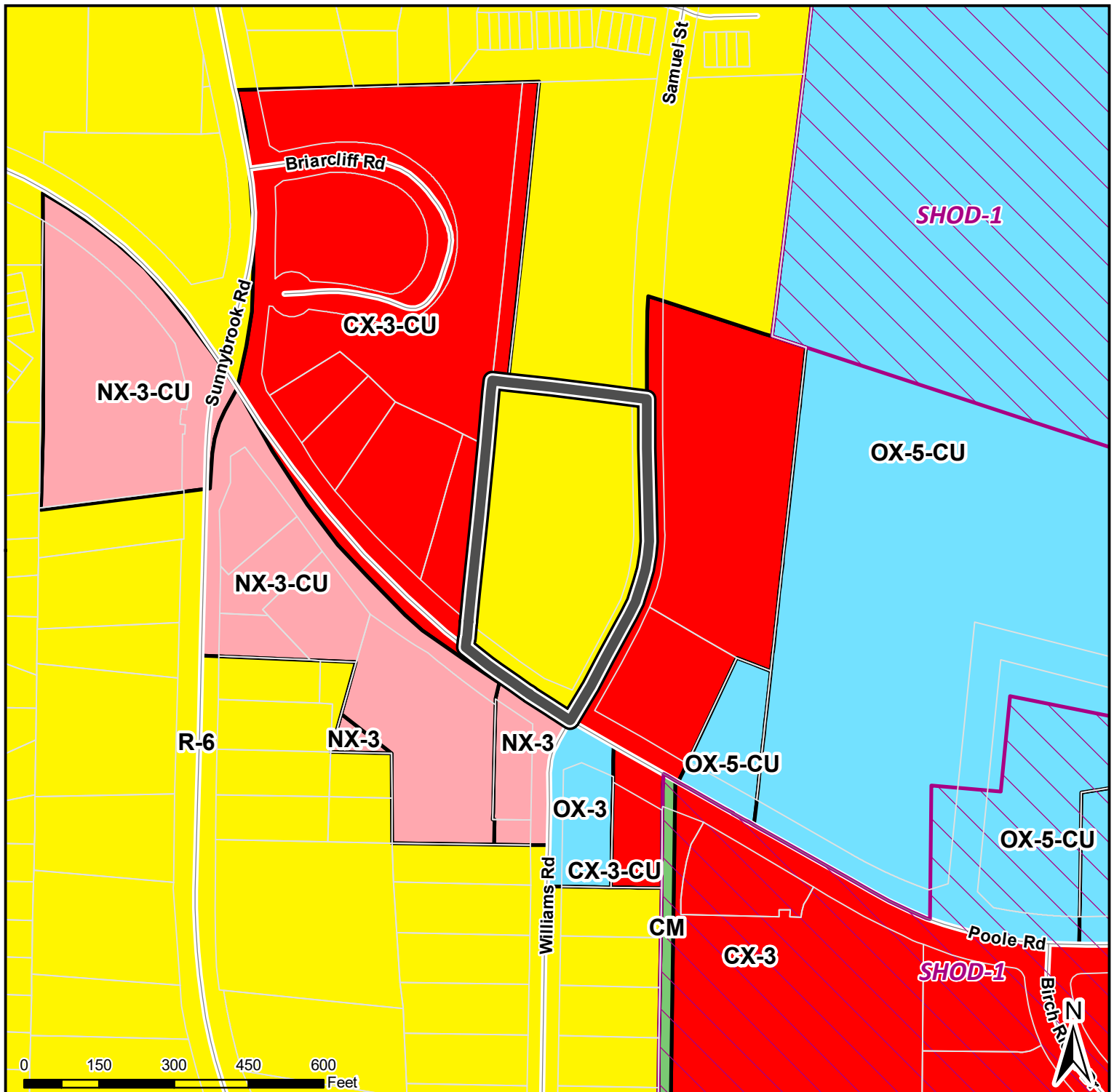
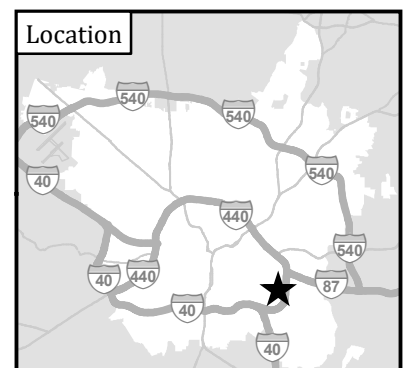


# Existing Zoning

# Z-23-2018



Property	3315 Poole Rd
Size	3.7 acres
Existing Zoning	R-6
Requested Zoning	OX-3-CU





Raleigh

## MEMO

TO: Ruffin L. Hall, City Manager

FROM: Ken Bowers AICP, Director; Donald Belk AICP, Planner II

DEPARTMENT: City Planning

DATE: December 21, 2018

SUBJECT: City Council agenda item for January 8, 2019 – Z-23-18

---

On December 4, 2018, City Council authorized the public hearing for the following item:

**Z-23-18: Poole Road & Samuel Street**, approximately 4.22 acres located at the northwest intersection of Poole Road and Samuel Street at [3315 Poole Road](#).

**Current zoning:** Residential-6 (R-6).

**Requested zoning:** Office Mixed Use-3 stories-Conditional Use (OX-3-CU).

The zoning conditions dated August 17, 2018 prohibit certain principal uses such as detention center, jail, or prison.

The request is consistent with the 2030 Comprehensive Plan and the Future Land Use Map.

The **Planning Commission** recommends **approval** in a vote of 7 to 0.

The **Southeast CAC** supports **approval** in a vote of 15 to 4.

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

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

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

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



## CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR# 11876

### *CASE INFORMATION: Z-23-18 – 3315 POOLE ROAD*

Location	Southeast Raleigh, northwest intersection of Poole Road, Samuel Street, directly north of Williams Road. Approximately one-half mile west of the Poole Road/I-87 intersection. Address: 3315 Poole Road <a href="#">iMaps Google Maps Directions from City Hall</a> PIN: 1723452474
Request	Rezone property from R-6 to OX-3-CU
Area of Request	4.22 acres
Corporate Limits	The subject site is within the corporate limits of the City. It is adjacent to parcels to the north and east that are not annexed, but with the City's ETJ.
Property Owner	The United Methodist Church, Inc. 700 Waterfield Ridge Place Garner, NC 27529
Applicant	Worth Mills Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607
Citizens Advisory Council (CAC)	Southeast CAC; 2 <sup>nd</sup> Thursday of each month Jonathan Edwards, Community Relations Analyst (919) 996-5712/ <a href="mailto:jonathan.edwards@raleighnc.gov">jonathan.edwards@raleighnc.gov</a>
PC Recommendation Deadline	January 21, 2019

### *COMPREHENSIVE PLAN CONSISTENCY*

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

### *FUTURE LAND USE MAP CONSISTENCY*

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

### *COMPREHENSIVE PLAN GUIDANCE*

<b><i>FUTURE LAND USE</i></b>	Neighborhood Mixed Use
<b><i>URBAN FORM</i></b>	Not applicable
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.2 – Compact Development Policy LU 4.10 – Development at Freeway Interchanges

	Policy LU 8.10 – Infill Development
<b>INCONSISTENT Policies</b>	None.

