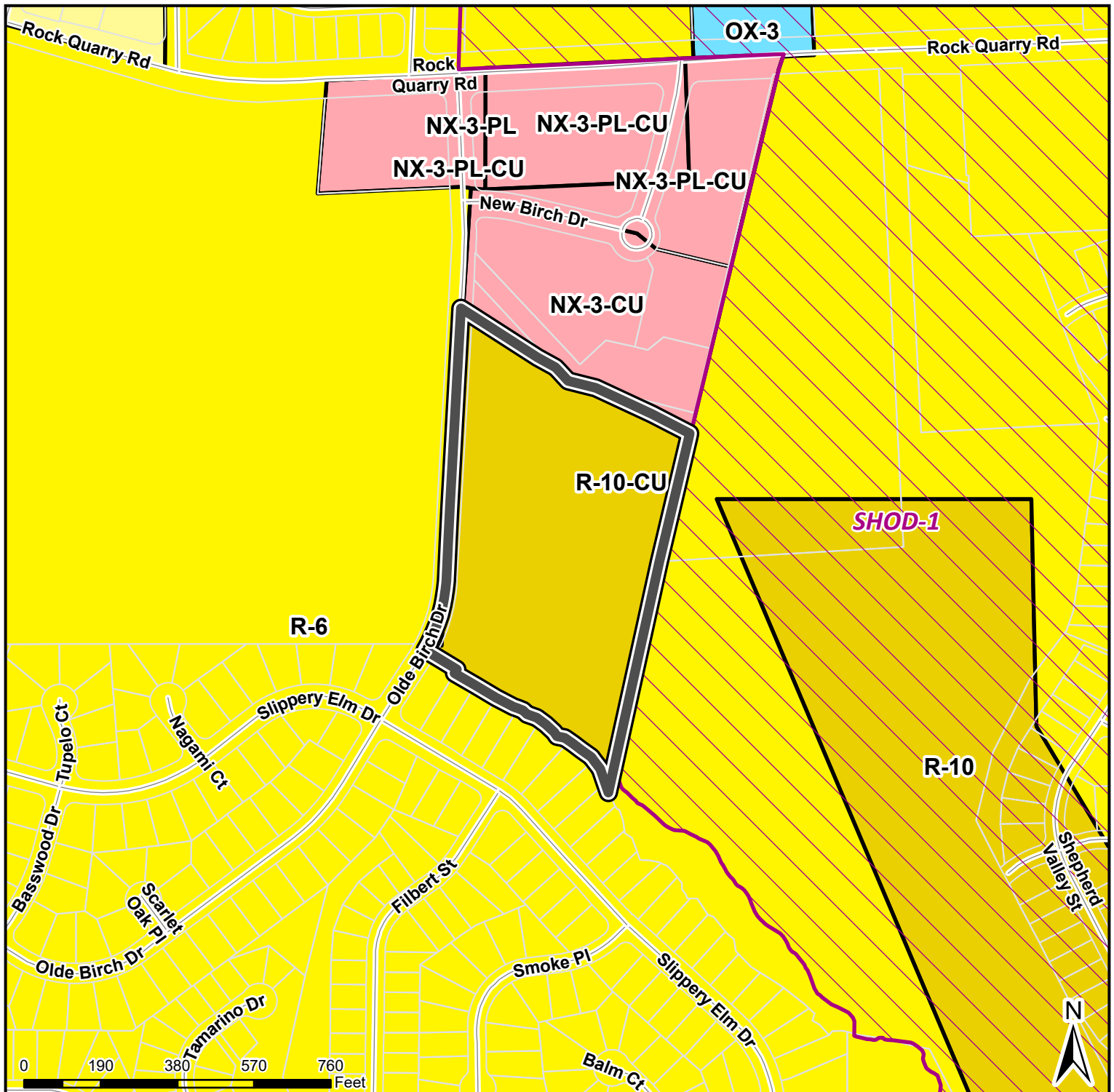
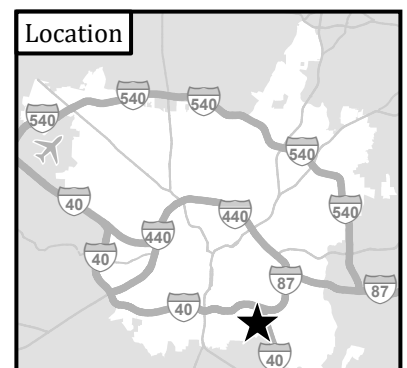


