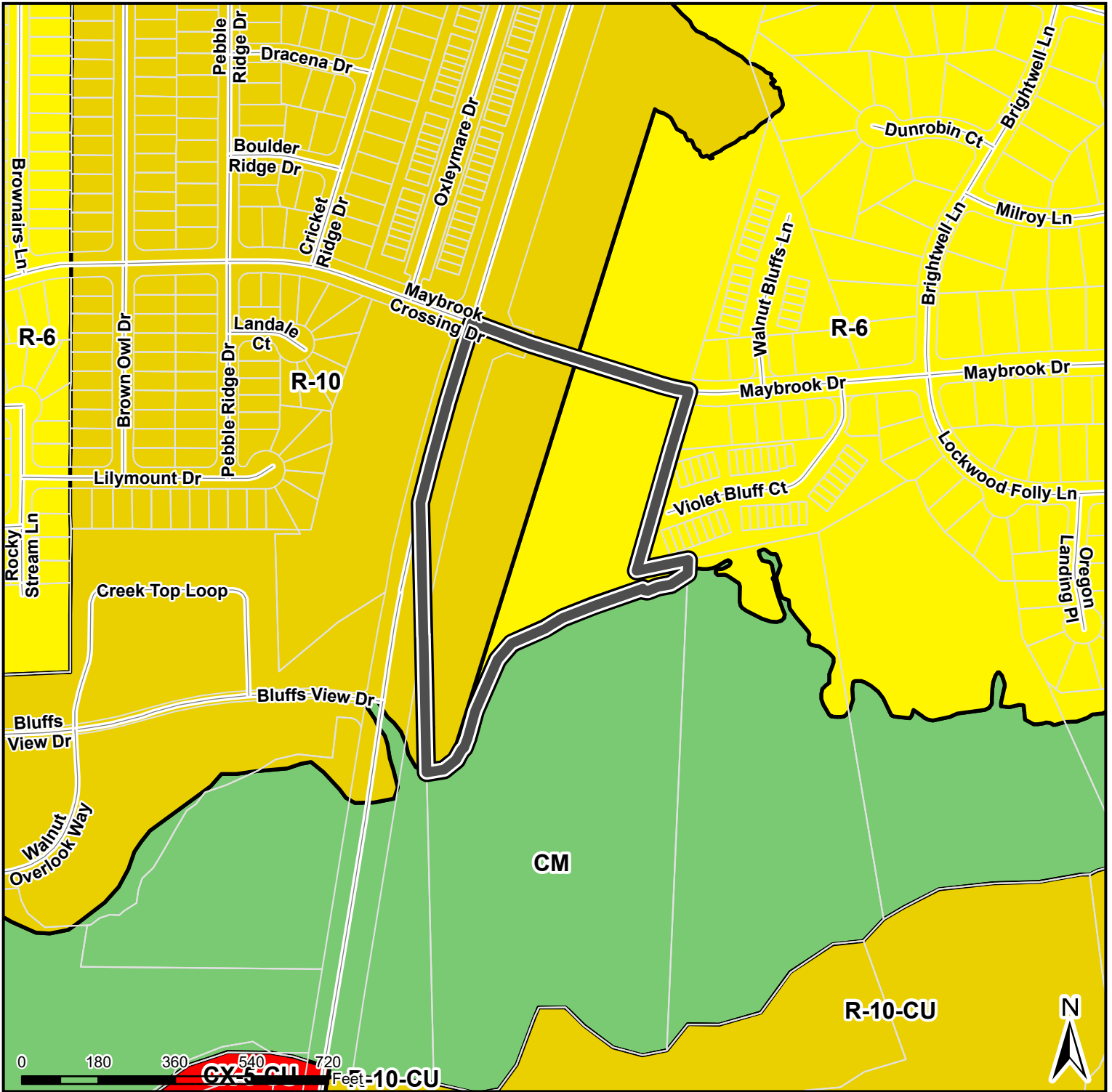
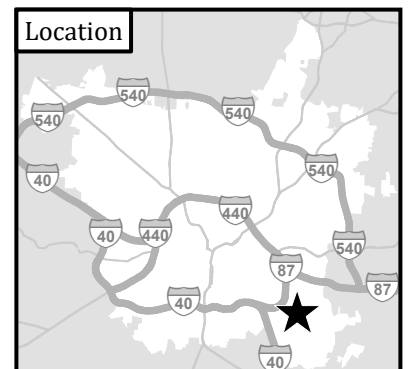


Existing Zoning

Z-13-2024



Property	1811 S New Hope Rd (Portion)
Size	7.74 acres
Existing Zoning	R-6 & R-10
Requested Zoning	NX-4-CU



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: <u>R-G&R-10</u>	Height:	Frontage:	Overlay(s):
Proposed zoning base district: NX	Height: 4	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: April 12, 2024	Date amended (1): April 23, 2024	Date amended (2): May 17, 2024
Property address: 1811 S. New Hope Road (portion of)		
Property PIN: 1722-98-5060		
Deed reference (book/page): Book 2966, Page 315		
Nearest intersection: Maybrook Drive and S. New Hope Road		Property size (acres): +/- 7.74
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Robert H. Brown; 5609 Poole Road, Raleigh, NC 27610		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: (919) 645-4313		
Applicant signature(s): <i>X Robert Brown</i>		
Additional email(s):		