#### *SUMMARY OF PROPOSED CONDITIONS*

1. The following principal uses as set forth in the Allowed Principal Use Table (UDO section 6.1.4.) shall be prohibited: Detention center, jail, prison.
---

#### *PUBLIC MEETINGS*

<b>Neighborhood Meeting</b>	<b>CAC</b>	<b>Planning Commission</b>	<b>City Council</b>
August 1, 2018 Attendance: 2	<b>Southeast:</b> October 29, 2018 November 8, 2018 (Vote: 15 For, 4 Against)	October 23, 2018 November 13, 2018	November 20, 2018 December 4, 2018

#### *PLANNING COMMISSION RECOMMENDATION*

[Select one of the following and fill in details specific to the case.]

☒ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	The request is consistent with the Comprehensive Plan and the Future Land Use Map and is reasonable and in the public interest because it could provide new employment and business opportunities for residents in the City's southeast area, and was received positively by the CAC.
------------------------------------	---

Change(s) in Circumstances [if applicable]	
Amendments to the Comprehensive Plan [if applicable]	
<i>Recommendation</i>	Approval
<i>Motion and Vote</i>	Motion: Jeffreys Second: Braun In Favor: Braun, Geary, Hicks, Jeffreys, Novak, Queen and Swink Opposed: None.
<i>Reason for Opposed Vote(s)</i>	Not applicable

#### ATTACHMENTS

##### 1. Staff report

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

---

Planning Director \_\_\_\_\_ Date \_\_\_\_\_ Planning Commission Chairperson Swink 11/13/2018

Staff Coordinator: Donald Belk: (919) 996-4641; [Donald.Belk@raleighnc.gov](mailto:Donald.Belk@raleighnc.gov)



## **ZONING STAFF REPORT – CASE Z-23-18**

### *CONDITIONAL USE DISTRICT*

## **OVERVIEW**

The rezoning site is located in southeast Raleigh at 3315 Poole Road, at the northwest corner of the intersection of Poole Road and Samuel Street (which becomes Williams Road south of the intersection). The area is characterized by mainly commercial uses along Poole Road west of the I-440 (I-87) overpass, with predominantly single-family residential uses to the south of the commercial area. North of the site are two tracts of vacant, heavily forested land with an R-6 zoning designation. Across Samuel Street to the east, with frontage on Poole Road, is a convenience store/gas station, followed by City of Raleigh Fire Station #12, and a 72.6-acre tract of vacant, forested land presently owned by the State of North Carolina, which borders I-87.

The subject site is approximately 4.22 acres and consists of one parcel containing the former Cokesbury Methodist Church and is zoned R-6. The site is partially wooded on the northern side, with topography sloping downward to the northwest from the highest point on the site - approximately 322 feet - with the low point at approximately 280 feet.

The parcels directly adjoining to the west and east of the site are zoned CX-3-CU and CX-3, respectively. The adjoining CX-3-CU district at the corner of Poole Road and Sunnybrook Road prohibits adult establishments, garages and filling stations. The conditions also require the re-subdivision of existing tracts if non-residential uses are planned in order to (1) close the internal loop street, and (2) restrict the number of private access points to Sunnybrook and Poole Road to no more than two per thoroughfare. Also, the Floor Area Ratio (FAR) of any retail use in this district shall not exceed 0.15. Fronting the site along the south side of Poole Road are commercial properties zoned NX-3 and NX-3-CU, along with a single OX-3-zoned parcel. The property zoned NX-3-CU prohibits several uses, including adult establishment, bar, nightclub, tavern, lounge, and drive-through windows.

## **Update for November 13, 2018**

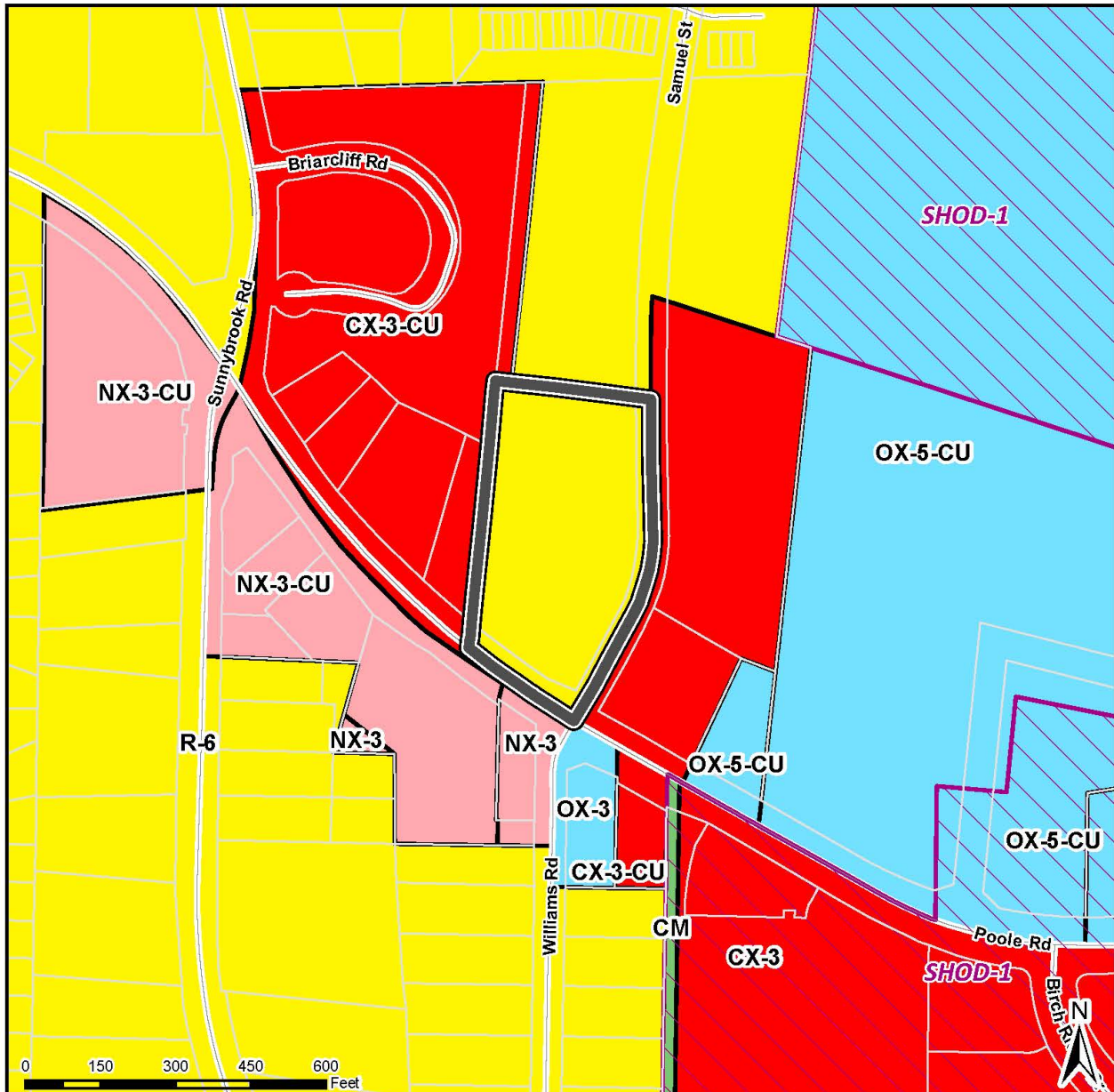
On October 23, 2018 the Planning Commission voted to defer Z-23-18 until the November 13 meeting in order to allow for a vote by the Southeast CAC. The applicant presented the case to the CAC on October 29 (meeting rescheduled from October 11 due to Hurricane Michael), and a vote was held at the November 8 CAC meeting.

