Proposed Zoning Case. In addition, a copy will be mailed to each individual and organization present or represented at the neighborhood meeting and listed on Exhibit C.

Respectfully submitted, this 16th day of December, 2011.



Lacy H. Reaves
Attorney for Martin Marietta Materials, Inc.

EXHIBIT A

MARTIN MARIETTA MATERIALS, INC.
NEIGHBORHOOD MEETING - DECEMBER 1, 2011
LIST OF PERSONS INVITED TO THE NEIGHBORHOOD MEETING

NAME	MAILING ADDRESS
Mr. and Mrs. Michael J. Mancuso	8732 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Sumner H. Waters	8728 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Nirbhay N. Singh	7401 Sparkleberry Lane Chesterfield, VA 23832-8000
Mr. and Mrs. Edwin E. Gordon	8720 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Albert Apicella	8718 Springhouse Lane Raleigh, NC 27613
Mr. and Mrs. William P. Thornton	8716 Springhouse Lane Raleigh, NC 27617-4783
Mr. Jerry W. Raleigh, Jr.	8712 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Thomas M. Gibson, Jr.	8708 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Richard J. Christensen	8704 Springhouse Lane Raleigh, NC 27617-4783
Ms. Yvette C. Steward	8700 Springhouse Lane Raleigh, NC 27617-4783
Stacey D. Daniels	8701 Springhouse Lane Raleigh, NC 27617-4783
Mr. Richard K. Hale	8705 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Jason W. Branson	8709 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Donald A. Templeton	8713 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Ali A. Mahmoudi	8713 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Coyett W. Vanover	8721 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Jared McClain	815 Trace Drive Wilmington, NC 28411
Mr. and Mrs. Fred E. Hicks, Jr.	8729 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Richard G. Wilson	8733 Springhouse Lane Raleigh, NC 27617-4783
Mr. Colin A. Alasdair and Ms. Ada S. McKerrell	8737 Springhouse Lane Raleigh, NC 27617-4783
Mr. and Mrs. Harley L. Burke	9001 Blakehurst Drive Raleigh, NC 27617-1046
Mr. and Mrs. Dale Bethea	8915 Blakehurst Drive Raleigh, NC 27617-1046

Ms. Josephine E. Bennett	8909 Blakehurst Drive Raleigh, NC 27617-4769
Mr. and Mrs. Neal V. Westbrook	8905 Blakehurst Drive Raleigh, NC 27617-4769
Wyngate Homeowners Association, Inc.	PO Box 19808 Raleigh, NC 27619-9808
Mr. David J. Debesis	5605 Laskin Court Raleigh, NC 27617-4791
Mr. and Mrs. George I. Russ	5609 Laskin Court Raleigh, NC 27617-4791
Ms. Linda B. Peace	5608 Laskin Court Raleigh, NC 27617-4791
Zafer Latif and Zeynep Latif	5604 Laskin Court Raleigh, NC 27617-4791
Mr. and Mrs. Byung Min	5600 Laskin Court Raleigh, NC 27617-4791
Mr. Keith A. Slick	1006A Clifton Lane Nashville, TN 37204-3228
Wyngate Homeowners Association Inc.	PO Box 19808 Raleigh, NC 27619-9808
Mr. and Mrs. Warren Kessler	5508 Rush Springs Court Raleigh, NC 27617-4620
Mr. and Mrs. John Sohn	5512 Rush Springs Court Raleigh, NC 27617-4620
Mr. and Mrs. John O. Dyer	5516 Rush Springs Court Raleigh, NC 27617-4620
Mr. and Mrs. Kevin Clemmer	6021 Sweden Drive Raleigh, NC 27612-1920
Mr. James J. Deren	5528 Rush Springs Court Raleigh, NC 27617-4620
Mr. Thomas R. Archer	5600 Rush Springs Court Raleigh, NC 27617-4625
Ms. Karen Burns	5604 Rush Springs Court Raleigh, NC 27617-4625
Mr. and Mrs. Gerald L. Ballard	5608 Rush Springs Court Raleigh, NC 27617-4625
Ms. Patricia B. Brandon	5612 Rush Springs Court Raleigh, NC 27617-4625
Mr. and Mrs. Michael B. Miller	5615 Rush Springs Court Raleigh, NC 27617-4626
Mr. and Mrs. Jung Park	5509 Rush Springs Court Raleigh, NC 27617-4624
Dae Jin Kim	5605 Rush Springs Court Raleigh, NC 27617-4626
Mr. Keith D. Johnson	5601 Rush Springs Court Raleigh, NC 27617-4626
Martin Marietta Materials Inc.	Baden Marietta Material Inc. PO Box 8040, Ft. Wayne, IN 46898
Martin Marietta Materials Inc.	Baden Tax Management LLC PO Box 8040, Ft. Wayne, IN 46898
Mr. and Mrs. Joseph I. Lee, Jr.	501 Marlowe Road Raleigh, NC 27609-7019

