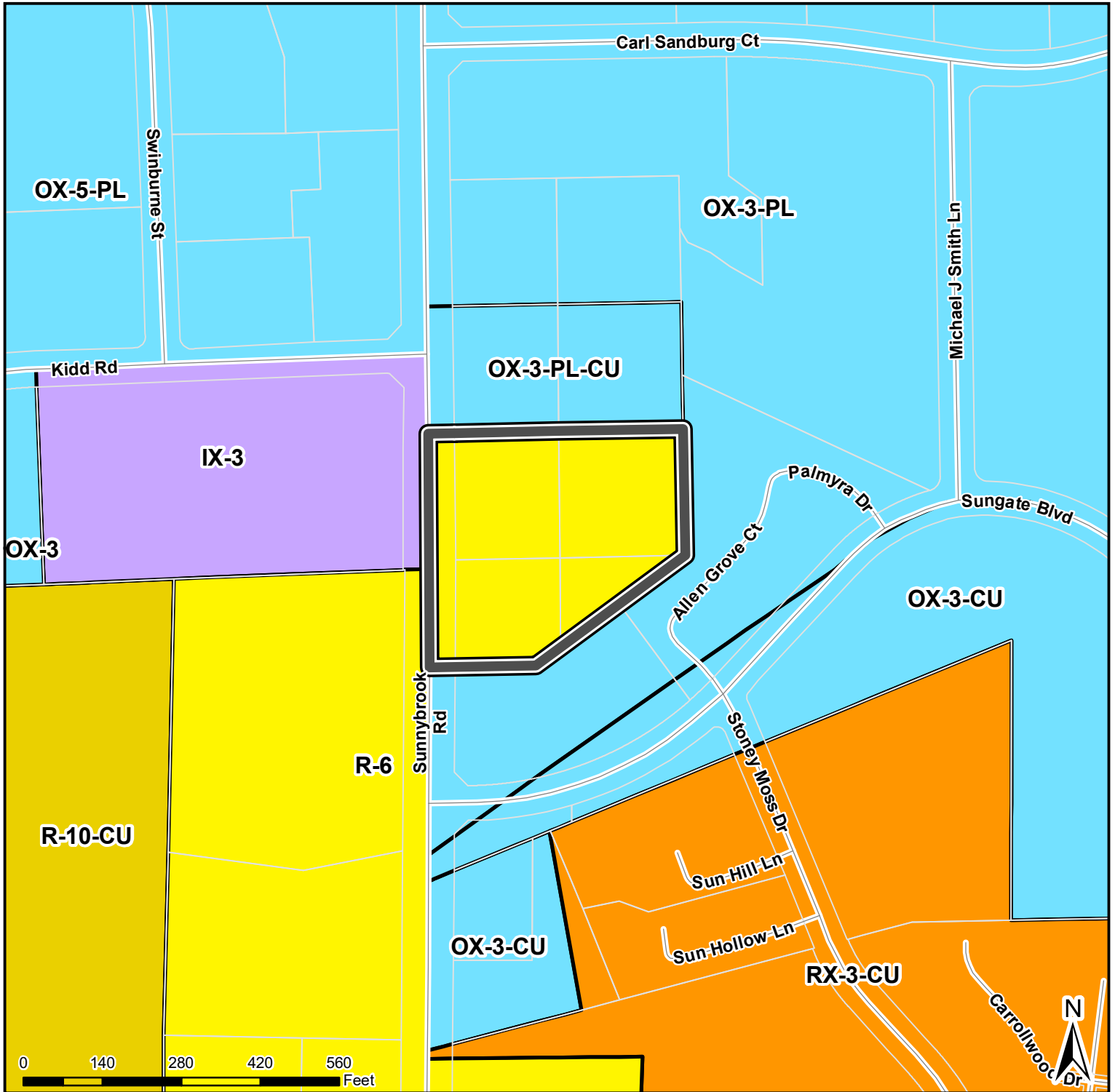
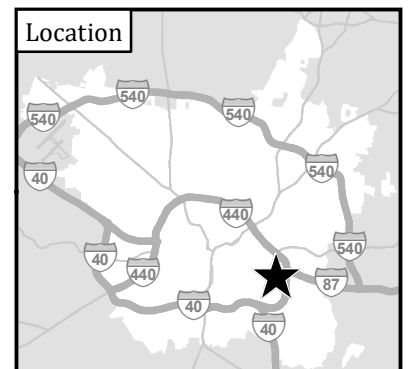


