

# Existing Zoning

# Z-24-2021



Property	333 S Dawson St
Size	0.82 acres
Existing Zoning	DX-20-SH
Requested Zoning	DX-40-SH-CU





Raleigh

## MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Matthew Klem, Senior Planner

DEPARTMENT: Planning and Development

DATE: October 6, 2021

**SUBJECT: City Council agenda item for October 19, 2021 – Z-24-21**

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City Council authorized the public hearing for the following item:

**Z-24-21 333 S Dawson Street**, being Wake County PINs 1703578620.

Approximately 0.82 acres are requested by RALDT 2 LLC to be rezoned from Downtown Mixed Use-20 stories-Shopfront (DX-20-SH) to Downtown Mixed Use-40 stories-Shopfront (DX-40-SH-CU).

Signed zoning conditions dated August 26, 2021 prohibit the following uses: dormitory, fraternity, sorority; adult establishment, pawnshop, vehicle fuel sales, detention center, jail, prison, and require design elements to screen parking structures.

**Current zoning:** Downtown Mixed Use-20 stories-Shopfront (DX-20-SH)

**Requested zoning:** Downtown Mixed Use-40 stories-Shopfront (DX-40-SH-CU)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (9 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), 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)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13051

## CASE INFORMATION: Z-24-21 DAWSON STREET

Location	In the north east quadrant of the Dawson Street and Davie Street intersection.  Address: 333 South Dawson  PINs: 1703578620  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	DX-20-SH
Requested Zoning	DX-40-SH-CU
Area of Request	0.82 acres
Corporate Limits	The site is within and surrounded by the corporate limits of the city.
Property Owner	RALDT 2 LLC
Applicant	RALDT 2 LLC
Council District	District D – Stormie Forte
PC Recommendation Deadline	September 20, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. Prohibited uses: dormitory, fraternity, sorority; adult establishment, pawnshop, vehicle fuel sales, detention center, jail, prison.
2. Parking structure screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used.
3. Lighting within structured parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
  - a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
  - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.

- c. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Central Business District
Urban Form	Downtown and Core Transit Area
Consistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use District Consistency LU 2.2 Compact Development LU 2.5 Healthy Communities LU 4.7 Capitalizing on Transit Access EP 1.1 Greenhouse Gas Reduction H 1.8 Zoning for Housing UD 1.10 Frontage DT 1.1 Downtown Future Land Use Map DT 1.2 Vertical Mixed Use DT 1.16 High Density Development DT 1.18 Auto Oriented Uses
Inconsistent Policies	None identified

## FUTURE LAND USE MAP CONSISTENCY

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

## COMPREHENSIVE PLAN CONSISTENCY

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
April 12, 2021 8 attendees	June 29, 2021 July 20, 2021	June 22, 2021 August 10, 2021 September 14, 2021	October 5, 2021

## PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The rezoning will permit additional housing to be built in walkable and transit supportive area of the city. This will allow more people to live in a high opportunity area with convenient access to jobs, educational, and recreational amenities in Downtown Raleigh.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approve
Motion and Vote	Motion: Fox; Second: O'Haver; In favor: Bennett, Dautel, Elder, Fox, Lampman, Mann, Miller, O'Haver and Rains
Reason for Opposed Vote(s)	N/A

## **ATTACHMENTS**

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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

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Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date:

Staff Coordinator: Matthew Klem: (919) 996-4637; [Matthew.Klem@raleighnc.gov](mailto:Matthew.Klem@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-18-21

## Conditional Use District

### OVERVIEW

The request is to rezone 0.82 acres from Downtown Mixed Use-20 stories-Shopfront (DX-20-SH) to Downtown Mixed Use-40 stories-Shopfront-Conditional Use (DX-40-SH-CU).

Proposed zoning conditions prohibit the following uses: dormitory, fraternity, sorority; adult establishment, pawnshop, vehicle fuel sales, detention center, jail, prison.

The rezoning site is a single property located at 333 South Dawson Street. It is currently developed with a light industrial building that used to house various automotive services, including Firestone.

The block the rezoning site is located in comprises mostly vacant lots that have been permitted for high-rise mixed use development. At the northeast end of the block, there are multiple bars and restaurants. There five structures in that area that are located within the Depot Historic District, a national register district.

The block to the north contains Nash Square Park. The block to the south contains a city-owned parking structure and mixed use apartment building with several retail shops. The block also contains a Raleigh Police substation, several structures used for light industrial and service uses, multiple surface parking lots, and two restaurants.

The block to the east contains the Wake County Justice Center, which houses several Wake County offices, court rooms, a jail, and detention center.

The split-block to the west contains mostly one- and two-story structures and comprises the core of the Depot Historic District, a national register district. The blocks contain multiple restaurants and bars, offices, light industrial uses, an indoor entertainment center, and several surface parking lots.

The block the rezoning site is located in is all zoned Downtown Mixed Use-20 stories-Shopfront (DX-20-SH), as are the entire blocks to the east and south. The block to the north is zoned Downtown Mixed Use-3 stories (DX-3). The split-block to the west is zoned Downtown Mixed Use-5 stories-Shopfront (DX-5-SH-CU) and Downtown Mixed Use-12 stories-Shopfront-Conditional Use (DX-12-SH-CU).

The block containing the rezoning site, and the blocks to the east and south are designated as Central Business District on the Future Land Use Map. The block to the north, Nash Square, is designated as Public Parks and Open Space. The block to the west, containing the Depot Historic District, is designated as Community Mixed Use. All of the blocks described in this section are within the Downtown and the Core Transit Area on the Urban Form Map.

More generally, the subject site is just southwest of the core of Downtown Raleigh.

### **Update for September 14, 2021 Planning Commission Meeting**

On August 24, 2021, revised zoning conditions were submitted that address light spillage and screening of parking structures.

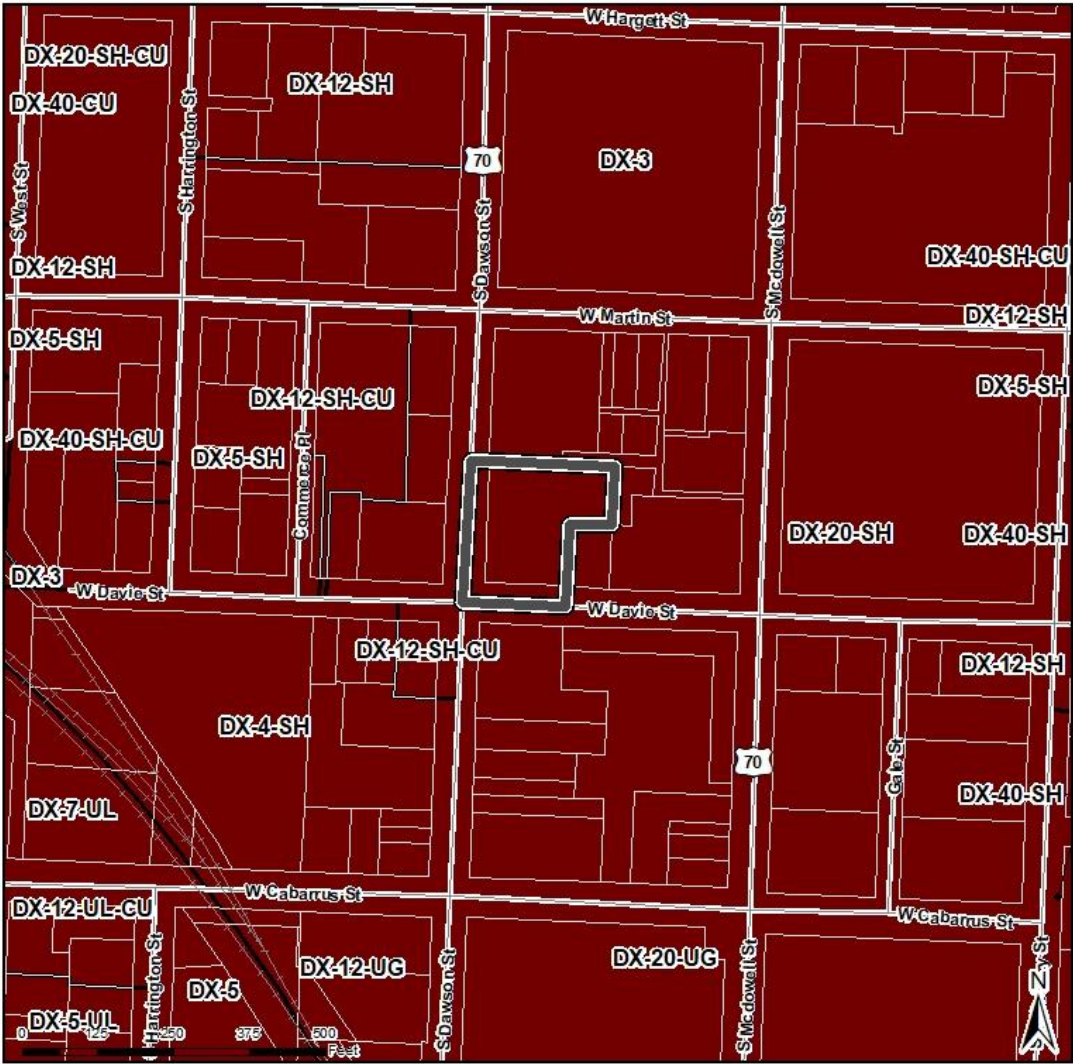
### **OUTSTANDING ISSUES**

<b>Outstanding Issues</b>	<b>1. None</b>	<b>Suggested Mitigation</b>	<b>1. N/A</b>
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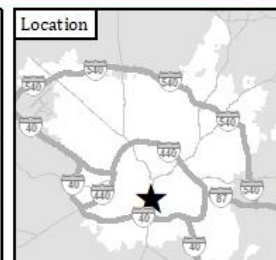
Map by Raleigh Department of Planning and Development (mansolf): 5/7/2021

# Future Land Use

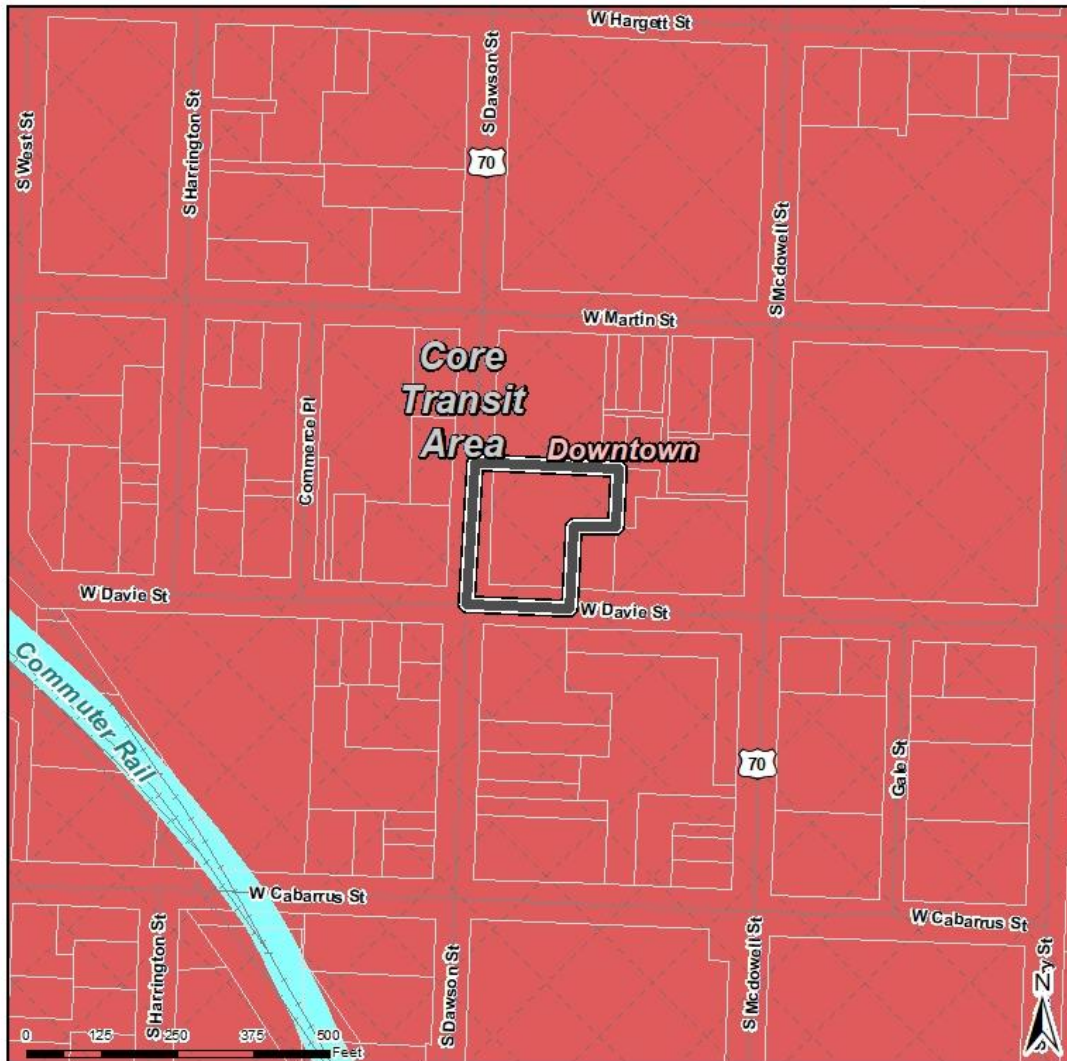
Z-24-2021



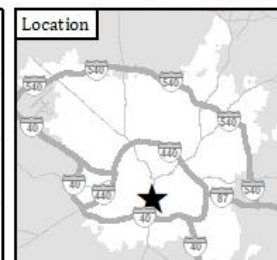
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Map by Raleigh Department of Planning and Development (mansol@): 5/7/2021