Sycamore Creek II Condo HOA	305 Transylvania Avenue Raleigh, NC 27609-6951
KBO Properties LLC	William P. Flythe 8810 Westgate Park Drive #100 Raleigh, NC 27617-4821
KBO Properties LLC	William P. Flythe 8810 Westgate Park Drive #100 Raleigh, NC 27617-4821
Sycamore Creek LLC	305 Transylvania Avenue Raleigh, NC 27609-6951
Sycamore Creek LLC	305 Transylvania Avenue Raleigh, NC 27609-6951
Global Jomac LLC	3629 Alamance Drive Raleigh, NC 27609-6305
Global Jomac LLC	3629 Alamance Drive Raleigh, NC 27609-6305
JMA International Inc.	207 Govan Lane Cary, NC 27511-6492
Sycamore Creek LLC	305 Transylvania Avenue Raleigh, NC 27609-6951
Mr. Craig M. West	PO Box 6365 Raleigh, NC 27628-6365
Mr. Craig M. West	PO Box 6365 Raleigh, NC 27628-6365
Sycamore Creek II Condominium	305 Transylvania Avenue Raleigh, NC 27609-6951
Seven Hills Properties LLC	8800 Westgate Park Drive #108 Raleigh, NC 27617-4833
Seven Hills Properties LLC	8800 Westgate Park Drive #108 Raleigh, NC 27617-4833
Seven Hills Properties LLC	8800 Westgate Park Drive #108 Raleigh, NC 27617-4833
G S One LLC	c/o Anthony & Company PO Box 10810, Raleigh, NC 27605
Ms. Katherine Pfohl and Ms. Elizabeth A. Pfohl	200-100 Horizon Drive Raleigh, NC 27615
Ms. Katherine Pfohl and Ms. Elizabeth A. Pfohl	200-100 Horizon Drive Raleigh, NC 27615
Sycamore Creek LLC	305 Transylvania Avenue Raleigh, NC 27609-6951
Sycamore Creek LLC	305 Transylvania Avenue Raleigh, NC 27609-6951
Mr. Josh Talton Ms. Ann Talton	13405 Leesville Church Road Raleigh, NC 27617-5205
Wake County Board of Education	Betty L. Parker 1551 Rock Quarry Rd. Raleigh, NC 27610-4145
Wake County Board of Education	Betty L. Parker 1551 Rock Quarry Rd. Raleigh, NC 27610-4145
NC Department of Transportation	815 Stadium Drive Durham, NC 27704-2713

Mr. and Mrs. Thomas M. Poole	9101 Rhinebeck Court Raleigh, NC 27617-7720
Ms. Audrey E. Smith	9100 Rhinebeck Court Raleigh, NC 27617-7720
Dominion Park Master Property Owners Association Inc.	c/o Community Matters LLC PO Box 90304 Raleigh, NC 27675-0304
Mr. and Mrs. Marty L. Hite	6915 Woodbend Drive, Apt. B Raleigh, NC 27615-6441
Mary Mullins Essie A. Mullins	9221 Dominion Boulevard Raleigh, NC 27617-7621
Harrington Pointe Town Home Owners	2301 Sugar Bush Road, Ste. 400 Raleigh, NC 27612-2957
Ms. Karen Baird	6003 Magenta Court Raleigh, NC 27617-8392
Mr. Michael L. Falba	6005 Magenta Court Raleigh, NC 27617-8392
Mr. and Mrs. Brady S. Gavin	6002 Magenta Court Raleigh, NC 27617-8492
Mr. and Mrs. Bradley R. Kimmerly	757 Old Zebulon Road Wendell, NC 27591-8041
Mr. Kevin S. Edgerton	7300 Cape Charles Drive Raleigh, NC 27617-7645
Mr. and Mrs. Eric B. Seidel	970 Martin Field Drive Lawrenceville, GA 30045-5266
Mr. and Mrs. Mark W. Haywood	7308 Cape Charles Drive Raleigh, NC 27617-7645
Ms. Allison B. Hudgins	7312 Cape Charles Drive Raleigh, NC 27617-7645
Ms. Constance M. O'Donnell	7400 Cape Charles Drive Raleigh, NC 27617-7647
Mr. and Mrs. Edmund Brady	7404 Cape Charles Drive Raleigh, NC 27617-7647
Mr. and Mrs. Mark D. Filipowski	7408 Cape Charles Drive Raleigh, NC 27617-7647
Mr. and Mrs. Charles J. Jack	7412 Cape Charles Drive Raleigh, NC 27617-7647
Mr. and Mrs. Larry Villani	6004 Magenta Court Raleigh, NC 27617-8492
Mr. and Mrs. Daren L. Hull	9105 Rhinebeck Court Raleigh, NC 27617-7720

