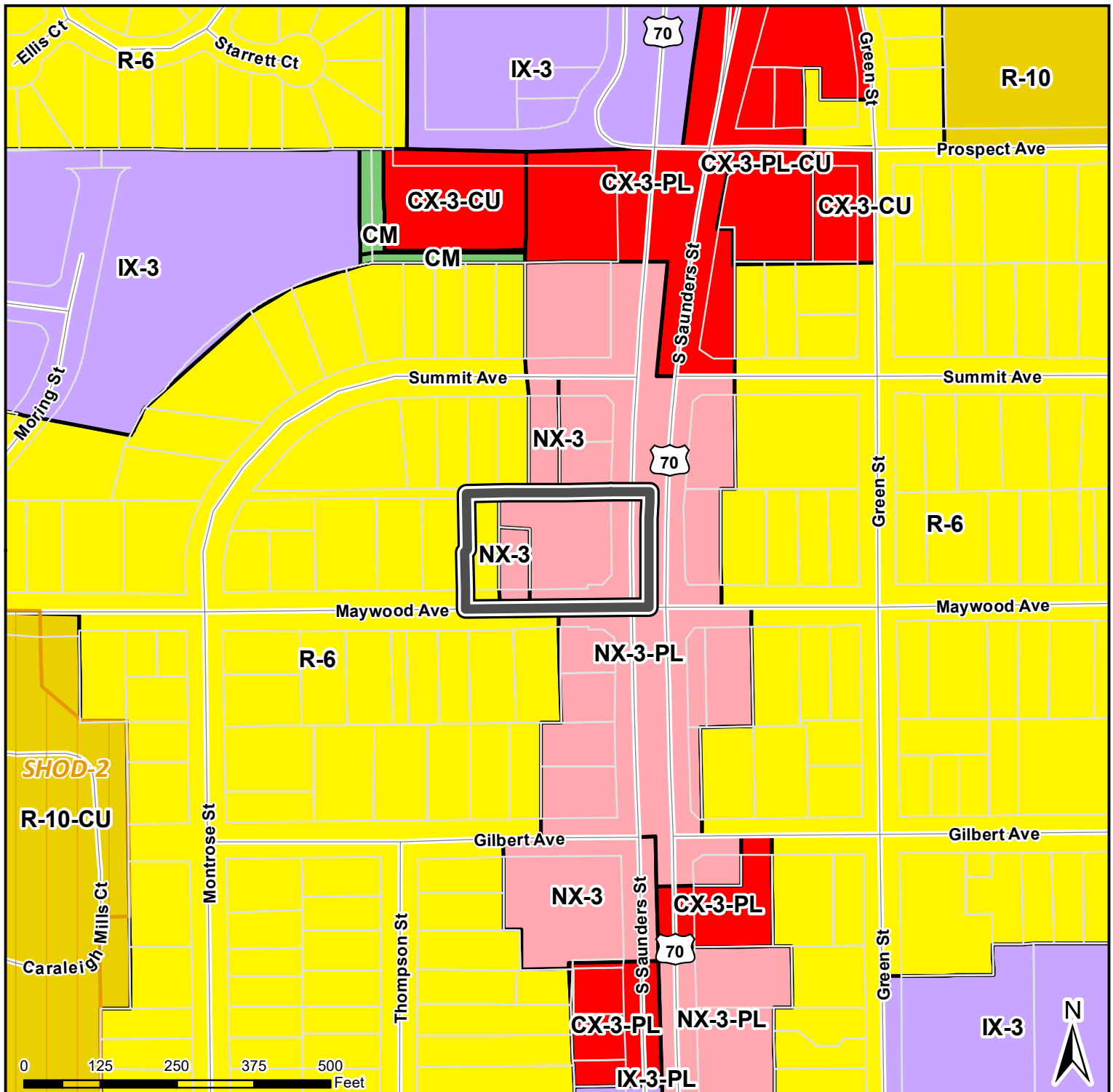
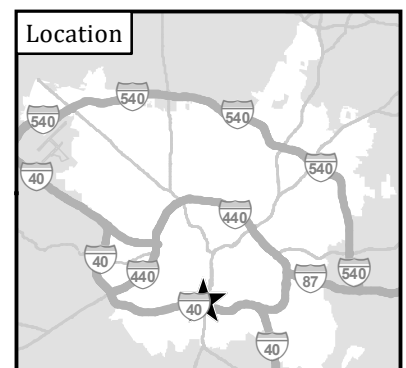


