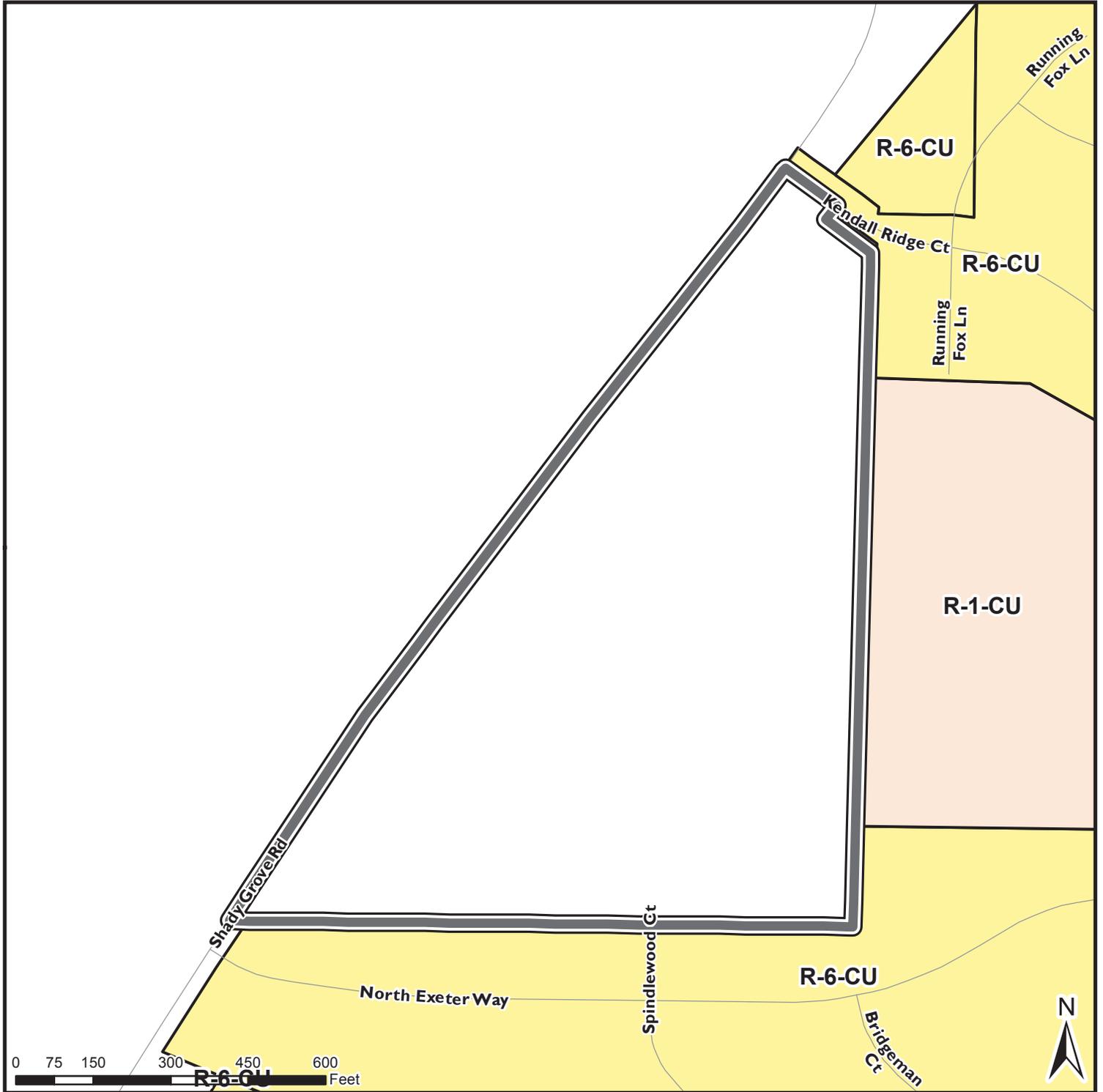


Existing Zoning Map

Z-38-2015



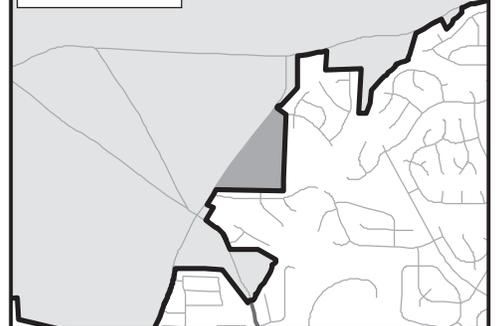
**Submittal
Date**

9/18/2015

Request:

**22.9 acres from
RR w/Airport Overlay (Durham)
to R-6-CU**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11679

Case Information Z-38-15 Shady Grove Road

<i>Location</i>	Shady Grove Road, east side, north of its intersection with Leesville Road Address: 2617, 2707, and 2901 (portion) Shady Grove Road PIN: Durham County - 0779-03-13-9314, 0779-03-13-9427, and 0779-03-12-2728 (portion)
<i>Request</i>	Rezone property from Residential Rural with Airport Overlay 60 to 65 DNL (RR w A-60 – Durham County) to Residential-6-Conditional Use (R-6-CU – City of Raleigh)
<i>Area of Request</i>	22.9 acres
<i>Property Owner</i>	Waylon E. Lynn, Jr. and Rebecca E. Lynn 2707 Shady Grove Road Durham, NC 27703
<i>Applicant</i>	Phil Layton Market-One Realty, LLC 5003 Falls of Neuse Road Raleigh, NC 27609 (919) 876-2726; phillayton123@gmail.com
<i>Citizens Advisory Council (CAC)</i>	Northwest – Jay Gudeman, Chair jay@kilpatrickgudeman.com
<i>PC Recommendation Deadline</i>	January 25, 2016

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	n/a
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 3.1 – Zoning of Annexed Lands Policy LU 3.3 – Annexation Agreements
<i>INCONSISTENT Policies</i>	Policy LU 3.2 – Location of Growth

Summary of Proposed Conditions

- | |
|--|
| <ol style="list-style-type: none"> 1. Certain uses prohibited. 2. Certain building types prohibited. 3. Residential density limited. 4. Require the recordation of an aircraft noise notification statement. |
|--|

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
9/17/15	9/8/15; 10/13/15 (Y – 12, N – 0)	10/27/15; 11/10/15	11/17/15; 1/19/16	1/5/16

Attachments

1. Staff report
2. Raleigh-Durham County Annexation & Service Agreement Map
3. RDU Airport Authority comments

Planning Commission Recommendation

<i>Recommendation</i>	Approve with conditions. City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. The proposal is consistent with the Future Land Use Map and pertinent policies of the Comprehensive Plan. 2. The proposed rezoning is reasonable and in the public interest. The proposal provides the opportunity for additional housing options in an area close to existing public utility service. 3. The proposal is compatible with the surrounding area. The proposal is similar to surrounding zoning districts and development types.
<i>Motion and Vote</i>	Motion: Braun Second: Buxton In Favor: Alcine, Braun, Buxton, Fluhrer, Schuster, Terando and Whitsett

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.

_____	_____	_____	11/10/15
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Vivian Ekstrom: (919) 996-2657; vivian.ekstrom@raleighnc.gov



Zoning Staff Report – Case Z-38-15

Conditional Use District

Case Summary

Overview

The site is located within Durham County – under Durham’s zoning jurisdiction – but according to interlocal agreement can be brought into Raleigh’s jurisdiction. The proposal is being submitted in conjunction with an annexation request. In the process of annexation, zoning to a Raleigh district is required. The district being requested would permit low density residential uses.

The rezoning request is consistent with the Comprehensive Plan and compatible with existing residential development. Properties to the north and south (the Bennington neighborhood and the Harrington Pines neighborhood respectively) are already within the Raleigh city limits and have R-6-CU zoning. The adjacent property to the east is zoned R-1 (Raleigh) and is currently used as an animal care facility. Properties to the west are under Durham County’s jurisdiction, and, according to interlocal agreement, are scheduled to remain so in the future. Per their present Durham zoning (RR w/ A-60), the latter tracts are mainly large-lot, single-family residential tracts.

In this area, Shady Grove Road is a two-lane, paved road without curbs or sidewalks. Topographically, the site slopes down northwest to southeast from Shady Grove Road. There is a depression in the middle of the site which appears to be a stream or drainage area connected to Sycamore Creek to the east.