Existing Zoning

TCZ-26-2022



Property	3300 Olde Birch Rd
Size	10.43 acres
Existing Zoning	R-10-CU
Requested Zoning	R-10-CU (Amend Zoning Conditions)



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	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):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	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):		

Conditional Use District Zoning Conditions

Zoning case #: TBD

Date submitted: November 5, 2021

OFFICE USE ONLY

Rezoning case #

Existing zoning: R-10-CU

Proposed zoning: R-10-CU

Narrative of Zoning Conditions Offered

The text change to zoning conditions would remove all conditions from rezoning case Z-71-97, and replace with the following conditions:

1. An apartment building type may not include dwelling units that are separated by a horizontal party, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____



Printed Name: _____

SAMPATH POLASANI

3300 Olde Birch Road

Z-71-97 Rock Quarry Road, south side, north of Colony Drive, being Tax Map Parcel 1712.16 84 (portion of) 7676, approximately 11.4 acres rezoned to Residential-10 Conditional Use District.

Conditions: (11/6/97)

1. Stormwater runoff from the site shall comply with CR 7107.
2. Uses shall be limited to life care community, congregate care facilities or rest home at densities as allowed by Residential-10 zoning requirements, or single family dwelling at densities as allowed in Residential-6 District.
3. Future subdivision plans will show a public street or streets intersecting with Rock Quarry Road and traversing the proposed Neighborhood Business CUD tract and proposed R-10 CUD tract and connect to the adjacent R-6 tract (PIN 1712 84 7676 (part) to the south.
4. For the purposes of reimbursement, public street right-of-way value for the proposed Residential-10 CUD shall be retained at the R-6 zoning value.

3300 Olde Birch Road

1. An apartment building type may not include dwelling units that are separated by a horizontal party, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY 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	OFFICE USE ONLY Rezoning case # <hr/>
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.

1	<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>Response:</p>
2	<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>Response:</p>
3	<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>Response:</p>
4	<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>Response:</p>
5	<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>Response:</p>
6	<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>Response:</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>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

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

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</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 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					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Fee Guide 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					
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

REZONING OF PROPERTY CONSISTING OF +/- 10.43 ACRES,
LOCATED NORTHEAST OF THE INTERSECTION OF OLDE BIRCH DRIVE AND
SLIPPERY ELM DRIVE, IN THE CITY OF RALEIGH

REPORT OF NEIGHBORHOOD MEETING WITH ADJACENT PROPERTY OWNERS AND
TENANTS ON
NOVEMBER 1, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a neighborhood meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, November 1, 2021, at 5:00 p.m. The property considered for this potential rezoning totals approximately 10.43 acres, and is located at northeast of the intersection of Olde Birch Drive and Slippery Elm Drive, in the City of Raleigh, having Wake County Parcel Identification Number 1712-85-7919. 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 list of the individuals who attended the meeting is attached hereto as **Exhibit C**. A summary of the items discussed at the meeting is attached hereto as **Exhibit D**.

RECEIVED

By Carmen Kuan at 3:16 pm, Mar 25, 2022

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Worth Mills
Date: October 18, 2021
Re: Neighborhood Meeting for Text Change of Zoning Conditions for 3300 Olde Birch Drive

You are invited to attend a virtual meeting to discuss the proposed text change of zoning conditions of 3300 Olde Birch Drive. We have scheduled an informational meeting with surrounding neighbors on Monday, November 1st 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: 878 5584 3911
Password: 055196

To join by telephone:

+1 646 558 8656
Meeting ID: 878 5584 3911
Password: 055196

The purpose of this meeting is to discuss the proposed text change of zoning conditions of 3300 Olde Birch Drive (with Property Identification Numbers (PIN) 1712-85-7919). The property totals approximately 10.43 acres in size, and is located northeast of the Olde Birch Drive and Slippery Elm Drive intersection.

The property is currently zoned Residential, 10 units per acre with zoning conditions from 1997. The proposed text change would remove the existing conditions to permit a wider range of building types.

