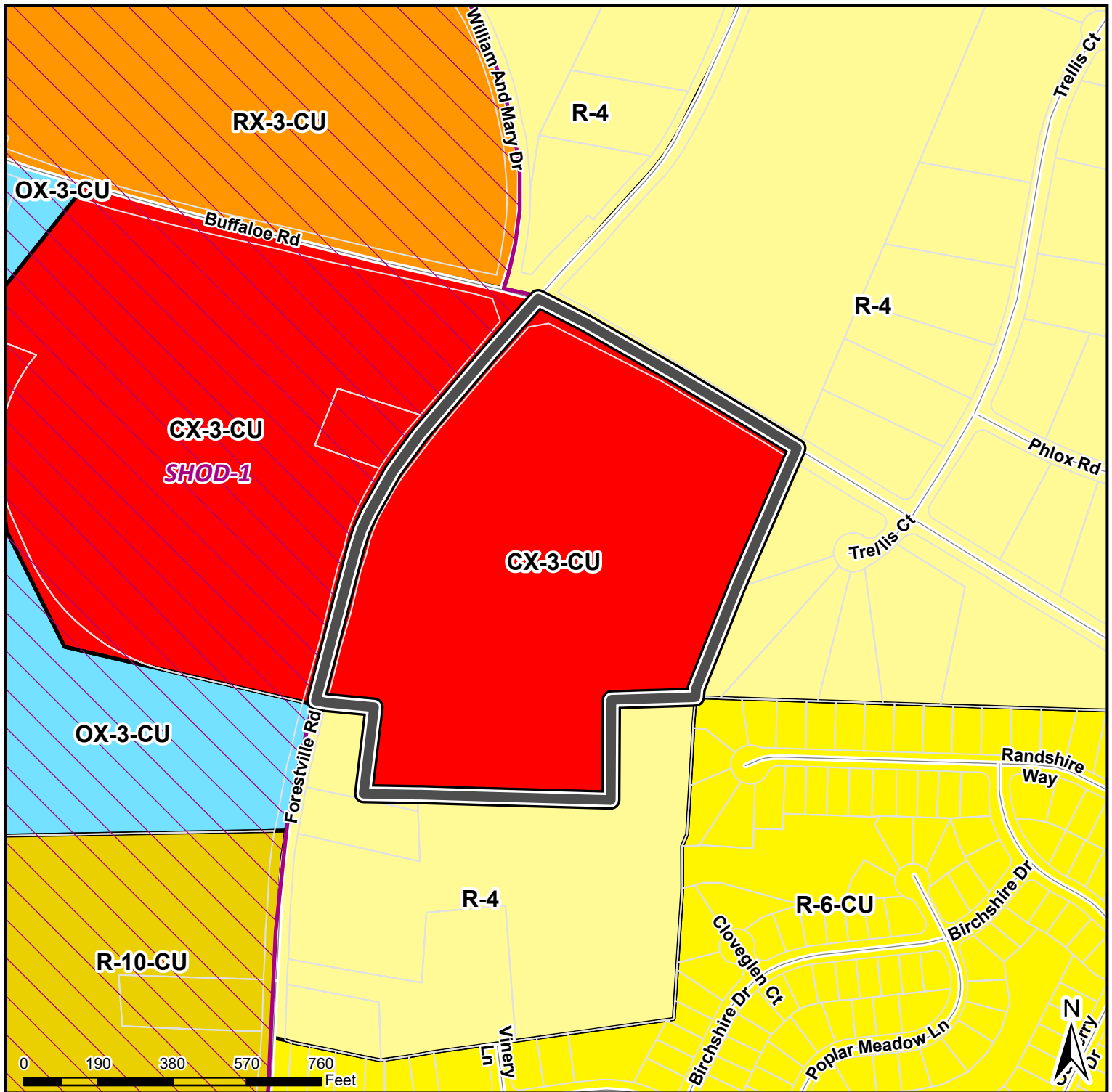


Existing Zoning

TCZ-28-2022



Property	SE Corner of Buffalo & Forestville Rd
Size	22.93 acres
Existing Zoning	CX-3-CU
Requested Zoning	CX-3-CU (Amend Zoning Conditions)



Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

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

General Information			
Date:		Date amended (1):	
		Date amended (2):	
Property address:			
Property PIN:			
Deed reference (book/page):			
Nearest intersection:		Property size (acres):	
For planned development applications only	Total units:		Total square footage:
	Total parcels:		Total buildings:
Property owner name and address:			
Property owner email:			
Property owner phone:			
Applicant name and address:			
Applicant email:			
Applicant phone:			
Applicant signature(s):			
Additional email(s):			

Rezoning Application and Checklist

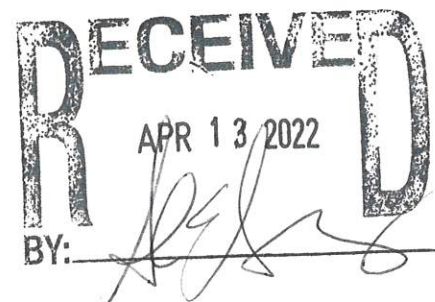
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 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 type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX		Height: 3	Frontage:
Proposed zoning base district: CX		Height: 3	Frontage:
Overlay(s):		Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-48-08			

General Information		
Date: March 31, 2022	Date amended (1):	Date amended (2):
Property address: 0 Forestville Road		
Property PIN: 1746-41-1926		
Deed reference (book/page): 17E-2 / 440		
Nearest intersection: Forestville Road and Buffaloe Road		Property size (acres): 22.93
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Linda Hester; 7425 Buffalo Rd, Raleigh, NC 27616		
Property owner email:		
Property owner phone: (207) 739 9585		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleafp.com		
Applicant phone: 919.645.4313		
Applicant signature(s): Linda E. Hester		
Additional email(s):		



Conditional Use District Zoning Conditions

Zoning case #:	Date submitted: March 31 2022	Office Use Only Rezoning case # _____
Existing zoning: CX-3-CU	Proposed zoning: CX-3-CU	

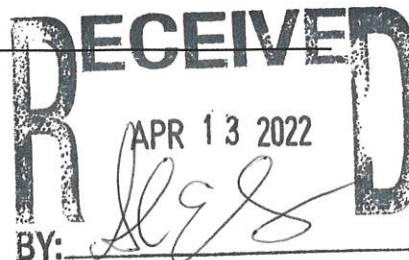
Narrative of Zoning Conditions Offered

A text change to alter multiple conditions from Z-48-08. See attached.