Existing Zoning

Z-32-2019



Property	213, 217, 221, & 223 Sunnybrook Rd
Size	3.26 acres
Existing Zoning	R-6
Requested Zoning	OX-3-PL-CU



Rezoning Application



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

REZONING REQUEST

<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District R-6 Height Frontage Overlay(s) _____ Proposed Zoning Base District OX Height 3 Frontage PL Overlay(s) _____ Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.	OFFICE USE ONLY Transaction # Rezoning Case #
---	--

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

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

587154			
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GENERAL INFORMATION

Date 9/16/19	Date Amended (1)	Date Amended (2)
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Property Address **213, 217, 221 & 223 Sunnybrook Road**

Property PIN 1723-38-7315, 1723-38-9336, 1723-38-8199 & 1723-38-7115	Deed Reference (book/page) Book 17278, Page 1803
--	---

Nearest Intersection **Sunnybrook Road and Sungate Boulevard**

Property Size (acres) 3.26	(For PD Applications Only) Total Units	Total Square Feet
-----------------------------------	--	-------------------

Property Owner/Address Sunnybrook Land LLC 111 Brooks Avenue Raleigh, NC 27607	Phone	Fax
--	-------	-----

	Email	
--	-------	--

Project Contact Person/Address Worth Mills, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607	Phone 919.645.4313	Fax
--	---------------------------	-----

	Email wmills@longleaflp.com	
--	------------------------------------	--

Owner/Agent Signature	Email delmore@centreconstruction.biz	
-----------------------	---	--

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


CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted <u>9/16/19</u>	
Existing Zoning <u>R-6</u> Proposed Zoning <u>OX-3-PL-CU</u>	

Narrative of Zoning Conditions Offered

1. The following principal uses as set forth in UDO section 6.1.4. Allowed Principal Use Table shall be prohibited: detention center, jail, prison.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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

Owner/Agent Signature  Print Name P. Dale Elmore

Rezoning Application



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

REZONING REQUEST				
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #	
Existing Zoning Base District	Height	Frontage		Overlay(s) _____
Proposed Zoning Base District _____	Height _____	Frontage _____		Overlay(s) _____
Click here to view the Zoning Map. 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:				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				

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/Address		Phone	Fax
		Email	
Project Contact Person/Address		Phone	Fax
		Email	
Owner/Registered Agent Signature		Email	

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted	
Existing Zoning Proposed Zoning	

Narrative of Zoning Conditions Offered

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

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

Owner/Registered Agent Signature _____ Print Name _____

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis	OFFICE USE ONLY Transaction # Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	

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.
- 2.
- 3.
- 4.

PUBLIC BENEFITS

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

- 1.
- 2.
- 3.
- 4.

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

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

OFFICE USE ONLY

Transaction #

Rezoning Case #

INVENTORY OF HISTORIC RESOURCES

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

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation

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

- | | |
|-----------|---|
| 1. | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> |
| 2. | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> |
| 3. | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> |
| 4. | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> |
| 5. | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> |
| 6. | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> |

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

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

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

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

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

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

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is current zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (Please also provide any relevant details regarding the request.)

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions I (we) can be reached at:

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at:

(919) 996-2682
rezoning@raleighnc.gov

Thank you

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning & Development at time of application submittal.

SUBMITTED DATE: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on _____(date) to discuss a potential rezoning located at _____(property address).

The neighborhood meeting was held at _____(location).

There were approximately _____(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

REZONING OF PROPERTY CONSISTING OF +/- 3.26 ACRES
LOCATED EAST OF SUNNYBROOK ROAD, NORTH OF SUNGATE BOULEVARD,
IN THE CITY OF RALEIGH AND THE CITY OF RALEIGH'S EXTRATERRITORIAL
JURISDICTION

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MARCH 27, 2019

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, March 27, at 6:30 p.m. The property considered for this potential rezoning totals approximately 3.26 acres, and is located east of Sunnybrook Road, north of Sungate Boulevard, in the City of Raleigh and the City of Raleigh's extraterritorial jurisdiction, having Wake County Parcel Identification Numbers 1723-38-7315, 1723-38-9336, 1723-38-8199 and 1723-38-7115. This meeting was held at the Worthdale Community Center, located at 1001 Cooper Road, Raleigh, NC 27610. All owners 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



