

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 type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX			Height: 5
Proposed zoning base district: CX			Height: 5
Frontage: CU			Overlay(s):
Frontage: CU			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: Z-21-19			

General Information		
Date: May 10, 2025	Date amended (1):	Date amended (2):
Property address: 2211, 2221 and 2231 S New Hope Rd		
Property PIN: 1732041995, 1722945976 and 1722848717		
Deed reference (book/page):		
Nearest intersection: S New Hope and Rock Quarry Rds		
Property size (acres): approx. 58.65		
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: OTRE LLC, PO Box 2648 Stafford VA 22555 / LoBro LLC, 215 Brightmore Dr Apt 350 Cary NC 27518		
Property owner email: OTRE, agarrett@garrettdevelopment.com / LoBro, wjbj.bill@gmail.com		
Property owner phone: OTRE, 540-226-3981 / LoBro, 919-602-2622		
Applicant name and address: Charles R. Walker, III for EPG 275 North Pea Ridge Rd Pittsboro NC 27312		
Applicant email: cwalker@epgrouponline.com		
Applicant phone: 919-625-9760		
Applicant signature(s): OWNER:		
Additional email(s):		



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Applicant phone: 919-625-9760		
Applicant signature(s): <i>Chris S. Brown, Manager, LoBro LLC</i>		
Additional email(s):		



Conditional Use District Zoning Conditions		
Zoning case #: Z-14-25	Date submitted: May 7, 2025	OFFICE USE ONLY Rezoning case #
Existing zoning: CX-5-CU	Proposed zoning: CX-5-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited in this CX zoning district: office; boardinghouse; dormitory; fraternity; sorority; adult establishment; outdoor sports or entertainment facility of any size, passenger terminal; vehicular sales; detention center, jail; prison; light manufacturing; bed and breakfast; research and development; light industrial; golf course; rest home; cemetery.
2. Residential development shall be limited up to 650 total units and limited to the apartment building type and single-family attached (townhomes) building type. There will be no restrictions of number of bedrooms per units.
3. Non-residential uses shall be limited up to 285,000 square feet.
4. The total gross floor area of buildings containing exclusively non-residential uses shall be no greater than 285,000 square feet on sections of 2221 and 2231 South New Hope Rd. Once a total of 75,000 square feet of non-residential uses has been constructed no other new non-residential construction will be permitted on the remaining lots until the property owner submits and receives approval for a site plan that contains a grocery store.
5. There shall be no more than 9 buildings totaling no more than 75,000 SF that exclusively contain restaurant uses on 2231 North Hope Rd
6. Allowing for step-backs, any portion of a perimeter building height shall be limited to 4 stories when it is less than 150 ft from a structure on tracts 1732052612, 1732057095, 1732045344, and 1722945353. Otherwise, maximum height within this proposal shall be five stories.
7. All required Canopy trees within this proposal will be planted with a minimum caliper of 3.5".
8. Buildings that contain a bar/nightclub/tavern/lounge as the primary use shall be located no closer than 250 ft from a residential structure on tracts 1732052612, 1732057095, 1732045344, and 1722945353
9. No more than 450 residential units can be developed prior to the Owners submitting for a site plan to the City of Raleigh containing a grocery store.

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: Andy S. Brown, Manager, Lobre

Printed Name: OTRE LLC Andy Garrett / Lobro LLC Lois Brown



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Property Owner(s) Signature:  for OTRE

Printed Name: OTRE LLC Andy Garrett / Lobro LLC Lois Brown



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>These tracts were last rezoned in 2019. The area was designated as a "Community Mixed Use". As it was in the past compliant with applicable Policies and Plans, the proposed revisions will not change that. Since then, the surrounding tracts have been developed as townhomes.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The proposed new zoning case asks the modify a few conditions from the Z-21-19 case. Some new conditions ask for the maximum unit count to be increased by 200 units from 450 to 650 and the maximum non-residential SF to be decreased from 360,000 to 285,000. The much-needed shopping center is still a part of the new case.</p> <p>We have added the ability to allow medical uses as requested by the neighbors. Given the new townhome construction, we have modified the minimum distance between residential and bars from 100 ft to 250 ft.</p> <p>We have also placed a new cap on non-residential uses to be built prior to addition of a grocery store. We have also added a cap tied to residential development maximums prior to the addition of the grocery store.</p> <p>Finally, we have added to ability to develop townhomes as part of this project as well as removing the restriction on no more than two-bedroom units for the apartments. These two revisions help widen the potential markets available for new construction on these tracts.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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 historic resources existing on these tracts.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
There are no historic resources existing on these tracts.	