Existing Zoning

Z-25-2019



Property	1414 S Saunders St; 312 & 314 Maywood Ave
Size	0.81 acres
Existing Zoning	R-6, NX-3 & NX-3-PL
Requested Zoning	NX-12-UL-CU



Rezoning Application



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District Height Frontage Overlay(s) n/a
NX-3-PL; NX-3; R-6
Proposed Zoning Base District NX Height 12 Frontage UL Overlay(s) n/a

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

OFFICE
USE ONLY

Transaction #

Rezoning Case #

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

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

GENERAL INFORMATION

Date August 9, 2019 Date Amended (1) Date Amended (2)

Property Address 1414 S. Saunders St; 312 Maywood Ave; 314 Maywood Ave

Property PIN 1703329132; 1703328059; 1703327191 Deed Reference (book/page) B17380, P1976; B17380, P1976; B17423, P2584

Nearest Intersection Maywood Avenue and S. Saunders Street

Property Size (acres) 0.51; 0.12; 0.18 (For PD Applications Only) Total Units Total Square Feet 0.81

Property Owner/Address

c/o Jim Adams
701 Exposition Place, Suite 108
Raleigh, NC 27615

Phone 919.847.8350 Fax n/a

Email jadams@wajmanagement.com

Project Contact Person/Address

Mack Paul, Morningstar Law Group
421 Fayetteville Street, Suite 530
Raleigh, NC 27601

Phone 919.590.0377 Fax 919.882.8890

Email mpaul@morningstarlawgroup.com

Owner/Agent Signature

*Mack Paul by
Julia Ogden*

Email mpaul@morningstarlawgroup.com

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Transaction #

Existing Zoning NX-3-PL; NX-3; R-6 Proposed Zoning **NX-12-UL**

Rezoning Case #

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited on the subject property: bar, nightclub, tavern, lounge; detention center, jail, prison; vehicle sales; vehicle repair (minor); vehicle fuel sales.

2. Building facades shall be constructed from one or more of the following materials: glass; concrete and/or clay brick masonry, cementitious stucco, native and masonry stone, natural wood, precast concrete, and metal panel and/or trim. The following building siding materials shall be prohibited in such areas: vinyl siding, fiberboard siding, pressure treated wood, any synthetic stucco (EIFS). Window frames, door frames, soffits, or miscellaneous trim may be constructed of wood, synthetic stucco (EIFS), fiberglass, or metal.

3. The property owner will dedicate no less than 15% of units as workforce housing for households earning 80% area median income or less for a period of no less than 10 years from the date of issuance of a certificate of occupancy. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhood Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a Certificate of Occupancy. Workforce housing units offered within this condition shall be constructed concurrently with the project's market rate units. The property owner shall certify to the City compliance with this zoning condition on an annual basis.

4.

5.

6.

7.

8.

9.

10.

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

Owner/Agent Signature

Print Name

Ragan W. Ramsey Ragan W. Ramsey

REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

OFFICE USE ONLY

Transaction #

Rezoning Case #

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.

The zoning request is consistent with the Future Land Use designation of Office and Residential Mixed Use 1. (ORD) based on the proposed uses. Higher impacts uses are not permitted consistent with ORD. Further, ORD calls for greater heights along major corridors.

The rezoning request is consistent with the Urban Form Map and Southern Gateway Corridor Plan based on the 2. urban frontage. S. Saunders Street is designated as a transit emphasis corridor. The Southern Gateway Corridor Plan calls for more urban frontages along S. Saunders Street. The Urban Limited frontage achieves that.

The rezoning is consistent with a number of policies in the 2030 Comprehensive Plan, including the following: LU 7.1 (discourage auto-oriented commercial "strip" development and encourage pedestrian oriented nodes along major corridors); H 1.1 (promote mixed-income neighborhoods, especially along transit corridors); UD 1.6 (create more distinctive and memorable gateways at points of entry to the City); UD 4.5 (promote ground level retail, making walking more comfortable and convenient).

4.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

The proposed rezoning would help to fill the growing housing gap by including workforce housing 1. units.

The proposed rezoning would mark an improvement for S. Saunders, creating a more urban, 2. walkable environment by utilizing an urban frontage.

Development under the proposed rezoning would bring more residential units living along a 3. heavily commercial corridor in close proximity to Downtown.

