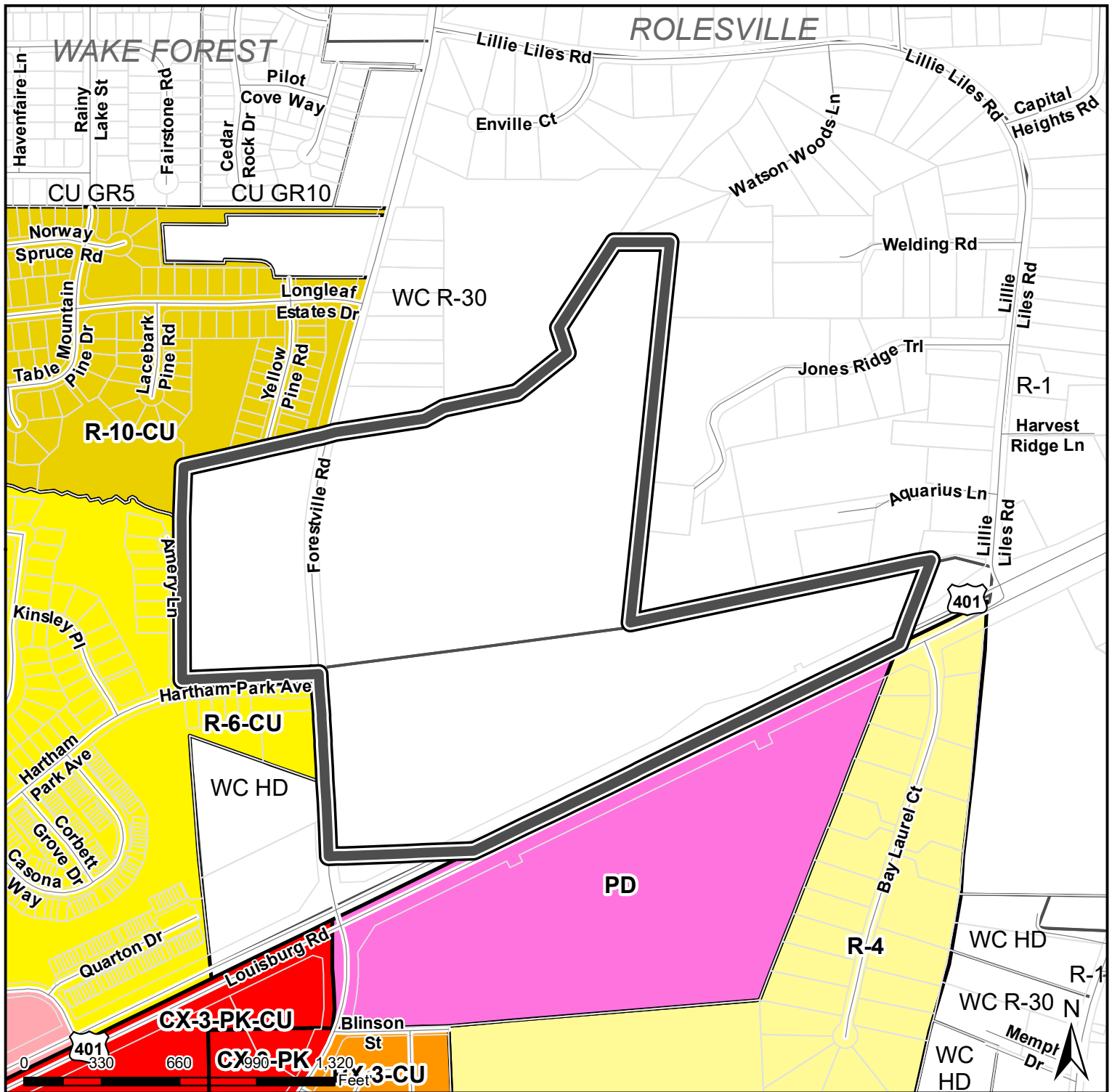
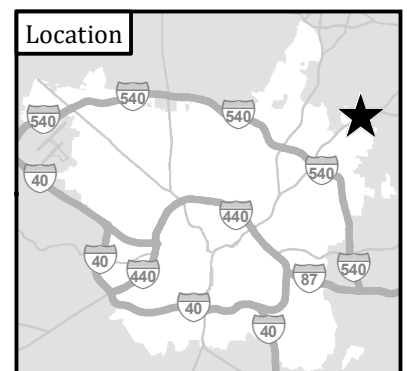


Existing Zoning

Z-34-2020



Property	8705 Louisburg Rd
Size	81.77 acres
Existing Zoning	Wake County R-30 & HD
Requested Zoning	CX-3-CU; RX-4-PK-CU; R-10-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager

THRU: Patrick O. Young, Director

FROM: John Anagnost, Senior Planner

DEPARTMENT: Planning and Development

DATE: March 22, 2021

SUBJECT: City Council agenda item for April 6, 2021 – Z-34-20

On March 16, 2021, the City Council schedule a public hearing for the following item at its April 6, 2021 meeting:

Z-34-20 8601 & 8705 Louisburg Road, at the northeast corner of its intersection with Forestville Road, being Wake County PINs 1748612519 & 1748733146. Approximately 82.18 acres is requested to be rezoned by Perry Farm LLC, Richard Daniel Jr., and Cynthia Daniel from Highway District (HD, Wake County) and Residential-30 (R-30, Wake County) to Commercial Mixed Use-3 Stories-Conditional Use (CX-3-CU), Residential Mixed Use-4 Stories-Parkway Frontage-Conditional Use (RX-4-PK-CU), and Residential-10-Conditional Use (R-10-CU). Conditions dated January 29 prohibit certain uses, limit development to 410 dwelling units and 50,000 square feet of mixed-use space, require vegetated buffers and fences along much of the perimeter of the site, limit building types in the R-10-CU district, limit lot sizes in a portion of the R-10-CU district, require two amenity areas, require a minimum amount of open space, regulate lighting, and require a multi-use path.

Current zoning: Highway District (HD, Wake County) and Residential-30 (R-30, Wake County)

Requested zoning: Commercial Mixed Use-3 Stories-Conditional Use (CX-3-CU), Residential Mixed Use-4 Stories-Parkway Frontage-Conditional Use (RX-4-PK-CU), and Residential-10-Conditional Use (R-10-CU)

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

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

The **Planning Commission** voted 8-0 to recommend approval of the request. Annexation case AX-19-20 applies to the same site and has a public hearing scheduled at the same meeting. If the rezoning is approved, the annexation must also be approved due to the site's location outside of Raleigh's ETJ.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, and 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# 12080

CASE INFORMATION: Z-34-20 8601 & 8705 LOUISBURG ROAD

Location	Louisburg Road, at the northeast corner of its intersection with Forestville Road Address: 8601 & 8705 Louisburg Road PINs: 1748612519 & 1748733146 iMaps , Google Maps , Directions from City Hall
Current Zoning	HD and R-30 (both Wake County)
Requested Zoning	CX-3-CU, RX-3-PK-CU, and R-10-CU
Area of Request	82.18 acres
Corporate Limits	The site is outside of Raleigh's corporate limits and ETJ. Approval of this rezoning would require the site to be annexed into the City of Raleigh.
Property Owner	Perry Farm LLC Richard Daniel Jr. and Cynthia Daniel
Applicant	Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607
Council District	District B
PC Recommendation Deadline	February 22, 2021

SUMMARY OF PROPOSED CONDITIONS

1. For the R-10-CU district west of Forestville Road:
 - a. Prohibits building types other than Detached House and Open Lot.
 - b. Sets a minimum lot area of 5,500 square feet.
 - c. Requires a 20-foot wide building and parking setback for a portion of the western property boundary.
 - d. Limits the number of dwelling units to 26 of which 18 may be located south of a stream in this area.
2. For the CX-3-CU district:
 - a. Prohibits certain uses.
 - b. Limits gross floor area to 50,000 square feet.
3. For the R-10-CU district east of Forestville Road:
 - a. Limits the number of dwelling units to 160.
 - b. Prohibits the Apartment building type.
 - c. Requires a 60-foot buffer along the northwest boundary within 380 feet of Forestville Road. Requires a 30-foot buffer for the next 95 feet. If the buffer is disturbed, requires tree planting.

- d. Requires an 85-foot building setback along the northwest boundary within 380 feet of Forestville Road and a 60-foot building setback for the next 95 feet.
 - e. Requires tree planting outside of and along setbacks described in condition 3c.
 - f. Requires a 30-foot buffer along the western boundary at the north end of the site on the east side of Forestville Road. A portion of the buffer is required to be 60 feet wide. Requires tree planting where the buffer is disturbed.
 - g. Requires a 50-foot building setback in the area of the 30-foot buffer described in condition 3f and a 110-foot building setback in the area of the 60-foot buffer.
 - h. Requires tree planting outside of and along the buffers described in condition 3f.
 - i. Requires a 30-foot buffer along the eastern boundary. Requires tree planting where the buffer is disturbed.
 - j. Requires a fence along the buffers described in conditions 3c, 3f, and 3i.
 - k. Prohibits development north of a stream in the north end of the site.
 - l. Limits building height to two stories and 40 feet.
 - m. Requires a 20,000 square foot private amenity area.
 - n. Requires 30% of the area of this district to be open space.
 - o. Requires full cut-off lighting within 100 feet of the northern boundary.
4. For the RX-4-PK-CU district:
- a. Requires a 75-foot building setback for the northern and eastern boundaries of this district.
 - b. Requires a 20-foot buffer along the northern and eastern boundaries of this district.
 - c. Requires a fence along the undisturbed buffer.
 - d. Limits allowed uses to Residential uses.
 - e. Requires Neighborhood Transition requirements be met.
 - f. Limits the number of dwelling units to 224.
 - g. Requires a 10,000 square foot private amenity area
 - h. Requires 35% of the area of this district developed with apartments to be open space.
 - i. Requires 30% of the area of this district developed with other building types to be open space.
5. Requires an 8-foot wide multi-use path connecting the three districts on the east side of Forestville Road.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use, Low Density Residential
Urban Form	Parkway Corridor

Consistent Policies	Policy LU 1.3 – Conditional Use District Consistency Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.4 – Large Site Development Policy LU 2.5 – Healthy Communities Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use Policy LU 5.4 – Density Transitions Policy LU 5.6 – Buffering Requirements Policy LU 8.9 – Open Space in New Development Policy LU 8.13 – Traditional Neighborhood Development Policy LU 12.3 – Reservations for Community Facilities Policy T 1.3 – Multimodal Transportation Design Policy T 5.4 – Pedestrian and Bicycle Network Connectivity Policy T 5.9 – Pedestrian Networks Policy Policy UD 1.10 – Frontage
Inconsistent Policies	Policy LU 3.2 – Location of Growth Policy T 2.10 – Level of Service

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
3/9/2020 (33 attendees)	11/18/2020	11/24/2020 (consent); 1/12/2021; 1/26/2021; 2/9/2021	

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 reasonable and in the public interest and consistent with the 2030 Comprehensive Plan, specifically for policies related to large site development, reducing vehicle miles travelled through mixed-use development, buffering, and traditional neighborhood development.
Change(s) in Circumstances	The rezoning request provides conditions to manage transitions in land uses.
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the CX-3-CU zoned portion of the subject parcels only from Office & Residential Mixed Use to Community Mixed Use.
Recommendation	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: Fox Second: Miller In Favor: Bennett, Fox, Hicks, Lampman, McIntosh, Miller, O'Haver, and Winters

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

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

Date: 2/9/2021

Planning and Development Deputy Director

Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov



ZONING STAFF REPORT – CASE Z-34-20

Conditional Use District

OVERVIEW

Rezoning case Z-34-20 is a request to rezone 82 acres at the northeast corner of the intersection of Louisburg Road (US 401) and Forestville Road. A 12-acre portion of the site lies on the west side of Forestville Road and the north side of Hartham Park Avenue, about 980 feet north of Louisburg Road. The proposal would change the zoning from a combination of Highway District (HD) and Residential-30 (R-30).

Both of the existing designations are Wake County zoning districts due to the site's location outside Raleigh's corporate limits and extra-territorial jurisdiction (ETJ). An annexation petition has been filed for the rezoning site. If the rezoning is approved, the annexation must also be approved and vice versa. The requested zoning is a combination of Commercial Mixed Use-3 Stories-Conditional Use (CX-3-CU), Residential Mixed Use-4 Stories-Parkway Frontage-Conditional Use (RX-4-PK-CU), and Residential-10-Conditional Use (R-10-CU).

The rezoning site is roughly V-shaped, with one leg of the V extending east from Forestville Road along the frontage of Louisburg Road for a little over 3,000 feet and reaching the intersection of Louisburg Road and Little Liles Road. The other leg reaches north toward Watson Woods Lane with a depth of nearly 2,250 feet from Louisburg Road. As of 2019, a significant majority of the rezoning area was densely forested. Two ponds are present on the site. One is roughly centered between the east and west edges of the site area east of Forestville Road and about 600 feet north of Louisburg Road. This pond has an earthen dam along its western edge. The other pond is adjacent to Louisburg Road around 650 feet east of Forestville Road.

The ponds are linked to two streams that drain the site generally from southeast to northwest. Both streams are delineated by the U.S. Geological Survey (USGS), indicating that they are likely protected by state riparian buffer regulations. The site is within the Tom's Creek drainage basin. Tom's Creek runs west from the site and joins the Neuse River 3,000 feet west of Ligon Mill Road. Topography of the rezoning area shows significant complexity in its southern half, reflecting the two stream corridors. Steep slopes are present here, reaching 20% towards Forestville Road. The northern half of the site is more gently and uniformly sloped. The land falls from east to west at 2-3% here.

Two principal structures are present in the rezoning area. A small commercial building dating from 1950 is located adjacent to Louisburg Road 540 feet east of Forestville Road. A detached house built in 1919 lies east of the southern pond. The North Carolina State Historic Preservation Office and Capital Area Preservation have evaluated both structures as not being eligible for national or local historic designation.

The rezoning site is near the eastern edge of the area eligible for annexation to the City of Raleigh, according to local annexation agreements. Rolesville's jurisdiction begins on the east and north sides of Little Liles Road and continues north on the east side of Forestville

Road. On the west side of Forestville Road, Wake Forest zoning applies starting 3,000 feet north of Louisburg Road. Wake County has zoning jurisdiction in the area bounded by Louisburg Road, Forestville Road, and Little Liles Road.

The development pattern around the rezoning site reflects the extent of annexation and utility service from the subject jurisdictions. Rolesville and Wake Forest are members of the “merger communities” which joined their public utility services with the City of Raleigh Public Utilities Department (now Raleigh Water) in 2006. Though public water and sewer service for all development in this area is provided by Raleigh Water, utility extensions and associated annexations are subject to the respective municipality’s development approval processes.

The Highland Creek neighborhood lies on the east side of Forestville Road opposite the rezoning site and is part of the City of Raleigh. North of Highland Creek is Longleaf Estates, which is in Wake Forest. Both neighborhoods are low density with a generally detached character. Townhouses are present in Highland Creek near Louisburg Road. At the northwest corner of Louisburg Road and Forestville Road are two parcels that are not part of Highland Creek.

Immediately at the corner is the Raleigh Moose Lodge. The parcel to north of the lodge is the Rogers-Whitaker-Haywood House, which is listed on the National Register of Historic Places. The original house, constructed in 1771, is present on the site and has an addition dating from 1821. The southwest corner of Louisburg Road and Forestville Road is occupied by a shopping center anchored by a Lowe’s Foods. Apartment development is present to the southeast of the shopping center. The southeast corner of the intersection is undeveloped and primarily wooded. Northeast of the rezoning site is Wake County zoning followed by unincorporated property in Rolesville’s ETJ. Land use here is comprised of detached homes on large lots.

The zoning around the site is low density or rural residential to the east and north. The shopping center to the southwest is zoned Commercial Mixed Use (CX). The southeast corner of Louisburg Road and Forestville Road is mapped with a Residential Mixed Use (RX) district which has an approved development plan for apartments and a Planned Development (PD) district called Forestville Village. The PD allows 205,000 square feet of non-residential uses and 148 residential units which may include townhouse and apartment units. The land composing the Forestville Village PD is also the subject of the Forestville Village small area plan. The small area plan calls for new street connections through the site and generally supports the land uses allowed by the PD.

The Future Land Use Map designates about 65 acres of the rezoning area for Low Density Residential. A 16-acre, triangle-shaped area at the corner of Louisburg Road and Forestville Road is designated for Office & Residential Mixed Use. Additional Office & Residential Mixed Use is mapped on the northwest corner of Louisburg Road and Forestville Road. Highland Creek is recommended for a combination of Low Density Residential and Private Open Space with two parcels of Office & Residential Mixed Use abutting its entrance at Leland Drive. The south side of Louisburg Road has the Community Mixed Use designation applied, followed by Low Density Residential further south.

The Urban Form Map shows Louisburg Road as a Parkway Corridor for the entire frontage of the rezoning site and continuing to the south. A Mixed Use Center is mapped on the Lowe's Food shopping center, the adjacent apartments, and the Forestville Village PD. Public streets within the Mixed Use Center are designated as Urban Thoroughfares.

The proposed zoning of CX-3-CU, RX-4-PK-CU, and R-10-CU, in combination with annexation and public utility service, would allow more than 400 additional residential units compared to the existing Wake County zoning. Entitlement for commercial development would be reduced by more than 100,000 square feet. The total development potential for the proposal is limited by offered zoning conditions which set development maximums of 451 residential units for the R-10-CU and RX-4-PK-CU districts and 50,000 square feet for the CX-3-CU district. The CX-3-CU district may be developed as residential or non-residential. Under a residential development, approximately 50 units are possible in this district. The number of units allowed by the proposal for the R-10-CU and RX-4-PK-CU areas produces an overall density of 6.3 units per acre.

Other offered zoning conditions require an undisturbed vegetated buffer and a fence along the northern and western property boundaries of the area west of Forestville Road. Another undisturbed buffer is required for a portion of the site boundary with Highland Creek on the west side of Forestville Road. A 75-foot building setback and Neighborhood Transition requirements are required on the northern site boundary of the RX-4-PK-CU district. Apartment buildings are prohibited in the R-10-CU district east of Forestville Road. Conditions for the R-10-CU district on the west side prohibit Apartments, Townhouses, and Attached houses. Certain uses, including bars, car dealerships, and vehicle repair shops, are prohibited in the CX-3-CU area.

Update for January 12: The applicant has submitted revised conditions which require significant open space to be set aside in the proposed R-10-CU and RX-4-PK-CU districts. The revisions also require greater building setbacks for a portion of the northern property boundary, require tree planting and prohibit development in the northeast corner of the site, reduce the number of allowed dwelling units, limits building height to two stories and 40 feet in the eastern R-10-CU district, require two amenity areas totaling 30,000 square feet, and require a multi-use path connecting the districts on the east side of Forestville Road.

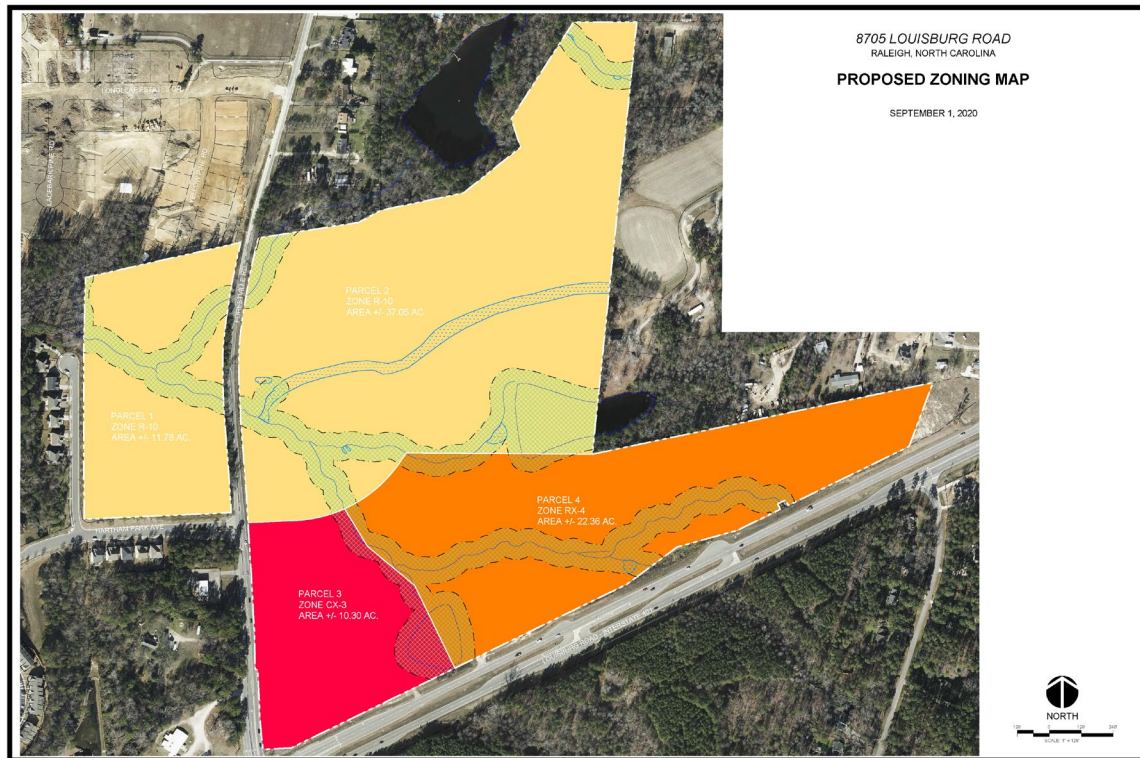
These changes improve the request's consistency with the site's Low Density Residential designation to the extent that the proposal is consistent with the Future Land Use Map as a whole. Along with the improved Future Land Use Map consistency, the revised conditions mitigate a number of other policy issues with the requested zoning, particularly the lack of public parks and multi-modal transportation options. The request has been re-evaluated as consistent with the 2030 Comprehensive Plan.

Update for January 26: The applicant has submitted revised conditions to expand and clarify buffers along the boundaries of the site. These changes have resolved potential conflicts with other zoning requirements and provided planting requirements if buffers are disturbed during development. Another new condition requires full cut-off lighting near the northern boundary of the site. Open area required by conditions has also been defined more clearly.

Update for February 9: The applicant has further clarified the buffer and open space conditions and provided the zoning exhibit referenced in the conditions.