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: Linda E. Hester

Printed Name(s): Linda E. Hester



Rezoning Application and Checklist

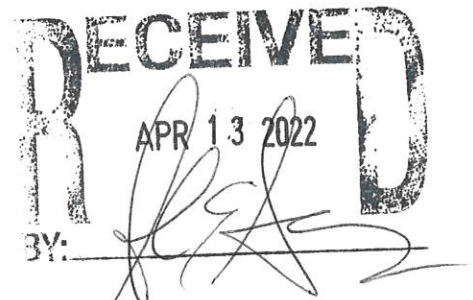
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 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 type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 3	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-48-08			

General Information		
Date: March 13, 2022	Date amended (1):	Date amended (2):
Property address: 0 Forestville Road		
Property PIN: 1746-41-1926		
Deed reference (book/page): 17E-2 / 440		
Nearest intersection: Forestville Road and Buffalo Road		Property size (acres): 22.93
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Beth Young; 11512 Jordan Road, Raleigh, NC 27603		
Property owner email: <i>bwyong58@gmail.com</i>		
Property owner phone: <i>919-264-2803</i>		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: <i>wmills@longleaflp.com</i>		
Applicant phone: 919.645.4313		
Applicant signature(s): <i>Beth W. Young</i>		
Additional email(s):		



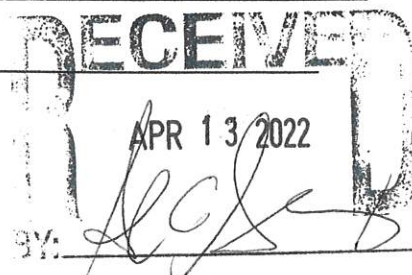
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: March 14, 2022	Office Use Only Rezoning case # _____
Existing zoning: CX-3-CU	Proposed zoning: CX-3-CU	

Narrative of Zoning Conditions Offered
<p>A text change to alter multiple conditions from Z-48-08. See attached.</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: Beth W. Young

Printed Name(s): Beth W. Young



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 8 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 type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: CX	Height: 3	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-48-08			

General Information		
Date: March 13, 2022	Date amended (1):	Date amended (2):
Property address: 0 Forestville Road		
Property PIN: 1746-41-1926		
Deed reference (book/page): 17E-2 / 440		
Nearest intersection: Forestville Road and Buffaloe Road		Property size (acres): 22.93
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Beth Young; 11512 Jordan Road, Raleigh, NC 27603		
Property owner email: <i>bwyoung58@gmail.com</i>		
Property owner phone: <i>919-264-2803</i>		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: <i>wmills@longleafp.com</i>		
Applicant phone: 919.645.4313		
Applicant signature(s): <i>Beth W. Young</i>		
Additional email(s):		

RECEIVED

By Sarah Shaughnessy at 11:13 am, Apr 01, 2022

Conditional Use District Zoning Conditions

Zoning case #:

Date submitted: **March 14, 2022****Office Use Only**Existing zoning: **CX-3-CU**Proposed zoning: **CX-3-CU**Rezoning case #
_____**Narrative of Zoning Conditions Offered**

A text change to alter multiple conditions from Z-48-08. See attached.

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: Beth W. YoungPrinted Name(s): Beth W. Young**RECEIVED**

By Sarah Shaughnessy at 11:14 am, Apr 01, 2022

Z-48-08 Proposed Zoning Conditions

a) ~~Upon development, reimbursement for any required right of way dedication for Buffalo Road or Forestville Road shall be calculated at the applicable R-4 rate.~~

b) ~~A Natural protective yard ("NPY") fifty (50) feet in width shall be maintained along the East property line (adjacent to Watkins, PIN 1746427078 [Deed Book 8628, Page 143] and Toney, PIN 1746416877 [Deed Book 9050, Page 759] all Wake County Registry. No building, parking area or driveway may be located in the NPY; however fences/berms and trees, shrubs and plants may be installed, maintained, removed and replaced therein and utility, water, sewer, storm drainage, pedestrian cross access or other improvements as may be authorized or required by any governmental authority, may be located in the NPY, all subject to (the cumulative thirty percent (30%) limitation on grading and tree removal in a NPY, pursuant to section 10-2002 of the Raleigh City Code.~~

b) There shall be a minimum fifty-foot (50') principal building setback from the shared boundary lines with those adjacent properties with Property Identification Numbers (PINs) 1746-42-7078 (Deed Book 16105, Page 1542, Wake County Registry) and 1746-41-6877 (Deed Book 9050, Page 759, Wake County Registry).

~~e) An NPY forty (40) feet in width shall be maintained along the South and Southeast property lines (adjacent to Miles, PIN 1746410189 [Estate Book 3906], and Inge, PIN 1746316404 [Deed Book 8806 Page 007] all Wake County Registry. No building or parking area may be located in the NPY; however fences/berms and trees, shrubs and plants may be installed, maintained, removed and replaced herein and utility, water, sewer, storm drainage, pedestrian and vehicular cross access or other improvements as may be authorized or required by any governmental authority, may be located in the NPY, all subject to the cumulative thirty percent (30%) limitation on grading and tree removal in a NPY, pursuant to section 10-2002 of the Raleigh City Code.~~

d) Prohibited Uses: The following uses shall be prohibited upon the Property:

- i. Dormitory, Fraternity House, Sorority;
- ii. Sorority House;
- iii. Adult establishments;
- iv. Bar, nightclub, tavern, lounge (except as associated with a ~~restaurant (as defined in NCGS §18-B-1000(6))~~ or hotel in the same building);
- v. Funeral home;
- vi. ~~Veterinary hospital, kennel, cattery~~ Animal care (indoor);
- vii. Veterinary Clinic/Hospital
- viii. ~~Airfield, landing strip;~~
- ix. ~~Correctional/penal facility (Governmental and Non-Governmental)~~ Detention center, jail, prison;
- x. ~~Retail Sales — highway, including any business that sells gasoline for automobiles;~~
- xi. Movie theatre — either indoor or outdoor;
- xii. Bowling alley;
- xiii. ~~All residential uses other than single family detached homes, townhouses, and unit ownership (condominiums);~~
- xiv. Mini-warehouse storage facility.

