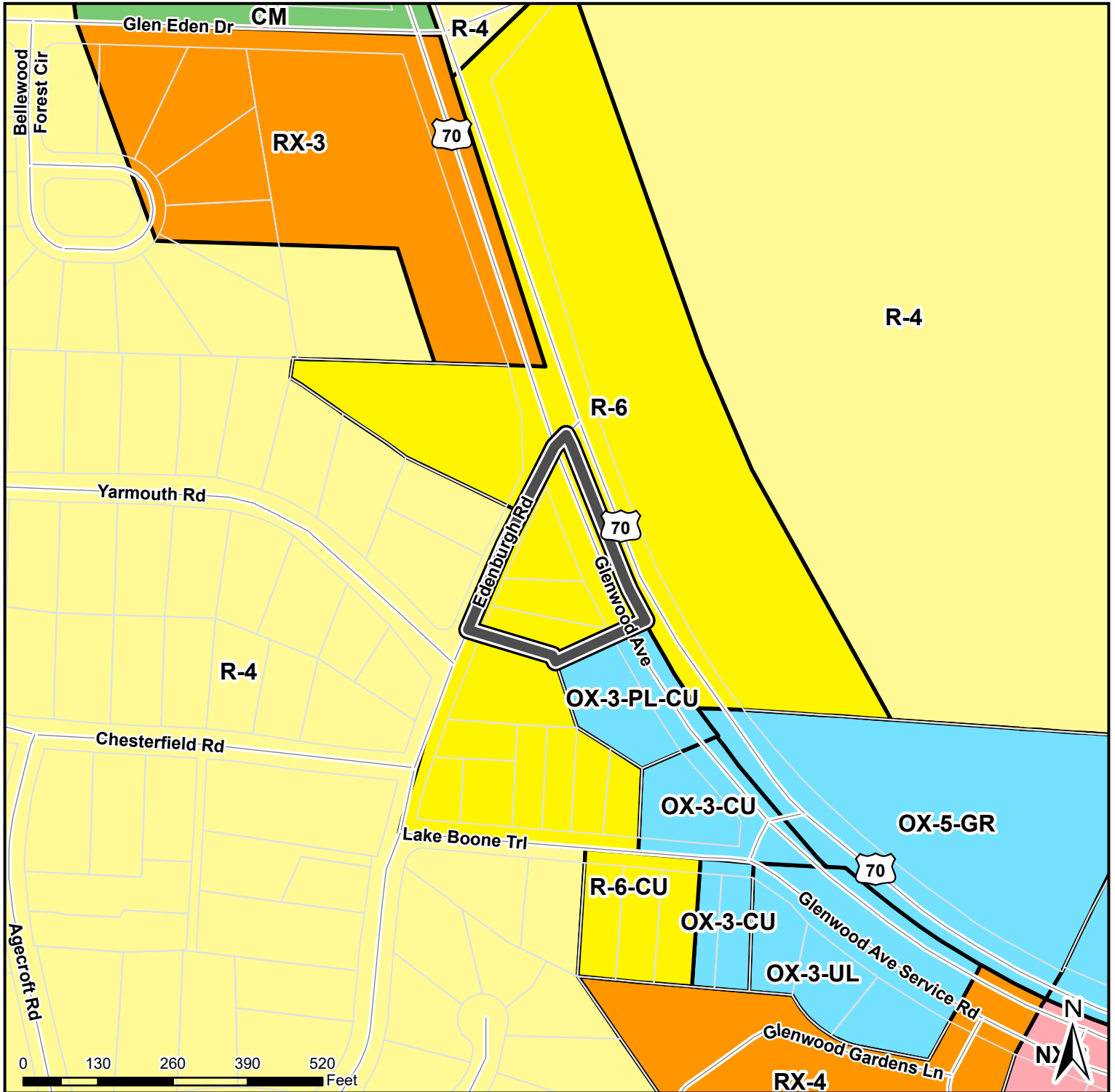
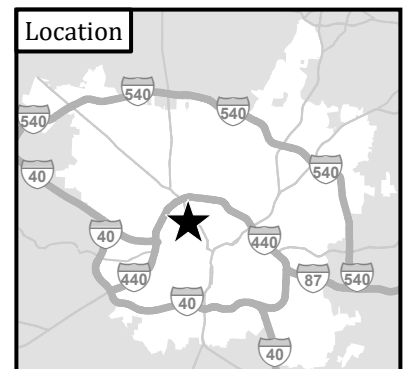