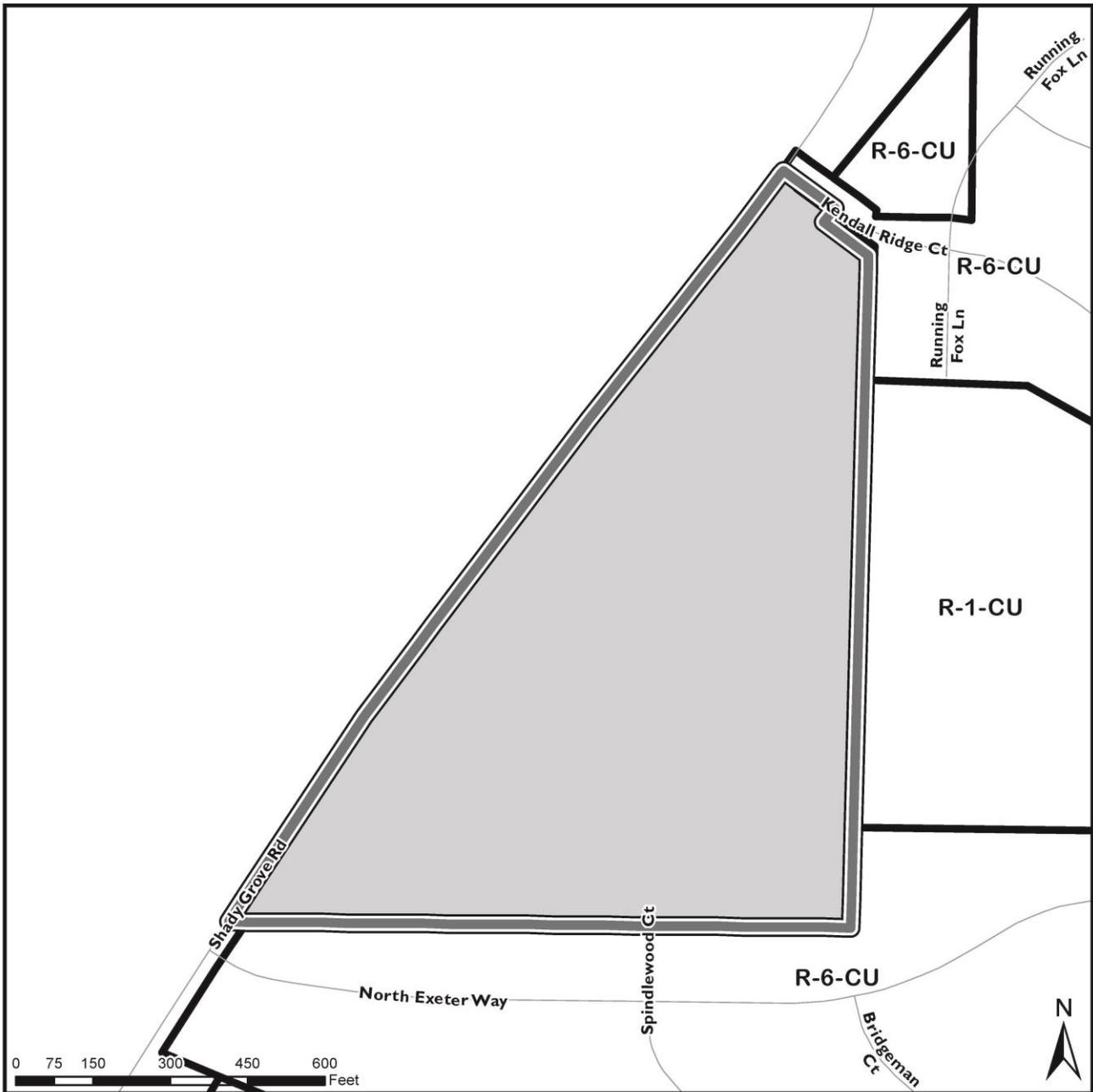
Following Planning Commission’s first review of the case and in response to comments from the RDU Airport Authority, the applicant has offered an additional condition requiring the recordation of an aircraft noise notification statement prior to the sale of the property or any lot within the property.

Outstanding Issues

<i>Outstanding Issues</i>	1. Sewer and fire flow matters may need to be addressed upon development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at the site plan stage.
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Existing Zoning Map

Z-38-2015



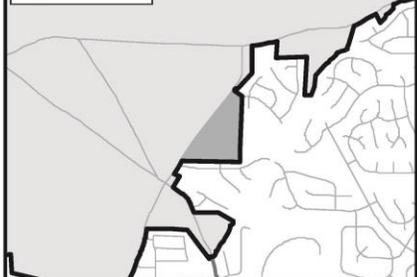
**Submittal
Date**

9/18/2015

Request:

22.9 acres from
RR w/Airport Overlay (Durham)
to R-6-CU

VICINITY MAP



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential Rural (Durham County)	Residential-6-Conditional Use (Wake County) and Residential Rural (Durham County)	Residential-6-Conditional Use	Residential-1-Conditional Use	Residential Rural (Durham County)
<i>Additional Overlay</i>	Airport Overlay 60 to 65 DNL (Durham County)	Airport Overlay 60 to 65 DNL (Durham County)	<i>n/a</i>	<i>n/a</i>	Airport Overlay 60 to 65 DNL (Durham County)
<i>Future Land Use</i>	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential (Durham County)
<i>Current Land Use</i>	Single Family Detached and Vacant	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached
<i>Urban Form (if applicable)</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	0.75 dwelling units/acre (17 total DUs)	2.49 dwelling units/acre* (57 total DUs)*
<i>Setbacks:</i>		
<i>Front:</i>	50'	10'
<i>Side:</i>	25'	5'
<i>Rear:</i>	50'	20'
<i>Retail Intensity Permitted:</i>	Not permitted	Not permitted
<i>Office Intensity Permitted:</i>	Not permitted	Not permitted

* Per zoning conditions.

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	22.9	22.9

<i>Zoning</i>	RR w/ A-60 (Durham County)	R-6-CU
<i>Max. Gross Building SF (if applicable)</i>	<i>n/a</i>	<i>n/a</i>
<i>Max. # of Residential Units</i>	17	57**
<i>Max. Gross Office SF</i>	Not permitted	Not permitted
<i>Max. Gross Retail SF</i>	Not permitted	Not permitted
<i>Max. Gross Industrial SF</i>	Not permitted	Not permitted
<i>Potential F.A.R</i>	<i>n/a</i>	<i>n/a</i>

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

** Per zoning conditions.

The proposed rezoning is:

Compatible with the property and surrounding area.