e) No single retail establishment developed on the subject property after adoption of this rezoning ordinance shall exceed 65,000 square feet, floor area gross. Aggregate retail square footage developed on the entire subject property shall not exceed 130,000 square feet, floor area gross. Prior to recording any plat or deed dividing the rezoned property into two or more parcels, a restrictive covenant allocating retail floor area gross square footage to the lots within the rezoned property shall be recorded with the Wake County Registry. No covenant allocating retail square footage shall be recorded amended or terminated without the prior written consent of the Raleigh City Attorney or his/her deputy which shall be evidenced by his/her signature on the document.

f) Office and Institutional uses developed on the subject property after adoption of this rezoning ordinance shall not exceed 20,000 square feet, floor area gross.

g) Residential density developed on the subject property after adoption of this rezoning ordinance shall not exceed ten (10) dwelling units per acre.

h) No building constructed on the property after adoption of this zoning ordinance shall exceed a height of forty-four (44) feet, measured in accordance with ~~City Code Section 10-2076~~ UDO Section 1.5.7, and no such building shall exceed three (3) occupied stories.

i) Poles for free standing lighting shall not exceed thirty-five (35) feet in height, and all pole mounted light fixtures shall be full cutoff type, regardless of wattage. Notwithstanding the foregoing, in buffer areas and protective yards, poles for free standing lighting shall not exceed twelve (12) feet in height.

~~j) Development of non-residential buildings upon the subject property occurring after the adoption of this zoning ordinance shall comply with the criteria for "unity of development" as defined in City Code Section 10-2002, "Definitions" approved by the Raleigh City Planning Director and submitted for review by the Raleigh Appearance Commission prior to the issuance of any non-residential building permit on the subject property.~~

~~k) A traffic study of the scope determined by the City of Raleigh Public Works Department (Transportation Division) will be submitted for review and approval by the City no later than the approval of this Case by the Planning Commission.~~

~~l) In conjunction with the development of this property, sanitary sewer and water mains will be extended as necessary to serve the property.~~

~~m) Public water will not be used for irrigation purposes as irrigation water will be provided by wells, cisterns and/or water re-use.~~

n) Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the Owner of the property shall deed to the City the Transit Easement measuring twenty (20) feet long by fifteen (15) feet wide adjacent to the public right of way to support a bus stop for future transit services in the area. The location of the Transit Easement shall be timely reviewed and approved by the Transit Division of the City, and the City Attorney or his/her designee shall approve the Transit Easement Deed prior to recordation in the Wake County Registry.

~~o) The development of the subject property shall require Site Plan approval by the Planning Commission and by the City Council.~~

~~p) Until the three lanes on the Buffaloe Road bridge over I 540 are increased by at least one eastbound lane through replacement, expansion or re-striping of said bridge, development of the entire subject property shall be capped as follows: (i) one-story retail uses shall not exceed twenty thousand (20,000) square feet, floor area gross, and retail uses within vertical mixed-use buildings shall not exceed a total of forty thousand (40,000) square feet floor area gross, and (ii) office and institutional uses as limited by Condition e), and (iii) residential uses shall not exceed forty (40) dwelling units.~~

~~q) Prior to recording any plat or deed dividing the rezoned property into two or more parcels or within sixty (60) days after the adoption of the rezoning ordinance by the Raleigh City Council, whichever is earlier, restrictive covenants allocating retail square footage, floor area gross, office and institution square footage, floor area gross, and residential dwelling units shall be recorded in the Wake County Registry. No covenant allocating retail square footage, office and institution square footage and/or residential dwelling units shall be recorded, amended or terminated without the prior written consent of the Raleigh City Attorney or his/her deputy which shall be evidenced by his/her signature on the document prior to its recordation.~~

r) Development occurring on the Property after the adoption of this rezoning ordinance shall be consistent with the following guidelines.

(1) ~~No parking shall be permitted between buildings adjacent to Buffaloe Road.~~ Parking shall not occupy more than one-third of the frontage of the Property along Buffaloe Road if parking is located to the side(s) of the buildings along Buffaloe Road.

(2) Any parking spaces located within twenty-five feet (25') of the right-of-way of either Buffaloe Road or Forestville Road shall be visually screened by evergreen shrubs spaced no more than four feet (4') on center and expected to reach a height of at least thirty inches (30") within three (3) years of planting with a minimum install height of 18 inches.

(3) ~~At least two (2) buildings shall be located within twenty-five feet (25') of the right-of-way of Buffaloe Road or Forestville Road, subject to legal requirements for tree conservation areas, right of way dedications, street protective and other landscaping yards and transit stop(s).~~

(4) Internal streets will be designed to be pedestrian oriented and a network of internal and public sidewalks, walkways to building entrances and crosswalks will connect buildings, parking, bike racks, sidewalks and a transit stop.

(5) Pedestrian connections between the transit stop and building entrances shall be provided via public sidewalks and/or internal sidewalks.

(6) Sidewalks internal to the site shall be a minimum of six (6) feet wide.

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

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Rezoning case #

Proposed zoning:

Narrative of Zoning Conditions Offered	

Property Owner(s) Signature: _____

Printed Name(s): _____

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

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case # _____
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.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

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

Please continue to the next page for the Master Plan Submittal Requirements checklist.

REZONING AND TEXT CHANGE TO ZONING CONDITIONS OF PROPERTY
CONSISTING OF +/- 37.53 ACRES,
LOCATED ON THE EASTERN SIDE OF FORESTVILLE ROAD, NORTH OF
LAURELSHIRE DRIVE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
MARCH 16, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning and text change to zoning conditions (TCZ) with adjacent neighbors on Wednesday, March 16, at 5:30 p.m. The property considered for this potential rezoning and TCZ totals approximately 37.53 acres, and is located at the intersection on the eastern side of Forestville Road, north of Laurelsire Drive, in the City of Raleigh, having Wake County Parcel Identification Numbers 1746-30-8877, 1746-41-0189, and 1746-41-1926. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Worth Mills
Date: March 2, 2022
Re: Neighborhood Meeting for Rezoning of 5221 and 5225 Forestville Road, and Text Change to Zoning Conditions (TCZ) of 0 Buffalo Road (Z-48-08)

