

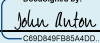


Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" 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-6	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: R-10	Height:	Frontage:	Overlay(s): SRPOD
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: June 26, 2025	Date amended (1):	Date amended (2):
Property address: 721 and 725 Grove Avenue		
Property PIN: 0783-49-5491 and 0783-49-5285		
Deed reference (book/page): 19870 / 809 and 19879 / 1770		
Nearest intersection: Grove Avenue and Grovewood Place		Property size (acres): 2.65
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Urban Oak Properties LLC; 8801 Fast Park Drive, Suite 301, Raleigh, NC 27617		
Property owner email: info@steeloak.com		
Property owner phone: (919) 395-3773		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: (919) 645-4313		
Applicant signature(s): <small>DocuSigned by:</small>  <small>C69D849FB85AADD...</small>		
Additional email(s):		

RECEIVED

By Metra Sheshbaradaran at 10:44 am, Jul 10, 2025

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: June 26, 2025	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-6	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO 6.1.4. that are permitted, limited, or special uses in the R-10 zoning district shall be prohibited: (i) Congregate care; (ii) Continuing care retirement community; (iii) Rest home; (iv) Cemetery; (v) School, public or private (K-12); (vi) Day care center; (vii) Outdoor sports or entertainment facility; and (viii) Parking facility.</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.

Property Owner(s) Signature:

DocuSigned by:
John Anton
C69D649F-BB54-DD...

Printed Name: _____



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 Future Land Use Map (FLUM) designates the property as Low Scale Residential, which recommends a variety of housing types, but at a scale that generally follows the precedent set by existing homes. The proposed zoning to R-10 would permit single-family detached, single-family attached, and townhomes, but the rezoning also limits development to a scale that is compatible with surrounding single-family detached homes and townhomes. Thus, the proposed rezoning is consistent with the FLUM.

2. The Urban Form Map includes both properties within the Frequent Transit Area, which would allow the applicant to utilize the Frequent Transit Development Option. The FTDO would allow the applicant to develop twelve (12) market-rate homes on each lot (24 total) by right. The proposed rezoning would increase density in an area where the City has prioritized additional housing.

3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency"; LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 4.7 "Capitalizing on Transit Access"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.4 "Density Transitions"; LU 8.1 "Housing Variety"; Policy 8.10 "Infill Development"; and Policy 8.12 "Infill Compatibility".

Public Benefits

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

1. The proposed rezoning would facilitate missing-middle housing within a Frequent Transit Area.

2. The proposed rezoning would increase housing supply in the area. While there are existing townhomes nearby, the predominate housing type is single-family detached.

3. The proposed rezoning would add housing near the Powell Drive Community Center and Park.

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known historic resources located on the property.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

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: None

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

1

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.

Response:

N/A

2

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.

Response:

N/A

3

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.

Response:

N/A

4

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.

Response:

N/A

5

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.

Response:

N/A

6

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.

Response:

N/A

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

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: N/A</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: N/A</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: N/A</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: N/A</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: N/A</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: N/A</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: 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>Response: 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>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response: 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>Response: 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>Response: 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>Response: 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 Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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 Fee Guide 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 and tenants of the rezoning site(s) and within 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"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
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 Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input 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 can grant power of attorney. This 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.

REZONING OF PROPERTY CONSISTING OF +/- 2.65 ACRES,
LOCATED SOUTHWEST OF THE GROVE AVENUE AND SCARLET MAPLE DRIVE
INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
JUNE 10, 2025

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, June 10, 2025 at 6:00 p.m. The property considered for this potential rezoning totals approximately 2.65 acres and is located southwest of the Grove Avenue and Scarlet Maple Drive intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 0783-49-5491 and 0783-49-5285. This meeting was held at the Method Road Community Center, located at 514 Method Road, Raleigh, NC 27607. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants
From: Worth Mills
Date: May 22, 2025
Re: Neighborhood Meeting for Rezoning of 721 and 725 Grove Avenue

You are invited to attend an informational meeting to discuss the proposed rezoning of 721 and 725 Grove Avenue (with Property Identification Numbers (PINs) 0783-49-5491 and 0783-49-5285). The meeting will be held on **Tuesday, June 10, 2025, from 6:00 PM until 7:00 PM**, at the following location:

**Method Road Community Center
Large Meeting Room
514 Method Road
Raleigh, NC 27607**

The property totals approximately 2.65 acres in size and is located southwest of the Grove Avenue and Scarlet Maple Drive intersection. The property is currently zoned Residential-Six (R-6) and within the Special Residential Parking Overlay District (-SRPOD). The proposed zoning is Residential-Ten, conditional use (R-10-CU), and would retain the -SRPOD. The purpose of the rezoning is to facilitate a townhouse subdivision.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to filing the rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Matthew McGregor at 919.996.4637 or matthew.mcgregor@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation

1. The property's location, existing conditions, and current zoning.
2. The current parking overlay district.
3. The City of Raleigh's rezoning process and estimated timeline.
4. The Future Land Use Map and its recommendations for future development.
5. The Urban Form Map, its impact on infill development, and recommended frontages for mixed-use zoning
6. Future neighborhood meetings and opportunities for comment at the Planning Commission and City Council.

