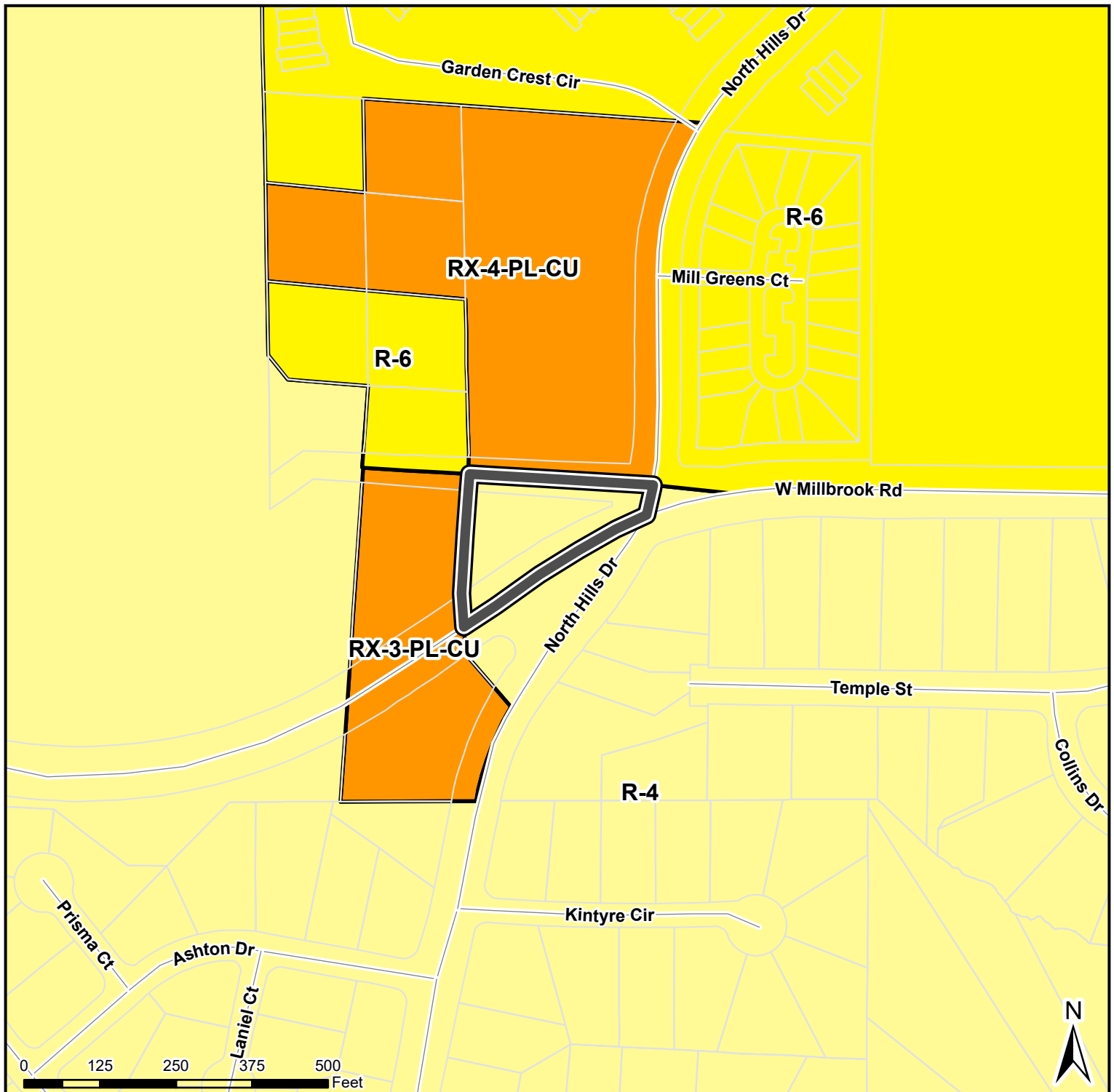
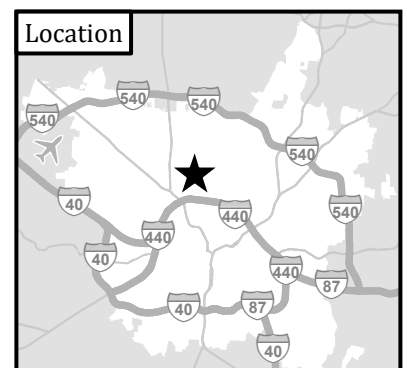