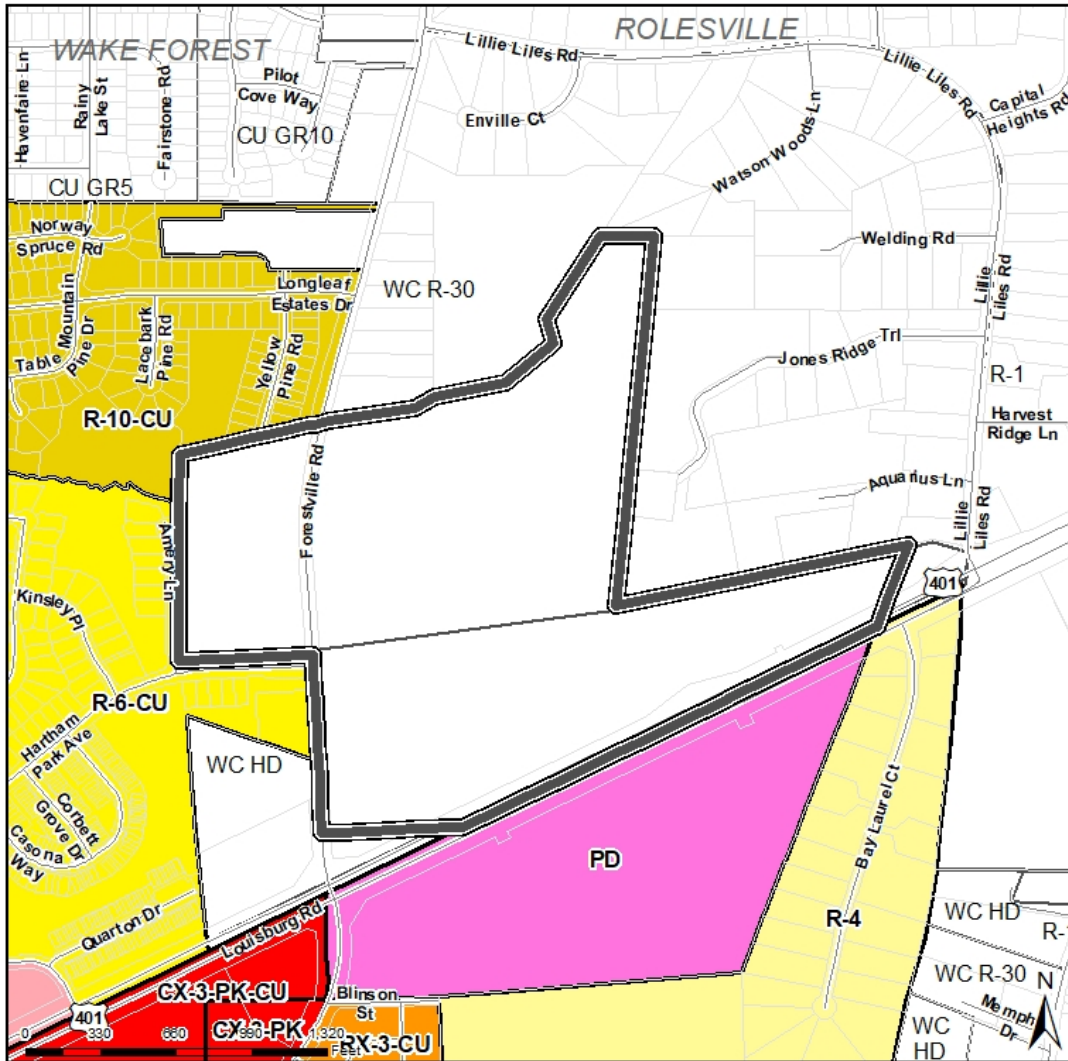
OUTSTANDING ISSUES

Outstanding Issues	None.	Suggested Mitigation	N/A
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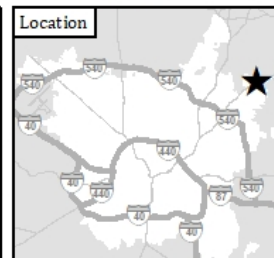


Existing Zoning

Z-34-2020



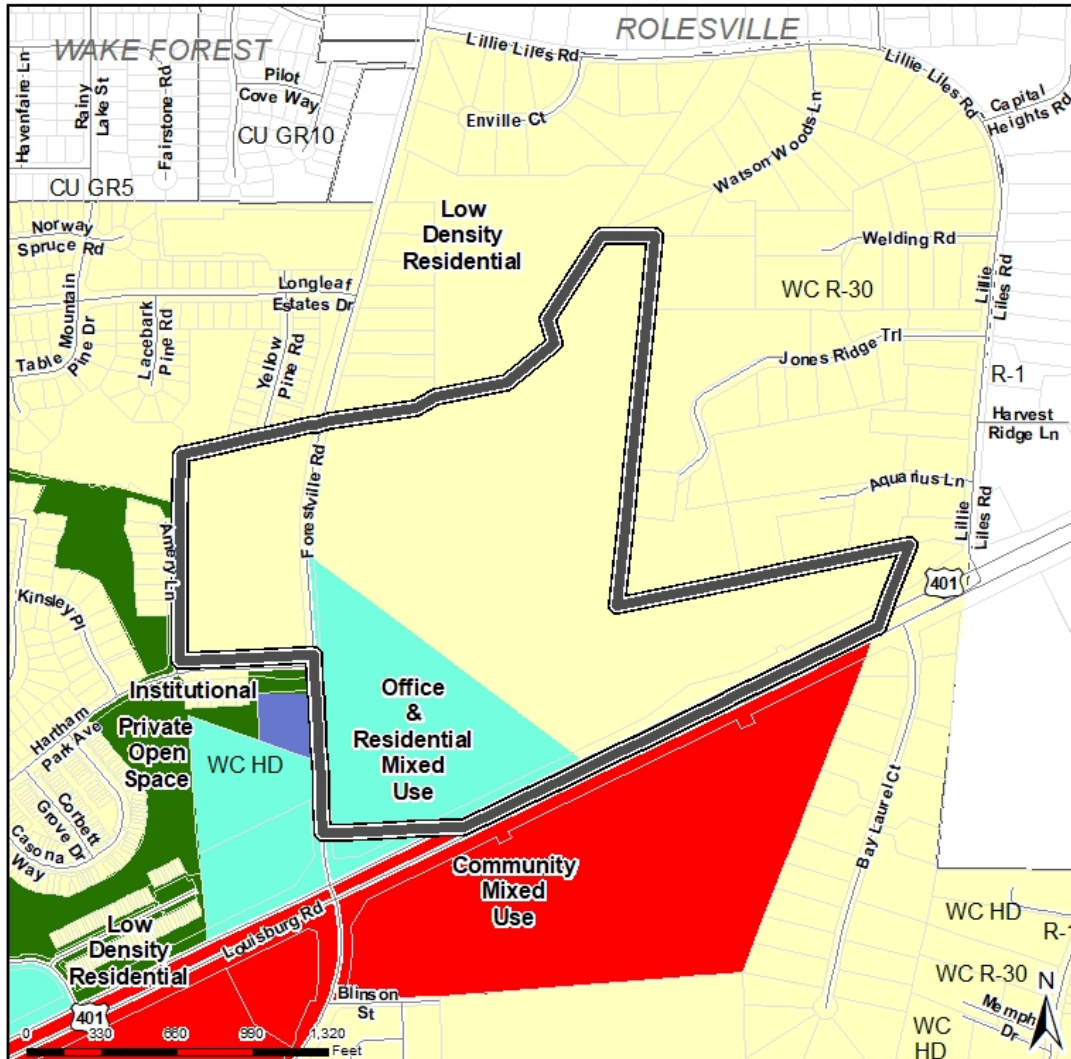
Property	8705 Louisburg Rd
Size	81.77 acres
Existing Zoning	Wake County R-30 & HD
Requested Zoning	CX-3-CU; RX-4-PK-CU; R-10-CU



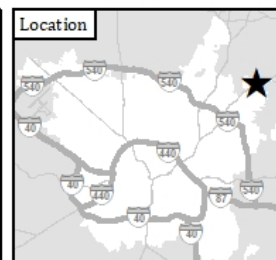
Map by Raleigh Department of City Planning (mansell); 7/14/2020

Future Land Use

Z-34-2020



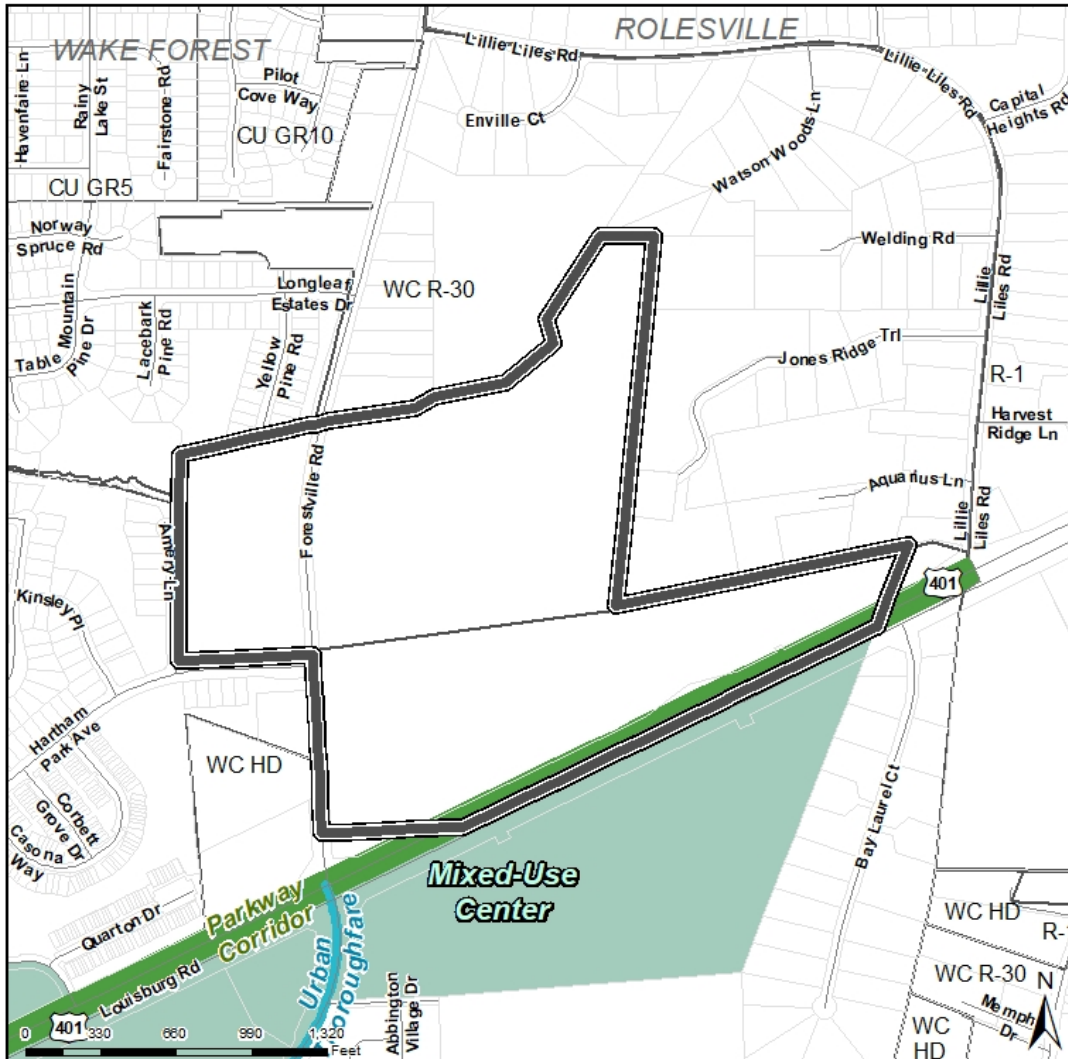
Property	8705 Louisburg Rd
Size	81.77 acres
Existing Zoning	Wake County R-30 & HD
Requested Zoning	CX-3-CU; RX-4-PK-CU; R-10-CU



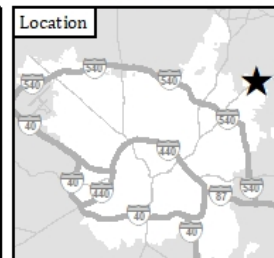
Map by Raleigh Department of City Planning (mansell); 7/14/2020

Urban Form

Z-34-2020



Property	8705 Louisburg Rd
Size	81.77 acres
Existing Zoning	Wake County R-30 & HD
Requested Zoning	CX-3-CU; RX-4-PK-CU; R-10-CU



Map by Raleigh Department of City Planning (mansell); 7/14/2020

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 Expanding Housing Supply and Growing Successful Neighborhoods and Communities Vision Themes because it would allow as many as 340 additional housing units on the site in a variety of building types. The requested zoning would also require appropriate buffers and density transitions to minimize impacts to nearby, lower-density development.

The request is consistent with the Vision Theme of Managing Our Growth because it proposes a mixed-use development with amenity areas and a multi-use path to activate and internally connect the development. While the parks level of service for development on the site will be very low, these additional requirements mitigate the lack of existing public facilities and support the “integrated land uses” and alternative transportation” espoused by this Vision Theme.

The request is inconsistent with the Coordinating Land Use and Transportation Vision Theme due to the amount of requested density in relation to the available transportation infrastructure. Adjacent streets will experience low levels of service (LOS), including a LOS of ‘F’ for the intersection of Louisburg Road and Forestville Road during the morning peak travel time. The lack of transportation capacity also puts the proposal at odds with the recommendation for “adequate infrastructure” in the Managing Our Growth Vision Theme. The submitted Traffic Impact Analysis (TIA) indicates that it may not be possible to sufficiently improve transportation infrastructure to serve the requested density. This issue is mitigated by a zoning condition requiring a multi-use path, which may serve as a local alternative to vehicle trips.

Overall, the request is consistent with the 2030 Comprehensive Plan due to its integration of a mixture of land uses, protection of existing residential areas, and provision of recreation and transportation amenities.

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

Yes, the proposed zoning is thoroughly consistent with the Low Density Residential Future Land Use designation that applies to about 80% of the site’s area. The portion of the site where R-10-CU and RX-4-PK-CU are proposed is mostly designated for Low Density Residential (LDR) on the Future Land Use Map. A small part of each of these proposed districts is also mapped with Office & Residential Mixed Use. The requested overall density of this area is 5.65 units per acre, which is consistent with the maximum density of six units per acre recommended in LDR. However, the RX-4-PK-CU district could allow density as high as 10 units per acre and would allow

townhouse and apartment units. The R-10-CU area east of Forestville Road would also allow townhouses. This additional density and higher intensity building types are not recommended by the LDR designation unless significant open space is set aside. The offered zoning conditions require 30% of the eastern R-10-CU district and 35% of the RX-4-PK-CU district to be "Open Area".

The requested CX-3-CU district is located on a portion of the acreage with the Office & Residential Mixed Use (ORMU) designation at the corner of Louisburg Road and Forestville Road. The CX district allows commercial uses such as restaurants, retail outlets, and gas stations that are not recommended in ORMU. The Office Mixed Use zoning district would be more consistent with this Future Land Use category. The request could also be made more consistent by prohibiting or restricting certain uses. Some uses which are otherwise allowed in CX are prohibited by an offered zoning condition. These prohibitions make the CX district similar to an NX district in terms of allowed uses.

Overall, the request is consistent with the Future Land Use Map due to the proposed residential development being well-aligned with the recommended combination of density, building types, and open space for Low Density Residential. The CX-3-CU district is inconsistent with the Office & Residential Mixed Use designation, but this inconsistency is lessened by a condition limiting allowed uses. When considered in combination, the requested zoning districts are generally supported by the Future Land Use Map, though not completely.

- 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?

Yes. Some of the uses in the CX-3-CU district and the density and open space in the RX-4-PK-CU district are not supported by the Future Land Use Map, the offered zoning conditions, combined with the large area of the site, create a reasonable transition of uses and density from Louisburg Road toward the rear of the site. Where the site abuts other property, the requested zoning would allow residential uses with densities below six units per acre. The rezoning request would not represent a sharp or adverse change in character from the surrounding area.

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

The site has a low level of service for public park experiences. The submitted traffic analysis shows that the maximum amount of development allowed by the proposed zoning will not be properly served by the existing street network and proposed mitigations may not create an adequate level of service. Public utilities will need to be extended for development to occur, which will also require annexation of the site.

Future Land Use

Future Land Use designation: Office & Residential Mixed Use and Low Density Residential

The rezoning request is

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

☐ **Inconsistent**

The rezoning site has two Future Land Use Map designations, Low Density Residential (LDR) and Office & Residential Mixed Use (ORMU). The R-10-CU and RX-4-PK-CU districts generally overlap with the LDR areas. The aggregate density allowed in these two proposed districts is 5.65 units per acre, which is consistent with the maximum density of 6 units per acre recommended by the LDR category. The Townhouse and Apartment building types and smaller lot sizes for Detached and Attached buildings allowed by R-10 and RX are not considered appropriate in LDR designated areas unless the development conserves open space to offset this more intense development pattern.

Zoning conditions included with the rezoning request require at least 30% of the these areas to be "Open Area". The combination of overall density and building types produce a development pattern that is consistent with the designation. The request would be more consistent with the LDR designation if it the zoning conditions required open space to meet the standards specified in the UDO. Alternatively, consistency could be improved by requesting a lower density residential district or prohibiting higher intensity building types in the RX-4-PK-CU and R-10-CU districts.

The requested CX-3-CU district is inconsistent with the ORMU land use recommendations because it allows commercial and light industrial uses not envisioned for this designation. Some higher-intensity uses are prohibited by a zoning condition, but the remaining allowed uses still include some that are not intended in the ORMU category. Specific examples of inconsistent proposed use are Vehicle Fuel Sales and Eating Establishment with drive-thru service.

Urban Form

Urban Form designation: Parkway Corridor

The rezoning request is

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

☐ **Inconsistent**

☐ **Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

The Parkway Corridor designation applies to Louisburg Road for all of the site's frontage. The Parkway Corridor recommends a Parkway (PK) frontage to produce a

heavily vegetated streetscape. The request includes a Parkway frontage for the RX districts which occupies about 70% of the site's boundary with Louisburg Road. This aspect of the proposal ensures Tree Conservation Area or a planted landscape area will be established for a significant majority of the site's frontage along Louisburg Road. Consistency with this policy could be increased further by adding the Parkway frontage to the requested CX-3-CU district.

Compatibility

The proposed rezoning is

- ☒ **Compatible** with the property and surrounding area.
- ☐ **Incompatible.**

The proposed zoning divides the site into districts of successively lower density and intensity from the intersection of Louisburg Road and Forestville Road toward the existing residential development to the north and east. In addition, the northern, eastern, and a portion of the western boundary of the rezoning area are required to have vegetated buffers between new development and adjacent properties. A 75-foot building setback and Neighborhood Transition requirements apply to the portion of the site where the RX-4-PK-CU district abuts rural and low-density residential lots. These factors ensure that new development will properly manage impacts of scale, height, and density in relation to nearby development. The request is compatible with the surrounding area.

Public Benefits of the Proposed Rezoning

- The request would allow additional housing supply and diversity in the area.
- The proposal would allow mixed use development that may provide goods and services that are accessible on foot or by bicycle from the residential portion of the development.

Detriments of the Proposed Rezoning

- The proposal may increase vehicle trips on nearby streets.
- The rezoning request may have lower fiscal efficiency than new development in more urbanized areas of Raleigh.
- Residents of new development on the site will have lower access to City park experiences compared to a typical Raleigh resident.

Policy Guidance

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

Policy 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 proposal would allow areas of greater density and more intense building types than recommended by the Low Density Residential (LDR) designated portion of the site. The additional residential intensity is substantially offset by zoning conditions requiring a minimum of 30% of these portions of the site to be “Open Area”. Consistency with the Future Land Use Map would be improved in these areas by prohibiting the townhouse and apartment building types or requiring the “Open Area” to meet the standards of open space as defined in the UDO. The Office & Residential Mixed Use (ORMU) future land use category applies to the southwest corner of the site. The requested CX-3-CU district in this area would enable higher-intensity uses than are called for in ORMU. If zoning conditions were offered to prohibit higher intensity uses like gas stations and drive-thru restaurants the rezoning would be more consistent with this designation. Overall, the combined pattern of development pattern across all proposed zoning districts is aligned with the intent of the Future Land Use designation for the majority of the site area. Where the request is not totally consistent, zoning conditions improve consistency enough that the proposal as a whole is consistent with the Future Land Use Map.

Policy LU 1.3 – Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

The offered zoning conditions improve the consistency of the request with the Future Land Use Map by limiting density and building types for a large portion of the site. Other zoning conditions provide buffering between new development and lower density existing development to the north and east. The restrictions on development provided by the conditions support Comprehensive Plan policies related to density transitions and buffering.

Policy LU 2.4 – Large Site Development

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset impacts of the development.

Policy LU 8.9 – Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

Policy LU 12.3 – Reservations for Community Facilities

Plans for large sites should identify park and community facility needs and reserve appropriate portions of the site for schools, parks, public safety buildings, and other facilities.

The request requires two areas of the site with a total area of 30,000 square feet to be set aside for private recreational amenities. Outdoor amenity areas will also be required for any multi-family or non-residential development plan within the site. Zoning conditions could improve consistency with these policies by requiring the amenity areas to be publicly accessible.

Policy LU 2.5 – Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

Policy T 1.3 – Multimodal Transportation Design

Offer residents safe and attractive choices among modes including pedestrian walkways, bikeways, public transportation, roadways, railways, and aviation. The street patterns of newly developed areas should provide multimodal transportation alternatives for access to and circulation between adjacent neighborhoods, parks, shopping centers, and employment areas.

Policy T 5.4 – Pedestrian and Bicycle Network Connectivity

Continuous pedestrian and bicycle networks should be provided within and between existing and new developments to facilitate safe and convenient pedestrian and bicycle travel free of major barriers and impediments such as cul-de-sacs and large parking lots.

Policy T 5.9 – Pedestrian Networks

New subdivisions and large-scale developments should include safe pedestrian walkways or multi-use paths that provide direct links between roadways and major destinations such as transit stops, schools, parks, and shopping centers.

A multi-use path is required by conditions offered with the proposed zoning. The multi-use path will connect the zoning districts on the east side of Forestville Road and can enhance the circulation network for recreation and transportation purposes. The policies listed above are supported by the inclusion of this additional facility. The proposal would be more consistent with this policy if the location of the multi-use path was described in more detail.

Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

The request includes opportunities for residential and commercial development. Inclusion of non-residential entitlement may allow for new residents of the site to

reach employment or shopping destinations by foot or bicycle. Consistency with this policy is further improved through a zoning condition that requires a multi-use path connecting developments on the east side of Forestville Road.

Policy 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 designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

Policy LU 5.6 – Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

The zoning proposal provides a transition within the rezoning site from mixed use zoning to moderate density residential and then to low density residential. The offered zoning conditions also require buffers between the residential areas of the rezoning site and rural-style residential development to the north and east. The density and use transition combined with buffer yards ensures that higher intensity uses are effectively distanced from lower intensity uses.

Policy LU 8.13 – Traditional Neighborhood Development

Encourage Traditional Neighborhood Development (TND) and planning for large undeveloped sites within the City's municipal boundaries to improve neighborhood and street connectivity. Traditional Neighborhood Development is an urban form characterized by compact, pedestrian-oriented design, which provides a variety of uses and diverse housing types within easy walking distance, and is anchored by a central public space and civic activity (school, library, church, or similar institution).

The requested zoning districts and zoning conditions control density and building types help to show how density and uses will be organized on the site. The proposed zoning includes zoning conditions which will ensure amenity areas and a multi-use path which can create a TND style of development on the site when combined with the development allowed in the zoning districts. Consistency with this policy could be improved by modifying the zoning conditions to indicate where amenity spaces and non-motorized connections will be located in relation to the different development areas.

Policy 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 rezoning request includes the Parkway frontage for the majority of the site's frontage on Louisburg Road. Louisburg Road is designated as a Parkway Corridor on the Urban Form Map. The Parkway frontage is the recommended zoning for Parkway Corridors. The request would be more consistent with this policy if the Parkway frontage was included in the CX-3-CU zoning district as well.

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

Policy LU 3.2 – Location of Growth

The development of vacant properties should occur first within the city's limits, then within the city's planning jurisdiction, and lastly within the city's USAs to provide for more compact and orderly growth, including provision of conservation areas. For more detail, see:

- Resolution 2008-46
- Resolution 2009-22

Both of the above resolutions relate to annexation policy beyond the ETJ.

The rezoning site is outside Raleigh's city limits and extra-territorial jurisdiction (ETJ). This type of area is considered the lowest priority for growth and urbanization in Raleigh. Development of the site can be expected to provide a lower efficiency of infrastructure provision relative to tax revenue in comparison to denser infill development in already-urbanized parts of the city.

Policy T 2.10 – Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

The proposed zoning would allow development that could create a substandard level of service for the intersection of Louisburg Road and Forestville Road. UDO standards will limit the level of service impacts during development plan review. The potential for zoning in an exurban area to exceed the capacity infrastructure such that the zoning cannot be fully utilized suggests that the requested density is unnecessary.

Area Plan Policy Guidance

There is not area plan guidance for the rezoning site. Policy AP-FV 7 "Forestville Village East Pedestrian Connectivity" from the Forestville Village area plan proposes a new street opposite the site to the south. That street has not been constructed or added to the Street Plan Map. An intersection connecting this proposed street with a new street in the rezoning site would be dependent on approval from NCDOT. Based on these factors, there is not a

strong policy basis for the rezoning request to propose a new street with the expectation of alignment with this proposed street.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	N/A	There is no transit service in this location.
Walk Score	30	27	The southwest corner of the site is within walking distance of a shopping center. Reaching the shopping center requires crossing a four-lane highway. The site extends for one-half mile to the north and east from this corner, putting the shopping center beyond a comfortable walking distance for some homes in a future development.

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 does not have transit service. Shopping destinations that are walkable from portions of the site require a pedestrian to cross a four-lane highway. Residents of the site will be highly dependent on private vehicles.

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

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

Summary: The request would allow all residential building types. The requested districts and the offered zoning conditions will require the majority of housing units to be in Detached, Attached, or Townhouse building types. The existing Wake County zoning and the site's current location outside of Raleigh's city limits jurisdiction would limit much of the site to detached houses on large lots.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would allow approximately 380 additional housing units on the site.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed zoning would allow all residential building types, though building types are restricted by zoning conditions for some portions of the site.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The portion of the site area that is proposed to be rezoned to R-10-CU would allow lots as small as 4,000 square feet which is lower than the city average.
Is it within walking distance of transit?	No	There is not transit service within walking distance of the site.

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

Summary: The request would add to the housing supply and the range of housing types allowed on the site. New development under the proposed zoning would enable a wider range of households to attain housing on the site. Residents of the site will almost certainly need access to private vehicles, so combined housing and transportation affordability of the site will be lower than other, more urbanized locations.