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Map by Raleigh Department of Planning and Development (mansel@): 5/7/2021

# 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?

Yes, the request is consistent with the vision, themes and policies contained in the plan. Specifically, the request is consistent with the **Expanding Housing Choices** theme due to the near four-fold increase in residential entitlement. The request is consistent with the **Managing Our Growth** theme which encourages integrated land uses and development practices that support alternative modes of transportation and providing places to live, work, and play. The request is consistent with the **Coordinating Land Use and Transportation** theme by entitling more office and residential use in a walkable and transit-oriented area in Downtown Raleigh. The request is consistent with **Greenprint Raleigh – Sustainable Development** because the request will produce a more compact development pattern, allowing more people to live and work on the rezoning site, which is located in one of the most walkable and transit oriented areas of the city, reducing per capita carbon emissions for users of the site.

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

Yes. The Future Land Use Map designates the site and surrounding blocks as Central Business District and recommends Downtown Mixed Use zoning.

- 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?

N/A

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

Yes, community and public facilities are intended to adequately serve development under the requested zoning.

## Future Land Use

**Future Land Use designation:** Office and Residential Mixed Use

**The rezoning request is**

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

☐ **Inconsistent**

The Future Land Use Map designates the site and surrounding blocks as Central Business District and recommends Downtown Mixed Use zoning.

## Urban Form

**Urban Form designation:** Downtown and Core Transit Area

**The rezoning request is**

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

☐ **Inconsistent**

☐ **Other**

**Overview:** The requested Shopfront frontage is consistent with the Downtown and Core Transit Area designations which recommend an urban approach to frontage.

**Impact:** The Shopfront frontage requires building to be built closer to the streets edge and prohibits parking between buildings and the street.

**Compatibility:** This frontage is compatible with the built character of the area as many existing structures are already close to the streets edge and share the same frontage designation.

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

The requested zoning is compatible with the property and the surrounding area because it is in a dense walkable area located near the center of Downtown Raleigh. While many nearby structures are two- to four-stories tall, the surrounding blocks include several buildings that are much taller. In terms of permitted uses, the Downtown Mixed Use zoning district, with prohibited uses outlined in zoning conditions, permits a range of uses that is compatible with and complementary to adjacent uses.



## Public Benefits of the Proposed Rezoning

- The rezoning will permit additional housing to be built in walkable and transit supportive area of the city. This will allow more people to live in a high opportunity area with convenient access to jobs, educational, and recreational amenities in Downtown Raleigh.
- Dense development in a walkable urban area will allow for more people to live with reduced automobile reliance. This will likely reduce the per capita carbon emissions for users or residents of any future development on the site and advances the city's goals on addressing the changing climate.
- The area has very low transportation costs and very high access to jobs. Residential density under the requested zoning would allow for more people to benefit from those qualities than the existing zoning.

## Detriments of the Proposed Rezoning

- There are no public detriments associated with the rezoning request.

## Policy Guidance

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

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### **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.*

### **LU 1.3 Conditional Use Consistency**

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

### **DT 1.1 Downtown Future Land Use Map**

*The Future Land Use Map should guide public and private land use development decisions to ensure the efficient and predictable use of land and effectively coordinate land use with infrastructure needs.*

- The Future Land Use Map designates the site as Central Business District.
- Zoning conditions to prohibit certain uses and provide additional screening of mechanical equipment and parking deck structures are consistent with the plan.

## **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 requested zoning would permit a more compact development pattern compared to existing zoning in an already urbanized area of the city allowing for a more efficient provision of city services.

## **LU 2.5 Healthy Communities**

*New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.*

## **LU 4.7 Capitalizing on Transit Access**

*Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.*

## **EP 1.1 Greenhouse Gas Reduction**

*Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors' Climate Protection Agreement.*

- The requested zoning would permit more housing and office use on the site compared to existing zoning. This will allow for more people to live and work in a walkable transit oriented location in the city. People living or working in any forthcoming development of the site will be more like to walk to places to work or shop instead of driving.

## **H 1.8 Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- The rezoning request will increase the permitted number of residential units on the site from an estimated 197 to 494. Development of additional housing in the area is likely to slow the rate of increase of housing costs nearby by adding units to the marketplace to meet the steady rising demand.

#### **UD 1.10 Frontage**

*Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.*

- The rezoning request maintains the Shopfront frontage which is consistent with the Urban Form Map and is similarly mapped on all adjacent and nearby properties.

#### **DT 1.2 Vertical Mixed Use**

*Encourage vertical mixed-use development throughout downtown, unless otherwise indicated on the Future Land Use Map.*

#### **DT 1.16 High Density Development**

*Highest density development should occur along the axial streets (Hillsborough Street, Fayetteville Street and New Bern Avenue), major streets (as identified by the Street plan), surrounding the squares, and within close proximity to planned transit stations.*

- The request will permit urban scale vertical mixed use development within a 6-minute walk to 2-minute bike ride of Raleigh Union Station.

#### **DT 1.18 Auto Oriented Uses**

*Development, building types, and building features with an automobile orientation, such as drive-throughs, should not be developed in downtown.*

- Proposed zoning conditions prohibit vehicle fuel sales.

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

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- None identified.



# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	62	Good transit. Many nearby public transportation options.
Walk Score	30	83	Very walkable. Most errands can be accomplished on foot.
Bike Score	41	43	Somewhat Bikeable. Very steep hills, some bike lanes.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	88	A higher value means lower cost of transportation. The maximum value is 100. Transportation cost for this area is very low.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	97	The higher the index value, the better the access to employment opportunities. The maximum value is 100. This area has very high access to jobs.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

## Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

**Summary:** The subject site scores substantially higher for walkability, bikeability, and transit access compared to the city average. People living or working in development under the proposed zoning are more likely to walk, bike, or take transit. The cost of transportation is very low and the access to jobs is very high. Allowing for more people to live and work in the area will allow more people to benefit from low cost of transportation and high rates of employment access.

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Add	The rezoning request will increase the permitted number of residential units from 197 to 494.
Is naturally occurring affordable housing present on the site?	No	There is no housing on the subject site.
Does it include any subsidized units?	No	The rezoning does not specify subsidized units.
Does it permit a variety of housing types beyond detached houses?	Yes	All types of housing are permitted in the rezoning request.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The rezoning permits lot sizes smaller than the city average.
Is it within walking distance of transit?	Yes	Many nearby public transportation options exist including Raleigh Union Station.

*\*The average lot size for detached residential homes in Raleigh is 0.28 acres.*

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	35	36
People of Color Population (%)	41	46
Low Income Population (%)	29	30
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	10	9
Population under Age 5 (%)	2	6
Population over Age 64 (%)	10	11
% change in median rent 2015 to 2018	24	20.3

*\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency  
(<https://www.epa.gov/ejscreen>)*

*\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities*

## Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	81.8	The Wake County average is 78.1. People residing in this census tract are likely to live longer lives.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	There is no known industrial use within 1,000 feet of the site.
Are there hazardous waste facilities are located within 1,000 feet?	Yes	The site of the News and Observer is identified as a hazardous waste site.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	N/A
Is this area considered a food desert by the USDA?	No	There are two grocery stores within a half mile of the site.

## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The property was part of the original City of Raleigh created in 1792. At that time, Black people in Raleigh had virtually no legal rights.
Has the area around the site ever been the subject of an urban renewal program?*	No	The evidence was found of an urban renewal project in this area.
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No records of this type were found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	No records of this type were found.

*\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*Response:* Yes, the rezoning request will likely increase access to housing for a broader range of household incomes compared to existing zoning. The site also has very low transportation costs and very high access to employment. Increasing the number of permitted units on the site increase the number of families who can benefit from low transportation costs and high access to jobs.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Response:* The low income population in the census tract is 29%. Housing developed under the proposed zoning is more likely to produce units that are more affordable to a broader range of incomes, compared to existing housing in the immediate area.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Response:* Housing costs increased by 24% from 2016 to 2019, faster than the city average of 20%. Increasing the supply of housing in this area is likely to slow the rate of housing cost increase.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*Response:* The subject site is located in the original land area of the City of Raleigh in 1792. During that period of American history, Black people had virtually no legal rights.

5. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The life expectancy for the census tract is approximately 81.8, 3 years longer than the Wake County average. The property is not within a USDA food desert. There are no known environmental or industrial hazards near the subject site.

# IMPACT ANALYSIS

## 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

## Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. Nearest existing park access is provided by Nash Square (400 ft) and Municipal Building Green (0.1 miles). Nearest existing greenway trail access is provided by the Martin St. Connector Greenway Trail (0.4 miles). Current park access level of service in this area is graded an A letter grade.

**Impact Identified:** None.

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	173	123,125	308,750
Waste Water	173	123,125	308,750

**Impact Identified:** None.

## Stormwater

<b>Floodplain</b>	No FEMA
<b>Drainage Basin</b>	Pigeon House
<b>Stormwater Management</b>	Subject to stormwater regulations under Article 9 of UDO
<b>Overlay District</b>	None

**Impact Identified:** None

## Transportation and Transit

### **Site Location and Context**

#### *Location*

The Z-24-21 site is located in Downtown Raleigh, on the southeast corner of South Dawson Street and East Davie Street.

#### *Area Plans*

The Z-24-21 site is located within the Downtown plan boundaries.

### **Existing and Planned Infrastructure**

#### *Existing Streets*

The subject property has frontage on West Dawson Street and South Davie Street. South Davie Street is designated as Main Street with parallel parking in Map T-1 of the Comprehensive Plan (Street Plan) and is maintained by the City of Raleigh. South Dawson Street is designated as a Divided Six Lane Avenue in map T-1 of the Comprehensive Plan (Street plan) and is maintained by NCDOT. Dawson Street is the southbound half of a one-way pair with McDowell Street. The “median” of this divided street is the blocks between Dawson and McDowell Street.

#### *Street Network*

In accordance with UDO section 8.3.2, the maximum block perimeter for DX Zoning districts is 2,000 feet. The existing block perimeter is approximately 1,780 feet.

#### *Pedestrian Facilities*

Sidewalks are complete in the vicinity of the subject property. Subdivisions and tier 3 site plans require upgrades to streetscapes in accordance with UDO Article 8.4.



### *Bicycle Facilities*

There are no bike facilities adjacent to the Z-24-21 site. The long term bike plan designated East Davie Street is designated as a Main Street Bikeway and South Dawson Street for a separated bikeway.

There are several existing bikeways within proximity of the site. Approximately 800 feet east of the site there is a bicycle lane on South Salisbury Street. Additionally, the first phase of the Downtown North-South Greenway Connector (DTNS Connector) is located approximately 800 feet north-west of the site. The DTNS Connector includes a separated bikeway on Harrington and West Streets between North Street and Martin Street. The project is expected to be extended to Peace Street in FY22. North of the site there are existing shared lane markings on Hargett Street. Boylan Ave has existing shared lane markings between Peace Street and Western Boulevard. Peace Street has bicycle lanes between West Street and the CSX Railroad overpass as well as west of St. Mary's Street.

The Z-24-21 site is within the bikeshare service area. Stations nearest the site are at Dawson and Davie, Raleigh Municipal Building, and Raleigh Union Station. Bikeshare station spacing guidelines suggest that additional stations in the vicinity of this site would not be appropriate due to the site proximity to the Dawson and Davie station.

