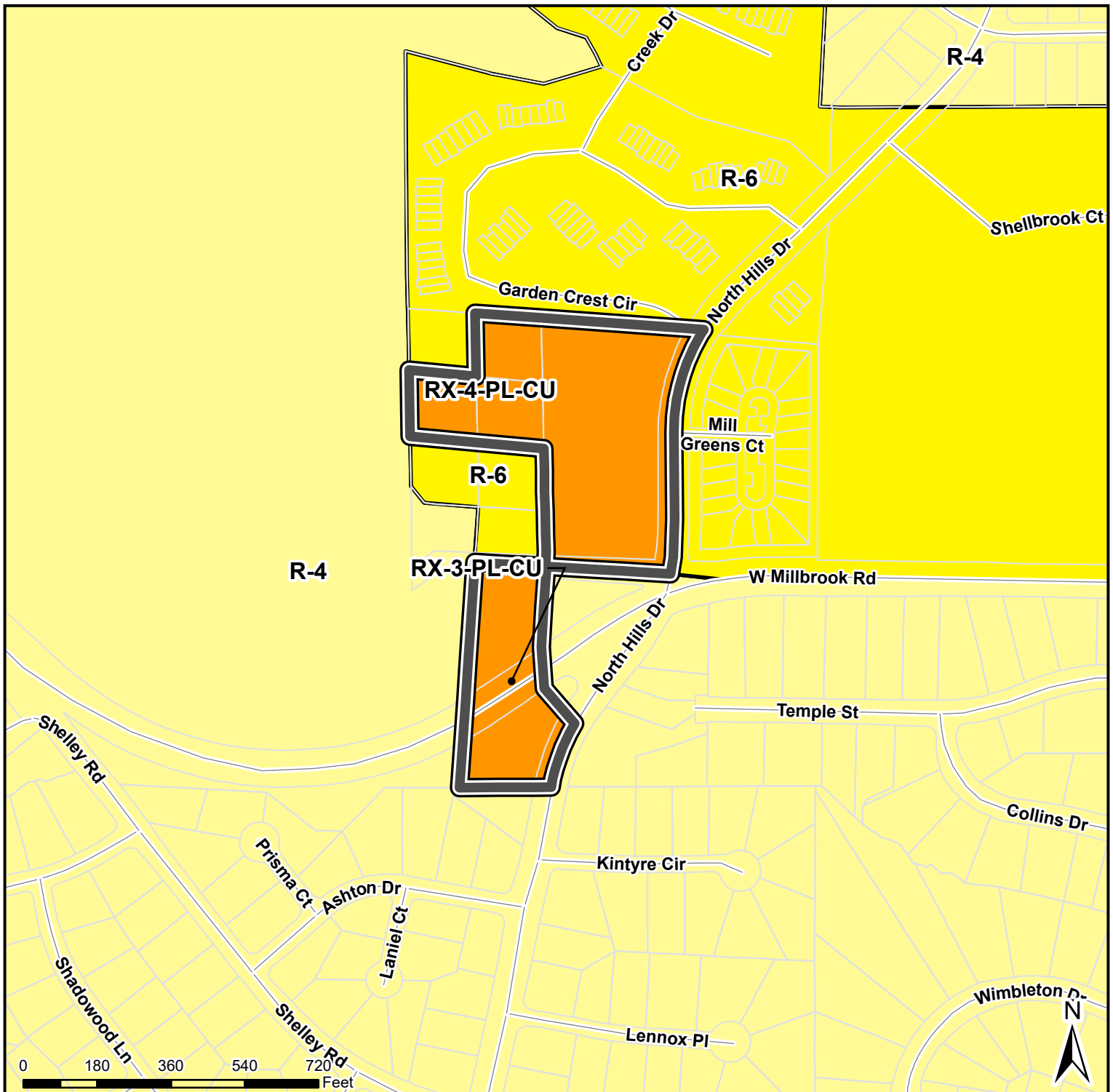
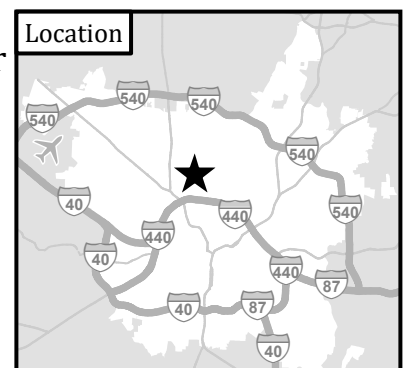


# Existing Zoning

# TCZ-33-2022



<b>Property</b>	714, 716, 724 & 910 W Millbrook Rd; 5825 North Hills Dr
<b>Size</b>	7.51 acres
<b>Existing Zoning</b>	RX-3/4-PL-CU
<b>Requested Zoning</b>	RX-3/4-PL-CU (Amend Zoning Conditions)