Existing Zoning

Z-32-2022



Property	705 W Millbrook Rd
Size	0.44 acres
Existing Zoning	R-4
Requested Zoning	RX-3-PL-CU





Rezoning Application and Checklist

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning base district: R-4 and	Height: 3	Frontage: PL	Overlay(s):
Proposed zoning base district: RX	Height: 3	Frontage: PL	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-41-19			

General Information		
Date: April 12, 2022	Date amended (1): August 12, 2022	Date amended (2):
Property address: 705 W. Millbrook Road and 910 W. Millbrook Road		
Property PIN: 1706-16-5727 and 1706-16-3731		
Deed reference (book/page): 18791/1344 and 18079/738		
Nearest intersection: W. Millbrook Road and North Hills Drive		Property size (acres): 2.16
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: North Hills Investment Partners LLC; 8311 Bandford Way, Suite 7, Raleigh, NC 27615		
Property owner email: jlassiter@pinellascorp.com		
Property owner phone: 919.459.1999		
Applicant name and address: Worth Mills, Longleaf Law Partners		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4300		
Applicant signature(s): <i>Joseph Lassiter</i> <small>DocuSigned by: 02779E861532466...</small>		
Additional email(s):		

Conditional Use District Zoning ConditionsZoning case #: **Z-32-22**

Date submitted: August 12, 2022

OFFICE USE ONLY
Rezoning case #

Existing zoning: R-4 and RX-3-PL-CU

Proposed zoning: RX-3-PL-CU

Narrative of Zoning Conditions Offered

1. The following principal uses as defined in UDO Section 6.1.4 Allowed Principal Use Table shall be prohibited: Dormitory, fraternity, sorority; school, public or private (K-12); day care; office: medical; outdoor recreation; bed and breakfast; hospitality house; remote parking lot; personal service; eating establishment; retail sales.

2. The total number of dwelling units shall not exceed twenty-five (25).

3. The portion of the property located on the south side of West Millbrook Road shall be subject to active tree preservation, except for those areas encumbered by easements in favor of a governmental entity.

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

DocuSigned by:

Joseph Lassiter

02779E861532466...

Property Owner(s) Signature: _____

Joseph Lassiter

Printed Name: _____

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

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

Urban Design Guidelines

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

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

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

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

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

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

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

Rezoning Application and Checklist

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: RX	Height: 3	Frontage: PL	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: April 12, 2022	Date amended (1):	Date amended (2):
Property address: 705 W. Millbrook Road		
Property PIN: 1706-16-5727		
Deed reference (book/page):		
Nearest intersection: 18791/1344		Property size (acres): 0.44
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: North Hills Investment Partners LLC; 8311 Bandford Way, Suite 7, Raleigh, NC 27615		
Property owner email: jlassiter@pinellascorp.com		
Property owner phone: 919.459.1999		
Applicant name and address: Worth Mills, Longleaf Law Partners		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4300		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: TBD	Date submitted: April 12, 2022	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-3-PL-CU	

Narrative of Zoning Conditions Offered
<p>1. The following principal uses as defined in UDO Section 6.1.4 Allowed Principal Use Table shall be prohibited: Dormitory, fraternity, sorority; school, public or private (K-12); day care; office: medical; outdoor recreation; bed and breakfast; hospitality house; remote parking lot; personal service; eating establishment; retail sales.</p> <p>2. The total number of dwelling units, combined with those units approved with ASR-0050-2020, shall be 122.</p>