RECEIVED
R MAY 21 2024 **D**
 BY: _____

Conditional Use District Zoning Conditions		
Zoning case #: Z-13-24	Date submitted: May 17, 2024	OFFICE USE ONLY Rezoning case #
Existing zoning: R-6 and R-10	Proposed zoning: NX-4-CU	

Narrative of Zoning Conditions Offered

1. For that portion of the property east of S. New Hope Road, the following Principal Uses as listed in UDO 6.1.4. that are permitted, limited, or special uses in the NX- zoning district shall be prohibited: (i) Vehicle Fuel Sales; (ii) Vehicle Sales/Rental; (iii) Detention center, jail, prison; (iv) Vehicle Repair (minor).

2. No building shall be located within 200' of those properties with PINs 1732-08-1472 (Deed Book 8189, Page 858, Wake County Registry) and 1732-08-0518 (Deed Book 11579, Page 46, Wake County Registry).

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

Property Owner(s) Signature: Robert Brown

Printed Name: ROBERT BROWN

RECEIVED
MAY 21 2024
BY: _____

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The Future Land Use Map designates the northern half of the property as Low Scale Residential and the southern half of the Property as Public Parks and Open Space. Low Scale Residential recommends a range of housing types within the R-2, R-4 or R-6 districts, while the Public Parks and Open Space recommends permanent open space for recreational or resources conservation uses. The proposed zoning would allow for greater development intensities than what is recommended in Low Scale Residential, but prohibits development in that area designated as Public Parks and Open Space. The proposed zoning is partially consistent with the Future Land Use Map.</p> <p>2. The proposed zoning is consistent with the following Comprehensive Plan policies: LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 2.3 "Open Space Preservation"; LU 2.4 "Large Site Development"; LU 5.6 "Buffering Requirements"; LU 7.4 "Scale and Design of New Commercial Uses"; LU 8.1 "Housing Variety"; LU 8.9 "Open Space in New Development"; and LU 8.10 "Infill Development".</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The proposed rezoning would allow for retail uses in an area that lacks neighborhood-type commercial uses.</p> <p>2. The proposed rezoning would add to the housing variety along S. New Hope Road.</p> <p>3. The proposed rezoning would facilitate the build-out and opening of Maybrook Drive to vehicular traffic.</p>	

Rezoning Application Addendum #2

Impact on Historic Resources

OFFICE USE ONLY
Rezoning case #

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

Inventory of Historic Resources

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

There are no known historic resources located on the property.

Proposed Mitigation

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

Not applicable.

Urban Design Guidelines

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

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

Urban form designation: Not applicable

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

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

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

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

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <u>Fee Guide</u> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

REZONING OF PROPERTY CONSISTING OF +/- 7.80 ACRES,
LOCATED SOUTHEAST OF THE S. NEW HOPE ROAD AND MAYBROOK DRIVE
INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
FEBRUARY 26, 2024

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, February 26, 2024 at 5:30 p.m. The property considered for this potential rezoning totals approximately 7.80 acres, and is located southeast of the S. New Hope Road and Maybrook Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Number 1722-98-5060. This meeting was held at the Barwell Road Community Center, located at 5857 Barwell Road, Raleigh, NC 27610. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants
From: Worth Mills
Date: February 14, 2024
Re: Neighborhood Meeting for Rezoning of 1811 S. New Hope Road

You are invited to attend an informational meeting to discuss the proposed rezoning of 1811 S. New Hope Road (with Property Identification Number (PIN) 1722-98-5060). The meeting will be held on **Monday, February 26, 2024, from 5:30 PM until 6:30 PM**, at the following location:

**Barwell Road Community Center
Medium Classroom
5857 Barwell Park Drive
Raleigh, NC 27610**

The property totals approximately 22.29 acres, located both east and west of S. New Hope Road, and south of the Maybrook Drive and Maybrook Crossing Drive intersections. The property is currently zoned a mix of: (i) Residential, six units per acre (R-6); (ii) Residential, ten units per acre (R-10); and (iii) Conservation Management (CM). The proposed zoning is either: (i) Residential Mixed Use, 4-story height limit, conditional use (RX-4-CU), or (ii) Neighborhood Mixed-Use, 4-story height limit, conditional use (NX-4-CU). The purpose of the rezoning is to facilitate both a townhouse and mixed-use development.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Sean Stewart at 919.996.2638 or sean.stewart@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