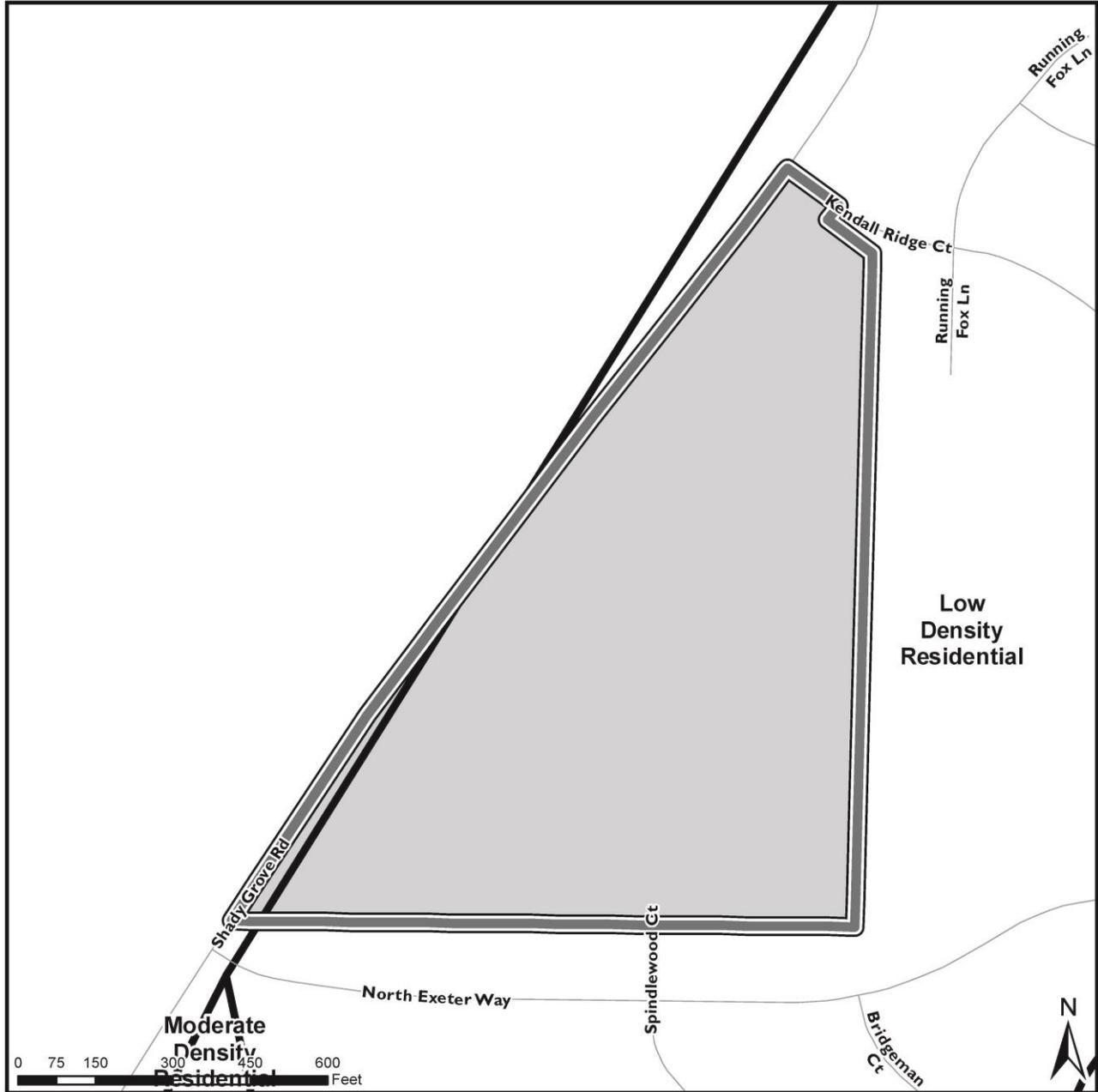
Incompatible.

Analysis of Incompatibility:

n/a

Future Land Use Map

Z-38-2015



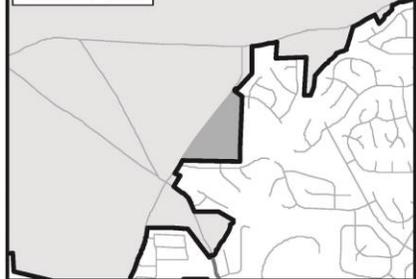
Submittal Date

9/18/2015

Request:

22.9 acres from
RR w/Airport Overlay (Durham)
to R-6-CU

VICINITY MAP



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

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

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

Although the proposal is inconsistent with Comprehensive Plan policy guidance on the location of growth, it is largely consistent with the intent and policies of the Comprehensive Plan and the guidance of the Future Land Use Map. The applicant will be responsible for assuring city utilities will be extended to the site.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

n/a

2.3 Urban Form

Urban Form designation:

Not applicable (no Urban Form designation)

The rezoning request is:

Consistent with the Urban Form Map.

Inconsistent

Analysis of Inconsistency:

n/a

2.4 Policy Guidance

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 USA to provide for more compact and orderly growth, including provision of conservation areas.

The subject property is outside of Raleigh's city limits and zoning jurisdiction, though it is within the city's Urban Services Area. The above policy recommends development of vacant properties within the city limits before development in outlying areas.

