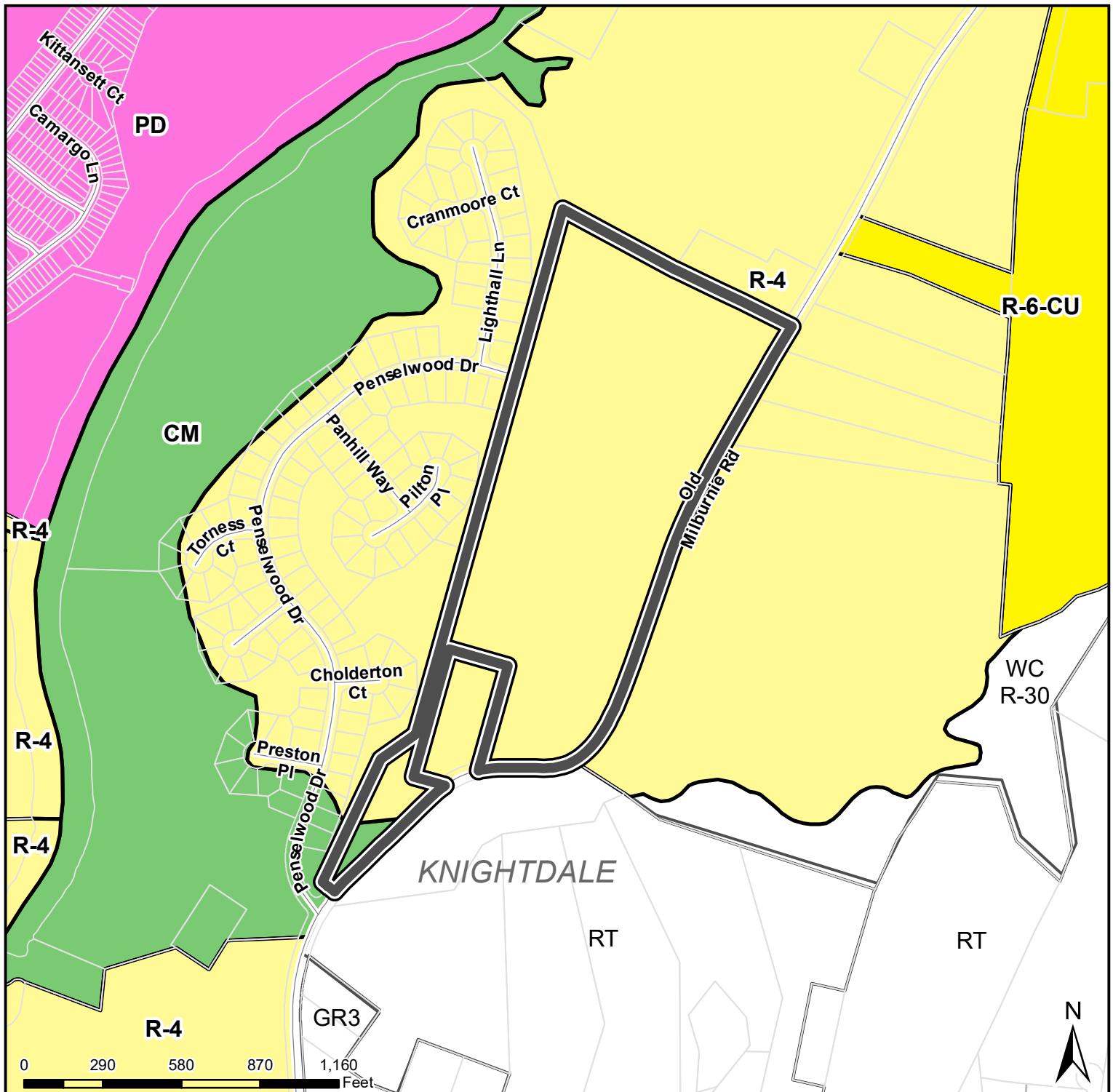
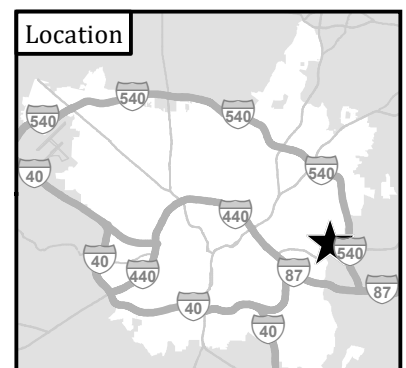


# Existing Zoning

# Z-27-2021



Property	1309 Old Milburnie Rd
Size	32.85 acres
Existing Zoning	R-4 & CM
Requested Zoning	R-6



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Donald Belk, Senior Planner
Department	Planning and Development
Date	October 6, 2021
Subject	City Council agenda item for October 19, 2021 – Z-27-21: Old Milburnie Road (Simmons Tract)

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On October 5, 2021, City Council authorized the public hearing for the following item:

**Z-26-21:** Old Milburnie Road, located approximately 0.4 miles from the intersection of Old Milburnie Road and New Bern Avenue (US-64).

Signed zoning conditions submitted on September 17, 2021 would (1) provide for a multi-use path built to City of Raleigh greenway standards and subject to approval of Parks, Recreation and Cultural Resources at the time of Administrative Site Review, and (2) manage post-development stormwater runoff to control for the 25-year rainfall event.

**Current zoning:** Residential-4 (R-4), Conservation Management (CM)

**Requested zoning:** Residential-6-Conditional Use (R-6-CU), Conservation Management (CM)

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

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

The Planning Commission recommends approval of the request (8 - 0).

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



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13058

## CASE INFORMATION: Z-27-21 OLD MILBURNIE ROAD (SIMMONS TRACT)

Location	East Raleigh, located approximately one mile from the intersection of Old Milburnie Road and New Bern Avenue (US-64).]  Addresses: 1225, 1309 Old Milburnie Road  PINs: 1734873339, 1734889217  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	Residential-4 (R-4), Conservation Management (CM)
Requested Zoning	Residential-6-Conditional Use (R-6-CU), Conservation Management (CM)
Area of Request	35.14 acres
Corporate Limits	The site lies within the extraterritorial jurisdiction (ETJ) of Raleigh. Annexation is required in order to receive City services.
Property Owner	Patrick Hubert Simmons Trust, c/o Carlton Midyette 8310 Bandford Way Raleigh, NC 27615
Applicant	W. Carlton Midyette, Jr. 8310 Bandford Way Raleigh, NC 27615
Council District	C
PC Recommendation Deadline	November 8, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. Development of the subject property shall include a multi-use path built to City of Raleigh greenway standards, generally consistent with the alignment shown in Exhibit A.
2. Development of the property will ensure control of the post-development peak flow for the 25-year rainfall event.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential (LDR)	
Urban Form	Not Applicable	
Consistent Policies	<ul style="list-style-type: none"> <li>● Policy LU 1.2</li> <li>● Policy LU 2.6</li> <li>● Policy LU 2.2</li> <li>● Policy LU 3.2</li> <li>● Policy LU 8.1</li> <li>● Policy PR 3.13</li> </ul>	Future Land Use Map and Zoning Consistency Zoning and Infrastructure Impacts Compact Development Location of Growth Housing Variety Greenway-oriented Development

Inconsistent Policies	None.	
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## 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 7, 2021 16 attendees	August 11, 2021	August 10, 2021 September 14, 2021 September 28, 2021	October 5, 2021 October 19, 2021

## PLANNING COMMISSION RECOMMENDATION

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

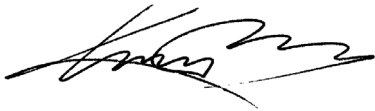
Reasonableness and Public Interest	The proposal is reasonable and in the public interest, and is supported by the following policies: LU 1.2 - Future Land Use Map and Zoning Consistency, LU 2.2 – Compact Development, LU 2.6 – Zoning and Infrastructure Impacts, PR 3.13 – Greenway-oriented Development
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Bennett Second: Rains In Favor: Bennett, Dautel, Elder, Fox, Mann, Miller, O'Haver, Rains Opposed: None
Reason for Opposed	N/A

Vote(s)

## ATTACHMENTS

1. Staff report
2. Revised Zoning Conditions (submitted 9/17/21)
3. Rezoning Application (revised as Conditional Use case, 8/21/21)

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.



September 28, 2021

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Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date:

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



# ZONING STAFF REPORT – CASE Z-27-21

## General Use District

### OVERVIEW

This request is to rezone the 35.14 acres of the Simmons Tract from Residential-4 (R-4) to Residential-6 (R-6) ; the current area of Conservation Management (CM) zoning would remain. The proposal offers a condition that would provide for the construction of a multi-use path, built to City of Raleigh standards, that would provide for internal bicycle and pedestrian connection to the greenway system.

This site is located at the easternmost extent of Raleigh's jurisdiction, east of the Neuse River, approximately one mile from the intersection of Old Milburnie Road and New Bern Avenue (US-64), and about two miles from the US-64/I-540 interchange.

The site is situated in an area that remains relatively low density, although it is in close proximity to a major residential subdivision (approximately 285 homes; currently being developed by Pulte Homes) and other single-family residences. The site is bordered to the south by large-lot residential and agricultural properties within the ETJ of Town of Knightdale. To the west, the site is bordered by the Beechwood neighborhood. The proposed rezoning site is bordered on the north by the Adcock family farm assemblage, which is the subject of an associated rezoning proposal (Z-26-21).

The site consists of two parcels, which formerly comprised the Simmons family farm. There are a couple of single-family homes, along with several farm buildings, still extant on the site. The site is presently zoned R-4, with a small area of CM zoning along the southern boundary of the site. The site is surrounded entirely by R-6-zoned land.

The site is composed of mildly-undulating terrain, sloping southward toward Old Milburnie Road and more sharply north at the northwestern corner of the tract.

The Future Land Use Map designates this area as Low Density Residential.

#### **Update for September 28, 2021**

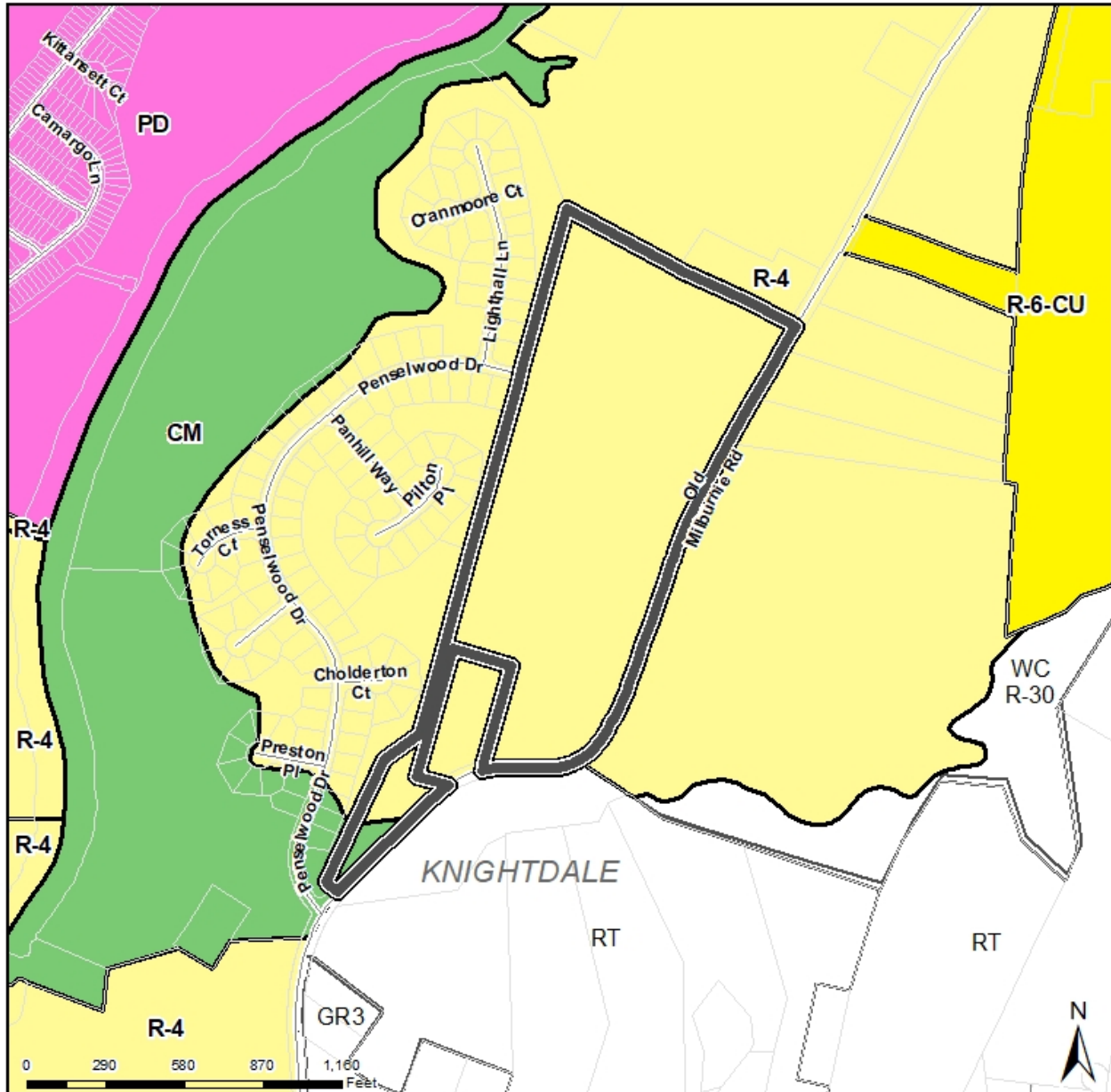
At the September 14, 2021 meeting, the Planning Commission voted to defer this case to allow for the applicant to address the concerns expressed by owners of the adjoining property to the west of the site owner (Beachwood Subdivision). The applicant has responded to concerns regarding flooding and water quality of the Neuse River by adding a new condition that would implement measures to control stormwater runoff for the 25-year rainfall event. Revised zoning conditions were submitted on September 17, 2021.