WATSON, PATRICE 2504 LANDALE CT RALEIGH NC 27610-3477	SMITH, JAMILLAH SMITH, ROBERT 1329 N RALEIGH BLVD APT 1329 RALEIGH NC 27610-1072	MCMILLAN, ANNETTE 2513 LANDALE CT RALEIGH NC 27610-3478
HOUSING AUTHORITY OF THE CITY OF RALEIGH NC 900 HAYNES ST RALEIGH NC 27604-1462	INGRAM, REGINALD GERARD 1717 PEBBLE RIDGE DR RALEIGH NC 27610-3388	RICKS, LEE ROY 1721 PEBBLE RIDGE DR RALEIGH NC 27610-3388
WILSON, MARGO 2511 DRACENA DR RALEIGH NC 27610-3066	BREWSTER, CARMEN BREWSTER, WINSTON 1605 PEBBLE RIDGE DR RALEIGH NC 27610-3299	LASSITER, LASHAWNIA 2223 VIOLET BLUFF CT RALEIGH NC 27610-3152
ATKINSON, SHERITA L 1513 OXLEYMARE DR RALEIGH NC 27610-6608	THOMAS-MANUEL, DEANNE MANUEL, LEE O JR 2200 LOCKWOOD FOLLY LN RALEIGH NC 27610-6527	COLLINS, DOROTHY E 2540 MAYBROOK CROSSING DR RALEIGH NC 27610-3296
MORGAN, ANGELA 2532 MAYBROOK CROSSING DR RALEIGH NC 27610-3296	SAITO, HIDETO 901 3RD ST APT 303 SANTA MONICA CA 90403-2567	LESANE, TARSHA 1613 PEBBLE RIDGE DR RALEIGH NC 27610-3299
AMH 2014-3 BORROWER LLC AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	CHAVEZ, JUANITA 2211 VIOLET BLUFF CT RALEIGH NC 27610-3152	SELHORST, ALLISON 2247 VIOLET BLUFF CT RALEIGH NC 27610-3152
LEONARD, LISA LEONARD, CRAIG 2762 RUE SANS FAMILLE RALEIGH NC 27607-3051	ZULU PROPERTY INVESTMENT LLC 4008 BARRETT DR STE 101 RALEIGH NC 27609-6621	TMX INVESTMENTS LLC 110 CUPOLA CHASE WAY CARY NC 27519-5537
ABID, BADER GOHER, ALMAS 5317 ROSHNI TER MC LEANSVILLE NC 27301-9802	PEDCOR INVESTMENTS-2013-CXXXIX LP PO BOX 574 CARMEL IN 46082-0574	WATKINS, ALICE 1805 ROCKY STREAM LN RALEIGH NC 27610-8644
MATUTE-MUNGUIA, JORGE-ALBERTE MATUTE- MUNGUIA, GLADYS XIOMARA 1733 PEBBLE RIDGE DR RALEIGH NC 27610-3388	FLORES, SYLVIA C 2513 LILYMOUNT DR RALEIGH NC 27610-3476	BENNETT, DOUGLAS E BENNETT, DEBORAH R 4508 CONNELL DR RALEIGH NC 27612-5600
ROGERS, CYNTHIA 2609 LILYMOUNT DR RALEIGH NC 27610-3474	DIXON, RODNEY E DIXON, CHRISTAL K 2112 BRIGHTWELL LN RALEIGH NC 27610-6517	GREENE, ANITA 1915 ROCKY STREAM LN RALEIGH NC 27610-8640