You are invited to attend a virtual meeting to discuss the proposed rezoning of 5221 and 5225 Forestville Road and a text change to zoning conditions of 0 Buffalo Road. We have scheduled an informational meeting with surrounding neighbors on **Wednesday, March 16, 2022, at 5:30 PM until 6:30 PM**. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>
Meeting ID: 819 7734 9045
Password: 539307

To join by telephone:

+1 646 558 8656
Meeting ID: 819 7734 9045
Password: 539307

The purpose of this meeting is to discuss the proposed rezoning of 5221 and 5225 Forestville Road (with Property Identification Numbers (PINs) 1746-30-8877 and 1746-41-0189), and text change to zoning conditions (TCZ) of 0 Buffalo Road (with PIN 1746-41-1926) (Z-48-08). The 5221 and 5225 Forestville Road properties total approximately 14.6 acres in size, and is located on the eastern side of Forestville Road, north of Laurelshire Drive. The property is currently zoned Residential 4 units per acre (R-4), and the applicant proposes to rezone the property to either Residential 10 units per acre (R-10-CU) or Residential Mixed-Use with a three-story height limit and zoning conditions limiting density to 10 units per acre (RX-3-CU). The property subject to the TCZ (0 Buffalo Road) is approximately 22.93 acres in size and located in the southeast quadrant of the Buffalo Road and Forestville Road intersection. The purpose of the TCZ is to permit more than 40 dwelling units prior to improvements or changes in the Buffalo Road bridge over I-540.

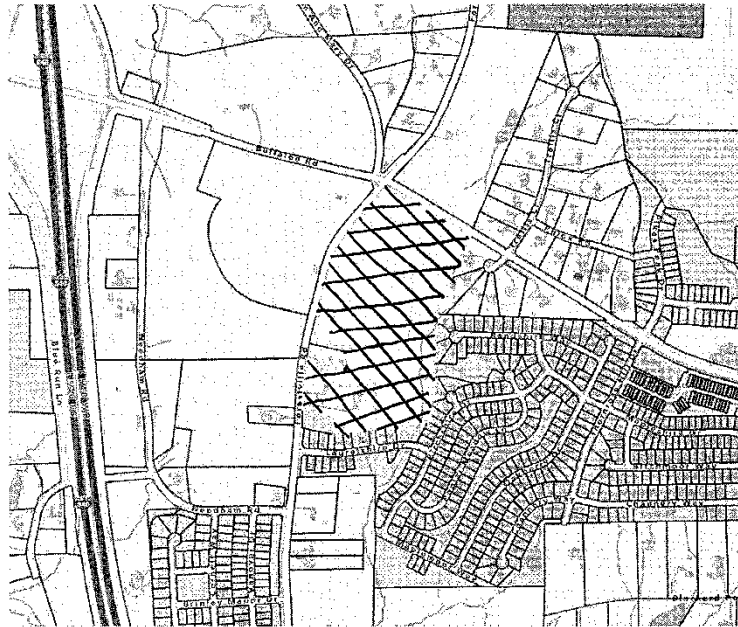
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov and search for "Rezoning Process" or contact Carmen Kuan at the Raleigh City Planning Department at 919.996.2235 or carmen.kuan@raleighnc.gov.

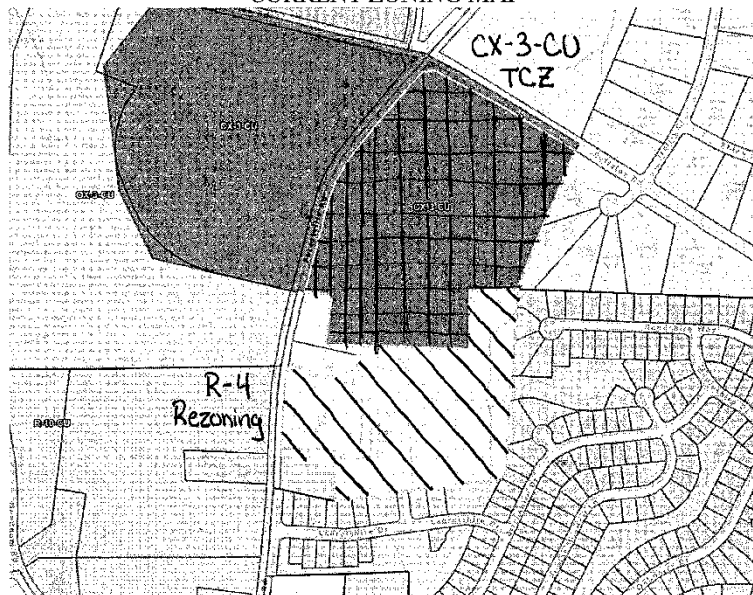
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application and TCZ Application
4. A copy of the current and proposed Z-48-08 zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 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		
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-10 or RX	Height: 3	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: March 3, 2022	Date amended (1):	Date amended (2):
Property address: 5221 Forestville Road; 5225 Forestville Road		
Property PIN: 1746-30-8877; 1746-41-0189		
Deed reference (book/page): 2730/375; 14595/49		
Nearest intersection: Forestville Road and Laurelshire Drive		Property size (acres): 14.6
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: James and Joyce Miles (PO Box 513, Knightdale, NC 27545); Teresa Vogt Hunt and Steven L. Vogt (1718 Woodland Rd, Garner, NC 27529)		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleafp.com		
Applicant phone: 919.645.4313		
Applicant signature(s):		
Additional email(s):		

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 8 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 type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: CX	Height: 3	Frontage:	Office Use Only Rezoning case #
Proposed zoning base district: CX	Height: 3	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-48-08			

General Information	
Date: March 3, 2022	Date amended (1):
Date amended (2):	
Property address: 0 Buffalo Road	
Property PIN: 1746-41-1926	
Deed reference (book/page): 17E-2 / 440	
Nearest intersection: Forestville Road and Buffalo Road	Property size (acres): 22.93
For planned development applications only	Total units:
	Total square footage:
Total parcels:	
Total buildings:	
Property owner name and address: Beth Young; 11512 Jordan Road, Raleigh, NC 27603	
Property owner email:	
Property owner phone:	
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612	
Applicant email: wmills@longleafip.com	
Applicant phone: 919.645.4313	
Applicant signature(s):	
Additional email(s):	