*OUTSTANDING ISSUES*

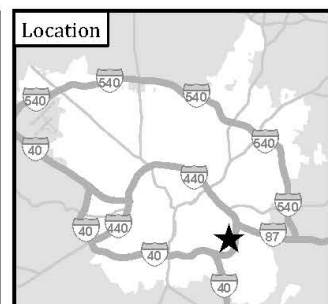
Outstanding Issues	None	Suggested Mitigation	N/A
-----------------------	------	-------------------------	-----

# Existing Zoning

Z-23-2018



<b>Property</b>	3315 Poole Rd
<b>Size</b>	3.7 acres
<b>Existing Zoning</b>	R-6
<b>Requested Zoning</b>	OX-3-CU



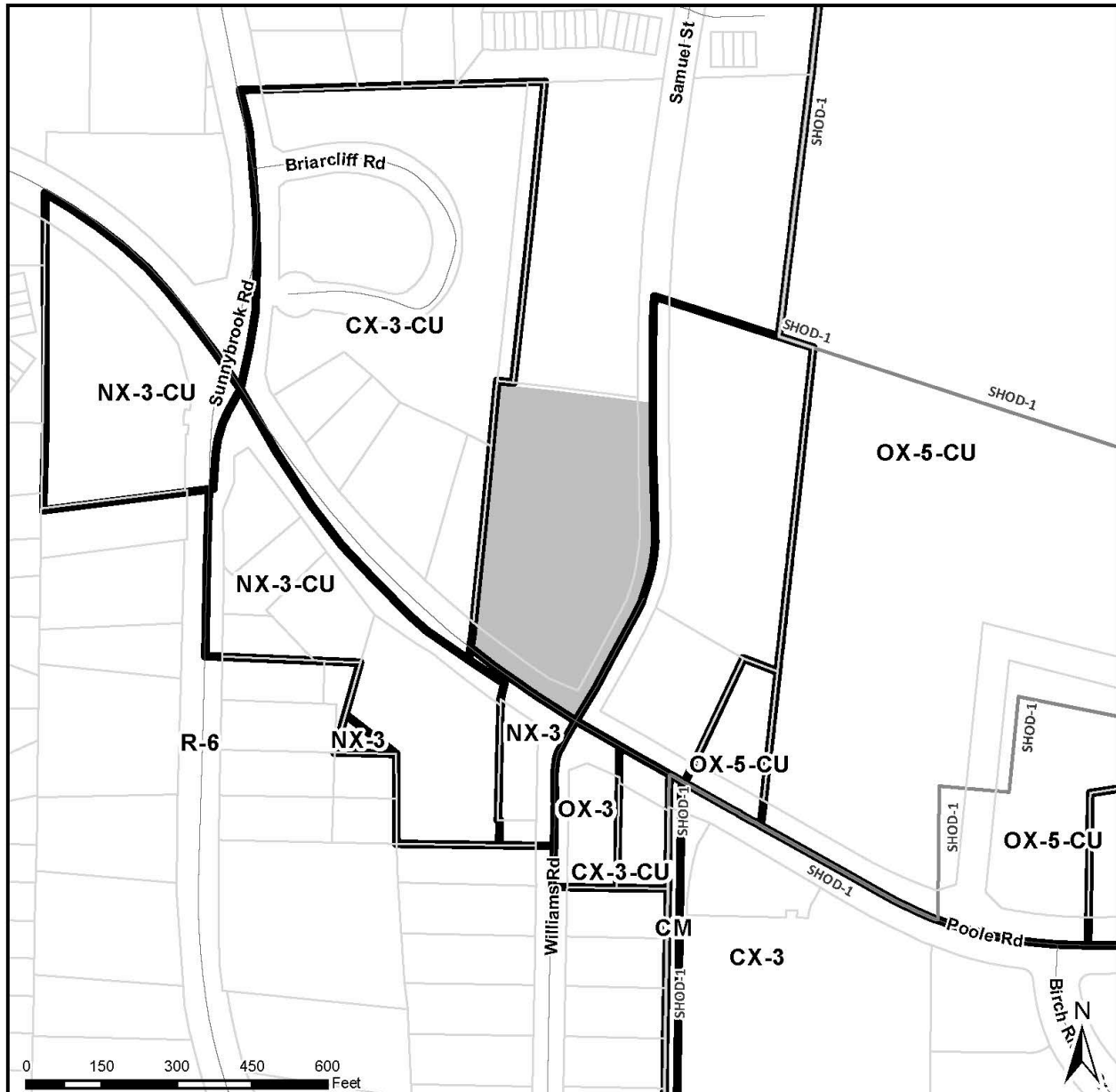
Map by Raleigh Department of City Planning (littlek): 8/23/2018

Staff Evaluation  
Z-23-18 3315 Poole Road

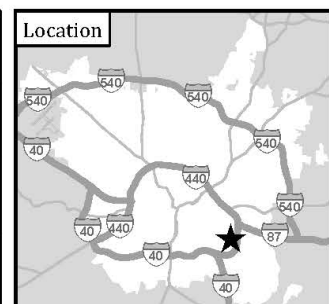


# Existing Zoning

Z-23-2018



<b>Property</b>	3315 Poole Rd
<b>Size</b>	3.7 acres
<b>Existing Zoning</b>	R-6
<b>Requested Zoning</b>	OX-3-CU