MERCER, ASIA L
2208 LOCKWOOD FOLLY LN
RALEIGH NC 27610-6527

ASBURY, SHIRLEY MAE
1713 BROWN OWL DR
RALEIGH NC 27610-3072

ALLEN, JONATHAN J
1606 OXLEYMARE DR
RALEIGH NC 27610-6595

BEATY, PORTIA R
1524 OXLEYMARE DR
RALEIGH NC 27610-6607

PITTMAN, MONTRAIL
1532 OXLEYMARE DR
RALEIGH NC 27610-6607

FRANKE, ANTHONY SCOTT HOLLEY, TIFFANY M
2537 MAYBROOK CROSSING DR
RALEIGH NC 27610-3297

REVIS, TERESA JOANN
2501 DRACENA DR
RALEIGH NC 27610-3066

LEGGETT, ETHEL
1704 PEBBLE RIDGE DR
RALEIGH NC 27610-3387

HALL, RICHARD A
2501 BOULDER RIDGE DR
RALEIGH NC 27610-3068

BROWN, WILLIAM J JR
26455 S TAMiami TRL STE 5211
BONITA SPRINGS FL 34134-7842

HERNANDEZ, ANA L
1601 CRICKET RIDGE DR
RALEIGH NC 27610-3295

LOPEZ, MARIA E PACHECO, LUCIO M
1633 CRICKET RIDGE DR
RALEIGH NC 27610-3295

BAILEY, BRIANA E
1613 OXLEYMARE DR
RALEIGH NC 27610-6595

LEGGER, MARTIN
3433 DEERVIEW DR
MURFREESBORO TN 37128-5891

FLEMING, VIRGINIA
1729 BROWN OWL DR
RALEIGH NC 27610-3072

GUNTER, LUXIE L GUNTER, CLARISSA D
1732 PEBBLE RIDGE DR
RALEIGH NC 27610-3387

HUNTER, CHRISTINA
2116 BRIGHTWELL LN
RALEIGH NC 27610-6517

WALNUT BLUFFS HOMEOWNERS ASSOC INC
121 DUNEDIN CT
CARY NC 27511-6405

WALNUT BLUFFS HOMEOWNERS
121 DUNEDIN CT
CARY NC 27511-6405

BROWN, WILLIAM J BROWN, ROBERT H
226 KELSO CT
CARY NC 27511-6549

REID, CYNTHIA D
2244 VIOLET BLUFF CT
RALEIGH NC 27610-3151

BROWN, ROBERT E BROWN, GLORIA
1520 OXLEYMARE DR
RALEIGH NC 27610-6607

ALSTON, HELEN ALSTON, ERICA
1725 BROWN OWL DR
RALEIGH NC 27610-3072

RICHARDSON, CYNTHIA RENEE
1725 PEBBLE RIDGE DR
RALEIGH NC 27610-3388

HERNANDEZ, MARIA YOLANDA VAZQUEZ,
EDUARDO SAAVEDRA
1625 CRICKET RIDGE DR
RALEIGH NC 27610-3295

VALADEZ, DAVID VARGAS
2308 MAYBROOK DR
RALEIGH NC 27610-6548

HOUSING AUTHORITY CITY OF RALEIGH
900 HAYNES ST
RALEIGH NC 27604-1462

HAYNES, LAWTON
1515 OXLEYMARE DR
RALEIGH NC 27610-6608

NGUYEN, TIEN V NGUYEN, THANH X
110 CUPOLA CHASE WAY
CARY NC 27519-5537

PARKS, SIERRA
1602 OXLEYMARE DR
RALEIGH NC 27610-6595

PUTZ, HERBERT K
6019 STRATTON PL
RALEIGH NC 27609-3637

GRADIZ, REYNA
2309 MAYBROOK DR
RALEIGH NC 27610-6550

LEACH, BARBARA TAYLOR
2313 MAYBROOK DR
RALEIGH NC 27610-6550

COOPER, SANDRA R
2317 MAYBROOK DR
RALEIGH NC 27610-6550

JONES, DARRON TIMOTHY JONES, VALERIE Y
2321 MAYBROOK DR
RALEIGH NC 27610-6550

JACOBS, THOMAS W JR
2320 MAYBROOK DR
RALEIGH NC 27610-6548

OWOEYE, UNTAA LAFAYA WASHINGTON, JOSEPH
JESSUP
1729 PEBBLE RIDGE DR
RALEIGH NC 27610-3388

HANADARI, RAHEL LEVY, ROBERTO
11500 LUXMANOR RD
ROCKVILLE MD 20852-3702

GUTIERREZ, VICENTE V RODRIGUEZ, SUSANA
616 MT CARMEL RD
KNIGHTDALE NC 27545-6604

WEBSTER, IRWIN
1293 SUSSEX RD
TEANECK NJ 07666-2805

DELEON, PROVIDENCIA
1293 SUSSEX RD
TEANECK NJ 07666-2805

HOANG, NINI
8802 BLOSSOM AVE
GARDEN GROVE CA 92841-3336

WILEY, EUGENE
1621 CRICKET RIDGE DR
RALEIGH NC 27610-3295

GEORGE, DOUGLAS E GEORGE, CONSTANCE L
1605 CRICKET RIDGE DR
RALEIGH NC 27610-3295

CAGE, FRANCES J
2228 VIOLET BLUFF CT
RALEIGH NC 27610-3151

HO, QUANG V HO, KIM H
1628 PEBBLE RIDGE DR
RALEIGH NC 27610-3298

ANDERSON, MONIQUE N
1522 OXLEYMARE DR
RALEIGH NC 27610-6607

RILEY, ELVIRA K
2240 VIOLET BLUFF CT
RALEIGH NC 27610-3151

WILLIAMS, DISHELIA DENISE
2100 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