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: TBD	Office Use Only Rezoning case # <hr/>
Existing zoning: CX-3-CU	Proposed zoning: CX-3-CU	

Narrative of Zoning Conditions Offered
<p>A text change to remove Section (iii) of Condition (p), in order to permit more than 40 dwelling units prior to improvements or changes to the Buffalo Road bridge over I-540. See attached.</p>

Z-48-08 Current Zoning Conditions

a) Upon development, reimbursement for any required right-of-way dedication for Buffalo Road or Forestville Road shall be calculated at the applicable R-4 rate.

b) A Natural protective yard ("NPY") fifty (50) feet in width shall be maintained along the East property line (adjacent to Watkins, PIN1746427078 [Deed Book 8628, Page 143] and Toney, PIN 1746416877 [Deed Book 9050, Page 759] all Wake County Registry. No building, parking area or driveway may be located in the NPY; however fences/berms and trees, shrubs and plants may be installed, maintained, removed and replaced therein and utility, water, sewer, storm drainage, pedestrian cross access or other improvements as may be authorized or required by any governmental authority, may be located in the NPY, all subject to (the cumulative thirty percent (30%) limitation on grading and tree removal in a NPY, pursuant to section 10-2002 of the Raleigh City Code.

c) An NPY forty (40) feet in width shall be maintained along the South and Southeast property lines (adjacent to Miles, PIN 1746410189 [Estate Book 3906], and Inge, PIN 1746316404 [Deed Book 8806 Page 007] all Wake County Registry. No building or parking area may be located in the NPY; however fences/berms and trees, shrubs and plants may be installed, maintained, removed and replaced herein and utility, water, sewer, storm drainage, pedestrian and vehicular cross access or other improvements as may be authorized or required by any governmental authority, may be located in the NPY, all subject to the cumulative thirty percent (30%) limitation on grading and tree removal in a NPY, pursuant to section 10-2002 of the Raleigh City Code.

d) Prohibited Uses: The following uses shall be prohibited upon the Property:

- i. Fraternity House;
- ii. Sorority House;
- iii. Adult establishments;
- iv. Bar, nightclub, tavern, lounge (except as associated with a restaurant (as defined in NCGS §18-B-1000(6)) or hotel in the same building);
- v. Funeral home;
- vi. Veterinary hospital, kennel, cattery;
- vii. Airfield, landing strip;
- viii. Correctional/penal facility (Governmental and Non-Governmental);
- ix. Retail Sales — highway, including any business that sells gasoline for automobiles;
- x. Movie theatre — either indoor or outdoor;
- xi. Emergency shelter — Type B;
- xii. Bowling alley;
- xiii. All residential uses other than single family detached homes, townhouses, and unit ownership (condominiums);
- xiv. Mini-warehouse storage facility.

e) No single retail establishment developed on the subject property after adoption of this rezoning ordinance shall exceed 65,000 square feet, floor area gross. Aggregate retail square footage developed on the entire subject property shall not exceed 130,000 square feet, floor area gross. Prior to recording any plat or deed dividing the rezoned property into two or more parcels, a restrictive covenant allocating retail floor area gross square footage to the lots within the rezoned property shall be recorded with the Wake County Registry. No covenant allocating retail square footage shall be recorded amended or terminated without the prior written consent of the Raleigh City Attorney or his/her deputy which shall be evidenced by his/her signature on the document.

f) Office and Institutional uses developed on the subject property after adoption of this rezoning ordinance shall not exceed 20,000 square feet, floor area gross.

g) Residential density developed on the subject property after adoption of this rezoning ordinance shall not exceed ten (10) dwelling units per acre.

h) No building constructed on the property after adoption of this zoning ordinance shall exceed a height of forty-four (44) feet, measured in accordance with City Code Section 10-2076 and no such building shall exceed three (3) occupied stories.

i) Poles for free standing lighting shall not exceed thirty-five (35) feet in height, and all pole mounted light fixtures shall be full cutoff type, regardless of wattage. Notwithstanding the foregoing, in buffer areas and protective yards, poles for free standing lighting shall not exceed twelve (12) feet in height.

j) Development of non-residential buildings upon the subject property occurring after the adoption of this zoning ordinance shall comply with the criteria for "unity of development" as defined in City Code Section 10-2002, "Definitions" approved by the Raleigh City Planning Director and submitted for review by the Raleigh Appearance Commission prior to the issuance of any non-residential building permit on the subject property.

k) A traffic study of the scope determined by the City of Raleigh Public Works Department (Transportation Division) will be submitted for review and approval by the City no later than the approval of this Case by the Planning Commission.

l) In conjunction with the development of this property, sanitary sewer and water mains will be extended as necessary to serve the property.

m) Public water will not be used for irrigation purposes as irrigation water will be provided by wells, cisterns and/or water re-use.

n) Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the Owner of the property shall deed to the City the Transit Easement measuring twenty (20) feet long by fifteen (15) feet wide adjacent to the public right of way to support a bus stop for future transit services in the area. The location of the Transit Easement shall be timely reviewed and approved by the Transit Division of the City, and the City Attorney or his designee shall approve the Transit Easement Deed prior to recordation in the Wake County Registry.

o) The development of the subject property shall require Site Plan approval by the Planning Commission and by the City Council.

p) Until the three lanes on the Buffalo Road bridge over I-540 are increased by at least one eastbound lane through replacement, expansion or re-striping of said bridge, development of the entire subject property shall be capped as follows: (i) one-story retail uses shall not exceed twenty thousand (20,000) square feet, floor area gross, and retail uses within vertical mixed use buildings shall not exceed a total of forty thousand (40,000) square feet floor area gross, and (ii) office and institutional uses as limited by Condition e), and (iii) residential uses shall not exceed forty (40) dwelling units.

q) Prior to recording any plat or deed dividing the rezoned property into two or more parcels or within sixty (60) days after the adoption of the rezoning ordinance by the Raleigh City Council, whichever is earlier, restrictive covenants allocating retail square footage, floor area gross, office and institution square footage, floor area gross, and residential dwelling units shall be recorded in the Wake County Registry. No covenant allocating retail square footage, office and institution square footage and/or residential dwelling units shall be recorded, amended or terminated without the prior written consent of the Raleigh City Attorney or his/her deputy which shall be evidenced by his/her signature on the document prior to its recordation.

r) Development occurring on the Property after the adoption of this rezoning ordinance shall be consistent with the following-guidelines.