Exhibit B

Z-10-12

Rec'd Nov. 16, 2011

Mailed out 1/8, 2011

DHS

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

LACY H. REAVES
DIRECT DIAL: (919) 821-6704
E-Mail: leaves@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

TO: Neighbors

RE: Neighborhood Meeting - Proposed Rezoning of Property Owned by Martin Marietta Materials, Inc.

DATE: November 18, 2011

As you may know, Martin Marietta Materials, Inc. ("Martin Marietta") operates a quarry south of Westgate Road, west of its intersection with Ebenezer Church Road. Martin Marietta has proposed to shift Westgate Road to the north and expand its quarry operations. Attached is an aerial photograph showing the proposed road shift in yellow and the area of 19.3 acres into which the quarry pit would be extended. All quarry excavation would remain south of relocated Westgate Road.

In order to facilitate this plan, Martin Marietta will propose the rezoning of most of its property currently north of Westgate Road marked on the black and white map also attached. The zoning case will be conditioned to limit the expansion of Martin Marietta's quarry pit to the portion of its property south of relocated Westgate Road.

You are cordially invited to attend a meeting at which the proposed rezoning will be discussed. The meeting will be held at 6:00 p.m. on Thursday, December 1, 2011, at the offices of Martin Marietta Materials, Inc. at 2710 Wycliff Road, Raleigh, NC 27607. Please park at the rear of the building and enter at the door towards the right side of the building, which will be marked. Should you have questions about the meeting or the proposed rezoning, please contact the undersigned.