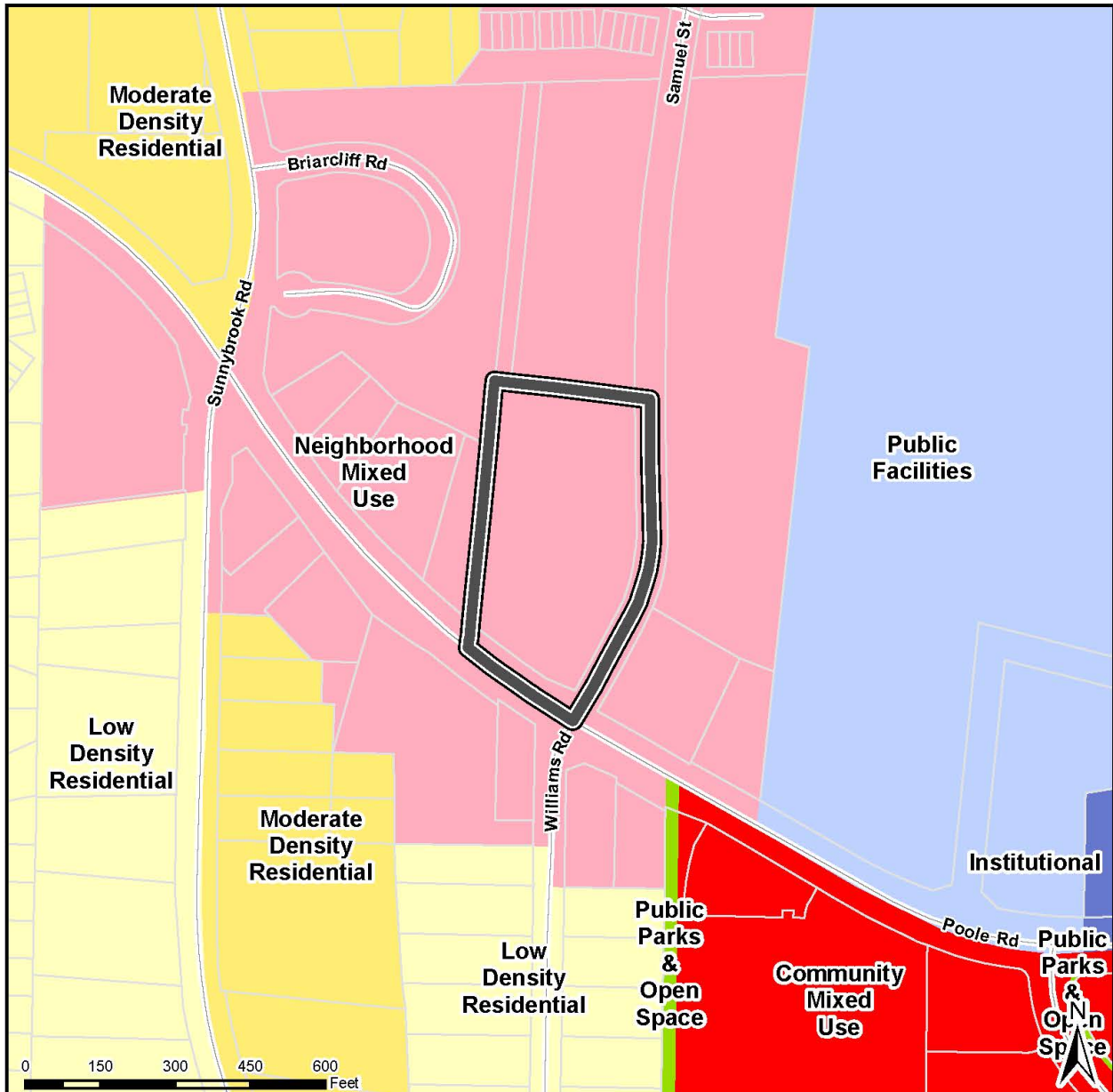


Map by Raleigh Department of City Planning (littlek): 8/23/2018

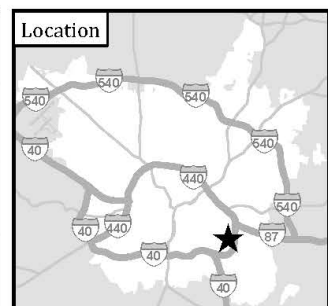
Staff Evaluation  
Z-23-18 3315 Poole Road