(1) No parking shall be permitted between buildings adjacent to Buffalo Road. Parking shall not occupy more than one-third of the frontage of the Property along Buffalo Road if parking is located to the side(s) of the buildings along Buffalo Road.

(2) Any parking spaces located within twenty-five feet (25') of the right-of-way of either Buffalo Road or Forestville Road shall be visually screened by evergreen shrubs spaced no more than four feet (4') on center and expected to reach a height of at least thirty inches (30") within three (3) years of planting with a minimum install height of 18 inches.

(3) At least two (2) buildings shall be located within twenty-five feet (25') of the right-of-way of Buffalo Road or Forestville Road, subject to legal requirements for tree conservation areas, right of-way dedications, street protective and other landscaping yards and transit stop(s).

(4) Internal streets will be designed to be pedestrian oriented and a network of internal and public sidewalks, walkways to building entrances and crosswalks will connect buildings, parking, bike racks, sidewalks and a transit stop.

(5) Pedestrian connections between the transit stop and building entrances shall be provided via public sidewalks and/or internal sidewalks.

(6) Sidewalks internal to the site shall be a minimum of six (6) feet wide.

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EXHIBIT B – NOTICE LIST

ADEWUNMI, FREDRICK ADEWUNMI, TIMOFE
7328 BIRCHSHIRE DR
RALEIGH NC 27616-8209

AKERS, MICHAEL L TENLEP, LISETTE NGO
5233 FORESTVILLE RD
RALEIGH NC 27604-9699

AKONI, ANDRE LEE AKONI, TIMESHA
7533 POPLAR MEADOW LN
RALEIGH NC 27616-8208

ATCHUTANNA, SWAMY P.
7204 LAURELSHIRE DR
RALEIGH NC 27616-8211

BALBUENA, ENFRY A DIAZ, DELIANA A
5201 CLOVEGLEN CT
RALEIGH NC 27616-8210

BANKS, KENNETH W BANKS, MACHON A
7403 BIRCHSHIRE DR
RALEIGH NC 27616-8204

BANNISTER, JON DAVIS, CAROL
7329 BIRCHSHIRE DR
RALEIGH NC 27616-8209

BELALIA, ALBA LILA
7385 BIRCHSHIRE DR
RALEIGH NC 27616-8209

BLANCHARD, JASON BLANCHARD, MOLLY
2300 TRELIS CT
RALEIGH NC 27604-8699

BROWN, PHYLLIS B BROWN, STEVEN M
2409 TRELIS CT
RALEIGH NC 27616-8976

BROYLES, PHILLIP L BROYLES, DEBRA B
7414 RANDSHIRE WAY
RALEIGH NC 27616-8207

BRYSON HOMEOWNERS ASSOCIATION INC
2000 AERIAL CENTER PKWY STE 110A
MORRISVILLE NC 27560-9294

BRYSON HOMEOWNERS ASSOCIATION, INC
2000 AERIAL CENTER PKWY STE 110A
MORRISVILLE NC 27560-9294

BUFFALOE ROAD (IDR) LLC BUFFALOE ROAD
(SRE) LLC
4201 CONGRESS ST STE 174
CHARLOTTE NC 28209-4777

CATO, CEDRIC CATO, JANELLE
7407 BIRCHSHIRE DR
RALEIGH NC 27616-8204

CHANT FAMILY LLC
1100 SHERMAN AVE STE 114-A82
NAPERVILLE IL 60563-8608

CRAIN, CLAIBORN H CRAIN, CAROL R
7537 POPLAR MEADOW LN
RALEIGH NC 27616-8208

CREWS, DAVID L CREWS, BABETTA P
7415 RANDSHIRE WAY
RALEIGH NC 27616-8207

CRISP, DANA SNELLING, JASON DOUGLAS
7316 BIRCHSHIRE DR
RALEIGH NC 27616-8209

DANIELS, SYLVESTER DANIELS, KAREN L
7521 POPLAR MEADOW LN
RALEIGH NC 27616-8208

DANNAMANENI, KEERTHI ERABELLY,
RAGHAVENDER RAO
7364 BIRCHSHIRE DR
RALEIGH NC 27616-8209

DAVIS, CAROLYN A DAVIS, JAMIE
7353 BIRCHSHIRE DR
RALEIGH NC 27616-8209

DERAVIL, CHRISTOPHER MARTIN DERAVIL,
JACKIE
7205 LAURELSHIRE DR
RALEIGH NC 27616-8211

DHLIWAYO, HEATHER
7548 POPLAR MEADOW LN
RALEIGH NC 27616-8208

DIAZ, HECTOR E
5210 SNOWBELL CT
RALEIGH NC 27616-8205

DIEU, HOANG T DIEU, AMANDA MARIE COTTON
7372 BIRCHSHIRE DR
RALEIGH NC 27616-8209

DO, OANH N NGUYEN, MINHTRIEU H
7344 BIRCHSHIRE DR
RALEIGH NC 27616-8209

DOUGLAS, EBONY V
7536 POPLAR MEADOW LN
RALEIGH NC 27616-8208

DURAIRAJ, DHIVYA
7517 POPLAR MEADOW LN
RALEIGH NC 27616-8208

FKH SFR PROPCO I LP LIMITED PARTNERSHIP
FIRSTKEY HOMES LLC
1850 PARKWAY PL SE STE 900
MARIETTA GA 30067-8261

FORD, DEMONT S FORD, CASSANDRA R
7376 BIRCHSHIRE DR
RALEIGH NC 27616-8209

GAINES, TONYA N
7544 POPLAR MEADOW LN
RALEIGH NC 27616-8208

GALLO, GABRIELLA MARIE
7408 BIRCHSHIRE DR