Development under the proposed rezoning would provide service retail to the surrounding 4. neighborhood with growing demand for such services.

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLY**Transaction #****Rezoning Case #****INVENTORY OF HISTORIC RESOURCES**

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

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

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response: The proposed zoning permits mixed-use development, including retail uses, eating establishments, and residential uses.</p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response: Adjoining properties to the west of the site are designated Office & Residential Mixed Use under the Future Land Use Map, a category indicating that "low-density residential uses are no longer appropriate." Those properties will form a buffer between the R-6 properties further to the west and the major corridor of South Saunders street on which this site has frontage.</p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response: The site is surrounded on three sides by existing public right of way and will not require circuitous trips from those already in the neighborhood.</p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response: The site is surrounded on three sides by existing public right of way.</p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response: The existing block length does not exceed 660 feet, and the existing block meets block perimeter standards.</p>
6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response: The proposed UL frontage does not permit parking between the building and roadway, and a main street or mixed-use streetscape is required.</p>

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response: The proposed UL frontage requires a build-to line no more than 20 feet from the roadway frontage, and no parking is permitted between the buildings and the roadways.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: The proposed UL frontage does not permit parking between the building and roadway, and the frontage is further controlled through the applicable build-to requirement.</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response: The proposed UL frontage does not permit parking between the building and roadway, and the frontage is further controlled through the applicable build-to requirement.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response: An existing bus stop is located along the subject property's frontage on South Saunders Street and another bus stop is located along its block's frontage on Maywood Avenue.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: The proposed zoning is compatible with this goal.</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response: The subject property is not located in a floodplain, nor does it encompass steep slopes.</p>

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

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

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

MASTER PLAN SUBMITTAL REQUIREMENTS

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			



Notes:

Maple Street may affect the building and parking lot. The lot owner and owner representative should be notified of the proposed plan for the building and parking lot. The owner should be notified of the proposed plan for the building and parking lot. The owner should be notified of the proposed plan for the building and parking lot.



SUMMARY OF ISSUES

A neighborhood meeting was held on July 29, 2019 (date) to discuss a potential rezoning located at 1414 S Saunders St, 312 Maywood Ave, 314 Maywood Ave (property address). The neighborhood meeting was held at Trophy Brewing, 656 Maywood Ave (location). There were approximately 31 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Attendees asked about parking and whether all residents and tenants would be parked on site.

Attendees asked about access driveways on site and whether alleyways would be maintained.

Attendees discussed scale of project and transitions to adjacent residential properties.

Attendees discussed design of project based on construction type and character of surrounding neighborhoods.

Attendees asked whether development would incorporate sustainable elements in design.

Attendees asked about types of rental tenants and potential amenities for the neighborhood.

Attendees discussed affordable component of development of development, including number of affordable units, level of affordability, and targeted tenants.

Attendees asked about potential need for traffic study and mitigating traffic impact in the area.

[illegible]

Name	address	email
Christine Castelleo	322 Maywood	ccastelloe@nc.rr.com
Harper Bridgers	137 Prospect Ave	chbridgers@gmail.com
Natalie Lopez	137 Prospect Ave	natalie.ann.lopez@gmail.com
Lauren and Max Delgado	163 Maywood Ave	laurenianarella@gmail.com
Carlos and Adrielm Millan	none given	Adriennemillan87@gmail.com
Brian and Stacy Krug	131 Maywood	bdkrug@gmail.com
Brie DuMont	303 Bathgate Lane, Cary NC	Brie@yardhique.com
Brian DuMont	154 Maywood	brian@yardhique.com
Moiria and Don Washington	209 Maywood	singinpainter@yahoo.com
Brenda Dolen	512 Maywood Ave	ladyhobo14@aol.com
Mona Nichols	506 Maywood Ave	none given
Connie Crumpler	120 Gilbert Ave	ccrumpler@gmail.com
Kevin and Carolyn Wall	317, 319, 348 Summit	kdub213@gmail.com
Hsarah Healey Lassiter	1535-123 Caraleigh Mill Ct	sarahcaraleighmills@gmail.com
Karen Skarda	47 Summit Ave	kskardamd@gmail.com
Neal Motaparthi	337 Summit Ave	motaparthynreal@gmail.com
Rick and Jane Hunter	813 Grahall St	hunteratty@gmail.com
Clay Ferebee	409 Maywood, 401, 407 Maywood, 1515, 1506 Monterose	none given, but gave phone number 919-306-3477
Michelle McKay	325 Summit Ave	michelle.mckay@ncdent.gov
Mariah Hachmeister	147 Gilbert Ave	mchachme@ncsu.edu
Luke Bhoothipiti	609 Maywood Ave	lukebhoothipiti@gmail.com
Jenifer Kopf	611 Maywood	jeniferp.kopf@gmail.com
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Mildred Flynn	149 Prospect	mildredflynn42@gmail.com
Hal Thomas	415 mony	halthomasemail@gmail.com
Walker Roberts	none given	walker.roberts30@gmail.com
Matt and Beth Robinson	420 Maywood	robinson@raleighskyline.com
Jessica and Matt Tracey	1609 Ella Wiggins Way	jessicatracey5@gmail.com
Marnie Hill	none given	hillmarnie@gmail.com
Steven A. Hill	none given	hills@pitt.k12.nc.us
none given	none given	sarah.caraleighmills@gmail.com