### **Transit**

The Z-24-21 site is well served by existing public transit. Nearby services include:

- R-Line/Free Downtown Circulator, 15-minute service
- Route 6/Crabtree, 30-min peak hour service, 60-min off-peak service, this service is planned to be upgraded to frequent service in 2021 by the Wake Transit Plan
- Route 7/S Saunders, , 15-min peak hour service, 60-min off-peak service
- Route 8/Six Forks, 30-min peak hour service, 60-min off-peak service
- Route 11/Avent Ferry, 30-min peak hour service, 60-min off-peak service
- Route 13/Chavis Heights, 30-minute service between Southeast Raleigh and Raleigh Union Station
- Route 16/Oberlin, 30-min peak hour service, 60-min off-peak service
- Route 21/S Caraleigh, 30-min peak hour service, 60-min off-peak service
- Route FRX/Fuquay-Varina Express

Additionally, the site is located four blocks east of Raleigh Union Station's intercity passenger rail service and the planned Raleigh Union Station Bus facility, which will serve as a major transit hub and provide connections to multiple GoTriangle and GoRaleigh bus routes.

### **Access**

Access to the subject site may be via South Dawson Street or East Davie Street

### Other Projects in the Area

GoRaleigh is designing bus rapid transit (BRT) infrastructure to provide a dedicated transitway between GoRaleigh Station and Wake Med Hospital. The service will extend beyond the I-440 beltway.

The City of Raleigh is beginning design to implement additional phases of the Blount Street, Person Street Corridor Plan, including potentially converting the street to two-way operations.

The City of Raleigh is designing an extension of West Street between Martin Street and Cabarrus Street to pass under the railroad tracks. This project will include a separated bikeway that extends the Downtown North-South Greenway Connector.

The City of Raleigh has plans to extend the Downtown North-South Greenway Connector northward and connect it to a separated bikeway on West Street, north of Peace Street.

### Traffic Impact Analysis (TIA)

Based on the Envision results, approval of case Z-24-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from DX-20 to DX-40 is projected to generate approximately 121 new trips in the AM peak hour and 138 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-24-21 Existing Land Use	Daily	AM	PM
	0	0	0
Z-24-21 Current Zoning Entitlements Downtown Mixed Use	Daily	AM	PM
	953	103	103
Z-24-21 Proposed Zoning Maximums Downtown Mixed Use	Daily	AM	PM
	2,273	224	241
Z-24-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	1,320	121	138

**Impact Identified:** The request could add an additional 1,320 vehicle trips to the local transportation network beyond what is currently permitted. Dawson Street currently experiences 23,000 vehicle trips per day. The rezoning request could increase this volume by roughly 6% above the current zoning estimate.

### Urban Forestry

The requested zoning does not change the UDO applicability to development.

**Impact Identified:** None.

### Impacts Summary

There are no major impacts associated with the rezoning.

### Mitigation of Impacts

N/A

## CONCLUSION

The rezoning request is to increase the permitted building height of the subject site from 20-stories to 40-stories and prohibited additional uses otherwise permitted in the Downtown Mixed Use district.

The request is consistent with the Future Land Use Map, which recommends urban scale mixed use. The request is consistent with the Urban Form Map which recommends that buildings be built close to the sidewalk and have pedestrian oriented built form. The request is consistent with the 2030 Comprehensive Plan overall which generally encourages dense residential mixed use in Downtown and especially near good transit service. The subject site is within a 6-minute walk or a 2-minute bike ride away from Raleigh Union Station and the future site of RUS Bus.

## CASE TIMELINE

Date	Action	Notes
April 12, 2021	First Neighborhood Meeting	5 attendees
June 22, 2021	Planning Commission – Consent Agenda	Item not discussed
June 29, 2021	Second Neighborhood Meeting	4 attendees
July 20, 2021	Third Neighborhood Meeting	2 attendees
August 10, 2021	Planning Commission – New Business Agenda	Deferred
September 14, 2021	Planning Commission – Old Business Agenda	Recommend Approval
October 5, 2021	City Council – Recommendation of Planning Commission	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	DX-20-SH	DX-20-SH	DX-20-SH	DX-20-SH	OX-DX-5-SH
Additional Overlay	-	-	-	-	-
Future Land Use	Central Business District	Central Business District	Central Business District	Central Business District	Community Mixed Use
Current Land Use	Auto service/vacant	Vacant/Hotel	Auto Service	Vacant/Hotel	Surface Parking
Urban Form	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area	Downtown and Core Transit Area

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	DX-20-SH	DX-40-SH-CU
Total Acreage	0.82	0.82
Setbacks:		
Front	0' to 6'	0' to 6'
Side	0' to 6'	0' to 6'
Rear	0' to 6'	0' to 6'
Residential Density:	240 units/acre	602 units/acre
Max. # of Residential Units	197	494
Max. Gross Building SF	231,262	581,077
Max. Gross Office SF	100,865	252,716
Max. Gross Retail SF	10,861	14,070
Max. Gross Industrial SF	-	-
Potential F.A.R	6.47	16.27

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

Conditional Use District Zoning Conditions		
Zoning case #: Z-24-21	Date submitted: August 26, 2021	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: DX-20-SH	Proposed zoning: DX-40-SH	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.</p> <p>2. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.</p> <p>3. Lighting within structured parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:</p> <ul style="list-style-type: none"> <li>a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.</li> <li>b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.</li> <li>c. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.</li> </ul>

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:  DocuSigned by:  
7E01673B88244F...

Printed Name: Amit Patel

# 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](http://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](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:		Height:	Frontage:	Overlay(s):
Proposed zoning base district:		Height:	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		





Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

## 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:

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

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

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b></p>

<b>14</b>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b></p>
<b>15</b>	<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><b>Response:</b></p>
<b>16</b>	<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><b>Response:</b></p>
<b>17</b>	<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><b>Response:</b></p>
<b>18</b>	<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><b>Response:</b></p>
<b>19</b>	<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><b>Response:</b></p>
<b>20</b>	<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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></p>

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

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



REZONING OF PROPERTY CONSISTING OF +/- 0.82 ACRES,  
LOCATED IN THE NORTHEAST QUADRANT OF THE S. DAWSON STREET AND W.  
DAVIE STREET INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
APRIL 12, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, April 12, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.82 acres, and is located in the northeast quadrant of the S. Dawson Street and W. Davie Street intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-57-8620. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Michael Birch  
Date: March 31, 2021  
Re: Neighborhood Meeting for Rezoning of 333 S. Dawson Street

You are invited to attend a virtual meeting to discuss the proposed rezoning of 333 S. Dawson Street. We have scheduled an informational meeting with surrounding neighbors on Monday, April 12<sup>th</sup> at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>  
**Meeting ID:** 862 2929 7635  
**Password:** 870244

To join by telephone:

**+1 646 558 8656**  
**Meeting ID:** 862 2929 7635  
**Password:** 870244

The purpose of this meeting is to discuss the proposed rezoning of 333 S. Dawson Street (with Property Identification Numbers (PIN) 1703-57-8620). The property totals approximately 0.82 acres in size, and is located at the northeast intersection of W. Davie Street and S. Dawson Street.

The property is currently zoned Downtown Mixed Use with a 20-story height limit and the Shopfront frontage (DX-20-SH), and the proposed zoning designation is Downtown Mixed Use with a 40-story height limit and the Shopfront frontage (DX-40-SH-CU). The purpose of the rezoning is to allow for a mixed-use development.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties 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 919.645.4317 and [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2682 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

[illegible][illegible]

## **EXHIBIT C – ITEMS DISCUSSED**

1. The rezoning process, generally
2. Current zoning
3. The Future Land Use Map and redevelopment guidance
4. The Urban Form Map and frontage guidance
5. The proposed zoning and conditions

## **EXHIBIT D – MEETING ATTENDEES**

1. Amit Patel
2. Ira Mabel
3. Worth Mills
4. Kaline Shelton
5. Unknown
6. Unknown
7. Unknown
8. Karan

REZONING OF PROPERTY CONSISTING OF +/- 0.82 ACRES,  
LOCATED IN THE NORTHEAST QUADRANT OF THE S. DAWSON STREET AND W.  
DAVIE STREET INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
JUNE 29, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, June 29, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.82 acres, and is located in the northeast quadrant of the S. Dawson Street and W. Davie Street intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-57-8620. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Worth Mills, Longleaf Law Partners  
Date: June 18, 2021  
Re: Neighborhood Meeting for Rezoning of 333 S. Dawson Street (Z-24-21)

You are invited to attend a virtual meeting to discuss the proposed rezoning of 333 S. Dawson Street. We have scheduled an informational meeting with surrounding neighbors on Tuesday, June 29<sup>th</sup> at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

**[https://zoom.us/](https://zoom.us/https://zoom.us/)**  
**Meeting ID:** 880 7032 1329  
**Password:** 364234

To join by telephone:

**+1 646 558 8656**  
**Meeting ID:** 880 7032 1329  
**Password:** 364234

The purpose of this meeting is to discuss the proposed rezoning of 333 S. Dawson Street (with Property Identification Numbers (PIN) 1703-57-8620). The property totals approximately 0.82 acres in size, and is located at the northeast intersection of W. Davie Street and S. Dawson Street.

The property is currently zoned Downtown Mixed Use with a 20-story height limit and the Shopfront frontage (DX-20-SH), and the proposed zoning designation is Downtown Mixed Use with a 40-story height limit and the Shopfront frontage (DX-40-SH-CU). The purpose of the rezoning is to allow for a mixed-use development.

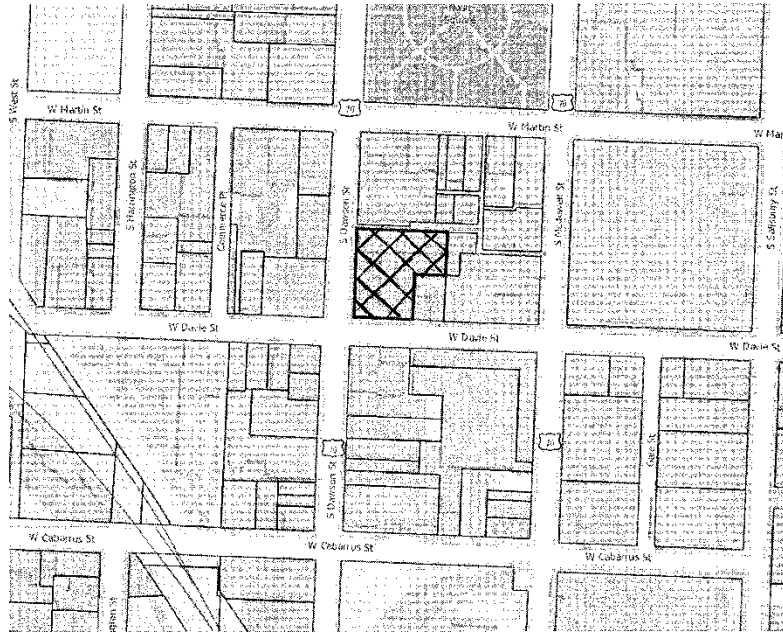
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1,000 feet of the properties after the rezoning request has been submitted, and prior to a Planning Commission hearing. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and [wmills@longleaflp.com](mailto:wmills@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.4637 or [matthew.klem@raleighnc.gov](mailto:matthew.klem@raleighnc.gov).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

# CURRENT PROPERTY MAP



# CURRENT ZONING MAP





## **EXHIBIT C – ITEMS DISCUSSED**

1. Reason for prohibiting certain uses
2. Adjacent properties that were once planned for hotel
3. What is included in a neighborhood meeting report?
4. Where is the current owner based?

## **EXHIBIT D – MEETING ATTENDEES**

1. Worth Mills (Longleaf Law Partners)
2. Kaline Shelton (Longleaf Law Partners)
3. Sam S
4. Call-In User\_1
5. Kassia Gibbs
6. Dylan

REZONING OF PROPERTY CONSISTING OF +/- 0.82 ACRES,  
LOCATED IN THE NORTHEAST QUADRANT OF THE S. DAWSON STREET AND W.  
DAVIE STREET INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
JULY 20, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Tuesday, July 20, at 5:00 p.m. The property considered for this potential rezoning totals approximately 0.82 acres, and is located in the northeast quadrant of the S. Dawson Street and W. Davie Street intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703-57-8620. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Worth Mills, Longleaf Law Partners  
Date: July 10, 2021  
Re: Neighborhood Meeting for Rezoning of 333 S. Dawson Street (Z-24-21)

**Note:** We held a similar meeting on Tuesday, June 29<sup>th</sup>. The information provided at this meeting will be similar to the information provided at the June 29<sup>th</sup> meeting. The City did not timely post notice of the June 29<sup>th</sup> meeting, so we are holding the meeting on July 20<sup>th</sup> to ensure compliance with the public notice requirements.