### OUTSTANDING ISSUES

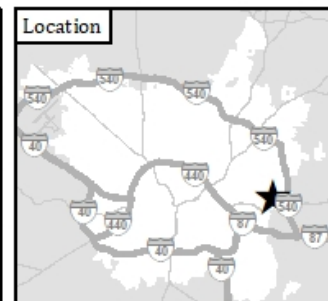
Outstanding Issues	1. None.	Suggested Mitigation	1. None.
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# Existing Zoning

Z-27-2021



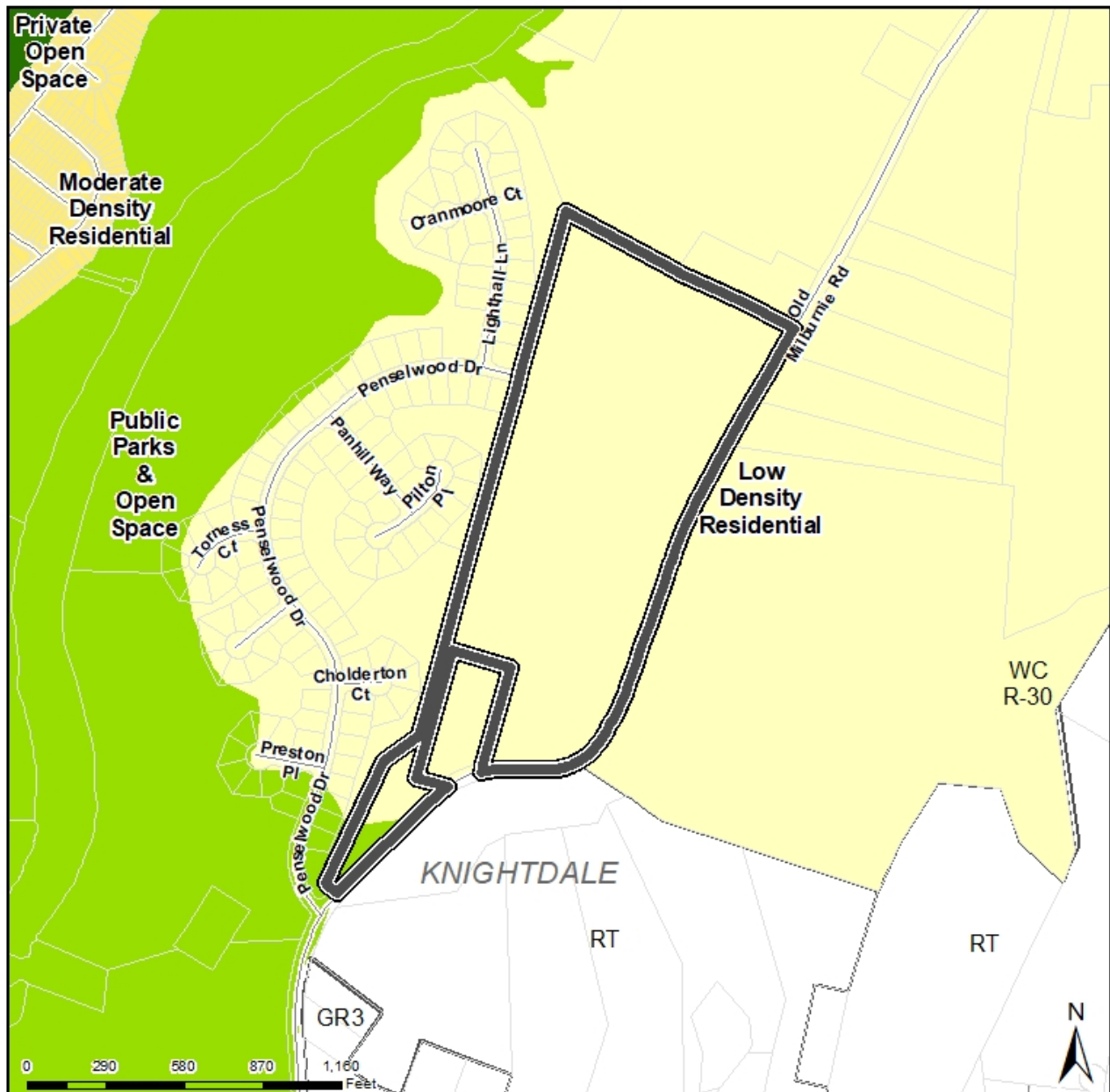
<b>Property</b>	1309 Old Milburnie Rd
<b>Size</b>	32.85 acres
<b>Existing Zoning</b>	R-4 & CM
<b>Requested Zoning</b>	R-6



Map by Raleigh Department of Planning and Development (mansell); 5/7/2021

# Future Land Use

**Z-27-2021**



<b>Property</b>	1309 Old Milburnie Rd
<b>Size</b>	32.85 acres
<b>Existing Zoning</b>	R-4 & CM
<b>Requested Zoning</b>	R-6

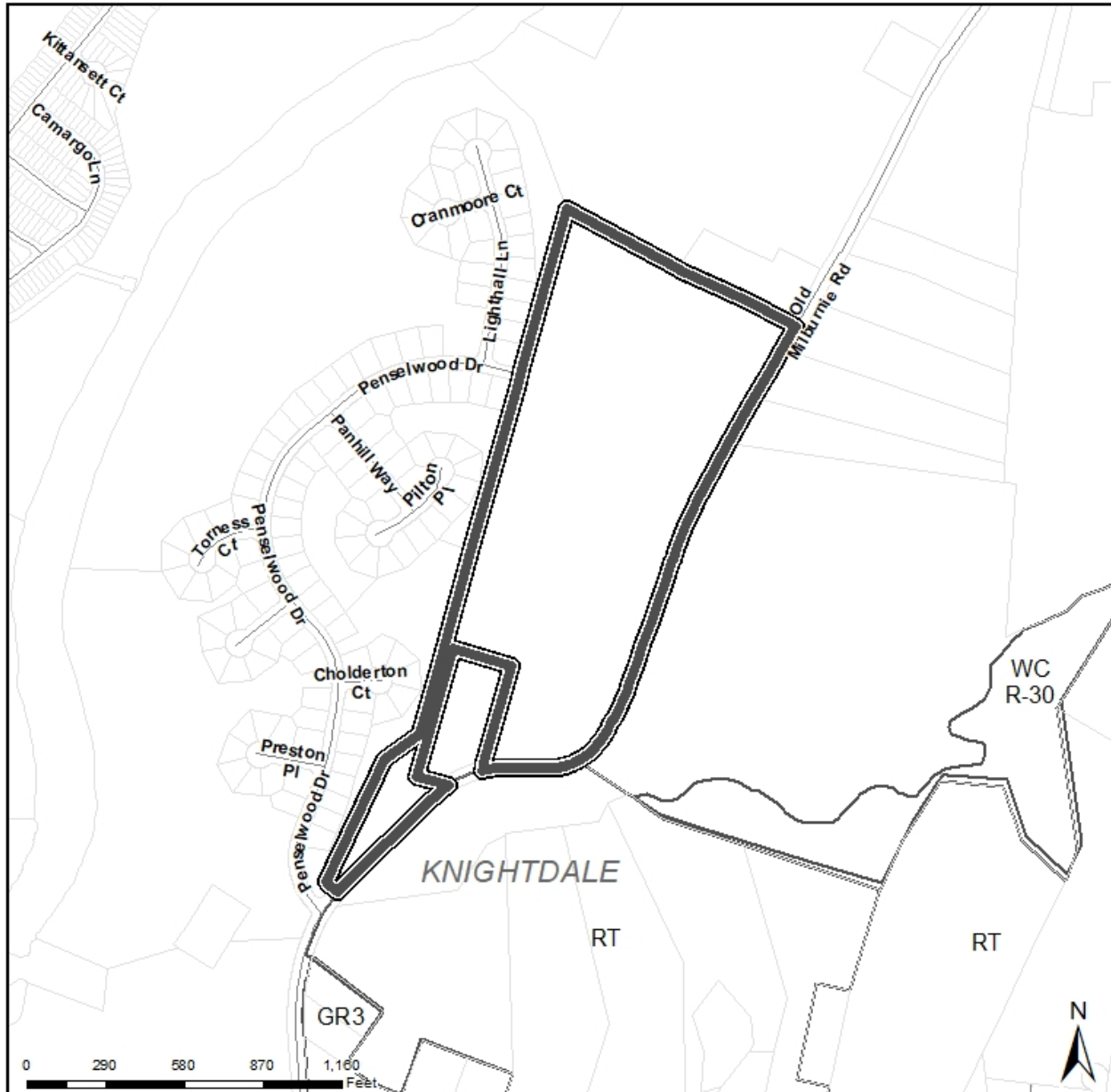


Map by Raleigh Department of Planning and Development (mansolf); 5/7/2021

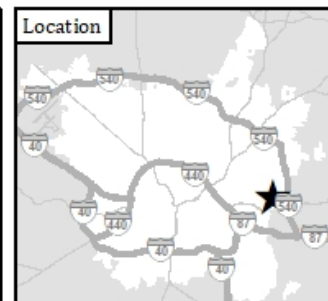


# Urban Form

# Z-27-2021



<b>Property</b>	1309 Old Milburnie Rd
<b>Size</b>	32.85 acres
<b>Existing Zoning</b>	R-4 & CM
<b>Requested Zoning</b>	R-6



Map by Raleigh Department of Planning and Development (mansell); 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 proposal is consistent with the *Expanding Housing Choices* theme, as it would expand the supply of housing options to allow the additional townhouse building type. The proposal is also consistent with the *Managing Our Growth* theme, as the density of development proposed is appropriate in this area and in compliance with the Future Land Use Map. It is generally consistent with the *Growing Successful Neighborhoods and Communities* theme, as the resulting development would provide pedestrian and bicycle connectivity to the City of Raleigh greenway system.

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

Yes. The site of the proposal is designated for Low Density Residential.

- 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?

Mostly. Infrastructure capacity appears to be sufficient to serve the proposed use, however, there is a deficiency in service standards for park and greenway access levels of service. A condition to provide a multi-use path may improve this deficiency.

## Future Land Use

**Future Land Use designation:** Low Density Residential

**The rezoning request is**

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

☐ **Inconsistent**

The proposed zoning is consistent with the Future Land Use designation of Low Density Residential.

## Urban Form

**Urban Form designation:** Not applicable

**The rezoning request is**

- ☐ **Consistent** with the Urban Form Map.
- ☐ **Inconsistent**
- ☒ **Other**

There is no Urban Form designation for this site.

## Compatibility

**The proposed rezoning is**

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

This area is in the easternmost reaches of City planning jurisdiction. However, there is similar residential development in the vicinity, consisting predominantly of single-family homes.

## Public Benefits of the Proposed Rezoning

- Proposal would add to the housing supply and variety, including duplexes and townhomes.
- Development under the proposed zoning is likely to permit a more affordable housing stock compared to existing zoning because it will allow smaller lots sizes and a range of housing types.

## Detriments of the Proposed Rezoning

- There are no anticipated public detriments with this incremental change to land use intensity.

## Policy Guidance

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

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- **Policy LU 1.2 Future Land Use Map and Zoning Consistency**  
*The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.*

- The proposed zoning is consistent with the Future Land Use Map.

- **Policy LU 2.2 Compact Development**

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

- This proposal supports a more compact land use pattern than the current zoning classification.

- **Policy LU 2.6 Zoning and Infrastructure Impacts**

*Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.*

- The proposed zoning represents a modest increase in density and floor area. Infrastructure appears adequate to serve the proposed site.

**Policy LU 3.2 – Location of Growth**

*The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas.*

- The proposed rezoning site is within the City of Raleigh's extraterritorial jurisdiction and is contiguous to existing corporate limits.

**Policy LU 8.1 Housing Variety**

*Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.*

- The proposal would allow for a variety of housing types, including townhomes and detached homes, in this newly-developing area of the city.

- **Policy PR 3.13 – Greenway-oriented Development**

*Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.*

- Connections from internal street and sidewalk networks to the greenway easement would encourage enhanced bicycle and pedestrian circulation and promote recreational activity. A condition is offered that would provide for a multi-use path built to City of Raleigh greenway standards that will include at least one point of access from the internal sidewalk system.

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

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None.

### Area Plan Policy Guidance

There is no area plan guidance for this site.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	30	4	Almost all errands require a car.
Transit Score	30	7	Nearest transit stop is 1.7 miles away (New Bern Avenue)
Bike Score	41	21	Minimal bicycle infrastructure
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	66	Index based on estimates of transportation expenses for a 3-person single-parent family at 50% of the median income for renters for the region.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	47	Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily.

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	No
Larger Apartment	34.0	No

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

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	Townhomes now an option under TC-5-20
Is naturally occurring affordable housing present on the site?	Unlikely	
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Townhomes an option
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	No	Nearest transit stop is 1.7 miles away

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

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	49	36
People of Color Population (%)	63	46
Low Income Population (%)	35	30
Linguistically Isolated Population (%)	5	3
Population with Less Than High School Education (%)	9.1	9
Population under Age 5 (%)	6.2	6
Population over Age 64 (%)	6.0	11
% change in median rent since 2015	13.7	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 Census tract? Is it higher or lower than the State average?	79.2	Slightly above the State average of 78.1 years.
Are there known industrial uses	No	

or industrial zoning districts within 1,000 feet?		
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	Site includes 100-year floodplain at southern tip of boundary.
Is this area considered a food desert by the USDA?	No	

### Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	Site is not currently within Raleigh corporate limits.
Has the area around the site ever been the subject of an urban renewal program?*	N/A	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	

*\*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?

*There is little potential to provide more equitable access at this location. The area is not served by transit, and scores below the 50<sup>th</sup> percentile on the HUD Jobs*



*Proximity Index. The area is entirely car dependent. The proposal would permit attached homes and townhomes, which have a lower carbon footprint.*

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?

*No. This site, if annexed, would lie on the periphery of Raleigh corporate limits and would be entirely car-dependent. New housing at this location is expected to be sold at market rates, although townhomes, attached, and detached houses, now permitted under TC-5-20, would improve access to housing as well as allow for lower carbon-emitting residential building types.*

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

*Housing costs have increased in this area, but a lower rate (13.7%) than the City average of 20.3%.*

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?

*None identified.*

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?