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 text change to zoning conditions application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2180 or jp.mansoff@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



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500




Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-10	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: R-10	Height:	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-71-97				

General Information		
Date: October 18, 2021	Date amended (1):	Date amended (2):
Property address: 3300 Olde Birch Drive		
Property PIN: 1712-85-7919		
Deed reference (book/page): 15914 / 2651		
Nearest intersection: Slippery Elm Drive and Olde Birch Drive Property size (acres): 10.43		
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Ten Ten Enterprises, LLC; 1204 Fulbright Drive, Morrisville, NC 27560		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleafp.com		
Applicant phone: 919-645-4313		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: October 18, 2021	Office Use Only Rezoning case # _____
Existing zoning: R-10-CU	Proposed zoning: R-10	

Narrative of Zoning Conditions Offered
<p>The request would remove zoning conditions from Z-71-97, which are:</p> <ol style="list-style-type: none"> 1. Stormwater runoff from the site shall comply with CR 7107. 2. Uses shall be limited to life care community, congregate care facilities or rest home at densities as allowed by Residential-10 zoning requirements, or single family dwelling unit densities as allowed in Residential-6 District. 3. Future subdivision plans will show a public street or streets intersecting with Rock Quarry Road and traversing the proposed Neighborhood Business CUD tract and proposed R-10 CUD tract and connect with the adjacent R-6 tract (PIN 1712 84 7676 (part)) to the south. 4. For the purposes of reimbursement, public street right-of-way value for the proposed Residential-10 CUD shall be retained at the R-6 zoning value <div style="text-align: center; margin-top: 100px;">  </div>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name(s): _____

EXHIBIT B – NOTICE LIST

AMH 2014-2 BORROWER LP
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

AMH 2014-3 BORROWER LLC
AMERICAN HOMES 4 RENT
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

AMH 2015-2 BORROWER LLC
AMERICAN HOMES 4 RENT
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301-2148