J. Worth Mills
Email: wmills@longleaflp.com
Direct: (919) 645-4313

2235 Gateway Access Point, Ste 201
Raleigh, NC 27607
Tel: (919) 645-4300
Fax: (919) 510-6802
longleaflp.com

March 13, 2019

RE: Neighborhood Meeting for Potential Rezoning of 213, 217, 221 and 223 Sunnybrook Road

You are invited to a neighborhood meeting that will be held on Wednesday, March 27, 2019 at 6:30 PM in the small meeting room at Worthdale Community Center located at 1001 Cooper Road, Raleigh, NC 27610. The purpose of this meeting is to discuss the rezoning of property located east of Sunnybrook Road, between Sungate Boulevard and Carl Sandburg Court. A map outlining the property is located on the back of this notice for reference. The rezoning seeks a change from R-6 to OX-3-CU. The purpose of the rezoning is to permit development of medical offices. At this meeting the applicant will describe the nature of the rezoning request and receive questions and comments from the public.

You are receiving this notice because the City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property. Anyone interested in learning more about this rezoning is encouraged to attend.

If you have any questions, please contact Worth Mills at (919) 645-4313 or wmills@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2180 or rezoning@raleighnc.gov.

Sincerely,

Worth Mills

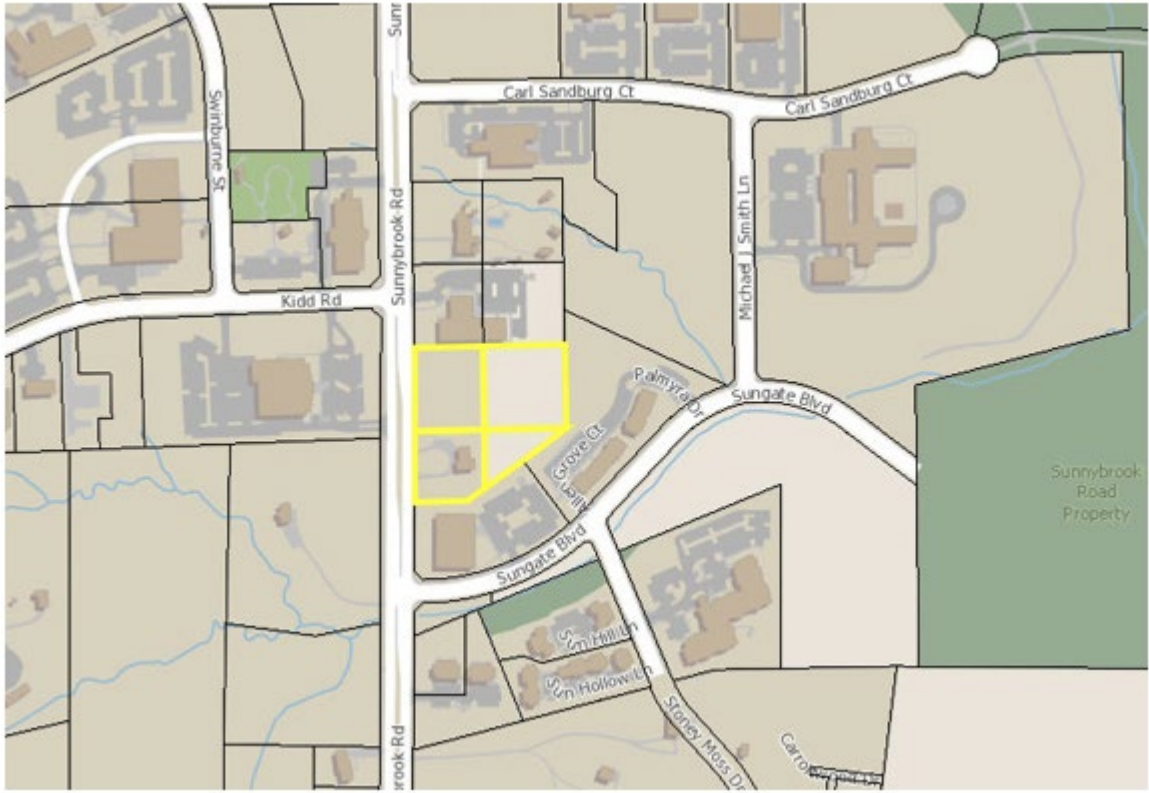


EXHIBIT B – NOTICE LIST

1723387315
SUNNYBROOK LAND LLC
111 BROOKS AVE
RALEIGH NC 27607-7155

1723268892
LEON C WEAVER FAMILY TRUST
MYRTLE TALTON TRUSTEE
306 LAKE BOONE TRL
RALEIGH NC 27608-1024

1723373533
HILCO LTD
PO BOX 6159
KINSTON NC 28501-0159

1723373964
CARLTON, JAMES ELMORE JR
401 PINECROFT DR
RALEIGH NC 27609-5329

1723376774
WAKE ZONE LLC
PO BOX 33483
RALEIGH NC 27636-3483

1723377571
COMMUNITY ALTERNATIVES FOR
SUPPORTIVE ABODES
PO BOX 12545
RALEIGH NC 27605-2545

1723377601
COMMUNITY ALTERNATIVES FOR
SUPPORTIVE ABODES
PO BOX 12545
RALEIGH NC 27605-2545

1723378947
WAKE ZONE LLC
5228 DRIFTWOOD LN
MOREHEAD CITY NC 28557-2576

1723382327
UNITED STATES POSTAL SERVICE
PO BOX 8601
PHILADELPHIA PA 19197-0001

1723382750
WAKE COUNTY
WAKE COUNTY ATTORNEYS OFFICE
PO BOX 550
RALEIGH NC 27602-0550