Existing Zoning

Z-19-2024



Property	105, 107, 109 Edenburgh Rd
Size	0.78 acres
Existing Zoning	R-6
Requested Zoning	OX-3-PL-CU



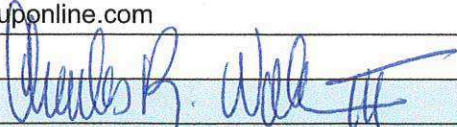
Rezoning Application and Checklist

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	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-6	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	OX	Height: 3	Frontage: PL - 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:				

General Information		
Date: 5- 24- 2024	Date amended (1):	Date amended (2):
Property address: 105, 107 and 109 Edenburgh Rd		
Property PIN: 0795937123, 0795937033 and 0795927917		
Deed reference (book/page): 019517/00179, 019517/00155 and 019517/00155		
Nearest intersection: Edenburgh and Glenwood	Property size (acres): 0.78 AC	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: 105 Edenburgh LLC and Copper Builders 1235 E. Blvd #115 Charlotte NC 28203		
Property owner email: andrewasher@copperbuilders.com		
Property owner phone: 919-795-0088		
Applicant name and address: Charles R. Walker, III PLA for Entitlement Preservation Group		
Applicant email: cwalker@epgrouponline.com		
Applicant phone: 919-625-9760		
Applicant signature(s): 		
Additional email(s):		

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BY: 

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 5-24-2024	OFFICE USE ONLY Rezoning case #
Existing zoning: R-6	Proposed zoning: OX-3-PL-CU	

Narrative of Zoning Conditions Offered

Currently the City doesn't allow for Models/Design Centers outside of a specific approved subdivision. This case is to try and allow a custom builder, Copper Builders, to construct an example of their work for review by potential buyers and allow a Design Center Office Use to have a central location to meet to make final detail decisions after sales contracts have been completed.

In general, the attached conditions will require, among other things, that the office use will be temporary and in a structure that will ultimately used as a single-family unit. Conditions will also restrict the maximum percentage of the house that can be used for the office use, as well as the hours/days open and the need for appointments.

No on-site advertisements will be allowed for the office use. No banners, signs, or flags.

Copper Builders own all three lots. 105 will be the only structure with a non-residential use. 107 will have a small parking area, limited to no more than eight spaces, to support the office. Conditions call for a 15 ft-wide planted buffer along Edenburgh and undisturbed setback of 40 ft on Glenwood while acting as a parking area. That parking and buffers will be removed when the office use is discontinued and be replaced with another single-family unit. 109 will, by current right, contain a single-family unit.

OX-3-PL zoning category is consistent with adjoining property (2717 Glenwood) to the South as well as an approximately one-mile long presence along the western side of Glenwood.

Copper Builders has supplied an example of the size and style they intend for the property. They have set a minimum size of 7200 SF. We have also restricted the unit to be only two stories high on the Edenburgh Streetscape and three on the Glenwood side. They have also restricted the size of the office space to no more than 30 percent of the entire building. Edenburgh neighborhood has a variety of building types. These restrictions are complementary of the overall neighborhood.

