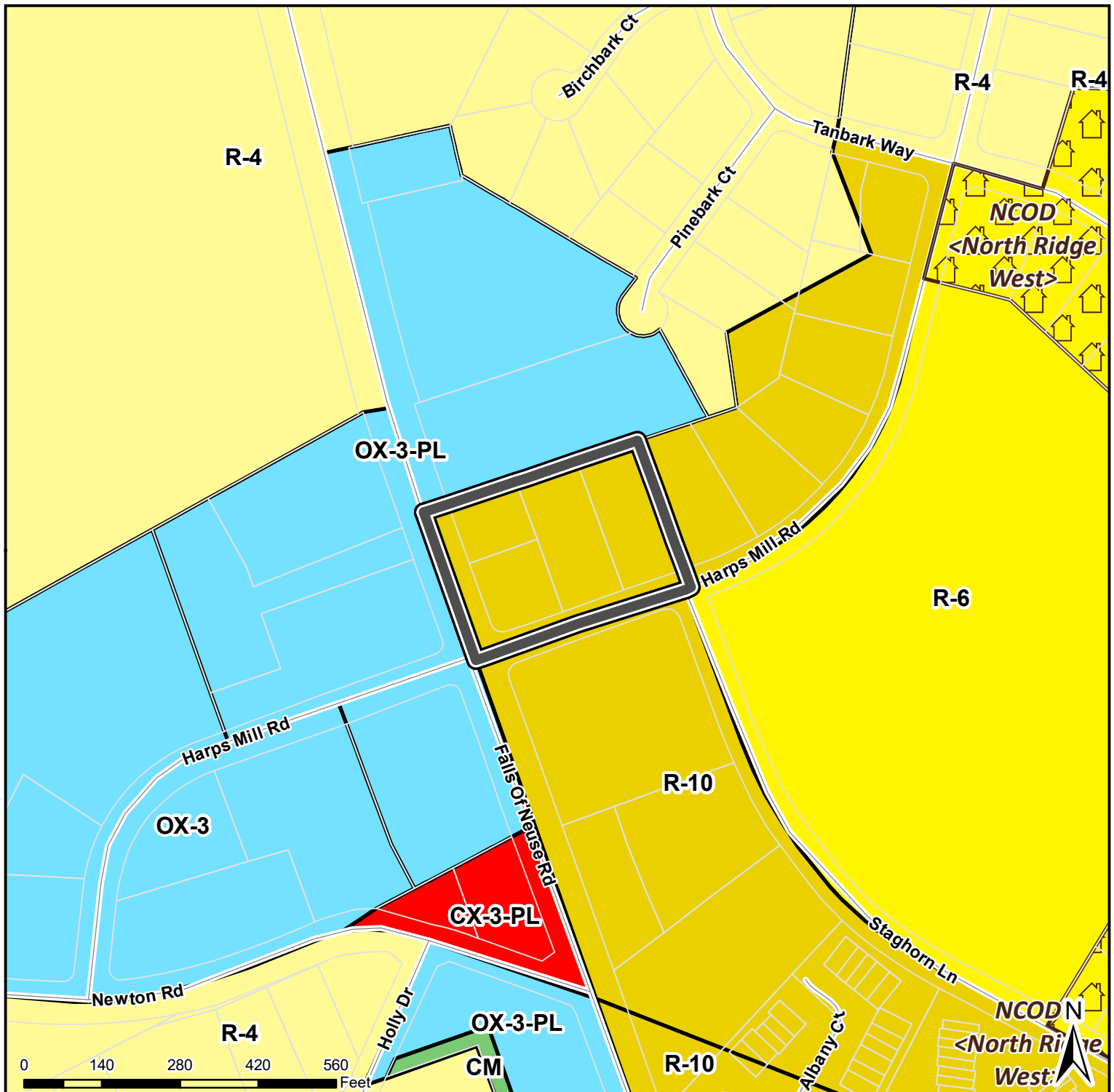
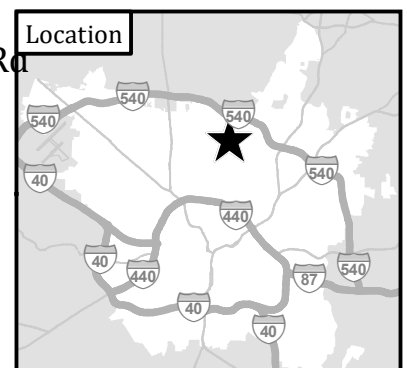


Existing Zoning

Z-32-2020



Property	7100 & 7104 Falls of Neuse Rd; 7105 & 7109 Harps Mill Rd
Size	2.04 acres
Existing Zoning	R-10
Requested Zoning	OX-3-PL-CU





Raleigh

MEMO

TO: Ruffin Hall, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: JP Mansolf, Planner
DEPARTMENT: Planning and Development
DATE: November 17, 2020

SUBJECT: City Council agenda item for December 1, 2020 – Z-32-20

On November 17, 2020, City Council authorized the public hearing for the following item:

Z-32-20 7100, 7104 Falls of Neuse Rd, 7105, 7109 Harps Mill Rd, approximately 2.04 acres located at the intersection of Falls of Neuse Rd and Harps Mill Rd at its northeast corner, being [Wake County PINs 1717059939, 1717068089, 171760037, & 1717161131.](#)

Signed zoning conditions provided on November 5, 2020 prohibit higher intensity uses otherwise allowed in OX districts, limit total gross floor area of any development to 15,000 square feet, limit building height to 2 stories, reduces lighting impacts on adjacent residential properties, require post-development stormwater discharge peak flow rates to not exceed pre-development peak flow rates for the 2, 10, 25, 50, and 100-year storms, and provide a 30-foot buffer along the parcel line of the adjacent parcel to the east.

Current zoning: Residential-10 (R-10)

Requested zoning: Office Mixed Use-3 Stories-Parking Limited-Conditional Use (OX-3-PL-CU)

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

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

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (5-3).

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

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12048

CASE INFORMATION: Z-32-20 FALLS OF NEUSE AND HARPS MILL ROADS

Location	At the northeast corner of Falls of Neuse Road and Harps Mill Road. Address: 7100, 7104 Falls of Neuse Rd and 7105, 7109 Harps Mill Rd PINs: 1717059939, 1717068089, 171760037, 1717161131 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-10
Requested Zoning	OX-3-PL-CU
Area of Request	2.04 acres
Corporate Limits	The subject property is within and completely surrounded by the corporate limits of the city.
Property Owner	Judith Carroll Gardner, Manoucher Ahmadi Moosavi, James A. Walker, Betty O. Purser
Applicant	Beth Trahos
Council District	A
PC Recommendation Deadline	December 7, 2020

SUMMARY OF PROPOSED CONDITIONS

1. The following uses, otherwise permitted in OX zoning district, shall be prohibited on the subject property: Eating establishment; health club; sports academy; outdoor sport or entertainment facility of any size; overnight lodging; passenger terminal; detention center, jail, prison.
2. Total building area shall not exceed 15,000 square feet of gross floor area.
3. No building shall exceed two (2) stories in height.
4. The maximum height for any outdoor site lighting shall be 15 feet (15') above the finished grade. The maximum color temperature for any outdoor site lighting shall be 4,000 Kelvin.
5. The post-development stormwater discharge peak flow rate for the property shall not exceed pre-development peak flow rates for the 2, 10, 25, and 50 year storms calculated for the entire parcel.
6. An area at least thirty feet (30') wide, if not used as Tree Conservation Area, shall be maintained as a landscaped buffer on the subject property adjacent to 7113 Harps Mills Road (Deed Book 8241, Page 2454) except that the first ten feet (10') from the common boundary line with the 7113 Harps Mill property toward the subject property is

encumbered by a drainage easement and may continue to be used for such purposes. In the event a landscaped buffer is installed, the planting shall consist of at least four (4) shade trees per 100 linear feet; four (4) under-story trees per 100 linear feet and forty (40) shrubs per 100 linear feet.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office and Residential Mixed Use
Urban Form	Transit Emphasis Corridor
Consistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency LU 5.2 Managing Commercial Development Impact LU 5.4 Density Transitions LU 7.4 Scale and Design of New Commercial Uses UD 1.10 Frontage EP 3.1 Mitigating Stormwater Impacts
Inconsistent Policies	None

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
July 7, 2020 25 ATTENDEES	August 13, 2020 22 ATTENDEES	September 8, 2020 Deferred to future meeting October 27, 2020 Recommend Approval 5-3	

PLANNING COMMISSION RECOMMENDATION

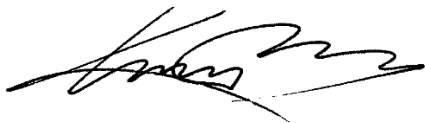
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is consistent with policies related to managing commercial development impacts, density transitions, frontage, and mitigating stormwater impacts.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Fox Second: Miller In Favor: Bennett, Fox, Hicks, Mann, Miller Opposed: Lampman, McIntosh, Winters
Reason for Opposed Vote(s)	Concern about loss of potentially affordable housing

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: October 27, 2020

Staff Coordinator: JP Mansolf: (919) 996-2180; JP.Mansolf@raleighnc.gov

Staff Evaluation
Z-32-20 Falls of Neuse and Harps Mill Road



ZONING STAFF REPORT – CASE Z-32-20

Conditional Use District

OVERVIEW

The request seeks to rezone a site consisting of four parcels totaling approximately 2.04 acres in size from Residential-10 (R-10) to Office Mixed Use-3 stories-Parking Limited-Conditional Use (OX-3-PL-CU). Proposed conditions prohibit higher intensity uses otherwise allowed in OX districts, limit total gross floor area of any development to 15,000 square feet, limit building height to 2 stories, reduces lighting impacts on adjacent residential properties, and require post-development stormwater discharge peak flow rates to not exceed pre-development peak flow rates for the 2, 10, 25, and 50-year storms, and provide a 30-foot buffer along the parcel line of the adjacent parcel to the west.

The site is currently developed with 8 duplex units. It is located at the intersection of Falls of Neuse Road and Harps Mill Road at its northeast corner. The site is approximately 0.7 miles south of the intersection of Falls of Neuse Rd and Strickland Road and 0.4 miles north of the intersection of Falls of Neuse Road and Hunting Ridge Road. The site is currently served by transit via GoRaleigh Route 2 which stops directly at the site. This route currently stops every 30 minutes at peak hours and every 60 minutes in the evening after 7:00 pm. Route 2 is planned to maintain the same level of service into 2027.

Directly north and south of the site along Falls of Neuse Road are a mix of office buildings, places of worship, and multi-family residential between one and three stories in height. Ravenscroft School's campus is just to the northwest of the site on the west side of Falls of Neuse Road. Further west along Harps Mill Road are additional office buildings and the North Regional Library. To the east along Harps Mill Road are duplexes and North Ridge Elementary School. Several low-density residential subdivisions are located north and south of Harps Mill Road, to the northeast of the subject rezoning site. There are several shopping centers along Falls of Neuse Road to the south and at the intersection of Falls of Neuse Road and Strickland Road to the north. The North Ridge Country Club and golf course are located just to the south of the site.

In the broader surrounding area, the zoning is generally Residential-4 (R-4) to the north of the site off Falls of Neuse Road, with Office Mixed Use (OX) zoning concentrated on the west side of Falls of Neuse Road and multiple mixed use districts concentrated near the intersection of Falls of Neuse and Strickland Roads. To the south of the site is a large area of Residential-10 (R-10), Residential-6 (R-6), and Residential-4 (R-4) zoning off Falls of Neuse Road. Approximately 0.9 miles south of the site is a large mixed-use center zoned Commercial Mixed Use (CX) and Office Mixed Use (OX) at the corner of Falls of Neuse and Spring Forest Road where the Sutton Square and North Ridge Shopping Centers are located.

The site is designated as Office and Residential Mixed Use on the Future Land Use Map, as are the adjacent parcels to the north, west, and south. Parcels directly to the east are designated Low Density residential. The requested Office Mixed Use district is consistent with the Future Land Use Map guidance. The Urban Form Map designates the site as along a Transit Emphasis Corridor which recommends a hybrid frontage. The proposed Parking Limited Frontage is consistent with this designation.