*Residents in this area have above-average life expectancy, with an estimated 86% of the area (Census tract) having health insurance. Access to healthy lifestyle choices is car-dependent, and the area is rated a D letter grade for park and greenway access level-of-serve. However, the nearest existing greenway trail access is located at Milburnie Park, less than 1 mile from this location. There are no known environmental hazards located here. This proposal provides the opportunity for greenway trails that could potentially – in conjunction with development of the Adcock Assemblage (Z-26-21) - provide direct access to the Neuse River Trail, providing access to outdoor recreation in an otherwise underserved area of the City.*

# 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. The structure at 1309 Old Milburnie Rd has been surveyed and is identified as WA1679 (Joseph Collier Farm).

**Impact Identified:** None.

## Parks and Recreation

1. See Comprehensive Plan Key Policy PR3.13: *Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.*
2. Current Park & Greenway Access Level of Service (LOS) in this area is rated a D letter grade, significantly below target service standards. Nearest existing park access is provided by Milburnie Park (> 1 mile) and Anderson Point Park (>3.5 miles). Nearest existing greenway trail access is located at Milburnie Park (> 1 mile).
3. Rezoning and development of this site will result in a significant loss of open space within this area of the city. Enhanced treatment of the greenway is appropriate to mitigate negative impacts to the natural resource value of the existing landscape, while providing access to open space and outdoor recreation for the new proposed residences.
4. This site is located outside of the Neuse River Greenway Corridor, however, the opportunity may exist to create a direct greenway trail connection from this site to Milburnie Park, through the provision of a sidepath along Old Milburnie Rd or other dedicated bicycle/pedestrian infrastructure. Coordination with the proposed rezoning and development of 1521 Old Milburnie Rd (REZN-0026-2021) could provide an opportunity to create a contiguous greenway trail connection along the eastern side of the Neuse River from Milburnie Park in the south to the Neuse River Greenway Trail bridge off of Bodie Island Lane north of Beaverdam Creek. *(Staff note: on 8/21/21 the applicant submitted a revised application for REZN-0026-2021 that includes a condition for a developer-built trail.)*

## Public Utilities

1. All rezoned parcels need to connect to public water and sewer at time of redevelopment.
2. At time of development plan submittal, developer must study the water system to ensure adequate fire flow for the proposed use and downstream sewer system to ensure

adequate sewer capacity and make any improvements necessary to accommodate the project flow.

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)	
Water	0	86,250	131,250	
Wastewater	0	86,250	131,250	

**Impact Identified:** None.

### Stormwater

Floodplain	Small amount of FEMA at southern tip of property
Drainage Basin	Neuse
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

**Impact Identified:** none

### Transit

This area is not served by transit.

**Impact Identified:** None.

### Transportation

#### **1. Site Location and Context**

##### *Location*

The Z-27-21 site is located in east Raleigh on Old Milburnie Road and on the east bank of the Neuse River.

##### *Area Plans*

The Z-27-21 site not located within or adjacent to an area plan.

#### **2. Existing and Planned Infrastructure**

### *Streets*

Most of Old Milburnie Road is a neighborhood street on Map T-1 of the Comprehensive Plan (the Street Plan). North of the site, Old Milburnie is designated as a four-lane divided avenue. It is maintained by NCDOT. The street plan calls for extension of the avenue portion of Old Milburnie Road to Legacy Oaks Drive and Hodge Road in the Town of Knightdale. A portion of this re-aligned right-of-way was platted by the Milburnie Creek Subdivision (S-19-2018). There is also a stub of Penselwood Drive from the Beachwood subdivision west of the site. Penselwood Drive is a local street maintained by NCDOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 districts is set by the average lot size. Minimum lot sizes for R-6 lead to 4,500 feet maximum blocks. The current block perimeter is extremely long, being constrained by the Neuse River. The next existing river crossing to the north is at Buffalo Road. Connection to the stub of Penselwood Drive is expected to reduce traffic on the southern portions of the street by providing a second point of access for the neighborhood.

### *Pedestrian Facilities*

Old Milburnie Road does not currently have sidewalks. Construction of sidewalks on all existing and new public streets is required for subdivisions.

### *Bicycle Facilities*

There are no existing on-street bikeways near the Z-27-21 site. None are planned in Map T-3 in the comprehensive plan. The Neuse River greenway trail is on the west bank of the river and there is a bridge across the river and a greenway trail access at the end of Loch Raven Parkway, approximately a third mile from the site.

Development of this site represents an opportunity to connect additional neighborhoods to the Capital Area Greenway System. The Neuse River Trail is on the west bank of the River near the Z-27-21 site. Plans include completing greenway trails on both sides of the river for additional recreation and transportation opportunities. It is possible for subdivision of this site to include a greenway connector to facilitate a connection from the existing greenway trail access at Loch Raven Parkway to the greenway easement required by subdivision of the nearby Z-26-21 site. Greenway trail construction would be eligible for reimbursement. Transportation Staff suggest discussing programs and policies with Parks, Recreation, and Cultural Resources and Transportation Staff. Trail construction would be consistent with Comprehensive Plan policy T 5.7: *Capital Area Greenway – Treat the Capital Area Greenway trail system as part of the city's transportation network for bicycles and pedestrians and plan connections to the system accordingly.*

### *Transit*

This site is not served by existing or planned transit.

### *Access*

Access is by Old Milburnie Road, the stub of Penselwood Drive and new streets constructed through subdivision of the site.

## **3. Other Projects in the Area**

There are no City of Raleigh street improvement projects programmed nearby. The North Carolina Department of Transportation (NCDOT) is in early stages of development of the Eastern Wake Expressway to connect I-540 to I-40 and US-70 near the Wake/Johnston County Line.

#### 4. Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-27-21 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 R-4 to R-6 is projected to generate 52 new trips in the AM peak hour and 70 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 will be required during site permit review.

Z-27-21 Existing Land Use Residential	Daily	AM	PM
	38	3	4
Z-27-21 Current Zoning Entitlements Neighborhood Mixed Use	Daily	AM	PM
	1,303	102	137
Z-27-21 Proposed Zoning Maximums Neighborhood Mixed Use	Daily	AM	PM
	2,058	154	207
Z-27-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>755</b>	<b>52</b>	<b>70</b>

### Urban Forestry

Proposed rezoning does not impact Urban Forestry (UDO 9.1) requirements.

**Impact Identified:** None.

### Impacts Summary

Development of this tract at the proposed entitlement would result in some loss of open space at this greenfield site. The area currently has a 'D' letter grade for Park & Greenway Access Level of Service (LOS), significantly below target service standards. There are no points of park or greenway access within a mile of the site. Water infrastructure appears sufficient to serve this location. The change in entitlement will result in a modest increase in AM (52) and PM (70) trip counts.

## Mitigation of Impacts

The applicant has proposed conditions to provide access to the greenway network and implement enhanced stormwater management by controlling runoff from the 25-year rainfall event. Additional zoning conditions could strengthen the consistency of this proposal. For example, the Conservation Development Option or Compact Development Option could be employed to protect additional open space in conjunction with the required greenway dedication. With regard to transportation impacts, a traffic impact analysis will be required during the site plan review process.

## CONCLUSION

This proposal would rezone the subject parcels from R-4 to R-6, resulting in a relatively modest increase in residential density and vehicular trip generation from the current entitlement. It would improve housing variety and increase the housing supply. As a greenfield site on the periphery of Raleigh's municipal jurisdiction, the proposal would potentially have some adverse impacts – particularly the loss of open space and the lack of access to public parks and greenways that enable residents to have access to outdoor recreation and healthy lifestyles. There are opportunities to mitigate these impacts through the conditional use rezoning process.

Z-27-27 is consistent with the Future Land Use Map, which designates this area for Low Density Residential. The proposal is consistent overall with the 2030 Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
April 7, 2021	Pre-Application Neighborhood Meeting	Attendance: 16
May 13, 2021	Submitted as General Use rezoning proposal.	
August 10, 2021	Planning Commission Meeting	Consent agenda
August 11, 2021	2 <sup>nd</sup> Neighborhood Meeting	Attendance: 19
August 21, 2021	Revised zoning application submitted	Changed to a Conditional Use (CU) rezoning proposal
September 14, 2021	Planning Commission Meeting	New Business
September 17, 2021	Revised zoning conditions submitted	
September 28, 2021	Planning Commission Meeting	Old Business (Planning Commission recommends approval 8-0)
October 5, 2021	City Council Meeting	Report of Planning Commission
October 19, 2021	City Council Meeting	Public Hearing

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4			
Additional Overlay	N/A	N/A	N/A	N/A	N/A
Future Land Use	LDR	LDR	LDR, PPOS	LDR	LDR
Current Land Use	Vacant, Residential, Agriculture	Vacant, Residential, Agriculture	Vacant, Residential, Agriculture	Vacant, Residential, Agriculture	Residential
Urban Form	N/A	N/A	N/A	N/A	N/A

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-4, CM	R-6-CU, CM
Total Acreage	35.14	35.14
Setbacks:		
Front	20'	10'
Side	10'	5'
Rear	30'	20'
Residential Density:	4 du/ac	6 du/ac
Max. # of Residential Units	138	210
Max. Gross Building SF	276,140	419,834
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F.A.R	0.18	0.27

\*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-27-21	Date submitted: 5/5/2021	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R-4 /CM	Proposed zoning: R-6 /CM	

Narrative of Zoning Conditions Offered
<p>1. Development of the subject property shall include a multi-use path built to City of Raleigh greenway standards and subject to approval of Parks, Recreation and Cultural Resources at the time of Administrative Site Review generally consistent with the alignment shown in Exhibit A. As such, the path shall be approximately 3,325' in length, ten feet (10') in width, which can vary to accommodate topographical and other natural features of the site, and include at least one point of access from the sidewalk system within the development.</p> <p>2. To provide better treatment and detention before drainage of stormwater, any administrative site review (ASR) for a tier three site plan shall control the post development peak flow at each discharge point draining to Beaverdam Lake and the Neuse River to pre-development levels during the 2-year, 10-year and 25 year rainfall events.</p>

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.

DocuSigned by:

Property Owner(s) Signature:



DB73D6D3B45743C...

Printed Name: W. Carlton Midyette Jr.



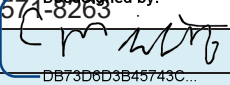


# Rezoning Application and Checklist

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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: R-4/CM	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6/CM	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: 1309 Old Milburnie Rd ; 1225 Old Milburnie Road		
Property PIN: 1734889217 ; 1734873339		
Deed reference (book/page): 017050/01486 ; 16937/1664		
Nearest intersection: Old Milburnie Rd and Penselwood Dr		Property size (acres): 32.85 ; 2.29
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Patrick Hubert Simmons Trust, c/o Carlton Midyette		
Property owner email: <a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a>		
Property owner phone: (919) 571-8263		
Applicant name and address: W. Carlton Midyette Jr., 8310 Banford Way, Raleigh NC 27615		
Applicant email: <a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a>		
Applicant phone: (919) 571-8263		
Applicant signature(s): 		
Additional email(s):		

**Conditional Use District Zoning Conditions**

Zoning case #: Z-27-21

Date submitted: 5/5/2021

**OFFICE USE ONLY**  
Rezoning case #

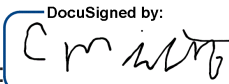
Existing zoning: R-4 /CM

Proposed zoning: R-6 /CM

**Narrative of Zoning Conditions Offered**

1. Development of the subject property shall include a multi-use path built to City of Raleigh greenway standards and subject to approval of Parks, Recreation and Cultural Resources at the time of Administrative Site Review generally consistent with the alignment shown in Exhibit A. As such, the path shall be approximately 3,325' in length, ten feet (10') in width, which can vary to accommodate topographical and other natural features of the site, and include at least one point of access from the sidewalk system within the development.

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: DB73D6D3B45743C...

Printed Name: W. Carlton Midyette Jr.

**Rezoning Application Addendum #1****Comprehensive Plan Analysis**

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.

**OFFICE USE ONLY**

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.

1. The proposed rezoning is consistent with the Future Land Use designation of “low density residential.” This category calls for R-2, R-4 and R-6 zoning districts. It identifies vacant and agricultural lands in both the city and county where single family residential uses are planned over the next 20 years. Townhomes are also appropriate.
2. The proposed rezoning promotes the orderly growth of the City to areas within the ETJ that are planned for development and that can be served appropriately by transportation, water, wastewater and stormwater infrastructure (see Policy LU 3.4).
3. The proposed rezoning encourages additional housing that will help ensure an ample supply of different types of housing (see Policy H 1.8).

**Public Benefits**

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The rezoning request is reasonable and in the public interest for the following reasons:

It provides for lower density residential development compatible with the surrounding area and will allow future residents close proximity to the Neuse River Greenway and other nearby open space and natural features that make for a desirable quality of life.

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> 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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

### 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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

## Temporary Option for Virtual Neighborhood Meetings

During times when in-person gatherings are restricted, this document consists of guidance and templates for conducting a virtual meeting that may satisfy the pre-submittal neighborhood meeting prerequisite for filing a rezoning request and, when required, the second neighborhood meeting prerequisite for Planning Commission review. All requirements related to notice and neighborhood meetings found in the UDO are still applicable and should be reviewed when preparing for a neighborhood meeting.

Raleigh Planning & Development staff are available to advise you in the preparation for virtual neighborhood meetings. For more information, contact JP Mansolf (919) 996-2180 or [jp.mansolf@raleighnc.gov](mailto:jp.mansolf@raleighnc.gov).

### WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive community feedback regarding a rezoning prior to submittal to Raleigh Planning & Development or prior to Planning Commission review, per the standards found in [UDO Ch. 10](#). The intention of the meeting is to facilitate neighbor communication; identify issues of concern early on; and provide the applicant an opportunity to address neighbors' concerns about the potential impacts of the rezoning request at key steps in the rezoning process.

### GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

The virtual neighborhood meeting option is available to applicants on a temporary basis during times when in-person gatherings are restricted. Above and beyond the requirements for neighborhood meetings found in the UDO, the following practices are strongly encouraged for virtual neighborhood meetings:

#### **Verification of mailed notice for virtual neighborhood meetings can be completed by USPS or Raleigh Planning & Development staff.**

Neighborhood meeting notification letters can be verified in one of two ways for virtual neighborhood meetings:

- By using USPS in compliance with [UDO Sec. 10.2.1.C.1.b](#).
- By coordinating with Raleigh Planning & Development staff.
  - When City of Raleigh facilities are open to the public, applicants may present stuffed, stamped, addressed, and unsealed neighborhood meeting notifications to Raleigh Planning & Development staff prior to the 10-day period for confirmation that the complete list of property owners is being noticed and that the notices contain adequate information to satisfy the requirements of the UDO and are in keeping with this guidance document.
  - When City of Raleigh facilities are closed to the public, applicants may present electronic documentation to city staff prior to the 10-day period for verification. Documentation should include: an electronic copy of the notification letter and any enclosures, the mailing list, photographs of the mailing that demonstrates the number of envelopes prepared for mailing, an attestation from the applicant that the mailing satisfies all UDO requirements and that acknowledges that false statements negate validity of the mailing.