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412 MAYWOOD AVE
RALEIGH NC 27603-2336

ANDERSON, JONATHAN W
PO BOX 6356
RALEIGH NC 27628-6356

ANGEL WINGS 8 LLC
517 MERCURY ST
RALEIGH NC 27603-2341

ANTHONY, JAMES I JR
702 OBERLIN RD STE 400
RALEIGH NC 27605-1357

APPLE CAT REALTY LLC
212 MAYWOOD AVE
RALEIGH NC 27603-2440

ARCHIVE DEVELOPMENT LLC
105 CASHWELL DR
GOLDSBORO NC 27534-7521

ASHLEY, JIMMY W JR
314 GILBERT AVE
RALEIGH NC 27603-2324

BATES, DEBRA W. BATES, WILLIAM C JR.
4612 SPRING CREST CT
FUQUAY VARINA NC 27526-8405

BBC MAYWOOD PROPERTIES LLC
301 FAYETTEVILLE ST
UNIT 2808
RALEIGH NC 27601-2177

BEAMAN HOME SOLUTIONS INC
TRIANGLE HOMES & REHAB INC
3416 SINGLELEAF LN
RALEIGH NC 27616-8984

BEASLEY, RUTH N
5122 MIDLAND ST
RALEIGH NC 27603-4234

BEAU CHENE LAND & TIMBER CO
1510 FAIRVIEW RD
RALEIGH NC 27608-2528

BEBCO
105 BERRY HILL DR
RALEIGH NC 27615-2060

BECKLEE PLACE INC
10014 CHAPEL HILL RD STE A
MORRISVILLE NC 27560-9399

BHOTHIPITI, LUKE BHOTHIPITI,
LAUREN LUWISCH
609 MAYWOOD AVE
RALEIGH NC 27603-2339

BROWN, TEDDI A
312 SUMMIT AVE
RALEIGH NC 27603-2352

BYRD, THOMAS H IV TRUSTEE
THOMAS H BYRD III RVBLE TRUST
214 ANNADALE DRIVE
CARY, NC 27511-6504

CARALEIGH BAPTIST CHURCH
1400 GREEN ST
RALEIGH NC 27603-2428

CARALEIGH BAPTIST CHURCH
TRUSTEES
1400 GREEN ST
RALEIGH NC 27603-2428

CARALEIGH MILLS CONDO ASSOC
INC
YORK PROPERTIES INC
2108 CLARK AVE
RALEIGH NC 27605-1606

CARALEIGH VILLAGE LLC
2901 TIMPANI TRL
APEX NC 27539-3621

CASTELLOE, KEN M CASTELLOE,
CHRISTINE A
322 MAYWOOD AVE
RALEIGH NC 27603-2334

DAVISON, JUDY E TRUSTEE THE
JUDY ELLENBURG DAVISON
REVOCABLE LIVING TRUST
42 PATTON CT SE
CONCORD NC 28025-3718

DELGADO, MAX JANARELLA,
LAUREN
163 MAYWOOD AVE
RALEIGH NC 27603-2437

DUMONT, WILLIAM J DUMONT,
BARBARA
303 BATHGATE LN
CARY NC 27513-5565

DUMONT, WILLIAM J DUMONT,
BARBARA J
303 BATHGATE LN
CARY NC 27513-5565

DYNAMIC HANDS CONCRETE, INC.
YOLANDA HERRERA
1514 S SAUNDERS ST
RALEIGH NC 27603-2310

EARP, VIKKI S
4409 HARBOURGATE DR
RALEIGH NC 27612-2719

EDWARDS, PAMELA COATS
313 ENCHANTED OAKS DR
RALEIGH NC 27606

EZANA LLC
211 PROSPECT AVE
RALEIGH NC 27603-2447

FAIRWEATHER, ROBERT IAN
416 MAYWOOD AVE
RALEIGH NC 27603-2336

FEREBEE, HENRY CLAY V VOLKER,
ELIZABETH HELEN
1515 MONTROSE ST
RALEIGH NC 27603-2345

FINISH LINE AUTO BODY & PAINT
LLC
1300 S SAUNDERS ST
RALEIGH NC 27603-2306

GAY, MARVINE E JR GAY, CYNTHIA
W
1320 MEDFIELD RD
RALEIGH NC 27607-4720

GERARDI, JAMES V GERARDI, BETTY
S
1320 GREEN ST
RALEIGH NC 27603-2426

GUERRA, ESAU DE JESUS VEASQUEZ,
MARJORIE ANTONELA
9017 BRITT FARM DR
RALEIGH NC 27603-9181

GUPTA, ANGELA K
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI K
3316 BOULDER CT
RALEIGH NC 27607-3111