1. Uses listed in section 6.1.4 of the UDO shall not be allowed other than single-unit living, office, and parking facility.
2. The proposed office use (Design Center) will be included as part of a Model Home on 105 Edenburgh.
3. The parking area supporting the proposed office use, using pervious pavement materials and structures, shall be limited to eight spaces on 107 Edenburgh.
4. While being used as a parking area, there will be a minimum 35 ft protected buffer to Glenwood Avenue Right of Way on 107 Edenburgh.
5. While being used as a parking area, there will be a minimum 15 ft wide evergreen buffer installed along 107 Edenburgh Rd. frontage. Plants will be a minimum of 8 ft tall at the time of planting
6. Office (Design Center) hours shall be limited to 9:00 AM to 4:00 PM and by appointment only. The Model Home will be open M-F from 10:00 AM to 6:00 PM, Sat. 10:00 AM to 5:00 PM and Sun. 1:00 to 5:00 PM.
7. There will be no outdoor advertising of the Model Home and/or Office Use. This includes ground signs, building signs, banners/flags.
8. The office use (Design Center) will be no more than 30 % of the gross floor area of the Home.
9. The Model Home/Office Use will be in use for no more than 10 years after Certificate of Occupancy.
10. The Model Home with the Office Use (Design Center) will be no more than two stories on Edenburgh and three stories on Glenwood.
11. When the Office Use (Design Center) is closed and no longer being used, the parking area on 107 will be removed within 90 days and a single-unit living structure will be built in its place on the existing lot.
12. The minimum heated SF of home built on 105 Edenburgh will be 7200.
13. Within 90 days of approval, the Applicant will petition the City of Raleigh to install a new Speed limit sign on 105 Edenburgh frontage near its intersection with Glenwood Ave.
14. A single-unit living structure will be built on 109 Edenburgh

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: 

Printed Name: Andrew Asher for Copper Builders

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BY: 

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
<p>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.</p>	
Statement of Consistency	
<p>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>	
<p>This proposal is in the Frequent Transit Area and fronts on Glenwood Avenue which is a Transit Emphasis Corridor.</p> <p>There is similar OX-3 Zoning adjoining the property to the South and, if approved, would continue the approximate mile-long similar mixed-use zoning along the west side of Glenwood.</p>	
Public Benefits	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>By condition, the nonresidential use proposed is temporary. It will be part of the structure that will be converted back to a single family unit when time expires.</p> <p>While being the leading edge of a neighborhood, the Properties also front on Glenwood Avenue.</p> <p>There will be no signage indicating its office component. From the street it will look like and someday will be a single-family unit.</p> <p>Of the three lots only 105 will have the office use. 107 will be a small parking area to support the use during its lifetime and 109 will have a single family built upon its lot.</p> <p>Current COR Code does not allow Model/Design/Sales Centers outside a specific subdivision. Custom Builders can't showcase their construction standards and help with design questions in a central location. This Proposal tries to make that allowance. Visitors for the Design Center would be allowed by appointment only. The office use will have limited hours and a maximum percentage on the overall SF of the building.</p>	

Rezoning Application Addendum #2

Impact on Historic Resources

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.

OFFICE USE ONLY
Rezoning case #

Inventory of Historic Resources

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

None onsite

Proposed Mitigation

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

Current R-6 zoning allows for three story structures, By Condition, this will be restricted to two stories on Edenburgh while still allowing three stories along Glenwood.

Hours/Days of operation will be limited.

Parking area will use pervious materials and will be behind a planted buffer along Edenburgh.

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: Transit Emphasis Corridor

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 Proposal is a temporary use in part of a single family unit. There are no sidewalks on Edinburgh or Glenwood Avenue in this area.

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:

Conditions in the Proposal limit the height on Edinburgh to two stories and three on Glenwood as a transition.

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:

Edinburgh is the leading edge of a highly connected road system outside the use of Glenwood Ave.

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 not change the current road network layout.

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:

This proposal will not change the current road network layout.

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:

This Proposal is double fronted. Its garage entrance will be off Edinburgh.