You are invited to attend a virtual meeting to discuss the proposed rezoning of 333 S. Dawson Street. We have scheduled an informational meeting with surrounding neighbors on Tuesday, July 20<sup>th</sup> at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

**To Join with Video:**

**<https://zoom.us/join>**  
**Meeting ID: 861 9413 2959**  
**Password: 314252**

**To Join by Telephone:**

**+1 646 558 8656**  
**Meeting ID: 861 9413 2959**  
**Password: 314252**

The purpose of this meeting is to discuss the proposed rezoning of 333 S. Dawson Street (with Property Identification Numbers (PIN) 1703-57-8620). The property totals approximately 0.82 acres in size, and is located at the northeast intersection of W. Davie Street and S. Dawson Street.

The property is currently zoned Downtown Mixed Use with a 20-story height limit and the Shopfront frontage (DX-20-SH), and the proposed zoning designation is Downtown Mixed Use with a 40-story height limit and the Shopfront frontage (DX-40-SH-CU). The purpose of the rezoning is to allow for increased building height.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 1,000 feet of the properties after the rezoning request has been submitted, and prior to a Planning Commission hearing. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting. We will discuss the same topics heard at the June 29<sup>th</sup> neighborhood meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and [wmills@longleaflp.com](mailto:wmills@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.4637 or [matthew.klem@raleighnc.gov](mailto:matthew.klem@raleighnc.gov).

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application

# CURRENT PROPERTY MAP



# CURRENT ZONING MAP



## **EXHIBIT C – ITEMS DISCUSSED**

1. Rezoning Process
2. Current zoning and proposed zoning
3. Proposed zoning conditions
4. Future land use map designation
5. Urban Form Map designation

## **EXHIBIT D – MEETING ATTENDEES**

1. Worth Mills (Longleaf Law Partners)
2. Kaline Shelton (Longleaf Law Partners)
3. Matt Klem (City of Raleigh)
4. Molly Stuart
5. Chase Zadnik

## EXHIBIT B – NOTICE LIST

1703675033  
RALEIGH PARKING DECKS ASSOC INC  
C/O SCOTT TOWNSEND, ADMIN SERV DEPT  
PO BOX 590  
RALEIGH NC 27602-0590

1703563874  
NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703488053  
RALEIGH CITY OF  
222 W HARGETT ST FL 2  
RALEIGH NC 27601-1316

1703588731  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703685381  
RESIDENT/TENANT  
107 011 W HARGETT ST  
RALEIGH NC 27601

1703685381  
RESIDENT/TENANT  
107 200 W HARGETT ST  
RALEIGH NC 27601

1703685381  
RESIDENT/TENANT  
107 500 W HARGETT ST  
RALEIGH NC 27601

1703680745  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703685679  
FIRST PRESBYTERIAN CHURCH  
112 S SALISBURY ST  
RALEIGH NC 27601-1344

1703685679  
RESIDENT/TENANT  
113 115 S SALISBURY ST  
RALEIGH NC 27601

1703675033  
DUNN, FRANK H TRUSTEE FBO WALLACE S  
DUNN JR RVCBL DUNN, FRANK H  
PO BOX 752  
WRIGHTSVILLE BEACH NC 28480-0752

1703479371  
NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703488053  
RESIDENT/TENANT  
224 S WEST ST  
RALEIGH NC 27601

1703685381  
MMP HARGETT 107, LLC  
2426 E LAKE DR  
RALEIGH NC 27609-7610

1703685381  
RESIDENT/TENANT  
107 100 W HARGETT ST  
RALEIGH NC 27601

1703685381  
RESIDENT/TENANT  
107 300 W HARGETT ST  
RALEIGH NC 27601

1703685381  
RESIDENT/TENANT  
107 W HARGETT ST  
RALEIGH NC 27601

1703684391  
EV 111 HARGETT LLC  
SCOT W HUMPHREY  
3105 GLENWOOD AVE STE 105  
RALEIGH NC 27612-5059

1703685679  
RESIDENT/TENANT  
111 W MORGAN ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
113 S SALISBURY ST  
RALEIGH NC 27601

1703475658  
NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703565644  
NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703488053  
RESIDENT/TENANT  
230 S WEST ST  
RALEIGH NC 27601

1703685381  
RESIDENT/TENANT  
107 010 W HARGETT ST  
RALEIGH NC 27601

1703685381  
RESIDENT/TENANT  
107 110 W HARGETT ST  
RALEIGH NC 27601

1703685381  
RESIDENT/TENANT  
107 400 W HARGETT ST  
RALEIGH NC 27601

1703674375  
SILVERMAN, MARC H TRUSTEE  
C/O MHS HOLDING LTD  
6707 FAIRVIEW RD STE C  
CHARLOTTE NC 28210-3660

1703684391  
RESIDENT/TENANT  
111 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27612-5059

1703685679  
RESIDENT/TENANT  
112 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
116 S SALISBURY ST  
RALEIGH NC 27601



1703685679  
RESIDENT/TENANT  
120 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
127 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
131 A S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
133 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
135 S SALISBURY ST  
RALEIGH NC 27601

1703583653  
CITYPLAT LEGENDS LLC  
107 FAYETTEVILLE ST STE 400  
RALEIGH NC 27601-2916

1703672385  
PHOENIX OF RALEIGH LLC  
SOTOODEH & ASSOC  
5 HUTTON CENTRE DR STE 860  
SANTA ANA CA 92707-8725

1703683311  
PROFESSIONAL BUILDING ASSOC LLC  
ATTN: AVISON YOUNG - PROPERTY MGMT  
5440 WADE PARK BLVD STE 200  
RALEIGH NC 27607

1703683311  
RESIDENT/TENANT  
127 300 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27607

1703683311  
RESIDENT/TENANT  
127 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27607

1703685679  
RESIDENT/TENANT  
120 W HARGETT ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
128 A S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
131 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
134 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
20 S SALISBURY ST  
RALEIGH NC 27601

1703583653  
RESIDENT/TENANT  
119 S HARRINGTON ST  
RALEIGH NC 27601

1703684300  
PHOENIX III OF RALEIGH, LLC  
5 HUTTON CENTRE DR STE 888  
SANTA ANA CA 92707-6728

1703683311  
RESIDENT/TENANT  
127 100 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27607

1703683311  
RESIDENT/TENANT  
127 408 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27607

1703683311  
RESIDENT/TENANT  
129 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27607

1703685679  
RESIDENT/TENANT  
127 12 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
128 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
133 12 S SALISBURY ST  
RALEIGH NC 27601

1703685679  
RESIDENT/TENANT  
135 37 S SALISBURY ST  
RALEIGH NC 27601

1703673365  
PHOENIX OF RALEIGH LLC  
SOTOODEH & ASSOCIATES  
5 HUTTON CENTRE DR STE 860  
SANTA ANA CA 92707-8725

1703684419  
FIRST PRESBYTERIAN CHURCH  
C/O PRESBYTERIAN CHURCH USA INC  
112 S SALISBURY ST  
RALEIGH NC 27601-1344

1703585549  
CITYVIEW HARGETT STREET 207 LLC  
PO BOX 90937  
RALEIGH NC 27675-0937

1703683311  
RESIDENT/TENANT  
127 104 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27607

1703683311  
RESIDENT/TENANT  
127 500 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27607

1703683641  
SOUTHERN BELL TELEPHONE  
1155 PEACHTREE ST NE # 15H08  
ATLANTA GA 30309-7629

1703683641  
RESIDENT/TENANT  
128 W HARGETT ST  
RALEIGH NC 27601

1703683641  
RESIDENT/TENANT  
121 W MORGAN ST  
RALEIGH NC 27601

1703686454  
WATERGATE PROPERTIES LLC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

1703686454  
RESIDENT/TENANT  
132 S SALISBURY ST  
RALEIGH NC 27601

1703678946  
MCPAULWORTH LLC  
C/O HESTER & COMPANY  
PO BOX 6100  
RALEIGH NC 27628-6100

1703678946  
RESIDENT/TENANT  
14 100 W MARTIN ST  
RALEIGH NC 27601  
RALEIGH NC 27628-6100

1703678946  
RESIDENT/TENANT  
14 200 W MARTIN ST  
RALEIGH NC 27601  
RALEIGH NC 27628-6100

1703678946  
RESIDENT/TENANT  
14 W MARTIN ST  
RALEIGH NC 27601  
RALEIGH NC 27628-6100

1703677987  
CAPITAL CLUB BUILDING OWNER LLC  
331 W MAIN ST STE 606  
DURHAM NC 27701-3244

1703677987  
RESIDENT/TENANT  
16 W MARTIN ST  
RALEIGH NC 27601

1703677987  
RESIDENT/TENANT  
16 1001 W MARTIN ST  
RALEIGH NC 27601

1703677987  
RESIDENT/TENANT  
16 101 W MARTIN ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
16 102 W MARTIN ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
16 105 W MARTIN ST  
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RESIDENT/TENANT  
16 207 W MARTIN ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
16 401 W MARTIN ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
16 500 W MARTIN ST  
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RESIDENT/TENANT  
16 507 W MARTIN ST  
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RESIDENT/TENANT  
16 608 W MARTIN ST  
RALEIGH NC 27601

1703677987  
RESIDENT/TENANT  
16 700 W MARTIN ST  
RALEIGH NC 27601

1703573695  
EMPIRE HU PROPERTIES LLC  
133 FAYETTEVILLE ST STE 600  
RALEIGH NC 27601-2911

1703573695  
RESIDENT/TENANT  
18 COMMERCE PL  
RALEIGH NC 27601

1703573695  
RESIDENT/TENANT  
24 COMMERCE PL  
RALEIGH NC 27601

1703688302  
ODD FELLOWS LANDLORD LLC  
133 FAYETTEVILLE ST STE 600  
RALEIGH NC 27601-2911

1703688302  
RESIDENT/TENANT  
19 W HARGETT ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
15 W HARGETT ST  
RALEIGH NC 27601

1703688302  
RESIDENT/TENANT  
19 1 W HARGETT ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
19 100 W HARGETT ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
19 1000 W HARGETT ST  
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RESIDENT/TENANT  
19 208 W HARGETT ST  
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RESIDENT/TENANT  
19 214 W HARGETT ST  
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19 406 W HARGETT ST  
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RESIDENT/TENANT  
19 512 W HARGETT ST  
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RESIDENT/TENANT  
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RESIDENT/TENANT  
201 S SALISBURY ST  
RALEIGH NC 27601