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

Property Owner(s) Signature: J. L. Lit

Printed Name: Joseph Lassiter

REZONING OF PROPERTY CONSISTING OF +/- .44 ACRES,
LOCATED ON THE WESTERN SIDE OF THE NORTH HILLS DRIVE AND W.
MILLBROOK ROAD INTERSECTION, IN THE CITY OF RALEIGH; AND TEXT CHANGE
TO ZONING CONDITIONS (TCZ) CONSISTING OF +/- 7.51 ACRES, LOCATED ON THE
WESTERN SIDE OF THE NORTH HILLS DRIVE AND W. MILLBROOK ROAD INTERSECTION
(Z-41-19), IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
MARCH 3, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning and text change to zoning conditions with adjacent neighbors on Thursday, March 3, at 5:30 p.m. The property considered for this potential rezoning totals approximately .44 acres, and is located on the Western side of the North Hills Drive and W. Millbrook Road intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1706-16-5727. The property considered for this potential text change to zoning conditions totals approximately 7.51 acres, having the Wake County Parcel Identification Numbers 1706-17-3253, 1706-17-3349, 1706-17-1294, 1706-16-3731 and 1706-17-5188. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Worth Mills
Date: February 21, 2022
Re: Neighborhood Meeting for Rezoning of 705 W Millbrook Road, and Text Change to Zoning Conditions (TCZ) of 714, 716, 724 and 910 W. Millbrook Road and 5825 North Hills Drive (Z-41-19)

You are invited to attend a virtual meeting to discuss the proposed rezoning of 705 W. Millbrook Road and a text change to zoning conditions of multiple properties adjacent to Edwards Mill Road. We have scheduled an informational meeting with surrounding neighbors on **Thursday, March 3, 2022, at 5:30 PM until 6:30 PM**. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://zoom.us/>

Meeting ID: 824 1253 3044

Password: 155444

To join by telephone:

+1 646 558 8656

Meeting ID: 824 1253 3044

Password: 155444

The purpose of this meeting is to discuss the proposed rezoning of 705 W. Millbrook Road (with Property Identification Number (PIN) 1706-16-5727), and text change to zoning conditions (TCZ) of 714, 716, 724 and 910 W. Millbrook Road and 5825 North Hills Drive (PINs 1706-17-3253, 1706-17-3349, 1706-17-1294, 1706-16-3731 and 1706-17-5188) (Z-41-19). The 705 W. Millbrook Road property totals approximately 0.44 acres in size, and is located on the western side of the North Hills Drive and W. Millbrook Road intersection. The property is currently zoned Residential 4 units per acre (R-4), and the applicant proposes to rezone the property to Residential Mixed-Use with a three-story height limit, the Parking Limited frontage, and zoning conditions (RX-3-PL-CU). The property subject to the TCZ is approximately 7.51 acres in size and primarily located along North Hills Drive. The purpose of the TCZ is to increase the allowable number of dwelling units from 112 to 122.