**The meeting should be held within specific timeframes and meet certain requirements.**

The UDO requires that “the applicant shall provide an opportunity to meet with property owners of the development site and property owners within the mailing radius described in [UDO Sec. 10.2.1.C.1](#). In order to provide meaningful opportunity, a virtual neighborhood meeting should follow these guidelines:

- Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant’s choice.
- The software must support a two-way conversation that allows for residents to ask questions and provide thoughts, as well as hear the applicant’s presentation.
- The software should provide an option for an individual to participate exclusively by telephone.
- The meeting should be conducted for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- The meeting should not be held on City of Raleigh or State of North Carolina recognized holidays.
- Just as with an in-person meeting, an attendance sheet must be completed to log known attendees of the virtual meeting. Note if no one attended.

**Additional informational material should be provided by post to all invitees.**

To help facilitate discussion during the meeting for all participants, especially those that may participate exclusively by telephone, informational material should be provided by post. A copy of all mailed materials should be included as part of the Neighborhood Meeting report required for the rezoning application. In addition to details required by [UDO Sec. 10.2.1.C.1](#), the following information should be mailed with the meeting notice:

- The date, time, and detailed instructions for how to participate in the virtual meeting either online or by telephone.
- A current aerial photograph of the area.
- A current zoning map of the area.
- A draft of the rezoning petition to be submitted.
- For a rezoning request to a district that requires a master plan ([UDO Art. 4.6](#) and [4.7](#)) preliminary or schematic plans of the proposed master plan should be provided to help facilitate discussion.

**The meeting agenda should describe the action to be requested and the nature of the questions involved.**

This information should be addressed during the meeting:

- Explanation of the rezoning process.
- Explanation of future meetings (additional neighborhood meetings, if any; Planning Commission review; City Council public hearing).
- Explanation of the development proposal, including proposed uses and zoning conditions; explanation of any proposed master plan; and any public information available about the property owner or buyer, developer or builder, and/or likely tenant.
- Questions or concerns by virtual attendees and responses by the applicant.
- Report of any questions and concerns received by the applicant in correspondence or phone call in advance of the meeting, along with any applicant-provided responses.



The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the City of Raleigh Development Portal.

Date: March 26, 2021

Re: Property Located at Old Milburnie Road

#### Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Wednesday, April 7<sup>th</sup>, 2021 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of several properties located at and near the intersections of Old Milburnie Road and Pinnacle Peak Drive, and Old Milburnie Drive Penselwood Drive. The current and proposed zoning designation are shown in the table below. The purpose of the zoning request is to allow for development of residential up to six units per acre. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

#### Property

<b>PIN</b>	<b>Address</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>
1734889217	1309 Old Milburnie Rd	R-4	R-6
1745000797	1633 Old Milburnie Rd	R-4	R-6
1735908493	1617 Old Milburnie Rd	R-4	R-6
1734999718	1601 Old Milburnie Rd	R-4	R-6
1734897943	1529 Old Milburnie Rd	R-4	R-6
1735903287	1521 Old Milburnie Rd	R-4	R-6
1744081979	1512 Old Milburnie Rd	R-6-CU	R-6

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

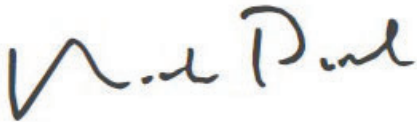
Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

JP Mansolf  
Raleigh Planning & Development  
(919)996-2180  
[JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

If you have any concerns or questions about this potential rezoning I can be reached at:

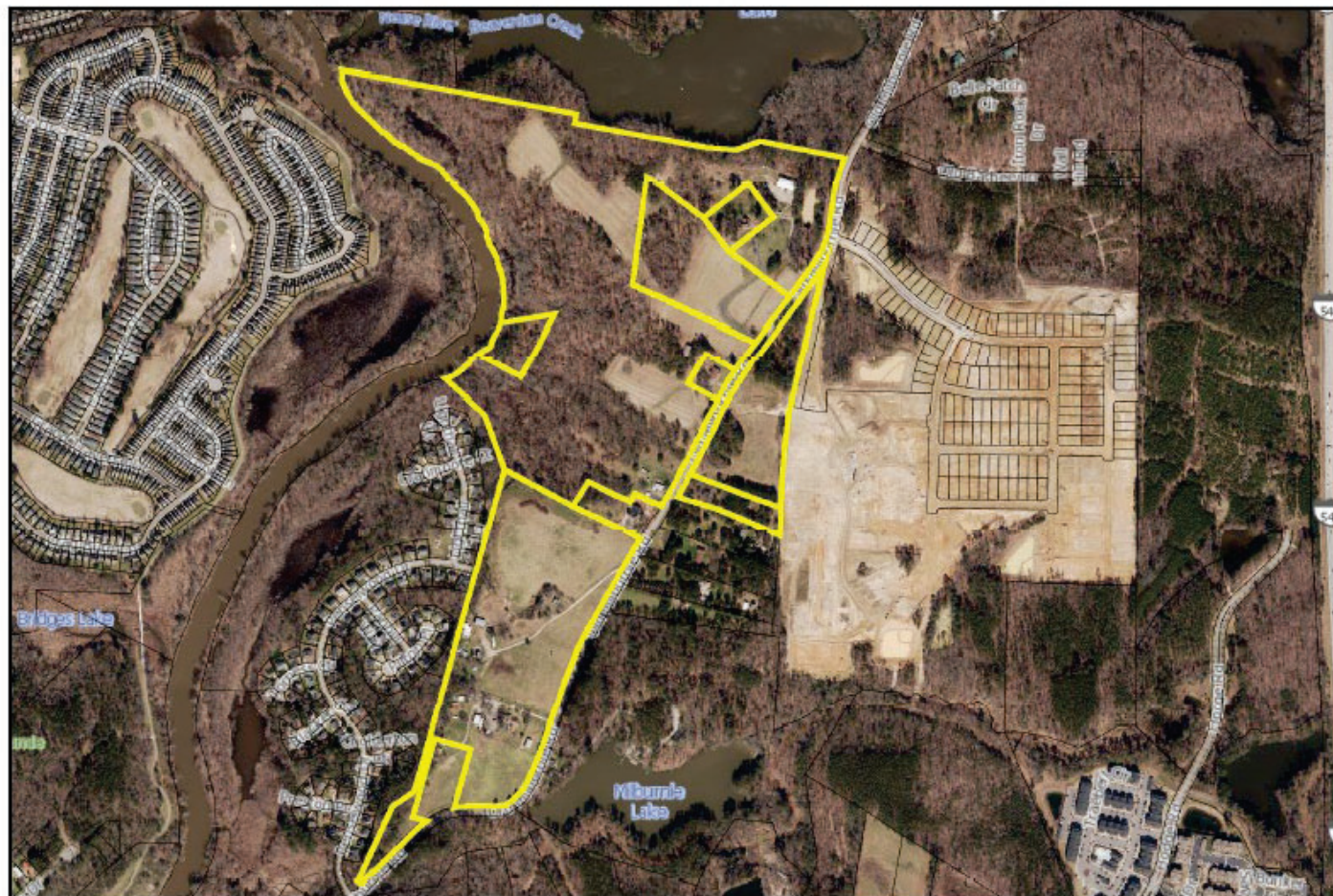
Mack Paul  
Morningstar Law Group  
919-590-0377  
[mpaul@mstarlaw.com](mailto:mpaul@mstarlaw.com)

Sincerely,

A handwritten signature in dark ink, appearing to read "Mack Paul". The signature is fluid and cursive, with the first name "Mack" written in a stylized, connected manner and the last name "Paul" following in a similar script.

## **Neighborhood Meeting Agenda**

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period





**Zoning**





**How to Participate in the April 7, 2021 Neighborhood Meeting Re: Several Properties near Old Milburnie Road @ Pinnacle Peak Drive and @ Penselwood Drive**

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [bit.ly/mlg04072021mtg](https://bit.ly/mlg04072021mtg) to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
  - Dial one of the following numbers:
    - +1 312 626 6799
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 346 248 7799
    - +1 669 900 6833
    - +1 253 215 8782
  - Enter Webinar ID: 977 7577 8437
  - Enter password: 603645
  - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.



# 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	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: R	Height: 4	Frontage:	Overlay(s):
Proposed zoning base district: R	Height: 6	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: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: See Attachment A		Property size (acres): 140.22
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attachment A		
Property owner email: See Attachment A		
Property owner phone: See Attachment A		
Applicant name and address: W. Carlton Midyette Jr., 5623 Duraleigh Road, Suite 151, Raleigh NC 27612		
Applicant email: <a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a>		
Applicant phone: (919) 571-8263		
Applicant signature(s):		
Additional email(s):		

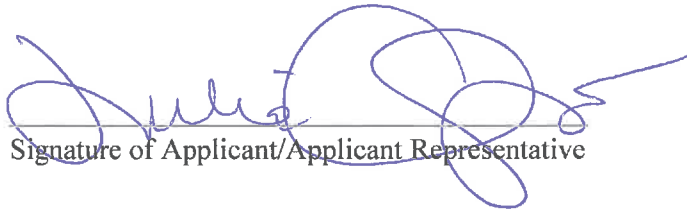


## ATTACHMENT A

PIN	Address	Book/Page	Size	Nearest Intersection	Owner Name/Address	Owner Email
1734889217	1309 Old Milburnie Rd	017050/01486	32.85	Old Milburnie Rd and Penselwood Dr	Simmons, Patrick H Trustee The Patrick H Simmons Revocable Trust, 1309 Old Milburnie Rd, Raleigh, NC 27604	
1745000797	1633 Old Milburnie Rd	002794/00496	2	Old Milburnie Rd and Pinnacle Peak Dr	Adcock, Alvin V Adcock, Donna W, 1633 Old Milburnie Rd, Raleigh NC 27604-9634	
1735908493	1617 Old Milburnie Rd	017533/02783	10.02	Old Milburnie Rd and Pinnacle Peak Dr	Adcock Family Farm LLC, PO Box 340, Burton TX 77835- 0340	
1734999718	1601 Old Milburnie Rd	017533/02779	1	Old Milburnie Rd and Pinnacle Peak Dr	Adcock Family Farm LLC, PO Box 340, Burton TX 77835- 0340	
1734897943	1529 Old Milburnie Rd	003905/ 00823	2	Lighthall Ln and Penselwood Dr	Adcock, Jane E, PO Box 340, Burton TX 77835-0340	
1735903287	1521 Old Milburnie Rd	017533/02783	90.1	Old Milburnie Rd and Pinnacle Peak Dr	Adcock Family Farm LLC, PO Box 340, Burton TX 77835- 0340	
1744081979	1512 Old Milburnie Rd	017533/02779	2.25	Old Milburnie Rd and Pinnacle Peak Dr	Adcock Family Farm LLC, PO Box 340, Burton TX 77835- 0340	

### Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herein accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that I did in fact deposit all of the required neighborhood meeting notification letters within the U.S. Postal Service on the 20th day of March, 2021. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

3/20/21  
Date

Old Milburnie

## SUMMARY OF ISSUES

A neighborhood meeting was held on April 7, 2021 (date) to discuss a potential rezoning located at See Attachment A (property address). The neighborhood meeting was held at virtually (location). There were approximately 16 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Explained rezoning process. Explained current and proposed zoning as well as nearby zoning. Explained prior and current ownership and reason for improvement of property. Explained this is all preliminary. Went over questions emailed to us:

Are plans available so that we can see how close these large buildings will be to the properties on Pilton Pl, Penselwood, and Lighthall? Explained no final plan yet, just trying to rezone and then will go forward from there. No large buildings.

What kind of buffer or green space will be left between our development (Beechwood) and the new properties? City will require a rear yard but there is no change of use or change in building type so there is nothing to buffer.

Will any kind of tree or shrub barrier be installed so we're not confronted with our "new neighbors" as soon as we walk into our yard which has previously been wonderfully quiet and peaceful? See above.

Penselwood Dr. dead-ends just after the turn for Lighthall Ln. Will it be continued into the new development? We are very concerned about reduction in security. Currently the only traffic in this neighborhood is for people in this neighborhood. This would introduce "pass-through" traffic.

City wants more connectivity/points of access. No pass through your neighborhood. Will only be onto Old Milburnie. At least 2 entrances. DOT will make final decision.

Discussed affordability and affordable housing. Property will most likely be market driven.

Has an environmental impact study been performed? If so, is the report available for public review? No. Discussed storm water and City requirements and nearby bodies of water.

## SUMMARY OF ISSUES

A neighborhood meeting was held on April 7, 2021 (date) to discuss a potential rezoning located at See Attachment A (property address). The neighborhood meeting was held at virtually (location). There were approximately 16 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Has a traffic impact study been performed? If so, is the report available for public review? Discussed nearby Pulte development and traffic.
Since you mention R4 zoning: * How many single family homes are planned? * How many multi family homes? * How many apartment building? Discussed what zoning classification means and lot sizes.
How are the utilities being handled? (this area is over tasked presently for electrical power) Discussed jurisdiction issue. This is in City planning jurisdiction. Possible annexation and adding utilities.
Discussed timeline of when this project will go forward.
Discussed who is responsible for maintaining the streets.
Where is the 500 ft from (re notice) – it is from the property line to be rezoned.
Discussed effect on property values. There likely will be rock work due to the amount of rock in the soil.
Traffic study will be done if required by City. Future access points. – At least 2, perhaps 3. DOT will decide what is permitted.