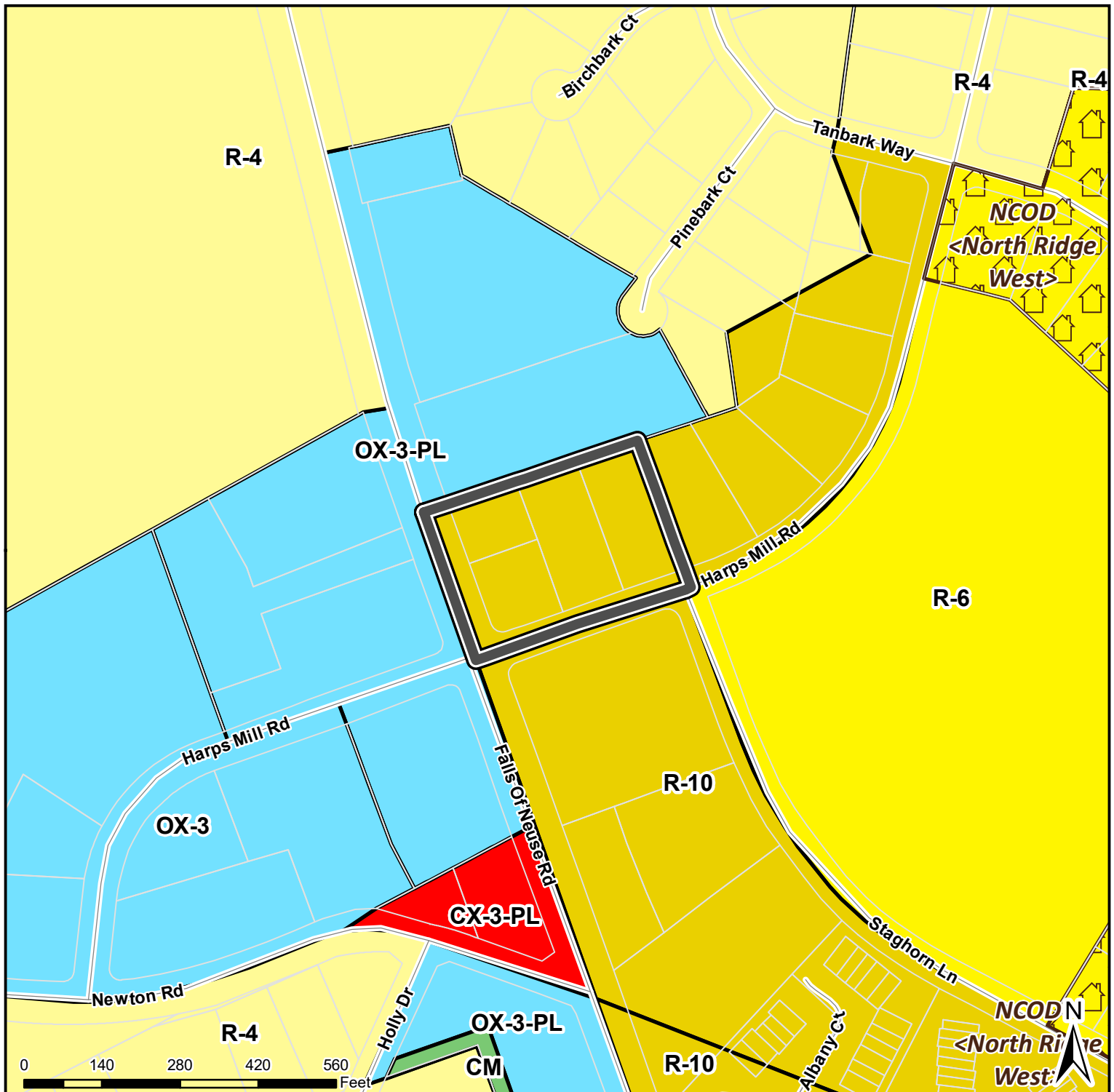
The requested OX-3-PL-CU district would allow commercial uses not permitted in R-10, including retail, if incorporated into a multi-tenant building, and stand-alone office. The proposed conditions would limit any use to 15,000 square feet and 2 stories.

OUTSTANDING ISSUES

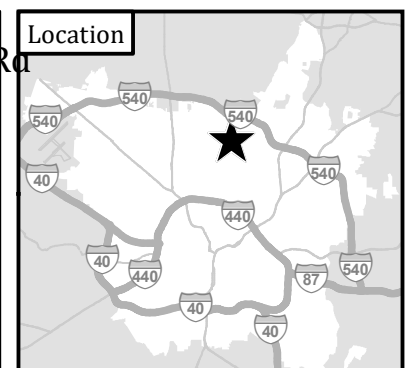
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-32-2020

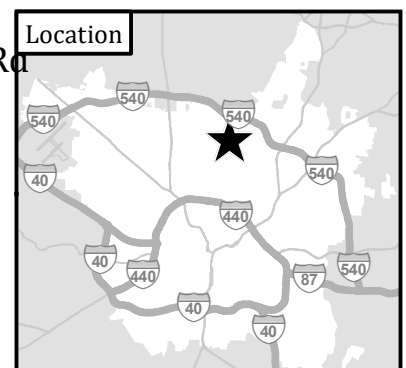


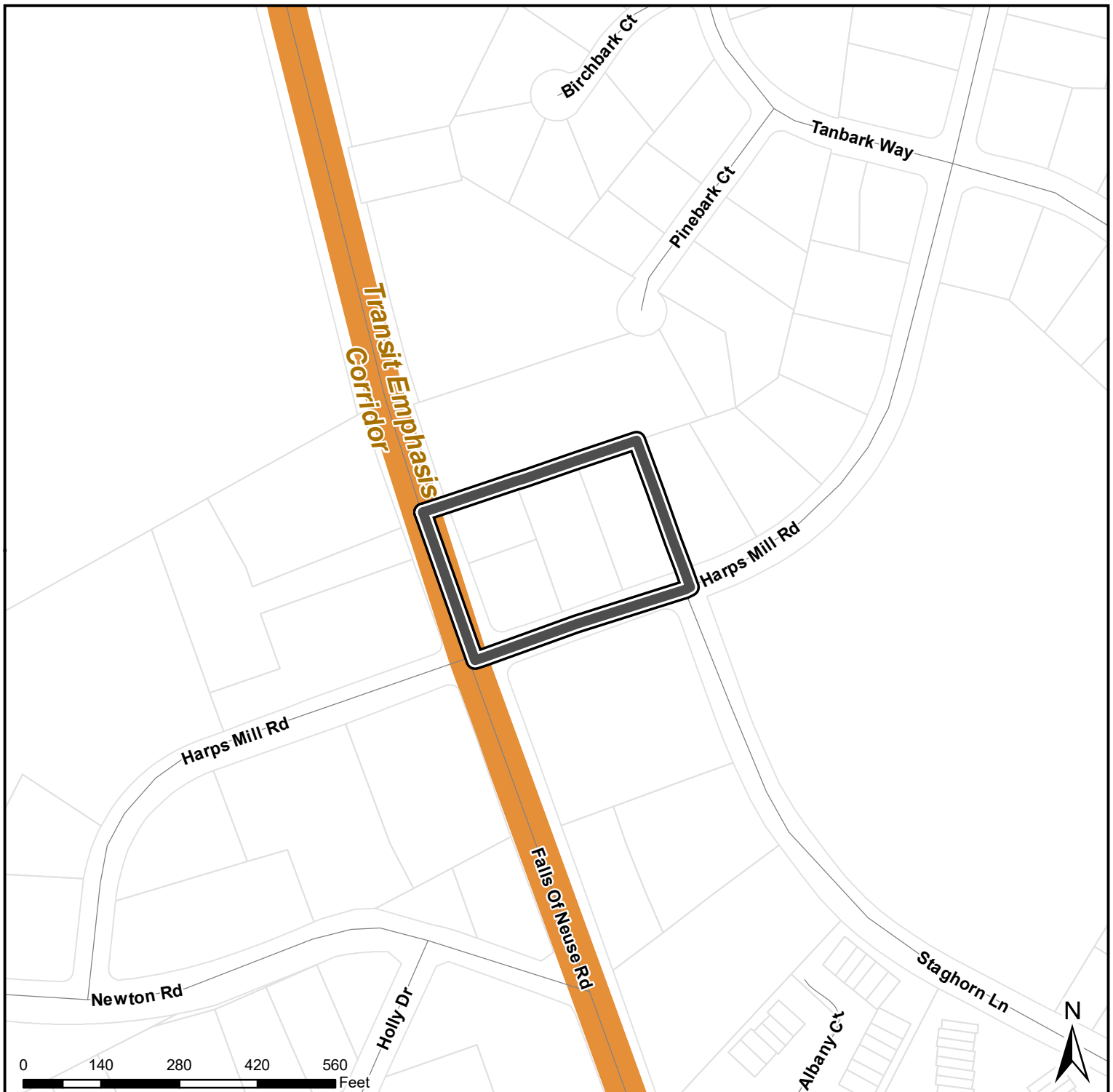
Property	7100 & 7104 Falls of Neuse Rd; 7105 & 7109 Harps Mill Rd
Size	2.04 acres
Existing Zoning	R-10
Requested Zoning	OX-3-PL-CU



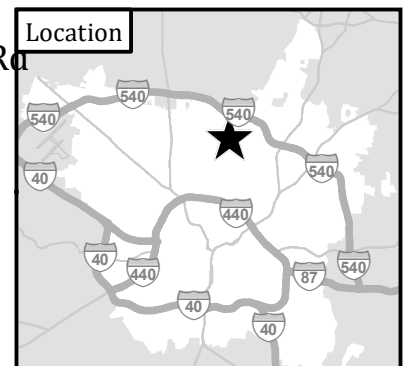


Property	7100 & 7104 Falls of Neuse Rd; 7105 & 7109 Harps Mill Rd
Size	2.04 acres
Existing Zoning	R-10
Requested Zoning	OX-3-PL-CU





Property	7100 & 7104 Falls of Neuse Rd; 7105 & 7109 Harps Mill Rd
Size	2.04 acres
Existing Zoning	R-10
Requested Zoning	OX-3-PL-CU



COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, the request is consistent with the **Coordinating Land Use and Transportation** vision theme as it would allow a greater mix of uses in close proximity to transit. A transit stop is located directly adjacent to the site and would encourage more people to take transit to access uses on the site.

The request is consistent with the **Managing Our Growth** vision theme as it allows a greater mix of uses on the site that is consistent with the Future Land Use Map while also mitigating impacts on surrounding properties through zoning conditions. The public infrastructure in place is sufficient to support proposed development.

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

Yes, the uses allowed by the requested OX district are consistent with the Office Mixed Use Future Land Use designation for this location.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The use is specifically designated on the Future Land Use Map in the area it is proposed.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Streets and community facilities that are available seem to adequately serve the proposed use.

Future Land Use

Future Land Use designation: Office and Residential Mixed Use

The rezoning request is

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

☐ **Inconsistent**

The Office and Residential Mixed Use designation envisions a mix of residential and office uses while discouraging higher-impact uses. The request would allow a mix of office and residential units while prohibiting higher-impact uses that might otherwise

be allowed in and OX- district, which is consistent with what the Office and Residential Mixed Use designation envisions.

Urban Form designation: Transit Emphasis Corridor

The rezoning request is

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☐ **Other**

Overview: The Urban Form map recommends a hybrid frontage in this location. The request includes a Parking Limited Frontage, which is considered a hybrid frontage and is consistent with the Urban Form recommendation.

Impact: The Parking Limited Frontage permits a maximum of 2 bays of on-site parking with a single drive aisle between the building and the street right-of-way and includes a 100' maximum build-to. A primary street-facing entrance is also required with direct pedestrian access from the public sidewalk.

Compatibility: The Parking Limited frontage is consistent with both the built form of the surrounding area and with the zoned frontage for most of the parcels along Falls of Neuse Road.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

Table LU-2 designates the site as an Edge area which recommends permitted height match the surrounding area and not exceed four stories. The request includes a condition that limits the height of any development to 2 stories which is compatible in height with nearby residential development. The request also limits any development's gross square feet to 15,000, which ensures the scale of any building developed will be compatible with nearby adjacent properties. A small office or residential building is an appropriate transition between the existing office and commercial uses along Falls of Neuse Road and the low-density residential to the east and northeast of the site.