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: While the office use is active, the parking area will be off Edinburgh on a adjoining lot.</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: Complied</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: Complied</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: The proposal will be visible on all sides. There are no sidewalks on Edinburgh and Glenwood in this area.</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: There are no sidewalks on Edinburgh and Glenwood in this area.</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: Building entrance will be on Edinburgh,</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: No public spaces proposed.</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: Complied.</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: Complied.</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 proposed</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: None proposed.</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: There are no sidewalks on Edinburgh and Glenwood in this area.</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: Building is proposed to step down the slope.</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: Driveways linking directly to the entrance will be on Edinburgh.</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: None proposed. There are no sidewalks on Edinburgh and Glenwood in this area.</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: Street trees of appropriate species and size will be installed as per City Code.</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: Proposal will be two stories on Edinburgh and three on Glenwood.</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: Will comply.</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: There are no sidewalks on Edinburgh and Glenwood in this area. No signage will be allowed.</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: There are no sidewalks on Edinburgh and Glenwood in this area.</p>

Rezoning Checklist (Submittal Requirements)

To be completed by Applicant			To be completed by staff		
General Requirements – 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 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 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 or Owner Affidavit.	<input checked="" 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 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"/>

Master Plan N/A, None Submitted

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"/>

Who Can Initiate a Zoning Request?

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

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

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

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

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

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

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

May 25, 2024

City of Raleigh
Development Services Department
Raleigh NC

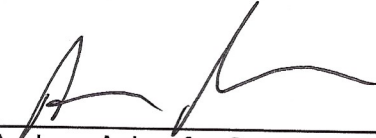
To Whom It May Concern,

We as the legal Owners of the Properties listed below, give Charles R. Walker III PLA, with Entitlement Preservation Group, the authorization and permission to submit to the City of Raleigh an application to rezone the described properties.

We understand and acknowledge that the zoning conditions must be signed and approved by the Owners.

Copper Builders and 105 Edenburgh LLC are the legal property owners for the properties below.

Address	PIN	Deed Book/Pg.
105 Edenburgh Rd (105)	0795937123	019517/00179
107 Edenburgh Rd (CB)	0795937033	019517/00155
109 Edenburgh Rd (CB)	0795927917	019517/00155



Andrew Asher for Copper Builders and 105 Edenburgh LLC

NORTH CAROLINA NOTARY ACKNOWLEDGEMENT

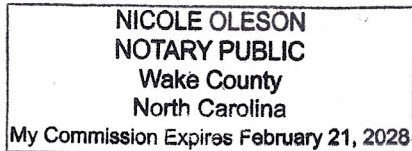
State of North Carolina

County of Wake

I, Nicole Oleson, Notary Public, do hereby certify that Andrew Asher for Copper Builders and 105 Edenburgh LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 24 day of May, 2024.

(Official Seal)



Nicole Oleson

Official Signature of Notary

Nicole Oleson

Notary's Printed or Typed Name

My Commission Expires: February 21, 2028

Notary Public

ENTITLEMENT PRESERVATION GROUP

LANDSCAPE ARCHITECTURE LAND PLANNING LAND USE CONSULTING ENTITLEMENTS

DATE: FEBRUARY 26, 2024

RE: *REZONING PROPOSAL, 105, 107 AND 109 EDENBURGH RD. RALEIGH N. CAROLINA 27608*

DEAR NEIGHBORS,

ON SEPTEMBER 29, 2023, THE APPLICANT HAD A PRE-APPLICATION MEETING WITH CITY STAFF TO DISCUSS THE OVERALL GOALS OF THIS REZONING CASE. ALSO, AS PART OF THE REZONING PROCESS, THE CITY OF RALEIGH REQUIRES THAT A NEIGHBORHOOD MEETING BE HELD FOR ALL PROPERTY OWNERS AND RESIDENTS WITHIN 500 FEET OF THE AREA REQUESTED FOR REZONING.