# Future Land Use

Z-23-2018

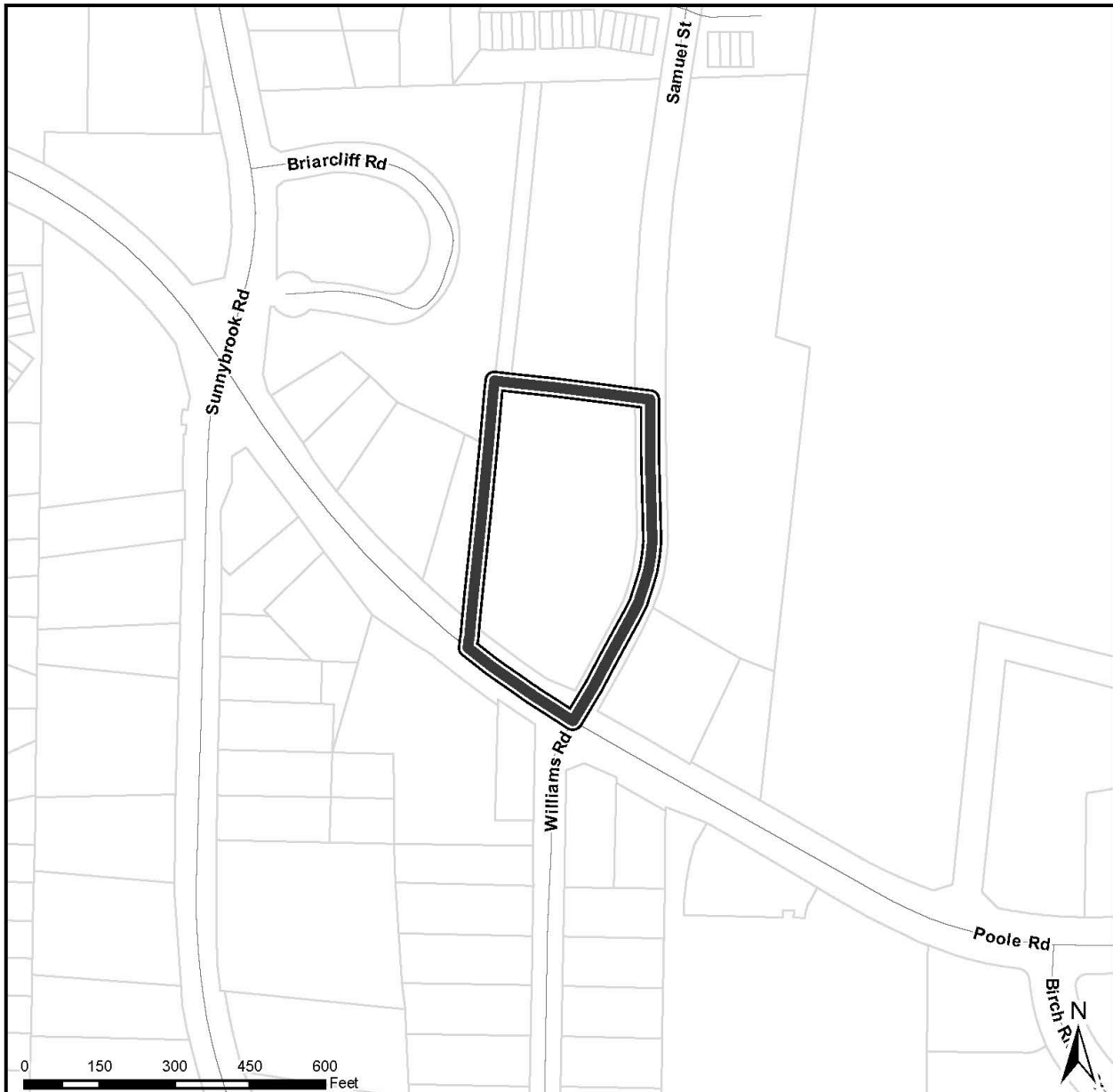


Property	3315 Poole Rd
Size	3.7 acres
Existing Zoning	R-6
Requested Zoning	OX-3-CU

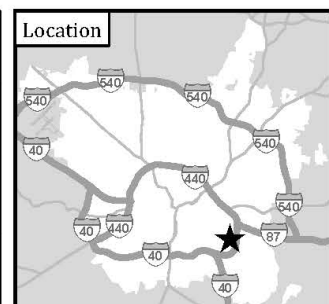


Map by Raleigh Department of City Planning (littlek): 8/23/2018

Staff Evaluation  
Z-23-18 3315 Poole Road



<b>Property</b>	3315 Poole Rd
<b>Size</b>	3.7 acres
<b>Existing Zoning</b>	R-6
<b>Requested Zoning</b>	OX-3-CU



Map by Raleigh Department of City Planning (littlek): 8/23/2018

Staff Evaluation  
Z-23-18 3315 Poole Road

## COMPREHENSIVE PLAN

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

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

The request is consistent with the vision, themes, and policies in the Comprehensive Plan.

The request is consistent with the **Expanding Housing Choices** theme, as the proposed entitlement of residential either as a single use (95 dwelling units) or as a component of a mixed-use development (ranging from 35 to 73 dwelling units, depending upon the mix of uses) could provide for an increased supply of affordable and workforce housing options.

The request is consistent with the **Economic Prosperity and Equity** vision theme, which seeks a high level of opportunity and quality of life for all residents, and for all areas of Raleigh to prosper from the City's economic expansion. The requested rezoning would permit up to 91,000 square feet of office space, which could provide new employment and business opportunities for residents in the City's southeast area.

The request is consistent with the **Managing Our Growth** vision theme which encourages quality growth through more integrated land uses and providing desirable spaces and places to live and work. The request for OX zoning supports this theme by providing for mixed-use development and the potential to integrate residential, retail, and office uses.

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

No. The site is designated in the Future Land Use Map as *Neighborhood Mixed Use*, which generally applies to neighborhood-scale shopping centers and pedestrian-oriented retail with small professional offices that serve a radius of one mile or less. (The primary corresponding zoning district for Neighborhood Mixed Use areas is NX.) However, the requested OX-3-CU could yield an integrated mix of office, retail and residential uses that could be supported in NX-designated areas, where heights are limited to three stories.

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

Yes. The three-story office mixed use zoning proposed for this site would be suitable within a Neighborhood Mixed Use area. Furthermore, the proposed use could provide potential employment and office space in a presently underserved area.

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

Community facilities and streets appear to be sufficient to serve the proposed use.

### Future Land Use

#### **Future Land Use designation:**

##### **The rezoning request is:**

☒ **Consistent** with the Future Land Use Map.

The request to rezone from R-6 to OX-3-CU could result in more intensive development potential than would otherwise be prohibited in NX, the primary corresponding zoning district within a Neighborhood Mixed Use area. For example, OX could include universities, emergency shelters, and research and development. However, the site is adjoined by CX-zoned properties to the east and west, where intensive retail uses such as nightclubs/taverns and vehicle sales would be permitted.

### Urban Form

#### **Urban Form designation:**

##### **The rezoning request is:**

☒ **Not applicable** (no Urban Form designation)

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

*Not applicable: There is no urban form designation for this site.*

### Compatibility

#### **The proposed rezoning is:**

☒ **Compatible** with the property and surrounding area.

Presently, the area surrounding the proposed site is a mix of detached homes and commercial uses. While a three-story, mixed-use office development would be taller than surrounding buildings, similar and more intensive uses are already permitted on the parcels adjoining the site (parcels on the west and east side of the site are zoned CX-3-CU and CX-3, Staff Evaluation

respectively.) Further to the east are large areas of land zoned OX-5-CU, OX-5-CU-SHOD-1, CX-3, and IX-5. Across Poole Road to the south the NX zoning fronting the site provide a transition to R-6-zoned neighborhoods to the south. The site will require a Neighborhood Transition with the R-6 parcel adjoining the site to the north.

☐ **Incompatible.**

### *Public Benefits of the Proposed Rezoning*

- The proposed site lies within an Economic Development Priority Area. This designation refers to an underperforming area identified by the City of Raleigh as that could benefit from economic development opportunities. The area of the proposed rezoning is part of a Census Block Group in which 40% of the block group is considered 'high poverty' or is adjacent to a 'high poverty' block group.
- The proposal could spur further investment and development in this area of the city.
- The proposal could increase new employment and business opportunities for residents in the City's southeast area.
- New jobs and businesses created as a result of this proposal would be served by transit and proximity to I-87.

### *Detriments of the Proposed Rezoning*

- Increased traffic. The proposed zoning would increase peak hour and daily trip volumes.

### *Policy Guidance*

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

#### **Policy LU 1.2—Future Land Use Map and Zoning Consistency**

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

- The proposed zoning map amendment remains consistent with the Future Land Use Map, as mixed use and form permitted in OX-3 would be in keeping with those recommended for areas designated for Neighborhood Mixed Use.

#### **Policy LU 1.3 – Conditional Use District Consistency**

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

- The conditions proposed in the request are consistent with the Comprehensive Plan, as they would prohibit incompatible uses in the area.

**Policy LU 2.2 – Compact Development**

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

- The request allows for more intensive mixed uses that presently exist in the area, which is predominantly single-family detached residential and one-story strip commercial uses. Residential density can increase from a currently permitted 5.41 units per acre, to an allowed 25.68 units per acre, depending on the amount of office development on the site.

**Policy LU 4.10 – Development at Freeway Interchanges**

Development near freeway interchanges should cluster to create a node or nodes located at a nearby intersection of two streets, preferably classified two-lane avenue or higher, and preferably including a vertical and/or horizontal mixture of uses. Development should be encouraged to build either frontage or access roads behind businesses to provide visibility to the business from the major street while limiting driveway connections to the major street.