Public Benefits of the Proposed Rezoning

- The request would allow a greater mix of uses in close proximity to a transit stop.
- The request provides an appropriate transition from the commercial uses along Falls of Neuse Road to the residential uses to the northeast.

Detriments of the Proposed Rezoning

- The request would allow commercial entitlement which could generate an increase in traffic in the area.

Policy Guidance

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

LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The request is consistent with the Future Land Use Map designation of Office and Residential Mixed Use.

LU 5.2 Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

- The request and associated conditions limit the height and intensity of the site, which reduces possible unexpected traffic or parking impacts on nearby residential areas.

LU 5.4 Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas are designated for significantly different development intensity but on the Future Land Use Map, the implementing zoning should ensure the appropriate transition occurs on the site with the higher intensity.

- The uses allowed under the request, such as medium density residential and low-impact office uses, provide an appropriate transition to the nearby residential areas and remove higher impact and incompatible uses.

LU 7.4 Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

- The request and associated conditions ensure compatibility with the surrounding development by limiting the height to two stories.

EP 3.12 Mitigating Stormwater Impacts

Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the peak rate of runoff and/or volume of runoff so as to avoid flooding of adjoining and downstream properties, erosion of stream banks, and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties, city infrastructure, and receiving surface waters.

- The request includes a condition that provide a higher level of stormwater control to mitigate possible stormwater impacts of development on the site to adjacent properties. The UDO requires stormwater control for the 2- and 10-year storms, and the proposed conditions require stormwater control for the 2, 10, 25, and 50-year storms.

UD 1.10 Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- The proposed Parking Limited frontage is a hybrid frontage and is consistent with the both the Urban Form Map and the zoned and built form of adjacent frontages west and north of the site along Falls of Neuse Road.

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

- None identified

Area Plan Policy Guidance

- There is no area-specific guidance for the rezoning site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	32	GoRaleigh Route 2 stops directly adjacent to the site at Falls of Neuse Rd and Harps Mill Road. This service operates every 30 minutes during mid-day and peak periods and every 60 minutes in evening hours after 7:00 pm.
Walk Score	30	42	The site has an above-average walk score, and includes a shopping center, multiple schools, and multiple places of worship within a 15-minute walk.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The site has slightly above average transit score, however that doesn't seem to accurately reflect the connections to nearby retail and other amenities along Falls of Neuse Rd that would be within a 20-minute bus ride. The walkability score is above average when compared with city-wide scores. The sidewalks and retail available along Falls of Neuse may contribute to this higher-than average score.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes

Larger Apartment	34.0	Yes
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Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The requested change would permit building types – such as townhouse and apartment buildings – that have a lower average annual energy use.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Subtracts	There is a slight decrease in the housing units that would be allowed.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed district would allow all possibly housing types.
If not a mixed-use district, does it permit smaller lots than the average?*	n/a	Mixed use district requested.
Is it within walking distance of transit?	Yes	GoRaleigh route 2 stops directly adjacent to the site.

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

Summary: The request would slightly decrease the number of possible housing units while allowing a mix of uses within walking distance to a transit stop.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors
2. Nearest existing park access is provided by Millbrook-Exchange Park (1.8 miles) and Honeycutt Park (1.9 miles).
3. Nearest existing greenway trail access is provided by Honeycutt Creek Greenway Trail (1.7 miles)
4. Current Park access level of service in this area is graded a C letter grade.

Impact Identified: None

Public Utilities

1. The proposed rezoning would add approximately –1,500 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	5,000	5,000	3,500
Waste Water	5,000	5,000	3,500

Impact Identified: None

Stormwater

Floodplain	No FEMA
Drainage Basin	Perry
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO
Overlay District	none

Alluvial soil type Me on site

Impact Identified: The subject property's drainage area includes a property with documented structural flooding at 7309 Harps Mill. The site is less than 5% of the total drainage area so additional requirements for study or detention on the site would not be required.

Transit

Transit

The GoRaleigh Route 2 operates along Falls of Neuse Road at 30-minute frequency and with stops at Harps Mill Road.

Impact Identified: None

Transportation

Site and Location Context

Location

The Z-32-20 Site is in North Raleigh on the northeast corner of the intersection of Harps Mill Road and Falls of Neuse Road.

Area Plans

The Z-32-20 site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan.

Existing and Planned Infrastructure

Streets

Falls of the Neuse Road is designated at a 6-lane avenue, divided in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by NCDOT. Harps Mill Road is designated as a 2-lane, undivided avenue in the Raleigh Streets Plan and is maintained by the City of Raleigh.

Existing block perimeter for the site is approximately 16,500 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for OX-3 zoning districts is 3,000 feet. The minimum site area for block perimeter standards to be in effect OX-3 sites is 5 acres. The Z-32-20 site is less than 5 acres.

Pedestrian Facilities

There are complete sidewalks on both Falls of Neuse Road and Harps Mill Road, including along the Z-32-20 frontage.

Bicycle Facilities

There is a multi-use path on the east side of Falls of Neuse Road. There is no existing bikeway on Harps Mill Road. Falls of Neuse is designated for a separated bikeway and Harps Mill Road is designated for a bicycle lane in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan).

Access

The Z-32-20 Site is accessed by Falls of Neuse Road and Harps Mill Road.

Other Projects in the Area

The City of Raleigh has a sidewalk petition project on Fiesta Way to extend the existing sidewalk on Fiesta Way north to Falls of Neuse Road. It will be under construction in the fall of 2020.

Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-32-20 would increase the amount of projected vehicular AM peak hour trips for the site as indicated in the table below. The proposed rezoning from R-10 to OX-3-PL-CU is projected to have 3 new trips in the AM peak hour and no new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-32-20 Existing Land Use	Daily	AM	PM
Single Family Homes	38	3	4
Z-32-20 Current Zoning Entitlements	Daily	AM	PM
R-10	189	15	20
Z-32-20 Proposed Zoning Maximums	Daily	AM	PM
OX-3-PL-CU	169	17	20
Z-32-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-20	3	0

Impact Identified: None

Urban Forestry

The proposed zoning will not affect the Urban Forestry requirements.

Impact Identified: None

Impacts Summary

The rezoning request would have minimal impacts to surrounding infrastructure and service provision.

Mitigation of Impacts

No mitigation needed.

CONCLUSION

The request is to rezone approximately 2.04 acres from Residential-10 (R-10) to Office Mixed Use – 3 Stories – Parking Limited – Conditional Use (OX-3-PL-CU). Proposed conditions prohibit higher intensity uses otherwise allowed in OX districts, limit total gross floor area of any development to 15,000 square feet, limit building height to 2 stories, reduces lighting impacts on adjacent residential properties, require post-development stormwater discharge peak flow rates to not exceed pre-development peak flow rates for the 2, 10, 25, and 50-year storms, provides a 30-foot buffer to the adjacent parcel to the west.

The request is **Consistent** with the Future Land Use Map, Urban Form Map, and Comprehensive Plan overall. The request is consistent with Comprehensive Plan policies regarding appropriate and compatible transitions between more intense uses and less intense uses and Future Land Use Map and frontage consistency.

The request would support the vision themes of *Coordinating Land Use and Transportation* and *Managing Our Growth*. It would allow a greater mix of uses in close proximity to transit, while also mitigating impacts on surrounding properties through zoning conditions.

CASE TIMELINE

Date	Action	Notes
4/17/20	Pre-Application Conference	
5/28/20	Pre-Submittal Neighborhood Meeting	
7/7/20	Pre-Submittal Neighborhood Meeting	Additional meeting due to additional parcel being added to the request.
7/10/20	Application submitted	
7/31/20	Initial staff review provided	
8/13/20	Second neighborhood meeting	
9/8/20	Planning Commission Consent Agenda	Deferred to future meeting
10/27/20	Planning Commission Discussion	Recommend approval 5-3

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-10	OX-3-PL	R-6/R-10	R-10	OX-3-PL
Additional Overlay	n/a	n/a	n/a	n/a	n/a
Future Land Use	Office and Residential Mixed Use	Office and Residential Mixed Use	Office and Residential Mixed Use	Low Density Residential	Office and Residential Mixed Use
Current Land Use	Single-Unit Living	Office	Place of Worship	Single-Unit Living	Office/Bank
Urban Form	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	n/a

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-10	OX-3-PL-CU
Total Acreage	2.04	2.04
Setbacks:		
Front	10'	5'-100'
Side (street)	10'	5'
Side (lot line)	0' or 6'	0' or 6'
Rear	20'	0' or 6'
Residential Density:	10 units/acre	6.86 units/acre
Max. # of Residential Units	20	14
Max. Gross Building SF	21,000	15,000
Max. Gross Office SF	0	15,000
Max. Gross Retail SF	0	2,250
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	0.24	0.17

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District R-10 Height Frontage Overlay(s) _____			
Proposed Zoning Base District OX Height 3 Frontage PL Overlay(s)			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number: Z-70-1968			
GENERAL INFORMATION			
Date		Date Amended (1)	
		Date Amended (2)	
Property Address 7100, 7104 Falls of Neuse Rd and 7105 and 7109 Harps Mill Rd.			
Property PIN 1717059939, 1717068089, 1717160037, 1717161131		Deed Reference (book/page) 9937, 635; 8344, 2122; 3759, 546; 9194,	
Nearest Intersection Falls of Neuse and Harps Mills Rd.			
Property Size (acres) collectively 2.04±	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address See attached		Phone	Fax
		Email	
Applicant Name/Address Beth Trahos - Nelson Mullins Riley & Scarborough, LLP 4140 Parklake Ave., Suite 200 Raleigh, NC 27612		Phone 919-329-3884	Fax
		Email beth.trahos@nelsonmullins.com	
Applicant* Signature(s)	DocuSigned by: 89D0C839C468420...		
	Email		

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

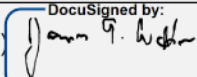
Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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-10 Height Frontage Overlay(s) _____ Proposed Zoning Base District OX Height 3 Frontage PL Overlay(s) <i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			OFFICE USE ONLY Rezoning Case #
If the property has been previously rezoned, provide the rezoning case number: Z-70-1968			
GENERAL INFORMATION			
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Rezoning Application



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-10** 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**

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For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address
See attached

Phone

Fax

Email

Applicant Name/Address
Beth Trahos - Nelson Mullins Riley & Scarborough, LLP
4140 Parklake Ave., Suite 200
Raleigh, NC 27612

Phone 919-329-3884

Fax

Email beth.trahos@nelsonmullins.com

Applicant* Signature(s) *Paula P. McManimen, attorney in fact for Betty O. Purser*

DocuSigned by:

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Rezoning Application



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REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

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Property Owner Name/Address
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Applicant Name/Address
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4140 Parklake Ave., Suite 200
Raleigh, NC 27612

Phone 919-329-3884

Fax

Email beth.trahos@nelsonmullins.com

Applicant* Signature(s)

DocuSigned by:

Beth Purser Laukhart as attorney-in-fact for Betty O. Purser

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Rezoning Application



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

REZONING REQUEST			
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		Email beth.trahos@nelsonmullins.com	
Applicant* Signature(s)	<i>Judith C. Gardner</i>	Email	

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Property Owner Information

Owner Name	Property Address	Property PIN	Deed Bk and Pg	Acreage
Judith Carroll Gardner	7100 Falls of Neuse Rd.	1717059939	Bk 9937, Pg 635	.41
Manouchehr Ahmadi Moosavi	7104 Falls of Neuse Rd.	1717068089	Bk 8344, Pg 2122	.33
James A. Walker	7105 Harps Mill Rd.	1717160037	Bk 3759, Pg 546	.65
Betty O. Purser	7109 Harps Mill Rd.	1717161131	Bk 9194, Pg 1085	.65