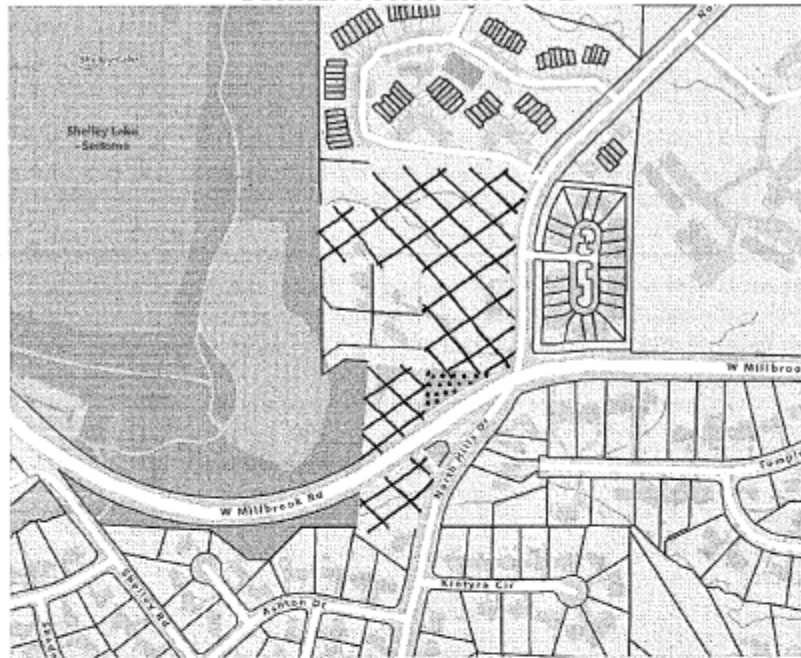
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application
4. A copy of the current and proposed Z-41-19 zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