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Provides the opportunity for additional housing in an area close to existing public utility service.
- Rezoning is being triggered by annexation, an action consistent with interlocal agreement.

3.2 Detriments of the Proposed Rezoning

(None anticipated.)

4. Impact Analysis

4.1 Transportation

The site is located in Durham County on Shady Grove Road (approximately 2 miles northwest of I-540 at Leesville Road). Shady Grove Road (SR 1981) is maintained by the NCDOT. This segment of Shady Grove Road currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Shady Grove Road is classified as a major street in the UDO Street Plan Map (Avenue, 4-Lane, Divided). There are no CIP projects or state STIP projects for Shady Grove Road in the vicinity of the Z-38-2015 site.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO Section 8.3.5.D: Internal vehicular circulation areas shall be designed and installed to allow for cross-access between abutting lots. If an abutting owner refuses in writing to allow construction of the internal vehicular circulation on their property, a stub for future cross-access shall be provided as close as possible to the common property line. If cross-access is waived by the Public Works Director in accordance with Sec. 8.3.6., bicycle and pedestrian

connections shall be provided between abutting properties except where there is a perennial wet stream crossing greater than 15 feet in width that interferes with such access.

This site does not lie within a ½-mile buffer for future fixed-guideway transit. In accordance with the Raleigh *Street Design Manual* Section 6.5.3., driveways accessing Shady Grove Road (classified as Avenue, 4-Lane, Divided) must be spaced 300 feet apart centerline to centerline. A stub street, Spindlewood Court, abuts the southern property line of the Z-38-2015 site. In accordance with the UDO Section 8.3.4.B., proposed streets must be interconnected and must connect with adjacent streets external to the subdivision in order to provide multiple routes for pedestrian trips and vehicle trips.

Existing streets in this area have been developed "piece meal"; there are many gaps and dead-ends resulting in poor interconnectivity. The block perimeter bounded by the rights-of-way for Shady Grove Road, Carpenter Pond Road, Hickory Grove Church Road and Leesville Road is greater than 21,000 feet. In accordance with UDO Section 8.3.2, the maximum block perimeter typical for R-6 is 4,500 feet, but may increase if the average lot size is greater than 10,000 square feet. The block perimeter can be adequately met with reasonable street connections to Shady Grove Road, Spindlewood Court, and the parcel to the east.

With zoning conditions offered to limit development to 3.931 dwelling units per acre (90 single family units), a traffic impact analysis report is not required for Z-38-2015 as it does not meet the volume thresholds or other criteria set forth under Section 6.23 of the Raleigh *Street Design Manual*.

Impact Identified: Traffic Study is not required.
Block Perimeter exceeds UDO maximum for R-6 zoning.

4.2 Transit

This area is not served by transit. Neither the City of Raleigh Short Range Transit Plan nor the 2040 Wake County Transit Study recommends transit in this area. There are no transit requests.

Impact Identified: None.

4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Sycamore
<i>Stormwater Management</i>	Article 9.2 UDO
<i>Overlay District</i>	None

Impact Identified: Site is located within Durham County. Neuse Buffer may be present on site.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	22,900 gpd	80,150 gpd
<i>Waste Water</i>	22,900 gpd	80,150 gpd

Impact Identified: The proposed rezoning would add approximately 57,250 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

No existing or proposed greenway trail, connector, or corridor are located within or adjacent to the site. There is a proposed trail location (Sycamore Creek corridor) less than a half mile from the subject property; there are currently no applicable master plans or funding available for this future greenway. Nearest trail access is Hare Snipe Creek Trail, 6.1 miles. Recreation services are provided by Strickland Road Park, 3.9 miles. The Erinsbrook Drive future park property is located approximately a mile from the subject site on Leesville Road. There is funding available for the master planning process which will likely kick off in early 2016.

Impact Identified: None.

4.6 Urban Forestry

This site is greater than 2 acres and wooded and is subject to UDO 9.1 Tree Conservation.

Impact Identified: None.

4.7 Designated Historic Resources

There are no known historic resources within 1,000 feet.

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified:

4.9 Impacts Summary

Sewer and fire flow matters may need to be addressed upon development.

4.10 Mitigation of Impacts

Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The proposed rezoning is consistent with the Comprehensive Plan and the Future Land Use Map. Consistent with interlocal agreement, the rezoning proposal is being requested in conjunction with an annexation petition. The requested district is similar to the zoning of adjacent areas already

within the city's jurisdiction and served by city utilities. The applicant would be responsible for running water and sewer lines to the property.