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number Z-32-2020

OFFICE USE ONLY

Date Submitted September 18, 2020

Rezoning Case #

Existing Zoning R-10

Proposed Zoning OX-3-PL CU

Narrative of Zoning Conditions Offered

1. The following uses, otherwise permitted in the OX zoning district, shall be prohibited on the subject property: Dormitory, Fraternity, Sorority; Major Utilities (all types); Day Care (all types); Eating establishment; Health Club; Sports Academy; Outdoor Recreation (all types); Overnight Lodging (all types); Parking facility (all types); Heliport (all types); Detention Center, Jail, Prison; and Research and Development.
2. Total building area shall not exceed 15,000 square feet of gross floor area.
3. No building shall exceed two (2) stories in height.
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5. The post-development stormwater discharge peak flow rate for the property shall not exceed pre-development peak flow rates for the 2, 10, 25, 50 and 100 year storms calculated for the entire parcel.
6. An area at least thirty feet (30') wide, if not used toward the Tree Conservation Area requirement of UDO section 9.1, shall be maintained as a landscaped buffer on the subject property adjacent to 7113 Harps Mills Road (Deed Book 8241, Page 2454) except that the first ten feet (10') from the common boundary line with the 7113 Harps Mill property toward the subject property is encumbered by a drainage easement and may continue to be used for such purposes. In the event a landscaped buffer is installed, the planting shall consist of at least four (4) shade trees per 100 linear feet; four (4) under-story trees per 100 linear feet and forty (40) shrubs per 100 linear feet.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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:

Kathy Purser Laukhart as attorney-in-fact for Betty B. Purser

Print Name

Kathy Purser Laukhart as attorney-in-fact for

RECEIVED**By JP Mansolf at 8:08 am, Nov 05, 2020**

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number Z-32-2020

OFFICE USE ONLY

Date Submitted September 18, 2020

Rezoning Case #

Existing Zoning R-10

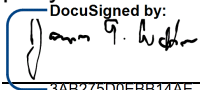
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Property Owner(s) Signature

DocuSigned by:

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Print Name

James A. Walker

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CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number Z-32-2020

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Date Submitted September 18, 2020

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Property Owner(s) Signature

DocuSigned by:

Judith C. Gardner

Print Name

Judith C. Gardner

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CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number Z-32-2020

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Date Submitted September 18, 2020

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Property Owner(s) Signature

DocuSigned by:

Manoochehr Fred Moosavi

Print Name

Manoochehr Fred Moosavi

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CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-32-2020		OFFICE USE ONLY Rezoning Case #
Date Submitted September 18, 2020		
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Property Owner(s) Signature

DocuSigned by:

Paula P. McManimen, attorney in fact for Betty O. Purser

Print Name

Paula P. McManimen, attorney in fact for B

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By JP Mansolf at 8:09 am, Nov 05, 2020

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.	
<p>The Future Land Use Map designates this property as Office & Residential Mixed Use. This category is specifically designed to address the situation faced by the subject property: frontage lots along major streets where low-density residential is no longer appropriate. An "OX" zoning district is suggested with a height limit of less than 4 stories. The proposed OX-3 is consistent with the Future Land Use Map designation.</p> <p>The Urban Form Map identifies Falls of Neuse Road as a Transit Emphasis Corridor, and buses run regularly along Falls of Neuse Road today. Falls of Neuse Road is served by GoRaleigh Bus Route 2. Stop number 8134 is directly in front of the subject property. The Transit Emphasis designation encourages a hybrid frontage such as Parking Limited, which is included in this request. In addition, the existing infrastructure (sidewalks on both Falls of Neuse and Harps Mill Roads and a transit stop) provide for easy access to the site using bus transit, on foot or by bicycle.</p> <p>This zoning request is consistent with the following Comprehensive Plan policies: LU 4.4, LU 4.7, LU 4.9, LU 5.1, LU 5.2, LU 5.4, LU 5.5., LU 5.6, LU 5.7, LU 6.3, LU 7.1, LU 7.3, LU 7.4, LU 7.6, and LU 10.3.</p>	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The zoning request is reasonable and in the public interest because it is consistent with other zoning and land uses in the immediate area. Property to the north and east of the subject property is zoned OX-3-PL. Although property to the south retains an R-10 zoning district, the properties are developed for non-residential uses. Surrounding and nearby land uses include office buildings, a bank, doctor's offices, churches, day cares, North Ridge Elementary School, Ravenscroft School, duplexes and single-family homes. With the exception of the subject properties, there are no longer any homes that directly front on Falls of the Neuse Road within the area.</p>	

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**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.

There are no historic resources on the subject property.

PROPOSED MITIGATION

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

N/A.

URBAN DESIGN GUIDELINES

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

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

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

Urban Form Designation Transit Emphasis Corridor 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: The property will accommodate a mix of uses including offices and a bank.</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: The site will be designed to transition to the residential use at the rear, just as adjacent office buildings have made similar transitions.</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: The subject property is located at the intersection of Falls of Neuse Road and Harps Mill Road, providing ample opportunities for access to the property from inside and outside the nearby community.</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: There is a sufficient street network existing so no new streets are planned.</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: There is a sufficient street network existing so no new streets are planned.</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: The Parking Limited frontage ensures limited parking along the street. The site will be developed to provide interest for motorists and pedestrians.</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: The Parking Limited Frontage ensures limited parking along the street.</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: Unightly elements will be screened from view of the intersection. Specific site layout will be finalized at site plan.</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: Open spaces will be easily accessible from public areas.</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: Open space areas will be designed at site plan.</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: Open space areas will be designed at site plan.</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: Open space areas will be designed at site plan.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: Open space areas will be designed at site plan.</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: The Parking Limited frontage ensures that parking will not dominate the frontage of the subject property. The specific location of parking will be finalized at site plan.</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: The Parking Limited Frontage addresses parking.</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: We do not anticipate a parking structure.</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: This is proposed a lower intensity office use.</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: Sidewalk exists along Falls of the Neuse Road and Harps Mill Road to provide easy access to area transit stops.</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: This property does not include steep slopes, watercourses or floodplains.</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: No new streets are planned.</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: Sidewalks exist on both Falls of the Neuse Road and Harps Mill Road.</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: Landscaping will be done in accordance with the landscaping, lighting and street sight distance requirements in the UDO.</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: Building design will be completed at site plan.</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: Building design will be completed at site plan.</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: Building design will be completed at site plan.</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: Sidewalks exist along both Falls of the Neuse Road and Harps Mill Road.</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 checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Who can initiate a rezoning request?

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

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

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

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

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

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

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

Temporary Option for Virtual Neighborhood Meetings

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

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

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

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

GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

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

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

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

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

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

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

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

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

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

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

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

This information should be addressed during the meeting:

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

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

Neighborhood Meeting Minutes

July 7, 2020 at 7 p.m.

A virtual neighborhood meeting was held on Tuesday, July 7th at 7 p.m. to discuss the rezoning of property located at 7100 and 7104 Falls of Neuse Road and 7105 and 7109 Harps Mill Road. The property total 2± acres and is located in the northeast quadrant of the intersection of Falls of Neuse Road and Harps Mill Road. Owners of property within 1000 feet of the subject property were invited to attend the meeting. Attached as **Exhibit A** is a copy of the neighborhood meeting notice, including the attached aerial map, zoning map and Future Land Use Map. A copy of the mailing list of meeting notices is attached as **Exhibit B**, and an attestation of mailing is attached as **Exhibit C**.

As the meeting was virtual, attendees had the option of identifying themselves in some way or remaining anonymous. The following individuals identified themselves as attending the neighborhood meeting:

Project Team:

Beth Trahos, Nelson Mullins
Charlie Edmonson and Keith Horton, TowneBank
Mike Winner, HBA Architecture & Interior Design
Kevin Dean and David Dallman, Kimley-Horn
Billie Redmond and Fred Dickens, Trademark Properties

City of Raleigh:

Hannah Reckhow

Neighborhood Attendees:

Tom Richardson
Delbert Gay
Thomas Young
Rob Soutter
Kathy Smith
Don Carruthers
Fred Allen
Molly McMartin
Carol Willingham
Sarah Lynch
Kurt Ellis
Joe Medina
Katie Martin
Richard Smith
Bradshaw
Cecil
Duke

Czzahuranec (Christine)

Caller 1-7

The meeting began at 7 p.m. Discussion continued until about 8:35 with most attendees exiting the call by 8:40. Beth remained on the meeting until 9 p.m.

The following topics were discussed:

- Stormwater and drainage;
- Traffic flow and volume;
- Number and location of access points;
- Road widening;
- Site lighting;
- Building location, height, architectural design and amenities;
- Area land use patterns;
- Future Land Use Map and current zoning; and
- Rezoning process and likely time line.

EXHIBIT A



Elizabeth C. Trahos
T 919.329.3884
beth.trahos@nelsonmullins.com

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

4140 Parklake Avenue
GlenLake One | Second Floor
Raleigh, NC 27612
T 919.329.3800 F 919.329.3799
nelsonmullins.com

June 23, 2020

Dear Sir or Madam:

You are invited to attend a virtual neighborhood meeting on Tuesday, July 7, 2020 at 7:00 pm. You can access the meeting from your computer, tablet or smartphone at: <https://global.gotomeeting.com/join/916897277> Alternatively, you can also dial in using your telephone to United States (Toll Free): 1 877 568 4106 and entering the Access Code 916-897-277# when prompted to do so.

The purpose of this meeting is to discuss the zoning of properties totaling 2.04± acres and located at 7100 Falls of Neuse Road, 7104 Falls of Neuse Road, 7105 Harps Mill Road and 7109 Harps Mill Road in Raleigh. The properties are currently zoned Residential-10, and the landowners are considering rezoning them to OX-3-PL CU (which stands for **Office miXed-Use -3** story height maximum- with the **Parking Limited Conditional Use** Zoning District) to allow for a small office building with a bank. Attached please find an aerial map of the properties, a zoning map of the properties plus relevant portions of the draft zoning application.

We held a prior neighborhood meeting on Thursday, May 28, 2020. Since that meeting we have added an additional property at 7109 Harps Mill Road to the zoning request.

The City of Raleigh requires that prior to the submittal of any rezoning application an invitation to a neighborhood meeting be sent to all property owners within 500 feet of the area requested for rezoning. For more information about rezoning, you may visit www.raleighnc.gov or contact JP Mansolf in the Raleigh City Planning Department at: 919.996.2180 or by email at: jp.mansolf@raleighnc.gov.

Please join us to discuss the proposal in more detail on July 7th at 7:00 p.m. In the interim, please do not hesitate to contact me with questions at 919.329.3884 or at beth.trahos@nelsonmullins.com Thank you in advance for your time.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Beth', with a stylized flourish extending to the right.