BELTRAN, TERENCIA O BELTRAN, JOHN
2809 SMOKE PL
RALEIGH NC 27610-5989

BLOUNT, SHERROD C BLOUNT, MARAVIA A
3109 SLIPPERY ELM DR
RALEIGH NC 27610-5769

BRATHWAITE, MEACHELLE NECOLE
3117 SLIPPERY ELM DR
RALEIGH NC 27610-5769

BROWN, DEVONIA
3112 SLIPPERY ELM DR
RALEIGH NC 27610-5768

BROWN, KIMBERLY B
3037 SLIPPERY ELM DR
RALEIGH NC 27610-5854

BURT, VERONICA BURT, VERNA MAE
3133 SLIPPERY ELM DR
RALEIGH NC 27610-5769

BYRD, DONNA M
2816 SMOKE PL
RALEIGH NC 27610-5988

COOPER, WILLIAM O COOPER, PHELECIA O
3144 SLIPPERY ELM DR
RALEIGH NC 27610-5768

COX, STEVEN MILLER-COX, MICHELE
3034 SLIPPERY ELM DR
RALEIGH NC 27610-5853

CRUDUP, GLENWOOD CRUDUP, CYNTHIA
3136 SLIPPERY ELM DR
RALEIGH NC 27610-5768

DAVIS, SONYA DAVIS, DEMOND
3045 SLIPPERY ELM DR
RALEIGH NC 27610-5854

DE HERNANDEZ, BLANCO MARIA OTILIA
3132 SLIPPERY ELM DR
RALEIGH NC 27610-5768

DUNN, SANDRA REID
3205 SLIPPERY ELM DR
RALEIGH NC 27610-5991

F7 DEVELOPMENT OPP NC LLC
1451 S ELM EUGENE ST
GREENSBORO NC 27406-2200

FAISON, JAMES E FAISON, LATEESA J
109 TWINBERRY LN
GARNER NC 27529-5938

FARMINGTON BACELINE LLC
511 N BROADWAY
DENVER CO 80203-3405

FARMINGTON SQUARE LLC
3725 NATIONAL DR STE 150
RALEIGH NC 27612-4831

FARMINGTON SQUARE PROPERTY OWNERS
ASSOCIATION
106 N JOHNSTON ST
FUQUAY VARINA NC 27526

FARMINGTON WDS HOMEOWNERS ASSOC INC
C/O TLC MANAGEMENT
201 SHANNON OAKS CIR STE 120
CARY NC 27511-5570

GASPER, LARONA
3049 SLIPPERY ELM DR
RALEIGH NC 27610-5854

GRAHAM, GOLDIE R
3121 SLIPPERY ELM DR
RALEIGH NC 27610-5769

GRAY, IRENE CECELIA
3116 SLIPPERY ELM DR
RALEIGH NC 27610-5768

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

HAMILTON, REIKO T
3124 OLDE BIRCH DR
RALEIGH NC 27610-5877

HODGES, EUGENIA
3129 SLIPPERY ELM DR
RALEIGH NC 27610-5769

HOGGARD, BOBBY HOGGARD, ANGIE
3209 SLIPPERY ELM DR
RALEIGH NC 27610-5991

IVEY, SHARON F
3028 SLIPPERY ELM DR
RALEIGH NC 27610-5853

JARRETT, JACKSON R JARRETT, CASSANDRA S
3200 SLIPPERY ELM DR
RALEIGH NC 27610-5990

JOHNSON, DERRICK JOHNSON, DIVIDA
3153 SLIPPERY ELM DR
RALEIGH NC 27610-5769

JONES, WADE Q JONES, CAROLYN S
3044 SLIPPERY ELM DR
RALEIGH NC 27610-5853

KING, GEORGE W II KING, CYNTHIA E
3132 OLDE BIRCH DR
RALEIGH NC 27610-5877

LESLIE, MARCIA
2439 QUARRY RIDGE LN
RALEIGH NC 27610-5666

LITTLETON, GERALD W LITTLETON, ANDREA U
1600 BANBURY RD
RALEIGH NC 27607-6612

MASSENBURG, MCGREGORY
3033 SLIPPERY ELM DR
RALEIGH NC 27610-5854

MCLEOD, JAMES
3209 NEUSE BANKS CT
WAKE FOREST NC 27587-6782

MP INVESTMENTS LLC
3509 HAWORTH DR STE 400
RALEIGH NC 27609-7237

NGUYEN, ERIC DOAN, CHARLES
44177 BOWERS CT
FREMONT CA 94539-6335

OLIVER, JACKIE JEFFREYS
3204 SLIPPERY ELM DR
RALEIGH NC 27610-5990

PARKER, JOYCE EVELYN
3201 SLIPPERY ELM DR
RALEIGH NC 27610-5991

PEARCE, XAVIER PEARCE, TIFFANY
3105 SLIPPERY ELM DR
RALEIGH NC 27610-5769

PEDRAZA, ENRIQUE LOZANO
136 DEHART PL
ELIZABETH NJ 07202-1214

PHILLIPS, BARBARA Y
2805 FILBERT ST
RALEIGH NC 27610-5771

PICKETT, JOYCE F
2808 FILBERT ST
RALEIGH NC 27610-5770

POSTAL CUSTOMER
2600 ROCK QUARRY RD
RALEIGH NC 27610

POSTAL CUSTOMER
2714 ROCK QUARRY RD
RALEIGH NC 27610

POSTAL CUSTOMER
2800 ROCK QUARRY RD
RALEIGH NC 27610

POSTAL CUSTOMER
2805 SMOKE PL
RALEIGH NC 27610

POSTAL CUSTOMER
2808 SMOKE PL
RALEIGH NC 27610

POSTAL CUSTOMER
2809 FILBERT ST
RALEIGH NC 27610

POSTAL CUSTOMER
2813 SMOKE PL
RALEIGH NC 27610

POSTAL CUSTOMER
2818 FILBERT ST
RALEIGH NC 27610

POSTAL CUSTOMER
2822 NEW BIRCH DR
RALEIGH NC 27610

POSTAL CUSTOMER
2822 New Birch Dr UNIT 100
RALEIGH NC 27610

POSTAL CUSTOMER
2822 New Birch Dr UNIT 102