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: Community Mixed Use

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

1

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.

Response:

This application follows that guide. It will include Grocery, dwelling units, restaurants, retail all within walking distance within this approximate 60 AC site

2

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.

Response:

The current case allows up to 5 stories within the project except on the perimeter where the heights are limited to 4 stories as described in the conditions.

3

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.

Response:

The proposal is currently surrounded by four public streets. We believe future development will add at least two more to help disperse traffic through the larger development limits.

4

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.

Response:

This proposal will at the very least extend all existing public street stubs.

5

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.

Response:

The proposed case does nothing to prevent that general goal.

6

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.

Response:

A site plan is not a part of this case; however, buildings shall be intergrated with the street network.

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: We agree with this goal.</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: The corner of S New Hope Rd and Anamosa Drive is under a Progress Energy, therefore the uses will be highly limited.</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: Agreed.</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: Agreed.</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: Agreed in the non-residential areas of this proposal.</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: Agreed in the non-residential areas of this proposal.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: Agreed. Seating opportunities will be distributed throughout the Project.</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: Agreed.</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: The proposed shopping center parking will be broken up with buffers and plantings as much as possible.</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: None are planned at this time.</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: Agreed.</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: Agreed.</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: None of those conditions are on these tracts.</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: S. New Hope Rd, Rock Quarry Rd and Anamosa Drive all have pedestrian paths. This proposal will connect where possible.</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: Agreed.</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: Agreed.</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: Agreed.</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: Agreed.</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: Agreed.</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: Agreed.</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 Fee Guide for rates).	<input 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 checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attached



LANDSCAPE ARCHITECTURE
LAND PLANNING
LAND USE CONSULTING
ENTITLEMENTS

DATE: MAY 7, 2025

OLDE TOWNE NEIGHBORHOOD MEETING MINUTES FOR OLDE TOWNE VILLAGE
04/24/25 6:30 PM TO 8:00 PM BARWELL ROAD ELEMENTARY SCHOOL

GOT STARTED OFFICIALLY AT 6:30. APPROXIMATELY 60 NEIGHBORS ATTENDED AND SIGNED IN. EMAIL ADDRESSES WERE COLLECTED. LLOYD INMAN, A COMMUNITY CONNECTOR FROM THE CITY OF RALEIGH WAS ALSO IN ATTENDANCE

INTRODUCTIONS. CHUCK WALKER LED THE MEETING SUPPORTED BY ANGIE WALKER TAKING MINUTES.

CHUCK EXPLAINED THE NEED FOR ANOTHER MEETING SO SOON. EXPLAINING COR JUDGED THE FIRST MEETING TO BE INVALID. REGARDLESS, REVISED CONDITIONS WERE ATTACHED IN THE NOTIFICATION OF THIS MEETING FROM THE INPUT FROM THE ATTENDEES OF THE ORIGINAL MEETING.

NEIGHBORS WERE CONCERNED ABOUT THE REDUCTION IN SC SIZE. THEY DID NOT LIKE THE IDEA OF THE CENTER GETTING SMALLER. CHUCK EXPLAINED THE REDUCTION IN THE CENTER SIZE WAS TO TRY AND MINIMIZE THE TRAFFIC IMPACT OF THE PROPOSED HIGHER RESIDENTIAL UNIT COUNT. ONCE AGAIN, HE EXPLAINED, CURRENT APPROVAL FOR 450 UNITS OF RESIDENTIAL AND 360,000 SF COMMERCIAL SPACE IS STILL CURRENTLY IN PLACE. HE STATED INCREASING THE RESIDENTIAL UNITS TO A MAXIMUM OF 650 UNITS WHILE CUTTING THE APPROVED SC SPACE IN HALF WAS AN ATTEMPT TO A ZERO-SUM GAIN ACCORDING TO TRAFFIC ENGINEERS. NEIGHBORS ASKED FOR A TIA AND THE DEVELOPERS COMMIT TO PERFORM ONE GIVEN THE FACT THE COR WOULD PROBABLY REQUIRE ONE.

HE REMINDED THE GROUP THERE ARE CURRENTLY FOUR STREET STUBS BUILT TO THE PROJECTS BOUNDARY THAT WOULD BE REQUIRED TO BE EXTENDED INTO ANY DEVELOPMENT, AND THE CURRENT OWNERS ARE CONSIDERING AT LEAST ANOTHER TWO OR THREE CONNECTIONS TO THE EXISTING STREET NETWORK TO HELP DISPERSE TRAFFIC IMPACT.