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: The rezoning is not anticipated to impact the historic property on the west side of Forestville Road.

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 Horseshoe Farm Nature Preserver (3.0 miles) and Durant Nature Preserve (6.6 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (2.5 miles).
4. If this property was annexed into the City of Raleigh, then park access level of service would be in the D-F letter grade range.

Impact Identified: The site has a low level of service for public park experiences.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	25,000	25,000	124,500
Waste Water	25,000	25,000	124,500

Impact Identified:

1. The proposed rezoning would add approximately 124,500 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.

Stormwater

Floodplain	No FEMA but alluvial soils are present
Drainage Basin	Toms Creek
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: Neuse River Riparian Buffer

Transportation

Site and Location Context

Location

The Z-34-20 site is in Northeast Raleigh at the intersection of Forestville Road and Louisburg Road.

Area Plans

The Z-34-20 site is near the Forestville Village area plan, which is on the opposite side of Louisburg Road. The plan creates a framework for a pedestrian mixed-use district.

Existing and Planned Infrastructure

Streets

Forestville Road is designated as a 4-lane divided avenue, in the Street Plan (Map T-1) in the comprehensive plan. Louisburg Road designated as a 6-lane divided avenue. Both are maintained by NCDOT. There is also a planned extension of Hartham Park Avenue that roughly parallels Louisburg Road.

The Z-34-20 site is split by Forestville Road and falls within two existing blocks. Existing block perimeter for the western block, extending to Leland Drive, will be 8,500 feet upon development of a vacant tract at the end of Leland Drive. The eastern block, bounded by Lillie Liles Road, Louisburg Road, and Forestville Road is approximately 11,000 feet in perimeter.

In accordance with UDO section 8.3.2, the maximum block perimeter for CX-3 zoning districts is 3,000 feet, and the maximum dead-end street length is 400 feet. Z-34-2020 includes conditions requiring buffers in places where other sections of the UDO require street improvements. Staff is currently evaluating the effect of these conditions.

Comprehensive Plan Policies T 2.3, T 2.4, T 2.5, and T 2.6 concern interconnected streets. These policies and standards reduce per-capita vehicle miles traveled, increase the efficiency of providing city services such as solid waste collection, and equalize neighborhood traffic throughout each individual neighborhood, so that the portions of neighborhoods closest to major streets do not bear a disproportionate level of the traffic within a neighborhood. They also support non-motorized travel. If it is determined that these conditions limit street connectivity, they are inconsistent with Comprehensive Plan policies T 2.3, T 2.4, T 2.5, and T 2.6 and will require additional information as required by UDO Section 10.2.4.E.2.c before the rezoning application is complete.

Pedestrian Facilities

There are no existing sidewalks along any of the site's public street frontage. Frontage improvements, including sidewalks are required for subdivision or tier 3 site plan approval. Hartham Park Avenue and Avery Lane have sidewalks on the side opposite the site.

Bicycle Facilities

There are no existing bikeways within a half mile of the Z-34-20 site. Hartham Park Avenue and Forestville Road are designated for bicycle lanes in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan); Louisburg Road is designated for a separated bikeway.

Transit

There is no existing transit service in this location. Louisburg Road is designated in Map T-2 (Planned Transit Facilities) as a Regional Bus Connection. GoRaleigh Route 401X passes the subject site without stopping. This service provides limited express service from Triangle Town Center to a park and ride lot in Rolesville.

Access

Vehicle access to the subject site is via new or existing public streets.

Other Projects

NCDOT plans to add capacity to the intersection of Louisburg Road, Ligon Mill Road, and Mitchell Mill Road. This project is listed as Project U-5748 in the N.C. Department of Transportation's State Transportation Improvement Program (STIP). It is expected to begin construction in 2022.

TIA Determination

Based on the Envision results, approval of case Z-34-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from R-30 (Wake County) and HD to R-10-CU, CX-3-CU, and RX-4-CU is projected to have 162 new trips in the AM peak hour and 23 new trips in the PM peak hour. These values trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-34-20 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-34-20 Current Zoning Entitlements R-30 (Wake County) and HD	Daily	AM	PM
	4,216	196	451
Z-34-20 Proposed Zoning Maximums R-10-CU, CX-3-CU, and RX-4-CU	Daily	AM	PM
	4,554	358	474
Z-34-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	338	162	23

TIA Review

Transportation staff have reviewed a TIA prepared by Davenport. The analysis shows that the intersection of Louisburg Road and Forestville Road is the most challenged intersection in the study area, currently operates at LOS F during the AM peak hour. The intersection of Louisburg Road and Leland Road also experiences peak hour delay issues. This intersection currently operates at LOS F during the AM peak hour. Build out of the Z-34-20 site will increase delay at these intersections.

The analysis indicates that the proposed development will have impacts to the surrounding roadway network and intersections but can be partially mitigated with the study's recommended improvements listed below.

- Louisburg Road at Forestville Road
 - Provide dual eastbound left turn lanes
 - Modify the existing traffic signal to accommodate the lane geometry
- Forestville Road at Hartham Park Avenue/ Site Access 1
 - Provide a new traffic signal
 - Provide an additional northbound through lane to accommodate the dual lefts at Louisburg Road
- Forestville Road at Site Access 3
 - Provide a northbound 125-foot storage lane with appropriate taper
 - Provide an additional northbound lane to accommodate the dual lefts at Louisburg Road
- Louisburg Road at Site Access 4
 - Provide an eastbound 150-foot storage lane with appropriate taper

See the attached technical review memo for additional details regarding the TIA.

Infrastructure Sufficiency

Comprehensive Plan Policy T 2.10 provides articulates policy related to peak hour congestion:

Policy T 2.10 Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

UDO Article 8.2 regulates infrastructure sufficiency for site plans. Where a TIA demonstrates a degradation of overall intersection LOS below E or impacts to an existing intersection operating at LOS F, build out of a site is limited and a traffic mitigation plan is required if certain site conditions are not met.

The analysis by Davenport shows that overall intersection LOS for the intersections of Louisburg Road at Forestville Road and Leland Road cannot be maintained at an E or better. According to the results of the TIA, street infrastructure may not be sufficient to fully build out the full for the site. In this scenario, UDO Section 8.2.2.E will be in effect, meaning that build out of the site may be limited unless a reasonable and adequate traffic mitigation plan is provided.

Impact Identified: The proposed zoning would allow density which may create an unacceptably low level of service for the intersection of Louisburg Road and Forestville Road during the morning peak travel time. The submitted traffic study indicates that there may not be sufficient feasible options for mitigating additional traffic, and the site may be prohibited from making use of the requested entitlement.

Urban Forestry

1. Zoning Conditions 3.C & D, and 4.B & C would not allow for the establishment of Secondary Tree Conservation areas in these buffers, as secondary tree conservation has a minimum width of 32 feet (UDO 9.1.4.B.2).
2. I would suggest changing the proposed width of the undisturbed buffer to 32 feet to allow for the potential establishment of secondary tree conservation areas.
3. Alternatively, tree conservation areas could be added to the list of excluded areas in 3.D and 4.C
4. "Outside of the undisturbed buffer but before any structure or parking areas, and excluding those areas within a stream buffer or tree conservation areas, property owner shall construct a fence at least 6.5' tall."
5. The proposed PK zoning on the RX-4 property would require the establishment of a 50 ft parkway protective yard and the establishment of Primary Tree Conservation Area - Parkway Frontage where the protective yards meets tree conservation requirements.

Impact Identified: The zoning conditions may create conflicts with tree conservation requirements from the UDO.

Impacts Summary

The proposed zoning would allow substantially more housing units than are allowed under the existing zoning. Existing streets and park facilities may not be sufficient to meet demand created by new development within the site. Zoning conditions have been offered which may produce conflicts with tree conservation requirements.

Mitigation of Impacts

The applicant may address some of the issues of infrastructure deficiency by reducing the requested density or revising zoning conditions to require a greater degree of recreational amenities and non-motorized circulation as part of development of the site. The zoning conditions should be modified to remove conflicts with possible tree conservation areas.

CONCLUSION

The rezoning is a request to apply City of Raleigh zoning to 82 acres of mostly undeveloped land at the northeast corner of Louisburg Road and Forestville Road which is currently zoned with Wake County HD and R-30 districts. The proposed zoning is CX-3-CU, RX-4-PK-CU, and R-10-CU. The location of the requested zoning districts creates a transition from commercial or mixed-use development at the corner of Louisburg Road and Forestville Road to moderate density residential and then low density residential towards the north and west of the site.

The proposal is consistent with the Future Land Use Map designations of Low Density Residential because it allows an aggregate set of densities, building types, and open space that matches what the designation calls for. While some allowed uses in the CX-3-CU district are not consistent with the site's Office & Residential Mixed Use designation, the inconsistency is reduced by conditioned prohibitions on intense commercial uses. The request is generally consistent with the Future Land Use Map.

The request could be more consistent with the Future Land Use Map through conditions to prohibit intense commercial uses in the CX-3-CU district. Alternatively, the OX and R-6 districts may be requested in place of CX and RX to be more aligned with the Future Land Use designations. General policy consistency would be aided by conditions to specify the location of recreational and non-motorized transportation amenities.

The request is consistent with Comprehensive Plan themes and policies calling for recreation amenities and bicycle and pedestrian facilities in new development, particularly on large sites. Policies related to expanding housing supply, urban form, and frontage requirements support the request as well. Inconsistent policies are associated with the site's location at the city's periphery where transportation infrastructure is less prevalent and denser development makes infrastructure extensions less efficient. Overall, the proposed zoning is consistent with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
3/9/2020	First neighborhood meeting	
9/3/2020	Application submitted	
10/14/2020	Application complete	
11/18/2020	Second neighborhood meeting	
11/24/2020	Placed on Planning Commission consent agenda and not discussed.	

1/12/2021	Placed on the Planning Commission business agenda.	Deferred to 1/26/2021 to allow revision of conditions for clarity and to support neighbor requests
1/26/2021	Placed on Planning Commission business agenda.	Deferred to allow applicant to modify zoning conditions.
2/9/2021	Placed on Planning Commission business agenda.	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	HD and R-30 (Wake County)	R-30 (Wake County)	PD, R-4	R-30 (Wake County)	R-6-CU, R-10-CU
Additional Overlay	None	None	None	None	None
Future Land Use	Office & Residential Mixed Use, Low Density Residential	Low Density Residential	Community Mixed Use	Low Density Residential	Office & Residential Mixed Use, Low Density Residential, Private Open Space
Current Land Use	Rural Residential, Open Space	Rural Residential	Open Space	Rural Residential	Low Density Residential
Urban Form	Parkway Corridor	None	Parkway Corridor, Mixed Use Center	None	Parkway Corridor

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	HD and R-30 (Wake County)	CX-3-CU, RX-4-PK-CU, and R-10-CU
Total Acreage	82.18	82.18
Setbacks:	(Wake R-30)	(R-10)
Front	30'	10'
Side	10'	5'
Rear	30'	20'
Residential Density:	1.45	5.65
Max. # of Residential Units	117	457
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	N/A	50,000
Max. Gross Retail SF	174,000	50,000
Max. Gross Industrial SF	N/A	Not permitted
Potential F.A.R	N/A	N/A

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



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-34-20

OVERVIEW

The rezoning request would cause the Future Land Use Map to be amended at the corner of Louisburg Road and Forestville Road from Office & Residential Mixed Use to Community Mixed Use in the area where the CX-3-CU district is proposed.

LIST OF AMENDMENTS

1. Amend the Future Land Use Map from Office & Residential Mixed Use to Community Mixed Use in the area zoned CX-3-CU.
--

IMPACT ANALYSIS

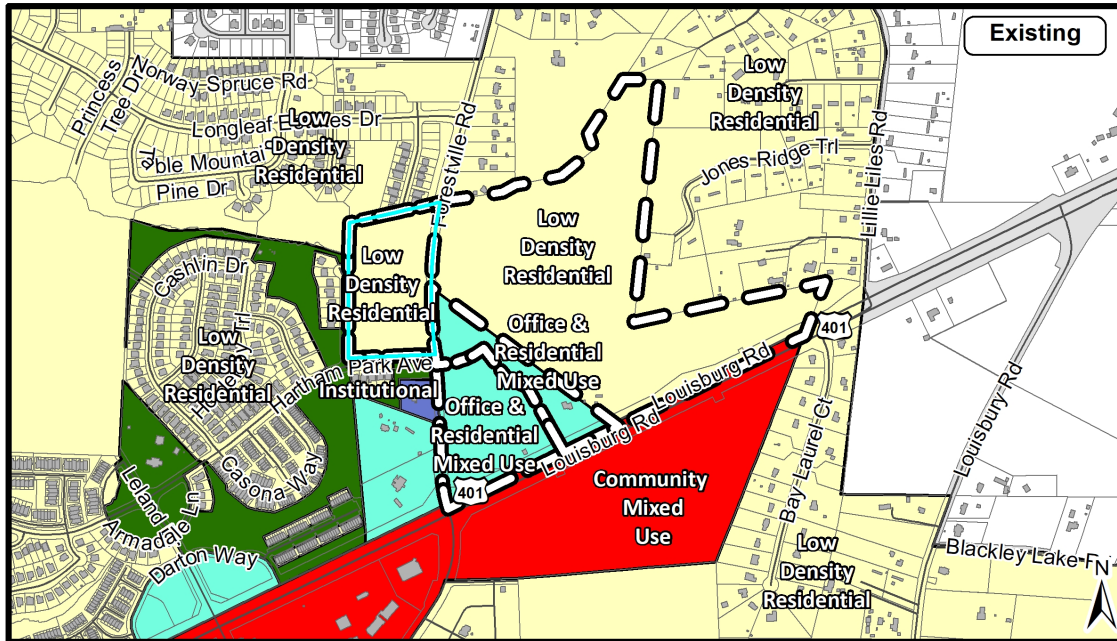
Amendment of the Future Land Use Map will only apply to the case and development in question.

AMENDED MAPS

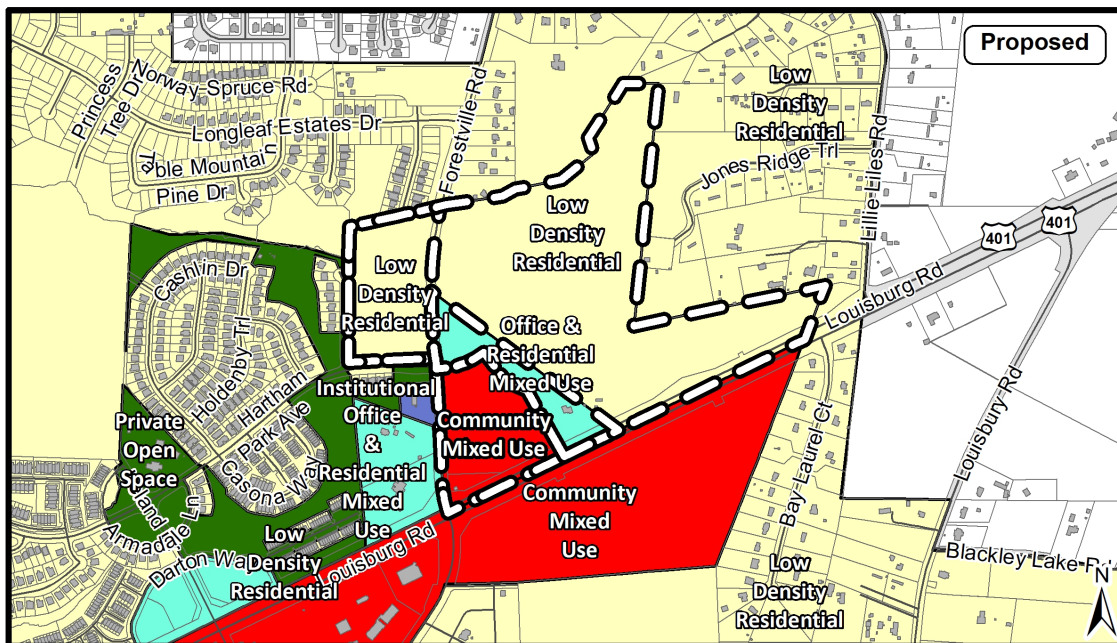
See following page.

Z-34-2020: Required Amendment to the Future Land Use Map

Existing Designation: Low Density Residential; Office & Residential Mixed Use



Proposed Designation: Low Density Residential; Community Mixed Use; Office & Residential Mixed Use





Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: October 8, 2020

SUBJECT: Traffic Impact Analysis Review for Z-34-20 - Perry Farm

We have reviewed the rezoning Traffic Impact Analysis (TIA) prepared by Davenport for the Perry Farm Development, case number Z-34-20. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

Development Details

<i>Site Location:</i>	Northeast Raleigh, primarily located in the northeast quadrant of the intersection for Louisburg Road at Forestville Road
<i>Address:</i>	8705 Louisburg Road
<i>Property Pin:</i>	1748733146
<i>Current Zoning:</i>	R-30 (Wake County) and HD
<i>Proposed Zoning:</i>	R-10-CU, CX-3-CU, and RX-4-CU
<i>Existing Land Use:</i>	Vacant
<i>Maximum Allowable Land Use:</i>	72 Units of Multifamily Housing and 173,797 SF of Retail
<i>Maximum Proposed Zoning Land Use:</i>	Conditioned to 26 Single Family, 50,000 SF of Commercial, 175 Townhomes, and 250 Apartments
<i>Build-out Year:</i>	Phase 1 – 2022; Phase 2 – 2023; Phase 3 – 2025

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)

Study Area & Analysis Scenarios

The following intersections were studied as part of this TIA:

- | | |
|---|----------------|
| 1. US 401 at Leland Drive | (Signalized) |
| 2. US 401 at Forestville Road | (Signalized) |
| 3. US 401 at U-Turn car access | (Unsignalized) |
| 4. US 401 at U-Turn truck access | (Unsignalized) |
| 5. Forestville Road at Hartham Park Ave / Site Access 1 | (Unsignalized) |
| 6. Forestville Road at Longleaf Estate / Site Access 6 | (Unsignalized) |
| 7. US 401 at Site Access 2 | (Unsignalized) |
| 8. Forestville Road at Site Access 3 | (Unsignalized) |
| 9. US 401 at Site Access 4 | (Unsignalized) |
| 10. Forestville Road at Site Access 5 | (Unsignalized) |
| 11. Hartham Park Avenue at Site Access 7 | (Unsignalized) |

Trip Generation

Davenport made the following assumptions as agreed to by City and NCDOT staff:

- 10th Edition ITE Trip Generation Manual
- A 2% growth rate was applied
- There were no approved development plans in the study area

As noted in the Development Details, the applicant has offered conditions that are below the maximum intensity allowed by the rezoning. Those conditions limit the development to the following:

- 26 Single Family Dwellings
- 45,000 square feet of Commercial/retail use
- 5,000 square feet of convenience store with fuel pumps
- 175 Townhomes
- 250 Apartments

However, the submitted analysis is based on a different breakdown of uses as detailed in Table 2 below. Davenport provided a separate letter, dated August 4, 2020, showing the trip generation comparison of the conditioned uses versus the analyzed uses. Based on the ITE Trip Generation Manual, the analyzed uses generate almost identical new trips compared to the conditioned uses. This holds true for the Daily Volumes, AM Peak Hour, and PM Peak Hour as shown in Table 1 below.

Table 1: New Trip Difference Between Analyzed Uses and Conditioned Uses

Development	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Analyzed Uses	10,134	269	303	572	315	261	576
Conditioned Uses	10,131	270	302	572	316	262	578
Trip Difference	3	-1	1	0	-1	-1	-2

Table 2: Proposed Development Trip Generation – Full Buildout

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Mid-Rise Apartments	221	224 Units	1,219	20	56	76	59	37	96
Retail	820	35,000 SF	2,944	105	64	169	120	130	250
Sit Down Restaurant	932	10,000 SF	1,122	80	60	140	90	84	174
Convenience Mart with Gas Pumps	853	5,000 SF	3,121	102	101	203	123	123	246
Single Family	210	24 Units	280	5	16	21	16	10	26
Townhomes – Low Rise	220	197 Units	1,448	21	70	91	68	40	108
Gross Total Trips			10,134	333	367	700	476	424	900
Pass-By Retail Reductions				0	0	0	-41	-45	-86
Pass-By Restaurant Reductions				0	0	0	-39	-37	-76
Pass-By Convenience Mart Reductions				-64	-64	-128	-81	-81	-162
Total Pass-By Site Trips				-64	-64	-128	-161	-163	-324
Net Total Trips				269	303	572	315	261	576

Site Traffic Distribution

Trips generated by the proposed development were distributed based on a review of surrounding land uses, existing traffic patterns, and engineering judgement.

- 55% to/from the west on US 401
- 20% to/from the south on Forestville Road
- 15% to/from the east on US 401
- 10% to/from the north on Forestville Road

Results and Impacts

The intersection of Louisburg Road and Forestville Road is the most challenged intersection in the study area. This intersection currently operates at LOS F during the AM peak hour with 99.2 seconds of delay, and LOS C during the PM peak hour with 33.3 seconds of delay. When all three phases of this project are complete in 2025, AM peak delay is expected to increase to 185.2 seconds (LOS F), and PM peak delay would increase to 60.6 seconds (LOS E).

The intersection of Louisburg Road and Leland Road also experiences peak hour delay issues. This intersection currently operates at LOS F during the AM peak hour with 82.8 seconds of delay, and LOS C during the PM peak hour with 20.2 seconds of delay. When all three phases of this project are complete in 2025, AM peak delay is expected to increase to 156.3 seconds (LOS F), and PM peak delay would increase to 28.5 seconds (LOS C).

Study Recommendations

The analysis performed by Davenport indicates that the proposed development will have impacts to the surrounding roadway network and intersections but can be partially mitigated with the study's recommended improvements listed below.

- Louisburg Road at Forestville Road
 - Provide dual eastbound left turn lanes
 - Modify the existing traffic signal to accommodate the lane geometry
- Forestville Road at Hartham Park Avenue/ Site Access 1
 - Provide a new traffic signal
 - Provide an additional northbound through lane to accommodate the dual lefts at Louisburg Road
- Forestville Road at Site Access 3
 - Provide a northbound 125-foot storage lane with appropriate taper
 - Provide an additional northbound lane to accommodate the dual lefts at Louisburg Road
- Louisburg Road at Site Access 4
 - Provide an eastbound 150-foot storage lane with appropriate taper

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the Perry Farm rezoning and makes no further recommendations at this time.

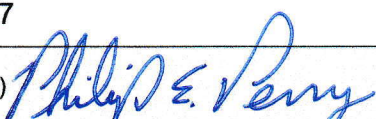
Rezoning Application



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	Height	Frontage		Overlay(s) _____
Proposed Zoning Base District	Height	Frontage		Overlay(s)
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				
GENERAL INFORMATION				
Date	Date Amended (1)	Date Amended (2)		
Property Address 8705 Louisburg Road				
Property PIN 1748-73-3146		Deed Reference (book/page) Book 12849, Page 1995		
Nearest Intersection Louisburg Road and Forestville Road				
Property Size (acres) 82.18	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address Perry Farm LLC 404 Emerson Drive Raleigh, NC 27609		Phone	Fax	
		Email		
Applicant Name/Address Michael Birch, Longleaf Law Partners 2235 Gateway Access Pt., Ste 201 Raleigh, NC 27607		Phone 919.645.4317	Fax	
		Email mbirch@longleaflp.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.