Elizabeth C. Trahos

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District R-10 Height Frontage Overlay(s) _____			
Proposed Zoning Base District OX Height 3 Frontage PL Overlay(s)			
<i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			
If the property has been previously rezoned, provide the rezoning case number: Z-70-1968			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address 7100, 7104 Falls of Neuse Rd and 7105 and 7109 Harps Mill Rd.			
Property PIN 1717059939, 1717068089, 1717160037, 1717161131		Deed Reference (book/page) 9937, 635; 8344, 2122; 3759, 546; 9194,	
Nearest Intersection Falls of Neuse and Harps Mills Rd.			
Property Size (acres) collectively 2.04±	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address See attached		Phone	Fax
		Email	
Applicant Name/Address Beth Trahos - Nelson Mullins Riley & Scarborough, LLP 4140 Parklake Ave., Suite 200 Raleigh, NC 27612		Phone 919-329-3884	Fax
		Email beth.trahos@nelsonmullins.com	
Applicant* Signature(s)		Email	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

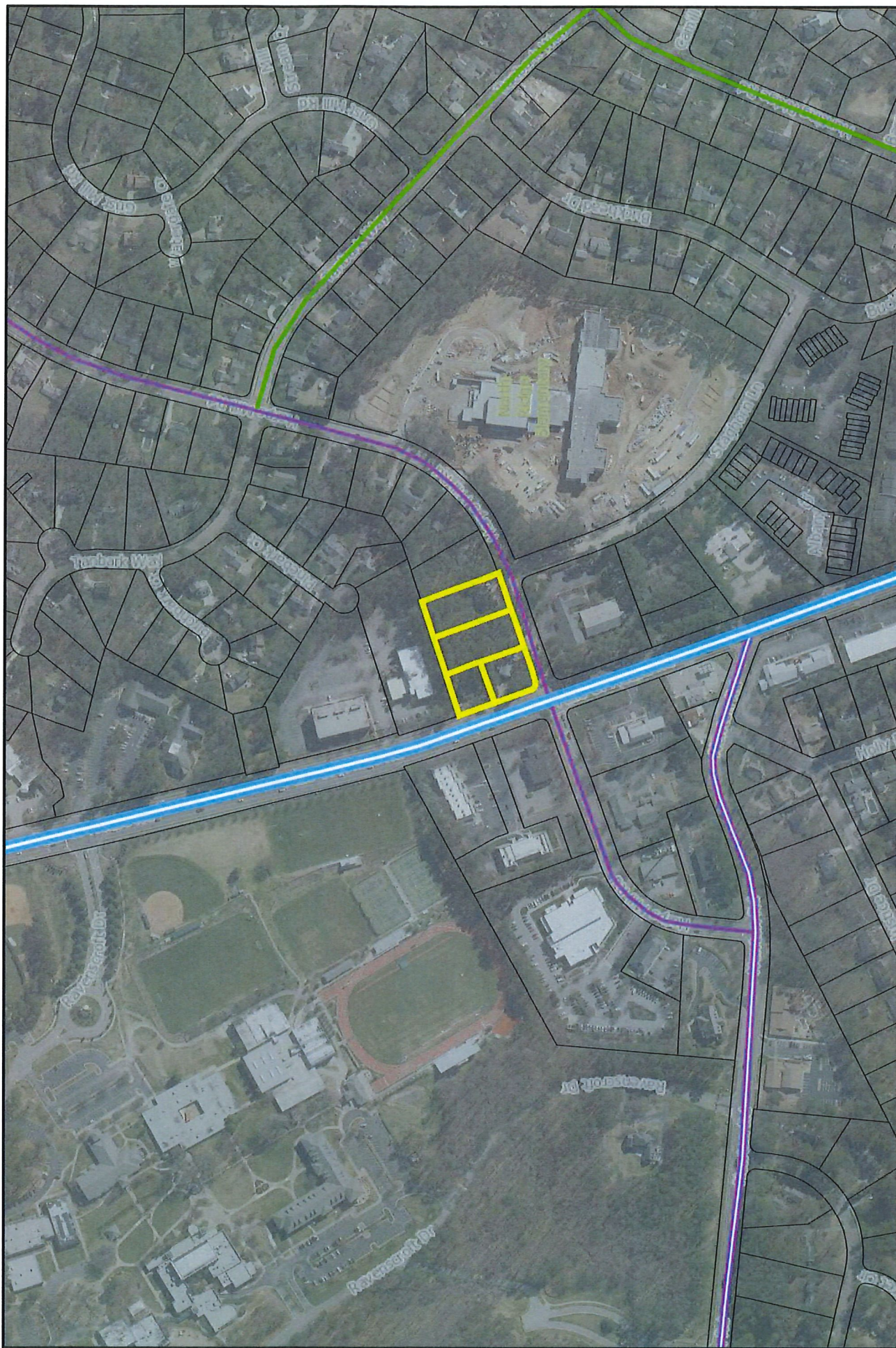
Property Owner Information

Owner Name	Property Address	Property PIN	Deed Bk and Pg	Acreage
Judith Carroll Gardner	7100 Falls of Neuse Rd.	1717059939	Bk 9937, Pg 635	.41
Manouchehr Ahmadi Moosavi	7104 Falls of Neuse Rd.	1717068089	Bk 8344, Pg 2122	.33
James A. Walker	7105 Harps Mill Rd.	1717160037	Bk 3759, Pg 546	.65
Betty O. Purser	7109 Harps Mill Rd.	1717161131	Bk 9194, Pg 1085	.65

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Rezoning Case #
Date Submitted		
Existing Zoning R-10	Proposed Zoning OX-3-PL CU	
<p align="center">Narrative of Zoning Conditions Offered</p> <p>1. The following uses, otherwise permitted in OX zoning district, shall be prohibited on the subject property: Eating establishment; Health Club; Sports academy; Outdoor Sports or Entertainment facility of any size; Overnight Lodging; Passenger Terminal; Detention Center, jail, prison.</p> <p>2. Total building area shall not exceed 15,000 square feet of gross floor area.</p> <p>3. No building shall exceed two (2) stories in height.</p>		

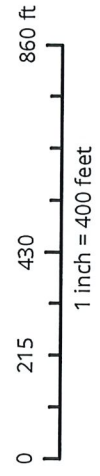
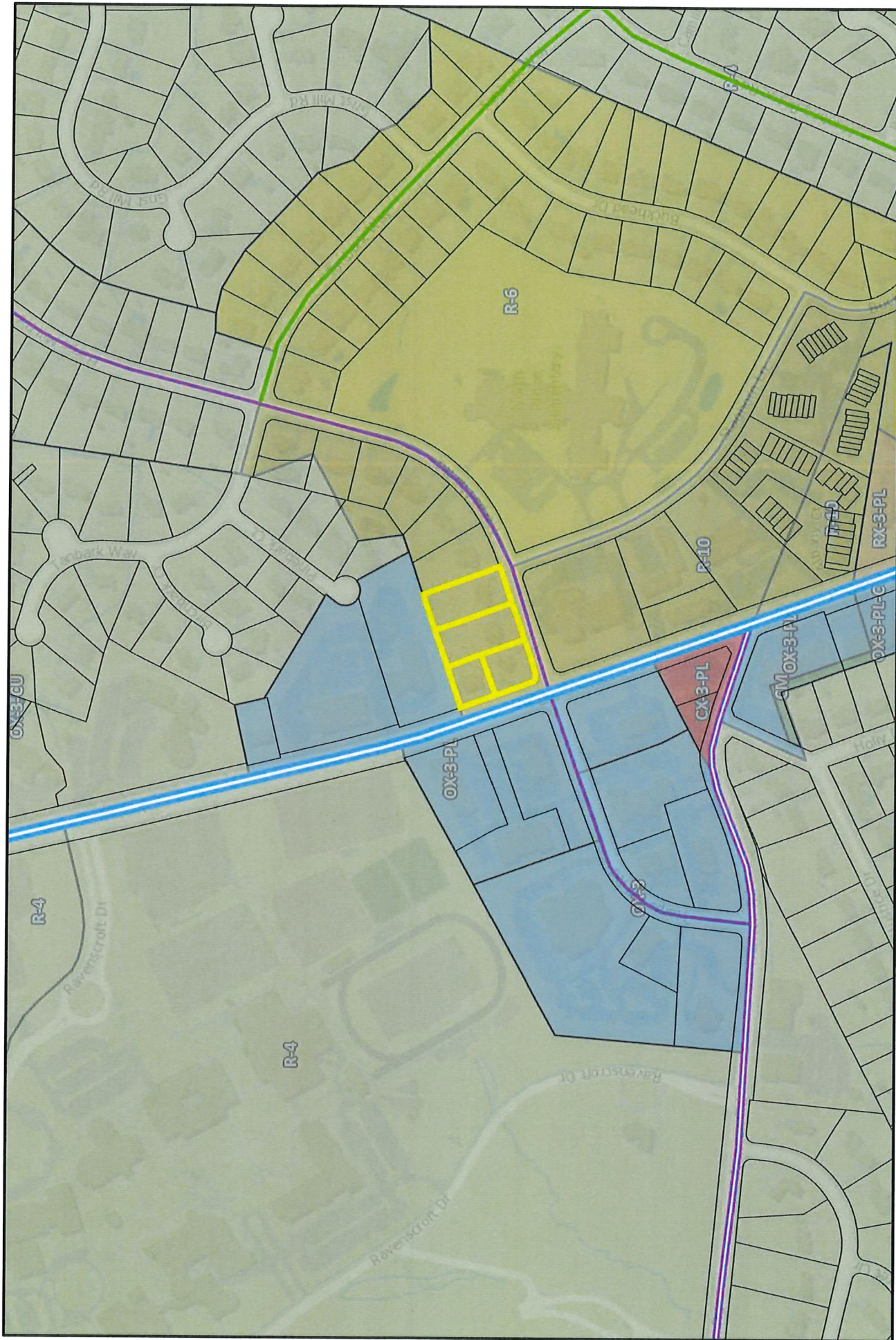
The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature _____ Print Name _____



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



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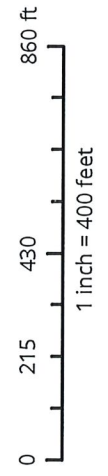


EXHIBIT B

Name	Mail Address 1	Mail Address 2	Mail Address 3
7000 HARPS MILL OFFICE CONDOMINIUM	C/O TRADEMARK RESIDENTIAL PROP	1001 WADE AVE	RALEIGH NC 27605-3322
A E FINLEY FOUNDATION INC	PO BOX 98266	RALEIGH NC 27624-8266	
ABBOTT, FRANCES KANNON	7021 STAGHORN LN	RALEIGH NC 27615-5356	
ADAMS, PHILIPPE	7209 HARPS MILL RD	RALEIGH NC 27615-5495	
AINGORN, YAKOV PATOKA, JENNY	910 ALBANY CT	RALEIGH NC 27615-5301	
AINSPAN, MARLA F	908 ALBANY CT	RALEIGH NC 27615-5301	
ALL PRO WINDOW FILMS INC	501 TIFFANY CIR	GARNER NC 27529-4332	
ALLEN, LAWRENCE ROGER	PO BOX 32151	RALEIGH NC 27622-2151	
ALLRED, CAROL ROGERS	938 ALBANY CT	RALEIGH NC 27615-5301	
ANDERSON, BARRETT M	7016 TANBARK WAY	RALEIGH NC 27615-5359	
AULL, MARGARET	907 ALBANY CT	RALEIGH NC 27615-5302	
AYERS, THOMAS R AYERS, BROOKE	6837 FALLS OF NEUSE RD STE 106	RALEIGH NC 27615-5308	
BAKIS 2637 LLC	7008 HARPS MILL RD	RALEIGH NC 27615-3242	
BEARD, SARA LAUREN	7017 STAGHORN LN	RALEIGH NC 27615-5356	
BERGDOLT, BRIAN	7112 TANBARK WAY	RALEIGH NC 27615-5361	
BEVILLE, JUDY L	7005 STAGHORN LN	RALEIGH NC 27615-5356	
BORDEAUX, BARBARA	900 ALBANY CT	RALEIGH NC 27615-5301	
BOREN, KELSEY MCCALL	902 ALBANY CT	RALEIGH NC 27615-5301	
BRADSHAW, THOMAS W III BRADSHAW, SUSAN T	7208 PINEBARK CT	RALEIGH NC 27615-5352	
BROCK, JUDY W TRUSTEE JUDY W BROCK REVOCABLE TRUST	301 BERRY HILL DR	RALEIGH NC 27615-2033	
BRUSH, STEVEN RAYMOND FOSKIE, AIMEE JO	7101 TANBARK WAY	RALEIGH NC 27615-5362	
BURRIS, CRAIG G BURRIS, CHRISTIE S	7205 BIRCHBARK CT	RALEIGH NC 27615-5303	
BYNUM, CHERRIE	6913 HOLLY DR	RALEIGH NC 27615-5210	
CANDES, CHRISOSTOMOS J JR	23 PARKDALE LN	CLAYTON NC 27520-5523	
CAPPS, DEBORAH C	920 ALBANY CT	RALEIGH NC 27615-5301	
CAROTHERS, DON T CAROTHERS, SUZANNE SEITZ	7209 PINEBARK CT	RALEIGH NC 27615-5352	
CFG PROPERTIES OF NC LLC	4401 DEER POINTE DR	RALEIGH NC 27616-7212	
CHAPMAN, JOHN G	6829 FALLS OF NEUSE RD STE 102	RALEIGH NC 27615-5385	
CHAPMAN, JOHN G	6829 FALLS OF NEUSE RD STE 103	RALEIGH NC 27615-5385	
CHAPMAN, KIMBERLY KAYE	6829 FALLS OF NEUSE RD STE 101	RALEIGH NC 27615-5385	
CONSTANCE LYNCH WILLIAMS REVOCABLE TRUST	7105 RAINWATER RD	RALEIGH NC 27615-5559	
CPIMF1 DUHMNRANC LLC	195 NORTH ST STE 100	TETERBORO NJ 07608-1201	
CRAWFORD, WILLIAM E CRAWFORD, KATHLEEN E	7208 BIRCHBARK CT	RALEIGH NC 27615-5303	
CRUESS, REED L CRUESS, CHERYLE P	7301 HARPS MILL RD	RALEIGH NC 27615-5418	
DAVIS, BRUCE /TR	944 ALBANY CT	RALEIGH NC 27615-5301	
DEERFIELD SQUARE HOMEOWNERS	10720 FALLS OF NEUSE RD	RALEIGH NC 27614-9302	
DEERFIELD SQUARE HOMEOWNERS	1033 DRESSER CT	RALEIGH NC 27609-7323	
DELUCIA, MARIA C	7001 STAGHORN LN	RALEIGH NC 27615-5356	
DEVLIN PROPERTIES LLC	2319 CHURCHILL RD	RALEIGH NC 27608-2003	
DUNCAN, CAMILLE R	7201 BIRCHBARK CT	RALEIGH NC 27615-5303	
EDGELL, AMY A. GOODYKOONTZ, ROBERT AARON	6908 HOLLY DR	RALEIGH NC 27615-5209	
EDWIN PROPERTIES LLC	1113 SILVER OAKS CT	RALEIGH NC 27614-9359	
EFTEKHARI, OZRA	6832 GREYSTONE DR	RALEIGH NC 27615-7407	
EL RHNIMI, MANAR EL HADIOUY, ABDELMJIN	6906 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	