## SUMMARY OF ISSUES

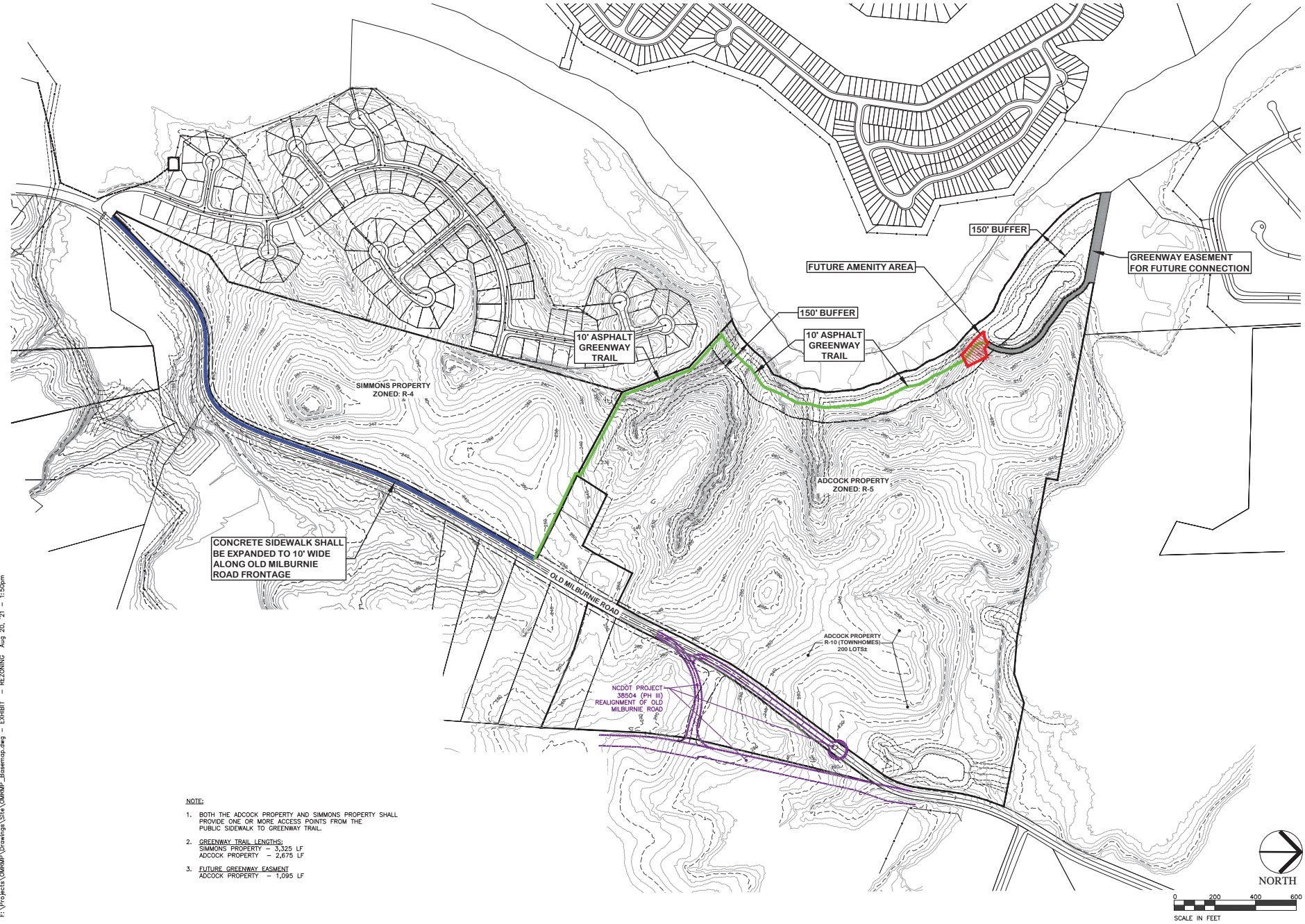
A neighborhood meeting was held on April 7, 2021 (date) to discuss a potential rezoning located at See Attachment A (property address). The neighborhood meeting was held at virtually (location). There were approximately 16 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

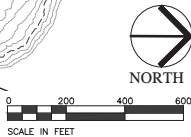
Discussed possible number of homes. Not likely more than 400. Unlikely to have rental units/apartments.
Future access points. – At least 2, perhaps 3 onto Old Milburnie Road. DOT will decide what is permitted.
Discussed how large of greenspace between subdivisions.
Unlikely to have traffic light. That is up to DOT, not developer or City

ATTENDANCE ROSTER	
NAME	ADDRESS
Frances Bobbie	
Tiffany Santiago	1205 Penselwood Dr
Robin Hammond	416 Latimer Rd
Todd Whitlow	5001 Weston Parkway, Suite 201 , Cary
Justin Guenzler	1101 Pilton Pl
Ryan Crawley	
John OShea	1220 Penselwood Dr
JERRY KARTH	1201 Penselwood Dr
Lorraine Richardson	1116 Pilton Pl
James Joyner	
Steve Taylor	1120 Pilton Pl
Ira Mabel	
Ryan Crawley	
Randall Weddle	
Lucille Ginsberg	7536 NC 39 Hwy, Zebulon
Dewey Huffines	

EXHIBIT A



- NOTE:
1. BOTH THE ADCOCK PROPERTY AND SIMMONS PROPERTY SHALL PROVIDE ONE OR MORE ACCESS POINTS FROM THE PUBLIC SIDEWALK TO GREENWAY TRAIL.
  2. GREENWAY TRAIL LENGTHS:  
SIMMONS PROPERTY - 3,325 LF  
ADCOCK PROPERTY - 2,675 LF
  3. FUTURE GREENWAY EASEMENT  
ADCOCK PROPERTY - 1,095 LF



**PLD**  
Piedmont Design LLP  
8522-204 SIX FORKS ROAD  
RALEIGH, NORTH CAROLINA 27615  
919.845.7600 PHONE  
919.845.7703 FAX  
ENGR. FIRM LICENSE NO. F-0843

PRELIMINARY  
NOT FOR CONSTRUCTION

OLD MILBURNIE ROAD  
ADCOCK PROPERTY  
OLD MILBURNIE ROAD  
RALEIGH, NC

ISSUED: 20 AUG 2021

REVISIONS:

DRAWN BY: JET  
CHECKED BY: JDL  
PROJECT: OMRMP

REZONING  
EXHIBIT

DWG. NO. EX 5.0





REZONING OF PROPERTY CONSISTING OF +/- 107.37 ACRES  
LOCATED ON OLD MILBURNIE ROAD IN THE CITY OF RALEIGH (Z-26-21) AND +/-  
35.14 ACRES LOCATED ON OLD MILBURNIE ROAD IN THE CITY OF  
RALEIGH (Z-27-21)

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
AUGUST 11, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, August 11, at 6:00 p.m. The property considered for this potential rezoning totals approximately 142.51 acres and is located on Old Milburnie Road (see lists in attached **Exhibit A**), in the City of Raleigh, having Wake County Parcel Identification Numbers (see lists in attached **Exhibit A**). This meeting was held Virtually. All owners 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**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

**EXHIBIT A – NEIGHBORHOOD MEETING NOTICE**



Mack Paul | Partner  
421 Fayetteville Street, Suite 530  
Raleigh, NC 27601  
919-590-0377  
mpaul@morningstarlawgroup.com  
www.morningstarlawgroup.com

To: Neighboring Property Owner  
From: Mack Paul  
Date: July 30, 2021  
Re: Notice of meeting to discuss potential rezoning of certain property described in the chart below (the "Property")

### Properties

See Attachment A

We are legal counsel for the Adcock Family and the Patrick Hubert Simmons Trust (the "Owners"), owners of the above-captioned properties (the "Properties"). The Owners are in the process of rezoning the Properties from a combination of Residential-4 (R-4), Residential-6 (R-6) and Conservation Management (CM) to R-6 and CM. The Properties are being rezoned separately. The Adcock Family's rezoning application is filed under case number Z-26-21, and the Patrick Hubert Simmons Trust's rezoning application is filed under case number Z-27-21.

You are cordially invited to attend a meeting to discuss the rezoning cases. We have scheduled a meeting with surrounding property owners on Monday, August 11, 2021, from 6:00 p.m. to 7:00 p.m. This meeting will be held at Comfort Suites, Duke Room, 1309 Corporation Way, Raleigh, NC.

After the submittal of certain rezoning applications, the City of Raleigh requires that a second neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including a summary of the first neighborhood on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>).

If you have further questions about the rezoning process, please contact:

Donald Belk  
Raleigh Planning & Development  
(919) 996-4621  
[donald.belk@raleighnc.gov](mailto:donald.belk@raleighnc.gov)

If you have any concerns or questions about the rezoning cases, I can be reached at:

Mack Paul  
Morningstar Law Group  
919-590-0377  
[mpaul@mstarlaw.com](mailto:mpaul@mstarlaw.com)

Sincerely,

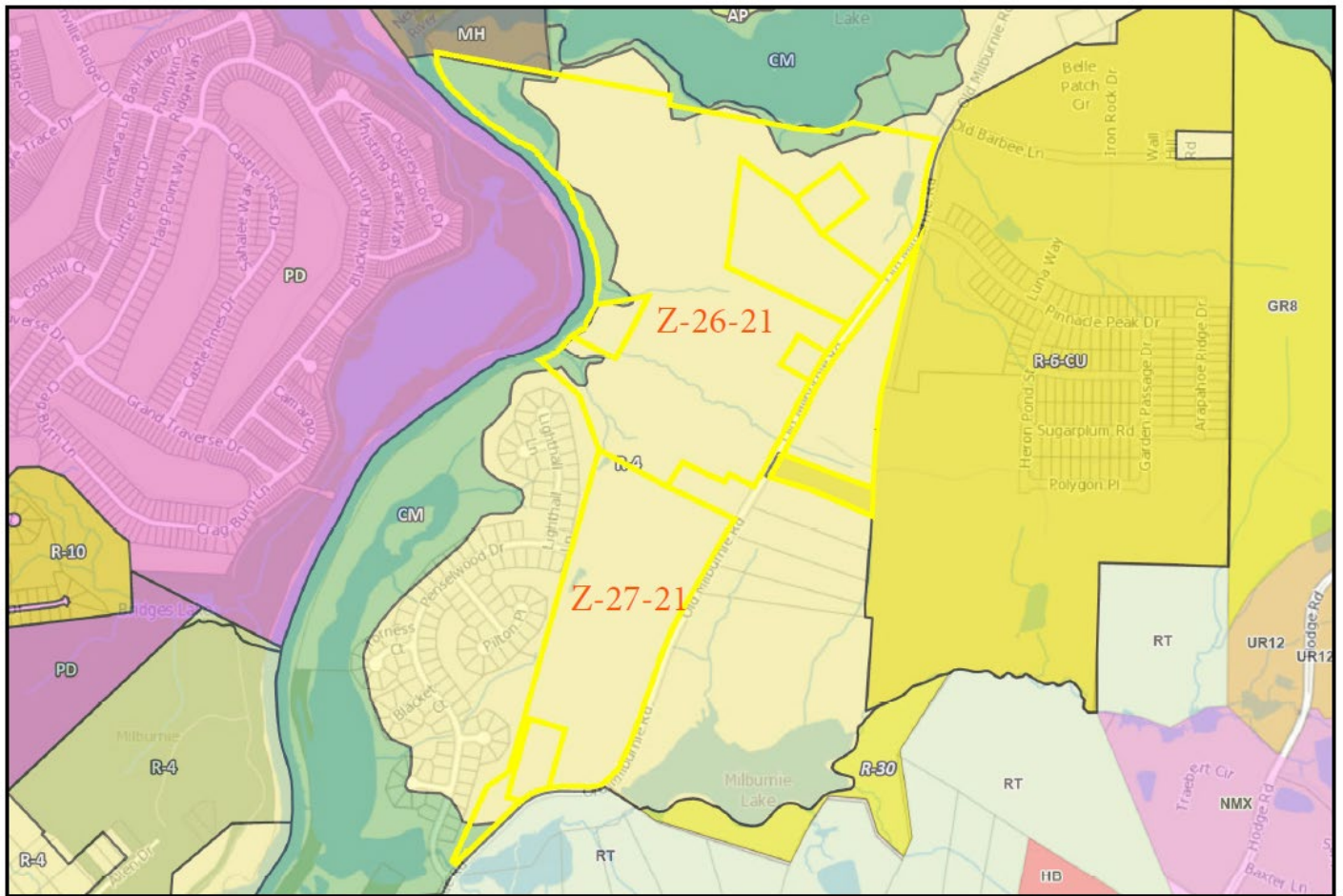
A handwritten signature in dark ink, appearing to read "Mack Paul", is written below the typed name.