RALEIGH NC 27616-8204

GAYAM, RAVEENDRA GAYAM, SWARNA K
6 YORKTOWN RD
MONMOUTH JUNCTION NJ 08852-3074

GLORI NARIN LLC
301 N SALEM ST STE 100
APEX NC 27502-2469

GOMES, MARK GOMES, SHARON P
7540 POPLAR MEADOW LN
RALEIGH NC 27616-8208

HARRIS, PAUL A. JR HARRIS, BRANDESHAWN V
7403 RANDSHIRE WAY
RALEIGH NC 27616-8207

HEATHCOTE, GARRETT HEATHCOTE, MICHELLE
7406 RANDSHIRE WAY
RALEIGH NC 27616-8207

HENSON, DERYCK A K
7549 POPLAR MEADOW LN
RALEIGH NC 27616-8208

HESTER, LINDA ELAINE
7425 BUFFALOE RD
RALEIGH NC 27616-6811

HODGE, ANDREW HODGE, BEATRICE KAYE
WILSON
7426 RANDSHIRE WAY
RALEIGH NC 27616-8207

HOGAN, STUART D
2401 TRELIS CT
RALEIGH NC 27616-8976

HORTON, AMY M
7545 POPLAR MEADOW LN
RALEIGH NC 27616-8208

HOUSTON, DAISY D
7529 POPLAR MEADOW LN
RALEIGH NC 27616-8208

IKE, OBBY AGNES
7400 BIRCHSHIRE DR
RALEIGH NC 27616-8204

INGE, LAMONT M INGE, DOLORES W
2504 OLD MILBURNIE RD
RALEIGH NC 27604-9539

JACKSON, CORY L JACKSON, CRYSTAL M
7556 POPLAR MEADOW LN
RALEIGH NC 27616-8208

JAIN, BEDA JINDAL, VANDANA
1000 EVANWOOD LN
MORRISVILLE NC 27560-6508

JALA, MOUNIKA ALUGUPALLI, AVANEENDRA
7341 BIRCHSHIRE DR
RALEIGH NC 27616-8209

JOSEPH, ASHLYNNE R JOSEPH, JOSHUA K
7369 BIRCHSHIRE DR
RALEIGH NC 27616-8209

KALLAS, BARBARA
2304 TRELIS CT
RALEIGH NC 27604-8699

KESHAVA, CHANNA KESHAVA, NAGALAKSHMI
7388 BIRCHSHIRE DR
RALEIGH NC 27616-8209

KO, YOUNG H GRIFFIN, HYE RYON
7407 RANDSHIRE WAY
RALEIGH NC 27616-8207

KOTHAMASU, DILIP K BOGGARAPU, SRAVANI
7422 RANDSHIRE WAY
RALEIGH NC 27616-8207

KULAWIAK, STEPHEN MICHAEL
7419 RANDSHIRE WAY
RALEIGH NC 27616-8207

LAI, HUIWEN LIANG, LING
7356 BIRCHSHIRE DR
RALEIGH NC 27616-8209

LORINCE, MICHAEL L LORINCE, KARINA M PINTO
7541 POPLAR MEADOW LN
RALEIGH NC 27616-8208

LUNG, JENNIFER
7427 RANDSHIRE WAY
RALEIGH NC 27616-8207

LUTZ, LAWRENCE R. LUTZ, CAROLYN J.
2309 TRELIS CT
RALEIGH NC 27604-8699

MALLIN, STEPHEN A
7208 LAURELSHIRE DR
RALEIGH NC 27616-8211

MARIE DAVIS POOLE LVNG TRUST POOLE, EVA
DIANNE
267 ROCKY MOUNTAIN WAY
ARDEN NC 28704-8445

MAYS, LOUIS H MAYS, BEATRICE M
7410 RANDSHIRE WAY
RALEIGH NC 27616-8207

MCGAUGHEY, JAMES F MCGAUGHEY, LYNETTE
G
7525 POPLAR MEADOW LN
RALEIGH NC 27616-8208

MCGUIRE, JEFFREY ALLEN MCGUIRE, CAMILLE
BACK
7305 LAURELSHIRE DR
RALEIGH NC 27616-8212

MCLAUGHLIN, DANIEL CARL
7552 POPLAR MEADOW LN
RALEIGH NC 27616-8208

MECHINENI, RAGHU MECHINENI, ASHA
7336 BIRCHSHIRE DR
RALEIGH NC 27616-8209

MICHAEL, JOHN BENEDICT BENEDICT, JEYARANI
JOHN
7431 RANDSHIRE WAY
RALEIGH NC 27616-8207

MILES, JAMES DOUGLAS HUNT, TERESA VOGT
PO BOX 513
KNIGHTDALE NC 27545-0513

MILES, JAMES DOUGLAS MILES, JOYCE S
PO BOX 513
KNIGHTDALE NC 27545-0513

MILLER, TEKA ALSTON, DERRICK
7365 BIRCHSHIRE DR
RALEIGH NC 27616-8209

MOENGA, SHADRACK MOINDI OMARE, DIANA
7404 BIRCHSHIRE DR
RALEIGH NC 27616-8204

MUSE, FREDERIC RICHARD
3900 PHLOX RD
RALEIGH NC 27616-8982

NAIMEE, ZARIFA
7345 BIRCHSHIRE DR
RALEIGH NC 27616-8209

NARVAEZ, MICHAEL DANIEL SOTO, ASHLEE
MARIE PELLOTT
7513 POPLAR MEADOW LN
RALEIGH NC 27616-8208

NETTUNO, MEGAN M
5200 CLOVEGLEN CT
RALEIGH NC 27616-8210

NEWTON, SHAMEEKA
7560 POPLAR MEADOW LN
RALEIGH NC 27616-8208

NGANG, EPOLEH
7209 LAURELSHIRE DR
RALEIGH NC 27616-8211

NGUYEN, DIANA R NGUYEN, DAT Q
5202 SNOWBELL CT
RALEIGH NC 27616-8205

NIDADAVOLU, VENKAT MALIREDDY, SUVARNA
204 SUNSET POINTE DR
APEX NC 27539-7786

OGUNDIPE, HELEN OGUNDIPE, SEGUN
5305 FORESTVILLE RD
RALEIGH NC 27604-8601

PANTOJA, IVAN MELENDEZ, ALDEMIRA MUNOZ
7373 BIRCHSHIRE DR
RALEIGH NC 27616-8209

PEPPERS, YOLANDA
7357 BIRCHSHIRE DR
RALEIGH NC 27616-8209

PINNAMANENI, RAVI K NIMMAGADDA, MANI
CHANDANA
11636 OLEANDER DR
FRISCO TX 75035-0362

PLYMOUTH, IVANNA J
7225 LAURELSHIRE DR
RALEIGH NC 27616-8211

POOLE, MARIE DAVIS ESTATE OF
EVA D POOLE EXECUTRIX
267 ROCKY MOUNTAIN WAY
ARDEN NC 28704-8445

PRICE, JAMES S
5017 FORESTVILLE RD
RALEIGH NC 27616-9677

RAY, ERICA P RAY, JIMMY D
7320 BIRCHSHIRE DR
RALEIGH NC 27616-8209