ELLIS, CURTIS L ELLIS, BETH V	7212 TANBARK WAY	RALEIGH NC 27615-5363	
FALLS BIBLE CHAPEL	3524 ROCK CREEK DR	RALEIGH NC 27609-7125	
FALLS CHIROPRACTIC LLC	6829 FALLS OF NEUSE RD STE 104	RALEIGH NC 27615-5385	
FALLS OFFICE CENTER CONDOMINIUMS	5909 FALLS OF NEUSE RD	RALEIGH NC 27609-4000	
FIRST CITIZENS BANK & TRUST COMPANY	CENTRAL ACCOUNTING - DAC 50	PO BOX 27131	RALEIGH NC 27611-7131
GARDNER PARK PROPERTIES LLC	1112 COUNTRY RIDGE DR	RALEIGH NC 27609-5423	
GARDNER, JUDITH CARROLL	7609 PINEWILD CT	RALEIGH NC 27615-7745	
GARNER, R JAMES GARNER, DIANE A	7209 BIRCHBARK CT	RALEIGH NC 27615-5303	
GARZA, JONATHAN GARZA, ANN WILLIAMS	2601 PINE CREEK CT	RALEIGH NC 27613-3538	
GAY, DELBERT P	7208 TANBARK WAY	RALEIGH NC 27615-5363	
GETHSEMANE EVANGELICAL LUTHERAN CHURCH	1100 NEWTON RD	RALEIGH NC 27615-5222	
GRADY, ELIZABETH ANN	928 ALBANY CT	RALEIGH NC 27615-5301	
GT & UNC, LLC	107 SEAGRAVE PL	MORRISVILLE NC 27560-7040	
HARPS MILL OFFICE CONDO ASSOC INC	7019 HARPS MILL RD STE 100	RALEIGH NC 27615-3248	
HARPS MILL PROFESSIONAL CNTR CONDO	4112 PLEASANT VALLEY RD	RALEIGH NC 27612-6256	
HAUSER, ELISE NICOLE	909 ALBANY CT	RALEIGH NC 27615-5302	
HECKEL, AMANDA LEA	7309 HARPS MILL RD	RALEIGH NC 27615-5418	
HENSLEY, JENNIFER	936 ALBANY CT	RALEIGH NC 27615-5301	
HM ENTERPRISES OF RALEIGH LLC	7005 HARPS MILL RD	RALEIGH NC 27615-3225	
HURD, ROBERT F	7109 TANBARK WAY	RALEIGH NC 27615-5362	
JASON JAKOB DANE LLC	7000 HARPS MILL RD STE 201	RALEIGH NC 27615-3241	
JENKINS, LINDA I	7005 HOLLY DR	RALEIGH NC 27615-5212	
KAHNER, EVELYN ISABEL	6909 HOLLY DR	RALEIGH NC 27615-5210	
KAPASI LLC	2417 SILVER LAKE TRL	RALEIGH NC 27606-4050	
KELLER, PATRICIA L	TRADEMARK PROPERTIES	1001 WADE AVE STE 300	RALEIGH NC 27605-3323
KIVETT, BRIAN JOHN KIVETT, KELLY N	7305 TANBARK WAY	RALEIGH NC 27615-5366	
LASHLEY, LYNN MORGAN	6912 HOLLY DR	RALEIGH NC 27615-5209	
LEHRER, DANIEL R	6925 JUSTICE DR	RALEIGH NC 27615-5216	
LOWE, ERNEST W LOWE, BEVERLY ANN	7007 STAGHORN LN	RALEIGH NC 27615-5356	
LYNCH, SARAH H	7300 TANBARK WAY	RALEIGH NC 27615-5365	
MABE, ANDREW MABE, JAMIE	6933 JUSTICE DR	RALEIGH NC 27615-5216	
MACMARTIN, JAMES C ROGERS, MARTHA LOUISE	7213 PINEBARK CT	RALEIGH NC 27615-5352	
MANLA, ANTHONY MANLA, DONNA	1101 HUNTING RIDGE RD	RALEIGH NC 27615-7015	
MARGO, RONALD E MARGO, BRENDA M	934 ALBANY CT	RALEIGH NC 27615-5301	
MARK S ZURAWEL DDS LLC	7016 HARPS MILL RD STE 102	RALEIGH NC 27615-3243	
MARLEN PARTNERS LLC	7000 HARPS MILL RD STE 203	RALEIGH NC 27615-3239	
MATHEWS, NORMA JOANN	924 ALBANY CT	RALEIGH NC 27615-5301	
MAYVIEW PARTNERS LLC	403 BROOKS AVE	RALEIGH NC 27607-7149	
MCCULLEN, GRANVILLE T MCCULLEN, HEATHER J	7108 TANBARK WAY	RALEIGH NC 27615-5361	
MCINTYRE, JAMES M MCINTYRE, BETTY J	1065 BULLARD CT	RALEIGH NC 27615-6801	
MCKEE-SCHWENKE, ANALEMMA LEIA SCHWENKE, ERIC PAUL	6904 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	
MEDINA, JOSEPH MEDINA, YVETTE	7205 TANBARK WAY	RALEIGH NC 27615-5364	
MIDGETT, VANCE L	911 ALBANY CT	RALEIGH NC 27615-5302	
MOONEYHAM, JOSEPH S JR MOONEYHAM, JESSICA	6900 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	
MOOSAVI, MANOUCHEHR AHMADI	PO BOX 97322	RALEIGH NC 27624-7322	

MORAN, MILO CHARLES TRUSTEE MILO CHARLES MORAN LIVING TRUST	6813 GREYSTONE DR	RALEIGH NC 27615-7408	
MURRAY, LESLIE C MURRAY, JOSIE C	6914 HOLLY DR	RALEIGH NC 27615-5209	
NC SCHOOL BOARDS ASSOCIATION INC	PO BOX 97243	RALEIGH NC 27624-7243	
NEWTON, MELVIN F NEWTON, NANCY M	7001 HOLLY DR	RALEIGH NC 27615-5212	
NGUYEN, HOA TRAN, HIEN	6910 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	
NORTH PINES CONDOMINIUMS	PO BOX 18731	RALEIGH NC 27619-8731	
OWEN HOLDINGS INC	301 WOODCLIFF DR	RALEIGH NC 27609-7029	
PATHEL, MINA	7019 STAGHORN LN	RALEIGH NC 27615-5356	
PATTON, RICHARD E JR PATTON, MARY H	7204 BIRCHBARK CT	RALEIGH NC 27615-5303	
PERRY AND DAVIS PROPERTIES LLC	6829 106 FALLS OF NEUSE RD	RALEIGH NC 27615-5385	
POOLE, MARK N POOLE, ASHLEY K	7105 TANBARK WAY	RALEIGH NC 27615-5362	
POSTON, MARK A TRUSTEE POSTON, ANGELA A TRUSTEE	6965 STAGHORN LN	RALEIGH NC 27615-5354	
PRICE, DAVID JOHN	7305 HARPS MILL RD	RALEIGH NC 27615-5418	
PRIMARY HOLDINGS LLC	4001 SPRING FOREST RD	RALEIGH NC 27616-4609	
PURSER, BETTY O	PAULA PURSER MCMANIMEN	8161 CAMELOT DR	HARRISBURG NC 28075-9376
RAINWATER REAL ESTATE DEVELOPMENT LLC	2028 AURORA DR	RALEIGH NC 27615-5503	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
RAND, MARTHA DIANE RAND, JEFFREY NEIL	926 ALBANY CT	RALEIGH NC 27615-5301	
RAVENSCROFT SCHOOL	7409 FALLS OF NEUSE RD	RALEIGH NC 27615-5316	
REEVES, KATHERINE M	7200 BIRCHBARK CT	RALEIGH NC 27615-5303	
RHODES, MURDEN CECIL RHODES, LUCY	7216 PINEBARK CT	RALEIGH NC 27615-5352	
RILEY, SHERI LYNN	6961 STAGHORN LN	RALEIGH NC 27615-5354	
SALEEBY, ROBIN M SALEEBY, JUSTINE	6837 FALLS OF NEUSE RD STE 204	RALEIGH NC 27615-5308	
SELF-HELP CREDIT UNION	DAVE SHUMANNFANG, GENERAL COUNSEL	301 W MAIN ST	DURHAM NC 27701-3215
SHREE GANESH INVESTMENTS LLC	7923 LANCKEN DR	CHARLOTTE NC 28277-0266	
SIMMONS, GERALD D SIMMONS, CAROL R	1997 WOODINGTON RD	KINSTON NC 28504-7063	
SMITH, KATHERINE M	7204 PINEBARK CT	RALEIGH NC 27615-5352	
ST PHILIPS LUTHERAN CHURCH	2500 NEW BERN AVE	RALEIGH NC 27610-1819	
STAGHORN TOWNES HOMEOWNERS ASSOC	PO BOX 1429	RALEIGH NC 27602-1429	
STOKES, E LEE III	260 HOBCEW DR	MOUNT PLEASANT SC 29464-2579	
STROM, KEVIN JAY STROM, AMY BALDWIN	8505 BELL GROVE WAY	RALEIGH NC 27615-3183	
SZYPERSKI, EDITH A	942 ALBANY CT	RALEIGH NC 27615-5301	
TANAS, RAMZI S TANAS, MARIANNE A	7000 HARPS MILL RD STE 101	RALEIGH NC 27615-3241	
TBR STRATEGIES LLC	7000 HARPS MILL RD STE 202	RALEIGH NC 27615-3241	
TELESCA, GLADYS S HEIRS	7021 TANBARK WAY	RALEIGH NC 27615-5360	
THOENEN, DAVID H TRUSTEE THOENEN, MARIA TRUSTEE	7017 TANBARK WAY	RALEIGH NC 27615-5360	
THRONE PROPERTIES LLC	7409 SPYGLASS WAY	RALEIGH NC 27615-5480	
WAINRIGHT & WASSEL LLC	6837 FALLS OF NEUSE RD STE 100	RALEIGH NC 27615-5308	
WAINRIGHT PROFESSIONAL CENTRE	13 GLENWOOD AVE	RALEIGH NC 27603-1701	
WAKE COUNTY	WAKE COUNTY ATTORNEYS OFFICE	PO BOX 550	RALEIGH NC 27602-0550
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
WALKER, JAMES A	1544 CARR ST	RALEIGH NC 27608-2302	
WALSER FAMILY LLC	7019 HARPS MILL RD STE 100	RALEIGH NC 27615-3248	
WATERFORD VILLAGE CONDOMINIUM	103 WARD BLVD # INC	WILSON NC 27893-1744	
WELCH, MATTHEW A WELCH, JENNIFER A	7301 TANBARK WAY	RALEIGH NC 27615-5366	

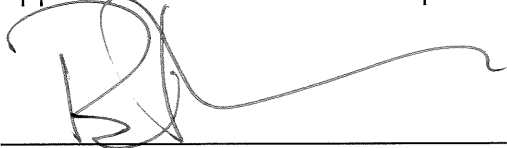
WHITE, JAMES N WHITE, BONNIE F	7217 PINEBARK CT	RALEIGH NC 27615-5352
WILLETT, JOSEPH JR WILLETT, CAROLYN W	6804 JUSTICE DR	RALEIGH NC 27615-5213
WILLIAMS, CONSTANCY LYNCH TRUSTEE CONSTANCE LYNCH WILLIAMS		
REVOCABLE TRUST	7105 RAINWATER RD	RALEIGH NC 27615-5559
WILLINGHAM, EDWARD L IV WILLINGHAM, CAROLANN	7212 PINEBARK CT	RALEIGH NC 27615-5352
WOLF, CAROLYN G	904 ALBANY CT	RALEIGH NC 27615-5301
YOUNG, THOMAS E YOUNG, GINA L	7213 BIRCHBARK CT	RALEIGH NC 27615-5303
ZAHURANEC, CHRISTINE M	6908 FALLS OF NEUSE RD	RALEIGH NC 27615-5309
ZBK LLC	6829 FALLS OF NEUSE RD. SUITE 103	RALEIGH NC 27615

EXHIBIT C

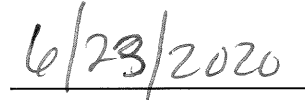
ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 23rd, day of June, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative



Date

Neighborhood Meeting Minutes

August 13, 2020 at 7 p.m.