# Rezoning Application and Checklist

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

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

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input checked="" type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: RX		Height: 4	Frontage: PL	Overlay(s):
Proposed zoning base district: RX		Height: 4	Frontage: PL	Overlay(s):
<b>Helpful Tip:</b> 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-41-2019				

General Information		
Date: April 12, 2022	Date amended (1): August 11, 2022	Date amended (2):
Property address: 714, 716, and 724 W. Millbrook Road, and 5825 North Hills Dr		
Property PIN: 1706-17-3253, 1706-17-3349, 1706-17-1294, 1706-17-5188		
Deed reference (book/page): 18079/738; 18079/739; 18079/742; 18079/738; 17869/1448		
Nearest intersection: North Hills Drive and W. Millbrook Road		Property size (acres): 5.79
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: <a href="mailto:jlassiter@pinellascorp.com">jlassiter@pinellascorp.com</a>		
Property owner phone: 919.459.1999		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: <a href="mailto:wmills@longleafp.com">wmills@longleafp.com</a>		
Applicant phone: 919.645.4313		
Signed by: <i>Joseph L. Lassiter</i>		
Applicant signature(s): _____		
Additional email(s): _____		

**Conditional Use District Zoning Conditions**

Zoning case #: Z-41-19

Date submitted: August 11, 2022

**Office Use Only**

Rezoning case #

Existing zoning: RX-4-PL-CU

Proposed zoning: RX-4-PL-CU

**Narrative of Zoning Conditions Offered**

A text change to zoning conditions to decrease the maximum number of dwelling units from 112 to 97, and to remove Zoning Condition 3 (which references the 910 W. Millbrook Road parcel that is now subject to Z-32-22).

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.

I, DocuSigned by:

Joseph Lassiter

02779E001532466...

Property Owner(s) Signature: \_\_\_\_\_

Printed Name(s): Joseph Lassiter

### **TCZ-33-22: Proposed Zoning Conditions**

1. The maximum number of dwelling units permitted on the property subject to this rezoning ordinance shall be ~~112~~ 97 dwelling units.
2. 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.
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.~~
4. No building developed on the property shall contain more than three stories of habitable space.
5. A building may have four stories only if (i) at least one story is used exclusively for non-habitable space, including but not limited to parking, storage, mechanical equipment, or waste collection, and (ii) the ground floor elevation of the lowest story is below the average grade as measured along North Hills Drive.
6. This condition applies to that portion of the property measuring at least 20 feet in width as measured along the property's common boundary line with that parcel identified as "Common Area" on the plat recorded in Book of Maps 1974, Page 474 (PIN 1706-17-6717) (the "Northern Transition Area"). For those portions of the Northern Transition Area where land disturbing activity occurs, such areas shall be replanted at the following rate: five (5) shade trees, four (4) understory trees and twenty (20) shrubs per 100 linear feet.
7. One of the following planting schedules shall apply to the property's frontage along the North Hills Drive right-of-way:
  - a. In the event the power line is located below ground: 4 shade trees, 2 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of shade trees.
  - b. In the event the power line is located above ground: 6 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of understory trees.
8. For those properties identified as Lot 3E, Lot 3F and Lot 3G, there shall be no principal building located within 215 feet of the Shelly Lake property (PIN 1706- 08-7302).
9. As part of the first development plan for the property, the developer shall propose to provide left turn lanes on North Hills Drive to serve Mill Greens Court and the site access for the

development on the subject property. Subject to approval by the City of Raleigh, the developer shall provide these left turn lanes prior to the issuance of the first certificate of occupancy.

DocuSigned by:

*Joseph Lassiter*

02779E801532406...

Joseph Lassiter

08/11/2022 | 2:18:32 PM PDT

Date

**Z-41-19: ~~Current~~ Proposed Zoning Conditions**

1. The maximum number of dwelling units permitted on the property subject to this rezoning ordinance shall be ~~112~~122 dwelling units.
2. 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.
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.
4. No building developed on the property shall contain more than three stories of habitable space.
5. A building may have four stories only if (i) at least one story is used exclusively for non-habitable space, including but not limited to parking, storage, mechanical equipment, or waste collection, and (ii) the ground floor elevation of the lowest story is below the average grade as measured along North Hills Drive.
6. This condition applies to that portion of the property measuring at least 20 feet in width as measured along the property's common boundary line with that parcel identified as "Common Area" on the plat recorded in Book of Maps 1974, Page 474 (PIN 1706-17-6717) (the "Northern Transition Area"). For those portions of the Northern Transition Area where land disturbing activity occurs, such areas shall be replanted at the following rate: five (5) shade trees, four (4) understory trees and twenty (20) shrubs per 100 linear feet.
7. One of the following planting schedules shall apply to the property's frontage along the North Hills Drive right-of-way:
  - a. In the event the power line is located below ground: 4 shade trees, 2 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of shade trees.
  - b. In the event the power line is located above ground: 6 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of understory trees.
8. For those properties identified as Lot 3E, Lot 3F and Lot 3G, there shall be no principal building located within 215 feet of the Shelly Lake property (PIN 1706- 08-7302).
9. As part of the first development plan for the property, the developer shall propose to provide left turn lanes on North Hills Drive to serve Mill Greens Court and the site access for the