## Aerial Photo





## Zoning





# Rezoning Application and Checklist

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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	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
OFFICE USE ONLY Rezoning case # _____			
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6	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: See Attachment A		
Property PIN: See Attachment A		
Deed reference (book/page): See Attachment A		
Nearest intersection: See Attachment A		Property size (acres): 107.37
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attachment A		
Property owner email: See Attachment A		
Property owner phone: See Attachment A		
Applicant name and address: W. Carlton Midyette Jr., 8310 Bandford Way, Raleigh NC 27615		
Applicant email: <a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a>		
Applicant phone: (919) 571-8263 x 250		
Applicant signature(s): <i>W. Carlton Midyette Jr.</i>		
Additional email(s):		

ATTACHMENT A

PIN	Address	Book/Page	Size	Nearest Intersection	Current Zoning	Proposed Zoning	Owner Name/Address	Owner Email or Phone Number
1745000797	1633 Old Milburnie Rd	002794/00496	2	Old Milburnie Rd and Pinnacle Peak Dr	R-4	R-6	Adcock, Alvin V Adcock, Donna W, 1633 Old Milburnie Rd, Raleigh NC 27604-9634	(919) 422-7331
1735908493	1617 Old Milburnie Rd	017533/02783	10.02	Old Milburnie Rd and Pinnacle Peak Dr	R-4	R-6	Adcock Family Farm LLC, c/o Jane Morehead, PO Box 340, Burton TX 77835-0340	(919) 422-7331
1734999718	1601 Old Milburnie Rd	017533/02779	1	Old Milburnie Rd and Pinnacle Peak Dr	R-4	R-6	Adcock Family Farm LLC, c/o Jane Morehead, PO Box 340, Burton TX 77835-0340	(919) 422-7331
1734897943	1529 Old Milburnie Rd	003905/00823	2	Lighthall Ln and Penselwood Dr	R-4 (portion of is CM)	R-6 (portion of to remain CM)	Adcock, Jane E/Jane Morehead, PO Box 340, Burton TX 77835-0340	(919) 422-7331
1735903287	1521 Old Milburnie Rd	017533/02783	90.1	Old Milburnie Rd and Pinnacle Peak Dr	R-4 (portion of is CM)	R-6 (portion of to remain CM)	Adcock Family Farm LLC, c/o Jane Morehead, PO Box 340, Burton TX 77835-0340	(919) 422-7331
1744081979	1512 Old Milburnie Rd	017533/02779	2.25	Old Milburnie Rd and Pinnacle Peak Dr	R-6-CU	R-6	Adcock Family Farm LLC, c/o Jane Morehead, PO Box 340, Burton TX 77835-0340	(919) 422-7331
Total Acreage			107.37					



# 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	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: R-4/CM	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6 /CM	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: 1309 Old Milburnie Rd ; 1225 Old Milburnie Road		
Property PIN: 1734889217 ; 1734873339		
Deed reference (book/page): 017050/014864 ; 16937/1664		
Nearest intersection: Old Milburnie Rd and Penselwood Dr		Property size (acres): 32.85 ; 2.29
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Patrick Hubert Simmons Trust, c/o Carlton Midyette		
Property owner email: <a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a>		
Property owner phone: (919) 571-8263		
Applicant name and address: W. Carlton Midyette Jr., 8310 Bandford Way, Raleigh NC 27615		
Applicant email: <a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a>		
Applicant phone: (919) 571-8263 x 250		
Applicant signature(s): <i>W. Carlton Midyette Jr.</i>		
Additional email(s):		



## ATTACHMENT A

PIN	Address	Book/Page	Size	Nearest Intersection	Current Zoning	Proposed Zoning	Owner Name/Address	Owner Email or Phone Number
1734889217	1309 Old Milburnie Rd	017050/014864	32.85	Old Milburnie Rd and Penselwood Dr	R-4 (portion of is CM)	R-6 (portion of to remain CM)	Patrick Hubert Simmons Trust, c/o Carlton Midyette, 8310 Bandford Way, Raleigh NC 27615	<a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a> (919) 571-8263
1734873339	1225 Old Milburnie Road	16937/1664	2.29	Old Milburnie Rd and Penselwood Dr	R-4	R-6	Patrick Hubert Simmons Trust, c/o Carlton Midyette, 8310 Bandford Way, Raleigh NC 27615	<a href="mailto:carlton@creedmoorpartners.com">carlton@creedmoorpartners.com</a> (919) 571-8263
Total Acreage			35.14					

## **EXHIBIT B – NOTICE LIST**

Owner	Owwner 2	Mail Address 1	City	State	Zip
AAL-ANUBIAIMHOTEPOKOROHAMZ, DOCTOR M		5605 TORNESS CT	RALEIGH	NC	27604-9611
AANENSON, MICHAEL BRIAN		5709 OSPREY COVE DR	RALEIGH	NC	27604-4088
ADAMS, JOYCE E		2233 HODGE RD	KNIGHTDALE	NC	27545-9599
ADCOCK FAMILY FARM LLC		PO BOX 340	BURTON	TX	77835-0340
ADCOCK, ALVIN V ADCOCK, DONNA W		1633 OLD MILBURNIE RD	RALEIGH	NC	27604-9634
ADCOCK, JANE E		PO BOX 340	BURTON	TX	77835-0340
AFANADOR, IVAN AFANADOR, IRIS		1017 PENSELWOOD DR	RALEIGH	NC	27604-9605
AKIN, LEVENT		606 WINDY PEAK LOOP	CARY	NC	27519-1885
ALLEN, PATTI RATCLIFF		5618 OSPREY COVE DR	RALEIGH	NC	27604-3943
ALLISON, ROBERT C		5605 PRESTON PL	RALEIGH	NC	27604-9610
ANDERSON, DARRYL C		5705 PANHILL WAY	RALEIGH	NC	27604-9419
AREVALO, ORLANDO SR AREVALO, TARSHIA		1120 PENSELWOOD DR	RALEIGH	NC	27604-9654
ARMSTRONG, FRANK B. IV		348 CARSONS CREEK TRL	WENDELL	NC	27591-9811
ARNOLD, ANGELA M		1036 PENSELWOOD DR	RALEIGH	NC	27604-9604
ARNOLD, JOSEPH R ARNOLD, LINDA Z		1112 PENSELWOOD DR	RALEIGH	NC	27604-9654
ASHBY, TERRY T ASHBY, ARETHA T		PO BOX 5325	FAIRLAWN	OH	44334-0325
ASHENDORF, RICHARD ASHENDORF, SUSIE		1125 PILTON PL	RALEIGH	NC	27604-9694
ASMUS, ALANYA MUSE		5608 PRESTON PL	RALEIGH	NC	27604-9610
ATHOTA, SUDHEER ATHOTA, JAYASREE		2701 ELK KNOB TRL	APEX	NC	27502-8568
AUGUSTIN, JUENITA G		5730 OSPREY COVE DR	RALEIGH	NC	27604-4087
AZER HABIB, YUSTINA ADEL ISRAIL AWAD FARAG, AZIZ ADEL BASKHAROUN		5924 OSPREY COVE DR	RALEIGH	NC	27604-4356
BAKER, GERALD M BAKER, SHARON P		3051 LAKE WOODARD DR APT I	RALEIGH	NC	27604-3208
BALLARD, ANDREW J BALLARD, KRISTI L		5633 LIGHTHALL LN	RALEIGH	NC	27604-9403
BALOCH, ZAHID M REHMAN, RIZWANA		414 BELROSE DR	CARY	NC	27513-9750
BEACHWOOD HOMEOWNERS ASSOC INC		PO BOX 1106	KNIGHTDALE	NC	27545-1106
BEAVER DAM LAKE INC	VAN WEBB	PO BOX 6522	RALEIGH	NC	27628-6522
BECRAFT, RONALD		1140 PENSELWOOD DR	RALEIGH	NC	27604-9654
BEHREND, MICHAEL JAMES BEHREND, KRISTEL NICOLE		1213 PENSELWOOD DR	RALEIGH	NC	27604-9691
BENNETT, ANGELINE P		5617 PRESTON PL	RALEIGH	NC	27604-9610
BIRON, KAREN K		151 GREEN LEVEL RD	APEX	NC	27523-5427
BLACK, JEREMIAH PAUL		303 MILBURNIE RD	KNIGHTDALE	NC	27545-9510
BLACK, MARIE E		PO BOX 40342	RALEIGH	NC	27629-0342
BLACKWOLF RUN III LLC		400 RIVERWOOD DR	CLAYTON	NC	27527-5500
BLACKWOLF RUN, LLC	ATTN: CHUCK WOODYDY	200 S COLLEGE ST STE 1520	CHARLOTTE	NC	28202-2065
BLAND, SHEILA D		5708 CHOLDERTON CT	RALEIGH	NC	27604-9412
BOLDUC, ANDREW WILLIAM		6110 OSPREY COVE DR	RALEIGH	NC	27604-4195
BOLDUC, ROBERT A BOLDUC, ANDREW WILLIAM		920 MERWIN RD	RALEIGH	NC	27606-2647
BOYD, JUSTIN L LUCCHESI, JENNA L		1121 PENSELWOOD DR	RALEIGH	NC	27604-9669
BRACKMAN, ANDREW W		5833 COFFEY ST	RALEIGH	NC	27604-8662
BRIDGERS, WILLIAM		1224 PENSELWOOD DR	RALEIGH	NC	27604-9690
BROADWAY, CHRISTIANA LAURA		2371 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
BROOKS, THOMAS P JR BROOKS, MARTINA R		3000 ALLENBY DR	RALEIGH	NC	27604-5802
BROWN, RICHARD SCOTT BROWN, JENNIFER LYNN		5609 LIGHTHALL LN	RALEIGH	NC	27604-9403
BUARON, ARLENE BUARON, JOEY		6303 PEPPERMILL DR	OAK RIDGE	NC	27310-9805
BUCSAN, SERBAN A BUCSAN, CRISTINA C		5704 CHOLDERTON CT	RALEIGH	NC	27604-9412
BURWELL, MELVIN BURWELL, VYNEDER		1040 PENSELWOOD DR	RALEIGH	NC	27604-9604

CAMACHO, AMBER  
CANTER, DENNIS W SR CANTER, DENISE C  
CANTERBURY ROAD PROPERTIES LLC  
CAREY, ROBERT CAREY, KARAE  
CASTRO, REMSON P CASTRO, ELISA C  
CHALK, EVERETT M CHALK, JEANETTE A  
CHARLTON, RODNEY L CHARLTON, LARKEYSHA B  
CHRISTIAN, ALICEMAE  
CLARK, TYLER C  
CLIFTON, ANDRIETTE SAMPSON, LUCY  
CMC PROPERTIES OF THE TRIANGLE LLC  
COLLIGAN, CLAIRE M  
CONKLIN, MATTHEW CONKLIN, LISA  
COOK, THOMAS J  
COOPER, B C JR  
CRAWLEY, RYAN P  
CRAYTON, DEREK  
CROOM, ANDREA DALE  
DAVIN, JOYCE ANN  
DESHIELD, MCKINLEY ISAAC  
DILLARD, SHEREMY  
DONALDSON, CHASITY NICOLE  
DOSSETT, HILARY ELAINE  
DRIESSEN, OCTAVIA ALEXIS  
DRUMMOND, AMANDA COLLETTE DRUMMOND, BESSIE ANN  
DUFRESNE, DANIEL FRANCIS JR DOWNS, KELSEY VIRGINIA  
DUNCAN, WILLIAM D DUNCAN, THERESA W  
DUNE PROPERTIES LLC  
DUNN, MIYUKI F  
EASON, KERN E  
EDWARDS, WANDA D  
EQUITY TRUST COMPANY /CUSTODIAN YUELI WANG ROTH IRA  
ESTREMER, ERDA  
EVANS, CHRISTINE  
FAN, JUNG FAN, QING CAI  
FAN, QING  
FARRIS, LAURA  
FERRARO, FRANCIS J FERRARO, MARY FRANCES  
FINCH, SHAMIKA  
FINLEY, FAITH L  
FLACH, LAWRENCE FLACH, BRENDA M  
FLYNN, PETER FLYNN, PAT M  
FRATESCHI, VICTORIA  
FSA DEVELOPMENT CO  
FUENTES, MICHELLE ALYSE  
GADALLA, YAZMEEN OMA SAMI  
GADE, STEPHEN

5846 OSPREY COVE DR	RALEIGH	NC	27604-4089
1020 PENSELWOOD DR	RALEIGH	NC	27604-9604
400 RIVERWOOD DR	CLAYTON	NC	27527-5500
PO BOX 4036	CARY	NC	27519-4036
1157 PENSELWOOD DR	RALEIGH	NC	27604-9669
1500 OLD MILBURNIE RD	RALEIGH	NC	27604-9633
5410 MORNING CREEK WAY APT 308	RALEIGH	NC	27610-5294
5708 OSPREY COVE DR	RALEIGH	NC	27604-4087
5988 OSPREY COVE DR	RALEIGH	NC	27604-4356
5714 OSPREY COVE DR	RALEIGH	NC	27604-4087
3222 PLEASANT GREEN RD	DURHAM	NC	27705-7137
5744 OSPREY COVE DR	RALEIGH	NC	27604-4087
5604 BLACKET CT	RALEIGH	NC	27604-9608
7707 TORI TRCE	RALEIGH	NC	27613-1472
5705 CHOLDERTON CT	RALEIGH	NC	27604-9412
5609 PRESTON PL	RALEIGH	NC	27604-9610
2331 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
5628 LIGHTHALL LN	RALEIGH	NC	27604-9402
6020 OSPREY COVE DR	RALEIGH	NC	27604-4358
5024 STONEWOOD PINES DR	KNIGHTDALE	NC	27545-7543
2201 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
5984 OSPREY COVE DR	RALEIGH	NC	27604-4356
1228 PENSELWOOD DR	RALEIGH	NC	27604-9690
2529 BAY HARBOR DR	RALEIGH	NC	27604-4306
5702 OSPREY COVE DR	RALEIGH	NC	27604-4087
5620 TORNESS CT	RALEIGH	NC	27604-9611
1508 OLD MILBURNIE RD	RALEIGH	NC	27604-9633
508 SAINT LUCIA CT	HOLLY SPRINGS	NC	27540-9328
5717 PANHILL WAY	RALEIGH	NC	27604-9419
1144 PENSELWOOD DR	RALEIGH	NC	27604-9654
8830 BAY POINTE DR UNIT H205	TAMPA	FL	33615-5367
503 IVYSHAW RD	CARY	NC	27519-1525
1132 PILTON PL	RALEIGH	NC	27604-9692
6008 OSPREY COVE DR	RALEIGH	NC	27604-4358
1136 PENSELWOOD DR	RALEIGH	NC	27604-9654
5708 PANHILL WAY	RALEIGH	NC	27604-9400
2229 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
1201 CRANMOORE CT	RALEIGH	NC	27604-9404
5701 OSPREY COVE DR	RALEIGH	NC	27604-4088
5956 OSPREY COVE DR	RALEIGH	NC	27604-4356
1501 OLD MILBURNIE RD	RALEIGH	NC	27604-9635
1113 PILTON PL	RALEIGH	NC	27604-9693
5613 TORNESS CT	RALEIGH	NC	27604-9611
400 RIVERWOOD DR	CLAYTON	NC	27527-5500
1204 PENSELWOOD DR	RALEIGH	NC	27604-9690
5803 OSPREY COVE DR	RALEIGH	NC	27604-4091
5920 OSPREY COVE DR	RALEIGH	NC	27604-4356