MORANO, ANTOINETTE
113 WESSEX PL
FORT THOMAS KY 41075-1257

ROAM ENTERPRISES LLC
PO BOX 508
WAKE FOREST NC 27588-0508

LICONA, ELIN E
2305 MAYBROOK DR
RALEIGH NC 27610-6550

CHRISTMAS, ANTWON J
1528 OXLEYMARE DR
RALEIGH NC 27610-6607

NYC NORTH LLC
27807 SAN CLEMENTE
SAN ANTONIO TX 78260-1847

DYER, LAWSON G DYER, JANE B
4821 JELYNN ST
RALEIGH NC 27616-5475

ROBERTS, AUDREY
2110 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

MCNAIR, DELANDA F
2120 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

HUNTER, FRANCINE L
5304 DUNROBIN CT
RALEIGH NC 27610-6516

WYAND, MARK S
2108 BRIGHTWELL LN
RALEIGH NC 27610-6517

CHAVAJE, HIPOLITO ZAMBRANO
1624 PEBBLE RIDGE DR
RALEIGH NC 27610-3298

WIGGINS, FRANKIE JR
2245 VIOLET BLUFF CT
RALEIGH NC 27610-3152

WASHINGTON, MARGIE M
2241 VIOLET BLUFF CT
RALEIGH NC 27610-3152

JONES, DERRICK M
2505 DRACENA DR
RALEIGH NC 27610-3066

FARIAS, GERARDO R GONZALO-TREJO, FLOENCIA
1700 PEBBLE RIDGE DR
RALEIGH NC 27610-3387

MORALES, JOSE A
2312 MAYBROOK DR
RALEIGH NC 27610-6548

ATKINSON, JANICE W
1614 OXLEYMARE DR
RALEIGH NC 27610-6595

FERNANDEZ, GUADALUPE
2509 LILYMOUNT DR
RALEIGH NC 27610-3476

ALVAREZ, LOUL TRUSTEE MUSSIE G ABRAHA
T/U/W FBO CHILD
8012 N PINE SHADOWS DR
GARNER NC 27529-4186

GONZALEZ, DOEL GRAJALES, GRETCHEN A
4921 STONEWOOD PINES DR
KNIGHTDALE NC 27545-7542

SARAVIA, ISIS IMMACULADA LOBO
2505 LANDALE CT
RALEIGH NC 27610-3478

DIAZ, BETTY YESENIA IGLESIAS
2605 LILYMOUNT DR
RALEIGH NC 27610-3474

TRIANGLE GREENWAYS COUNCIL
520 POLK ST
RALEIGH NC 27604-1960

HURD, ADAM
2230 VIOLET BLUFF CT
RALEIGH NC 27610-3151

CONGAREE FUND LLC
4008 BARRETT DR STE 101
RALEIGH NC 27609-6621

OLDE TOWNE MASTER OWNERS ASSOCIATION
INC
56 HUNTER ST
APEX NC 27502-2324

PERKINS INNOVATIONS, LLC
3309 DREXEL HILL CT
APEX NC 27539-3679

RIDENOUR, JOHN R /TR RIDENOUR, MARJORIE A
/TR
2613 LILYMOUNT DR
RALEIGH NC 27610-3474

DAE, CHRISTEN
2104 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

2017-1 IH BORROWER LP
INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

WEATHERSBY, SARAH G. TRUSTEE SARAH G.
WEATHERSBY RLT
PO BOX 548
ROLESVILLE NC 27571-0548

WILSON, LUANOR M TRUSTEE THE WILSON
TRUST
2215 VIOLET BLUFF CT
RALEIGH NC 27610-3152

PIERCE, MECHELLE
2222 VIOLET BLUFF CT
RALEIGH NC 27610-3151

THE IRA CLUB CFBO NICOLE MEGGERSON DE
MARTINEZ
67 E MADISON ST STE 1510
CHICAGO IL 60603-3014

NEUMAN, MILAGROS SUSANA TRUSTEE
MILAGROS SUSANA NEUMAN TRUST
4008 BARRETT DR STE 101
RALEIGH NC 27609-6621

NHAB, MAAN NHAB, NAWAL
1621 PEBBLE RIDGE DR
RALEIGH NC 27610-3299

KALWANI, VANDNA SUNIL
1526 OXLEYMARE DR
RALEIGH NC 27610-6607

LEONARD, CRAIG DALE LEONARD, LISA COLLINS
2762 RUE SANS FAMILLE
RALEIGH NC 27607-3051

SMITH, HENRY W
2213 VIOLET BLUFF CT
RALEIGH NC 27610-3152

JACKSON, MARIAN
2246 VIOLET BLUFF CT
RALEIGH NC 27610-3151

BOLLING, RONNIE P BOLLING, JACQULEYN
1620 PEBBLE RIDGE DR
RALEIGH NC 27610-3298

PERKINS INNOVATIONS LLC
3309 DREXEL HILL CT
APEX NC 27539-3679

VINSON, COURTNEY
1600 OXLEYMARE DR
RALEIGH NC 27610-6595

BLAIR, ROBERT JOSEPH
1530 OXLEYMARE DR
RALEIGH NC 27610-6607

GULLEY, JERICA NICOLE
1527 OXLEYMARE DR
RALEIGH NC 27610-6608

AMNL ASSET COMPANY 3 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX 78746-1053