RESIDENT/TENANT
0 LAURELSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
5020 FORESTVILLE RD
RALEIGH NC 27604

RESIDENT/TENANT
5209 FORESTVILLE RD
RALEIGH NC 27604

RESIDENT/TENANT
5221 FORESTVILLE RD
RALEIGH NC 27604

RESIDENT/TENANT
5225 FORESTVILLE RD
RALEIGH NC 27604

RESIDENT/TENANT
5232 FORESTVILLE RD
RALEIGH NC 27604

RESIDENT/TENANT
5401 FORESTVILLE RD
RALEIGH NC 27604

RESIDENT/TENANT
7216 LAURELSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
7220 LAURELSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
7224 LAURELSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
7340 BIRCHSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
7360 BIRCHSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
7381 BIRCHSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
7392 BIRCHSHIRE DR
RALEIGH NC 27616

RESIDENT/TENANT
7505 POPLAR MEADOW LN
RALEIGH NC 27616

RESIDENT/TENANT
7532 POPLAR MEADOW LN
RALEIGH NC 27616

RESIDENT/TENANT
7553 POPLAR MEADOW LN
RALEIGH NC 27616

ROBERTS, RONALD E JR ROBERTS, WANDA L
5000 WILLIAM AND MARY DR
RALEIGH NC 27616-6813

ROSA, DANIEL M ROSA, STACY M
7423 RANDSHIRE WAY
RALEIGH NC 27616-8207

SAF SN NC A
8390 W VIA DE VENTURA F-110 #303
SCOTTSDALE AZ 85258

SEPULVEDA, JORGE SEPULVEDA, ANDREA
2308 TRELIS CT
RALEIGH NC 27604-8699

SFR JV-2 PROPERTY LLC
TRICON AMERICAN HOMES
PO BOX 15087
SANTA ANA CA 92735-0087

SHEPPARD, TABITHA N SHEPPARD, GREGORY D
7301 LAURELSHIRE DR
RALEIGH NC 27616-8212

SMITH, HUNTER L
7304 LAURELSHIRE DR
RALEIGH NC 27616-8212

SMITH, REGAN ELIZABETH SMITH, SHAWN
TIMOTHY
7384 BIRCHSHIRE DR
RALEIGH NC 27616-8209

SOUTHWOOD FERNANDINA LLC
PO BOX 280
GASTONIA NC 28053-0280

STEPHENSON, ANDREW MONG, CHUU
ELIZABETH-ALLYN
7418 RANDSHIRE WAY
RALEIGH NC 27616-8207

STEWART, HARNES JR STEWART, STEPHANIE A
7217 LAURELSHIRE DR
RALEIGH NC 27616-8211

STOKES, CONSTANCE W MUSSELMAN, CAROL W
1936 OLD GREENFIELD RD
RALEIGH NC 27604-9785

SWINFORD, DOUGLAS M
2413 TRELIS CT
RALEIGH NC 27616-8976

TALBOTT, JEANNE DENISE
7333 BIRCHSHIRE DR
RALEIGH NC 27616-8209

TAO, GUIPING WANG, HUILING
7337 BIRCHSHIRE DR
RALEIGH NC 27616-8209

THOMAS, ERIC TINSLEY, APRIL
7324 BIRCHSHIRE DR
RALEIGH NC 27616-8209

TONEY, GEORGE A TONEY, LUANA J
2301 TRELLIS CT
RALEIGH NC 27604-8699

TRAN, LIEM H DO, PHUONG
7332 BIRCHSHIRE DR
RALEIGH NC 27616-8209

VASQUEZ, GLORIA M ROJAS
7368 BIRCHSHIRE DR
RALEIGH NC 27616-8209

VELEZ, MICHAEL B VELEZ, AMANDA L
2405 TRELLIS CT
RALEIGH NC 27616-8976

VITUG, MICHAEL PAUL TIGLAO VITUG, CHARO
MEDROZO
7377 BIRCHSHIRE DR
RALEIGH NC 27616-8209

WACK, BODO WACK, PRECIOUS SHEMAH
5261 FORESTVILLE RD
RALEIGH NC 27604-9699

WALSH, JAMES WALSH, VERONICA
7402 RANDSHIRE WAY
RALEIGH NC 27616-8207

WARDELL, BRYAN EDWARD
7349 BIRCHSHIRE DR
RALEIGH NC 27616-8209

WHITECROSS, GENE A WHITECROSS, BARBARA
2312 TRELLIS CT
RALEIGH NC 27604-8699

WILLIAMS, LATARRA
7212 LAURELSHIRE DR
RALEIGH NC 27616-8211

WILSON, CHRISTOPHER M
7411 RANDSHIRE WAY
RALEIGH NC 27616-8207

WOOD, ALEXANDER S
7509 POPLAR MEADOW LN
RALEIGH NC 27616-8208

YOUNG, BETH WATKINS
11512 JORDAN RD
RALEIGH NC 27603-8332

YOUNG, WILLIAM C TRUSTEE OUNG LIVING
TRUST THE
5008 FORESTVILLE RD
RALEIGH NC 27616-9684

YOUSIF, MAI
7361 BIRCHSHIRE DR
RALEIGH NC 27616-8209

YU, XIAOMEI YAN, KEXIAN
928 UPROCK DR
CARY NC 27519-2602

EXHIBIT C – ITEMS DISCUSSED

1. The rezoning process, generally
2. The policies that help guide development throughout the City
3. Potential access points onto Forestville Road and Buffalo Road
4. Tree buffering and tree conservation areas near existing homes

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Kaline Shelton (Longleaf Law Partners)
3. Don Belk (Raleigh Planning Dept.)
4. Brad Combs (applicant team)
5. Jon Holcomb (applicant team)
6. Travis Fluitt (applicant team)
7. Evan Conder (applicant team)
8. Art and Beth Young
9. Carl
10. Hello
11. Joyce Miles
12. Lawrence Lutz
13. Beth
14. Shannon P.