HAITH, DAVID E HAITH, MARJORIE F
1501 MONTROSE ST
RALEIGH NC 27603-2345

HATCHETT, FREDERIC L
328 SUMMIT AVE
RALEIGH NC 27603-2352

HESTER, H THOMAS
1420 MORING ST
RALEIGH NC 27603-2350

HOBBY FAMILY LLC
PO BOX 18506
RALEIGH NC 27619-8506

HUGGINS, MARGIE M MOORE,
TERESA M
1600 THOMPSON ST
RALEIGH NC 27603-2354

HUNTER, CHARLES DAVID
321 SUMMIT AVE
RALEIGH NC 27603-2351

HURLEY, CHRISTOPHER MICHAEL
HURLEY, CRISTINA BAKER
603 MAYWOOD AVE
RALEIGH NC 27603-2339

IGLESIA DE ALFA Y OMEGA ROCA DE
SALVACION
318 & 322 GILBERT AVE
RALEIGH NC 27603

JENKINS PROPERTIES LIMITED
PARTNERSHIP
701 EXPOSITION PL STE 118
RALEIGH NC 27615-3356

JENKINS PROPERTIES LP
314 MAYWOOD AVE
RALEIGH NC 27603-2334

JPB HOLDINGS LLC
1615 OBERLIN RD
RALEIGH, NC 27608-2039

JPB HOLDINGS LLC INDUSTRIAL
VILLAGE ROAD LLC
1615 OBERLIN RD
RALEIGH NC 27608-2039

KILPATRICK, KENT KILPATRICK,
ANGELA
336 SUMMIT AVE
RALEIGH NC 27603-2352

KINCAID HOLDINGS LLC
530 MAYWOOD AVE
RALEIGH NC 27603-2338

KRAUSE, CYNTHIA C KRAUSE,
CHARLES
106 GRAY GOOSE LN
WENDELL NC 27591-9344

LASSITER, TRAVIS HEALEY, SARAH
1535 CARALEIGH MILLS CT APT 123
RALEIGH NC 27603-6453

LEE & WEAVER PROPERTY ASSOC
LLC
3804 FAYETTEVILLE RD
RALEIGH NC 27603-3550

LEE, JOSEPH I III TRUSTEE THE
JOSEPH I LEE JR RVCBLE TRUST
501 MARLOWE RD
RALEIGH NC 27609-7019

MATTHEW CHAPEL FULL
DELIVERANCE HOLINESS CHURCH
INC
1516 MONTROSE ST
RALEIGH NC 27603-2346

MCKAY, MICHELLE PATRICIA
325 SUMMIT AVE
RALEIGH NC 27603-2351

NICHOLS, REED A NICHOLS, MONA D
512 MAYWOOD AVE
RALEIGH NC 27603-2338

ONEILL, KENNETH ONEILL, TERESA
1601 THOMPSON ST
RALEIGH NC 27603-2353

PHILLIPS, WESLEY R JR PHILLIPS,
SARAH
1613 ELLA WIGGINS WAY
RALEIGH NC 27603-6487

PHIPPS, JANE E
309 MAYWOOD AVE
RALEIGH NC 27603-2333

PHIPPS, PETER JAMES PHIPPS,
STEPHANIE SMITH
1605 ELLA WIGGINS WAY
RALEIGH NC 27603-6487

REAVES, MARGARET ANN
6320 ROCK QUARRY RD
RALEIGH NC 27610-9606

RIGHT FORCE
303 BATHGATE LN
CARY NC 27513-5565

RIGHT FORCE INC
303 BATHGATE LN
CARY NC 27513-5565

RIGHT FORCE INC
WILLIAM J DUMONT
303 BATHGATE LN
CARY NC 27513-5565

ROBINSON, MATT J
420 MAYWOOD AVE