Email

REVISION 11.15.19

8705 LOUISBURG ROAD
ATTACHMENT TO REZONING APPLICATION

Existing Zoning Districts

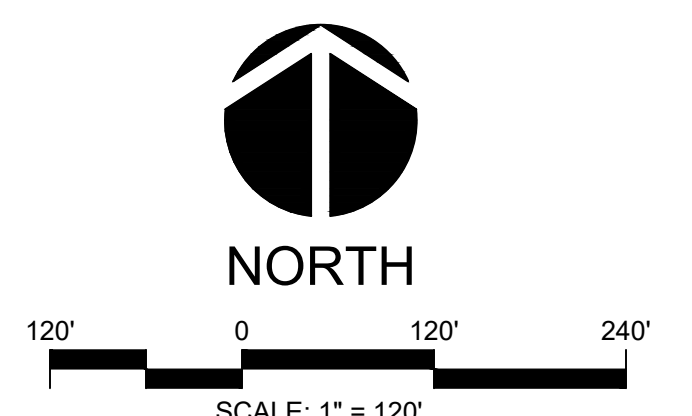
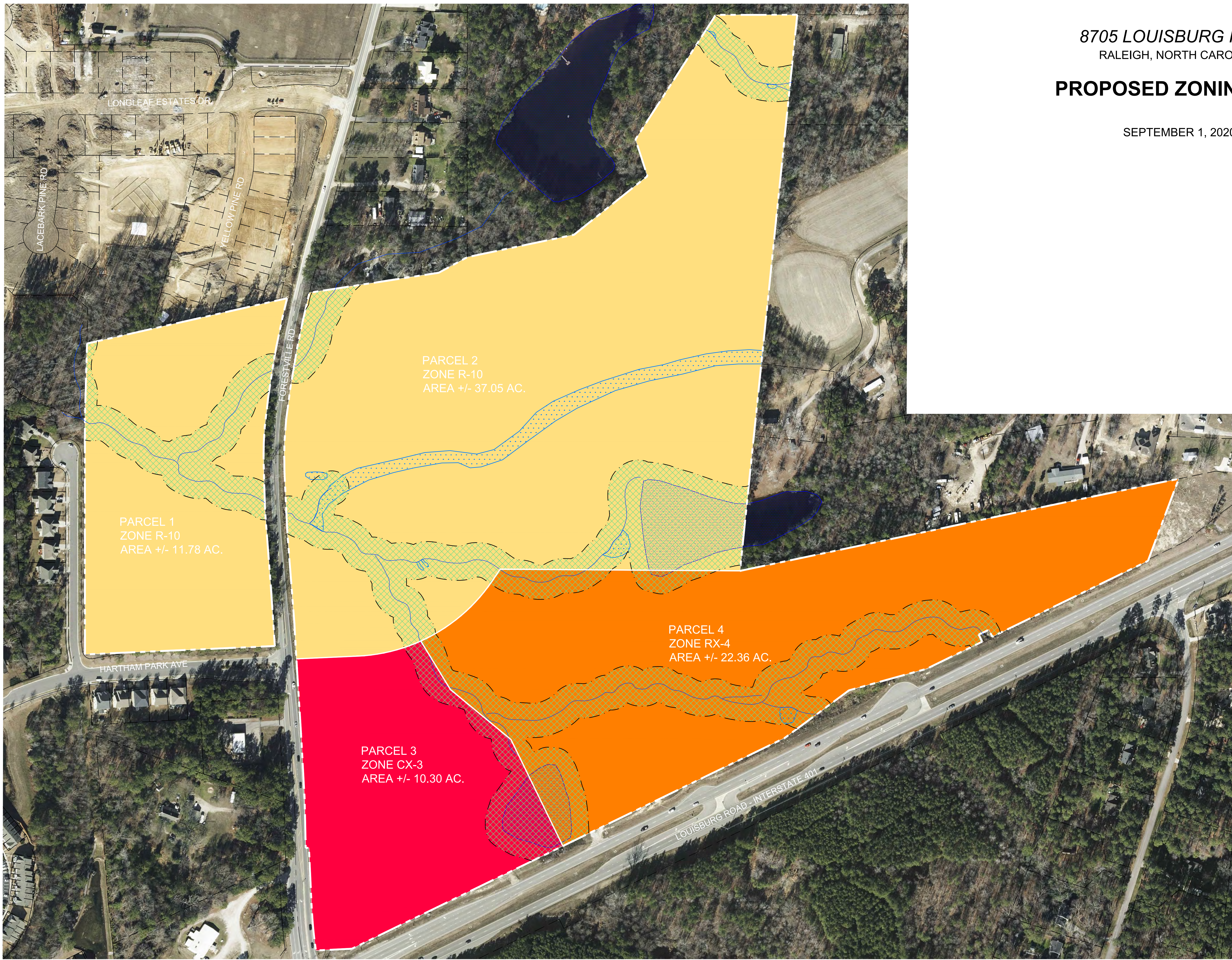
1. HD
2. R-30

Proposed Zoning Districts

1. R-10-CU
2. RX-4-PK-CU
3. CX-3-CU

8705 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA
PROPOSED ZONING MAP

SEPTEMBER 1, 2020

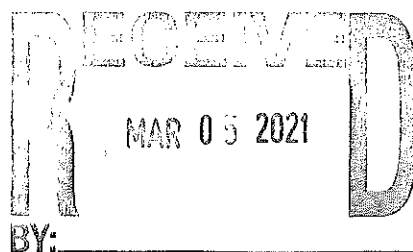


Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. For that portion of the Property west of Forestville Road zoned R-10-CU:</p> <ul style="list-style-type: none"> a. Only the Detached House and Open Lot building types shall be permitted. b. The minimum lot area shall be 5,500 square feet. c. Beginning at point measuring 150 feet north of the southwest corner of the subject property adjacent to Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, and extending north 540 feet along the shared property line with Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, the property owner shall provide a minimum twenty-foot (20') wide buffer area. No building or private vehicular surface area may be located within this buffer area. Exhibit A, attached, illustrates the buffer area. d. No more than twenty-six (26) dwelling units shall be permitted, and no more than eighteen (18) of these dwelling units may be located south of the stream. <p>2. For that portion of the Property zoned CX-3-CU:</p> <ul style="list-style-type: none"> a. The following principal uses shall be prohibited: (i) adult establishment; (ii) bar, nightclub, tavern, lounge; (iii) vehicle sales/rental; (iv) detention center, jail, prison; (v) light manufacturing; (vi) research & development; (vii) vehicle repair (minor); (viii) vehicle repair (major); (ix) overnight lodging; (x) self-service storage. b. The maximum gross floor area shall be 50,000 square feet.

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: Cynthia G. Daniel
 Printed Name: Cynthia G. Daniel

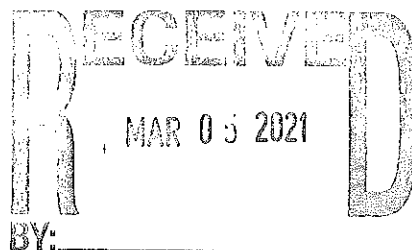


Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>3. For that portion of the Property east of Forestville Road zoned R-10-CU:</p> <ul style="list-style-type: none"> a. The maximum number of dwelling units shall be 160 dwelling units. b. The Apartment building type shall be prohibited. c. Property owner shall provide a minimum sixty-feet (60') wide buffer along the shared boundary line with that parcel identified as Lot 8 on that plat recorded in Book of Maps 1982, Page 925 (the "McGee Property"), for a distance of 380 feet as measured from the corner of the McGee Property at the Forestville Road right-of-way. For the balance of the shared property line, property owner shall provide a minimum thirty-feet (30') wide buffer. No building or private vehicular surface area may be located within these buffer areas. When five (5) feet or more of the width of these buffer areas are impacted by tree removal (except for tree removal associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates these buffer areas. d. The minimum building setback shall be eighty-five feet (85') as measured from that portion of the shared boundary line with the McGee Property beginning at the corner of the McGee Property and the Forestville Road right-of-way for a distance of 380 feet. For the balance of the shared property line with the McGee Property, the minimum building setback shall be sixty feet (60'). Exhibit B, attached, illustrates these building setback lines. e. Within that area between (i) the 60-foot wide and 30-foot wide buffer areas described in above Condition 3.c. and (ii) any building or parking area, but outside of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, easements required by a governmental entity, and tree conservation areas, Leyland Cypress trees shall be planted at a rate of 4 per 100 linear feet of shared property line with the McGee Property. Based on an approximate shared property line length of 476 feet, approximately 19 trees are required by this condition. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.c. Exhibit B, attached, illustrates this planting area.

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: Cynthia B. Daniel
 Printed Name: Cynthia B. Daniel



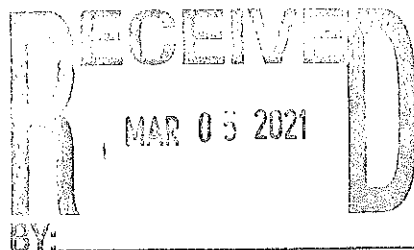
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>f. Property owner shall provide a minimum thirty-feet (30') wide buffer along the shared boundary line with that parcel identified as Lot 1 on that plat recorded in Book of Maps 2015, Page 1903 (the "Morrison Property"). However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, property owner shall provide a minimum sixty-feet (60') wide buffer. No building or private vehicular surface area may be located within this buffer area. If five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.</p> <p>g. The minimum building setback from the shared boundary line with the Morrison Property shall be fifty (50) feet. However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, the minimum building setback from Point 1 shall be 110 feet.</p> <p>h. This Condition 3.h. sets forth required plantings that may be located within that area between (i) the shared property line with the Morrison Property and (ii) any building or parking area, but exclusive of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, any easements required by a governmental entity, and tree conservation areas (the "Planting Area"), unless otherwise noted in this condition. Within the Planting Areas parallel to Segment B and Segment C of the Morrison Property boundary line, Leyland Cypress trees shall be planted at a rate of 10 trees per 100 linear feet. The trees required by this condition within the Planting Area parallel to Segment B shall be planted on the northern side of the fence described in Condition 3.j. Within the Planting Area parallel to Segment D of the Morrison Property boundary line and south of the stream buffer, Leyland Cypress trees shall be planted at a rate of 5 per 100 linear feet. Segment B is approximately 273 linear feet, which would result in about 27 trees. Segment C is approximately 112 linear feet, which would result in about 11 trees. Segment D, south of the buffer, is approximately 320 linear feet, which would result in about 16 trees. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.f. Exhibit B, attached, illustrates this planting area.</p> <p>i. Property owner shall provide a thirty-feet (30') wide buffer along the shared boundary line with those parcels described in Deed Book 15168, Page 626 (Ortega), Deed Book 13321, Page 700 (Jones) and Deed Book 2999, Page 333 (Jones). No building or private vehicular surface area may be located within this buffer area. When five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.</p>

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Property Owner(s) Signature: Cynthia G. Daniel

Printed Name: Cynthia G. Daniel

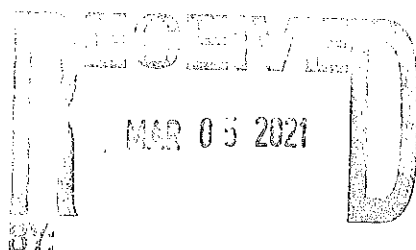


Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>j. Property owner shall construct a continuous and opaque privacy fence at least 6.5 feet in height in that area described in this Condition 3.j. Generally, this fence shall be located outside of the buffer areas described in Condition 3.c., Condition 3.f., and Condition 3.i., except for as expressly noted herein, but before any building or vehicular surface area. The fence may not be installed in areas designated as tree conservation areas. The rails of the fence shall be on the side of the fence facing the perimeter boundary line of the property. A retaining wall or wall that is at least 6.5 feet in height may be used to satisfy this condition so long as it is opaque and continuous with the privacy fence. Notwithstanding anything in this condition, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence.</p> <p>Fence Location Description: Beginning on the west side of the property, the fence shall start outside of the eastern edge of the stream buffer located near Forestville Road (the "Point of Beginning"), the fence shall run easterly and northeasterly, generally parallel to the McGee Property and Morrison Property, until it reaches the south side of the stream buffer in the northeast portion of the property ("Northeast Point"). From the Northeast Point, the fence shall run westerly along the southside of the stream buffer, within the buffer described in Condition 3.f., to the property line of the Morrison Property. From the Northeast Point, the fence shall run easterly along the south side of the stream buffer until reaching the property line of the Ortega property (Deed Book 15168, Page 626), including within the buffer area described in Condition 3.i. Additionally, from the Point of Beginning, the fence shall run in a southerly direction, outside the east side of the stream buffer, for at least 150 feet. Exhibit B, attached, illustrates the location of this fence.</p> <p>k. No land disturbing activity shall occur on the north side of the stream located in the northeast corner of the property. This area is identified on the attached Exhibit B.</p> <p>l. The maximum building height shall be two (2) stories and forty feet (40').</p> <p>m. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 20,000 square feet of land area.</p> <p>n. A minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.n. shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with Condition 3.m. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.</p> <p>o. Within 100 feet of the McGee property and Morrison Property, any pole-mounted light fixtures shall be of full cut-off design, and shall be directed away from the McGee Property and Morrison Property. This condition shall not apply to any pole-mounted lighting required in public right-of-way.</p>

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Property Owner(s) Signature: Cynthia B. Daniel
 Printed Name: Cynthia B. Daniel



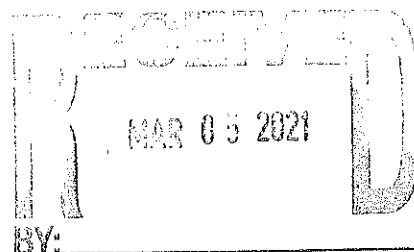
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>4. For that portion of the Property zoned RX-4-PK-CU:</p> <p>a. Property owner shall maintain a seventy-five-foot (75') building setback along the shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the setback area adjacent to these properties.</p> <p>b. Property owner shall maintain a twenty-foot (20') wide buffer area along those shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the location of this buffer area.</p> <p>c. Outside of the buffer area but before any structure or parking areas, and excluding those areas within a stream buffer, property owner shall construct a fence at least 6.5' tall. Notwithstanding the above, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence.</p> <p>d. Residential land uses as described in UDO Section 6.1.4 shall be the only principal uses permitted on the property.</p> <p>e. Along this portion of the property's common boundary line with adjacent properties zoned R-30 (Wake County), the Neighborhood Transition standards of UDO Article 3.5 shall apply.</p> <p>f. The maximum number of dwelling units shall be 224 dwelling units.</p> <p>g. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 10,000 square feet of land area.</p> <p>h. For portions of this area the property developed with the apartment building type, a minimum of thirty-five percent (35%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 4.h. for development with the apartment building type shall mean land area (i) located outside of public right-of-way; (ii) located outside any vehicular drive aisle; (iii) located outside a vehicular parking area; and (iv) not covered by a principal building. Land area associated with any private community amenity area provided in accordance with Condition 4.g. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.</p> <p>i. For portions of this area of the property developed with the detached house, attached house or townhome building types, a minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.q. shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with Condition 4.g. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.</p> <p>5. Those three zoning areas located east of Forestville Road (portions of the property subject to Conditions 2, 3 & 4) shall be interconnected by a multi-use path measuring at least eight (8') feet wide. This path may be located within the public right-of-way or on private property, and may be in-lieu of a public sidewalk, subject to approval by the City.</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: Cynthia L Daniel

Printed Name: Cynthia G Daniel



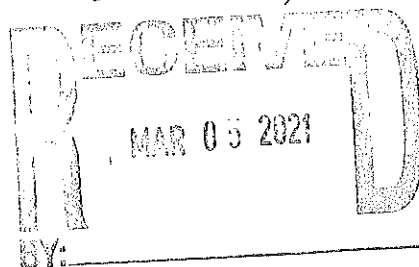
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Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. For that portion of the Property west of Forestville Road zoned R-10-CU:</p> <ul style="list-style-type: none"> a. Only the Detached House and Open Lot building types shall be permitted. b. The minimum lot area shall be 5,500 square feet. c. Beginning at point measuring 150 feet north of the southwest corner of the subject property adjacent to Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, and extending north 540 feet along the shared property line with Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, the property owner shall provide a minimum twenty-foot (20') wide buffer area. No building or private vehicular surface area may be located within this buffer area. Exhibit A, attached, illustrates the buffer area. d. No more than twenty-six (26) dwelling units shall be permitted, and no more than eighteen (18) of these dwelling units may be located south of the stream. <p>2. For that portion of the Property zoned CX-3-CU:</p> <ul style="list-style-type: none"> a. The following principal uses shall be prohibited: (i) adult establishment; (ii) bar, nightclub, tavern, lounge; (iii) vehicle sales/rental; (iv) detention center, jail, prison; (v) light manufacturing; (vi) research & development; (vii) vehicle repair (minor); (viii) vehicle repair (major); (ix) overnight lodging; (x) self-service storage. b. The maximum gross floor area shall be 50,000 square feet.

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: Richard E. Daniel, Jr.

Printed Name: RICHARD E. DANIEL, JR.



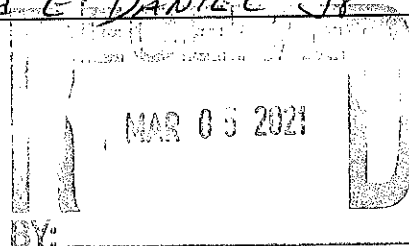
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Narrative of Zoning Conditions Offered
<p>3. For that portion of the Property east of Forestville Road zoned R-10-CU:</p> <ul style="list-style-type: none"> a. The maximum number of dwelling units shall be 160 dwelling units. b. The Apartment building type shall be prohibited. c. Property owner shall provide a minimum sixty-feet (60') wide buffer along the shared boundary line with that parcel identified as Lot 8 on that plat recorded in Book of Maps 1982, Page 925 (the "McGee Property"), for a distance of 380 feet as measured from the corner of the McGee Property at the Forestville Road right-of-way. For the balance of the shared property line, property owner shall provide a minimum thirty-feet (30') wide buffer. No building or private vehicular surface area may be located within these buffer areas. When five (5) feet or more of the width of these buffer areas are impacted by tree removal (except for tree removal associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates these buffer areas. d. The minimum building setback shall be eighty-five feet (85') as measured from that portion of the shared boundary line with the McGee Property beginning at the corner of the McGee Property and the Forestville Road right-of-way for a distance of 380 feet. For the balance of the shared property line with the McGee Property, the minimum building setback shall be sixty feet (60'). Exhibit B, attached, illustrates these building setback lines. e. Within that area between (i) the 60-feet wide and 30-feet wide buffer areas described in above Condition 3.c. and (ii) any building or parking area, but outside of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, easements required by a governmental entity, and tree conservation areas, Leyland Cypress trees shall be planted at a rate of 4 per 100 linear feet of shared property line with the McGee Property. Based on an approximate shared property line length of 476 feet, approximately 19 trees are required by this condition. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.c. Exhibit B, attached, illustrates this planting area.

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Property Owner(s) Signature: Richard E. Daniel, Jr.

Printed Name: Richard E. DANIEL, Jr.



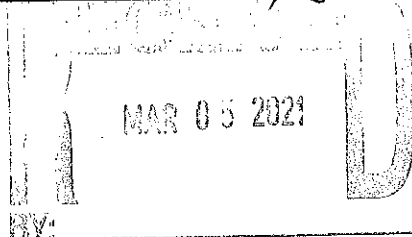
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Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>f. Property owner shall provide a minimum thirty-feet (30') wide buffer along the shared boundary line with that parcel identified as Lot 1 on that plat recorded in Book of Maps 2015, Page 1903 (the "Morrison Property"). However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, property owner shall provide a minimum sixty-feet (60') wide buffer. No building or private vehicular surface area may be located within this buffer area. If five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.</p> <p>g. The minimum building setback from the shared boundary line with the Morrison Property shall be fifty (50) feet. However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, the minimum building setback from Point 1 shall be 110 feet.</p> <p>h. This Condition 3.h. sets forth required plantings that may be located within that area between (i) the shared property line with the Morrison Property and (ii) any building or parking area, but exclusive of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, any easements required by a governmental entity, and tree conservation areas (the "Planting Area"), unless otherwise noted in this condition. Within the Planting Areas parallel to Segment B and Segment C of the Morrison Property boundary line, Leyland Cypress trees shall be planted at a rate of 10 trees per 100 linear feet. The trees required by this condition within the Planting Area parallel to Segment B shall be planted on the northern side of the fence described in Condition 3.j. Within the Planting Area parallel to Segment D of the Morrison Property boundary line and south of the stream buffer, Leyland Cypress trees shall be planted at a rate of 5 per 100 linear feet. Segment B is approximately 273 linear feet, which would result in about 27 trees. Segment C is approximately 112 linear feet, which would result in about 11 trees. Segment D, south of the buffer, is approximately 320 linear feet, which would result in about 16 trees. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.f. Exhibit B, attached, illustrates this planting area.</p> <p>i. Property owner shall provide a thirty-feet (30') wide buffer along the shared boundary line with those parcels described in Deed Book 15168, Page 626 (Ortega), Deed Book 13321, Page 700 (Jones) and Deed Book 2999, Page 333 (Jones). No building or private vehicular surface area may be located within this buffer area. When five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.</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: Richard E. Daniel, Jr.

Printed Name: RICHARD E. DANIEL, JR.



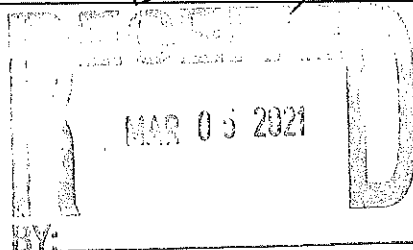
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>j. Property owner shall construct a continuous and opaque privacy fence at least 6.5 feet in height in that area described in this Condition 3.j. Generally, this fence shall be located outside of the buffer areas described in Condition 3.c., Condition 3.f., and Condition 3.i., except for as expressly noted herein, but before any building or vehicular surface area. The fence may not be installed in areas designated as tree conservation areas. The rails of the fence shall be on the side of the fence facing the perimeter boundary line of the property. A retaining wall or wall that is at least 6.5 feet in height may be used to satisfy this condition so long as it is opaque and continuous with the privacy fence. Notwithstanding anything in this condition, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence.</p> <p>Fence Location Description: Beginning on the west side of the property, the fence shall start outside of the eastern edge of the stream buffer located near Forestville Road (the "Point of Beginning"), the fence shall run easterly and northeasterly, generally parallel to the McGee Property and Morrison Property, until it reaches the south side of the stream buffer in the northeast portion of the property ("Northeast Point"). From the Northeast Point, the fence shall run westerly along the southside of the stream buffer, within the buffer described in Condition 3.f., to the property line of the Morrison Property. From the Northeast Point, the fence shall run easterly along the south side of the stream buffer until reaching the property line of the Ortega property (Deed Book 15168, Page 626), including within the buffer area described in Condition 3.i. Additionally, from the Point of Beginning, the fence shall run in a southerly direction, outside the east side of the stream buffer, for at least 150 feet. Exhibit B, attached, illustrates the location of this fence.</p> <p>k. No land disturbing activity shall occur on the north side of the stream located in the northeast corner of the property. This area is identified on the attached Exhibit B.</p> <p>l. The maximum building height shall be two (2) stories and forty feet (40').</p> <p>m. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 20,000 square feet of land area.</p> <p>n. A minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.n. shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with Condition 3.m. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.</p> <p>o. Within 100 feet of the McGee property and Morrison Property, any pole-mounted light fixtures shall be of full cut-off design, and shall be directed away from the McGee Property and Morrison Property. This condition shall not apply to any pole-mounted lighting required in public right-of-way.</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: Richard E. Daniel, Jr.

Printed Name: RICHARD E. DANIEL, JR.



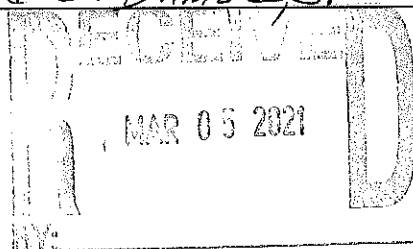
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>4. For that portion of the Property zoned RX-4-PK-CU:</p> <ul style="list-style-type: none"> a. Property owner shall maintain a seventy-five-foot (75') building setback along the shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the setback area adjacent to these properties. b. Property owner shall maintain a twenty-foot (20') wide buffer area along those shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the location of this buffer area. c. Outside of the buffer area but before any structure or parking areas, and excluding those areas within a stream buffer, property owner shall construct a fence at least 6.5' tall. Notwithstanding the above, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence. d. Residential land uses as described in UDO Section 6.1.4 shall be the only principal uses permitted on the property. e. Along this portion of the property's common boundary line with adjacent properties zoned R-30 (Wake County), the Neighborhood Transition standards of UDO Article 3.5 shall apply. f. The maximum number of dwelling units shall be 224 dwelling units. g. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 10,000 square feet of land area. h. For portions of this area the property developed with the apartment building type, a minimum of thirty-five percent (35%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 4.h. for development with the apartment building type shall mean land area (i) located outside of public right-of-way; (ii) located outside any vehicular drive aisle; (iii) located outside a vehicular parking area; and (iv) not covered by a principal building. Land area associated with any private community amenity area provided in accordance with Condition 4.g. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition. i. For portions of this area of the property developed with the detached house, attached house or townhome building types, a minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.q. shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with Condition 4.g. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition. <p>5. Those three zoning areas located east of Forestville Road (portions of the property subject to Conditions 2, 3 & 4) shall be interconnected by a multi-use path measuring at least eight (8') feet wide. This path may be located within the public right-of-way or on private property, and may be in-lieu of a public sidewalk, subject to approval by the City.</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: Richard E. Daniel, Jr.

Printed Name: Richard E. DANIEL, Jr.