1723382859
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1723384854
ALICE AYCOCK POE CENTER FOR HEALTH
EDUCATION (NAME...
224 SUNNYBROOK RD
RALEIGH NC 27610-1830

1723387115
SUNNYBROOK LAND LLC
111 BROOKS AVE
RALEIGH NC 27607-7155

1723387507
COLSON & COLSON LLC
5201 GINGER TRL
RALEIGH NC 27614-9659

1723387810
PALMER, ELLIOTT B PALMER, JUANITA
119 SUNNYBROOK RD
RALEIGH NC 27610-1827

1723388199
SUNNYBROOK LAND LLC
111 BROOKS AVE
RALEIGH NC 27607-7155

1723389336
SUNNYBROOK LAND LLC
111 BROOKS AVE
RALEIGH NC 27607-7155

1723389538
COLSON & COLSON LLC
5201 GINGER TRL
RALEIGH NC 27614-9659

1723389822
PALMER, ELLIOTT B
119 SUNNYBROOK RD
RALEIGH NC 27610-1827

1723389917
HEALTHCARE PORTFOLIO II DST
REX RADIATION ONCOLOGY LLC
4420 LAKE BOONE TRL
RALEIGH NC 27607-7505

1723470575
COMMUNITY ALTERNATIVES FOR
SUPPORTIVE ABODES CORPO...
PO BOX 12545
RALEIGH NC 27605-2545

1723470712
OAK HILL APARTMENTS INC
PO BOX 12545
RALEIGH NC 27605-2545

1723470878
WAKE ZONE LLC
PO BOX 33483
RALEIGH NC 27636-3483

1723474709
WATERBROOK APARTMENTS LLC
PO BOX 15025
WILMINGTON NC 28408-5025

1723477999
PARKS HOLDINGS LLC PAULSON,
THOMAS L TRUSTEE
PO BOX 5657
WINSTON SALEM NC 27113-5657

1723481287
CASA
DEBRA K KING
PO BOX 12545
RALEIGH NC 27605-2545

1723482795
GREEN LEVEL CAPITAL ASSOCIATES LLC
208 WHITCOMB LN
CARY NC 27518-8638

EXHIBIT C – ITEMS DISCUSSED

1. None

EXHIBIT D – MEETING ATTENDEES

1. None

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- Board of Adjustment
- Comprehensive Plan Amendment
- Rezoning
- Site Review*
- Subdivision
- Subdivision (Exempt)
- Text Change

* Optional conference

GENERAL INFORMATION

Date Submitted 2/12/2019

Applicant(s) Name Michael Birch, attorney at Longleaf Law Partners

Applicant's Mailing Address 2235 Gateway Access Point, Suite 201, Raleigh, NC 27607

Phone 919-645-4317

Email mbirch@longleaflp.com

Property PIN # 1723387315; 1723389336; 1723387115; 1723388199

Site Address / Location 213, 217, 223, and 221 Sunnybrook Road

Current Zoning R-10-CU

Additional Information (if needed) :

Proposed rezoning to OX-3-CU

OFFICE USE ONLY

Transaction # : 587154

Date of Pre-Application Conference : 2/22/19

Staff Signature