GAM, GILAD GAM, GILA  
GANNON, MICHAEL SEAN  
GENTRY, JOHNNY LEE GENTRY, DEBORAH H  
GIANG, TAM NGUYEN, NHA  
GIUNCO, EDWARD P JR GIUNCO, ELLEN A  
GOLOUB, VIKTOR VARENYTSYA, NATALIYA  
GOMEZ-ESTEVEZ, CRISPIN E  
GONZALEZ, DARLENE  
GONZALEZ, KAY MARIAN  
GOOD, PORTER W  
GOODSON, STEPHANIE  
GOODYEAR, CRYSTAL  
GRIMSLEY, JENNIFER  
GROMADZKI, MATTHEW B GROMADZKI, ZYGMUNT C  
GUENZLER, JUSTIN K GUENZLER, APRIL M  
GUION, FRENCHESTA M  
HANS, COURTNEY  
HARGETT, CONNIE  
HAZIN, MOHAMMAD HAZIN, SHADIA CUGHBI  
HEDINGHAM COMMUNITY ASOCIATION  
HEDINGHAM COMMUNITY ASSOCIATION  
HEDINGHAM ON THE NEUSE LMTD PTNSHP  
HENLEY, BRENT ROLLIN  
HESSLER, FRIEDRICH JOSEF  
HETRICK, JOANNA L  
HIDDEN COVE INC  
HILLIARD, VICTORIA L  
HODGES, CORRINNA  
HOLBERT, DONNA ELLEN  
HOLDEN, ROBERT A HOLDEN, IVA P  
HOLM, MONTE JON HOLM, ELENA  
HOLMES, CHRISTIAN HOLMES, JULIA  
HUGHES, DAYMON MARTEZ HUGHES, KYTANYA EDWINA  
HUNTER, NICOLE  
HUSKEY, DANNY T HUSKEY, TAMARA R  
HUSSEY, TAYLOR  
HUYNH, THAI HA, TAM  
IH3 PROPERTY NORTH CAROLINA LP  
INACIO PROPERTIES LLC  
INACIO, ABILIO INACIO, MYRNA  
INACIO, ABILIO INACIO, MYRNA  
JCMD PROPERTIES LLC  
JEFFREYS, ROBERT B JR  
JEROME, DIARRA JEROME, MAKATRINA  
JIMENEZ, MARIA DEL PILAR  
JOHNSON, ERIC LEON JOHNSON, DEBBIE LEE  
JOHNSON, MELISSA R

INVITATION HOMES-TAX DEPT

39 WILLIAMS LN	FOSTER CITY	CA	94404-3967
5600 BLACKET CT	RALEIGH	NC	27604-9608
5713 CHOLDERTON CT	RALEIGH	NC	27604-9412
8131 SOMMERWELL ST	RALEIGH	NC	27613-6976
1208 CRANMOORE CT # 96	RALEIGH	NC	27604-9404
1129 PILTON PL	RALEIGH	NC	27604-9694
2509 BAY HARBOR DR	RALEIGH	NC	27604-4306
2207 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
33 BIRDSONG	IRVINE	CA	92604-4504
2525 BAY HARBOR DR	RALEIGH	NC	27604-4306
1137 PENSELWOOD DR	RALEIGH	NC	27604-9669
2515 BLACKWOLF RUN LN	RALEIGH	NC	27604-5425
1109 PENSELWOOD DR	RALEIGH	NC	27604-9607
2540 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
1101 PILTON PL	RALEIGH	NC	27604-9693
6012 OSPREY COVE DR	RALEIGH	NC	27604-4358
2530 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
8901 PROVIDENCE RIDGE TER	NORTH CHESTERFIELD	VA`	23236-2184
5604 PRESTON PL	RALEIGH	NC	27604-9610
5930 OSPREY COVE DR	RALEIGH	NC	27604-4356
2551 SOUTHall RD	RALEIGH	NC	27604-4807
4917 HARBOUR TOWNE DR	RALEIGH	NC	27604-5829
1112 OLD MILBURNIE RD	RALEIGH	NC	27604-9626
2355 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
2528 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
7536 NC 39 HWY	ZEBULON	NC	27597-6053
5706 OSPREY COVE DR	RALEIGH	NC	27604-4087
6101 OSPREY COVE DR	RALEIGH	NC	27604-4196
4845 FOREST HIGHLAND DR	RALEIGH	NC	27604-8451
2021 OLD BUNN RD	ZEBULON	NC	27597-6301
231 THOMAS DR	LOS GATOS	CA	95032-4039
5980 OSPREY COVE DR	RALEIGH	NC	27604-4356
12609 PORT CHESTER CT	RALEIGH	NC	27614-8876
5718 OSPREY COVE DR	RALEIGH	NC	27604-4087
5612 LIGHTHALL LN	RALEIGH	NC	27604-9402
1200 PENSELWOOD DR	RALEIGH	NC	27604-9690
5724 SPRING GLEN LN	RALEIGH	NC	27616-4626
1717 MAIN ST STE 2000	DALLAS	TX	75201-4657
5104 TERRA COTTA DR	RALEIGH	NC	27613-6254
5104 TERRA COTTA DR	RALEIGH	NC	27613-6254
5736 OSPREY COVE DR	RALEIGH	NC	27604-4087
1604 HASENTREE VILLA LN	WAKE FOREST	NC	27587-1724
1116 OLD MILBURNIE RD	RALEIGH	NC	27604-9626
5912 OSPREY COVE DR	RALEIGH	NC	27604-4356
4212 GRAHAMSTONE RD	RALEIGH	NC	27610-3471
2319 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
5649 LIGHTHALL LN	RALEIGH	NC	27604-9403

JONES, ALGA D JONES, MARGARET P	1420 OLD MILBURNIE RD	RALEIGH	NC	27604-9631
JONES, ROBERT M JONES, DIXIE CHAVIS	5701 CHOLDERTON CT	RALEIGH	NC	27604-9412
KADRI, OLALEKAN LUKMAN	5826 OSPREY COVE DR	RALEIGH	NC	27604-4089
KALBFLEISCH, DAVID J	5713 PANHILL WAY	RALEIGH	NC	27604-9419
KARL, JUSTIN	2548 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
KARTH, JERRY GEORGE TRUSTEE KARTH, MARIANNE WALDRON TRUSTEE	1201 PENSELWOOD DR	RALEIGH	NC	27604-9691
KEARNS, NICOLE WILLIAMS KEARNS, SEAN	1109 PILTON PL	RALEIGH	NC	27604-9693
KELLER, LEONARD W KELLER, FLORENCE JEANETTE	3505 SUGARPLUM RD	RALEIGH	NC	27604-9703
KENNEDY, KALIE DAVIS KENNEDY, TODD DOUGLAS JR	1104 OLD MILBURNIE RD	RALEIGH	NC	27604-9626
KENT, RONALD C KENT, LAUREL B	6028 OSPREY COVE DR	RALEIGH	NC	27604-4358
KING, MELISSA HEIRS	808 ORLEANS PL	RALEIGH	NC	27609-5343
KOLZOW, TIM KOLZOW, CARLA	20 CHESNEY CT	ARCHER LODGE	NC	27527-3372
KOSASIH, KOMARIAH	209 BEACON PL NE	WASHINGTON	DC	20011-1520
KWITOWSKI, MATTHEW	2545 BLACKWOLF RUN LN	RALEIGH	NC	27604-5425
LABELLA, KARA	15 HIGH ST # 1	EXETER	NH	03833-2905
LACEWELL, JENNIFER	5720 OSPREY COVE DR	RALEIGH	NC	27604-4087
LONDON, PHOEBE	5838 OSPREY COVE DR	RALEIGH	NC	27604-4089
LANIER, MATTHEW CHARLES	2509 BLACKWOLF RUN LN	RALEIGH	NC	27604-5425
LARocca, SALJIN	5608 LIGHTHALL LN	RALEIGH	NC	27604-9402
LATUPE LLC	108 BRUINGTON CT	MORRISVILLE	NC	27560-6986
LEAK, THOMAS L. JR.	5816 OSPREY COVE DR	RALEIGH	NC	27604-4089
LEBLANC PROPERTY HOLDINGS LLC	2194 STOTESBURY WAY	WELLINGTON	FL	33414-6444
LEMPICKI, HENRYK LEMPICKA, BOZENA	5806 OSPREY COVE DR	RALEIGH	NC	27604-4089
LIEU, PHAT	2325 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
LIN, PATRICK LIN, DOROTHY	40 HEWITT AVE	BRONXVILLE	NY	10708-2328
LONG, DANIEL LONG, TIFFANY	1128 PENSELWOOD DR	RALEIGH	NC	27604-9654
LONG, TIFFANY	1205 PENSELWOOD DR	RALEIGH	NC	27604-9691
LOWERY, KIMBERLY STARKEY	1232 PENSELWOOD DR	RALEIGH	NC	27604-9690
LPN INVESTMENT ONE LLC	404 BATHGATE LN	CARY	NC	27513-5582
LPN INVESTMENTS LLC	404 BATHGATE LN	CARY	NC	27513-5582
LUCAS, DAISY V	1112 PILTON PL	RALEIGH	NC	27604-9692
MAHONEY, JASON T	5637 LIGHTHALL LN	RALEIGH	NC	27604-9403
MAJEKODUNMI, ELIZABETH O	6024 OSPREY COVE DR	RALEIGH	NC	27604-4358
MANLEY, JENNIFER	1149 PENSELWOOD DR	RALEIGH	NC	27604-9669
MANSFIELD, ALEC JAMES	5723 OSPREY COVE DR	RALEIGH	NC	27604-4088
MARSHBURN, NORMAN BRUCE JR	5960 OSPREY COVE DR	RALEIGH	NC	27604-4356
MARTIN, CONSTANCE	1145 PENSELWOOD DR	RALEIGH	NC	27604-9669
MCBRIDE, MONTERIEO MCBRIDE, AMANDA L	1124 PILTON PL	RALEIGH	NC	27604-9692
MCCOMISH, DAVID MCCOMISH, CHERYL	2235 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
MCCOWAN, WALTER	5601 BLACKET CT	RALEIGH	NC	27604-9608
MCLEAN, KIM M MCLEAN, MARLO T	1037 PENSELWOOD DR	RALEIGH	NC	27604-9605
MCLEOD, JODY LYNN	1217 PENSELWOOD DR	RALEIGH	NC	27604-9691
MCNEIL, CHARLEEN THOMPSON	1212 CRANMOORE CT	RALEIGH	NC	27604-9404
MELIA, SARAH	5968 OSPREY COVE DR	RALEIGH	NC	27604-4356
METPALLY, RAGHU P	417 GRAND HIGHCLERE WAY	APEX	NC	27523-9609
MIAL, DONALD W MIAL, DONNA C	1021 PENSELWOOD DR	RALEIGH	NC	27604-9605
MILBURNIE DAM ASSOCIATES LLC	301 KAREN WAY	TIBURON	CA	94920-2046

[illegible]

POSTAL CUSTOMER	5645 LIGHTHALL LN	RALEIGH	NC	27604
POSTAL CUSTOMER	5641 LIGHTHALL LN	RALEIGH	NC	27604
POSTAL CUSTOMER	1200 CRANMOORE CT	RALEIGH	NC	27604
POSTAL CUSTOMER	1205 CRANMOORE CT	RALEIGH	NC	27604
POSTAL CUSTOMER	1208 CRANMOORE CT	RALEIGH	NC	27604
POSTAL CUSTOMER	5600 LIGHTHALL LN	RALEIGH	NC	27604
POSTAL CUSTOMER	5621 LIGHTHALL LN	RALEIGH	NC	27604
POSTAL CUSTOMER	5629 LIGHTHALL LN	RALEIGH	NC	27604
POSTAL CUSTOMER	5625 LIGHTHALL LN	RALEIGH	NC	27604
POSTAL CUSTOMER	1601 OLD MILBURNIE RD	RALEIGH	NC	27604
POSTAL CUSTOMER	2533 BAY HARBOR DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2521 BAY HARBOR DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2546 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2517 BAY HARBOR DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2513 BAY HARBOR DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2507 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2517 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2542 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2536 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2431 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2427 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2423 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2417 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2503 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2501 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2435 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2516 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2518 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2524 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2522 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2407 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2405 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2309 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2325 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2319 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2317 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2311 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2401 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2329 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2217 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2221 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2233 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2223 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2231 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2303 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2301 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2314 BLACKWOLF RUN LN	RALEIGH	NC	27604



[illegible]

2312 BLACKWOLF RUN LN	RALEIGH	NC	27604
2400 BLACKWOLF RUN LN	RALEIGH	NC	27604
2326 BLACKWOLF RUN LN	RALEIGH	NC	27604
2324 BLACKWOLF RUN LN	RALEIGH	NC	27604
2322 BLACKWOLF RUN LN	RALEIGH	NC	27604
2316 BLACKWOLF RUN LN	RALEIGH	NC	27604
2202 BLACKWOLF RUN LN	RALEIGH	NC	27604
2206 BLACKWOLF RUN LN	RALEIGH	NC	27604
2208 BLACKWOLF RUN LN	RALEIGH	NC	27604
2212 BLACKWOLF RUN LN	RALEIGH	NC	27604
2218 BLACKWOLF RUN LN	RALEIGH	NC	27604
2220 BLACKWOLF RUN LN	RALEIGH	NC	27604
2214 BLACKWOLF RUN LN	RALEIGH	NC	27604
2224 BLACKWOLF RUN LN	RALEIGH	NC	27604
2226 BLACKWOLF RUN LN	RALEIGH	NC	27604
2230 BLACKWOLF RUN LN	RALEIGH	NC	27604
2232 BLACKWOLF RUN LN	RALEIGH	NC	27604
2302 BLACKWOLF RUN LN	RALEIGH	NC	27604
2300 BLACKWOLF RUN LN	RALEIGH	NC	27604
2236 BLACKWOLF RUN LN	RALEIGH	NC	27604
2238 BLACKWOLF RUN LN	RALEIGH	NC	27604
2310 BLACKWOLF RUN LN	RALEIGH	NC	27604
2308 BLACKWOLF RUN LN	RALEIGH	NC	27604
2306 BLACKWOLF RUN LN	RALEIGH	NC	27604
2335 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2351 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2343 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2339 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2213 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2239 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2301 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2243 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2340 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2336 WHISTLING STRAITS WAY	RALEIGH	NC	27604
5700 OSPREY COVE DR	RALEIGH	NC	27604
2224 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2216 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2220 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2228 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2232 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2236 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2240 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2304 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2244 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2300 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2320 WHISTLING STRAITS WAY	RALEIGH	NC	27604
2312 WHISTLING STRAITS WAY	RALEIGH	NC	27604