726 ST PETER STREET LLC
413 OHENRY AVE
DAVIDSON NC 28036-8651

ALEMAN, TANYA I ALEMAN, EUGENE E
104 ARTESIAN LN
MADISON AL 35758-8569

ALLABACH, GALE S
1323 GARDEN CREST CIR
RALEIGH NC 27609-4247

ATTOH, SHERLENE F
1399 GARDEN CREST CIR
RALEIGH NC 27609-4259

AVUTU, MADHURI REDDY
1336 GARDEN CREST CIR
RALEIGH NC 27609-4246

BALDWIN, DAVID P
1361 GARDEN CREST CIR
RALEIGH NC 27609-4247

BARCLAY, PAUL F BARCLAY, LAVERNE
5616 N HILLS DR
RALEIGH NC 27612-5933

BATES, KENDRIC L FREEMAN, LILLIAN LOUISE
1501 PRISMA CT
RALEIGH NC 27612-5910

BEAL, WILLIS P III BEAL, CANDY L
1508 PRISMA CT
RALEIGH NC 27612-5910

BEIKNEJAD, MEHRAN
5864 N HILLS DR
RALEIGH NC 27609-4271

BRACKETT, VIOLET B
108 NORTHBROOK DR APT 204
RALEIGH NC 27609-7077

BRADY, BYRON E
1332 GARDEN CREST CIR
RALEIGH NC 27609-4246

BROWN, STEPHEN DALE BROWN, CAROL
CARNEY
814 MILL GREENS CT
RALEIGH NC 27609-4249

CAGLE, RYAN CAGLE, PAVIOLA
1313 KINTYRE CIR
RALEIGH NC 27612-5939

CORDRAY, TIMOTHY P CORDRAY, JANE L
1339 GARDEN CREST CIR
RALEIGH NC 27609-4247

CRUMPLER, GLENDA
804 MILL GREENS CT
RALEIGH NC 27609-4249

DAVIS, PEARL H
1308 LENNOX PL
RALEIGH NC 27612-5941

DAWSON, SPENCER R DAWSON, SARAH V
1367 GARDEN CREST CIR
RALEIGH NC 27609-4259

DEPAS, MAURICE M
1311 GARDEN CREST CIR
RALEIGH NC 27609-4247

DEVONISH, DESIREE
1314 GARDEN CREST CIR
RALEIGH NC 27609-4246

GABRIEL, VIELKA M
1312 LENNOX PL
RALEIGH NC 27612-5941

GALLO, AIMEE B STEPHENS, BRANDON R
5608 LANIEL CT
RALEIGH NC 27612-5940

GOLDSTON, KAREN TERESA
1377 GARDEN CREST CIR
RALEIGH NC 27609-4259

GRIFFIN, ROBIN A
1310 GARDEN CREST CIR
RALEIGH NC 27609-4246

GURGIS, RAMZY YOUSEF GURGIS, SAMIRA B
5616 ASHTON DR
RALEIGH NC 27612-5901

HANYOK, TIMOTHY J HANYOK, MARCELLA A
10101 CLAIRBOURNE PL
RALEIGH NC 27615-1324

HARRISON, SARAH M
820 MILL GREENS CT
RALEIGH NC 27609-4249

HAWKINS, RICHARD B HAWKINS, CLAIRE L
1321 GARDEN CREST CIR
RALEIGH NC 27609-4247

HAWLEY, JAMES H
1329 GARDEN CREST CIR
RALEIGH NC 27609-4247

HELLWIG, JILL YOUNG HELLWIG, JOHN C J
1397 GARDEN CREST CIR
RALEIGH NC 27609-4259

HERES, CALESTA T HERES, DON K
1350 GARDEN CREST CIR
RALEIGH NC 27609-4246

HINES, ANDREA L
1389 GARDEN CREST CIR
RALEIGH NC 27609-4259

HITCHCOCK, JILLIAN K
1379 GARDEN CREST CIR
RALEIGH NC 27609-4259

HOUSTON, ROBERT P JR HOUSTON, CATHERINE
P
1363 GARDEN CREST CIR
RALEIGH NC 27609-4247

INGLE, RONALD K INGLE, LAURA D
1365 GARDEN CREST CIR
RALEIGH NC 27609-4259

JARZEMSKY, DAVID J JARZEMSKY, MARGUERITE
A
1317 KINTYRE CIR
RALEIGH NC 27612-5939

JJH RENTALS LLC
225 LINDEN AVE
RALEIGH NC 27601-1149

JOHNSON, KATHRYN ANN
1347 GARDEN CREST CIR
RALEIGH NC 27609-4247

JONES, ALEX JONES, JANA
1313 GARDEN CREST CIR
RALEIGH NC 27609-4247

JONES, EDDIS TURNER TRUSTEE EDDIS TURNER
JONES LIVING TRUST
1353 GARDEN CREST CIR
RALEIGH NC 27609-4247

JONES, LUCY WALKER
5608 N HILLS DR
RALEIGH NC 27612-5933

KANE, MARGARET R
1338 GARDEN CREST CIR
RALEIGH NC 27609-4246

KILCRAN, VIRGINIA I