RALEIGH NC 27610

POSTAL CUSTOMER
2822 New Birch Dr UNIT 104
RALEIGH NC 27610

POSTAL CUSTOMER
2822 New Birch Dr UNIT 106
RALEIGH NC 27610

POSTAL CUSTOMER
2822 New Birch Dr UNIT 108
RALEIGH NC 27610

POSTAL CUSTOMER 3032 SLIPPERY ELM DR RALEIGH NC 27610	POSTAL CUSTOMER 3125 SLIPPERY ELM DR RALEIGH NC 27610	POSTAL CUSTOMER 3128 SLIPPERY ELM DR RALEIGH NC 27610
POSTAL CUSTOMER 3140 SLIPPERY ELM DR RALEIGH NC 27610	POSTAL CUSTOMER 3145 SLIPPERY ELM DR RALEIGH NC 27610	POSTAL CUSTOMER 3208 SLIPPERY ELM DR RALEIGH NC 27610
POSTAL CUSTOMER 3400 Buddha Ave RALEIGH NC 27610	POSTAL CUSTOMER 3400 Buddha Ave UNIT 100 RALEIGH NC 27610	POSTAL CUSTOMER 3400 Buddha Ave UNIT 112 RALEIGH NC 27610
POSTAL CUSTOMER 3400 Buddha Ave UNIT 120 RALEIGH NC 27610	POSTAL CUSTOMER 3400 NEW BIRCH DR RALEIGH NC 27610	POSTAL CUSTOMER 3400 New Birch Dr UNIT 100 RALEIGH NC 27610
POSTAL CUSTOMER 3400 New Birch Dr UNIT 112 RALEIGH NC 27610	POSTAL CUSTOMER 3400 New Birch Dr UNIT 114 RALEIGH NC 27610	POSTAL CUSTOMER 3400 New Birch Dr UNIT 120 RALEIGH NC 27610
PROGRESS RESIDENTIAL BORROWER 6 LLC PO BOX 4090 SCOTTSDALE AZ 85261-4090	RHAME, CAROLYN RHAME, CE'AIRA 3100 SLIPPERY ELM DR RALEIGH NC 27610-5768	ROBERSON, JAMES R 3125 OLDE BIRCH DR RALEIGH NC 27610-5878
RODRIGUEZ-HERNANDEZ, MARIA RODRIGUEZ- HERNANDEZ, ISMAEL 3041 SLIPPERY ELM DR RALEIGH NC 27610-5854	SANDERS, GWENDOLYN J 3213 SLIPPERY ELM DR RALEIGH NC 27610-5991	SANDERS, KENNETH G 3128 OLDE BIRCH DR RALEIGH NC 27610-5877
SCOTT, JEREMIAH W 3152 SLIPPERY ELM DR RALEIGH NC 27610-5768	SLOAN, MYRTLE S 3137 SLIPPERY ELM DR RALEIGH NC 27610-5769	SMALL, PALESTINE 3120 SLIPPERY ELM DR RALEIGH NC 27610-5768
STEPHENS, MILTON STEPHENS, TIFFANY FIELDS 2705 NAGAMI CT RALEIGH NC 27610-5890	TEN TEN ENTERPRISES LLC 1204 FULBRIGHT DR MORRISVILLE NC 27560-9568	THARPS, THOMAS MICHAEL 2812 FILBERT ST RALEIGH NC 27610-5770
THOMPSON, ANITA 2812 SMOKE PL RALEIGH NC 27610-5988	TILLMON, LINDA C 3141 SLIPPERY ELM DR RALEIGH NC 27610-5769	UTLEY, SHAWN UTLEY, TIFFANY 2813 FILBERT ST RALEIGH NC 27610-5771

VALIENTS, DEYSI YESENIA RODRIGUEZ MINA,
EDUARDO
3149 SLIPPERY ELM DR
RALEIGH NC 27610-5769

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WHITE, RICHARD K WHITE, SONIA R
3029 SLIPPERY ELM DR
RALEIGH NC 27610-5854

WHITE, TARA CARRIE
3113 SLIPPERY ELM DR
RALEIGH NC 27610-5769

WILLIAMS, TAMMIE DENISE
3209 BALM CT
RALEIGH NC 27610-5780

WORD OF GOD FELLOWSHIP
3000 ROCK QUARRY RD
RALEIGH NC 27610-5110

WORD OF GOD FELLOWSHIP CHURCH INC
3000 ROCK QUARRY RD
RALEIGH NC 27610-5110

EXHIBIT C – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Donald Belk (City of Raleigh)
3. Michele Miller-Cox
4. Sonia
5. Carolyn Rhame
6. Neal Motapharty
7. Goldie Reed Graham

EXHIBIT D – ITEMS DISCUSSED

1. The rezoning process, generally
2. Current site data and proposed zoning district
3. The perception that townhomes and rental properties degrade adjacent property values
4. The projected starting sale or rent price
5. The anticipated construction timeline
6. Potential for enhanced buffering to the south
7. Overall rezoning timeline
8. The possibility of income-restricted units
9. Existing USGS streams
10. The potential for mix of building types
11. How do market changes impact the starting home prices?
12. The possibility of age-restricted housing
13. A prohibition on stacked units, so that an “apartment” would appear as a townhome
14. Potential height restrictions
15. Potential for additional buffers from single-family
16. The current state of the property
17. Existing Rock Quarry Road traffic