

2. **Z-23-25 – 1602 Gorman Street**, located at the intersection of Burt Drive and Gorman Street, being Wake County PIN 0793273794. Approximately 0.77 acre rezoned to Residential Mixed Use-4 stories-Conditional Use with Special Residential Parking Overlay District (RX-4-CU w/ SRPOD).

Conditions dated: November 14, 2025

1. Residential Density shall be limited to a maximum of forty (40) dwelling units.
2. Building height shall not exceed fifty (50) feet, as measured under UDO.
3. Residential tenants of the “Existing Building,” which is defined as the building(s) that exist on the property at 1602 Gorman Street (DB16856/PG560) (the “Property”) prior to the effective date of these conditions, are entitled to 90 days written notice before any early termination of their leases, including month-to-month leases, due to redevelopment of the Property. The Property Owner or its designee shall provide the Planning and Development Staff with a sworn affidavit confirming compliance with this condition prior to issuance of a demolition permit for the Existing Building. A sample copy of the notification letter shall be attached to and referenced in the affidavit. This condition is not intended to amend any lease or lease term. This condition does not expand the notice period that the Landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month.
4. In the event that the Property Owner is required to provide residential tenants of the Existing Building with 90 days written notice of lease termination under Condition 3, the Property Owner or its designee shall provide relocation assistance in an amount of \$2,500 for each dwelling unit that will have a lease terminated early under Condition 3, irrespective of the number of occupants or bedrooms in each dwelling unit. Prior to issuance of a demolition permit for the Existing Building, the Property Owner or its designee shall provide to the Planning and Development Staff a sworn affidavit confirming that notice of eligibility for relocation assistance was given to each dwelling unit located in the Existing Building on the Property that will have a lease terminated early under Condition 3. A copy of the eligibility notice, identification of the residential units receiving relocation assistance, and the dates such assistance payments were made shall be included in the affidavit required by this condition.

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EXHIBIT A

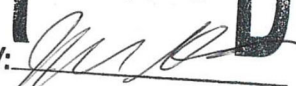
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STATE OF NORTH CAROLINA
COUNTY OF _____

I, [Affiant's Full Legal Name], being first duly sworn, depose and state as follows:

1. I am over the age of eighteen (18) years, of sound mind, and competent to make this affidavit. I am the [Title/Position] of [Property Owner or Designee Entity Name], located at 1602 Gorman Street, Raleigh, NC and I have personal knowledge of the facts set forth herein.
2. This affidavit is made in compliance with the zoning conditions from Raleigh Rezoning Case No. Z-23-25, applicable to the property located at 1602 Gorman Street, North Carolina (the "Property).
3. In accordance with Condition 3 of the zoning conditions, all residential tenants (including month-to-month tenants) of the buildings existing on the Property prior to the effective date of the zoning conditions (the "Existing Building") whose leases were terminated prior to the end of their terms due to redevelopment of the Property ("Qualifying Tenants") were provided with ninety (90) days written notice before early termination of their leases.
4. A sample copy of the notification letter provided to the Qualifying Tenants is attached hereto as Exhibit A and incorporated by reference.
5. In accordance with Condition 4 of the zoning conditions, relocation assistance in the amount of \$2,500.00 per dwelling unit was provided to each dwelling unit with Qualifying Tenants in the Existing Building, irrespective of the number of occupants or bedrooms in each unit.
6. Notice of eligibility for relocation assistance was provided to each residential unit located in the Existing Building prior to issuance of a demolition permit for the Existing Building . A copy of the eligibility notice, identification of the residential units receiving relocation assistance, and the dates such assistance payments were made are attached hereto as Exhibit B and incorporated by reference.
7. Prior to the issuance of a demolition permit for the Existing Building, I confirm that all required notices and relocation assistance payments have been made in compliance with the zoning conditions.
8. I affirm under penalty of perjury under the laws of the State of North Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

Page 1 of 2

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IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____,
20____.

[Affiant's Printed Name]
[Affiant's Title]

Sworn to and subscribed before me this [Day] day of [Month], [Year].

Notary Public
My Commission Expires: [Date]
[Notary Seal]

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