A virtual neighborhood meeting was held on Thursday August 13th at 7 p.m. to discuss the rezoning of property located at 7100 and 7104 Falls of Neuse Road and 7105 and 7109 Harps Mill Road. The property total 2± acres and is located in the northeast quadrant of the intersection of Falls of Neuse Road and Harps Mill Road. Owners of property within 1000 feet of the subject property were invited to attend the meeting. Attached as **Exhibit A** is a copy of the neighborhood meeting notice, including the attached aerial map, zoning map and Future Land Use Map. A copy of the mailing list of meeting notices is attached as **Exhibit B**, and an attestation of mailing is attached as **Exhibit C**.

As the meeting was virtual, attendees had the option of identifying themselves in some way or remaining anonymous. The following individuals identified themselves as attending the neighborhood meeting:

Project Team:

Beth Trahos, Nelson Mullins
Charlie Edmonson and Keith Horton, TowneBank
Mike Winner, HBA Architecture & Interior Design
Richard Adams, Diana Howell and David Dallman, Kimley-Horn
Fred Dickens, Trademark Properties

City of Raleigh:

JP Mansolf

Neighborhood Attendees:

Amanda
Bradshaw
Carol Willingham
Carolyn Wolf
Fred Moosavi
Peggy McIntyre
Richard Smith
Thomas Whaley
Tom Young
Callers 01-07

The meeting began at 7 p.m. Discussion continued until about 8 with most attendees exiting the call by 8:05. Beth remained on the meeting until about 8:20.

The following topics were discussed:

- Stormwater and drainage;
- Permitted Uses;
- Building location, height, architectural design and amenities;
- Traffic patterns and road widening;
- Number and location of access points;
- Site lighting;
- Area land use patterns;
- Future Land Use Map and current zoning; and
- Rezoning process and likely time line.

EXHIBIT A

Neighborhood Meeting Notice



Elizabeth C. Trahos
T 919.329.3884
beth.trahos@nelsonmullins.com

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

4140 Parklake Avenue
GlenLake One | Second Floor
Raleigh, NC 27612
T 919.329.3800 F 919.329.3799
nelsonmullins.com

August 3, 2020

Dear Sir or Madam:

You are invited to attend a virtual neighborhood meeting on Thursday, August 13, 2020 at 7:00 pm. You can access the meeting from your computer, tablet or smartphone at: <https://global.gotomeeting.com/join/967838029> Alternatively, you can also dial in using your telephone to United States (Toll Free): 1 866 899 4679 and entering the Access Code 967-838-029# when prompted to do so.

The purpose of this meeting is to discuss the zoning of properties totaling 2.04± acres and located at 7100 Falls of Neuse Road, 7104 Falls of Neuse Road, 7105 Harps Mill Road and 7109 Harps Mill Road in Raleigh. The properties are currently zoned Residential-10, and the landowners are considering rezoning them to OX-3-PL CU (which stands for **Office miXed-Use -3** story height maximum- with the **Parking Limited Conditional Use** Zoning District) to allow for a small office building with a bank. Attached please find an aerial map of the properties, a zoning map of the properties plus relevant portions of the draft zoning application.

The City of Raleigh requires that prior to hearing before the Planning Commission of a rezoning application for a mixed use district that an invitation to a neighborhood meeting be sent to all property owners within 1000 feet of the area requested for rezoning. For more information about rezoning, you may visit www.raleighnc.gov or contact JP Mansolf in the Raleigh City Planning Department at: 919.996.2180 or by email at: jp.mansolf@raleighnc.gov.

Please join us to discuss the proposal in more detail on August 13th at 7:00 p.m. In the interim, please do not hesitate to contact me with questions at 919.329.3884 or at beth.trahos@nelsonmullins.com Thank you in advance for your time.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Beth', with a stylized flourish extending to the right.

Elizabeth C. Trahos

EXHIBIT B
Mailing List

Owner	Mail Address 1	Mail Address 2	Mail Address 3
7000 HARPS MILL OFFICE CONDOMINIUM	C/O TRADEMARK RESIDENTIAL PROP	1001 WADE AVE	RALEIGH NC 27605-3322
A E FINLEY FOUNDATION INC	PO BOX 98266	RALEIGH NC 27624-8266	
ABBOTT, FRANCES KANNON	7021 STAGHORN LN	RALEIGH NC 27615-5356	
ABE, KATSUFUMI ABE, KYOKO	7009 BUCKHEAD DR	RALEIGH NC 27615-7008	
ADAMS, PHILIPPE	7209 HARPS MILL RD	RALEIGH NC 27615-5495	
AINGORN, YAKOV PATOKA, JENNY	910 ALBANY CT	RALEIGH NC 27615-5301	
AINSPAN, MARLA F	908 ALBANY CT	RALEIGH NC 27615-5301	
ALL PRO WINDOW FILMS INC	501 TIFFANY CIR	GARNER NC 27529-4332	
ALLEN, LAWRENCE ROGER	PO BOX 32151	RALEIGH NC 27622-2151	
ALLRED, CAROL ROGERS	938 ALBANY CT	RALEIGH NC 27615-5301	
ANDERSON, BARRETT M	7016 TANBARK WAY	RALEIGH NC 27615-5359	
AULL, MARGARET	907 ALBANY CT	RALEIGH NC 27615-5302	
AYERS, THOMAS R AYERS, BROOKE	6837 FALLS OF NEUSE RD STE 106	RALEIGH NC 27615-5308	
BAKIS 2637 LLC	7008 HARPS MILL RD	RALEIGH NC 27615-3242	
BEARD, SARA LAUREN	7017 STAGHORN LN	RALEIGH NC 27615-5356	
BERGDOLT, BRIAN	7112 TANBARK WAY	RALEIGH NC 27615-5361	
BEVILLE, JUDY L	7005 STAGHORN LN	RALEIGH NC 27615-5356	
BORDEAUX, BARBARA	900 ALBANY CT	RALEIGH NC 27615-5301	
BOREN, KELSEY MCCALL	902 ALBANY CT	RALEIGH NC 27615-5301	
BRADSHAW, THOMAS W III BRADSHAW, SUSAN T	7208 PINEBARK CT	RALEIGH NC 27615-5352	
BRUSH, STEVEN RAYMOND FOSKIE, AIMEE JO	7101 TANBARK WAY	RALEIGH NC 27615-5362	
BURRIS, CRAIG G BURRIS, CHRISTIE S	7205 BIRCHBARK CT	RALEIGH NC 27615-5303	
BYNUM, CHERRIE	6913 HOLLY DR	RALEIGH NC 27615-5210	
CANDES, CHRISOSTOMOS J JR	23 PARKDALE LN	CLAYTON NC 27520-5523	
CAPPS, DEBORAH C	920 ALBANY CT	RALEIGH NC 27615-5301	
CAROTHERS, DON T CAROTHERS, SUZANNE SEITZ	7209 PINEBARK CT	RALEIGH NC 27615-5352	
CFG PROPERTIES OF NC LLC	4401 DEER POINTE DR	RALEIGH NC 27616-7212	
CHAPMAN, KIMBERLY KAYE	6829 FALLS OF NEUSE RD STE 101	RALEIGH NC 27615-5385	
CONSTANCE LYNCH WILLIAMS REVOCABLE TRUST	7105 RAINWATER RD	RALEIGH NC 27615-5559	
CPIMF1 DUHMNRANC LLC	195 NORTH ST STE 100	TETERBORO NJ 07608-1201	
CRAWFORD, WILLIAM E CRAWFORD, KATHLEEN E	7208 BIRCHBARK CT	RALEIGH NC 27615-5303	
CRUESS, REED L CRUESS, CHERYLE P	7301 HARPS MILL RD	RALEIGH NC 27615-5418	
DANG, THANH HUU NGUYEN, NGOC THI	6905 BUCKHEAD DR	RALEIGH NC 27615-7006	
DAVIS, BRUCE /TR	944 ALBANY CT	RALEIGH NC 27615-5301	
DEERFIELD SQUARE HOMEOWNERS	10720 FALLS OF NEUSE RD	RALEIGH NC 27614-9302	
DEERFIELD SQUARE HOMEOWNERS	1033 DRESSER CT	RALEIGH NC 27609-7323	
DELUCIA, MARIA C	7001 STAGHORN LN	RALEIGH NC 27615-5356	
DEVLIN PROPERTIES LLC	2319 CHURCHILL RD	RALEIGH NC 27608-2003	
DUNCAN, CAMILLE R	7201 BIRCHBARK CT	RALEIGH NC 27615-5303	
EDGELL, AMY A. GOODYKOONTZ, ROBERT AARON	6908 HOLLY DR	RALEIGH NC 27615-5209	
EDWIN PROPERTIES LLC	1113 SILVER OAKS CT	RALEIGH NC 27614-9359	
EFTEKHARI, OZRA	6832 GREYSTONE DR	RALEIGH NC 27615-7407	
EL RHNIMI, MANAR EL HADIYOUY, ABDELMJIN	6906 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	
ELLIS, CURTIS L ELLIS, BETH V	7212 TANBARK WAY	RALEIGH NC 27615-5363	
FALLS BIBLE CHAPEL	3524 ROCK CREEK DR	RALEIGH NC 27609-7125	
FALLS CHIROPRACTIC LLC	6829 FALLS OF NEUSE RD STE 104	RALEIGH NC 27615-5385	
FALLS OFFICE CENTER CONDOMINIUMS	5909 FALLS OF NEUSE RD	RALEIGH NC 27609-4000	
FIRST CITIZENS BANK & TRUST COMPANY	CENTRAL ACCOUNTING - DAC 50	PO BOX 27131	RALEIGH NC 27611-7131
GARDNER PARK PROPERTIES LLC	1112 COUNTRY RIDGE DR	RALEIGH NC 27609-5423	
GARDNER, JUDITH CARROLL	7609 PINEWILD CT	RALEIGH NC 27615-7745	
GARNER, R JAMES GARNER, DIANE A	7209 BIRCHBARK CT	RALEIGH NC 27615-5303	
GARZA, JONATHAN GARZA, ANN WILLIAMS	2601 PINE CREEK CT	RALEIGH NC 27613-3538	
GAY, DELBERT P	7208 TANBARK WAY	RALEIGH NC 27615-5363	
GETHSEMANE EVANGELICAL LUTHERAN CHURCH	1100 NEWTON RD	RALEIGH NC 27615-5222	
GRADY, ELIZABETH ANN	928 ALBANY CT	RALEIGH NC 27615-5301	
GRAVELY, BENJAMIN T GRAVELY, MARTHA F	7001 BUCKHEAD DR	RALEIGH NC 27615-7008	
GT & UNC, LLC	107 SEAGRAVE PL	MORRISVILLE NC 27560-7040	
HARPS MILL OFFICE CONDO ASSOC INC	7019 HARPS MILL RD STE 100	RALEIGH NC 27615-3248	
HARPS MILL PROFESSIONAL CNTR CONDO	4112 PLEASANT VALLEY RD	RALEIGH NC 27612-6256	
HAUSER, ELISE NICOLE	909 ALBANY CT	RALEIGH NC 27615-5302	
HECKEL, AMANDA LEA	7309 HARPS MILL RD	RALEIGH NC 27615-5418	
HENSLEY, JENNIFER	936 ALBANY CT	RALEIGH NC 27615-5301	
HM ENTERPRISES OF RALEIGH LLC	7005 HARPS MILL RD	RALEIGH NC 27615-3225	
HOWE, LYMAN A HOWE, SONJA N JR	7100 TANBARK WAY	RALEIGH NC 27615-5361	
HURD, ROBERT F	7109 TANBARK WAY	RALEIGH NC 27615-5362	
JASON JAKOB DANE LLC	7000 HARPS MILL RD STE 201	RALEIGH NC 27615-3241	
JENKINS, LINDA I	7005 HOLLY DR	RALEIGH NC 27615-5212	
KAHNER, EVELYN ISABEL	6909 HOLLY DR	RALEIGH NC 27615-5210	
KAPASI LLC	2417 SILVER LAKE TRL	RALEIGH NC 27606-4050	
KELLER, PATRICIA L	TRADEMARK PROPERTIES	1001 WADE AVE STE 300	RALEIGH NC 27605-3323
KENNY, JOHN DAVID	6909 BUCKHEAD DR	RALEIGH NC 27615-7006	
KIVETT, BRIAN JOHN KIVETT, KELLY N	7305 TANBARK WAY	RALEIGH NC 27615-5366	
LANE, CYNTHIA C	6913 BUCKHEAD DR	RALEIGH NC 27615-7006	
LASHLEY, LYNN MORGAN	6912 HOLLY DR	RALEIGH NC 27615-5209	
LEHRER, DANIEL R	6925 JUSTICE DR	RALEIGH NC 27615-5216	
LOWE, ERNEST W LOWE, BEVERLY ANN	7007 STAGHORN LN	RALEIGH NC 27615-5356	
LYNCH, SARAH H	7300 TANBARK WAY	RALEIGH NC 27615-5365	
MABE, ANDREW MABE, JAMIE	6933 JUSTICE DR	RALEIGH NC 27615-5216	
MACMARTIN, JAMES C ROGERS, MARTHA LOUISE	7213 PINEBARK CT	RALEIGH NC 27615-5352	
MANLA, ANTHONY MANLA, DONNA	1101 HUNTING RIDGE RD	RALEIGH NC 27615-7015	
MARGO, RONALD E MARGO, BRENDA M	934 ALBANY CT	RALEIGH NC 27615-5301	
MARK S ZURAWEL DDS LLC	7016 HARPS MILL RD STE 102	RALEIGH NC 27615-3243	
MARLEN PARTNERS LLC	7000 HARPS MILL RD STE 203	RALEIGH NC 27615-3239	
MATHEWS, NORMA JOANN	924 ALBANY CT	RALEIGH NC 27615-5301	
MATTHEWS, BRADLEY A MATTHEWS, ANDREA C	7104 TANBARK WAY	RALEIGH NC 27615-5361	
MAYVIEW PARTNERS LLC	3724 CLIFF HAVEN DR	RALEIGH NC 27615-8118	