Planning & Development

SEP 18 2015 PM 4:27

Development Services
Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Classification: RR with Airport Overlay (60 to 65 LDN) [Durham County] Proposed Zoning Classification Base District: R-6 Height: N/A Frontage: N/A If the property has been previously rezoned, provide the rezoning case number. N/A Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	Transaction Number <div style="font-size: 24px; font-family: cursive;">447440</div> <div style="font-size: 24px; font-family: cursive;">Z-38-15</div>

GENERAL INFORMATION		
Property Address: 2617 Shady Grove Road, 2707 Shady Grove Road and 2901 Shady Grove Road (only portion located on the east side of Shady Grove Road)		Date: September 18, 2015
Property PIN: 0779-03-13-9314, 0779-03-13-9427, and 0779-03-12-2728 (only portion located on the east side of Shady Grove Road)	Deed Reference (Book/Page): Deed Book 1070, Page 846 and Deed Book 943, Page 672, all Durham County Registry	
Nearest Intersection: Shady Grove Road and Kendall Ridge Court		Property size (in acres): +/- 22.9 acres
Property Owner/Address: Waylon E. Lynn, Jr. and Rebecca E. Lynn 2707 Shady Grove Road Durham, NC 27703	Phone	Fax
	Email	
Project Contact Person/Address: Phil Layton Market-One Realty, LLC 5003 Falls of Neuse Road Raleigh, NC 27609	Phone: 919.876.2726	Fax
	Email: phillayton123@gmail.com	
Owner/Agent Signature: <div style="font-size: 24px; font-family: cursive;">Waylon E. Lynn, Jr. Rebecca E. Lynn</div>	Email	

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



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685



Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number <i>Z-38-15</i>		Transaction Number
Date Submitted: January 7, 2016		
Existing Zoning: RR with AOD (65 to 60)	Proposed Zoning: R-6 Conditional Use	

NARRATIVE OF ZONING CONDITIONS OFFERED

- The following principal uses, as set forth in the Allowed Principal Use Table in UDO section 6.1.4., shall be prohibited on the property: (i) special care facility; (ii) school, public or private; (iii) telecommunication tower – all types; (iv) golf course; (v) outdoor sports or entertainment facility – all types; and (vi) two-unit living and multi-unit living.
- Attached house, townhouse, and apartment building types shall be prohibited on the property.
- The number of dwelling units constructed upon the property shall not exceed fifty-seven (57). Prior to recordation of a subdivision plat or the issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates among the lots of record comprising the property the dwelling units permitted by this rezoning ordinance. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee."
- Prior to the sale of the rezoned property or any lot within the rezoned property, whichever event first occurs, the owner shall record with the local register of deeds in the county where the property is located an aircraft noise notification statement reading as follows:

"This property lies within the Raleigh Durham International Airport composite 60 DNL noise contour projected in the long range facility plans of the airport. This statement shall not be removed without the prior written consent of the Raleigh Planning Director. "

This statement may be included in restrictive covenants running with the land that are recorded prior to the sale of the property or any lot within the property, whichever event first occurs. Within three days following recording of this statement, a recorded copy shall be provided to Planning Department.

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

Owner/Agent Signature <i>Waylon E. Lynn, Jr.</i> <i>Rebecca E. Lynn</i>	Print Name <i>Waylon E. Lynn, Jr.</i> <i>Rebecca E. Lynn</i>
---	--



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction Number 447440 Zoning Case Number Z-38-15

STATEMENT OF CONSISTENCY	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.	
1.	The property is designated Low Density Residential on the Future Land Use Map, which encourages single-family residential use with a density of up to six units per acre. The rezoning request is consistent with the Future Land Use Map because the R-6 district permits single-family residential and a density of up to six units per acre.
2.	The rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency", LU 1.3 "Conditional Use District Consistency", LU 2.2 "Compact Development", LU 3.1 "Zoning of Annexed Lands", and LU 5.4 "Density Transitions".

PUBLIC BENEFITS	
Provide brief statements regarding the public benefits derived as a result of the rezoning request.	
1.	The rezoning request benefits the public by rezoning property in accordance with the Future Land Use Map, by encouraging a land use pattern for the more efficient use of public services, and by permitting additional housing opportunities compatible with surrounding existing neighborhoods and in close proximity to employment and retail areas (Brier Creek and Alexander Place).

Phil Layton
Market-One Realty, LLC
5003 Falls of Neuse Rd
PO Box 19669
Raleigh, NC 27619

Z-38-15

Exhibit A

September 01, 2015

[REDACTED]
[REDACTED]
[REDACTED]

RE: 2707, 2617 and 2901 Shady Grove Rd, Durham, NC 27703 (Durham County)

Dear [REDACTED],

You are invited to attend a neighborhood meeting on September 17, 2015. The meeting will be held at St. Andrews United Methodist church located at 6702 Leesville Rd, Durham, NC, 27703 and will begin at 6:00 PM. St Andrews United Methodist church is located at the corner of Leesville Rd and Andrews Chapel Rd. The meeting will be held in the sanctuary.

The purpose of this meeting is to discuss a potential rezoning of the property located at 2707, 2617 and 2901 Shady Grove Rd, Durham, NC, 27703. This site is current zoned Residential Rural (RR) with Durham County and is proposed to be rezoned Residential (R6 Conditional Use) with the City of Raleigh.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have concerns or questions I can be reached at (919) 740-3324.