- The proposed site is near I-87 Exit 15 at Poole Road, which is classified as a six-lane, divided avenue. Development on the site would be accessed from Samuel Street. The proposed site is in proximity to large areas zoned for intensive development (OX-5, CX-3, IX-5). The Office Mixed Use (OX) with three story height limit designation has the potential to allow for a variety of commercial uses that are not currently permitted under the present Residential-6 (R-6) zoning designation.

**Policy LU 8.10 – Infill Development**

Encourage infill development on vacant land within the City, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

- The proposed rezoning site is not vacant, but the former church building is abandoned and derelict. Development of this site would fill a gap and add substantially to the character of the surrounding area.

**Area Plan Policy Guidance**

- There is no area plan guidance for this site.

# IMPACT ANALYSIS

## Transportation

### ***Streets***

Access to the site will be via Poole Road, which is classified as a six lane, divided avenue in this area. It is maintained by NCDOT. It currently has two travel lanes in each direction and a center left turn lane. The Raleigh Street Plan (Map T-1 in the Comprehensive Plan) includes an extension of Samuel Street as an undivided 2-lane avenue along the east boundary of the site. Development of the site will trigger construction of this street.

### ***Pedestrian Facilities***

There are existing sidewalks on either side of Poole Road near the site. There are no existing sidewalks on Samuel Street. There was an evident injury pedestrian crash at the intersection of Poole Road and Williams Street / Samuel Street in 2011. Improved pedestrian facilities in this intersection may create safer conditions, especially under mixed-use development of this site.

### ***Bicycle Facilities***

Poole Road is designated as having a separated bikeway facility in the Long-Term Bikeway Plan and Samuel Street is designated as having a bicycle lane.

### ***Access***

Access to the subject site will be via Poole Road and / or Samuel Street. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. According to the requirements in the Raleigh Street Design Manual, driveway spacing on Poole Road must be at least 300-ft and on Samuel Street must be at least 200-ft.

### ***Other Projects in the Area***

There is a City of Raleigh funded sidewalk project along the north side of Poole Road just west of the site from Donald Ross Drive to Sunnybrook Road. It is expected to be completed in the late spring of 2019.

### ***TIA Determination***

Approval of case Z-23-2018 would approximately increase PM peak hour trips by 98 vehicles per hour (vph) and AM peak hour trips by 98 vph.

Daily trips would be increased by approximately 1,078 vehicles per day (vpd). This trip generation does not trigger the requirement for a TIA.



The nearby intersection of Poole Road and Rockbridge Road has a severity index that exceeds 8.4, but this is far enough down Poole Road that impacts are not anticipated. The site entrance is anticipated on Samuel Street as opposed to Poole Road. Reevaluation at Administrative Site Review may be required if new access will be onto Poole Road.

A traffic study is not required for case Z-23-18.

Z-23-18 Existing Land Use Church	Daily	AM	PM
	47	2	3
Z-23-18 Current Zoning Entitlements Residential	Daily	AM	PM
	189	15	20
Z-23-18 Proposed Zoning Maximums Office Mixed Use	Daily	AM	PM
	1,078	113	118
Z-23-18 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>889</b>	<b>98</b>	<b>98</b>

**Impact Identified: None.**

### Transit

The nearest existing transit stop is located at Poole Road and Samuel Street. Service for GoRaleigh Route 18 is provided every 30 minutes during peak hours.

**Impact Identified: None.**

### Hydrology

<i>Floodplain</i>	No flood hazard areas identified
<i>Drainage Basin</i>	Crabtree
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	No watershed overlay district identified

**Impact Identified: No impacts identified at this time.**

### Public Utilities

	<i>Maximum Demand (current use)</i>	<i>Maximum Demand (current zoning)</i>	<i>Maximum Demand (proposed zoning)</i>
<i>Water</i>	<b>0 gpd</b>	12,500 gpd	77,048 gpd
<i>Waste Water</i>	<b>0 gpd</b>	12,500 gpd	77,048 gpd

#### **Impact Identified:**

1. The proposed rezoning would add approximately 77,048 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

### Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Worthdale Park (0.8 miles) and Walnut Creek North (0.9 miles).
3. Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (0.8 miles).
4. Park access level of service in this area is above average.
5. This area is not considered a priority for park land acquisition.

#### **Impact Identified: None**

### Urban Forestry

The proposed rezoning does not affect the Urban Forestry requirements of this property. The property is over 2 acres in size and compliance with UDO 9.1 (Tree Conservation) will be required at the time a development plan is submitted.

**Impact Identified: None.**

### Designated Historic Resources

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

**Impact Identified: None**

### Impacts Summary

The proposed rezoning will have minimal impacts on road infrastructure. Potential impacts to sewer infrastructure will be ascertained if a downstream sewer capacity study is required upon development plan submittal.

### Mitigation of Impacts

A traffic impact analysis is not required. Any measures for mitigating the impact on water and sewer infrastructure will be identified during the analyses required prior to development.

## CONCLUSION

Z-23-18 is a request to rezone 4.22 acres at the intersection of Poole Road and Samuel Street from R-6 to OX-3-CU. The request is consistent with the Future Land Use Map and consistent with the Comprehensive Plan overall. The proposed site lies within an Economic Development Priority Area. With appropriate conditions prescribing scale, massing, form, and materials, the proposed rezoning could result in a precedent-setting development that would establish a trend for future development within existing Mixed-Use Zoning Districts located nearby. New development could spur further investment and redevelopment in this part of the city, as well increase new employment and business opportunities for residents in the City's southeast area.

### *CASE TIMELINE*

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
08/17/2018	Application submitted with conditions.	
10/23/2018	Planning Commission first review	Case deferred to allow for CAC presentation and vote
10/29/2018	Presentation to Southeast CAC	Meeting rescheduled from October 11 due to Hurricane Michael
11/08/2018	Southeast CAC Vote	15 For, 4 Against
11/13/2018	Planning Commission second review	Recommendation for Approval (Vote 7-0)
11/20/2018	Report and Recommendation of the Planning Commission	
12/04/2018	City Council	City Council set public hearing for January 8, 2019

## APPENDIX

### *Surrounding Area Land Use/ Zoning Summary*

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-6	R-6	NX-3-CU; NX-3; OX-3	CX-3	CX-3-CU
Additional Overlay	None	None	None	None	None
Future Land Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Neighborhood Mixed Use
Current Land Use	Church (not in use)	Vacant	Poole Road	Samuel Street	Vacant; Single-Family Detached
Urban Form (if applicable)	N/A	N/A	N/A	N/A	N/A
Neighborhood Transition Applies	-	Zone A; adjacent to R-6	N/A (fronts street)	N/A (fronts street)	N/A

*Current vs. Proposed Zoning Summary\**

	Existing Zoning	Proposed Zoning
Zoning	R-6	OX-3-CU
Total Acreage	4.22	4.22
Setbacks: Front:	10'	5'
Side:	5'	5'
Rear:	20'	0 or 6'
Residential Density:	6 du/ac	22 du/ac
Max. # of Residential Units	20	95
Max. Gross Building SF (if applicable)	44,000	122,841
Max. Gross Office SF	-	91,626
Max. Gross Retail SF	-	16,759
Max. Gross Industrial SF	-	-
Potential F.A.R	0.27	0.57 (Office) 0.65 (Office+Residential) 0.55 (Office+Retail) 0.69 (Retail+Residential) 0.62 (Office+Retail+Residential)