YOU ARE INVITED TO ATTEND A NEIGHBORHOOD MEETING ON APRIL 2ND AT OBERLIN MAGNET MIDDLE SCHOOL FROM 7:00 TO 9:00 PM.

THE PURPOSE OF THIS MEETING IS TO DISCUSS A POTENTIAL REZONING OF THE PROPERTY LOCATED AT 105, 107, AND 109 ON EDENBURGH RD. THIS SITE IS CURRENTLY ZONED R-6 AND IS PROPOSED TO BE REZONED TO OX-3-PL-CU. WHICH IS A MIXED-USE DESIGNATION THAT WOULD COMPLEMENT THE ADJOINING SIMILAR ZONING TO THE SOUTH AND LIMIT DEVELOPMENT TO A SINGLE-FAMILY HOME ON ONE LOT IMMEDIATELY (109), ALLOWING A HOME DESIGN CENTER FOR THE CUSTOM HOME BUILDER IN A FUTURE SINGLE-FAMILY HOME (105) WITH A SUPPORTIVE SMALL PARKING AREA ON THE THIRD (107), PLEASE SEE THE ATTACHED PRELIMINARY GRAPHICS.

THE CURRENT ZONING CONDITIONS INCLUDE:

1. USES LISTED IN SECTION 6.1.4 OF THE UDO SHALL NOT BE ALLOWED OTHER THAN SINGLE-UNIT LIVING, OFFICE, AND PARKING FACILITY.
2. THE PROPOSED TEMPORARY DESIGN CENTER WILL BE USED AS PART OF A PERMANENT LARGER HOME ON 105 EDENBURGH.
3. THE PARKING AREA SHALL BE LIMITED TO EIGHT SPACES ON 107 EDENBURGH.
4. WHILE BEING USED AS A PARKING AREA, THERE WILL BE A MINIMUM 35 FT PROTECTED BUFFER TO GLENWOOD AVENUE ON 107 EDENBURGH.
5. WHILE BEING USED AS A PARKING AREA, THERE WILL BE A MINIMUM 15 FT WIDE EVERGREEN BUFFER INSTALLED ALONG 107 EDENBURGH RD. FRONTAGE.
6. DESIGN CENTER HOURS SHALL BE LIMITED TO 8:00 AM TO 8:00 PM AND BY APPOINTMENT.
7. LET WILL BE NO COMMERCIAL GROUND SIGN ADVERTISING THE DESIGN CENTER.

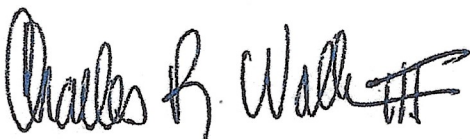
THESE CONDITIONS INTEND TO CONFIRM ULTIMATELY SINGLE-FAMILY STYLE CONSTRUCTION ON ALL THREE EXISTING LOTS WHILE ALLOWING A TEMPORARY OFFICE.

INFORMATION ABOUT THE OVERALL REZONING PROCESS IS AVAILABLE ONLINE; VISIT WWW.RALEIGHNC.GOV AND SEARCH FOR "REZONING PROCESS."

IF YOU HAVE FURTHER QUESTIONS ABOUT THE REZONING PROCESS, PLEASE CONTACT HANNAH RECKHOW AT HANNAH.RECKHOW@RALEIGHNC.GOV OR 919-996-2622.

IF YOU HAVE ANY CONCERNS OR QUESTIONS ABOUT THIS PARTICULAR REZONING OR ITS DETAILS, PLEASE DO NOT HESITATE TO CONTACT ME AT CWALKER@EPGROUPONLINE.COM OR (919) 625-9760.