Very truly yours,

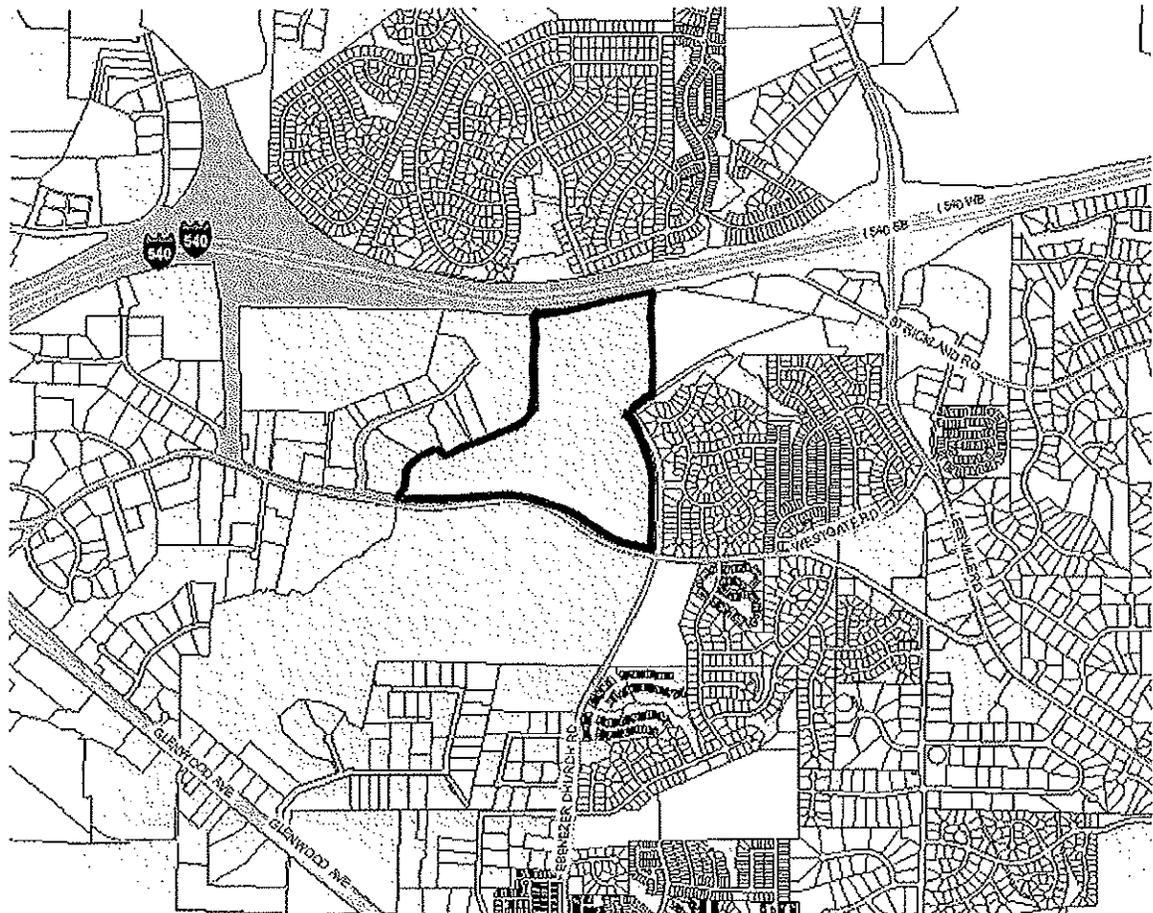


Lacy H. Reaves

LHR: kjr
Enclosures



Martin Marietta Property



Map created on 11/3/2011 5:32:28 PM.
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EXHIBIT C

2-10-12

MARTIN MARIETTA MATERIALS, INC.
 NEIGHBORHOOD MEETING - DECEMBER 1, 2011
 ROSTER OF PERSONS IN ATTENDANCE

Name	Mailing Address	Email Address
Kandas B. Branson	8709 Springhouse Lane Raleigh, NC 27617	KandasBranson@hotmail.com
Mr. and Mrs. Edwin Gordon	8720 Springhouse Lane Raleigh, NC 27617	gegordon@earthlink.net
Michael and Deborah Miller	5615 Rush Springs Court Raleigh, NC 27617	mikebm@bellsouth.net
Mr. and Mrs. Albert Apicella	8718 Springhouse Lane Raleigh, NC 27617	albert_apicella@yahoo.com
Amber Park	5609 Rush Springs Court Raleigh, NC 27617	ap27617@yahoo.com
Elisabeth Pfohl Sasser	200 Horizon Drive, Ste. 100 Raleigh, NC 27615	eapsasser@gmail.com
Joe Lee	501 Marlowe Road	
Dick Christensen	8704 Springhouse Lane Raleigh, NC 27617	christnr@aol.com
Thomas M. Gibson, Jr.	8708 Springhouse Lane Raleigh, NC 27617	mattg4now-misc@yahoo.com
Cindy Gibson	8708 Springhouse Lane Raleigh, NC 27617	Cindy_x2@yahoo.com
Jerry and Linda Ballard	5608 Rush Springs court Raleigh, NC 27617	
Ali Mahmoudi	8717 Springhouse Lane Raleigh, NC 27617	
Wayne Vanover	8721 Springhouse Lane Raleigh, NC 27617	
Brent Wood	Fred Smith Company 6105 Chapel Hill Rd. Raleigh, NC 27607	brent.wood@fredsmithcompany.net
Eric Blakeslee	5604 Rush Springs Court Raleigh, NC 27617	
Colin McKerrell	8737 Springhouse Lane Raleigh, NC	amckerrell@earthlink.net
M. Craig West	8800 Westgate Park Dr., Ste. 100 PO Box 6365 Raleigh, NC 27628	cwest@wbtrailers.com
Reggie and Wilma Flythe	8207 Cushing Street Raleigh, NC 27613	wtjenkinsjul11@aol.com
Wyngate HOA	PO Box 97243 Raleigh, NC 27624	wyngatehoa@ wyngatehomeowners.com
Marilyn LaMar Bethea	8915 Blakehurst Drive Raleigh, NC 27617	marilyn.rtp@yahoo.com
Robert Boyd	8513 Waterchase Raleigh, NC 27619	
Ronald Schwitz	10005 Wyngate Ridge Drive Raleigh, NC 27617	
Paxton Badham Martin Marietta Materials, Inc.	PO Box 30013 Raleigh, NC 27622	paxton.badham@martinmarietta.com
Lacy Reaves	PO Box 2611 Raleigh, NC 27602-2611	lreaves@smithlaw.com