BARRON, DENNIS W
2204 LOCKWOOD FOLLY LN
RALEIGH NC 27610-6527

JONES, STANLEY TERRELL
1617 CRICKET RIDGE DR
RALEIGH NC 27610-3295

SEGOVIA-HERNANDEZ, JOSE FRANCISCO
MEDRANO-MENDOZA, DORA MARGARITA
1609 CRICKET RIDGE DR
RALEIGH NC 27610-3295

WATKINS, STEPHANIE
2233 VIOLET BLUFF CT
RALEIGH NC 27610-3152

SARKER, TAPOSHI
2130 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

RASAKULASURIAR, ROHINI
1927 MOSTYN LN
APEX NC 27502-6509

JOHNSON, EDWARD SAMUEL
1728 PEBBLE RIDGE DR
RALEIGH NC 27610-3387

TOBICER LLC
PO BOX 40764
RALEIGH NC 27629-0764

RALEIGH KAL LLC
4008 BARRETT DR STE 101
RALEIGH NC 27609-6621

AMH 2014-2 BORROWER LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

DURANT, ERIC JAMES
2226 VIOLET BLUFF CT
RALEIGH NC 27610-3151

SENTHILVEL, SADRAS A SENGODAN, KOTHAI
2565 PEMBERLY AVE
HIGHLANDS RANCH CO 80126-7567

BHARGAVA, APURVA BHARGAVA, MEGHA
206 BRIARFIELD DR
APEX NC 27502-7035

JONES, ANDREA PATRICE LIMERICK, COURTNEY
DION
1709 BROWN OWL DR
RALEIGH NC 27610-3072

RAMOS-LOPEZ, JORGE OLEA-RAMIREZ,
GADIRUTH
1613 CRICKET RIDGE DR
RALEIGH NC 27610-3295

HUNTER, PEGGY ROWE
909 KAVKAZ ST
RALEIGH NC 27610-3172

OLIVER, LINDA D
2123 WALNUT BLUFFS LN
RALEIGH NC 27610-6552

JONES, YVONNE DENISE
2220 VIOLET BLUFF CT
RALEIGH NC 27610-3151

ELLERBEE, JOSEPH ELLERBEE, GLENDA
2408 ROCK QUARRY RD
RALEIGH NC 27610-5058

PMC SFR BORROWER LLC
PO BOX 4090
SCOTTSDALE AZ 85261-4090

NDJOKENDE, LENGE MICHEL EBAMBE, NKUSE
JUSTINE
1901 ROCKY STREAM LN
RALEIGH NC 27610-8640

MELO MANCEBO, MARJORIE DESIREE
2221 VIOLET BLUFF CT
RALEIGH NC 27610-3152

BROWN, ROBERT H
5609 POOLE RD
RALEIGH NC 27610-3124

SNOWDEN, LASHUNDA DENISE
1533 OXLEYMARE DR
RALEIGH NC 27610-6608

SEAVER, IESHA
1521 OXLEYMARE DR
RALEIGH NC 27610-6608

PULLEY, CALETTA PULLEY, MARCUS
2207 VIOLET BLUFF CT
RALEIGH NC 27610-3152

FUTCH, LILIA KARINA HERNA
2106 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

ASPIRE HIGHER LLC
1932 OLDE MILL FORREST DR
RALEIGH NC 27606-8971

TAHER, JAMAL MAHMOUD SAYED OSMAN, SAFA
MUSTAFA MAHMOUD
1615 OXLEYMARE DR
RALEIGH NC 27610-6595

NEAL, CREIG
2224 VIOLET BLUFF CT
RALEIGH NC 27610-3151

WJB COMPANY LLC
26455 S TAMIAMI TRL STE 2209
BONITA SPRINGS FL 34134-7825

SHIVER, RUDOLPH JR TRUSTEE SHIVER, VANESSA
AVERY TRUSTEE
2174 LITTLE KELLY RD
ROCKY POINT NC 28457-8732

LE KIM, LIEN THI
2253 VIOLET BLUFF CT
RALEIGH NC 27610-3152

LI, JING YE, DAN
2018 LAUREL VALLEY WAY
RALEIGH NC 27604-8444

DAWSON, PHILLIP JUSTIN
1705 BROWN OWL DR
RALEIGH NC 27610-3072

BROOKS AT MAYBROOK CROSSINGS
HOMEOWNERS ASSOC INC
226 KELSO CT
CARY NC 27511-6549

SFR JV-1 2020-1 BORROWER LLC
TRICON AMERICAN HOMES LLC
1508 BROOKHOLLOW DR
SANTA ANA CA 92705-5426

FAJARDO, ALEXANDRA JAKELINE SALTOS
2122 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