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



# Rezoning Application



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

## REZONING REQUEST

☐ General Use    ☒ Conditional Use    ☐ Master Plan

Existing Zoning Base District **R-6**    Height    Frontage    Overlay(s) \_\_\_\_\_

Proposed Zoning Base District **OX**    Height **3**    Frontage    Overlay(s) \_\_\_\_\_

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

**OFFICE  
USE ONLY**

Transaction #

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

**AUG 17 2018 PM 2:46**

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

**562442**

## GENERAL INFORMATION

Date **8/17/18**    Date Amended (1)    Date Amended (2)

Property Address **3315 Poole Road**

Property PIN **1723-45-2474**

Deed Reference (book/page) **16853 / 2319**

Nearest Intersection **Poole Road and Samuel Street**

Property Size (acres) **4.22**    (For PD Applications Only) Total Units    Total Square Feet **183,823.2**

Property Owner/Address

The United Methodist Church Incorporated  
700 Waterfield Ridge Pl.  
Garner, NC 27529

Phone **919.779.6115**    Fax

Email

Project Contact Person/Address

Worth Mills  
Longleaf Law Partners  
2235 Gateway Access Point, Suite 201  
Raleigh, NC 27607

Phone **919.645.4313**    Fax

Email **wmills@longleaflp.com**

Owner/Agent Signature

Email

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p> <p align="center"><b>Transaction #</b></p> <p align="center"><b>Rezoning Case #</b></p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
<p align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<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>1. The Future Land Use Map (FLUM) designates the property as "Neighborhood Mixed Use", which encourages neighborhood shopping centers, small professional offices and similar uses that serve the immediately surrounding neighborhood. The OX district permits professional office uses and other similar uses envisioned by the Neighborhood Mixed Use designation. Thus, the proposed rezoning is consistent with the FLUM.</p>	
<p>2. Table LU-2. Recommended Height Designations states that the "Edge" properties zoned Office Mixed Use should have a maximum height of 4 stories. The property to be rezoned, an Edge property, shall be zoned for a maximum 3-story development. Thus, the proposed rezoning is consistent with the Recommended Height Designations.</p>	
<p>3. The proposed rezoning is also consistent with the following Comprehensive Plan policies: LU 1.1 FLUM Purpose; LU 1.3 Conditional Use District Consistency; LU 2.6 Zoning and Infrastructure Impacts; LU 4.5 Connectivity; LU 4.10 Development at Freeway Interchanges; LU 5.1 Reinforcing the Urban Pattern; LU 5.2 Managing Commercial Development Impacts; LU 6.3 Mixed-Use and Multi-Modal Transportation; LU 7.1 Encouraging Nodal Development.</p>	
<p>4.</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed rezoning will bring zoning and use consistency along neighboring Poole Road parcels, which are zoned either CX-, NX- or OX-3 for various institutional or commercial uses.</p>	
<p>2. The proposed rezoning will locate offices uses in close proximity to key transportation infrastructure (I-440 and Poole Road), nearby residences and other services.</p>	
<p>3.</p>	
<p>4.</p>	



REZONING APPLICATION ADDENDUM #2	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b>  <b>Transaction #</b>  <b>Rezoning Case #</b>
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.	
<b>INVENTORY OF HISTORIC RESOURCES</b>	
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.	
<b>PROPOSED MITIGATION</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

## URBAN DESIGN GUIDELINES

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

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

Urban Form Designation: N/A

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

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

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

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

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

# **REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")**

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> 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 checked="" type="checkbox"/>		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #
Date Submitted <b>8/17/18</b>		
Existing Zoning <b>R-6</b>	Proposed Zoning <b>OX-3-CU</b>	
<b>Narrative of Zoning Conditions Offered</b>		
1. The following principal uses as set forth in UDO section 6.1.4. Allowed Principal Use Table shall be prohibited: Detention center, jail, prison.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature Chrisy Powell Print Name Chrisy Powell  
*Asst. Secretary Board of Trustees*



## Pre-Application Conference

### Meeting Record

Transaction #: 562442 Meeting Date & Time: 7/20/2018 10:00 AM

Location: One Exchange Plaza Nash Conference

Attendees: Worth Mills, Sara Ellis, John Anagnost,  
Ryle Little

Parcels discussed (address and/or PIN): 3315 Poole Rd

Current Zoning: R-6

Potential Re-Zoning: OX-3-CU

CAC Chair/Contact Information: Southeast CAC jonathan.edwards@raleighnc.gov

General Notes: would like to rezone to office for  
the Social Security Administration. The FLUM designates  
the site as Neighborhood Mixed Use, OX would be appropriate  
for this designation. potential conditions would limit the  
height to 2 stories. the portion of Samuel st  
adjacent to the site is on the street plan and would be  
required to be improved if development occurs The site is located

Department & Staff	Notes in an economic Development priority area
<b>Development Services</b> ___Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665 ___Mike Walters Michael.Walters@raleighnc.gov 919-996-2636 ___Walt Fulcher Walt.Fulcher@raleighnc.gov 919-996-3517	UDO Sections:



<p><b><u>Historic Preservation</u></b>  — Melissa Robb  Melissa.Robb@raleighnc.gov  919-996-2632  — Collette Kinane  Collette.Kinane@raleighnc.gov  919-996-2649</p>	<p>UDO Sections:</p>
<p><b><u>Parks, Recreation, and Cultural Resources</u></b>  — Thomas "TJ" McCourt  Thomas.McCourt@raleighnc.gov  919-996-6079  — Emma Liles  Emma.Liles@raleighnc.gov  919-996-4871</p>	<p>UDO Sections:</p>
<p><b><u>Public Utilities</u></b>  — John Sorrell  John.Sorrell@raleighnc.gov  919-996-3485  — Patrick Paine  Patrick.Paine@raleighnc.gov  919-996-3481  — Eric Haugaard  Eric.Haugaard@raleighnc.gov  919-996-3492</p>	<p>UDO Sections:</p>
<p><b><u>Stormwater</u></b>  — Ben Brown  Ben.Brown@raleighnc.gov  919-996-3515  — Gary Morton  Gary.Morton@raleighnc.gov  919-996-3517  — Ashley Rodgers  Ashley.Rodgers@raleighnc.gov  919-996-3970  — Lisa Booze  Lisa.Booze@raleighnc.gov  919-996-3518</p>	<p>UDO Sections:</p>
<p><b><u>Transportation</u></b>  — Tara Hofferth  Tara.Hofferth@raleighnc.gov  919-996-2661</p>	<p>UDO Sections:</p>