1703688302  
RESIDENT/TENANT  
21 W HARGETT ST  
RALEIGH NC 27601

1703688302  
RESIDENT/TENANT  
23 W HARGETT ST  
RALEIGH NC 27601

1703586206  
BRITTON, KATHLEEN BRITTON, SIMON J  
200 S DAWSON ST APT 101  
RALEIGH NC 27601-1360

1703586206  
FRIED, BETTY A BRADLEY, OLIVER T  
227 FOREST RD  
RALEIGH NC 27605-1757

1703586206  
LINDQUIST, JONATHAN  
709 S BOYLAN AVE  
RALEIGH NC 27603-2133

1703586206  
CAVOTO, CYLVIA COOK, BRIAN R  
1214 ORCHARD ORIOLE LN  
DURHAM NC 27713-2795

1703586206  
PARKER, BRADLEY E  
200 S DAWSON ST APT 105  
RALEIGH NC 27601-1360

1703586206  
DELAYEN, LAURENT DELAYEN, JENAE M  
215 LOCHSIDE DR  
CARY NC 27518-9779

1703586206  
STEELE, DAVID A  
200 107 S DAWSON ST  
RALEIGH NC 27601-1360

1703586206  
DOUGHERTY, MICHAEL  
1051 FERNWOOD DR #2  
VALLEY STREAM NY 11580

1703586206  
MILLER, SHANNON R  
200 S DAWSON ST APT 109  
RALEIGH NC 27601-1360

1703586206  
KANN, MICHELLE E  
102 SUGARLOAF CT  
CAROLINA BEACH NC 28428-3832

1703586206  
MCLAMB, ARIEL LEE  
200 S DAWSON ST APT 111  
RALEIGH NC 27601-1360

1703586206  
WORLEY, JULIA BLYTHE  
1581 FULLERTON PL  
RALEIGH NC 27607-6066

1703586206  
SULLIVAN, M TODD  
200 S DAWSON ST APT 113  
RALEIGH NC 27601-1360

1703586206  
BLONDY, JOEL A  
200 S DAWSON ST APT 112  
RALEIGH NC 27601-1360

1703586206  
ANDERSON, GLORIA J  
200 S DAWSON ST APT 115  
RALEIGH NC 27601-1360

1703586206  
PERCIVAL, LYNN C IV  
200 S DAWSON ST APT 116  
RALEIGH NC 27601-1360

1703586206  
POOLE, JAMES G IV  
200 S DAWSON ST APT 201  
RALEIGH NC 27601-1361

1703586206  
LABOWS, GREGORY B  
1020 TRAIL VIEW LN  
DURHAM NC 27713-6043

1703586206  
VILLA-GARCIA, ISABEL  
200 S DAWSON ST APT 203  
RALEIGH NC 27601-1361

1703586206  
GODWIN, MARIANA C  
200 S DAWSON ST APT 204  
RALEIGH NC 27601-1361

1703586206  
SABI, AYMAN A WORSLEY, SUSAN  
200 S DAWSON ST APT 205  
RALEIGH NC 27601-1361

1703586206  
AMMONS, MAXWELL BURKE  
200 S DAWSON ST APT 206  
RALEIGH NC 27601-1361

1703586206  
LAMBETH, BRYAN S LAMBETH, GWEN  
H  
410 DANTON DR  
CARY NC 27518-9089

1703586206  
COLGAN, KEVIN J  
200 S DAWSON ST APT 208  
RALEIGH NC 27601-1361

1703586206  
LEACH, DANIELLE MARIE LEACH, CODY  
ASHTON  
200 S DAWSON ST APT 209  
RALEIGH NC 27601-1361

1703586206  
VAN RIPER, KYLE J  
200 S DAWSON ST APT 210  
RALEIGH NC 27601-1361

1703586206  
CHESTEK, PAMELA S  
200 S DAWSON ST APT 301  
RALEIGH NC 27601-1354

1703586206  
CAFFAREY, MARK P  
5110 TOWN AND COUNTRY RD  
RALEIGH NC 27612-6025

1703586206  
CHESTEK, PAMELA  
200 S DAWSON ST APT 301  
RALEIGH NC 27601-1354

1703586206  
THOMPSON, MICHELLE  
200 S DAWSON ST APT 304  
RALEIGH NC 27601-1365

1703586206  
MCCRORY, WILLIAM P MCCRORY,  
JACQUELINE A  
200 305 S DAWSON ST  
RALEIGH NC 27601-1365

1703586206  
TRACY, EMMET E III  
200 S DAWSON ST APT 306  
RALEIGH NC 27601-1365

1703586206  
PORTER, THOMAS J JR PORTER, JUDITH  
A L  
1615 CHESTNUT ST  
WILMINGTON NC 28401-3835

1703586206  
RIVAS, RAMON CASTRO, ANAY  
5092 COUNTRY TRL  
RALEIGH NC 27613-1450

1703586206  
HELD, BRADFORD KYLE  
720 MARANATHA LN  
CHARLOTTESVILLE VA 22903-7036

1703586206  
HOWARD, ARTHUR L III  
200 S DAWSON ST APT 310  
RALEIGH NC 27601-1365

1703586206  
BUTTRAM, JOHN GRANT JR BAKER,  
MITCHI JEAN  
200 S DAWSON ST APT 401  
RALEIGH NC 27601-1366

1703586206  
BANDKLAYDER, ANDREW P  
BANDKLAYDER, MARIA F  
200 402 S DAWSON ST  
RALEIGH NC 27601-1366

1703586206  
BARBER, KIMBERLY A  
200 S DAWSON ST APT 403  
RALEIGH NC 27601-1366

1703586206  
SPICER, ELIZABETH B SPICER, JAMES W  
III  
200 S DAWSON ST APT 404  
RALEIGH NC 27601-1366

1703586206  
CITY BEACH LLC  
PO BOX 390  
GARNER NC 27529-0390

1703586206  
HAWKINS, AMANDA SAN MEI CROSS,  
BENJAMIN PATRICK  
200 S DAWSON ST APT 406  
RALEIGH NC 27601-1366

1703586206  
CLEARY, KENNETH E  
200 S DAWSON ST APT 407  
RALEIGH NC 27601-1366

1703586206  
CREAMER, JOHN P  
102 SUGARLOAF CT  
CAROLINA BEACH NC 28428-3832

1703586206  
SEXTON, EMILY  
200 S DAWSON ST APT 409  
RALEIGH NC 27601-1366

1703586206  
FRANKLIN, ANNE S  
200 S DAWSON ST APT 410  
RALEIGH NC 27601-1366

1703586206  
RESIDENT/TENANT  
200 102 S DAWSON ST  
RALEIGH NC 27601

1703586206  
RESIDENT/TENANT  
200 103 S DAWSON ST  
RALEIGH NC 27601

1703586206  
RESIDENT/TENANT  
200 104 S DAWSON ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
200 106 S DAWSON ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
200 108 S DAWSON ST  
RALEIGH NC 27601

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RESIDENT/TENANT  
200 110 S DAWSON ST  
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RESIDENT/TENANT  
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200 202 S DAWSON ST  
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RESIDENT/TENANT  
200 302 S DAWSON ST  
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200 303 S DAWSON ST  
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200 308 S DAWSON ST  
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RESIDENT/TENANT  
200 309 S DAWSON ST  
RALEIGH NC 27601

1703586206  
RESIDENT/TENANT  
200 405 S DAWSON ST  
RALEIGH NC 27601

1703586206  
RESIDENT/TENANT  
200 408 S DAWSON ST  
RALEIGH NC 27601

1703589189  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1335

1703686344  
PAPER CLIP PROPERTIES LLC  
C/O YORK PROPERTIES  
2108 CLARK AVE  
RALEIGH NC 27605-1606

1703686344  
RESIDENT/TENANT  
101 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27605-1606

1703686344  
RESIDENT/TENANT  
105 W HARGETT ST  
RALEIGH NC 27601  
RALEIGH NC 27605-1606

1703686344  
RESIDENT/TENANT  
200 S SALISBURY ST  
RALEIGH NC 27601  
RALEIGH NC 27605-1606

1703670565  
RALEIGH PROPERTY INC  
2011 VEASLEY ST  
GREENSBORO NC 27407-4637

1703681503  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703670364  
CONCORD-EMPIRE DAVIE STREET LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703671841  
EXECUCORP LLC  
200 S DAWSON ST APT 105  
RALEIGH NC 27601-1360

1703671841  
RESIDENT/TENANT  
201 W MARTIN ST  
RALEIGH NC 27601

1703671841  
RESIDENT/TENANT  
300 S MCDOWELL ST  
RALEIGH NC 27601

1703569731  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703569731  
RESIDENT/TENANT  
205 W CABARRUS ST  
RALEIGH NC 27601

1703569731  
RESIDENT/TENANT  
500 S MCDOWELL ST  
RALEIGH NC 27601

1703569731  
RESIDENT/TENANT  
516 S MCDOWELL ST  
RALEIGH NC 27601

1703569731  
RESIDENT/TENANT  
530 A S MCDOWELL ST  
RALEIGH NC 27601

1703569731  
RESIDENT/TENANT  
530 B S MCDOWELL ST  
RALEIGH NC 27601

1703670881  
MARTIN STREET NC LLC  
PO BOX 18506  
RALEIGH NC 27619-8506

1703670881  
RESIDENT/TENANT  
205 W MARTIN ST  
RALEIGH NC 27601

1703688257  
E FUDD EMPIRE LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703688257  
RESIDENT/TENANT  
207 S SALISBURY ST  
RALEIGH NC 27601

1703688257  
RESIDENT/TENANT  
208 1 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688257  
RESIDENT/TENANT  
208 100 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688257  
RESIDENT/TENANT  
208 200 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688257  
RESIDENT/TENANT  
208 300 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688257  
RESIDENT/TENANT  
208 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688253  
OTTOMAN EMPIRE LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703688253  
RESIDENT/TENANT  
210 FAYETTEVILLE ST  
RALEIGH NC 27601

1703488250  
RESEARCH TRIANGLE REGIONAL PUBLIC  
TRANSPORTATION A  
REAL ESTATE  
PO BOX 13787  
RTP NC 27709-3787  
1703488250  
RESIDENT/TENANT  
218 S WEST ST  
RALEIGH NC 27601  
RTP NC 27709-3787

1703488250  
RESIDENT/TENANT  
210 S WEST ST  
RALEIGH NC 27601  
RTP NC 27709-3787

1703488250  
RESIDENT/TENANT  
216 S WEST ST  
RALEIGH NC 27601  
RTP NC 27709-3787

1703670823  
J T HOBBY & SON INC  
PO BOX 18506  
RALEIGH NC 27619-8506

1703670823  
RESIDENT/TENANT  
211 W MARTIN ST  
RALEIGH NC 27601

1703583232  
HIGHWOODS REALTY LIMITED  
PARTNERSHIP  
3100 SMOKETREE CT STE 600  
RALEIGH NC 27604-1050

1703579763  
POLLYANNA LLC  
1305 WOODGATE MANOR CT  
RALEIGH NC 27614-9481

1703684170  
PHOENIX III OF RALEIGH, LLC  
5 HUTTON CENTRE DR STE 888  
SANTA ANA CA 92707-6728

1703684170  
RESIDENT/TENANT  
120 W MARTIN ST  
RALEIGH NC 27601

1703684170  
RESIDENT/TENANT  
123 W HARGETT ST  
RALEIGH NC 27601

1703684170  
RESIDENT/TENANT  
202 S SALISBURY ST  
RALEIGH NC 27601

1703684170  
RESIDENT/TENANT  
215 S MCDOWELL ST  
RALEIGH NC 27601

1703581210  
CITY OF RALEIGH  
PO BOX 590  
RALEIGH NC 27602-0590

1703581210  
MCP DILLON LLC  
METLIFE INVESTMENT MGT  
3500 LENOX RD NE STE 200  
ATLANTA GA 30326-4237

1703581210  
MCP DILLON RESIDENTIAL LLC  
METLIFE INVESTMENT MANAGEMENT  
3500 LENOX RD NE STE 200  
ATLANTA GA 30326-4237

1703579882  
J T HOBBY & SON INC  
515 N BLOUNT ST  
RALEIGH NC 27604-1119

1703579882  
RESIDENT/TENANT  
215 W MARTIN ST  
RALEIGH NC 27601

1703688048  
RESIDENT/TENANT  
224 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688048  
RESIDENT/TENANT  
226 100 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688048  
RESIDENT/TENANT  
226 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688048  
RESIDENT/TENANT  
227 S SALISBURY ST  
RALEIGH NC 27601

1703586034  
LEGAL AID OF NORTH CAROLINA INC  
224 S DAWSON ST  
RALEIGH NC 27601-1306

1703578323  
NCR HOSPITALITY CORPORATION  
BENCHMARK AUTO WORKS  
227 W DAVIE ST  
RALEIGH NC 27601-1736

1703578323  
RESIDENT/TENANT  
227 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27601-1736

1703688065  
WORTHY, M CARTER HESTER, J THOMAS  
MAHLER BUILDING LLC  
228 FAYETTEVILLE ST  
RALEIGH NC 27601-1588

1703688065  
RESIDENT/TENANT  
228 FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27601-1588

1703688065  
RESIDENT/TENANT  
228 100 FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27601-1588

1703688042  
XINREN EMPIRE LANDLORD LLC  
133 FAYETTEVILLE ST STE 600  
RALEIGH NC 27601-2911

1703688042  
RESIDENT/TENANT  
230 010 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
230 020 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
230 100 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
230 200 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
230 220 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
230 300 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
230 500 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
230 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688042  
RESIDENT/TENANT  
235 102 S SALISBURY ST  
RALEIGH NC 27601

1703679916  
FIRST EMPIRE TELEX, LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703679916  
RESIDENT/TENANT  
234 100 FAYETTEVILLE ST  
RALEIGH NC 27601

1703679916  
RESIDENT/TENANT  
234 102 FAYETTEVILLE ST  
RALEIGH NC 27601

1703679916  
RESIDENT/TENANT  
234 FAYETTEVILLE ST  
RALEIGH NC 27601

1703678831  
UNITED STATES OF AMERICA POST OFFICE US  
GOVERNMENT  
GENERAL SVCS ADMIN/ASST RGNL ADMINP  
77 FORSYTH ST SW STE 400  
ATLANTA GA 30303-3490  
1703585549  
MID AMERICA APARTMENTS LP LTD  
PTNRP  
MAA PROP TAX REF 10140 SCHINDLER  
6815 POPLAR AVE STE 500  
GERMANTOWN TN 38138-0612

1703678831  
RESIDENT/TENANT  
300 FAYETTEVILLE ST  
RALEIGH NC 27601  
ATLANTA GA 30303-3490  
1703565859  
COMPASS RALEIGH 1031 LLC  
2217 STANTONSBURG RD  
GREENVILLE NC 27834-2841