Sincerely,

Phil Layton

Enclosure: See map of property for potential rezoning

Exhibit B

Full Phone and Address List

Parcel

Page 1

OF
5

Name, Company and Address

Christopher J. Bacchi
5525 Running Fox Lane
Durham NC 27703

Home:

196115

Ext. Description

Jessie and Sharon Battle
12428 North Exeter Way
Durham NC 27703

Home:

194539

Michael R. Benton
5529 Running Fox Ln
Durham NC 27703-8539

Home:

196114

Robert D. Blackburn
2628 Shady Grove Rd
Durham NC 27703

Home:

194343

Steven W. Bockman
Kimberly A. Bockman
12440 North Exeter Way
Durham NC 27703

Home:

194536

Steven W Bockmann
Kimberly Abbott Bockmann
11021 Farmwood Dr.
Raleigh NC 27613

Home:

194536

Kimberly Brown
12436 North Exeter Way
Durham NC 27703

Home:

194537

Harrington Pines Community HOA
C/O William Douglas MGMT
4523 Park Rd Ste 201A
Charlotte NC 28209

Home:

194620

To Whom It May Concern
Eastman Development Companies
5533 Roan Mountain Pl
Raleigh NC 27613

Home:

194623

Business:

194624

Riccardo and Jennifer Dipaolo
12316 North Exeter Way
Durham NC 27703

Home:

194549

Marshall B. Elkins
Cynthia S. Elkins
12228 North Exeter Way
Durham NC 27703

Home:

194555

Exhibit B

Full Phone and Address List

Parcel

<u>Name, Company and Address</u>		<u>Ext.</u>	<u>Description</u>
Christina Ferguson 12320 North Exeter Way Durham NC 27703	Home:	194548	
Randall Hackett 5533 Running Cedar Ln Durham NC 27703	Home:	196113	
Lashonda L. Heistand 5532 Running Fox Ln Durham NC 27703	Home:	196107	
Bennington Homeowners HOA C/O Sentry MGMT Inc. 2180 S State Rd 434 Ste 5000 Longwood FL 32779	Home:	201608	
Robert K Johnson David Lee Oxender 12420 North Exeter Way Durham NC 27703	Home:	194541	
Terry Ketner 2700 Shady Grove Rd Durham NC 27703	Home:	194342	
Aquilla King 2910 Shady Grove Rd Durham NC 27703	Home:	194340	
Bruce J. Ladrie 2612 Shady Grove Rd Durham NC 27703	Home: Business:	194345 194344	
Kevin A Langston Julia Langston 12432 North Exeter Way Durham NC 27703	Home:	194538	
Wen Ting Lee Shaulin Wang 12232 North Exeter Way Durham NC 27703	Home:	194554	
W.E. Lynn, Jr. 2707 Shady Grove Rd Durham NC 27703	Home:	194346	

Exhibit B
Full Phone and Address List

Parcel

Name, Company and Address

Ext.

Description

Nicholas Read Martin
Karolanne Trogdon Martin
5524 Running Fox Ln
Durham NC 27703

Home:

196105

To Whom it May Concern
SJ Pines LLC
PO Box 342472
Bethesda MD 20827

Home:

194502

To Whom it May Concern
Shady Grove Free Will Baptist
3819 Carpenter Pond Rd
Durham NC 27703

Home:

194406

Business:

194295

To Whom it May Concern
Satterwhite Construction Inc
5933 Farm-Well Rd
Raleigh NC 27610

Home:

196116

To Whom It May Concern
CLI Properties, LLC
1108 Hidden Hills Dr
Wake Forest NC 27587

Home:

194546

To Whom It May Concern
Mt. Herman Baptist Church
2919 Olive Branch Rd
Durham NC 27703

Home:

194339

Nathan and Amy C McKinney
12416 North Exeter Way
Durham NC 27703-8532

Home:

194542

Shelby Moorman
12448 North Exeter Way
Durham NC 27703

Home:

194534

Benjamin Parees
12300 North Exeter Way
Durham NC 27703

Home:

194553

Malinda and Kevin N Pennington
Kevin Pennington
12324 North Exeter Way
Durham NC 27703-8530

Home:

194547

Ryan Lee and Carrie Renee Rawson
12304 North Exeter Way

Home:

194552

Exhibit B
Full Phone and Address List

Parcel

Name, Company and Address

Ext.

Description

Durham NC 27703

Adam D and Kellie Renzi
12424 North Exeter Way
Durham NC 27703

Home:

194540

Jason W. San Souci
Tiffany A. San Souci
5605 Running Fox LN
Durham NC 27703

Home:

201573

Thomas E. Sciple
12308 North Exeter Way
Durham NC 27703

Home:

194551

Jeremy Sisk
5501 Running Fox Ln
Durham NC 27703

Home:

201572

Donna Jean Smith
12404 North Exeter Way
Durham NC 27703

Home:

194545

Clyde Sorrell
7521 Leesville Rd
Durham NC 27703

Home:

194338

Jeffrey M Thomas
Sharon Thomas
12444 North Exeter Way
Durham NC 27703

Home:

194535

Alene Timberlake
Jason Timberlake
12312 North Exeter Way
Durham NC 27703

Home:

194550

Tetsuo Tsukamoto
Namiye Tsukamoto
12142 Barlett St
Garden Grove CA 92845

Home:

194544

Kevin Tyson
12412 North Exeter Way
Durham NC 27703

Home:

194543

Donald Ray Woodall
5528 Running Fox Ln

Home:

196106

Exhibit B

Full Phone and Address List

Name, Company and Address

Phone

Ext.