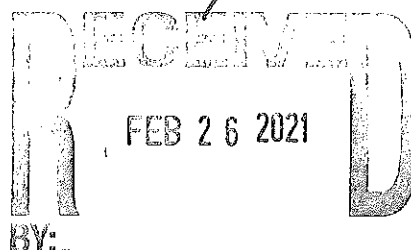
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. For that portion of the Property west of Forestville Road zoned R-10-CU:</p> <ul style="list-style-type: none"> a. Only the Detached House and Open Lot building types shall be permitted. b. The minimum lot area shall be 5,500 square feet. c. Beginning at point measuring 150 feet north of the southwest corner of the subject property adjacent to Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, and extending north 540 feet along the shared property line with Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, the property owner shall provide a minimum twenty-foot (20') wide buffer area. No building or private vehicular surface area may be located within this buffer area. Exhibit A, attached, illustrates the buffer area. d. No more than twenty-six (26) dwelling units shall be permitted, and no more than eighteen (18) of these dwelling units may be located south of the stream. <p>2. For that portion of the Property zoned CX-3-CU:</p> <ul style="list-style-type: none"> a. The following principal uses shall be prohibited: (i) adult establishment; (ii) bar, nightclub, tavern, lounge; (iii) vehicle sales/rental; (iv) detention center, jail, prison; (v) light manufacturing; (vi) research & development; (vii) vehicle repair (minor); (viii) vehicle repair (major); (ix) overnight lodging; (x) self-service storage. b. The maximum gross floor area shall be 50,000 square feet.

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Property Owner(s) Signature: Philip E. Perry

Printed Name: Philip E. PERRY



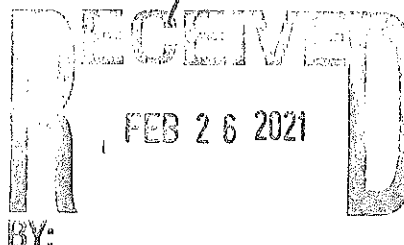
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>3. For that portion of the Property east of Forestville Road zoned R-10-CU:</p> <p>a. The maximum number of dwelling units shall be 160 dwelling units.</p> <p>b. The Apartment building type shall be prohibited.</p> <p>c. Property owner shall provide a minimum sixty-feet (60') wide buffer along the shared boundary line with that parcel identified as Lot 8 on that plat recorded in Book of Maps 1982, Page 925 (the "McGee Property"), for a distance of 380 feet as measured from the corner of the McGee Property at the Forestville Road right-of-way. For the balance of the shared property line, property owner shall provide a minimum thirty-feet (30') wide buffer. No building or private vehicular surface area may be located within these buffer areas. When five (5) feet or more of the width of these buffer areas are impacted by tree removal (except for tree removal associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates these buffer areas.</p> <p>d. The minimum building setback shall be eighty-five feet (85') as measured from that portion of the shared boundary line with the McGee Property beginning at the corner of the McGee Property and the Forestville Road right-of-way for a distance of 380 feet. For the balance of the shared property line with the McGee Property, the minimum building setback shall be sixty feet (60'). Exhibit B, attached, illustrates these building setback lines.</p> <p>e. Within that area between (i) the 60-foot wide and 30-foot wide buffer areas described in above Condition 3.c. and (ii) any building or parking area, but outside of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, easements required by a governmental entity, and tree conservation areas, Leyland Cypress trees shall be planted at a rate of 4 per 100 linear feet of shared property line with the McGee Property. Based on an approximate shared property line length of 476 feet, approximately 19 trees are required by this condition. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.c. Exhibit B, attached, illustrates this planting area.</p>

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Property Owner(s) Signature: Philip E. Perry

Printed Name: PHILIP E. PERRY



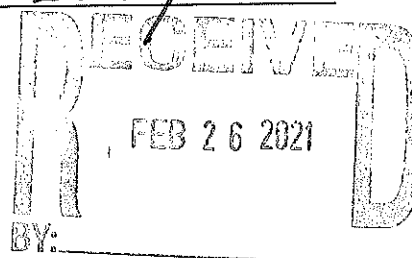
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>f. Property owner shall provide a minimum thirty-feet (30') wide buffer along the shared boundary line with that parcel identified as Lot 1 on that plat recorded in Book of Maps 2015, Page 1903 (the "Morrison Property"). However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, property owner shall provide a minimum sixty-feet (60') wide buffer. No building or private vehicular surface area may be located within this buffer area. If five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.</p> <p>g. The minimum building setback from the shared boundary line with the Morrison Property shall be fifty (50) feet. However, as measured from that point of the Morrison Property identified as Point 1 on Exhibit B, the minimum building setback from Point 1 shall be 110 feet.</p> <p>h. This Condition 3.h. sets forth required plantings that may be located within that area between (i) the shared property line with the Morrison Property and (ii) any building or parking area, but exclusive of areas associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, any easements required by a governmental entity, and tree conservation areas (the "Planting Area"), unless otherwise noted in this condition. Within the Planting Areas parallel to Segment B and Segment C of the Morrison Property boundary line, Leyland Cypress trees shall be planted at a rate of 10 trees per 100 linear feet. The trees required by this condition within the Planting Area parallel to Segment B shall be planted on the northern side of the fence described in Condition 3.j. Within the Planting Area parallel to Segment D of the Morrison Property boundary line and south of the stream buffer, Leyland Cypress trees shall be planted at a rate of 5 per 100 linear feet. Segment B is approximately 273 linear feet, which would result in about 27 trees. Segment C is approximately 112 linear feet, which would result in about 11 trees. Segment D, south of the buffer, is approximately 320 linear feet, which would result in about 16 trees. These new trees may be clustered so long as the total number of trees required by the ratio are planted. These new trees may not be used to satisfy the replanting requirement in Condition 3.f. Exhibit B, attached, illustrates this planting area.</p> <p>i. Property owner shall provide a thirty-feet (30') wide buffer along the shared boundary line with those parcels described in Deed Book 15168, Page 626 (Ortega), Deed Book 13321, Page 700 (Jones) and Deed Book 2999, Page 333 (Jones). No building or private vehicular surface area may be located within this buffer area. When five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with installation of a fence required by these conditions, and any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any other easements required by a governmental entity), those portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet. Exhibit B, attached, illustrates this buffer area.</p>

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Property Owner(s) Signature: Philip E. Perry

Printed Name: Philip E. PERRY



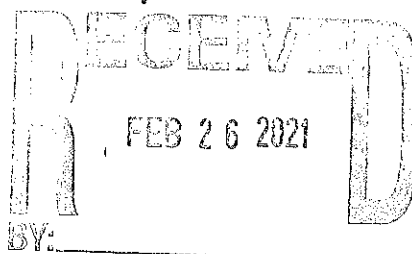
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>j. Property owner shall construct a continuous and opaque privacy fence at least 6.5 feet in height in that area described in this Condition 3.j. Generally, this fence shall be located outside of the buffer areas described in Condition 3.c., Condition 3.f., and Condition 3.i., except for as expressly noted herein, but before any building or vehicular surface area. The fence may not be installed in areas designated as tree conservation areas. The rails of the fence shall be on the side of the fence facing the perimeter boundary line of the property. A retaining wall or wall that is at least 6.5 feet in height may be used to satisfy this condition so long as it is opaque and continuous with the privacy fence. Notwithstanding anything in this condition, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence.</p> <p>Fence Location Description: Beginning on the west side of the property, the fence shall start outside of the eastern edge of the stream buffer located near Forestville Road (the "Point of Beginning"), the fence shall run easterly and northeasterly, generally parallel to the McGee Property and Morrison Property, until it reaches the south side of the stream buffer in the northeast portion of the property ("Northeast Point"). From the Northeast Point, the fence shall run westerly along the southside of the stream buffer, within the buffer described in Condition 3.f., to the property line of the Morrison Property. From the Northeast Point, the fence shall run easterly along the south side of the stream buffer until reaching the property line of the Ortega property (Deed Book 15168, Page 626), including within the buffer area described in Condition 3.i. Additionally, from the Point of Beginning, the fence shall run in a southerly direction, outside the east side of the stream buffer, for at least 150 feet. Exhibit B, attached, illustrates the location of this fence.</p> <p>k. No land disturbing activity shall occur on the north side of the stream located in the northeast corner of the property. This area is identified on the attached Exhibit B.</p> <p>l. The maximum building height shall be two (2) stories and forty feet (40').</p> <p>m. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 20,000 square feet of land area.</p> <p>n. A minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.n. shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with Condition 3.m. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.</p> <p>o. Within 100 feet of the McGee property and Morrison Property, any pole-mounted light fixtures shall be of full cut-off design, and shall be directed away from the McGee Property and Morrison Property. This condition shall not apply to any pole-mounted lighting required in public right-of-way.</p>

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Property Owner(s) Signature: Philip E. Perry

Printed Name: PHILIP E. PERRY



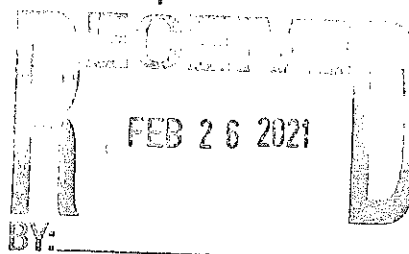
Conditional Use District Zoning Conditions		
Zoning case #: Z-34-20	Date submitted: 2/24/21	OFFICE USE ONLY Rezoning case #
Existing zoning: HD & R-30 (Wake County)	Proposed zoning: CX-3-CU, RX-4-PK-CU, R-10-CU	

Narrative of Zoning Conditions Offered
<p>4. For that portion of the Property zoned RX-4-PK-CU:</p> <ul style="list-style-type: none"> a. Property owner shall maintain a seventy-five-foot (75') building setback along the shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the setback area adjacent to these properties. b. Property owner shall maintain a twenty-foot (20') wide buffer area along those shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the location of this buffer area. c. Outside of the buffer area but before any structure or parking areas, and excluding those areas within a stream buffer, property owner shall construct a fence at least 6.5' tall. Notwithstanding the above, in no event may a fence be located in any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence. d. Residential land uses as described in UDO Section 6.1.4 shall be the only principal uses permitted on the property. e. Along this portion of the property's common boundary line with adjacent properties zoned R-30 (Wake County), the Neighborhood Transition standards of UDO Article 3.5 shall apply. f. The maximum number of dwelling units shall be 224 dwelling units. g. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least 10,000 square feet of land area. h. For portions of this area the property developed with the apartment building type, a minimum of thirty-five percent (35%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 4.h. for development with the apartment building type shall mean land area (i) located outside of public right-of-way; (ii) located outside any vehicular drive aisle; (iii) located outside a vehicular parking area; and (iv) not covered by a principal building. Land area associated with any private community amenity area provided in accordance with Condition 4.g. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition. i. For portions of this area of the property developed with the detached house, attached house or townhome building types, a minimum of thirty percent (30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.q. shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with Condition 4.g. may count toward this open area requirement so long as it complies with the definition of Open Area in this condition. <p>5. Those three zoning areas located east of Forestville Road (portions of the property subject to Conditions 2, 3 & 4) shall be interconnected by a multi-use path measuring at least eight (8') feet wide. This path may be located within the public right-of-way or on private property, and may be in-lieu of a public sidewalk, subject to approval by the City.</p>

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Property Owner(s) Signature: _____

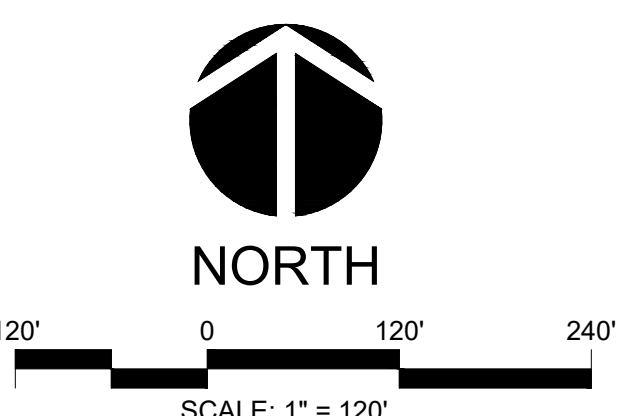
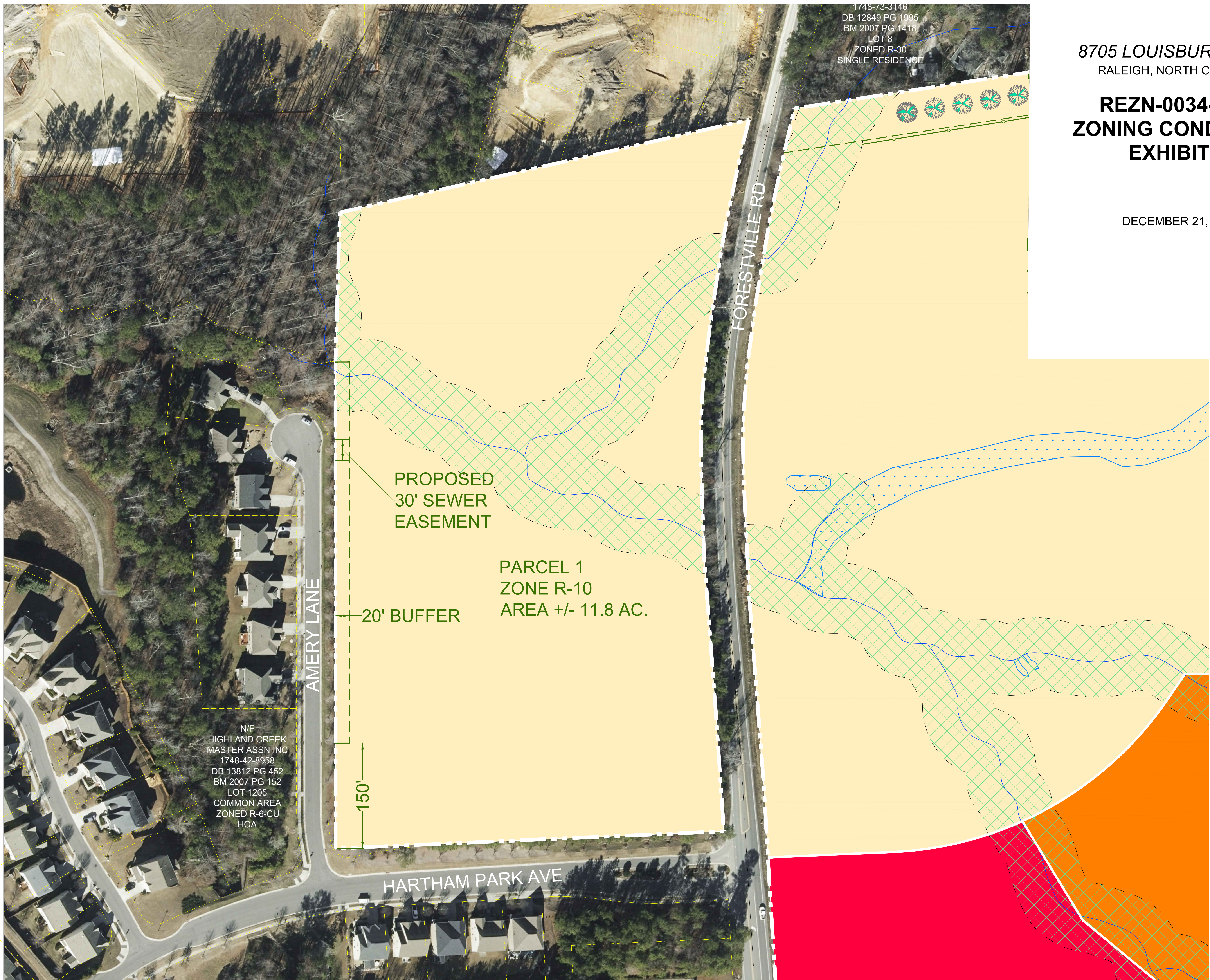
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8705 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA

REZN-0034-2020
ZONING CONDITIONS
EXHIBIT A

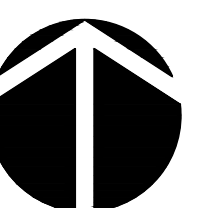
DECEMBER 21, 2020



8705 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA

**REZN-0034-2020
ZONING CONDITIONS
EXHIBIT B**

FEBRUARY 8, 2021



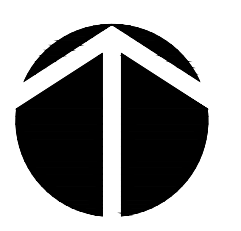
NORTH

120' 0 120' 240'
SCALE: 1" = 120'

8705 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA

**REZN-0034-2020
ZONING CONDITIONS
EXHIBIT C**

DECEMBER 16, 2020



NORTH

0 60' 120'
SCALE: 1" = 60'

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis 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.	OFFICE USE ONLY Rezoning Case #
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.	
<ol style="list-style-type: none"> 1. The Future Land Use Map (FLUM) designates the property as both Low Density Residential and Office and Residential Mixed Use. Low Density Residential recommends density between 1 and 6 units per acre, primarily with single-family detached housing. Office and Residential Mixed Use primarily applies to frontage lots along major streets where low-density residential uses are no longer appropriate, and encourages a mix of office and residential uses. The rezoning proposes a mix of nonresidential uses and residential housing types, and is thus partially consistent with the FLUM. 2. The Urban Form Map designates Louisburg Road as a Parkway Corridor, where a suburban approach to frontage is recommended. 	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<ol style="list-style-type: none"> 1. The proposed rezoning will increase the housing supply and variety along Louisburg Road, which is considered a major thoroughfare. 2. The proposed rezoning will bring the property within City limits via annexation. 	

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 know historic resources located on the property.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
Not applicable.	

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 N/A

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

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

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

13.	<i>New public spaces should provide seating opportunities.</i> Response:
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response:
15.	<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> Response:
16.	<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> Response:
17.	<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> Response:
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response:
19.	<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> Response:

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

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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.

REZONING OF PROPERTY CONSISTING OF +/- 81.77 ACRES
LOCATED NORTH OF LOUISBURG ROAD, BOTH EAST AND WEST OF FORESTVILLE
ROAD, IN WAKE COUNTY

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MARCH 9, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, March 9, at 6:30 p.m. The property considered for this potential rezoning totals approximately 81.77 acres, and is located north of Louisburg Road, both east and west of Forestville Road, in Wake County, having Wake County Parcel Identification Number 1748-73-3146. This meeting was held at the Millbrook Exchange Community Center, located at 1905 Spring Forest Road, Raleigh, NC 27615. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Michael Birch
Email: mbirch@longleaflp.com
Direct: (919) 645-4317

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

To: Neighboring Property Owner

From: Michael Birch

Date: February 28, 2020

Re: Neighborhood Meeting for Rezoning of 8705 Louisburg Road (1748-73-3146)

We are counsel for Comet Development, a developer considering a rezoning of the above-referenced property. The property is approximately 82 acres in size, with a 70-acre portion located in the northeast quadrant of the intersection of Louisburg Road and Forestville Road, and a 12-acre portion located in the northwest quadrant of the intersection of Forestville Road and Hartham Park Avenue. A map highlighting the property is attached.

The property is currently split-zoned by Wake County, with the northern portion of the property zoned Residential-30 and the portion of the property along Louisburg Road zoned Highway District. Comet Development intends to rezone a portion of the property near the intersection of Louisburg Road and Forestville Road to Community Mixed Use with a maximum height of three stories (CX-3), a portion of the property along Louisburg Road to Residential Mixed Use with a maximum height of four stories (RX-4), a portion of the property on the east side of Forestville Road to Residential Mixed Use with a maximum height of three stories (RX-3), and the portion of the property on the west side of Forestville Road to Residential-10 (R-10). The purpose of the rezoning is to permit commercial uses near the intersection of Louisburg Road and Forestville Road, and to permit a mix of residential housing options on the balance of the property.

You are invited to attend a meeting to discuss the rezoning. We have scheduled an informational meeting with surrounding property owners on Monday, March 9, 2019 at 6:30 p.m. until 7:30 p.m. This meeting will be held in Room #2 of the Millbrook Exchange Community Center, 1905 Spring Forest Road, Raleigh, NC 27615.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property 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 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or rezoning@raleighnc.gov.

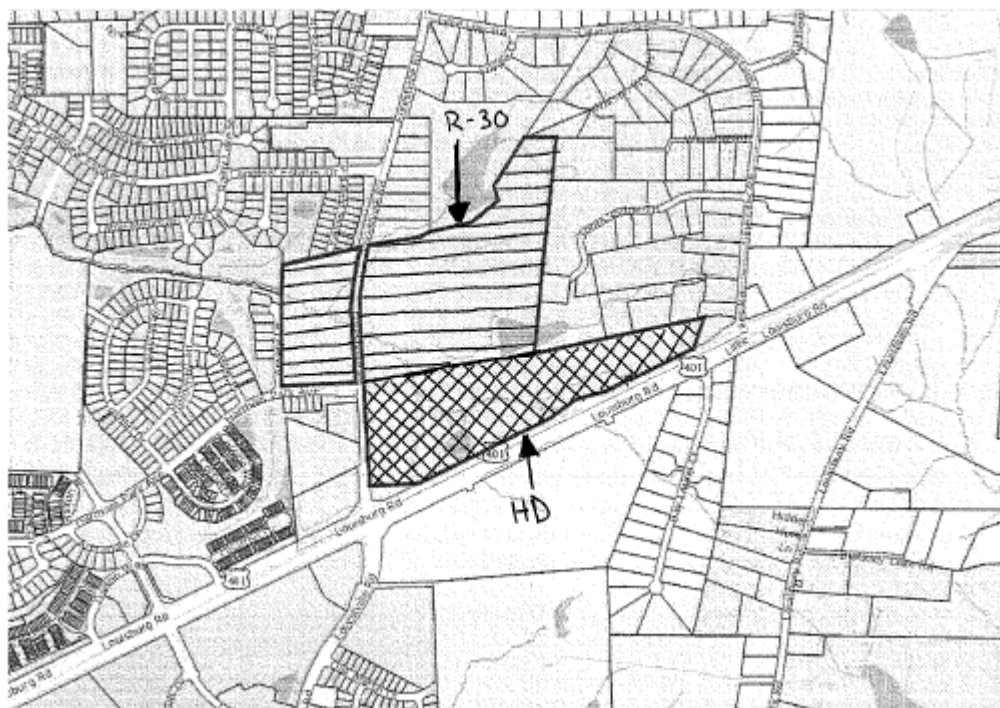


EXHIBIT B – NOTICE LIST

1748428958 HIGHLAND CREEK MASTER ASSN INC 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748429293 DICKENS, DONALD C DICKENS, BETH L 8553 HARTHAM PARK AVE RALEIGH NC 27616-5578	1748429303 HATTON, DANIEL J 8532 HOLDENBY TRL RALEIGH NC 27616-5573
1748429478 ALEGRO, CYRIL ALEGRO, LOLITA 2724 KINSLEY PL RALEIGH NC 27616-5581	1748429564 BROWN, SHARON R 2720 KINSLEY PL RALEIGH NC 27616-5581	1748429640 SAUNDERS, KEVIN S 2708 KINSLEY PL RALEIGH NC 27616-5581
1748429756 SMITH, CLIFFORD III MIMS-SMITH, MICHELLE 2707 KINSLEY PL RALEIGH NC 27616-5581	1748439012 GARCIA, MELANIE V BELL, STEPHANIE K 8618 HOLDENBY TRL RALEIGH NC 27616-5575	1748509909 WIDEWATERS FORESTVILLE CO LLC PO BOX 3 DE WITT NY 13214-0003
1748510645 TOWNHOMES AT HIGHLAND CREEK ASSN INC THE 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748511627 HIGHLAND CREEK MASTER ASSN INC 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748511996 STAFFIERI, BARBARA 2952 CASONA WAY RALEIGH NC 27616-5589
1748512905 HARP, WENDY L HARP, LINWOOD C 2950 CASONA WAY RALEIGH NC 27616-5589	1748517889 EDWARDS, DAVID G 900 BRIDGE WAY RALEIGH NC 27615-5806	1748518512 RALEIGH LODGE #1318 LOYAL ORDER PO BOX 100 ROLESVILLE NC 27571-0100
1748520089 ROBERTS, MELANIE LYNN 2970 CASONA WAY RALEIGH NC 27616-5589	1748520097 MEALEY, JENNIFER LEE 2968 CASONA WAY RALEIGH NC 27616-5589	1748520287 HANULAK, GEORGIANNA M CLARKE, MICOLE HANULAK 2740 KINSLEY PL RALEIGH NC 27616-5581
1748520337 BROWN, KATHRYN BRIANNA MCMAHON, JOHN THOMAS 2732 KINSLEY PL RALEIGH NC 27616-5581	1748520352 DOWNES, THOMAS DOWNES, LESLIE 2736 KINSLEY PL RALEIGH NC 27616-5581	1748520402 HARRIS, TONIA F 2728 KINSLEY PL RALEIGH NC 27616-5581
1748520743 PURSELL, DALE PURSELL, NANCY 2711 KINSLEY PL RALEIGH NC 27616-5581	1748521006 LINKER, ANNIE CAROLINE 2966 CASONA WAY RALEIGH NC 27616-5589	1748521015 BOYKINS, DEBRA A 2964 CASONA WAY RALEIGH NC 27616-5589
1748521024 HUANG, KEVIN A 2962 CASONA WAY RALEIGH NC 27616-5589	1748521032 DRAKE, JERMANE 2960 CASONA WAY RALEIGH NC 27616-5589	1748521041 REID, STEPHANIE NICOLE 2958 CASONA WAY RALEIGH NC 27616-5589
1748521060 BRADLEY, JOSEPH C 2956 CASONA WAY RALEIGH NC 27616-5589	1748521487 LAMB, SHANNON LAMB, SUZANNE 2731 KINSLEY PL RALEIGH NC 27616-5581	1748521539 PANDYA, HEMANT P PANDYA, PATRICIA A 2719 KINSLEY PL RALEIGH NC 27616-5581