1703585549  
MID-AMERICA APARTMENTS LP  
6815 POPLAR AVE STE 500  
GERMANTOWN TN 38138-0612

1703565859  
RESIDENT/TENANT  
301 100 W CABARRUS ST  
RALEIGH NC 27601

1703688159  
YOU BET YOUR BP LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703670203  
WAKE CNTY  
WAKE COUNTY ATTORNEY'S OFFICE  
PO BOX 550  
RALEIGH NC 27602-0550

1703579853  
217 MARTIN LLC  
RAYMOND MANAGEMENT COMPANY INC  
4601 FREY ST STE 400  
MADISON WI 53705-2904

1703578036  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703688146  
BRIGGS BUILDING RESTORATION  
909 GLENWOOD AVE  
RALEIGH NC 27605-1511

1703585194  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703579524  
HPT-X LLC  
PO BOX 340805  
BEAVERCREEK OH 45434-0805

1703688143  
RESIDENT/TENANT  
219 S SALISBURY ST  
RALEIGH NC 27601  
RALEIGH NC 27608-1455

1703581210  
MCP DILLON LLC  
METLIFE INVESTMENT MGT  
3500 LENOX RD NE STE 200  
ATLANTA GA 30326-4237

1703688048  
RESIDENT/TENANT  
224 200 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688159  
RESIDENT/TENANT  
216 FAYETTEVILLE ST  
RALEIGH NC 27601

1703670203  
MILLSTREAM PROPERTIES LLC  
PO BOX 6494  
RALEIGH NC 27628-6494

1703579853  
RESIDENT/TENANT  
217 W MARTIN ST  
RALEIGH NC 27601  
MADISON WI 53705-2904

1703578036  
RESIDENT/TENANT  
218 W CABARRUS ST  
RALEIGH NC 27601

1703688146  
RESIDENT/TENANT  
220 FAYETTEVILLE ST  
RALEIGH NC 27601

1703585194  
RESIDENT/TENANT  
220 S DAWSON ST  
RALEIGH NC 27601

1703579524  
RESIDENT/TENANT  
220 W DAVIE ST  
RALEIGH NC 27601

1703688143  
RESIDENT/TENANT  
222 FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27608-1455

1703688048  
PMC, INC.  
PO BOX 31182  
RALEIGH NC 27622-1182

1703688048  
RESIDENT/TENANT  
224 300 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688159  
RESIDENT/TENANT  
218 FAYETTEVILLE ST  
RALEIGH NC 27601

1703583177  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703579853  
RESIDENT/TENANT  
217 A W MARTIN ST  
RALEIGH NC 27601  
MADISON WI 53705-2904

1703578036  
RESIDENT/TENANT  
427 S DAWSON ST  
RALEIGH NC 27601

1703688146  
RESIDENT/TENANT  
220 300 FAYETTEVILLE ST  
RALEIGH NC 27601

1703585194  
RESIDENT/TENANT  
218 S DAWSON ST  
RALEIGH NC 27601

1703688143  
ALAMANCE ASSOCIATES II LLC  
JULIAN WILLIAMSON  
2305 WHITE OAK RD  
RALEIGH NC 27608-1455

1703588594  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703688048  
RESIDENT/TENANT  
224 100 FAYETTEVILLE ST  
RALEIGH NC 27601

1703688048  
RESIDENT/TENANT  
224 400 FAYETTEVILLE ST  
RALEIGH NC 27601



1703565859  
RESIDENT/TENANT  
301 101 W CABARRUS ST  
RALEIGH NC 27601

1703565859  
RESIDENT/TENANT  
301 202 W CABARRUS ST  
RALEIGH NC 27601

1703576852  
RESIDENT/TENANT  
301 1/2 W MARTIN ST  
RALEIGH NC 27601

1703576852  
RESIDENT/TENANT  
305 1/2 W MARTIN ST  
RALEIGH NC 27601

1703478972  
RESIDENT/TENANT  
302 S WEST ST  
RALEIGH NC 27601  
RALEIGH NC 27605-1606

1703575747  
4 DH PARTNERSHIP  
311 1/2 W MARTIN ST  
RALEIGH NC 27601-1352

1703575747  
RESIDENT/TENANT  
309 1/2 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
311 200 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
313 102 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
313 W MARTIN ST  
RALEIGH NC 27601

1703565859  
RESIDENT/TENANT  
301 200 W CABARRUS ST  
RALEIGH NC 27601

1703565859  
RESIDENT/TENANT  
301 W CABARRUS ST  
RALEIGH NC 27601

1703576852  
RESIDENT/TENANT  
301 W MARTIN ST  
RALEIGH NC 27601

1703576852  
RESIDENT/TENANT  
305 W MARTIN ST  
RALEIGH NC 27601

1703565611  
NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703575747  
RESIDENT/TENANT  
307 1/2 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
309 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
311 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
313 201 W MARTIN ST  
RALEIGH NC 27601

1703576659  
SIJ LLC  
2100 Q ST  
SACRAMENTO CA 95816-6816

1703565859  
RESIDENT/TENANT  
301 201 W CABARRUS ST  
RALEIGH NC 27601

1703576852  
JEMS ASSOCIATES LLC  
510 JOHN HAYWOOD WAY APT 104  
RALEIGH NC 27604-1685

1703576852  
RESIDENT/TENANT  
303 W MARTIN ST  
RALEIGH NC 27601

1703478972  
PATTERSON HOLDINGS LLC  
C/O YORK PROPERTIES  
2108 CLARK AVE  
RALEIGH NC 27605-1606

1703578840  
DOWNTOWN RALEIGH LODGING ASSOCIATES  
LLC  
DOWNTOWN RALEIGH LODGING ASSC LLC  
4601 FREY ST STE 400  
MADISON WI 53705-2904

1703575747  
RESIDENT/TENANT  
307 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
311 1/2 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
313 101 W MARTIN ST  
RALEIGH NC 27601

1703575747  
RESIDENT/TENANT  
313 204 W MARTIN ST  
RALEIGH NC 27601

1703571786  
CENTER LINE PROPERTIES LLC  
509 W NORTH ST  
RALEIGH NC 27603-1414

1703571786  
RESIDENT/TENANT  
310 S HARRINGTON ST  
RALEIGH NC 27601

1703478884  
MMP JUNCTION WEST LLC  
2426 E LAKE DR  
RALEIGH NC 27609-7610

1703584097  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703585325  
313 WEST HARGETT LLC  
2116 COWPER DR  
RALEIGH NC 27608-1324

1703479712  
RESIDENT/TENANT  
314 S WEST ST  
RALEIGH NC 27601

1703678636  
RESIDENT/TENANT  
316 FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703574098  
RESIDENT/TENANT  
316 W CABARRUS ST  
RALEIGH NC 27601

1703571677  
COZART, OTHO C COZART, JULIA V  
2209 OXFORD RD  
RALEIGH NC 27608-1636

1703570766  
CENTER LINE PROPERTIES LLC  
509 W NINTH ST  
RALEIGH NC 27603-1414

1703575387  
RESIDENT/TENANT  
319 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-6719

1703571786  
RESIDENT/TENANT  
314 S HARRINGTON ST  
RALEIGH NC 27601

1703478884  
RESIDENT/TENANT  
310 S WEST ST  
RALEIGH NC 27601

1703584097  
RESIDENT/TENANT  
310 W MARTIN ST  
RALEIGH NC 27601

1703585325  
RESIDENT/TENANT  
313 W HARGETT ST  
RALEIGH NC 27601

1703575056  
HOBBY FAMILY LLC  
PO BOX 18506  
RALEIGH NC 27619-8506

1703576515  
HILLSBOROUGH ANISA EMPIRE, LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703573608  
HARRINGTON STREET LLC  
PO BOX 37579  
RALEIGH NC 27627-7579

1703571677  
RESIDENT/TENANT  
318 S HARRINGTON ST  
RALEIGH NC 27601

1703575387  
ASHE AVENUE VENTURES LLC  
C/O WINIFRED BOLTON  
1500 DELLWOOD DR  
RALEIGH NC 27607-6719

1703575387  
RESIDENT/TENANT  
324 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-6719

1703571786  
RESIDENT/TENANT  
314 S S HARRINGTON ST  
RALEIGH NC 27601

1703478884  
RESIDENT/TENANT  
304 S WEST ST  
RALEIGH NC 27601

1703586206  
FIRST PRESBYTERIAN CHURCH RALEIGH FIRST  
PRESBYTERIAN CHURCH RALEIGH  
C/O WHITE OAK PROPERTIES  
21 GLENWOOD AVE  
RALEIGH NC 27603-2565

1703479712  
RALEIGH CITY OF  
222 W HARGETT ST  
RALEIGH NC 27601-1316

1703678636  
WAKE COUNTY  
WAKE COUNTY ATTORNEY'S OFFICE  
PO BOX 550  
RALEIGH NC 27602-0550

1703574098  
HOBBY FAMILY LLC  
PO BOX 18506  
RALEIGH NC 27619-8506

1703573608  
RESIDENT/TENANT  
317 S HARRINGTON ST  
RALEIGH NC 27601

1703671618  
318 PTNR LLC  
PO BOX 95  
RALEIGH NC 27602-0095

1703575387  
RESIDENT/TENANT  
318 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-6719

1703575387  
RESIDENT/TENANT  
410 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-6719

1703574387  
HOLMES, MICHAEL VAN HOLMES,  
ELLEN H  
310 N FRONT ST  
WILMINGTON NC 28401-5182

1703573848  
EMPIRE HU PROPERTIES LLC  
133 FAYETTEVILLE ST STE 600  
RALEIGH NC 27601-2911

1703573207  
NC RAILROAD INC  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703573207  
RESIDENT/TENANT  
327 108 W DAVIE ST  
RALEIGH NC 27601

1703573207  
RESIDENT/TENANT  
327 A W DAVIE ST  
RALEIGH NC 27601

1703583355  
HIGHWOODS REALTY LP  
3101 SMOKETREE CT STE 600  
RALEIGH NC 27604-1076

1703573807  
BOYETTES LEASING CORPORATION  
PO BOX 25014  
RALEIGH NC 27611-5014

1703573507  
DSB STEWART LLC  
283 SHADY BANKS BEACH RD  
WASHINGTON NC 27889-9638

1703583553  
RESIDENT/TENANT  
330 W HARGETT ST  
RALEIGH NC 27601

1703578620  
RESIDENT/TENANT  
333 S DAWSON ST  
RALEIGH NC 27601

1703571576  
RALEIGH WAREHOUS DIST HOLDINGS LLC  
APG ADVISORS  
1201 EDWARDS MILL RD STE 300  
RALEIGH NC 27607-3625

1703573848  
RESIDENT/TENANT  
323 W MARTIN ST  
RALEIGH NC 27601

1703573207  
RESIDENT/TENANT  
327 100 W DAVIE ST  
RALEIGH NC 27601

1703573207  
RESIDENT/TENANT  
327 112 W DAVIE ST  
RALEIGH NC 27601

1703573207  
RESIDENT/TENANT  
327 B W DAVIE ST  
RALEIGH NC 27601

1703573589  
EMPIRE HU PROPERTIES LLC  
133 FAYETTEVILLE ST STE 600  
RALEIGH NC 27601-2911

1703573807  
RESIDENT/TENANT  
329 W MARTIN ST  
RALEIGH NC 27601

1703573507  
RESIDENT/TENANT  
330 W DAVIE ST  
RALEIGH NC 27601

1703562950  
DUKE ENERGY PROGRESS INC  
TAX DEPT - DEC41B  
550 S TRYON ST  
CHARLOTTE NC 28202-4200

1703570622  
RALEIGH WAREHOUS DIST HOLDINGS  
LLC  
APG ADVISORS  
1201 EDWARDS MILL RD STE 300  
RALEIGH NC 27607-3625

1703571576  
RESIDENT/TENANT  
324 S HARRINGTON ST  
RALEIGH NC 27601  
RALEIGH NC 27607-3625

1703573848  
RESIDENT/TENANT  
325 W MARTIN ST  
RALEIGH NC 27601

1703573207  
RESIDENT/TENANT  
327 106 W DAVIE ST  
RALEIGH NC 27601

1703573207  
RESIDENT/TENANT  
327 114 W DAVIE ST  
RALEIGH NC 27601

1703573207  
RESIDENT/TENANT  
327 W DAVIE ST  
RALEIGH NC 27601

1703573589  
RESIDENT/TENANT  
328 W DAVIE ST  
RALEIGH NC 27601

1703674657  
WAKE COUNTY  
WAKE COUNTY ATTORNEY'S OFFICE  
PO BOX 550  
RALEIGH NC 27602-0550

1703583553  
CITYPLAT LEGENDS LLC  
107 FAYETTEVILLE ST STE 400  
RALEIGH NC 27601-2916

1703578620  
RALDT 2 LLC  
4131 PARKLAKE AVE STE 360  
RALEIGH NC 27612-2390

1703678520  
WAKE COUNTY  
WAKE COUNTY ATTORNEY'S OFFICE  
PO BOX 550  
RALEIGH NC 27602-0550

1703573758  
EMPIRE HU PROPERTIES LLC  
133 FAYETTEVILLE ST STE 600  
RALEIGH NC 27601-2911

1703573758  
RESIDENT/TENANT  
10 COMMERCE PL  
RALEIGH NC 27601

1703573758  
RESIDENT/TENANT  
319 100 W MARTIN ST  
RALEIGH NC 27601

1703573758  
RESIDENT/TENANT  
319 W MARTIN ST  
RALEIGH NC 27601

1703571674  
COZART, OTHO C COZART, JULIA V  
2209 OXFORD RD  
RALEIGH NC 27608-1636

1703571674  
RESIDENT/TENANT  
320 S HARRINGTON ST  
RALEIGH NC 27601

1703570190  
NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703575516  
DICKERSON, GEORGE H  
14116 WYNDFIELD CIR  
RALEIGH NC 27615-1315