1304 GARDEN CREST CIR
RALEIGH NC 27609-4246

KNOX, MARY SUE
1393 GARDEN CREST CIR
RALEIGH NC 27609-4259

KUEHL, JOHN
1331 GARDEN CREST CIR
RALEIGH NC 27609-4247

LAMAR, TODD
1505 PRISMA CT
RALEIGH NC 27612-5910

LENNON, GEORGE LENNON, ELIZABETH ANNE
4101 CITY OF OAKS WYND
RALEIGH NC 27612-5312

LINTHICUM, LEE H
810 MILL GREENS CT
RALEIGH NC 27609-4249

LONG, REBECCA H
1325 GARDEN CREST CIR
RALEIGH NC 27609-4247

LUDEWIG, JONATHAN ANDREW LUDEWIG,
ERICA
5612 LANIEL CT
RALEIGH NC 27612-5940

MASON HILL, CATHERINE RYAN
1335 GARDEN CREST CIR
RALEIGH NC 27609-4247

MCDOWELL, ANDREW WATSON
1315 GARDEN CREST CIR
RALEIGH NC 27609-4247

MCKEOWN, WILLIAM CAMERON
5613 ASHTON DR
RALEIGH NC 27612-5901

MCLEAN, AARON W MCLEAN, CHRISTINA
1357 GARDEN CREST CIR
RALEIGH NC 27609-4247

MILCHUCK, NOAH JAMES LITTLEFIELD, JOHN A
1387 GARDEN CREST CIR
RALEIGH NC 27609-4259

MILES, KAREN L
1351 GARDEN CREST CIR
RALEIGH NC 27609-4247

MITCHELL, JANSEN
1344 GARDEN CREST CIR
RALEIGH NC 27609-4246

MORENO, MICHAEL
1355 GARDEN CREST CIR
RALEIGH NC 27609-4247

MORRISSEY, CATHERINE JEAN
1381 GARDEN CREST CIR
RALEIGH NC 27609-4259

MOSS, GRADY L MOSS, CHERYL B
5860 N HILLS DR
RALEIGH NC 27609-4271

MOULTON, BRIAN
1334 GARDEN CREST CIR
RALEIGH NC 27609-4246

NATIONAL ASSET ACQUISITION LLC
4008 BARRETT DR STE 101
RALEIGH NC 27609-6621

NEAL, DEBORAH W
1306 GARDEN CREST CIR
RALEIGH NC 27609-4246

NICKELS, ELIZABETH DAWN
5862 N HILLS DR
RALEIGH NC 27609-4271

NORTH HILLS INVESTMENT PARTNERS LLC
OLMSTEAD, JEANETTE H
8311 BANDFORD WAY STE 7
RALEIGH NC 27615-2761

OLIVAS, SERGIO E TROST, ALEXIS J
1504 SHELLEY RD
RALEIGH NC 27612-5942

PACKER, NANCY S HEIRS
CATHY L PACKER EXEC
62 DOGWOOD ACRES DR
CHAPEL HILL NC 27516-3111

PATWARDHAN, ASHISH A SHAH, MANASI
916 HERITAGE GREENS DR
WAKE FOREST NC 27587-4357

PEOPLES, RICHARD E PEOPLES, LORRAINE G
806 MILL GREENS CT
RALEIGH NC 27609-4249

PERKINSON, ELAINE WATKINS
1337 GARDEN CREST CIR
RALEIGH NC 27609-4247

PERMAR, JOHN FRANKLIN PERMAR, KAY C
5609 N HILLS DR
RALEIGH NC 27612-5934

PETERSEN, TAMMY LYNN
1383 GARDEN CREST CIR
RALEIGH NC 27609-4259

PFEIFFER, NADINE A
1340 GARDEN CREST CIR
RALEIGH NC 27609-4246

PHILLIPS, CHARLYE M
1327 GARDEN CREST CIR
RALEIGH NC 27609-4247

PRIEST, NANCY B
21 OAKWOOD AVE
MILLER PLACE NY 11764-2319

RESIDENT/TENANT
5613 ASHTON DR
RALEIGH NC 27612

RESIDENT/TENANT
1112 TEMPLE ST
RALEIGH NC 27609

RICE, HARRIS BLANE RICE, SALLY WILKERSON
1359 GARDEN CREST CIR
RALEIGH NC 27609-4247

RICHARDSON, WILLIAM G RICHARDSON, LUANN
F
1504 PRISMA CT
RALEIGH NC 27612-5910

ROSSMEISL, JOHN M JR
1371 GARDEN CREST CIR
RALEIGH NC 27609-4259

RYERSON, TIMOTHY THOMAS
6612 BROOKSHIRE DR
FUQUAY VARINA NC 27526-9006

SASSER, GEORGE B
1385 GARDEN CREST CIR
RALEIGH NC 27609-4259

SAUNDERS, KAREN P
1375 GARDEN CREST CIR
RALEIGH NC 27609-4259

SAYRE, ALIX
807 MILL GREENS CT
RALEIGH NC 27609-4260

SEHA, JENNIFER P SEHA, CRYSTAL M
1348 GARDEN CREST CIR