RALEIGH NC 27603-2336

ROBINSON, MATTHEW J ROBINSON,
ELIZABETH C
420 MAYWOOD AVE
RALEIGH NC 27603-2336

ROSSBACH, DAVID W JONES, RUTH
208 MAYWOOD AVE
RALEIGH NC 27603-2440

ROWDY RIDGEBACKS HOLDINGS
LLC
2500 MEDWAY DR
RALEIGH NC 27608-1615

SELJENES, DANIELLE E. SELJENES,
HENNING A.
607 VELMA HOPKINS LN
RALEIGH NC 27603-6489

SETER, ROBERT W
330 MAYWOOD AVE
RALEIGH NC 27603-2334

SIMMONS, TYRANIUS
116 MORELAND CT
CARY NC 27518-8644

STAHEL, ANNE WILLIAMS
2536 ASHLEY CT
RALEIGH NC 27607-6955

STAR BRITE HOUSING, LLC
PO BOX 1137
YOUNGSVILLE NC 27596-1137

SUNNY PROPERTY LLC
1304 MAGNOLIA BEND LOOP
CARY NC 27519-0120

TAYLOR, EARL WAYNE JR
1016 DOROTHEA DR
RALEIGH NC 27603-2142

THOMAS, BENJAMIN HARROLD
THOMAS, THOMAS JOSEPH
1412 MORING ST
RALEIGH NC 27603-2350

TRACEY, MATTHEW MICHAEL
TRACEY, JESSICA MYERS
1609 ELLA WIGGINS WAY
RALEIGH NC 27603-6487

TRUELOVE, MARCUS EDESEL
WATERS, JEAN TRUELOVE
5525 HUNTER HOLLOW DR
RALEIGH NC 27606-9372

TRUSTEE FOR JOSEPH I LEE JR REVOCABLE LIVING TRUST 4200 GLEN LAUREL DR RALEIGH NC 27612-3704	TYSON, LILIA ESPINOSA 813 VAN THOMAS DR RALEIGH NC 27615-5244	WALL, CAROLYN 2909 LA MANGA DR RALEIGH NC 27610-8262
WASHINGTON, DONALD WASHINGTON, MOIRA A 4501 DURALEIGH RD RALEIGH NC 27612-3533	WASHINGTON, MORIA A WASHINGTON, DONALD 4501 DURALEIGH RD RALEIGH NC 27612-3533	WINDERS, KATHERINE LYNNE RIEDESEL, DUSTIN 1607 ELLA WIGGINS WAY RALEIGH NC 27603-6487
WINDSOR CREST PROPERTIES INC 10014 CHAPEL HILL RD STE A MORRISVILLE NC 27560-9399	WINDSOR CREST PROPERTIES INC 10014 CHAPEL HILL RD MORRISVILLE NC 27560-9399	WINDSOR CREST PROPERTIES INC BRIAN W DUMONT 10014A CHAPEL HILL RD MORRISVILLE NC 27560-9399
YOUNG, JOSHUA STEVENS, TIANA R 1408 MORING ST RALEIGH NC 27603-2350	EARP, MICHAEL EARP, DEBRA 314 MAYWOOD AVE RALEIGH NC 27603-2334	FEREBEE, HENRY CLAY IV FERELEE, DEBORAH H 302 PERRY ST RALEIGH NC 27608-2422
FEREBEE, HENRY CLAY IV FERELEE, DEBORAH HEWETT 302 PERRY ST RALEIGH NC 27608-2422	LIGGINS, PERCY ROY JACKSON, ANNIE P HEIRS 1605 THOMPSON ST RALEIGH NC 27603-2353	SUGGS, GLENDA THOMPSON 7318 FONTANA RIDGE LN RALEIGH NC 27613-1469