1703575516  
RESIDENT/TENANT  
320 W DAVIE ST  
RALEIGH NC 27601

1703583092  
MARTIN PLACE CONDOMINIUMS  
320 W MARTIN ST  
RALEIGH NC 27601-1325

1703583092  
LINTON, SAMUEL  
320 101 W MARTIN ST  
RALEIGH NC 27601-1325

1703583092  
FULENWIDER, CHRISTA JEAN  
320 W MARTIN ST APT 102  
RALEIGH NC 27601-1325

1703583092  
CHAN, JUSTIN H.  
320 W MARTIN ST APT 103  
RALEIGH NC 27601-1368

1703583092  
MORGAN, HANNAH GRACE  
320 W MARTIN ST APT 104  
RALEIGH NC 27601-1368

1703583092  
FAITHFUL, DUSTIN TYLER  
320 105 W MARTIN ST  
RALEIGH NC 27601-1384

1703583092  
MCKEE, KATHRYNE LEONARD  
1907 PARK DR  
RALEIGH NC 27605-1614

1703583092  
CABA PROPERTIES LLC  
700 W JONES ST  
RALEIGH NC 27603-1427

1703583092  
DILLARD, KATHRYNE BLAIR  
320 W MARTIN ST APT 202  
RALEIGH NC 27601-1325

1703583092  
BLACK, ANDREW H  
551 SAWYER DR  
VACAVILLE CA 95687-7894

1703583092  
MEHTA, VARUN TEPORDEI, OXANA  
1001 CLARK RIDGE CT  
RALEIGH NC 27613-6243

1703583092  
GUAN, CHANGHONG  
320 W MARTIN ST APT 205  
RALEIGH NC 27601-1384

1703583092  
FROHLICH, CARLA  
320 W MARTIN ST APT 206  
RALEIGH NC 27601-1384

1703583092  
RESIDENT/TENANT  
320 106 W MARTIN ST  
RALEIGH NC 27601

1703583092  
RESIDENT/TENANT  
320 201 W MARTIN ST  
RALEIGH NC 27601

1703583092  
RESIDENT/TENANT  
320 203 W MARTIN ST  
RALEIGH NC 27601

1703583092  
RESIDENT/TENANT  
320 204 W MARTIN ST  
RALEIGH NC 27601

1703575338  
PSYCH WARD EMPIRE LANDLORD, LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703575338  
RESIDENT/TENANT  
321 W DAVIE ST  
RALEIGH NC 27601

1703584233  
HIGHWOODS REALTY LP  
3101 SMOKETREE CT STE 600  
RALEIGH NC 27604-1076

1703574579  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703678520  
RESIDENT/TENANT  
333 S SALISBURY ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678520  
RESIDENT/TENANT  
336 B FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678520  
RESIDENT/TENANT  
336 FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678312  
SIR WALTER APARTMENTS LP  
86 ROUTE 59  
SPRING VALLEY NY 10977-5214

1703478178  
RESIDENT/TENANT  
400 102 S WEST ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703581533  
THE DILLON MIXED USE DEVELOPMENT  
CONDOMINIUM OWNER  
DILLON STATION LLC  
5425 WISCONSIN AVE STE 202  
CHEVY CHASE MD 20815-3583

1703581533  
RESIDENT/TENANT  
400 W HARGETT ST  
RALEIGH NC 27601  
CHEVY CHASE MD 20815-3583

1703560984  
WSR CABARRUS LLC  
813 MILL GREENS CT  
RALEIGH NC 27609-4260

1703581210  
THE DILLON PARKING DECK CONDOMINIUM  
DILLON STATION, LLC  
DILLON STATION LLC  
5425 WISCONSIN AVE STE 202  
CHEVY CHASE MD 20815-3583

1703675364  
SILVERMAN, MARC H TRUSTEE  
C/O MHS HOLDINGS LTD  
6707 FAIRVIEW RD STE C  
CHARLOTTE NC 28210-3660

1703678520  
RESIDENT/TENANT  
336 440 FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678520  
RESIDENT/TENANT  
336 C FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678520  
RESIDENT/TENANT  
337 S SALISBURY ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678312  
SW COMMERCIAL HOLDINGS LLC  
CAPITAL REALTY GROUP INC  
86 ROUTE 59  
SPRING VALLEY NY 10977-5214

1703478178  
RESIDENT/TENANT  
400 S WEST ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703581533  
MCP DILLON LLC  
METLIFE INVESTMENT MGT  
3500 LENOX RD NE STE 200  
ATLANTA GA 30326-4237

1703581533  
RESIDENT/TENANT  
400 W HARGETT ST  
RALEIGH NC 27601  
ATLANTA GA 30326-4237

1703560984  
RESIDENT/TENANT  
401 W CABARRUS ST  
RALEIGH NC 27601

1703581210  
MCP DILLON LLC  
METLIFE INVESTMENT MGT  
3500 LENOX RD NE STE 200  
ATLANTA GA 30326-4237

1703675364  
RESIDENT/TENANT  
101 W DAVIE ST  
RALEIGH NC 27601  
CHARLOTTE NC 28210-3660

1703678520  
RESIDENT/TENANT  
336 A FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678520  
RESIDENT/TENANT  
336 CELL FAYETTEVILLE ST  
RALEIGH NC 27601  
RALEIGH NC 27602-0550

1703678312  
SW CONDO ASSOCIATION, INC.  
CAPITAL REALTY GROUP INC  
86 ROUTE 59  
SPRING VALLEY NY 10977-5214

1703478178  
CLANCY PROPERTIES LLC  
C/O CLANCY & THEYS CONST CO  
PO BOX 27608  
RALEIGH NC 27611-7608

1703478178  
RESIDENT/TENANT  
430 S WEST ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703581533  
MCP DILLON RESIDENTIAL LLC  
METLIFE INVESTMENT MANAGEMENT  
3500 LENOX RD NE STE 200  
ATLANTA GA 30326-4237

1703581533  
RESIDENT/TENANT  
400 W HARGETT ST  
RALEIGH NC 27601  
ATLANTA GA 30326-4237

1703581210  
THE DILLON MIXED USE DEVELOPMENT  
CONDOMINIUM OWNER  
DILLON STATION LLC  
5425 WISCONSIN AVE STE 202  
CHEVY CHASE MD 20815-3583

1703581210  
MCP DILLON RESIDENTIAL LLC  
METLIFE INVESTMENT MANAGEMENT  
3500 LENOX RD NE STE 200  
ATLANTA GA 30326-4237

1703675364  
RESIDENT/TENANT  
105 W DAVIE ST  
RALEIGH NC 27601  
CHARLOTTE NC 28210-3660

1703675364  
RESIDENT/TENANT  
400 S SALISBURY ST  
RALEIGH NC 27601  
CHARLOTTE NC 28210-3660

1703576333  
EMPIRE CONSOLIDATED  
DEVELOPMENT LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703570692  
RESIDENT/TENANT  
406 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-3625

1703570692  
RESIDENT/TENANT  
412 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-3625

1703675246  
TOP SEED LLC  
J BLOUNT WILLIAMS  
410 S SALISBURY ST  
RALEIGH NC 27601-1775

1703678215  
RESIDENT/TENANT  
414 010 FAYETTEVILLE ST  
RALEIGH NC 27601

1703678215  
RESIDENT/TENANT  
414 300 FAYETTEVILLE ST  
RALEIGH NC 27601

1703575293  
TEN TWO AND FOUR LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703575293  
RESIDENT/TENANT  
414 S DAWSON ST  
RALEIGH NC 27601

1703675136  
RESIDENT/TENANT  
416 S SALISBURY ST  
RALEIGH NC 27601  
SANTA ANA CA 92707-8725

1703675364  
RESIDENT/TENANT  
402 S SALISBURY ST  
RALEIGH NC 27601  
CHARLOTTE NC 28210-3660

1703570692  
RALEIGH WAREHOUS DIST HOLDINGS LLC  
APG ADVISORS  
1201 EDWARDS MILL RD STE 300  
RALEIGH NC 27607-3625

1703570692  
RESIDENT/TENANT  
408 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-3625

1703578243  
T SQUARE PTNR  
MRS. JAMES R. TROTTER  
2501 WHITE OAK RD  
RALEIGH NC 27609-7613

1703675246  
RESIDENT/TENANT  
410 S SALISBURY ST  
RALEIGH NC 27601  
RALEIGH NC 27601-1775

1703678215  
RESIDENT/TENANT  
414 100 FAYETTEVILLE ST  
RALEIGH NC 27601

1703678215  
RESIDENT/TENANT  
414 400 FAYETTEVILLE ST  
RALEIGH NC 27601

1703575293  
RESIDENT/TENANT  
410 S DAWSON ST  
RALEIGH NC 27601

1703575293  
RESIDENT/TENANT  
416 S DAWSON ST  
RALEIGH NC 27601

1703578119  
BARRINGER PARTNERS LLC  
TIM MILLER  
4020 OLD PINEVILLE RD  
CHARLOTTE NC 28217-1744

1703576349  
EMPIRE CONSOLIDATED  
DEVELOPMENT LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703570692  
RESIDENT/TENANT  
406 12 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-3625

1703570692  
RESIDENT/TENANT  
412 101 W DAVIE ST  
RALEIGH NC 27601  
RALEIGH NC 27607-3625

1703570886  
409 WEST MARTIN LANDLORD LLC  
409 W MARTIN ST  
RALEIGH NC 27603-1819

1703678215  
MILLSTREAM PROPERTIES LLC  
PO BOX 6494  
RALEIGH NC 27628-6494

1703678215  
RESIDENT/TENANT  
414 200 FAYETTEVILLE ST  
RALEIGH NC 27601

1703678215  
RESIDENT/TENANT  
414 FAYETTEVILLE ST  
RALEIGH NC 27601

1703575293  
RESIDENT/TENANT  
412 S DAWSON ST  
RALEIGH NC 27601

1703675136  
PHOENIX LIMITED PARTNERSHIP OF RAL  
BABAK SOTOODEH  
5 HUTTON CENTRE DR STE 860  
SANTA ANA CA 92707-8725

1703578119  
RESIDENT/TENANT  
417 S DAWSON ST  
RALEIGH NC 27601  
CHARLOTTE NC 28217-1744

1703673211  
PHOENIX OF RALEIGH LLC  
SOTOODEH & ASSOCIATES  
5 HUTTON CENTRE DR STE 860  
SANTA ANA CA 92707-8725

1703575147  
RESIDENT/TENANT  
418 120 S DAWSON ST  
RALEIGH NC 27601

1703575147  
RESIDENT/TENANT  
418 150 S DAWSON ST  
RALEIGH NC 27601

1703575147  
RESIDENT/TENANT  
422 S DAWSON ST  
RALEIGH NC 27601

1703678106  
RALEIGH HOTEL XXIX OWNER LLC  
PO BOX 56607  
ATLANTA GA 30343-0607

1703678106  
RESIDENT/TENANT  
428 FAYETTEVILLE ST  
RALEIGH NC 27601

1703670048  
MILLSTREAM PROPERTIES LLC  
PO BOX 6494  
RALEIGH NC 27628-6494

1703671008  
JORDAN, SHIRLEY P  
2016 NANCY ANN DR  
RALEIGH NC 27607-3353

1703671005  
RESIDENT/TENANT  
428 S MCDOWELL ST  
RALEIGH NC 27601

1703576014  
DICK HENRY EMPIRE LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703575147  
PSYCH WARD EMPIRE LANDLORD, LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703575147  
RESIDENT/TENANT  
418 130 S DAWSON ST  
RALEIGH NC 27601