RALEIGH NC 27609-4246

SHEINALL, THOMAS F IV SHEINALL, BREANNA
1317 GARDEN CREST CIR
RALEIGH NC 27609-4247

SLEDGE, LINDA MITCHELL
1319 GARDEN CREST CIR
RALEIGH NC 27609-4247

SMITH, LYDIA SMITH, MATTHEW
1349 GARDEN CREST CIR
RALEIGH NC 27609-4247

SPRING GARDEN HOMEOWNERS ASSOC INC
1364 GARDEN CREST CIR
RALEIGH NC 27609-4209

STACY, JENNIFER M
1330 GARDEN CREST CIR
RALEIGH NC 27609-4246

STEMPLER, ROBERT J STEMLER, ANNE M
1302 GARDEN CREST CIR
RALEIGH NC 27609-4246

STRICKLAND, ALLISON M STRICKLAND, JEFFREY
A
1354 GARDEN CREST CIR
RALEIGH NC 27609-4246

TATE, CHRISTOPHER ADAMS RENWICK-TATE,
HANNAH CHRISTINE
1343 GARDEN CREST CIR
RALEIGH NC 27609-4247

TERRELL, PAUL G
1352 GARDEN CREST CIR
RALEIGH NC 27609-4246

THOMAS, MAGGIE S
1320 GARDEN CREST CIR
RALEIGH NC 27609-4246

THOMPSON, ROSE MARIE
1391 GARDEN CREST CIR
RALEIGH NC 27609-4259

TINA M MEEHAN REVOCABLE TRUST
812 MILL GREENS CT
RALEIGH NC 27609-4249

TINGLE, JULIA CAROL
1322 GARDEN CREST CIR
RALEIGH NC 27609-4246

TOWNSEND, PEGGY M TOWNSEND, NEWMAN
ALEXANDER III
1308 KINTYRE CIR
RALEIGH NC 27612-5939

URBAN, JENNIFER W URBAN, MICHAEL J
5605 LANIEL CT
RALEIGH NC 27612-5940

VASILOS, CHRIS GALLOS
145 AMHILL CT
CLEMMONS NC 27012-7150

VITEK, JONATHAN E
1345 GARDEN CREST CIR
RALEIGH NC 27609-4247

WALKER, HAROLD T JR
1308 GARDEN CREST CIR
RALEIGH NC 27609-4246

WARREN, MARK A WARREN, TAMLA M
1369 GARDEN CREST CIR
RALEIGH NC 27609-4259

WATKINS, CARLTON
5866 N HILLS DR
RALEIGH NC 27609-4271

WEAVER, LESLIE M
1309 KINTYRE CIR
RALEIGH NC 27612-5939

WERDEL, WILLIAM S WERDEL, ANNE L
5604 LANIEL CT
RALEIGH NC 27612-5940

EXHIBIT C – ITEMS DISCUSSED

- 1.** Anticipated traffic onto North Hills Drive from ASR-0050-2020
- 2.** The rationale for rezoning 705 W. Millbrook Road now rather than with Z-41-19
- 3.** Development potential for 910 W. Millbrook Road property
- 4.** The differences between the R-4 and RX- zoning districts
- 5.** Potential traffic issues at the W. Millbrook Road and North Hills Drive intersection
- 6.** The maximum allowable residential density for Z-41-19
- 7.** Expected driveway connections to the existing single-family homes
- 8.** The rezoning process, generally
- 9.** Potential sales prices of new homes
- 10.** Drivers' speeds traveling on W. Millbrook Road
- 11.** The potential vehicle movements on W. Millbrook Road and North Hills Drive
- 12.** The potential areas for tree conservation area

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Kaline Shelton (Longleaf Law Partners)
3. Matthew Klem (City of Raleigh)
4. Eve Acomb
5. Cheryl Walker
6. Allison Strickland
7. Karl Nygard
8. Jeffrey Strickland
9. Karl Nygard
10. Jeffrey Strickland
11. Annie Lang
12. Douglas
13. Teresa LaBiche
14. Roland
15. House AP
16. Robin Griffin
17. Ben Williams (Priest Craven Associates)
18. Tommy Craven (Priest Craven Associates)
19. Brian Hadley (Applicant)
20. Joe Lassiter (Applicant)
21. Stephen Brown
22. Lubin Prevatt