SINCERELY,



CHARLES R. WALKER III, PLA

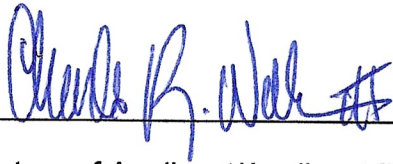
275 NORTH PEA RIDGE ROAD
PITTSBORO, NORTH CAROLINA 27312

DIRECT LINE: (919) 625-9760
EMAIL: CWALKER@EPGROUPONLINE.COM

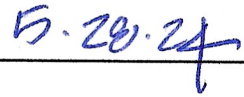
ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 8th, day of March, 2024. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative



Date

SUMMARY OF ISSUES

A neighborhood meeting was held on April 2, 2024 (date) to discuss a potential rezoning located at 105,107 and 109 Edenburgh Rd (property address). The neighborhood meeting was held at Oberlin Rd Middle School Cafeteria (location). There were approximately 14 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

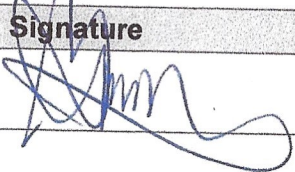
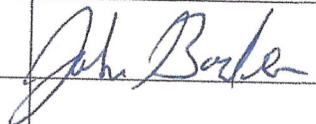
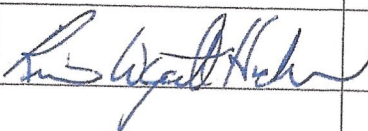
Consider stormwater issues in the area. Focus of existing flows along Glenwood Avenue.
Any possible improvements to Edenburgh Rd. ? Current asphalt is not in good shape.
No flags,banners or signs for the office use. How long will the office use be in place?
Concerned about keeping privacy. Concerned about parking lot size, how long will it be there. Can anyone use it?
Why is the Design Center/Office use needed? Wanted to know why a TIA is not required. Already concerned about existing traffic movements
Stated City was not enforcing the 25 MPH speed limit very well. People turn onto Edenburgh from Glenwood "too fast".
Limit office use/Design Center hours and days available. Concerned about a three story building on Edenburgh, we explained R-6 already allows three stories.

ATTENDANCE ROSTER

NAME	ADDRESS
See attached	

NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Edenburgh Design Center	Meeting Date:	April 2, 2024
Facilitators:	Charles Walker and Angela Walker, EPG	Place/Room:	Oberlin Road Middle School Cafeteria

Printed Name	Signature	Phone	E-Mail
GEORGE & DEBBIE VIALI		919-349-5009	CLDHC POTS@GMAIL.COM
John Borden		919 880-2038	JohnBordene@Bellsouth.net
Richard Wyatt Hudson		919 906 5054	RichardWyattHudson@gmail.com

NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Edenburgh Design Center	Meeting Date:	April 2, 2024
Facilitators:	Charles Walker and Angela Walker, EPG	Place/Room:	Oberlin Road Middle School Cafeteria

Printed Name	Signature	Phone	E-Mail
Lee Crosby	<i>Lee Crosby</i>	919.821.2299	LCROSBY2013@gmail.com

NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Edenburgh Design Center	Meeting Date:	April 2, 2024
Facilitators:	Charles Walker and Angela Walker, EPG	Place/Room:	Oberlin Road Middle School Cafeteria

Printed Name	Signature	Phone	E-Mail
Ginny Tyler	<i>Ginny Tyler</i>	919 500 3258	VAA + purchases - vmt Tyler 1962 as mail
Patricia Koontz	<i>Patricia Koontz</i>	919-602-8313	paakoontz@nc.rr.com

NEIGHBORHOOD MEETING SIGN-IN SHEET

Project:	Edinburgh Design Center	Meeting Date:	April 2, 2024
Facilitators:	Charles Walker and Angela Walker, EPG	Place/Room:	Oberlin Road Middle School Cafeteria

Printed Name	Signature	Phone	E-Mail
Shepherd Fountain	<i>Shepherd Fountain</i>	(919) 740-5427	sfountainarbor@gmail.com