REZONING OF PROPERTY CONSISTING OF +/- 4.22 ACRES  
LOCATED ON THE NORTH SIDE OF POOLE ROAD,  
WEST OF SAMUEL STREET, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
AUGUST 1, 2018

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, August 1, 2018 at 6:30 p.m. The property considered for this potential rezoning totals approximately 4.22 acres, and is located north of Poole Road, west of Samuel Street, in the City of Raleigh, having Wake County Parcel Identification Number 1723-45-2474. This meeting was held at the Worthdale Park Community Center, located at 1001 Cooper Road, Raleigh, NC 27610. All owners 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



J. Worth Mills  
Email: [wmills@longleafnc.com](mailto:wmills@longleafnc.com)  
Phone: 919.645.4313

2255 Gateway Avenue, Suite 201  
Raleigh, NC 27607  
Tel: 919.645.4313  
Fax: 919.645.4312  
[longleafnc.com](http://longleafnc.com)

To: Neighboring Property Owner  
From: Worth Mills  
Date: July 18, 2018  
Re: Neighborhood Meeting for Potential Rezoning of 3315 Poole Road

We are counsel for a developer that is considering rezoning the 4.2-acre parcel of land located in the northwest quadrant of the intersection of Poole Road and Samuel Street, with an address of 3315 Poole Road and Parcel Identification Number 1723-45-2474 (the "Property"). The Property is currently zoned R-6, and the developer is considering rezoning the Property OX-3-CU. The purpose of the potential rezoning is to allow for office use that will be occupied by federal government offices.

You are invited to attend a meeting to discuss the potential rezoning. We have scheduled a meeting with surrounding property owners on Wednesday, August 1, 2018 at 6:30 p.m. This meeting will be held in the medium meeting room at the Worthdale Community Center located at 1001 Cooper Road, Raleigh, NC 27610.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the Property prior to filing a 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@longleafnc.com](mailto:wmills@longleafnc.com). Also, for more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at 919.996.2626 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

## EXHIBIT B – NOTICE LIST

1723452474  
THE UNITED METHODIST CHURCH  
INCORPORATED  
700 WATERFIELD RIDGE PL  
GARNER NC 27529-3385

1723347937  
SPANN, NATHAN THOMAS  
649 SUNNYBROOK RD  
RALEIGH NC 27610-4308

1723356160  
FREDERICK, MAXIMUS E  
8809 BLUFF POINTE CT  
RALEIGH NC 27615-4133

1723357129  
FUMYXS LLC  
PO BOX 311  
GARNER NC 27529-0311

1723358240  
BARRETT, WILLIAM D BARRETT, ROBIN M  
108 N MARIETTA ST  
PAGELAND SC 29728-1804

1723369137  
GODWIN, JULIAN G III GODWIN, NANCY H  
2421 WENTWORTH ST  
RALEIGH NC 27612-4760

1723441801  
SCALES, DERRICK L SCALES, HEATHR Z  
PO BOX 24272  
WINSTON SALEM NC 27114-4272

1723443245  
PARKS, MICHAEL T  
2545 OAKES PLANTATION DR  
RALEIGH NC 27610-9328

1723447553  
WALNUT CREEK LIMITED PARTNERSHIP  
33 S SERVICE RD  
JERICHO NY 11753-1036

1723450522  
GODWIN, NANCY H  
2421 WENTWORTH ST  
RALEIGH NC 27612-4760

1723347771  
GREEN NBC HEALTH LLC  
3516 SERENDIPITY DR  
RALEIGH NC 27616-8670

1723348899  
LEGASPI, VICTOR LEGASPI, MARIA C.  
1005 MARTRY RD  
DURHAM NC 27713-7231

1723356277  
CLARK, HATTIE  
637 SUNNYBROOK RD  
RALEIGH NC 27610-4308

1723357400  
HOUSE, JOSEPH D  
3809 CLIFF HAVEN DR  
RALEIGH NC 27615-4154

1723359312  
CLARK, HATTIE M  
PO BOX 48373  
RALEIGH NC 27620-6373

1723441602  
PULLEN, TERRI D PULLEN, RICHARD H  
810 WILLIAMS RD  
RALEIGH NC 27610-4315

1723443691  
AYALA, MARIA I MARTINEZ REYES,  
FRANCISCO N  
3921 MARDELA SPRING DR  
RALEIGH NC 27616-7825

1723444845  
LOT PROPERTIES LLC  
907 QUEENSFERRY RD  
CARY NC 27511-2422

1723450025  
HOUSE BONEY LLC  
4441 SIX FORKS RD STE 108  
PMB # 300  
RALEIGH NC 27609-5729

1723452093  
HOUSE-POOLE ROAD, LLC  
514 N BLOODWORTH ST  
RALEIGH NC 27604-1226

1723347921  
LEGASPI, VICTOR LEGASPI, MARIA C.  
1005 MARTRY RD  
DURHAM NC 27713-7231

1723349907  
SPANN, NATHAN THOMAS  
651 SUNNYBROOK RD  
RALEIGH NC 27610-4308

1723356469  
HOUSE, JOSEPH D  
3809 CLIFF HAVEN DR  
RALEIGH NC 27615-4184

1723357792  
GODWIN, JULIAN G III GODWIN, NANCY H  
2421 WENTWORTH ST  
RALEIGH NC 27612-4760

1723358644  
GODWIN, JULIAN G III GODWIN, NANCY H  
2421 WENTWORTH ST  
RALEIGH NC 27612-4760

1723441702  
SMSNANO LLC  
TRADEMARK  
700 GLENWOOD AVE  
RALEIGH NC 27605-1608

1723443791  
DUELL, HENRY L  
907 WILLIAMS RD  
RALEIGH NC 27610-4314

1723446719  
POOLE ROAD LIMITED PARTNERSHIP  
C/O KFC #Y333035  
2950 GATEWAY CENTRE BLVD  
MORRISVILLE NC 27560-9615

1723450508  
GODWIN, NANCY H  
2421 WENTWORTH ST  
RALEIGH NC 27612-4760

1723455108  
COC PROPERTIES INC  
110 MACKENAN DR STE 113  
CARY NC 27511-7901

1723456036  
RALEIGH CITY OF  
PO BOX 560  
RALEIGH NC 27602-0560

1723456736  
REITZEL, JOHN L JR REITZEL, BEVERLY  
ROSSER  
388 BLACKBERRY INN RD  
WEAVERVILLE NC 28787-9766

1723462112  
GODWIN, JULIAN G III GODWIN, NANCY H  
2421 WENTWORTH ST  
RALEIGH NC 27612-4760

1723563187  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

### **EXHIBIT C – ITEMS DISCUSSED**

1. The impact of rezoning and development on neighboring property values and crime
2. Plans to expand the proposed office building
3. Other development projects along Poole Road and Sunnybrook Road
4. The rezoning process, generally

## **EXHIBIT D – MEETING ATTENDEES**

1. James Massey
2. Maximus Frederick