1703575147  
RESIDENT/TENANT  
418 S DAWSON ST  
RALEIGH NC 27601

1703578115  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703678106  
RESIDENT/TENANT  
420 FAYETTEVILLE ST  
RALEIGH NC 27601

1703576140  
DICK HENRY EMPIRE LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703576047  
DICK HENRY EMPIRE LLC  
133 FAYETTEVILLE ST FL 6  
RALEIGH NC 27601-1356

1703671008  
RESIDENT/TENANT  
426 S MCDOWELL ST  
RALEIGH NC 27601

1703678018  
PHOENIX LIMITED PARTNERSHIP OF RAL  
BABAK SOTOODEH  
5 HUTTON CENTRE DR STE 860  
SANTA ANA CA 92707-8725

1703576014  
RESIDENT/TENANT  
428 S DAWSON ST  
RALEIGH NC 27601

1703575147  
RESIDENT/TENANT  
418 100 S DAWSON ST  
RALEIGH NC 27601

1703575147  
RESIDENT/TENANT  
418 140 S DAWSON ST  
RALEIGH NC 27601

1703575147  
RESIDENT/TENANT  
420 S DAWSON ST  
RALEIGH NC 27601

1703578132  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703678106  
RESIDENT/TENANT  
421 S SALISBURY ST  
RALEIGH NC 27601

1703576140  
RESIDENT/TENANT  
424 S DAWSON ST  
RALEIGH NC 27601

1703576047  
RESIDENT/TENANT  
426 S DAWSON ST  
RALEIGH NC 27601

1703671005  
NO DIVING LLC  
1519 BROOKSIDE DR  
RALEIGH NC 27604-2002

1703678018  
RESIDENT/TENANT  
430 FAYETTEVILLE ST  
RALEIGH NC 27601  
SANTA ANA CA 92707-8725

1703576014  
RESIDENT/TENANT  
430 S DAWSON ST  
RALEIGH NC 27601

1703673025  
RALDT LLC  
4131 PARKLAKE AVE STE 360  
RALEIGH NC 27612-2390

1703667978  
PHOENIX LIMITED PARTNERSHIP OF RAL  
BABAK SOTOODEH  
5 HUTTON CENTRE DR STE 860  
SANTA ANA CA 92707-8725

1703664619  
RESIDENT/TENANT  
500 S SALISBURY ST  
RALEIGH NC 27601

1703565779  
COMPASS RALEIGH 1031 LLC  
2217 STANTONSBURG RD  
GREENVILLE NC 27834-2841

1703476921  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703560831  
658 MAYWOOD AVE LLC  
514 S HARRINGTON ST  
RALEIGH NC 27601-2108

1703467736  
CABARRUS WEST PROPERTY LLC  
516 W CABARRUS ST  
RALEIGH NC 27603-1912

1703467736  
RESIDENT/TENANT  
518 S WEST ST  
RALEIGH NC 27601

1703477144  
RESIDENT/TENANT  
516 C W CABARRUS ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703477144  
RESIDENT/TENANT  
518 B W CABARRUS ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703673025  
RESIDENT/TENANT  
431 S MCDOWELL ST  
RALEIGH NC 27601

1703675033  
WALNUT CREEK FINANCING  
ASSISTANCE  
222 W HARGETT ST  
RALEIGH NC 27601-1316

1703560817  
WSR CABARRUS LLC  
813 MILL GREENS CT  
RALEIGH NC 27609-4260

1703561827  
WSR CABARRUS LLC  
813 MILL GREENS CT  
RALEIGH NC 27609-4260

1703476921  
RESIDENT/TENANT  
510 W MARTIN ST  
RALEIGH NC 27601

1703561708  
514 S HARRINGTON STREET LLC  
514 S HARRINGTON ST  
RALEIGH NC 27601-2108

1703467736  
RESIDENT/TENANT  
506 S WEST ST  
RALEIGH NC 27601

1703477144  
CLANCY PROPERTIES LLC  
C/O CLANCY & THEYS CONST CO  
PO BOX 27608  
RALEIGH NC 27611-7608

1703477144  
RESIDENT/TENANT  
516 W CABARRUS ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703477144  
RESIDENT/TENANT  
518 C W CABARRUS ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703671000  
MILLSTREAM PROPERTIES LLC  
PO BOX 6494  
RALEIGH NC 27628-6494

1703664619  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1703560817  
RESIDENT/TENANT  
505 S WEST ST  
RALEIGH NC 27601

1703561827  
RESIDENT/TENANT  
510 S HARRINGTON ST  
RALEIGH NC 27601

1703564778  
NC RAILROAD COMPANY  
2809 HIGHWOODS BLVD STE 100  
RALEIGH NC 27604-1000

1703565698  
RALEIGH-DAWSON ASSEMBLAGE LLC  
TAFT FAMILY VENT-FRANKIE  
2217 STANTONSBURG RD  
GREENVILLE NC 27834-2841

1703467736  
RESIDENT/TENANT  
518 S WEST ST  
RALEIGH NC 27601

1703477144  
RESIDENT/TENANT  
400 A S WEST ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703477144  
RESIDENT/TENANT  
518 A W CABARRUS ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608

1703477144  
RESIDENT/TENANT  
518 W CABARRUS ST  
RALEIGH NC 27601  
RALEIGH NC 27611-7608



1703561702  
VISTA REAL ESTATE LLC  
8315 SIX FORKS RD STE 205  
RALEIGH NC 27615-2103

1703561702  
RESIDENT/TENANT  
518 S HARRINGTON ST  
RALEIGH NC 27601

1703561702  
RESIDENT/TENANT  
520 1/2 S HARRINGTON ST  
RALEIGH NC 27601

1703561702  
RESIDENT/TENANT  
520 S HARRINGTON ST  
RALEIGH NC 27601

1703563723  
PROGRESS ENERGY CAROLINAS INC  
PEB 3A  
410 S WILMINGTON ST  
RALEIGH NC 27601-1849

1703560643  
522 S HARRINGTON LLC  
1507 BARDEN DR  
RALEIGH NC 27605-1747

1703560643  
FILOMENA, ANTHONY P. II FILOMENA,  
CAROL  
523 101 S WEST ST  
RALEIGH NC 27601

1703560643  
BOUTERSE, KARLA BOUTERSE, DYLAN  
525 S WEST ST UNIT 102  
RALEIGH NC 27601-2141

1703560643  
SPEZIAL, NIKO HALLASSOU  
523 201 S WEST ST  
RALEIGH NC 27601

1703560643  
THOMSEN, CAROL THOMSEN, SAMUEL  
PO BOX 5096  
CARY NC 27512-5096

1703560643  
522 S HARRINGTON, LLC  
JIM SCHAAFSMA  
1507 BARDEN DR  
RALEIGH NC 27605-1747

1703560643  
OAKLEY, RODNEY  
523 S WEST ST UNIT 205  
RALEIGH NC 27601-2257

1703560643  
GREEN, MICHAEL GREEN, LYNETTE  
3339 QUARRY DR  
FAYETTEVILLE NC 28303-4675

1703560643  
NATH, KEOLAHMATIE  
523 S WEST ST UNIT 207  
RALEIGH NC 27601-2257

1703560643  
CHUNG, ANN Y  
523 S WEST ST UNIT 208  
RALEIGH NC 27601-2257

1703560643  
MANNING, LEO TIMOTHY  
523 209 S WEST ST  
RALEIGH NC 27601

1703560643  
JOHNSON, JANNA CLAIRE  
523 210 S WEST ST  
RALEIGH NC 27601

1703560643  
VAZQUEZ, DAVID CAFFREY, COLLEEN  
523 S WEST ST UNIT 211  
RALEIGH NC 27601-2258

1703560643  
BERNSTEIN, SIDNEY BERNSTEIN,  
SUZANNE O  
523 212 S WEST ST  
RALEIGH NC 27601-2258

1703560643  
SARODE, DARSHAN  
523 301 S WEST ST  
RALEIGH NC 27601

1703560643  
HOWELL, JANE  
523 S WEST ST UNIT 302  
RALEIGH NC 27601-2258

1703560643  
BOVIO, ERNEST L JR BOVIO, HOLLY H  
523 S WEST ST UNIT 303  
RALEIGH NC 27601-2258

1703560643  
SPANO, ANNE MARIE  
523 304 S WEST ST  
RALEIGH NC 27601

1703560643  
309 ELM, LLC  
1531 IREDELL DR  
RALEIGH NC 27608-2304

1703560643  
LAING, RUSSELL LAING, ALLISON  
523 S WEST ST UNIT 306  
RALEIGH NC 27601-2258

1703560643  
DEAN-MCKINNEY, TRAVIS DEAN-  
MCKINNEY, MELISSA  
523 307 S WEST ST  
RALEIGH NC 27601-2258

1703560643  
GASKINS, KIMBERLY R. DAVIS, THOMAS  
C.  
523 308 S WEST ST  
RALEIGH NC 27601

1703560643  
MEANS, SARAH KATE  
523 310 S WEST ST  
RALEIGH NC 27601

1703560643  
NUTT, WILLIAM VIRDEN III  
523 311 S WEST ST  
RALEIGH NC 27601

1703560643  
GAVANKAR, SANDEEP S.  
523 312 S WEST ST  
RALEIGH NC 27601

1703560643  
JOHNSON, TIMOTHY  
523 S WEST ST UNIT 401  
RALEIGH NC 27601-2259

1703560643  
ROWEN, KATHRYN K.  
523 405 S WEST ST  
RALEIGH NC 27601

1703560643  
BERG, MICHAEL  
523 S WEST ST UNIT 409  
RALEIGH NC 27601-2260

1703560643  
ANDERSON, JONATHAN W.  
ANDERSON, JENNIFER W.  
PO BOX 6356  
RALEIGH NC 27628-6356

1703560643  
CROTEAU, ANNE E ANDELMAN, JAMES  
E  
523 S WEST ST UNIT 507  
RALEIGH NC 27601-2261

1703560643  
RESIDENT/TENANT  
522 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 204 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 309 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 410 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 502 S WEST ST  
RALEIGH NC 27601

1703560643  
ENNIS, RYAN ENNIS, KRISTIN  
523 402 S WEST ST  
RALEIGH NC 27601-2259

1703560643  
AUSTIN, STEPHEN B AUSTIN, DENISE W  
523 S WEST ST UNIT 407  
RALEIGH NC 27601-2259

1703560643  
YARMY, ANNEMARIE  
1 CITY PL APT 2809  
WHITE PLAINS NY 10601-3350

1703560643  
IORDANOU, MICHAEL TRUSTEE FBO KRYSTINA  
IORDANOU SOUTH DAKOTA TRUST COMPANY  
TRUSTEE  
523 504 S WEST ST  
RALEIGH NC 27601

1703560643  
STEPHENSON, WILLIAM CARROLL III  
523 508 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 202 S WEST ST  
RALEIGH NC 27601  
RALEIGH NC 27605-1747

1703560643  
RESIDENT/TENANT  
523 206 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 405 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 411 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 503 S WEST ST  
RALEIGH NC 27601

1703560643  
STRIEN, ARIETTE VAN AUFORT,  
PHILLIPE  
523 S WEST ST UNIT 404  
RALEIGH NC 27601-2259

1703560643  
PRINCE, GUYNN ANDERSON PRINCE,  
SUZANNE V  
523 S WEST ST UNIT 408  
RALEIGH NC 27601-2260

1703560643  
LOTRECCHIANO, THOMAS  
LOTRECCHIANO, MOLLIE E  
523 S WEST ST UNIT 501  
RALEIGH NC 27601-2260

1703560643  
PETER'S HOLDING, LLC  
645 N MAIN ST  
HIGH POINT NC 27260-5017

1703560643  
RESIDENT/TENANT  
414 W LENOIR ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 203 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 305 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 406 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 412 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 505 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 506 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
523 S WEST ST  
RALEIGH NC 27601

1703560643  
RESIDENT/TENANT  
530 S HARRINGTON ST  
RALEIGH NC 27601

1703475257  
3119 ASSOCIATES LLC  
516 W CABARRUS ST  
RALEIGH NC 27603-1912

1703475257  
RESIDENT/TENANT  
600 W CABARRUS ST  
RALEIGH NC 27601

Mayor Mary-Ann Baldwin  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590

Council Member Nicole Stewart  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590

Council Member Jonathan Melton  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590

Council Member Patrick Buffkin  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590

Council Member David Cox  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590

Council Member Corey Branch  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590

Council Member Stormie Forte  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590

Council Member David Knight  
City of Raleigh City Council Office  
PO Box 590  
Raleigh 27602-0590