1748521553 LOGAN, WILLIAM TERRENCE III 2723 KINSLEY PL RALEIGH NC 27616-5581	1748521607 YIM, PETER C 2715 KINSLEY PL RALEIGH NC 27616-5581	1748522338 HUFF, TOMEICA HUFF, ARCHIE LEE JR 2739 KINSLEY PL RALEIGH NC 27616-5581
1748523644 RASTED, CARMEN TERESA 2724 AMERY LN RALEIGH NC 27616-5582	1748523741 ISKANDAR-REZEK, ADEL M KHALIL, SEEHAM 2720 AMERY LN RALEIGH NC 27616-5582	1748523748 POOLE, RUSSELL R III POOLE, KRISTA L 2716 AMERY LN RALEIGH NC 27616-5582
1748523845 WRIGHT, CHRISTOPHER GEORGE WRIGHT, ELIZABETH MAE 2712 AMERY LN RALEIGH NC 27616-5582	1748523909 ALLIGOOD, DAVID W ALLIGOOD, TAMMY R 2704 AMERY LN RALEIGH NC 27616-5582	1748523932 LANTZ, TIMOTHY A LANTZ, JAIME B 2708 AMERY LN RALEIGH NC 27616-5582
1748525216 WATSON, LINWOOD E WATSON, SHERRILL J 8616 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748525277 BOLTON, SARAH E CABRERA, MIGUEL D 8620 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748526227 ROCHELLE, GREGORY E ROCHELLE, KIMBERLY 8624 HARTHAM PARK AVE RALEIGH NC 27616-5579
1748526288 PRESTON, DONALD 8628 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748527248 JACKSON, GLENN E WILSON-JACKSON, GWENDOLYN 8632 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748529126 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1748530677 ROBERTS, TONI ROBERTS, JEFFREY L 3414 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001	1748531384 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748531725 BHARDE, NOOR MOHAMMED BHARDE, SAFIA BANO 3418 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001
1748532555 WU, MO WANG, DI 2622 LACEBARK PINE RD RALEIGH NC 27616-9111	1748532603 BULZAN, SIMON ANDREI BULZAN, IONITA CRISTINA 2618 LACEBARK PINE RD RALEIGH NC 27616-9111	1748532751 ROMANO, DAWN M ROMANO, RALPH C 2614 LACEBARK PINE RD RALEIGH NC 27616-9111
1748532767 SIMMS, ELLA SIMMS, STEPHEN A 2610 LACEBARK PINE RD RALEIGH NC 27616-9111	1748533016 VALLIDO, EUGENIA S VALLIDO, MARLON A 2700 AMERY LN RALEIGH NC 27616-5582	1748533531 DAVIS, JENNIFER L STEVENSON, FREDERICK P 2626 LACEBARK PINE RD RALEIGH NC 27616-9111
1748534522 BAGLEY, JOHNNY M JR BAGLEY, MAKISHA S 2625 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534650 KNUTKOWSKI, NANCY KNUTKOWSKI, GEORGE II 2621 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534657 SMAHI, MOHAMED AFIA, MARIEM 2617 LACEBARK PINE RD RALEIGH NC 27616-9111
1748534753 REDDY, VEERANARAYANA A VASU, NINEITHA 2613 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534759 VERMA, ANOOP KUMAR VERMA, LALIT 2609 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534854 AHN, JUNGEUN 2605 LACEBARK PINE RD RALEIGH NC 27616-9111

1748536611 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748536952 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748537431 MARKLAND, CHARLES 2642 YELLOW PINE RD RALEIGH NC 27616-4004
1748537457 RAMISETTI, VENKATESWARA 5431 WIND MOUNTAIN LN RALEIGH NC 27613-1448	1748537572 WEST, WILLIAM A WEST, CHARLENE 2634 YELLOW PINE RD RALEIGH NC 27616-4004	1748537588 NAIK, BAKULESH NAIK, VANDANA 2630 YELLOW PINE RD RALEIGH NC 27616-4004
1748537693 GLOE, MARY VIRGINIA MCCLAREN, JENNIFER 2626 YELLOW PINE RD RALEIGH NC 27616-4004	1748537922 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748537992 CALATLANTIC GROUP, INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748538493 JEN NORTH CAROLINA 5 LLC KYLE BRACK 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748538619 CREEK, EMILY CREEK, ZACHARY 2622 YELLOW PINE RD RALEIGH NC 27616-4004	1748538723 DARACAN, REDY LYNDON ALABA DARACAN, JACQUELINE GODINEZ 2618 YELLOW PINE RD RALEIGH NC 27616-4004
1748538748 POLINENI, DIVYA VANGA, SHILPA 2614 YELLOW PINE RD RALEIGH NC 27616-4004	1748538854 HINTON, DERRIEN HINTON, COURTNEY 2610 YELLOW PINE RD RALEIGH NC 27616-4004	1748538963 CALATLANTIC GROUP, INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748539436 PINEDA, CHARMEIGNE G D PINEDA, ROBIN TENGCO 2637 YELLOW PINE RD RALEIGH NC 27616-4004	1748539541 LEWIS, JOSHUA A 2633 YELLOW PINE RD RALEIGH NC 27616-4004	1748539568 HINES, MONICA HINES, LARRY 2629 YELLOW PINE RD RALEIGH NC 27616-4004
1748539672 LEWIS, KIM LANEICE 2625 YELLOW PINE RD RALEIGH NC 27616-4004	1748539687 MATTHEWS, PHYLISTINA 2621 YELLOW PINE RD RALEIGH NC 27616-4004	1748612519 DANIEL, RICHARD E JR DANIEL, CYNTHIA G 13104 OLD CREEDMOOR RD RALEIGH NC 27613-7420
1748630702 KALPAXIS, AMANDA KALPAXIS, ALEXANDROS 2617 YELLOW PINE RD RALEIGH NC 27616-4004	1748630728 HIGH, MYRON DONTA GLASCO, JASMINE SHANEY 2613 YELLOW PINE RD RALEIGH NC 27616-4004	1748630774 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431
1748630824 LINK, CHRISTIANNA B 2609 YELLOW PINE RD RALEIGH NC 27616-4004	1748630829 MCGRUDER, DARNELL LOVEST NEWSOME, DEBRA DENEICE 2605 YELLOW PINE RD RALEIGH NC 27616-4004	1748630925 CHERRY, BARBARA RICHBURG, BERNARD R 2601 YELLOW PINE RD RALEIGH NC 27616-4004
1748633558 MCGEE, ANNIE LAURIE 2629 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748633780 SMITHEY, LARRY 2625 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748633891 WILES, BUCK DAVIS WILES, ALEIDA MALDONADO 3612 PIKEVILLE PRINCETON RD PRINCETON NC 27569-8860

1748634911 MCCARTY, DANIEL J MCCARTY, ANGELA B 2613 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748644021 MCCARTY, DANIEL J MCCARTY, ANGELA B 2613 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748644131 KOTEK, KEVIN J KOTEK, DOLLY J 2609 FORESTVILLE RD WAKE FOREST NC 27587-8141
1748648198 MORRISON, STEVEN S MORRISON, LIN JING 2529 FORESTVILLE RD WAKE FOREST NC 27587-8139	1748649614 MAIOLO, JOSEPH P MAIOLO, MICHELLE R 2708 ENVILLE CT WAKE FOREST NC 27587-5253	1748713545 HT FORESTVILLE LLC 135 S MAIN ST STE 105 GREENVILLE SC 29601-2755
1748733146 PERRY FARM LLC 404 EMERSON DR RALEIGH NC 27609-4537	1748735122 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748737179 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508
1748737308 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748738570 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748741656 HENNEBERG, PATRICK PAUL HENNEBERG, KELLY ANN 2712 ENVILLE CT WAKE FOREST NC 27587-5253
1748744714 LOWERY, SHARON LOWERY, JAMES 2716 ENVILLE CT WAKE FOREST NC 27587-5253	1748745425 LOWERY, JAMES M LOWERY, SHARON L 2716 ENVILLE CT WAKE FOREST NC 27587-5253	1748746334 MCDUFFIE, NORMAN EARL 1855 RIVER RD FAYETTEVILLE NC 28312-8449
1748747180 ORTEGA, DARCELLE ORTEGA, SANTOS 2848 WELDING RD WAKE FOREST NC 27587-6344	1748747660 DEVANEY, KRISTIE HALL 3109 MCDADE FARM RD RALEIGH NC 27616-9573	1748747864 WILLIAMS, ROBERT THOMAS WILLIAMS, LATISHA T 3904 LILLIE LILES RD WAKE FOREST NC 27587-8101
1748748355 CHAPIN, WILLIAM THOMPSON CHAPIN, DAE T 2804 WATSON WOODS LN WAKE FOREST NC 27587-9386	1748749711 ADAMS, RODNEY MARK PO BOX 192 GARNER NC 27529-0192	1748814936 MONTAGUE, AL JOLSON MONTAGUE, ELLA MAE 4241 BAY LAUREL CT WAKE FOREST NC 27587-8198
1748822944 HILL, JOYCE H HILL, GARNICE D 4214 AQUARIUS LN WAKE FOREST NC 27587-5227	1748824182 DIETZEL, SAMUEL DIETZEL, GAYLE 4245 BAY LAUREL CT WAKE FOREST NC 27587-8198	1748825237 GUNDERSON, SKY A 4249 BAY LAUREL CT WAKE FOREST NC 27587-8198
1748825463 DAVIS, JOYCE DAVIS, CALVIN 4253 BAY LAUREL CT WAKE FOREST NC 27587-8198	1748827279 ROBERTSON, JODY J 4252 BAY LAUREL CT WAKE FOREST NC 27587-8197	1748827576 VEGARA, PABLO CASTANO 4256 BAY LAUREL CT WAKE FOREST NC 27587-8197
1748827823 HOLLINGSWORTH, W C JR PO BOX 61 LOUISBURG NC 27549-0061	1748827938 O'NEAL, JOHNNY D 4216 LILLIE LILES RD WAKE FOREST NC 27587-8106	1748831394 COLEMAN, HERBERT 4205 AQUARIUS LN WAKE FOREST NC 27587-5228

1748832162 HILL, RONALD 3309 ROXBURY DR WAKE FOREST NC 27587-9363	1748835024 CHUN, JOHN CHUN, YONSUGI 4208 AQUARIUS LN WAKE FOREST NC 27587-5227	1748837182 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508
1748837322 HOMER DANIEL FARMS LLC 2716 WAIT AVE WAKE FOREST NC 27587-6810	1748837424 HOMER DANIEL FARMS LLC 2716 WAIT AVE WAKE FOREST NC 27587-6810	1748840428 HENSON, MAUDIE M 2808 WATSON WOODS LN WAKE FOREST NC 27587-9386
1748841182 ROBERTS, WENDY ELAINE 261 CARLYLE RD ZEBULON NC 27597-5977	1748841288 ROBLES, DAVID ANTONIO MORENO 2840 WELDING RD WAKE FOREST NC 27587-6344	1748922028 KELBAUGH, MITZI M SWANEY, CHARLENE M 407 CHAMPION ST CLAYTON NC 27520-2907
1748930032 LUCAS, DENISE M 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107	1748932219 LUCAS, DENISE M 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107	1748932219 LUCAS, JERRY 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107

EXHIBIT C – ITEMS DISCUSSED

1. Allowable uses under Wake County zoning
2. Number of townhomes anticipated
3. Site access points along Forestville Road
4. Conditions on capping residential density
5. Traffic on Forestville Road and Louisburg Road
6. Widening of Forestville Road
7. Apartments' access onto Louisburg Road and Forestville Road
8. Buffering from exiting single-family homes
9. Topographic differential between site and existing subdivision
10. Annexation into the City of Raleigh
11. How Traffic Impact Analyses impact Planning Commission and City Council decisions
12. School capacity analysis and when that is performed
13. The purpose of annexation for new developments
14. Pedestrian safety
15. What to-be-built developments are included in a Traffic Impact Analysis?
16. Possibility of a stoplight at the intersection of Hartham Park Avenue and Forestville Road
17. Proposed size of subdivided parcels
18. Plans for the pond located within the proposed RX-3 district
19. The number of proposed single-family detached homes
20. The ability for Wake County residents to speak at Raleigh Planning Commission and City Council meetings
21. Buffer along Amery Lane and maintain privacy for existing homeowners
22. Amenities for residents of the new development
23. Owner-occupied v. renter-occupied townhomes
24. Price range of townhomes and single-family homes
25. Developer under contract to purchase, contingent of rezoning
26. Timeline of development
27. Other projects by the developer
28. Possibility of Homeowners Association purchasing land from Developer/Seller for buffer
29. Soil types and the possibility of blasting rock; effects of blasting on neighboring properties
30. Improvements along Louisburg Road
31. Types of retail uses contemplated at the Forestville Road and Louisburg Road intersection
32. Forestville CAC presentations
33. How to track the rezoning petition on the City's website
34. Environmental features and protection

EXHIBIT D – MEETING ATTENDEES

1. Tim Lantz
2. Jody Robertson
3. Denise Lucas
4. Angela McCarty
5. Thompson Chapin
6. Joanne Braman
7. Michele Apple
8. Makisha Bagley
9. Beverly Baucom
10. Joan Pates
11. Steve Morrison
12. Jennifer Davis
13. Fred Stevenson
14. Mary Gloe
15. Annie McGee
16. John & Kate McMahon
17. Dan McCarty
18. Beth Wright
19. Debbie Wilson
20. Gill Gordon
21. Daniel Gonzalez
22. Christopher Wright
23. David Alligood
24. Tom McClaren
25. Krista & Russell Poole
26. Phillip Mignano
27. Bill West
28. Herbert Coleman
29. Thomas Scott
30. Margie Jones
31. Tim & Jaime Lantz
32. Kimberly Rochelle
33. Carmen Rasted & Keith Williams

REZONING OF PROPERTY CONSISTING OF +/- 82.18 ACRES,
LOCATED IN THE NORTHEAST QUADRANT OF THE LOUISBURG ROAD AND
FORESTVILLE ROAD INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
NOVEMBER 18, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, November 18, at 5:00 p.m. The property considered for this potential rezoning totals approximately 82.18 acres, and is located in the northeast quadrant of the Louisburg Road and Forestville Road intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1748-61-2519 and 1748-73-3146. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 1,000 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 Owner
From: Michael Birch, Longleaf Law Partners
Date: November 6, 2020
Re: Neighborhood Meeting for Rezoning of 8601 and 8705 Louisburg Road (Z-34-20)

You are invited to attend a meeting to discuss the rezoning. We have scheduled an informational meeting with surrounding property owners on Wednesday, November 18th at 5:00 PM until 7:00 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: 828 2174 0247
Password: 157239

To join by telephone:

+1 646 558 8656
Meeting ID: 828 2174 0247
Password: 157239

The purpose of this meeting is to discuss rezoning case Z-34-20, which includes the properties located at 8601 and 8705 Louisburg Road (with Property Identification Numbers 1748-61-2519 and 1748-73-3146, respectively). The properties total approximately 82.18 acres in size, and is located in the northeast quadrant of the Louisburg Road and Forestville Road intersection.

The properties are currently zoned R-30 and HD, both Wake County zoning districts, and the pending rezoning requests a change to: (i) Residential, 10 units per acre (R-10-CU), (ii) Residential Mixed Use, with a 4 story height limit and a Parkway frontage (RX-4-PK-CU), and (iii) Commercial Mixed Use, with a 3 story height limit (CX-3-CU).

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood 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 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions

CURRENT PROPERTY MAP



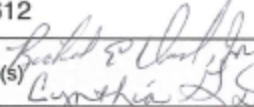
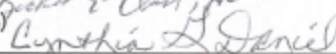
CURRENT ZONING MAP



Rezoning Application



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

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #	
Existing Zoning Base District	Height	Frontage		Overlay(s) _____
Proposed Zoning Base District CX	Height 3	Frontage		Overlay(s)
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				
GENERAL INFORMATION				
Date	Date Amended (1)	Date Amended (2)		
Property Address 8601 Louisburg Road				
Property PIN 1748-61-2519		Deed Reference (book/page) 16488 / 2490		
Nearest Intersection Louisburg Road and Forestville Road				
Property Size (acres) 82.18	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address Richard E. and Cynthia G. Daniel 13104 Old Creedmoor Road Raleigh, NC 27613		Phone	Fax	
		Email		
Applicant Name/Address Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919.645.4317	Fax	
		Email mbirch@longleaflp.com		
Applicant* Signature(s)  		Email		

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number REZN-0034-2020		OFFICE USE ONLY Rezoning Case #
Date Submitted August 20, 2020		
Existing Zoning HD	Proposed Zoning CX-3-CU	
Narrative of Zoning Conditions Offered		
<p>1. For that portion of the Property west of Forestville Road zoned R-10-CU:</p> <ul style="list-style-type: none"> a. Only the Detached House building type shall be permitted. b. The minimum lot area shall be 5,500 square feet. c. Beginning at point measuring 150 feet north of the southwest corner of the subject property adjacent to Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, and extending north 540 feet along the shared property line with Lot 1205 Common Area on Book of Maps 2007, Pages 153-154, the property owner shall maintain a twenty-foot (20') undisturbed buffer area. Exhibit A, attached illustrates the undisturbed buffer area. d. No more than twenty-six (26) dwelling units shall be permitted, and no more than eighteen (18) of these dwelling units may be located south of the stream. <p>2. For that portion of the Property zoned CX-3-CU:</p> <ul style="list-style-type: none"> a. The following principal uses shall be prohibited: (i) adult establishment; (ii) bar, nightclub, tavern, lounge; (iii) vehicle sales/rental; (iv) detention center, jail, prison; (v) light manufacturing; (vi) research & development; (vii) vehicle repair (minor); (viii) vehicle repair (major). b. The maximum gross floor area shall be 50,000 square feet. <p>3. For that portion of the Property east of Forestville Road zoned R-10-CU:</p> <ul style="list-style-type: none"> a. Density shall be capped at 175 dwelling units. b. The Apartment building type shall be prohibited. c. Property owner shall maintain a thirty-foot (30') wide undisturbed buffer area along the shared boundary liens with the following parcels: BM 1982, Page 925; BM 2015, Page 1903; BM 1984, Page 1603 (Lots 15 and 16); BM 1997, Page 1636; BM 2002, Page 1188; and 12-E-2938. Exhibit B, attached, illustrates those adjacent properties to which the undisturbed buffer areas applies. d. Outside of the undisturbed buffer but before any structure or parking areas, and excluding those areas within a stream buffer, property owner shall construct a fence at least 6.5' tall. <p>4. For that portion of the Property zoned RX-4-PK-CU:</p> <ul style="list-style-type: none"> a. Property owner shall maintain a seventy-five-foot (75') building setback along the shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates those adjacent properties to which the building setback applies. b. Property owner shall maintain a twenty-foot (20') wide undisturbed buffer area along those shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 235 (Lot 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. c. Outside of the undisturbed buffer area but before any structure or parking areas, and excluding those areas within a stream buffer, property owner shall construct a fence at least 6.5' tall. d. Only Residential land uses as described in UDO Section 6.1.4 shall be permitted. e. The Property shall comply with the Neighborhood Transition standards of UDO Article 3.5. f. Density shall be capped at 250 dwelling units. 		

EXHIBIT B – NOTICE LIST

1747792688 CHAPPELL, CONNIE B PERRY, BETTY ANN BLACKLEY 4025 LOUISBURY RD WAKE FOREST NC 27587-8118	1748415958 BARTHOLOMEW, CAROLYN T 2777 CASHLIN DR RALEIGH NC 27616-5567	1748415994 STAINBACK, WILLIAM L STAINBACK, FEREBEE P 2781 CASHLIN DR RALEIGH NC 27616-5567
1748416839 KEITH, WILMA 2785 CASHLIN DR RALEIGH NC 27616-5567	1748416987 POSTON, BENJAMIN CLEM POSTON, DIANA 8521 HARTHAM PARK AVE RALEIGH NC 27616-5578	1748417688 UPPER, GREGORY A 2811 CASONA WAY RALEIGH NC 27616-5590
1748417708 GAUTHIER, BENOIT N GAUTHIER, SUSAN E 2801 CASONA WAY RALEIGH NC 27616-5590	1748417726 LAM, EDDIE SIU CHUEN TRUSTEE LAM, CONNIE TRUSTEE 8058 269TH ST NEW HYDE PARK NY 11040-1524	1748417734 YE, SHA CHEN, PINGGANG 15611 AGUILAR AVE APT 4N FLUSHING NY 11367-2713
1748417752 BALUYOS, RANNIE BALUYOS, DAME 2807 CASONA WAY RALEIGH NC 27616-5590	1748417761 JONES, ROBERTA L 2809 CASONA WAY RALEIGH NC 27616-5590	1748417875 KELLEY, DEBRA PO BOX 1793 FUQUAY VARINA NC 27526-4793
1748417893 CLAUSEN, JARED N 2804 CORBETT GROVE DR RALEIGH NC 27616-5595	1748418632 STARKEY, PAULITA G 2817 CASONA WAY RALEIGH NC 27616-5590	1748418661 KERLIN, STEPHEN J KERLIN, CHRISTINE M 2819 CASONA WAY RALEIGH NC 27616-5590
1748418680 CURTIS, CHRISTOPHER T CURTIS, LATASHA E 2821 CASONA WAY RALEIGH NC 27616-5590	1748418687 TOWNHOMES AT HIGHLAND CREEK ASSN INC THE 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748418729 MINOR, KAREN HARRIS, LINETTE 103 WOODCREST DR CHAPEL HILL NC 27516-9042
1748418738 STAFFORD, SUSAN M. 2812 CORBETT GROVE DR RALEIGH NC 27616-5595	1748418747 BOREL, JEFFERY E 2814 CORBETT GROVE DR RALEIGH NC 27616-5595	1748418755 LAM, CONNIE TRUSTEE LAM, EDDIE SIU CHUEN TRUSTEE 8058 269TH ST NEW HYDE PARK NY 11040-1524
1748418782 D'ARMETTA, DEBORAH 2820 CORBETT GROVE DR RALEIGH NC 27616-5595	1748418790 HENRY, KRISTIN NICOLE HENRY, LEANNE ELIZABETH 2822 CORBETT GROVE DR RALEIGH NC 27616-5595	1748418802 MANDILI, SAUD SULAIMAN KAZOUN, FATME NAZIH ALI 8331 HOLLISTER HILLS DR RALEIGH NC 27616-5595
1748418810 MILLER, NATHAN MILLER, BETHANY 2808 CORBETT GROVE DR RALEIGH NC 27616-5595	1748418993 GUARASCIO, GAETANO GUARASCIO, GRACE 2803 CORBETT GROVE DR RALEIGH NC 27616-5594	1748419509 SUAREZ, MARISOL 2823 CASONA WAY RALEIGH NC 27616-5590
1748419528 CUNDIFF, ELLEN 2825 CASONA WAY RALEIGH NC 27616-5590	1748419557 BARRESE, JANICE W 2827 CASONA WAY RALEIGH NC 27616-5590	1748419619 HUGHES, MEGHAN K 2824 CORBETT GROVE DR RALEIGH NC 27616-5595