Q&A

Question. Does the development require all the existing trees to be clear cut?

Response. The developers want to be thoughtful when designing the subdivision and do not want to cut down any more trees than is necessary. Vegetation and tree cover often play a large factor in whether someone wants to move into a home, so the developers want to preserve as much tree cover as possible. That said, the developers have not yet drafted a concept plan of the future subdivision. But the developers are willing to share new information with neighbors when these concept plans are fleshed out.

Comment. The developer of the Chapman Cottages project along Powell Drive clearcut most of that property and left only a small area of trees near its western property line.

Comment. This area has seen lots of new development, and there are other properties that residents believe have recently sold or are under contract to developers.

Question. What is the timeline for development? When would those tenants living at 721 Grove Avenue need to move?

Answer. It will likely take two years to obtain all the necessary permits to begin demolition or new construction. The developers can provide periodic updates to the tenants throughout the process to give them as much notice as possible.

Question. How much notice will 721 Grove Avenue tenants be given?

Answer. The developer can provide as much notice as you need. As mentioned, the entitlement process takes a long time. The developer can provide news/updates to these tenants as they progress through entitlements.

Comment. Neighbors have concerns about stormwater runoff and downstream impacts. The lake near Ravenwood Drive and I-440 had to be drained a few years ago.

Question. How long does the rezoning process typically take.

Answer. Rezoning applications are often completed in Raleigh in 6-8 months. Obtaining all necessary permits will likely take 2 years.

Question. How many townhomes is the developer planning to build?

Answer. At this point, the developer does not know. They would like to be able to build between 25-35 homes.

Question. How much additional traffic would these homes generate? Every townhome will likely have at least 2 cars.

Answer. Townhomes often generate less traffic than a typical single-family home. But we will receive preliminary traffic generation numbers from the City after we file the rezoning application.

Comment. Residents have contacted the City's Traffic Calming Program to improve safety on these streets. The City posted signs for a period of time but has taken no steps to permanently address the issues.

Comment. People often use Carolina Avenue and Grove Avenue as cut-throughs. These cars often speed, and this has created a safety concern for residents and their children.

Comment. Speeding down Powell Drive is also a problem for residents who live on that street.

Comment. These cars also run stop signs in the neighborhood, and residents feel a serious accident is bound to occur.

Comment. Many families living this area have small children, so pedestrian safety in this area needs to improve. There is little pedestrian infrastructure in the neighborhood today.

Comment. There is an opportunity for the developer and the community to partner together during the rezoning process to bring attention to the safety issues and the speeding.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Walt Heath (Applicant)
3. Larry Miller (Community Connector)
4. Pat Banko
5. Donna Newman
6. Monty Foster
7. Jordan Cranman

Certificate Of Completion

Envelope Id: B8E0E2CE-62B9-4A9F-9A1A-FB45DF875350

Status: Completed

Subject: Complete with Docusign: Grove Ave - Rezoning Application (6.26.25).pdf

Source Envelope:

Document Pages: 14

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Whitney Keep

AutoNav: Enabled

4509 Creedmoor Road

Envelopeld Stamping: Enabled

Suite 302

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Raleigh, NC 27612

wkeep@longleaflp.com

IP Address: 173.95.226.178

Record Tracking

Status: Original

Holder: Whitney Keep

Location: DocuSign

6/26/2025 2:39:06 PM

wkeep@longleaflp.com

Signer Events

John Anton

info@steeloak.co

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

C69D849FB85A4DD...

Signature Adoption: Pre-selected Style

Using IP Address:

2600:1700:830:9570:70b1:aab:a75:4619

Timestamp

Sent: 6/26/2025 2:41:07 PM

Viewed: 7/2/2025 8:32:10 AM

Signed: 7/2/2025 8:32:23 AM

Electronic Record and Signature Disclosure:

Accepted: 7/2/2025 8:32:10 AM

ID: e409e3b6-2c2d-4e7e-8505-78e50f8db86e

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Worth Mills

wmills@longleaflp.com

Attorney

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Security Level: Email, Account Authentication
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Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	7/2/2025 8:32:10 AM
Signing Complete	Security Checked	7/2/2025 8:32:23 AM
Completed	Security Checked	7/2/2025 8:32:23 AM
Payment Events	Status	Timestamps
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