NEIGHBORS WERE CONCERNED ABOUT GRADING AND STORMWATER IMPACT. CHUCK STATED THAT THE SITE WOULD BE MASS-GRADED AND FUTURE STORMWATER AMOUNTS HAD BEEN DESIGNED INTO THE SURROUNDING DEVELOPMENT SYSTEMS. BOTH TREE PRESERVATION AND STORMWATER MANAGEMENT WILL BE DONE OFF-SITE.

NEIGHBORS WERE CONCERNED ABOUT WHETHER SIT-DOWN RESTAURANTS WERE STILL PART OF THE PLANS. THEY WERE INFORMED THE COMMITMENT HAS NOT CHANGED AND IS STILL SHOWN IN THE CONDITIONS.

NEIGHBORS WERE CONCERNED ABOUT RISING CRIME IN THE AREA. THEY FELT THAT WAS CAUSED BY RENTERS OF THE APARTMENTS AND SOME INVESTOR-OWNED TOWNHOMES. WE DID CONFIRM WITH RPD AND ARE TRYING TO ADDRESS CLEAR ISSUES IN THE CONDITIONS IF POSSIBLE. DISCUSSION FOR A POLICE SUBSTATION OR THE POSSIBILITY OF PRIVATE SECURITY FOR SOME TIME.

NEIGHBORS WERE STILL CONCERNED ABOUT VAPE SHOPS AND DID NOT WANT THEM AS PART OF THE PROJECT. THEY WERE TOLD THE DEVELOPERS WOULD SEE IF THAT WAS A POSSIBLE EXCLUSION IN FUTURE CONDITIONS.

NEIGHBORS ARE STILL CONCERNED ABOUT ADEQUATE PARKING. THEY WERE TOLD EACH OF THE FUTURE USES WOULD HAVE ENOUGH SUPPORT PARKING ON-SITE.

NEIGHBORS WERE CONCERNED ABOUT TRAFFIC SPEEDS WITHIN THE NEIGHBORHOODS. THEY WERE TOLD THAT THEY COULD CONTACT THE CITY OF RALEIGH TRAFFIC AND ENGINEERING DEPARTMENTS TO SEE IF PEDESTRIAN TABLES MAY BE ADDED TO THE EXISTING STREETS. THEY WERE ALSO TOLD THE DEVELOPERS WILL TRY TO ADD THEM TO THE FUTURE STREETS OF THE PROJECT.

NEIGHBORS ASKED IF "MEDICAL" USE COULD BE ALLOWED IN THE NEW PROJECT. THEY WERE SHOWN IT HAD BEEN REMOVED FROM THE EXCLUSION LIST IN THE CONDITIONS.

NEIGHBORS HAVE APPARENTLY BEEN GIVEN SOME RUMORED NEGATIVE INFORMATION FROM THE "HOA". CHUCK STATED THAT THE ONLY INFORMATION THEY COULD DEEM CORRECT WAS FROM HIS OFFICE .

NEIGHBORS WERE INFORMED THAT THE DEVELOPERS WERE TRYING TO GET A NEW REGIONAL LIBRARY ADDED TO THE SITE. ALL THOSE IN ATTENDANCE WERE IN SUPPORT.

NEIGHBORS WERE STILL CONCERNED THAT THE EXISTING WATER AND SEWER SYSTEMS WERE ADEQUATE FOR THE PROPOSAL. THEY WERE INFORMED THE SURROUNDING SYSTEMS WERE DESIGNED TO HANDLE THE NEW AMOUNTS SINCE THIS AREA WAS ALWAYS DESIGNED AS A HIGHER-DENSITY AND RETAIL CENTER.

NEIGHBORS WERE CONCERNED ABOUT STAND-ALONE BARS. THEY WERE TOLD BARS ARE CURRENTLY ALLOWED IN THE PROJECT. REVISED CONDITIONS MOVE THE POSSIBILITY OF A BAR FURTHER AWAY FROM THE CURRENT NEIGHBORHOOD FROM 100 FT TO 250 FT AWAY FROM OPEN SPACE THAT IS ON THE PERIMETER OF THE EXISTING NEIGHBORHOOD.

NEIGHBORS WERE CONCERNED HOURS AND DAYS AVAILABLE FOR THE CONSTRUCTION OF THE PROJECT. THEY WERE TOLD IT WAS TOO EARLY IN THE PROCESS TO DEFINE LIMITATIONS YET, BUT THE DEVELOPERS WILL INVESTIGATE FURTHER AND HAVE OFFERS BEFORE PUBLIC HEARINGS.