1748419627 ORR, DENNESE A 2826 CORBETT GROVE DR RALEIGH NC 27616-5595	1748419829 MURPHY, JERRY OWEN MURPHY, CHRISTINA 2809 CORBETT GROVE DR RALEIGH NC 27616-5594	1748419838 CHENG, YIN PING HUANG, WEN CAN 2047 66TH ST BROOKLYN NY 11204-3916
1748419847 SMITH, ANTOINETTE D SNEED, GANNON ALEXANDER 2813 CORBETT GROVE DR RALEIGH NC 27616-5594	1748419855 SOLIMAN, JOSHUA 219 STONEHEDGE LN CARLE PLACE NY 11514-1732	1748419874 WHALEN, JAMES E 2817 CORBETT GROVE DR RALEIGH NC 27616-5594
1748419891 SMITH, BRADLEY 740 BIRCH ARBOR CIR RALEIGH NC 27604-1846	1748419902 ORR, SCOTT 2805 CORBETT GROVE DR RALEIGH NC 27616-5594	1748419911 LAU, ANNIE CHING 3150 138TH ST APT 6C FLUSHING NY 11354-2631
1748419979 WALSER, TERRY MICHAEL WALSER, BETTY RUTH DRAKE 3658 COACH LANTERN AVE WAKE FOREST NC 27587-4807	1748419988 BARRETT, JATHAN J 2967 CASONA WAY RALEIGH NC 27616-5588	1748419997 GARDNER, ERIKA 2965 CASONA WAY RALEIGH NC 27616-5588
1748424179 BIDDLECOME, CHARLES E BIDDLECOME, SANDRA M 8507 HOLDENBY TRL RALEIGH NC 27616-5574	1748424320 GLAZNER, EDWINA 8508 LASILLA WAY RALEIGH NC 27616-5569	1748424364 MOSIER, BARBARA D 8512 LASILLA WAY RALEIGH NC 27616-5569
1748425012 JORDAN, DEWEY H JR JORDAN, ALICE R 2775 CASHLIN DR RALEIGH NC 27616-5567	1748425096 PATTERSON, SANDRA 8506 HOLDENBY TRL RALEIGH NC 27616-5573	1748425213 MAZZELLA, SALVATORE 8511 HOLDENBY TRL RALEIGH NC 27616-5574
1748425257 RICHARDSON, ONEIDA J 8515 HOLDENBY TRL RALEIGH NC 27616-5574	1748425309 JOHNSTON, EMORY GLENN JR JOHNSTON, REBECCA CAYSE 8516 LASILLA WAY RALEIGH NC 27616-5569	1748425435 BOSNJAK, ANDELKO BOSNJAK, ANA 8520 LASILLA WAY RALEIGH NC 27616-5569
1748425532 MENDEZ, JOSE ANTONIO 8524 LASILLA WAY RALEIGH NC 27616-5569	1748425537 SALGADO, WILSON SALGADO, BERTHA 8528 LASILLA WAY RALEIGH NC 27616-5569	1748425633 OXENFORD, JAMES D OXENFORD, LYNN I 8532 LASILLA WAY RALEIGH NC 27616-5569
1748425648 ROCKWELL, BENJAMIN G GST-EX TR FBO GAYLORD H ROCKWELL 9 LIBERTY RDG CLINTON CT 06413-2423	1748425743 GATZMER, MARVIN GEORGE TRUSTEE GATZMER, JANET BERNADINE TRUSTEE 8600 LASILLA WAY RALEIGH NC 27616-5572	1748425759 DENNIS, CYNTHIA E 8604 LASILLA WAY RALEIGH NC 27616-5572
1748425864 PIEDISCALZO, TOM PIEDISCALZO, DENISE 8608 LASILLA WAY RALEIGH NC 27616-5572	1748425869 SCHUK, ESTHER A 8612 LASILLA WAY RALEIGH NC 27616-5572	1748425958 CURRY, LEXINGTON ABRAHAM 2623 CASHLIN DR RALEIGH NC 27616-5566

1748426140 BIRD, JOAN 8510 HOLDENBY TRL RALEIGH NC 27616-5573	1748426183 THE CAROL ANN DICKHOFF REVOCABLE TRUST 127 I U WILLETS RD ALBERTSON NY 11507-1323	1748426302 ROOF, RONALD L ROOF, BETTE L 8519 HOLDENBY TRL RALEIGH NC 27616-5574
1748426338 BRUNO, KATHLEEN TRUSTEE 8525 HOLDENBY TRL RALEIGH NC 27616-5574	1748426453 BEDICK, PATRICIA S 8531 HOLDENBY TRL RALEIGH NC 27616-5574	1748426469 GARCIA, DANNY GARCIA, GLORINETTE 8537 HOLDENBY TRL RALEIGH NC 27616-5574
1748426565 MORGAN, MICHAEL C MORGAN, DAPHNE A 8541 HOLDENBY TRL RALEIGH NC 27616-5574	1748426650 EL-KAISSI, NAJIH A EL-KAISSI, MUNA 8545 HOLDENBY TRL RALEIGH NC 27616-5574	1748426666 THOUTAM, ARUNA 255 COGGINS DR APT D5 PLEASANT HILL CA 94523-4408
1748426761 MENDEZ, LETICIA 8601 HOLDENBY TRL RALEIGH NC 27616-5576	1748426777 RONACHER, ANTONINA 8605 HOLDENBY TRL RALEIGH NC 27616-5576	1748426882 PERRY, BETTY S 8609 HOLDENBY TRL RALEIGH NC 27616-5576
1748426887 MORLEY, SUSAN J 8613 HOLDENBY TRL RALEIGH NC 27616-5576	1748426917 LODER, ANDREW JAMES 2619 CASHLIN DR RALEIGH NC 27616-5566	1748426966 BLACKWELL, CORDELIA H GLASS, LUCILLE 2615 CASHLIN DR RALEIGH NC 27616-5566
1748427020 SOLOMON, WILLIE F SOLOMON, GLENDA Y 8525 HARTHAM PARK AVE RALEIGH NC 27616-5578	1748427063 LASTRA, JORGE MICHAEL LASTRA, AMBER LYNN 8529 HARTHAM PARK AVE RALEIGH NC 27616-5578	1748427126 SUBBIAH, JEYABALAN SUBBIAH, EUKARIS 8518 HOLDENBY TRL RALEIGH NC 27616-5573
1748427260 WIRGAU, KIM A WIRGAU, ELAINE R 8522 HOLDENBY TRL RALEIGH NC 27616-5573	1748427925 SHAH, VAISHALI VERMA, ANURAG 2611 CASHLIN DR RALEIGH NC 27616-5566	1748428007 CURRIER, RAYMOND E JR CURRIER, SANDRA A 8533 HARTHAM PARK AVE RALEIGH NC 27616-5578
1748428140 ALBERT L MITCHELL SUPPORT TRUST 3225 BLUE RIDGE RD STE 117 RALEIGH NC 27612-8060	1748428173 JACKSON, TIMOTHY E 8541 HARTHAM PARK AVE RALEIGH NC 27616-5578	1748428213 DUIGNAN, WILLIAM DUIGNAN, JOANN 8524 HOLDENBY TRL RALEIGH NC 27616-5573
1748428268 GRINTZ, JUDITH A TRUSTEE 8528 HOLDENBY TRL RALEIGH NC 27616-5573	1748428466 WALKER, FRANCIS J WALKER, JEAN E 8542 HOLDENBY TRL RALEIGH NC 27616-5573	1748428480 DELFINO, GLORIA 8536 HOLDENBY TRL RALEIGH NC 27616-5573
1748428541 ELIASOF, LINDA ELIASOF, MARK 8546 HOLDENBY TRL RALEIGH NC 27616-5573	1748428601 KULKARNI, SACHIN G VAIDYA, ANURADHA 517 ALDEN BRIDGE DR CARY NC 27519-8396	1748428671 BETHEA, ANGELA S BETHEA, ANTHONY D 2704 KINSLEY PL RALEIGH NC 27616-5581

1748428755 MARSHALL, ROBERT E III 8602 HOLDENBY TRL RALEIGH NC 27616-5575	1748428862 GAPASIN, MARILYN SAMONTE, ROWENA R 8606 HOLDENBY TRL RALEIGH NC 27616-5575	1748428869 ASHOO, BASIL ASHOO, CHRISTINE 8610 HOLDENBY TRL RALEIGH NC 27616-5575
1748428958 HIGHLAND CREEK MASTER ASSN INC C/O ASSOCIA HRW MANAGEMENT 4700 HOMEWOOD CT STE 380 RALEIGH NC 27609-5732	1748428985 PERRY, BRIAN JERONE FARRAR-PERRY, DEANGELA 8614 HOLDENBY TRL RALEIGH NC 27616-5575	1748429117 MARCUS, FRANCINEKAY 8545 HARTHAM PARK AVE RALEIGH NC 27616-5578
1748429250 HOPKINS, MILDRED E WARD 8549 HARTHAM PARK AVE RALEIGH NC 27616-5578	1748429293 DICKENS, DONALD C DICKENS, BETH L 8553 HARTHAM PARK AVE RALEIGH NC 27616-5578	1748429303 HATTON, DANIEL J 8532 HOLDENBY TRL RALEIGH NC 27616-5573
1748429478 ALEGRO, CYRIL ALEGRO, LOLITA 2724 KINSLEY PL RALEIGH NC 27616-5581	1748429564 BROWN, SHARON R 2720 KINSLEY PL RALEIGH NC 27616-5581	1748429640 SAUNDERS, KEVIN S 2708 KINSLEY PL RALEIGH NC 27616-5581
1748429756 SMITH, CLIFFORD III MIMS-SMITH, MICHELLE 2707 KINSLEY PL RALEIGH NC 27616-5581	1748434195 BATTS, MICHAEL D BATTS, CATHY B 2628 CASHLIN DR RALEIGH NC 27616-5565	1748434366 LONGLEAF ESTATES HOMEOWNERS ASSOCIATION INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431
1748434594 BROWNELL, JOHN G 3360 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012	1748435155 GRANIERO, MARK A GRANIERO, JEAN 2624 CASHLIN DR RALEIGH NC 27616-5565	1748435565 HOLLINGSHEAD, THOMAS P 3364 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012
1748435712 CHAHAL, MANINDER 3361 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012	1748435763 STOVER, IRA JOHN STOVER, VALERIE LYNN 3365 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012	1748435885 GANESHANANTHAN, JEGAN JEGAN, RAJIVI 3426 LONGLEAF ESTATES DR RALEIGH NC 27616-4002
1748436114 LEWTON, JOHN J LEWTON, ANDREA T 2620 CASHLIN DR RALEIGH NC 27616-5565	1748436173 BROOKS, BRENDA JANE TIMMENY, TOM 2616 CASHLIN DR RALEIGH NC 27616-5565	1748436525 JEROME, ANDREW MARK NELSON JEROME, MARY CATHERINE 3368 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012
1748436586 CURTIS, ERIKA G CURTIS, DANIEL R 3372 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012	1748436723 HERNANDEZ, LUIS MANUEL TINEO 3369 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012	1748436784 DICKS, TORAE DICKS, LAJOYA 3373 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4012
1748436856 SCOTT, THOMAS WARD GILL, ADRIANE 3430 LONGLEAF ESTATES DR RALEIGH NC 27616-4002	1748437123 HAYWARD, JAMES W THIRER- HAYWARD, MELISSA 2612 CASHLIN DR RALEIGH NC 27616-5565	1748437410 MOSSMAN, MATTHEW MOSSMAN, MELISSA 2610 LIMBER PINE RD RALEIGH NC 27616-4003

1748437755 GREEN, GEORGE F 3401 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001	1748437816 YOUSSEF, GEORGE T KIRELLOS, HALA W 3434 LONGLEAF ESTATES DR RALEIGH NC 27616-4002	1748437887 FLYE, MICHAEL THOMAS FLYE, ERICA ERIN 3438 LONGLEAF ESTATES DR RALEIGH NC 27616-4002
1748438103 CORNELIUS, MATTHEW S CORNELIUS, LONDON MCCALL 2608 CASHLIN DR RALEIGH NC 27616-5565	1748438329 MEKSCHUN, MATTHEW MOSER, LORNA 2609 LIMBER PINE RD RALEIGH NC 27616-4003	1748438496 HAYHURST, ALLISON HAYHURST, MATT 2605 LIMBER PINE RD RALEIGH NC 27616-4003
1748438528 JOHNSON, CHRISTOPHER MCCANTS, RASHANDA 3402 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001	1748438715 GEREMINA, RALPH GEREMINA, MARILYN 3405 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001	1748438776 GALLAHER, TRACI MARIE GALLAHER, JOSHUA MICHAEL 3409 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001
1748438868 YARDLEY, BRITTANY FAISON YARDLEY, JAMES JUSTIN 3442 LONGLEAF ESTATES DR RALEIGH NC 27616-4002	1748439012 GARCIA, MELANIE V BELL, STEPHANIE K 8618 HOLDENBY TRL RALEIGH NC 27616-5575	1748439518 FUNDJI KIPELA, JEAN-MARIE MOKE MILTONI, NADIA NDONA 3406 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001
1748439680 TYUS, KORINA E. TYUS, DEMETRIUS E. 3410 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001	1748439844 LONGLEAF ESTATES HOMEOWNERS ASSOCIATION INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748447005 YANG, JUN 3433 LONGLEAF ESTATES DR RALEIGH NC 27616-4002
1748447076 LEVY, ANTONINA LEVY, SCOTT 3437 LONGLEAF ESTATES DR RALEIGH NC 27616-4002	1748448056 NEWSOME, JEREMY S NEWSOME, HOPE J 3441 LONGLEAF ESTATES DR RALEIGH NC 27616-4002	1748448169 JONES, BARRY JONES, LISA 3466 NORWAY SPRUCE RD RALEIGH NC 27616-4008
1748449048 MARAZZI, JUAN CARLOS MARAZZI, PATRICIA 14697 RICHARD SIMPSON LN CENTREVILLE VA 20121-6212	1748449119 SUNEELA RAGHUPATHI REVOCABLE TRUST RAMESH KUMAR RAGHUPATHI REVOCABLE TRUST 43153 BARNSTEAD DR ALPHARETTA GA 30004-6801	1748449270 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748503532 WIDEWATERS FORESTVILLE CO LLC PO BOX 3 DE WITT NY 13214-0003	1748509909 WIDEWATERS FORESTVILLE CO LLC PO BOX 3 DE WITT NY 13214-0003	1748510486 WESTBROOK, JOHN H 2844 CASONA WAY RALEIGH NC 27616-5591
1748510645 TOWNHOMES AT HIGHLAND CREEK ASSN INC THE 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748510699 FREEMAN, AMY 2837 CORBETT GROVE DR RALEIGH NC 27616-5594	1748510728 PALAZZO, THOMAS PALAZZO, ROSEMARIE 5 TURNBERRY CT MURRELLS INLET SC 29576-9387
1748510737 HOLMES, JESSICA A 2827 CORBETT GROVE DR RALEIGH NC 27616-5594	1748510746 BURNS, JOHN B BURNS, GAYLE M 659 REDWOOD AVE CORTE MADERA CA 94925-1333	1748510754 WONG, SHUK FONG 6826 BUCK LN FREDERICKSBURG VA 22407-6327

1748510780 HUANG, WEN CAN CHENG, YIN PING 2047 66TH ST BROOKLYN NY 11204-3916	1748510800 WESTBROOK, TABITHA K 2823 CORBETT GROVE DR RALEIGH NC 27616-5594	1748510852 TOWNHOMES AT HIGHLAND CREEK ASSN INC THE 1225 CRESCENT GRN STE 250 CARY NC 27518-8119
1748510886 VIDAL, CASSANDRA IVETTE 2951 CASONA WAY RALEIGH NC 27616-5588	1748510895 FOX, LISA ROSEMARY 2949 CASONA WAY RALEIGH NC 27616-5588	1748510905 MCELVEEN, WESLEY TODD MCELVEEN, JAMIE LITTLE 2963 CASONA WAY RALEIGH NC 27616-5588
1748510914 CHENG, YIN PING 2047 66TH ST BROOKLYN NY 11204-3916	1748510923 LAGUNA, MARINELA CORNELIA LAGUNA, JOSE DE LAS NIEVES 416 VIRGINIA WATER DR ROLESVILLE NC 27571-9585	1748510932 ANDREWS, RICHARD LEE II ANDREWS, LISA P 3735 MURPHY RD EASTOVER NC 28312-9053
1748510950 VINCENT, KISHA VALENCIA 2955 CASONA WAY RALEIGH NC 27616-5588	1748511361 BH PROPERTY HOLDINGS LLC 849 RIVER SONG PL CARY NC 27519-0882	1748511382 RAHANIOTIS, PETER G 8535 QUARTON DR RALEIGH NC 27616-5596
1748511407 ITIN, VICKY 2846 CASONA WAY RALEIGH NC 27616-5591	1748511561 CHEN, LING 2648 CASHLIN DR RALEIGH NC 27616-5565	1748511582 DRAKOS, DAVID J 2902 CASONA WAY RALEIGH NC 27616-5589
1748511593 MATTHEWS-BAREFOOT, BONNIE 2904 CASONA WAY RALEIGH NC 27616-5589	1748511607 SHEAHEN, ALLISON 2839 CORBETT GROVE DR RALEIGH NC 27616-5594	1748511616 CARLE, KATHERINE 2841 CORBETT GROVE DR RALEIGH NC 27616-5594
1748511625 EWELL, LEWIS JR 2843 CORBETT GROVE DR RALEIGH NC 27616-5594	1748511627 HIGHLAND CREEK MASTER ASSN INC C/O ASSOCIA HRW MANAGEMENT 4700 HOMEWOOD CT STE 380 RALEIGH NC 27609-5732	1748511633 BASTON, SUSAN LAEDA 2845 CORBETT GROVE DR RALEIGH NC 27616-5594
1748511739 HUMPHREY, JEFFREY F 2941 CASONA WAY RALEIGH NC 27616-5588	1748511804 JEFFERS, WANDA 2947 CASONA WAY RALEIGH NC 27616-5588	1748511812 MERIWEATHER, TRAVIS LORENZO MERIWEATHER, DEMETRICE ANNETT 2945 CASONA WAY RALEIGH NC 27616-5588
1748511821 SCHUBERT, KAROLINE P 2943 CASONA WAY RALEIGH NC 27616-5588	1748511996 STAFFIERI, BARBARA 2952 CASONA WAY RALEIGH NC 27616-5589	1748512126 ROBINSON, JEFFREY ALAN 8530 QUARTON DR RALEIGH NC 27616-5597
1748512137 VELEZ, BETTY 8532 QUARTON DR RALEIGH NC 27616-5597	1748512158 LAY, SCOTT A 1328 PLUNKET DR WAKE FOREST NC 27587-6181	1748512290 SMITH, MICHAEL S 8538 QUARTON DR RALEIGH NC 27616-5597

1748512291 TOWNHOMES AT HIGHLAND CREEK ASSN INC THE 1225 CRESCENT GRN STE 250 CARY NC 27518-8119	1748512323 HWALEK, LORI ANNE 8539 QUARTON DR RALEIGH NC 27616-5596	1748512344 POWELL, PHILLIP A HUGHES-POWELL, SUSAN J 8541 QUARTON DR RALEIGH NC 27616-5596
1748512355 BORGNA, CHERYL 8543 QUARTON DR RALEIGH NC 27616-5596	1748512376 WALTERS, JAMES DOUGLAS 8545 QUARTON DR RALEIGH NC 27616-5596	1748512386 GABBIDON, EBONNE 8547 QUARTON DR RALEIGH NC 27616-5596
1748512504 LAM, HON ERIC LAU, DENISE CHING 2906 CASONA WAY RALEIGH NC 27616-5589	1748512548 SYKES, KEEGAN MCCALL, SHAMIR 2910 CASONA WAY RALEIGH NC 27616-5589	1748512650 GUYTON, YVONNE W 2912 CASONA WAY RALEIGH NC 27616-5589
1748512662 JORDAN, SHANNON 2914 CASONA WAY RALEIGH NC 27616-5589	1748512673 CHEBROLU, SATISH SADU, HIMABINDU 2015 OLLIVANDER DR CARY NC 27519-1547	1748512689 LIU, JOEY CHI WEI WANG, NING 205 SUNSTONE DR CARY NC 27519-7024
1748512781 EATMON, AIRESS 2922 CASONA WAY RALEIGH NC 27616-5589	1748512786 TREMBLAY, ANDREW 2928 CASONA WAY RALEIGH NC 27616-5589	1748512792 BILOS, BECKY E 2924 CASONA WAY RALEIGH NC 27616-5589
1748512794 MCCLARY, DEANDRA 2926 CASONA WAY RALEIGH NC 27616-5589	1748512797 MONDEN THOMAS, LINDA DICKENS 2930 CASONA WAY RALEIGH NC 27616-5589	1748512799 WILLIAMS, HELLEN R 2932 CASONA WAY RALEIGH NC 27616-5589
1748512858 COOK, MEREDITH L. 2940 CASONA WAY RALEIGH NC 27616-5589	1748512867 MOSS, LORI A ORAM, BARBARA M 2938 CASONA WAY RALEIGH NC 27616-5589	1748512891 JORDAN, MARITZA JORDAN, SAMUEL 2934 CASONA WAY RALEIGH NC 27616-5589
1748512905 HARP, WENDY L HARP, LINWOOD C 2950 CASONA WAY RALEIGH NC 27616-5589	1748512914 HASSELL, GARY L HASSELL, SUSAN WILLIFORD 2948 CASONA WAY RALEIGH NC 27616-5589	1748512922 ATWATER, RAYMOND ATWATER, CHERYLE 2946 CASONA WAY RALEIGH NC 27616-5589
1748512931 BROWN, KATRINA T. 2944 CASONA WAY RALEIGH NC 27616-5589	1748512940 ZIEVERINK, FRANCES D 408 GREEN TURRET DR ROLESVILLE NC 27571-9487	1748513211 SWAIN, SAVALIUS JAMAL 8540 QUARTON DR RALEIGH NC 27616-5597
1748513221 RAPPAPORT, DAVID RAPPAPORT, GINA 1333 COLONIAL CLUB RD WAKE FOREST NC 27587-4268	1748513232 ONECOM PROPERTIES LLC 5813 CLARKS FORK DR RALEIGH NC 27616-5758	1748513253 LESKO, SHERRY D 8546 QUARTON DR RALEIGH NC 27616-5597

1748513263 SURLES, JAMES A. JR. SURLES, GAIL E. 151 STARBOARD BAY SANFORD NC 27332-9691	1748513284 TAYLOR, STEPHANIE L 8550 QUARTON DR RALEIGH NC 27616-5597	1748513307 MEHTA, SAGAR MODY, KALGI 8549 QUARTON DR RALEIGH NC 27616-5596
1748513318 SRAVS REALTY LLC 858 NAVESINK RIVER RD RUMSON NJ 07760-2328	1748513339 WEST, EURSULA R 8553 QUARTON DR RALEIGH NC 27616-5596	1748513455 SMITH, SAMUEL CLAYTON 8557 QUARTON DR RALEIGH NC 27616-5596
1748513476 MULKY, JESSE L 8559 QUARTON DR RALEIGH NC 27616-5596	1748513497 HAUGEN, ORLEN B HAUGEN, MARY A 8561 QUARTON DR RALEIGH NC 27616-5596	1748514205 SPEIGHT, ROBIN L 8552 QUARTON DR RALEIGH NC 27616-5597
1748514237 PERRY, TIFFANY 8556 QUARTON DR RALEIGH NC 27616-5597	1748514258 TUCCI, DARCY 8558 QUARTON DR RALEIGH NC 27616-5597	1748514279 KOTHA, RAJESH KANKANALA, MRUDULA 8560 QUARTON DR RALEIGH NC 27616-5597
1748514289 WHITE, AARYN PAIGE 8562 QUARTON DR RALEIGH NC 27616-5597	1748514408 LARAJ, HIND 8563 QUARTON DR RALEIGH NC 27616-5596	1748514419 SOUTHERN, RICHARD J 890 VALLEY RD GILLETTE NJ 07933-1807
1748514439 LATSON, YVONNE JOHNSON, RUSSELL V 8567 QUARTON DR RALEIGH NC 27616-5596	1748514540 SWISHER, ALLISON M 8569 QUARTON DR RALEIGH NC 27616-5596	1748514561 VANNORSTRAND, CHRISTINE 8571 QUARTON DR RALEIGH NC 27616-5596
1748515300 CARLTON, MCKINLEY 201 CAROLINA POINT PKWY APT 713 GREENVILLE SC 29607-6572	1748515311 MURPHY, JEWEL C 8566 QUARTON DR RALEIGH NC 27616-5597	1748515321 ONECOM PROPERTIES LLC 5813 CLARKS FORK DR RALEIGH NC 27616-5758
1748515342 HORSMON, EILEEN E 8570 QUARTON DR RALEIGH NC 27616-5597	1748517889 EDWARDS, DAVID G 900 BRIDGE WAY RALEIGH NC 27615-5806	1748518512 RALEIGH LODGE #1318 LOYAL ORDER PO BOX 100 ROLESVILLE NC 27571-0100
1748520089 ROBERTS, MELANIE LYNN 2970 CASONA WAY RALEIGH NC 27616-5589	1748520097 MEALEY, JENNIFER LEE 2968 CASONA WAY RALEIGH NC 27616-5589	1748520287 HANULAK, GEORGIANNA M CLARKE, MICOLE HANULAK 2740 KINSLEY PL RALEIGH NC 27616-5581
1748520337 BROWN, KATHRYN BRIANNA MCMAHON, JOHN THOMAS 2732 KINSLEY PL RALEIGH NC 27616-5581	1748520352 DOWNES, THOMAS DOWNES, LESLIE 2736 KINSLEY PL RALEIGH NC 27616-5581	1748520402 HARRIS, TONIA F 2728 KINSLEY PL RALEIGH NC 27616-5581