URIETA, FANNY GOICOCHEA GARCIA, SANDRO
4205 ST JAMES CHUR RD
RALEIGH NC 27604-4362

FKH SFR C1 LP
FIRST KEY HOMES LLC
1850 PARKWAY PL SE STE 900
MARIETTA GA 30067-8261

LAHAY, EMMETT WESLEY
1728 BROWN OWL DR
RALEIGH NC 27610-3071

POWELL, JACOB L
1724 BROWN OWL DR
RALEIGH NC 27610-3071

RODRIGUEZ, NATALIE LOUISA
1523 OXLEYMARE DR
RALEIGH NC 27610-6608

OUHMED, LKHAL OUHMED, TOUDA
1601 OXLEYMARE DR
RALEIGH NC 27610-6595

WATSON, LACORA MYKIA
1531 OXLEYMARE DR
RALEIGH NC 27610-6608

CREWS, WILLIAM NEWCITY, EMILY
1519 OXLEYMARE DR
RALEIGH NC 27610-6608

LEMUS, BRYAN BARDALES
2243 VIOLET BLUFF CT
RALEIGH NC 27610-3152

NEMANI, ACHYUTA VENKAT, SRIVIDYA
2235 VIOLET BLUFF CT
RALEIGH NC 27610-3152

ELLIS, STACY
2209 VIOLET BLUFF CT
RALEIGH NC 27610-3152

SFR JV-1 2021-1 BORROWER LLC
TRICON AMERICAN HOMES
1508 BROOKHOLLOW DR
SANTA ANA CA 92705-5426

SEYAM, AHMED MOMANI, ALIA
1661 BROWN OWL DR
RALEIGH NC 27610-3096

AZASU, SEFAKOR
1611 OXLEYMARE DR
RALEIGH NC 27610-6595

CHEN, TIANYANG
1604 OXLEYMARE DR
RALEIGH NC 27610-6595

BAF ASSETS 3 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX 78746-1053

OLDE TOWNE MASTER OWNERS ASSOCIATION,
INC.
56 HUNTER ST
APEX NC 27502-2324

GASKINS, VONDA LOUISE
1724 PEBBLE RIDGE DR
RALEIGH NC 27610-3387

NAVARRO, BLANCA ESTELA PORTI PORTILLO,
DIEGO ARMANDO RIOS
1629 CRICKET RIDGE DR
RALEIGH NC 27610-3295

BOUAMAR, HAMID
1607 OXLEYMARE DR
RALEIGH NC 27610-6595

COLEMAN, MICHELLE
1605 OXLEYMARE DR
RALEIGH NC 27610-6595

RS RENTAL III-B LLC
199 LAFAYETTE ST FL 7
NEW YORK NY 10012-4279

FKH SFR PROPCO G LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PL SE FL 9
MARIETTA GA 30067-4439

FAIZ, ABDULLATIF JLIL, IMANE
1525 OXLEYMARE DR
RALEIGH NC 27610-6608

NEGASH, SOSINA M
1603 OXLEYMARE DR
RALEIGH NC 27610-6595

GOITOM, SENAIT GHIDE
1609 OXLEYMARE DR
RALEIGH NC 27610-6595

COGDELL, JUANA COGDELL, MELANIE COGDELL
5136 PRIMLAND LN
RALEIGH NC 27610-1887

SANCHAZ-GONZALEZ, JAMIE J SANCHAZ-
GONZALEZ, AMANDA D
1712 PEBBLE RIDGE DR
RALEIGH NC 27610-3387

WILLIAMS, SAMANTHA
1612 OXLEYMARE DR
RALEIGH NC 27610-6595

ZULUAGA, GERMAN PETRICIO, LETICIA
1708 PEBBLE RIDGE DR
RALEIGH NC 27610-3387

SFR JV-2 NTL BORROWER LLC
TRICON AMERICAN HOMES LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780-7333

HOLLAND, LAURA D
2125 WALNUT BLUFFS LN
RALEIGH NC 27610-6552

MAYBROOK CROSSINGS COMM ASSOC MNGMT
PO BOX 79032
CHARLOTTE NC 28271-0030

BROCAR TWO, LLC
215 BRIGHTMORE DR UNIT 450
CARY NC 27518-8158

WILLIAMS, KELVIN J
1609 PEBBLE RIDGE DR
RALEIGH NC 27610-3299

GANTT, THOMAS JR
2124 WALNUT BLUFFS LN
RALEIGH NC 27610-6549

PHILLIPS, AISHA
2501 LANDALE CT
RALEIGH NC 27610-3478

MINHTAM LLC
1906 CREEKSIDE LANDING DR
APEX NC 27502-3985

MORGAN, CHRISTINA
2325 MAYBROOK DR
RALEIGH NC 27610-6550

ZHU, HAOJUN ZHOU, YUN
10463 RUTLEDGE ST
PARKER CO 80134-3780

EL HADDAD, NOUREDDINE KHISSARA, LAMIAA
1529 OXLEYMARE DR
RALEIGH NC 27610-6608

BARILLAS, ESTUARDO
1905 ROCKY STREAM LN
RALEIGH NC 27610-8640

MARTINEZ, ALBA A REYES-GONZALEZ, RAUL
2701 LILYMOUNT DR
RALEIGH NC 27610-3074

GLOVER, MAISHA SCOTT
43618 MERCHANT MILL TER
LEESBURG VA 20176-8226

HARRIS, CHRISTOPHER
2248 VIOLET BLUFF CT
RALEIGH NC 27610-3151

UNITED REAL ESTATE INVESTMENT GROUP INC
11425 MANGLA DR
CHARLOTTE NC 28214-8885

CURRENT RESIDENT
2509 LANDALE CT
RALEIGH NC 27610

CURRENT RESIDENT
2324 MAYBROOK DR
RALEIGH NC 27610

CURRENT RESIDENT
2500 LANDALE CT
RALEIGH NC 27610

CURRENT RESIDENT
2500 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2231 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2232 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2229 VIOLET BLUFF CT
RALEIGH NC 27610

POSTED NOTICE REQUIRED - 2 SIGNS
1811 CREEK TOP LOOP
RALEIGH NC 27610

CURRENT RESIDENT
2601 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2102 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
1616 PEBBLE RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
2126 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2132 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
1720 PEBBLE RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
2541 MAYBROOK CROSSING DR
RALEIGH NC 27610

CURRENT RESIDENT
2129 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2508 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2251 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2201 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
1657 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
2504 BOULDER RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
2504 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2108 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2242 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2112 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
0 MAYBROOK DR
RALEIGH NC 27610

CURRENT RESIDENT
2536 MAYBROOK CROSSING DR
RALEIGH NC 27610

CURRENT RESIDENT
2205 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2617 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2121 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2131 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2517 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2501 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
1608 OXLEYMARE DR
RALEIGH NC 27610