Owner

BROWNING, GEORGE R BROWNING, CHRISTINE M
CALABRESE, MARC CALABRESE, DARLYNN M
IRVING, JOHN DEANE IRVING, SANDRA H
FOUNTAIN, SHEPHERD M
KOONTZ, CLINTON FRANK JR
HUDSON, RICHARD HUDSON, FRED A
FONVILLE, KATE J
GRAND LODGE OF NORTH CAROLINA
TYLER, JAMES R III TYLER, VIRGINIA M
PRABHAKAR, JOSHUA T PRABHAKAR, JOSIE D
RICHARD & JEAN DAY GIFT TRUST
ROACH, GERALD F ROACH, STEPHANIE D
SADOWSKI, JOSEPH W SADOWSKI, JENNIFER GRIFFIN
BORDEN, JOHN CRAIN
BUCKTHAL FAMILY LLC
MASON, MARY J MASON, RICHARD H JR
RENE LANGFORD INC
BANKS, W OLIVER BANKS, CHARLOTTE E
BRODER, MARVIN L TRUSTEE TRUSTEE OF MARVIN L BRODER REVOCABL
303 EDENBURGH LLC
TIPPETT, W LYNDY TIPPETT, LOU PERRY
TANNER, KATHLEEN LYNNE PEOP
JENKINS, SARA G TRUSTEE SARA G JENKINS LIVING TRUST
NAIK, DOLATRAI NAIK, ASMIKA
BRESWITZ, CARRIE R BRESWITZ, JAMES L
PIERCE, DAVID WEST PIERCE, SUZANNE CADE
BETTS, JAMES ANDREW SR BETTS, ELIZABETH CASEY
MALLOW, DAVID ROSS MALLOW, CHRISTINA
MICKLE, WILLIAM K MICKLE, LINDSAY C
BRAWNDO REALTY II LLC
THORNTON, MICHAEL R
WOOD, ALFRED A WOOD, ASHLEY IHRIE O BRYANT
VASSALLO, PATRICIA S

Mailing Address 1

300 LAKE BOONE TRL
301 CAMBRIDGE WOODS WAY
406 YARMOUTH RD
111 EDENBURGH RD
415 YARMOUTH RD
305 CAMBRIDGE WOODS WAY
3308 BELLEWOOD FOREST CIR
PO BOX 6505
410 YARMOUTH RD
22004 NE 143RD ST
RICHARD C DAY JR TRUSTEE
300 CAMBRIDGE WOODS WAY
304 LAKE BOONE TRL
112 EDENBURGH RD
310 MARLOWE RD
100 EDENBURGH RD UNIT 102
D/B/A LANGFORD CONSTRUCTION CO
100 EDENBURGH RD UNIT 101
VICTORIA D HILLS
320 SAINT ALBANS DR STE C313
100 EDENBURGH RD UNIT 201
100 EDENBURGH RD UNIT 202
85 SOMERTON PL
414 YARMOUTH RD
113 LAKE BOONE TRL
409 YARMOUTH RD
410 CHESTERFIELD RD
112 LAKE BOONE TRL
115 EDENBURGH RD
306 LAKE BOONE TRL
416 CHESTERFIELD RD
109 LAKE BOONE TRL

Mailing Address 2

RALEIGH NC 27608-1024
RALEIGH NC 27608-1036
RALEIGH NC 27608-1030
RALEIGH NC 27608-1017
RALEIGH NC 27608-1029
RALEIGH NC 27608-1036
RALEIGH NC 27612-4366
RALEIGH NC 27628-6505
RALEIGH NC 27608-1030
WOODINVILLE WA 98077-5116
8742 CYPRESS CLUB DR
RALEIGH NC 27608-1034
RALEIGH NC 27608-1024
RALEIGH NC 27608-1018
RALEIGH NC 27609-7064
RALEIGH NC 27608-1057
4806 MOREHEAD DR
RALEIGH NC 27608-1057
RALEIGH NC 27608-1057
PO BOX 1485
RALEIGH NC 27609-6692
RALEIGH NC 27608-1057
RALEIGH NC 27608-1057
COLUMBIA SC 29209-0826
RALEIGH NC 27608-1030
RALEIGH NC 27608-1019
RALEIGH NC 27608-1029
RALEIGH NC 27608-1014
RALEIGH NC 27608-1020
RALEIGH NC 27608-1017
RALEIGH NC 27608-1024
RALEIGH NC 27608-1014
RALEIGH NC 27608-1019