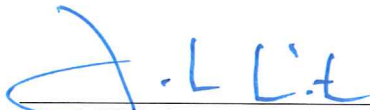
development on the subject property. Subject to approval by the City of Raleigh, the developer shall provide these left turn lanes prior to the issuance of the first certificate of occupancy.

### **Z-41-19: Proposed Zoning Conditions**

1. The maximum number of dwelling units permitted on the property subject to this rezoning ordinance shall be 122 dwelling units.
2. 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.
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.
4. No building developed on the property shall contain more than three stories of habitable space.
5. A building may have four stories only if (i) at least one story is used exclusively for non-habitable space, including but not limited to parking, storage, mechanical equipment, or waste collection, and (ii) the ground floor elevation of the lowest story is below the average grade as measured along North Hills Drive.
6. This condition applies to that portion of the property measuring at least 20 feet in width as measured along the property's common boundary line with that parcel identified as "Common Area" on the plat recorded in Book of Maps 1974, Page 474 (PIN 1706-17-6717) (the "Northern Transition Area"). For those portions of the Northern Transition Area where land disturbing activity occurs, such areas shall be replanted at the following rate: five (5) shade trees, four (4) understory trees and twenty (20) shrubs per 100 linear feet.
7. One of the following planting schedules shall apply to the property's frontage along the North Hills Drive right-of-way:
  - a. In the event the power line is located below ground: 4 shade trees, 2 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of shade trees.
  - b. In the event the power line is located above ground: 6 understory trees and 15 shrubs per 100 linear feet, within an area measuring an average of 15 feet from the right-of-way of North Hills Drive (but in no event less than 10 feet wide). Any street trees required along North Hills Drive, even if planted within the right-of-way, shall count toward the required number of understory trees.
8. For those properties identified as Lot 3E, Lot 3F and Lot 3G, there shall be no principal building located within 215 feet of the Shelly Lake property (PIN 1706- 08-7302).
9. As part of the first development plan for the property, the developer shall propose to provide left turn lanes on North Hills Drive to serve Mill Greens Court and the site access for the



development on the subject property. Subject to approval by the City of Raleigh, the developer shall provide these left turn lanes prior to the issuance of the first certificate of occupancy.



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North Hills Investment Partners LLC  
Joseph C. Lassiter, its Manager

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.

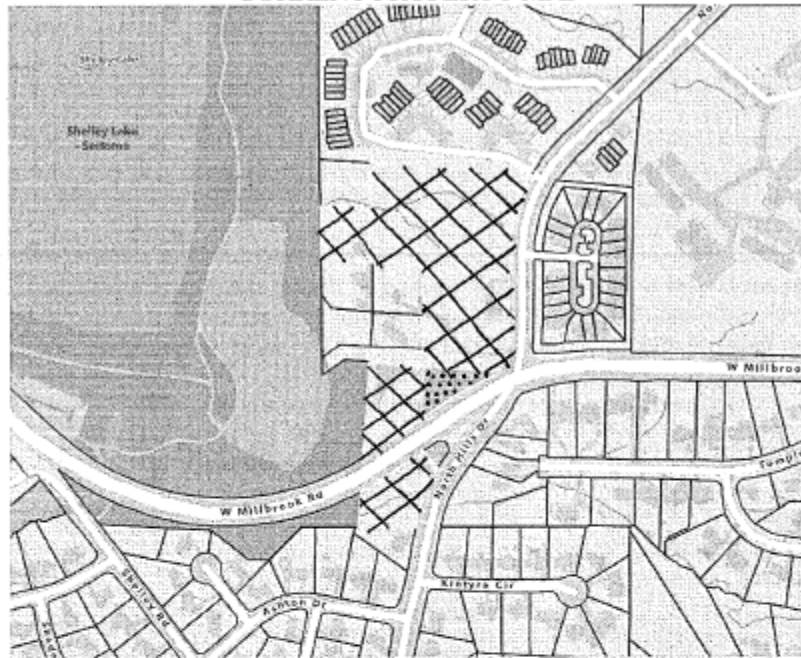
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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@longleafp.com](mailto:wmills@longleafp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://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](mailto: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