MAYVIEW PARTNERS LLC	403 BROOKS AVE	RALEIGH NC 27607-7149	
MCCULLEN, GRANVILLE T MCCULLEN, HEATHER J	7108 TANBARK WAY	RALEIGH NC 27615-5361	
MCINTYRE, JAMES M MCINTYRE, BETTY J	1065 BULLARD CT	RALEIGH NC 27615-6801	
MCINTYRE, MARGARET G TRUSTEE MCINTYRE TRUST THE	6917 BUCKHEAD DR	RALEIGH NC 27615-7006	
MCKEE-SCHWENKE, ANALEMMA LEIA SCHWENKE, ERIC PAUL	6904 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	
MEDINA, JOSEPH MEDINA, YVETTE	7205 TANBARK WAY	RALEIGH NC 27615-5364	
MIDGETT, VANCE L	911 ALBANY CT	RALEIGH NC 27615-5302	
MILL, ALLISON M	6959 STAGHORN LN	RALEIGH NC 27615-5354	
MOOSAVI, MANOUCHEHR AHMADI	PO BOX 97322	RALEIGH NC 27624-7322	
MORAN, MILO CHARLES TRUSTEE MILO CHARLES MORAN LIVING TRUST	6813 GREYSTONE DR	RALEIGH NC 27615-7408	
MURRAY, LESLIE C MURRAY, JOSIE C	6914 HOLLY DR	RALEIGH NC 27615-5209	
NC SCHOOL BOARDS ASSOCIATION INC	PO BOX 97243	RALEIGH NC 27624-7243	
NEWTON, MELVIN F NEWTON, NANCY M	7001 HOLLY DR	RALEIGH NC 27615-5212	
NGUYEN, HOA TRAN, HIEN	6910 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	
NORTH PINES CONDOMINIUMS	PO BOX 18731	RALEIGH NC 27619-8731	
OWEN HOLDINGS INC	301 WOODCLIFF DR	RALEIGH NC 27609-7029	
PAISLEY, MARTHA HINTON	7304 HARPS MILL RD	RALEIGH NC 27615-5417	
PARKER, EMMA TERESA PARKER, TIMOTHY LYNN	7005 BUCKHEAD DR	RALEIGH NC 27615-7008	
PATHEL, MINA	7019 STAGHORN LN	RALEIGH NC 27615-5356	
PATTON, RICHARD E JR PATTON, MARY H	7204 BIRCHBARK CT	RALEIGH NC 27615-5303	
PERRY AND DAVIS PROPERTIES LLC	6829 106 FALLS OF NEUSE RD	RALEIGH NC 27615-5385	
POOLE, MARK N POOLE, ASHLEY K	7105 TANBARK WAY	RALEIGH NC 27615-5362	
POSTON, MARK A TRUSTEE POSTON, ANGELA A TRUSTEE	6965 STAGHORN LN	RALEIGH NC 27615-5354	
PRICE, DAVID JOHN	8632 E TURNEY AVE	SCOTTSDALE AZ 85251-2930	
PRIMARY HOLDINGS LLC	4001 SPRING FOREST RD	RALEIGH NC 27616-4609	
PURSER, BETTY O	PAULA PURSER MCMANIMEN	8161 CAMELOT DR	HARRISBURG NC 28075-9376
PURYEAR, DAVID LEE PURYEAR, ANNA JOY	7015 STAGHORN LN	RALEIGH NC 27615-5356	
RAINWATER REAL ESTATE DEVELOPMENT LLC	2028 AURORA DR	RALEIGH NC 27615-5503	
RALEIGH CITY OF	PO BOX 590	RALEIGH NC 27602-0590	
RAND, MARTHA DIANE RAND, JEFFREY NEIL	926 ALBANY CT	RALEIGH NC 27615-5301	
RAVENSCROFT SCHOOL	7409 FALLS OF NEUSE RD	RALEIGH NC 27615-5316	
REEVES, KATHERINE M	7200 BIRCHBARK CT	RALEIGH NC 27615-5303	
RHODES, MURDEN CECIL RHODES, LUCY	7216 PINEBARK CT	RALEIGH NC 27615-5352	
RILEY, SHERI LYNN	6961 STAGHORN LN	RALEIGH NC 27615-5354	
SALEEBY, ROBIN M SALEEBY, JUSTINE	6837 FALLS OF NEUSE RD STE 204	RALEIGH NC 27615-5308	
SELF-HELP CREDIT UNION	DAVE SHUMANNFANG, GENERAL COUNSEL	301 W MAIN ST	DURHAM NC 27701-3215
SHREE GANESH INVESTMENTS LLC	7923 LANCKEN DR	CHARLOTTE NC 28277-0266	
SIMMONS, GERALD D SIMMONS, CAROL R	1997 WOODINGTON RD	KINSTON NC 28504-7063	
SMITH, KATHERINE M	7204 PINEBARK CT	RALEIGH NC 27615-5352	
SMITH, RICHARD ALAN SMITH, SUZANNE J	7309 TANBARK WAY	RALEIGH NC 27615-5366	
ST PHILIPS LUTHERAN CHURCH	2500 NEW BERN AVE	RALEIGH NC 27610-1819	
STAGHORN TOWNES HOMEOWNERS ASSOC	PO BOX 1429	RALEIGH NC 27602-1429	
STOKES, E LEE III	260 HOBCAW DR	MOUNT PLEASANT SC 29464-2579	
STROM, KEVIN JAY STROM, AMY BALDWIN	8505 BELL GROVE WAY	RALEIGH NC 27615-3183	
SZYPERSKI, EDITH A	942 ALBANY CT	RALEIGH NC 27615-5301	
TANAS, RAMZI S TANAS, MARIANNE A	7000 HARPS MILL RD STE 101	RALEIGH NC 27615-3241	
TBR STRATEGIES LLC	7000 HARPS MILL RD STE 202	RALEIGH NC 27615-3241	
TELESCA, GLADYS S HEIRS	7021 TANBARK WAY	RALEIGH NC 27615-5360	
THOENEN, DAVID H TRUSTEE THOENEN, MARIA TRUSTEE	7017 TANBARK WAY	RALEIGH NC 27615-5360	
THRONE PROPERTIES LLC	7409 SPYGLASS WAY	RALEIGH NC 27615-5480	
TRUSTY, DONNA RASCOE	7013 TANBARK WAY	RALEIGH NC 27615-5360	
WAINRIGHT & WASSEL LLC	6837 FALLS OF NEUSE RD STE 100	RALEIGH NC 27615-5308	
WAINRIGHT PROFESSIONAL CENTRE	13 GLENWOOD AVE	RALEIGH NC 27603-1701	
WAKE COUNTY	WAKE COUNTY ATTORNEYS OFFICE	PO BOX 550	RALEIGH NC 27602-0550
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
WALKER, JAMES A	1544 CARR ST	RALEIGH NC 27608-2302	
WALSER FAMILY LLC	7019 HARPS MILL RD STE 100	RALEIGH NC 27615-3248	
WATERFORD VILLAGE CONDOMINIUM	103 WARD BLVD # INC	WILSON NC 27893-1744	
WELCH, MATTHEW A WELCH, JENNIFER A	7301 TANBARK WAY	RALEIGH NC 27615-5366	
WHALEY, THOMAS WHALEY, JENNIFER	7009 TANBARK WAY	RALEIGH NC 27615-5360	
WHITE, JAMES N WHITE, BONNIE F	7217 PINEBARK CT	RALEIGH NC 27615-5352	
WILLETT, JOSEPH JR WILLETT, CAROLYN W	6804 JUSTICE DR	RALEIGH NC 27615-5213	
WILLIAMS, CONSTANCY LYNCH TRUSTEE LYNCH WILLIAMS REVOCABLE TRUST	7105 RAINWATER RD	RALEIGH NC 27615-5559	
WILLINGHAM, EDWARD L IV WILLINGHAM, CAROLANN	7212 PINEBARK CT	RALEIGH NC 27615-5352	
WOLF, CAROLYN G	904 ALBANY CT	RALEIGH NC 27615-5301	
YOUNG, THOMAS E YOUNG, GINA L	7213 BIRCHBARK CT	RALEIGH NC 27615-5303	
ZAHURANEC, CHRISTINE M	6908 FALLS OF NEUSE RD	RALEIGH NC 27615-5309	
ZBK LLC	6829 FALLS OF NEUSE RD STE 103	RALEIGH NC 27615-5385	

EXHIBIT C
Attestation

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 3rd, day of August, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Signature of Applicant/Applicant Representative

8-3-2020

Date