HUMPHREY, JOSHUA D HUMPHREY, JENNIFER C	114 LAKE BOONE TRL	RALEIGH NC 27608-1020
VALLDEJULI, PIERRE MARTINIQUE	122 LAKE BOONE TRL	RALEIGH NC 27608-1020
GILLIAM, JONATHAN S GILLIAM, ASHLEY	403 YARMOUTH RD	RALEIGH NC 27608-1029
POIRIER, TIMOTHY J POIRIER, KRISTIN BLAIR	407 YARMOUTH RD	RALEIGH NC 27608-1029
CARTER, KENNETH LEE JR TRUSTEE CARTER, DANETTE BRADY TRUSTEE	1500 BROOKS AVE	RALEIGH NC 27607-6614
SMITH, CLARK SMITH, DIANE B	111 LAKE BOONE TRL	RALEIGH NC 27608-1019
CAROLINA COUNTRY CLUB CO	2500 GLENWOOD AVE	RALEIGH NC 27608-1002
HUFFMAN, MICHAEL HARRIS, CASEY GRACE	118 LAKE BOONE TRL	RALEIGH NC 27608-1020
CROSSBUILT HOMES INC	5131 COUNTRY TRL	RALEIGH NC 27613-1713
2626 GLENWOOD, LLC	2900 HIGHWOODS BLVD STE 200	RALEIGH NC 27604-1036
COOPER BUILDERS LLC	1235 EAST BLVD # 155	CHARLOTTE NC 28203-5870
105 EDENBURGH LLC	1235 EAST BLVD # 155	CHARLOTTE NC 28203-5870
PORTSMOUTH PROPERTIES LLC	2413 RIDGE RD	RALEIGH NC 27612-4758
BANZHAF, HENRY S BANZHAF, MELISSA RUBY	121 LAKE BOONE TRL	RALEIGH NC 27608-1019
HOLT, WILLIAM R. HOLT, JENNIFER A	110 LAKE BOONE TRL	RALEIGH NC 27608-1020
SWETT, BARBARA E HANEY, JERRY T JR	412 CHESTERFIELD RD	RALEIGH NC 27608-1014
CROSBY, LEE P LEE P CROSBY REVOCABLE TRUST	PO BOX 12774	RALEIGH NC 27605-2774
CURRENT RESIDENT	117 LAKE BOONE TRL	RALEIGH, NC 27608
CURRENT RESIDENT	116 LAKE BOONE TRL	RALEIGH, NC 27608
CURRENT RESIDENT	2615 GLENWOOD AVE	RALEIGH, NC 27608
CURRENT RESIDENT	106 LAKE BOONE TRL	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 102	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 101	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 204	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 303	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 304	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 201	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 202	RALEIGH, NC 27608
CURRENT RESIDENT	100 EDENBURGH RD 203	RALEIGH, NC 27608
CURRENT RESIDENT	401 YARMOUTH RD	RALEIGH, NC 27608
CURRENT RESIDENT	2500 GLENWOOD AVE DUP	RALEIGH, NC 27608
CURRENT RESIDENT	2626 GLENWOOD AVE	RALEIGH, NC 27608
CURRENT RESIDENT	107 EDENBURGH RD	RALEIGH, NC 27608

CURRENT RESIDENT
CURRENT RESIDENT

105 EDENBURGH RD
406 CHESTERFIELD RD

RALEIGH, NC 27608
RALEIGH, NC 27608