1748520743 PURSELL, DALE PURSELL, NANCY 2711 KINSLEY PL RALEIGH NC 27616-5581	1748521006 LINKER, ANNIE CAROLINE 2966 CASONA WAY RALEIGH NC 27616-5589	1748521015 BOYKINS, DEBRA A 2964 CASONA WAY RALEIGH NC 27616-5589
1748521024 HUANG, KEVIN A 2962 CASONA WAY RALEIGH NC 27616-5589	1748521032 DRAKE, JERMANE 2960 CASONA WAY RALEIGH NC 27616-5589	1748521041 REID, STEPHANIE NICOLE 2958 CASONA WAY RALEIGH NC 27616-5589
1748521060 BRADLEY, JOSEPH C 2956 CASONA WAY RALEIGH NC 27616-5589	1748521487 LAMB, SHANNON LAMB, SUZANNE 2731 KINSLEY PL RALEIGH NC 27616-5581	1748521539 PANDYA, HEMANT P PANDYA, PATRICIA A 2719 KINSLEY PL RALEIGH NC 27616-5581
1748521553 LOGAN, WILLIAM TERRENCE III 2723 KINSLEY PL RALEIGH NC 27616-5581	1748521607 YIM, PETER C 2715 KINSLEY PL RALEIGH NC 27616-5581	1748522338 HUFF, TOMEICA HUFF, ARCHIE LEE JR 2739 KINSLEY PL RALEIGH NC 27616-5581
1748523644 RASTED, CARMEN TERESA 2724 AMERY LN RALEIGH NC 27616-5582	1748523741 ISKANDAR-REZEK, ADEL M KHALIL, SEEHAM 2720 AMERY LN RALEIGH NC 27616-5582	1748523748 POOLE, RUSSELL R III POOLE, KRISTA L 2716 AMERY LN RALEIGH NC 27616-5582
1748523845 WRIGHT, CHRISTOPHER GEORGE WRIGHT, ELIZABETH MAE 2712 AMERY LN RALEIGH NC 27616-5582	1748523909 ALLIGOOD, DAVID W ALLIGOOD, TAMMY R 2704 AMERY LN RALEIGH NC 27616-5582	1748523932 LANTZ, TIMOTHY A LANTZ, JAIME B 2708 AMERY LN RALEIGH NC 27616-5582
1748525216 WATSON, LINWOOD E WATSON, SHERRILL J 8616 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748525277 BOLTON, SARAH E CABRERA, MIGUEL D 8620 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748526227 ROCHELLE, GREGORY E ROCHELLE, KIMBERLY 8624 HARTHAM PARK AVE RALEIGH NC 27616-5579
1748526288 PRESTON, DONALD 8628 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748527248 JACKSON, GLENN E WILSON-JACKSON, GWENDOLYN 8632 HARTHAM PARK AVE RALEIGH NC 27616-5579	1748529126 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590
1748530677 ROBERTS, TONI ROBERTS, JEFFREY L 3414 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001	1748531384 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748531725 BHARDE, NOOR MOHAMMED BHARDE, SAFIA BANO 3418 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001
1748531823 MILLER, CHRISTY 3422 TABLE MOUNTAIN PINE DR RALEIGH NC 27616-4001	1748531921 SPARKS, EARNEST JAMES JR SPARKS, DEBRA KAY 3500 LONGLEAF ESTATES DR RALEIGH NC 27616-4000	1748532555 WU, MO WANG, DI 2622 LACEBARK PINE RD RALEIGH NC 27616-9111

1748532603 BULZAN, SIMON ANDREI BULZAN, IONITA CRISTINA 2618 LACEBARK PINE RD RALEIGH NC 27616-9111	1748532751 ROMANO, DAWN M ROMANO, RALPH C 2614 LACEBARK PINE RD RALEIGH NC 27616-9111	1748532767 SIMMS, ELLA SIMMS, STEPHEN A 2610 LACEBARK PINE RD RALEIGH NC 27616-9111
1748532863 AVANCENA, ALVIN 2606 LACEBARK PINE RD RALEIGH NC 27616-9111	1748532932 SCATAMACCHIA, RICHARD SCATAMACCHIA, HEATHER 3504 LONGLEAF ESTATES DR RALEIGH NC 27616-4000	1748533016 VALLIDO, EUGENIA S VALLIDO, MARLON A 2700 AMERY LN RALEIGH NC 27616-5582
1748533531 DAVIS, JENNIFER L STEVENSON, FREDERICK P 2626 LACEBARK PINE RD RALEIGH NC 27616-9111	1748533902 MCCLAREN, THOMAS MCCLAREN, JENNIFER 3508 LONGLEAF ESTATES DR RALEIGH NC 27616-4000	1748534522 RIEHL, LEAH RIEHL, CHRISTOPHER 2625 LACEBARK PINE RD RALEIGH NC 27616-9111
1748534650 KNUTKOWSKI, NANCY KNUTKOWSKI, GEORGE II 2621 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534657 SMAHI, MOHAMED AFIA, MARIEM 2617 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534753 REDDY, VEERANARAYANA A TRUSTEE VASU, NINEITHA TRUSTEE 1108 COZY OAK AVE CARY NC 27519-8865
1748534759 VERMA, ANOOP KUMAR VERMA, LALIT 2609 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534854 AHN, JUNGEUN 2605 LACEBARK PINE RD RALEIGH NC 27616-9111	1748534932 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748535912 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748535982 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748536611 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431
1748536952 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748537431 MARKLAND, CHARLES 2642 YELLOW PINE RD RALEIGH NC 27616-4004	1748537457 RAMISETTI, VENKATESWARA 5431 WIND MOUNTAIN LN RALEIGH NC 27613-1448
1748537572 WEST, WILLIAM A WEST, CHARLENE 2634 YELLOW PINE RD RALEIGH NC 27616-4004	1748537588 NAIK, BAKULESH NAIK, VANDANA 2630 YELLOW PINE RD RALEIGH NC 27616-4004	1748537693 GLOE, MARY VIRGINIA MCCLAREN, JENNIFER 2626 YELLOW PINE RD RALEIGH NC 27616-4004
1748537922 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748537992 CALATLANTIC GROUP, INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748538493 LONGLEAF ESTATES HOMEOWNERS ASSOCIATION INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431
1748538619 REYNOLDS, LAURIE SHEA 2622 YELLOW PINE RD RALEIGH NC 27616-4004	1748538723 DARACAN, REDY LYNDON ALABA DARACAN, JACQUELINE GODINEZ 2618 YELLOW PINE RD RALEIGH NC 27616-4004	1748538748 POLINENI, DIVYA VANGA, SHILPA 23268 EVERGREEN RIDGE DR ASHBURN VA 20148-7414

1748538854 HINTON, DERRIEN HINTON, COURTNEY 2610 YELLOW PINE RD RALEIGH NC 27616-4004	1748538963 CALATLANTIC GROUP, INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748539436 PINEDA, CHARMEIGNE G D PINEDA, ROBIN TENGCO 2637 YELLOW PINE RD RALEIGH NC 27616-4004
1748539541 LEWIS, JOSHUA A 2633 YELLOW PINE RD RALEIGH NC 27616-4004	1748539568 HINES, MONICA HINES, LARRY 2629 YELLOW PINE RD RALEIGH NC 27616-4004	1748539672 LEWIS, KIM LANEICE 2625 YELLOW PINE RD RALEIGH NC 27616-4004
1748539687 MATTHEWS, PHYLISTINA 2621 YELLOW PINE RD RALEIGH NC 27616-4004	1748541182 LONGLEAF ESTATES HOMEOWNERS ASSOCIATION INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748542387 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748543131 VO, TIM TRAN, ANH HAI 3511 LONGLEAF ESTATES DR RALEIGH NC 27616-4000	1748543211 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748543320 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748544100 COHEN, BRUCE MARTIN 3601 LONGLEAF ESTATES DR RALEIGH NC 27616-4006	1748544170 SUTTON, WILLIAM CURTIS 3605 LONGLEAF ESTATES DR RALEIGH NC 27616-4006	1748545140 MCCORMICK, BRIAN JAMES MCCORMICK, ANH THI VAN 3609 LONGLEAF ESTATES DR RALEIGH NC 27616-4006
1748546110 DANIELS, ANDRE KEITH DANIELS, ALETHIA 3613 LONGLEAF ESTATES DR RALEIGH NC 27616-4006	1748546168 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748546180 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748546308 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748547151 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748548140 CALATLANTIC GROUP INC 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119
1748548289 HEBERT, JOHN T 2608 FORESTVILLE RD WAKE FOREST NC 27587-8140	1748549428 HOMEOWNERS ASSOCIATION OF STONEGATE INC PROFESSIONAL PROPERTIES MANAGEMENT 1100 PERIMETER PARK DR STE 112 MORRISVILLE NC 27560-9119	1748603545 RALEIGH ABBINGTON VILLAGE, LLC 2964 PEACHTREE RD NW STE 200 ATLANTA GA 30305-2119
1748612519 DANIEL, RICHARD E JR DANIEL, CYNTHIA G 13104 OLD CREEDMOOR RD RALEIGH NC 27613-7420	1748630702 KALPAXIS, AMANDA KALPAXIS, ALEXANDROS 2617 YELLOW PINE RD RALEIGH NC 27616-4004	1748630728 HIGH, MYRON DONTA GLASCO, JASMINE SHANEY 2613 YELLOW PINE RD RALEIGH NC 27616-4004
1748630774 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431	1748630824 LINK, CHRISTIANNA B 2609 YELLOW PINE RD RALEIGH NC 27616-4004	1748630829 MCGRUDER, DARNELL LOVEST NEWSOME, DEBRA DENEICE 2605 YELLOW PINE RD RALEIGH NC 27616-4004

1748630925 CHERRY, BARBARA RICHBURG, BERNARD R 2601 YELLOW PINE RD RALEIGH NC 27616-4004	1748633558 MCGEE, ANNIE LAURIE 2629 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748633780 SMITHEY, LARRY 2625 FORESTVILLE RD WAKE FOREST NC 27587-8141
1748633891 WILES, BUCK DAVIS WILES, ALEIDA MALDONADO 3612 PIKEVILLE PRINCETON RD PRINCETON NC 27569-8860	1748634911 MCCARTY, DANIEL J MCCARTY, ANGELA B 2613 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748640089 LONGLEAF ESTATES HOA, INC 680 5TH AVE FL 25 NEW YORK NY 10019-5431
1748642673 LUCAS, DENISE M SWANEY, CHARLENE M 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107	1748644021 MCCARTY, DANIEL J MCCARTY, ANGELA B 2613 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748644131 KOTEK, KEVIN J KOTEK, DOLLY J 2609 FORESTVILLE RD WAKE FOREST NC 27587-8141
1748644252 FELMET, JOHN W FELMET, SUSAN W 2605 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748644375 GONZALEZ, DANIEL GONZALEZ, RANDI SUSAN STARR 2601 FORESTVILLE RD WAKE FOREST NC 27587-8141	1748645689 WARD, JAMES C 2700 ENVILLE CT WAKE FOREST NC 27587-5253
1748645992 VAIR, STEVEN T VAIR, DEBORAH A 2701 ENVILLE CT WAKE FOREST NC 27587-5253	1748647673 BARNES, DANIEL G BARNES, KAREN S 2704 ENVILLE CT WAKE FOREST NC 27587-5253	1748648198 MORRISON, STEVEN S MORRISON, LIN JING 2529 FORESTVILLE RD WAKE FOREST NC 27587-8139
1748648924 MCBRYDE, JAMES ANDREW MCBRYDE, BRANDY 2709 ENVILLE CT WAKE FOREST NC 27587-5253	1748649614 MAIOLO, JOSEPH P MAIOLO, MICHELLE R 2708 ENVILLE CT WAKE FOREST NC 27587-5253	1748649943 ROBIDOUX, STEVEN ROBERT ROBIDOUX, MOLLY T 2713 ENVILLE CT WAKE FOREST NC 27587-5253
1748657000 OLSON, GREGORY E OLSON, RHONDALYN 2705 ENVILLE CT WAKE FOREST NC 27587-5253	1748658382 KING, SIDNEY A 3801 LILLIE LILES RD WAKE FOREST NC 27587-8100	1748713545 HT FORESTVILLE LLC 135 S MAIN ST STE 105 GREENVILLE SC 29601-2755
1748733146 PERRY FARM LLC 404 EMERSON DR RALEIGH NC 27609-4537	1748735122 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748737179 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508
1748737308 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748738570 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748740986 MIDGETT, JOHN R MIDGETT, NANCY 2717 ENVILLE CT WAKE FOREST NC 27587-5253
1748741656 HENNEBERG, PATRICK PAUL HENNEBERG, KELLY ANN 2712 ENVILLE CT WAKE FOREST NC 27587-5253	1748743902 POOLE, JIMMIE T POOLE, CAROLYN MASSEY 2720 ENVILLE CT WAKE FOREST NC 27587-5253	1748744714 LOWERY, SHARON LOWERY, JAMES 2716 ENVILLE CT WAKE FOREST NC 27587-5253

1748744970 CHAPIN, WILLIAM THOMPSON JR 3828 LILLIE LILES RD WAKE FOREST NC 27587-9325	1748745425 LOWERY, JAMES M LOWERY, SHARON L 2716 ENVILLE CT WAKE FOREST NC 27587-5253	1748746334 MCDUFFIE, NORMAN EARL 1855 RIVER RD FAYETTEVILLE NC 28312-8449
1748746930 PERKINSON, JUNE P 1197 TOWNSVILLE LANDING RD HENDERSON NC 27537-6727	1748747180 ORTEGA, DARCELLE ORTEGA, SANTOS 2848 WELDING RD WAKE FOREST NC 27587-6344	1748747660 DEVANEY, KRISTIE HALL 3109 MCDADE FARM RD RALEIGH NC 27616-9573
1748747864 WILLIAMS, ROBERT THOMAS WILLIAMS, LATISHA T 3904 LILLIE LILES RD WAKE FOREST NC 27587-8101	1748748355 CHAPIN, WILLIAM THOMPSON CHAPIN, DAE T 2804 WATSON WOODS LN WAKE FOREST NC 27587-9386	1748749711 ADAMS, RODNEY MARK PO BOX 192 GARNER NC 27529-0192
1748751336 DIXON, ARVIN DIXON, ELIZABETH O 3817 LILLIE LILES RD WAKE FOREST NC 27587-8100	1748753315 WATKINS, CURTIS A WATKINS, WANDA G 3829 LILLIE LILES RD WAKE FOREST NC 27587-8100	1748755304 WOODS, FRANKLIN A WOODS, JOLENE S 3901 LILLIE LILES RD WAKE FOREST NC 27587-8102
1748757324 GARGIS, JOHN ANTHONY GARGIS, VICKIE W 3905 LILLIE LILES RD WAKE FOREST NC 27587-8102	1748758129 PENNINGTON, JAMES M PENNINGTON, GERALDINE V 3909 LILLIE LILES RD WAKE FOREST NC 27587-8102	1748758161 WATSON SEAFOOD & POULTRY CO INC PO BOX 26386 RALEIGH NC 27611-6386
1748812311 HARRIS, MONICA HARRIS, JAMES 4221 BAY LAUREL CT WAKE FOREST NC 27587-8198	1748812443 RYAN, GREGORY A FEASTER, DANIELLE 4225 BAY LAUREL CT WAKE FOREST NC 27587-8198	1748812584 OKAM, UKOHA M OKAM, VERONICA MCNAIR 4229 BAY LAUREL CT WAKE FOREST NC 27587-8198
1748813638 ESTES, WILLIAM HOWARD ESTES, DEBORAH T 4233 BAY LAUREL CT WAKE FOREST NC 27587-8198	1748813852 AQUA NORTH CAROLINA INC 202 MACKENAN DR CARY NC 27511-6447	1748814936 MONTAGUE, AL JOLSON MONTAGUE, ELLA MAE 4241 BAY LAUREL CT WAKE FOREST NC 27587-8198
1748816404 WILLIAMS, DENNIS A WILLIAMS, MARCIA B 4228 BAY LAUREL CT WAKE FOREST NC 27587-8197	1748816674 LF ROSSIGNOL DEVELOPMENT CORPORATION OF NORTH CAROLINA 327 HILLSBOROUGH ST RALEIGH NC 27603-1725	1748816881 VALENTINE, WILLARD 4240 BAY LAUREL CT WAKE FOREST NC 27587-8197
1748822944 HILL, JOYCE H HILL, GARNICE D 4214 AQUARIUS LN WAKE FOREST NC 27587-5227	1748824182 DIETZEL, SAMUEL DIETZEL, GAYLE 4245 BAY LAUREL CT WAKE FOREST NC 27587-8198	1748825237 GUNDERSON, SKY A 4249 BAY LAUREL CT WAKE FOREST NC 27587-8198
1748825463 DAVIS, JOYCE DAVIS, CALVIN 4253 BAY LAUREL CT WAKE FOREST NC 27587-8198	1748827023 TOUCHBERRY, JACKSON TINDAL III TOUCHBERRY, JOANNE MARIE 4244 BAY LAUREL CT WAKE FOREST NC 27587-8197	1748827279 ROBERTSON, JODY J 4252 BAY LAUREL CT WAKE FOREST NC 27587-8197

1748827576 VEGARA, PABLO CASTANO 4256 BAY LAUREL CT WAKE FOREST NC 27587-8197	1748827823 HOLLINGSWORTH, W C JR PO BOX 61 LOUISBURG NC 27549-0061	1748827938 O'NEAL, JOHNNY D 4216 LILLIE LILES RD WAKE FOREST NC 27587-8106
1748830555 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748831394 COLEMAN, HERBERT 4205 AQUARIUS LN WAKE FOREST NC 27587-5228	1748831598 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508
1748832162 HILL, RONALD 3309 ROXBURY DR WAKE FOREST NC 27587-9363	1748832896 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748833538 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508
1748834664 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748835024 MATA GARCIA, JOSE DE JESUS ALFARO, FLORENCIA RODRIGUEZ 4208 AQUARIUS LN WAKE FOREST NC 27587-5227	1748835688 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508
1748835809 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748837182 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748837322 HOMER DANIEL FARMS LLC 2716 WAIT AVE WAKE FOREST NC 27587-6810
1748837424 HOMER DANIEL FARMS LLC 2716 WAIT AVE WAKE FOREST NC 27587-6810	1748837795 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748838508 HOMER DANIEL FARMS LLC 2716 WAIT AVE WAKE FOREST NC 27587-6810
1748838809 JONES, MARGIE W 4617 WATKINS RD RALEIGH NC 27616-8508	1748840428 HENSON, MAUDIE M 2808 WATSON WOODS LN WAKE FOREST NC 27587-9386	1748840850 MEARES, TERRY K MEARES, RITA HAMM 2817 WATSON WOODS LN WAKE FOREST NC 27587-9386
1748841182 ROBERTS, WENDY ELAINE 261 CARLYLE RD ZEBULON NC 27597-5977	1748841288 ROBLES, DAVID ANTONIO MORENO 2840 WELDING RD WAKE FOREST NC 27587-6344	1748841581 KANAAN, NADA 2812 WATSON WOODS LN WAKE FOREST NC 27587-9386
1748841923 WADDELL, CHARLES GARY 2821 WATSON WOODS LN WAKE FOREST NC 27587-9386	1748842597 POWELL, CURTIS 2816 WATSON WOODS LN WAKE FOREST NC 27587-9386	1748843864 REDD, LAURA IRVIN 2824 WATSON WOODS LN WAKE FOREST NC 27587-9386
1748843986 PORTER, ELBERT 4000 LILLIE LILES RD WAKE FOREST NC 27587-8103	1748844047 DELGADO, JOSE DAVID TRUSTEE ORZIZ & SCHICK PLLC PO BOX 30427 RALEIGH NC 27622-0427	1748844398 BAUTISTA, MOISES BAUTISTA, SANDRA 2828 WELDING RD WAKE FOREST NC 27587-6344

1748844624 GRAY, RUSSELL K JR GRAY, ANNA MARIE 2820 WATSON WOODS LN WAKE FOREST NC 27587-9386	1748845099 WEST, BONNY L WEST, JEROME 2833 WELDING RD WAKE FOREST NC 27587-6345	1748845836 TILLACK, JEFFREY SCOTT DAUPHINAIS, SUZANNE FRANCES 4008 LILLIE LILES RD WAKE FOREST NC 27587-8103
1748850327 WAKE COUNTY WAKE COUNTY ATTORNEY'S OFFICE PO BOX 550 RALEIGH NC 27602-0550	1748922028 KELBAUGH, MITZI M SWANEY, CHARLENE M 407 CHAMPION ST CLAYTON NC 27520-2907	1748923771 WATSON, MARLA M AVERETTE, SONYA K 2625 OLD MILBURNIE RD RALEIGH NC 27604-9651
1748926834 WATSON, MARLA M AVERETTE, SONYA K 2625 OLD MILBURNIE RD RALEIGH NC 27604-9651	1748928776 AVERETTE, SONYA M WATSON, MARLA M C/O SONYA A AVERETTIE 2625 OLD MILBURNIE RD RALEIGH NC 27604-9651	1748930032 LUCAS, DENISE M 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107
1748931514 METZ, BRENT W METZ, CONNIE 4400 RAVENS CREST LN RALEIGH NC 27616-8815	1748931637 PLEASANT, JOHN MONROE 1721 SUNDERLAND CT RALEIGH NC 27603-9346	1748932219 LUCAS, DENISE M 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107
1748932219 LUCAS, JERRY 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107	1748932785 PLEASANT, JOHN MONROE 1721 SUNDERLAND CT RALEIGH NC 27603-9346	1748932865 ALVARADO, EDUARDO A ALVARADO, NIDIA 4125 LILLIE LILES RD WAKE FOREST NC 27587-8105
1748933536 HENDERSON, VICTOR LEE 2901 OLD CREWS RD RALEIGH NC 27616-9583	1748936355 LUCAS, DENISE M 4213 LILLIE LILES RD WAKE FOREST NC 27587-8107	1758067247 RONALD GAY REVOCABLE TRUST CALDWELL, GINGER ANN GAY 9025 LOUISBURG RD WAKE FOREST NC 27587-6339
1758067247 GAY, RONALD 9025 LOUISBURG RD WAKE FOREST NC 27587-6339		

EXHIBIT C – ITEMS DISCUSSED

- What type of fence would be used to buffer development?
- Density within the R-10 zoning districts
- Road improvements along Forestville Road
- Price points for single-family homes
- Traffic and how it could impact neighbors to the north
- Children and impact to schools
- Safety along Forestville Road
- Are there renderings of development?
- Community amenities for each zoning district
- Extension of Yellow Pine Road
- Street build-out and sidewalks
- Additional access onto Forestville Road
- Access onto Hartham Park Avenue
- Lowering heights of townhomes
- Don't want drive-throughs on CX parcel
- Site plan approval and construction timeline
- Single-family homes architectural style
- Discussion regarding single-family homes join existing HOA
- Type of intersection at Forestville Road and townhome access
- Include a replanting provision for buffering condition
- Buffering to the north

EXHIBIT D – MEETING ATTENDEES

1. Philip Perry
2. Christopher and Elizabeth Wright
3. Tonia Harris
4. Dan McCarty
5. Jennifer Ashton
6. Howard Perry
7. Veronica Okam
8. Linwood Watson
9. Seth Coker
10. Ben Poston
11. Tom Fox
12. N. Midgett
13. Wright
14. Joanne Braman
15. Jamie Lanta
16. Annie McGee
17. Steve Morrison
18. Fred Stevenson
19. Marsha Williams
20. Howard and Deborah Estes
21. Johnny Chappell
22. Kimberly Rochelle
23. John Anagnost
24. Esther Schuk
25. Charles Markland
26. Timothy Lantz
27. David Alligood
28. Carmen Rastad
29. Debra Sparks