POSTAL CUSTOMER	2316 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2308 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	5901 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2332 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2328 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2324 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	5925 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5921 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5911 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5917 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5907 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5712 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5715 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5721 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5811 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5807 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5815 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5827 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5819 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5823 OSPREY COVE DR	RALEIGH	NC	27604
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POSTAL CUSTOMER	5837 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5842 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5904 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5724 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5726 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5742 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5800 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5750 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5748 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2415 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2413 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2411 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2409 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2434 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2430 BLACKWOLF RUN LN	RALEIGH	NC	27604
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POSTAL CUSTOMER	2424 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	6100 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2410 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2408 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2406 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2404 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2420 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2418 BLACKWOLF RUN LN	RALEIGH	NC	27604

POSTAL CUSTOMER	2416 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2414 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2412 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	6015 OSPREY COVE DR	RALEIGH	NC	27604
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POSTAL CUSTOMER	6032 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2402 BLACKWOLF RUN LN	RALEIGH	NC	27604
POSTAL CUSTOMER	2367 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2361 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2375 WHISTLING STRAITS WAY	RALEIGH	NC	27604
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POSTAL CUSTOMER	6016 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2380 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2372 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	5975 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2368 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	6000 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5992 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2364 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2360 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2356 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2352 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	2348 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	5951 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	2344 WHISTLING STRAITS WAY	RALEIGH	NC	27604
POSTAL CUSTOMER	5947 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5943 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5939 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5969 OSPREY COVE DR	RALEIGH	NC	27604
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POSTAL CUSTOMER	5955 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5931 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5935 OSPREY COVE DR	RALEIGH	NC	27604
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POSTAL CUSTOMER	5952 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5948 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5944 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5940 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	5916 OSPREY COVE DR	RALEIGH	NC	27604
POSTAL CUSTOMER	1521 OLD MILBURNIE RD	RALEIGH	NC	27604
POSTAL CUSTOMER	1512 OLD MILBURNIE RD	RALEIGH	NC	27604
POSTAL CUSTOMER	3504 STRAWBERRY PATCH ROW	RALEIGH	NC	27604
POSTAL CUSTOMER	3508 STRAWBERRY PATCH ROW	RALEIGH	NC	27604
POSTAL CUSTOMER	3441 PINNACLE PEAK DR	RALEIGH	NC	27604
POSTAL CUSTOMER	1828 OLD MILBURNIE RD	RALEIGH	NC	27604
POWELL, BRITTANY A BRUCE, FAY	5936 OSPREY COVE DR	RALEIGH	NC	27604-4356
PRIDGEN, G CLAYTON	5600 TORNESS CT	RALEIGH	NC	27604-9611

PROGRESS RESIDENTIAL 2015-2 BORROWER LLC  
PROGRESS RESIDENTIAL BORROWER 6 LLC  
PULTE HOME COMPANY LLC  
RALEIGH CITY OF  
RAMAKRISHNAN, ARVIND  
RAMSEY, GRACE D  
REALTY SALES & INVESTMENT CO  
RICHARDSON, JAMES E  
RICHARDSON, JAMES E RICHARDSON, JERRY A  
RICHARDSON, JOE BILL RICHARDSON, LORRAINE T  
RODRIGUEZ, RAFAEL RODRIGUEZ, BRISA  
ROLISON, HARRY W ROLISON, JANET B  
ROUSE, WILLIAM F JR ROUSE, CAROLYN J  
RUMBURD, LISA M  
SAHA, SOMA  
SANDERS, JEREMY  
SANDERS, TYKESHA  
SAULS, CHARLES B SAULS, GERI C  
SELLARS, TOMMY SELLARS, THERESA  
SFR JV-1 PROPERTY LLC  
SHAH, ANKURKUMAR H SHAH, NIKI  
SHORT, CARRIE  
SIMMONS, PATRICIA W  
SIMMONS, PATRICK H TRUSTEE THE PATRICK H SIMMONS REVOCABLE TRUST  
SIU, KU RMAH, H PIN  
SMASHUM, NICOLE L  
SMITH, DARWIN DARNELL SMITH, GWENDOLYN BROWN  
SMITH, KENNETHA ARIEL  
SMITH, MICHAEL L SMITH, JACQUELINE W  
STEPHEN, MICHAEL ANTHONY VYSE, DENISE MARIE  
STEVER, MELISSA  
STRICKLAND, SONYA DAVINA  
STUART, JIMMY  
SUBLETT, ETHAN  
SUCH, BRIAN T  
SUNBELT GOLF GROUP LLC  
TANAS, NABILA S  
TAYLOR, STEVEN REED TAYLOR, ELIZABETH SCOTT  
TEJADA, DOUGLAS TEJADA, EVER  
THE VALLEY TRUST  
THOMAS, DEANNA ARMSTRONG  
THOMPSON, ASHLEY RAY THOMPSON, CLYDE CYRUS IV  
THORNE, SHERI  
TOMLINSON, JOHN D  
TORRES, HERIBERTO TORRES, BERTHA A  
TRAMBLE, LAURA H  
TRAN, DAVID TUAN HOLOWATCH, RACHEL JAYNE

TRICON AMERICAN HOMES

PO BOX 4090	SCOTTSDALE	AZ	85261-4090
PO BOX 4090	SCOTTSDALE	AZ	85261-4090
1225 CRESCENT GRN STE 250	CARY	NC	27518-8119
PO BOX 590	RALEIGH	NC	27602-0590
1400 CARPENTIER ST APT 205	SAN LEANDRO	CA	94577-3655
1832 OLD MILBURNIE RD	RALEIGH	NC	27604-9638
1618 GLENWOOD AVE	RALEIGH	NC	27608-2320
5829 COFFEY ST	RALEIGH	NC	27604-8662
5829 COFFEY ST	RALEIGH	NC	27604-8662
1116 PILTON PL	RALEIGH	NC	27604-9692
1221 PENSELWOOD DR	RALEIGH	NC	27604-9691
216 HOLMES DR	WINSTON SALEM	NC	27127-9150
2379 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
1033 PENSELWOOD DR	RALEIGH	NC	27604-9605
5605 BLACKET CT	RALEIGH	NC	27604-9608
1208 PENSELWOOD DR	RALEIGH	NC	27604-9690
2209 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
100 BIRCH WAY	BARBOURSVILLE	VA	22923-2730
5609 BLACKET CT	RALEIGH	NC	27604-9608
PO BOX 15087	SANTA ANA	CA	92735
1416 CAYUGA RIVER LN	CARY	NC	27513-5809
2535 BLACKWOLF RUN LN	RALEIGH	NC	27604-5425
5909 COFFEY ST	RALEIGH	NC	27604-8664
1309 OLD MILBURNIE RD	RALEIGH	NC	27604-9630
1020 OLD MILBURNIE RD	RALEIGH	NC	27604-9625
5801 OSPREY COVE DR	RALEIGH	NC	27604-4091
3824 WESTBURY LAKE DR	RALEIGH	NC	27603-5189
2500 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
5609 TORNESS CT	RALEIGH	NC	27604-9611
5616 TORNESS CT	RALEIGH	NC	27604-9611
5630 OSPREY COVE DR	RALEIGH	NC	27604-3943
5628 OSPREY COVE DR	RALEIGH	NC	27604-3943
1105 PENSELWOOD DR	RALEIGH	NC	27604-9607
5604 LIGHTHALL LN	RALEIGH	NC	27604-9402
2307 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
400 RIVERWOOD DR	CLAYTON	NC	27527-5500
115 LITTLEFORD LN	CARY	NC	27519-6907
1120 PILTON PL	RALEIGH	NC	27604-9692
5605 LIGHTHALL LN	RALEIGH	NC	27604-9403
3509 STRAWBERRY PATCH ROW	RALEIGH	NC	27604-9701
5624 OSPREY COVE DR	RALEIGH	NC	27604-3943
1209 CRANMOORE CT	RALEIGH	NC	27604-9404
2203 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
104 DARTMOUTH RD APT 621	RALEIGH	NC	27609-8421
1472 OLD MILBURNIE RD	RALEIGH	NC	27604-9631
5617 TORNESS CT	RALEIGH	NC	27604-9611
5972 OSPREY COVE DR	RALEIGH	NC	27604-4356

TRAN, LOC D TRAN, ROSEANNA C  
TRANS AM SFE II LLC  
TRICE-HILL, PATRENA Y HILL, DERRICK A  
TURNER, CHAD  
UMAKANTH BOMMINENI, VENKATA NAGA LAKSHMINAGA LAKSH BERRY, JESSICA DAWN  
URBAN, FRANCOISE LAPIERRE  
VANDERGoot, BRIAN A VANDERGoot, PERRI M  
VAZQUEZ, GWENDOLYN B  
VELEZ-MONTANEZ, WILLIAM ARINELLO, NATALIA  
WALLACE, RICHARD A WALLACE, RICHARD D  
WALLER, LAMAR T  
WALTERS, TERRY WALTERS, PATRICIA A  
WARREN, DAVEITA ARMSTRONG, BRENDA  
WARREN, ELIZABETH ANNE  
WASH, CHARLOTTE C  
WATKINS, LARRY J  
WEIGER, JASON  
WENTA, JULIE ANN  
WHITE, ASHLEY MARIE  
WHITE, JAMIE L  
WILKERSON, JEAN M  
WILLIAMS, REGINALD WILLIAMS, CASSANDRA  
WILLIAMS, STEPHANIE NICOLE  
WILLIAMSON, MARVIN  
WILLIAMSON, STEVEN B  
WILLIS, ALONZO WILLIS, SONYAS R  
WITMORE, MATTHEW D  
WOODLIEF, MARY ELLEN  
WORTHINGTON, SUSAN A  
WRIGHT, JOHN EARL SR WRIGHT, ANNETTE  
YAMASA CO LTD  
YOUNT, PAUL C YOUNT, ARIANNE  
ZEPEDA, MIGUEL ALVAREZ  
ZHONG, XIANG  
Attn: JP Mansolf, City of Raleigh

Department of Planning and Development

5601 TORNESS CT	RALEIGH	NC	27604-9611
5001 PLAZA ON THE LK STE 200	AUSTIN	TX	78746-1053
5709 PANHILL WAY	RALEIGH	NC	27604-9419
1209 PENSELWOOD DR	RALEIGH	NC	27604-9691
5908 OSPREY COVE DR	RALEIGH	NC	27604-4356
1128 PILTON PL	RALEIGH	NC	27604-9692
1148 PENSELWOOD DR	RALEIGH	NC	27604-9654
3505 STRAWBERRY PATCH ROW	RALEIGH	NC	27604-9701
1125 PENSELWOOD DR	RALEIGH	NC	27604-9669
5738 OSPREY COVE DR	RALEIGH	NC	27604-4087
2383 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4309
1204 CRANMOORE CT	RALEIGH	NC	27604-9404
5707 OSPREY COVE DR	RALEIGH	NC	27604-4088
2534 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
2502 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
3209 WELLINGTON CT STE 107	RALEIGH	NC	27615-4130
6004 OSPREY COVE DR	RALEIGH	NC	27604-4358
1116 PENSELWOOD DR	RALEIGH	NC	27604-9654
2217 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
2225 WHISTLING STRAITS WAY	RALEIGH	NC	27604-4093
5805 COFFEY ST	RALEIGH	NC	27604-8662
5601 LIGHTHALL LN	RALEIGH	NC	27604-9403
2510 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
6011 OSPREY COVE DR	RALEIGH	NC	27604-4359
5709 CHOLDERTON CT	RALEIGH	NC	27604-9412
1113 PENSELWOOD DR	RALEIGH	NC	27604-9607
5622 OSPREY COVE DR	RALEIGH	NC	27604-3943
5108 OLD MILBURNIE RD	WENDELL	NC	27591-7412
2512 BLACKWOLF RUN LN	RALEIGH	NC	27604-5422
5732 OSPREY COVE DR	RALEIGH	NC	27604-4087
PO BOX 4090	SCOTTSDALE	AZ	85261-4090
9003 PEACHTREE TOWN LN	KNIGHTDALE	NC	27545-9710
5640 LIGHTHALL LN	RALEIGH	NC	27604-9402
2100 WIDE RIVER DR	RALEIGH	NC	27614-8464
PO BOX 590	RALEIGH	NC	27601

## **EXHIBIT C – ITEMS DISCUSSED**

1. Has the properties been sold yet? No, the ownership remains the same at this time.
2. Has there been a traffic study. It was stated that the City has not requested a traffic study as part of the rezoning request. The City could ask for a traffic study at site plan.
3. Participant expressed concern about speeding on Old Milburnie Road.
4. Participant expressed concern about trucks making deliveries within the Beachwood subdivision given the width and condition of the streets.
5. Participant asked about the potential for a traffic signal on Old Milburnie Road. It was explained that NCDOT allows traffic signals only when a warrant study concludes it meets certain criteria.
6. Resident on Penselwood Drive asked about the stub road. It was stated that the City of Raleigh will require a connection to Old Milburnie Road from the stub for any development that occurs on the vacant property.
7. Participant asked about the type of development. It was stated that the City of Raleigh recently passed a text change that allows more diverse housing types within the Residential-6 zoning district. That can include townhomes or duplexes. The market will likely support mostly single family homes with possibly some townhomes.
8. Participant asked about the total number of units to be developed. The applicant stated that the total acreage on both parcels is about 140 acres. About 40 acres of that is steep and/or otherwise cannot be developed upon. Any build-out scenario will be in the range of 400-450 homes.
9. Participant asked about the overall patterns of traffic in the area including for Legacy Oaks. It was mentioned that a new road connection will veer off of Old Milburnie Road to Farmwell Road.
10. Participant asked about the impact of the development on home values. This is a subjective question. Generally, residential built next to residential does not affect values and not nearly as much as other factors such as the general market, supply and demand and aspects of the area.
11. Participant asked about the alignment of the proposed greenway connection in relation to the Beachwood subdivision.
12. Participant asked about erosion, stating erosion has worsened along the Neuse River since the demolition of the dam. The small tributary next to Beachwood has increased into a torrent during storms and brought silt into the wetland area next to the river.
13. Participant asked about parking at the future Milburnie Park. The City typically provides parking in connection with park development along with other amenities identified during community stakeholder meetings.
14. Participant asked about the timeframe for build out of the project. Applicant explained schedule for zoning, site plan and permitting.

## **EXHIBIT D – MEETING ATTENDEES**

[illegible]

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