OVERALL NEIGHBORS WERE NOT GENERALLY SUPPORTIVE OF THE CURRENT CONDITIONS. THEY VOICED CONCERN ABOUT GETTING A "TOO SMALL" SHOPPING CENTER WITH NO GROCERY STORE AND MORE RENTALS. THEY REQUESTED TO SC REDUCTION BE REVIEWED AS WELL AS LIMITING ALL RESIDENTIAL UNITS TO BE OWNER-OCCUPIED CONDOMINIUMS. THEY WERE TOLD THE DEVELOPERS WOULD LOOK AT REVISING THE SHOPPING CENTER SIZE REQUEST, BUT THAT RESIDENTIAL LIMITATION WAS NOT POSSIBLE.

ATTENDEES WERE GIVEN CONTACT INFORMATION FOR EPG AND WERE TOLD A MASS MAILING LIST WOULD BE CREATED USING THE EMAILS GATHERED AT THE MEETING.

THE MEETING ADJOURNED AT APPROXIMATELY 8:10.

ATTENDEE SIGN IN SHEETS ARE ATTACHED TO THIS REPORT.

ATTENDANCE ROSTER	
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NAME _____

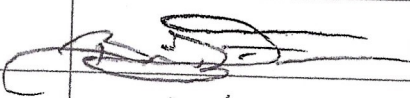
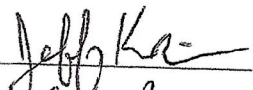
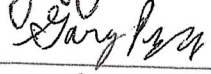








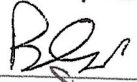
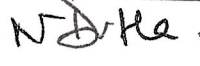
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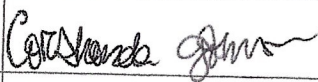

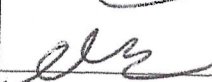
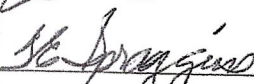

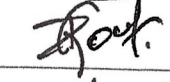

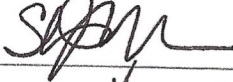

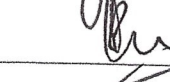



NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Olde Towne Village Rezoning	Meeting Date:	April 24, 2025
Facilitators:	Charles Walker and Angela Walker, EPG	Place/Room:	Barwell Rd Elementary School

Printed Name	Signature	Phone	E-Mail
Brian Fowler		919-673-4549	bd Fowler 219@gmail
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Dev Mashruwala		704-564-9195	DEVMAHRUNALAKA@gmail.com
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Yashwanth Gutti		904 200 8265	YGUTTI@GMAIL.COM
BIKIRAN GUHA		803-450-3412	BIKIRANGUHA@GMAIL.COM
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Printed Name	Signature	Phone	E-Mail
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Vishnu preysakthivel		919 210 3328	vishnusaKthe38@gmail.com
Shanna Allen		361-257-1684	allen.Shannaj@gmail.com
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Ronak Jaiswal		984 291 4483	nilesh.1@iitj.ac.in
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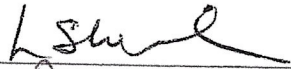
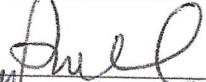

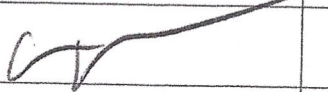
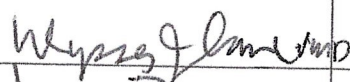




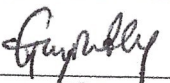
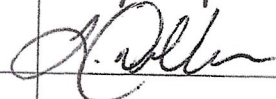
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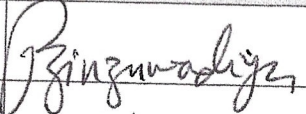

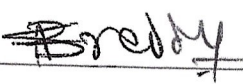

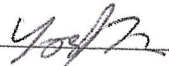
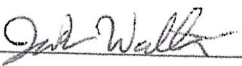

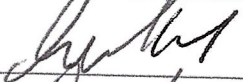
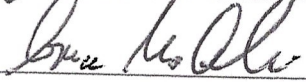
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CASEY Mirabelli		908-635-6727	cmurph11@gmail.com
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Tony Goda		240-906-0145	tonyreddy369@gmail.com
LATONIA Williams			

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Printed Name	Signature	Phone	E-Mail
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Larry Mallow		919-656-6375	box20@icloud.com
Don McAlpin		917-743-9685	DONNAMCALPIN@AOL.COM
Donna McAlpin		845-555-3677	DONALDMCALPIN@AOL.COM