CURRENT RESIDENT
1733 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
2128 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2127 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
1732 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
1625 PEBBLE RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
1811 ROCKY STREAM LN
RALEIGH NC 27610

CURRENT RESIDENT
2227 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
1610 OXLEYMARE DR
RALEIGH NC 27610

CURRENT RESIDENT
1716 PEBBLE RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
1518 OXLEYMARE DR
RALEIGH NC 27610

CURRENT RESIDENT
1811 S NEW HOPE RD
RALEIGH NC 27610

CURRENT RESIDENT
2203 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2500 BOULDER RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
1514 OXLEYMARE DR
RALEIGH NC 27610

CURRENT RESIDENT
2705 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2249 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
1717 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
2505 BOULDER RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
2512 LANDALE CT
RALEIGH NC 27610

CURRENT RESIDENT
1701 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
1737 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
1721 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
1736 BROWN OWL DR
RALEIGH NC 27610

CURRENT RESIDENT
2709 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
2505 LILYMOUNT DR
RALEIGH NC 27610

CURRENT RESIDENT
1736 PEBBLE RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
2255 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2508 LANDALE CT
RALEIGH NC 27610

CURRENT RESIDENT
2260 S NEW HOPE RD
RALEIGH NC 27610

CURRENT RESIDENT
2230 S NEW HOPE RD
RALEIGH NC 27610

CURRENT RESIDENT
1705 PEBBLE RIDGE DR
RALEIGH NC 27610

CURRENT RESIDENT
2114 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2225 VIOLET BLUFF CT
RALEIGH NC 27610

CURRENT RESIDENT
2134 WALNUT BLUFFS LN
RALEIGH NC 27610

CURRENT RESIDENT
2234 VIOLET BLUFF CT
RALEIGH NC 27610

POSTED NOTICE REQUIRED - 1 SIGNS
2561 BLUFFS VIEW DR
RALEIGH NC 27610

EXHIBIT C – ITEMS DISCUSSED

1. Question. What types of retail and commercial uses are being contemplated?
 - a. Response. Likely smaller scale commercial uses that serve the immediate neighborhood, rather than larger uses/tenants that bring business from far outside the area. Examples include restaurants, retail, small offices, and drug stores, to name a few.
2. Comment. This area is a food desert and has a lack of restaurant options nearby. Attendees would like to see a new restaurant.
3. Question. Since S. New Hope Road is only a 2-lane street today, traffic becomes a problem during rush hours. What improvements are planned?
 - a. Response. S. New Hope Road is designated on the Street Plan as an Avenue 4-Lane, Divided street. Development of these 7.8 acres would require street improvements on the eastern side of S. New Hope Road, which include additional travel lanes and pedestrian infrastructure.
4. Question. What improvements will be made to the S. New Hope and Maybrook Drive intersection?
 - a. Response. At this time, we are not sure what the City of Raleigh will require. The development will be required to complete a traffic impact analysis (TIA) either during the rezoning or with its site plan submittal (after a rezoning). The TIA will determine the extent of our improvements to the intersection.
5. Comment. There are many people today that speed on Maybrook Drive. Some homeowners in the area have explored the possibility of traffic-calming measures.
6. Question. Can we provide any examples of other projects completed by this developer?
 - a. Response. We will provide examples when we follow up with meeting attendees.
7. Comment. There used to be a greenway trail connection and parking areas within the Bluffs at Walnut Creek apartment complex, but they have since been removed.
8. Question. Have there been any issues with Duke Energy regarding its existing easement on the property?
 - a. Response. We have had conversations with Duke Energy representatives. While we cannot locate buildings within the easement area, we can build parking and access points within it.
9. Comment. The two Community Connectors present explained their role in the rezoning process.
10. Comment. The Southeast CAC President informed the attendees that the Applicant has the opportunity and invitation to present at the Southeast CAC.
11. Comment. The Southeast CAC President said that he is concerned about the impacts of this rezoning outside of the 500' and 1,000' notice radii.
12. Question. How many meeting notices were sent?
 - a. Response. 279 notices were mailed to owners and tenants within 500'.
13. Comment. Attendees want quality development.
14. Comment. Attendees requested that we hold future meetings later in the day.
15. Comment. Some attendees have been concerned about the lack of lighting along S. New Hope Road.
16. Comment. The Southeast CAC President mentioned that, in previous rezoning cases, interested neighbors have visited other nearby projects completed by that applicant.

17. Question. Are road improvements required on both sides of S. New Hope Road and Maybrook Drive?

- a. Response. Development is only responsible for the roadway improvements on its side of a street. This development would improve the eastern side of S. New Hope Road and the southern side of Maybrook Drive.

18. Question. Will any Affordable units be included in the development?

- a. Response. At this time, we don't know. We have not had any conversations about whether Affordable units are appropriate or desired here.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Dr. Ulysses J. Lane
3. Lloyd Inman
4. Jessica Peacock
5. Iryna Shanton
6. Emmet Lahay
7. Edward S. Johnson
8. Fracine Hunter
9. Portia Beatty
10. Tina Certo
11. Latonia Williams