Description

Durham NC 27703

EXHIBIT C

On Thursday, September 17, 2015 at 6:00 PM, the applicant held a neighborhood meeting for the property owners adjacent to the parcel subject to rezoning. Below is a list of the items discussed at the meeting:

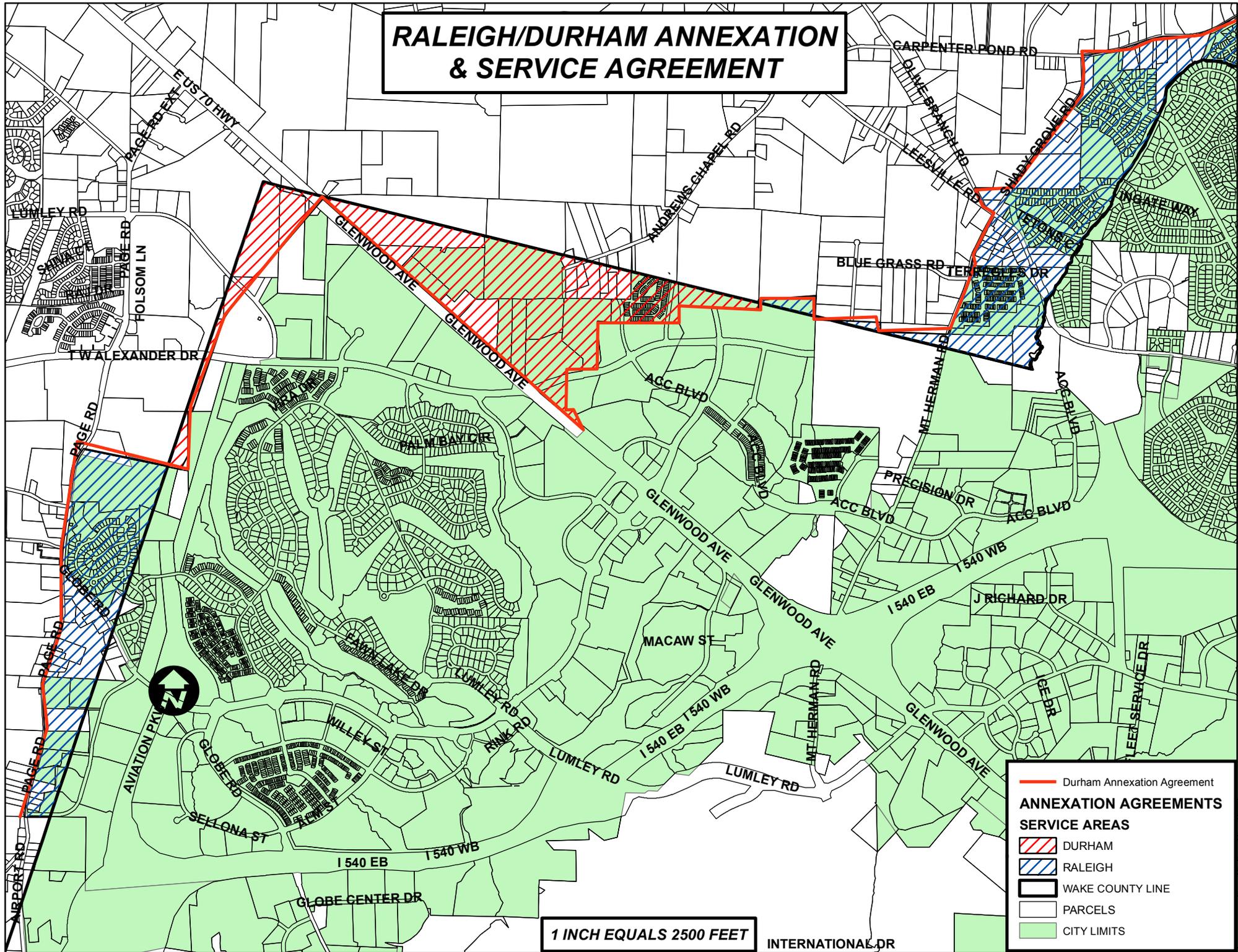
1. Uses permitted by current zoning
2. Location of entrance to project
3. Proposed Raleigh Street Plan
4. Connectivity of streets to adjacent properties
5. Potential layout of subdivision
6. Price Range of future homes
7. Require Tree Conservation
8. Suitability of soil for construction
9. Stormwater control
10. Requested zoning and permitted uses
11. Raleigh/Durham annexation agreement
12. Kiddy Park

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

1. Benjamin Parees
2. Ryan Rawson
3. Kevin Langston
4. Chris Bacchi
5. Kim Brown
6. Adam Renzi
7. Terry Ketner
8. David Blackburn
9. Chris Elliott
10. Diana DiFerdinando

RALEIGH/DURHAM ANNEXATION & SERVICE AGREEMENT



1 INCH EQUALS 2500 FEET

ANNEXATION AGREEMENTS

SERVICE AREAS

-  DURHAM
-  RALEIGH
-  WAKE COUNTY LINE
-  PARCELS
-  CITY LIMITS