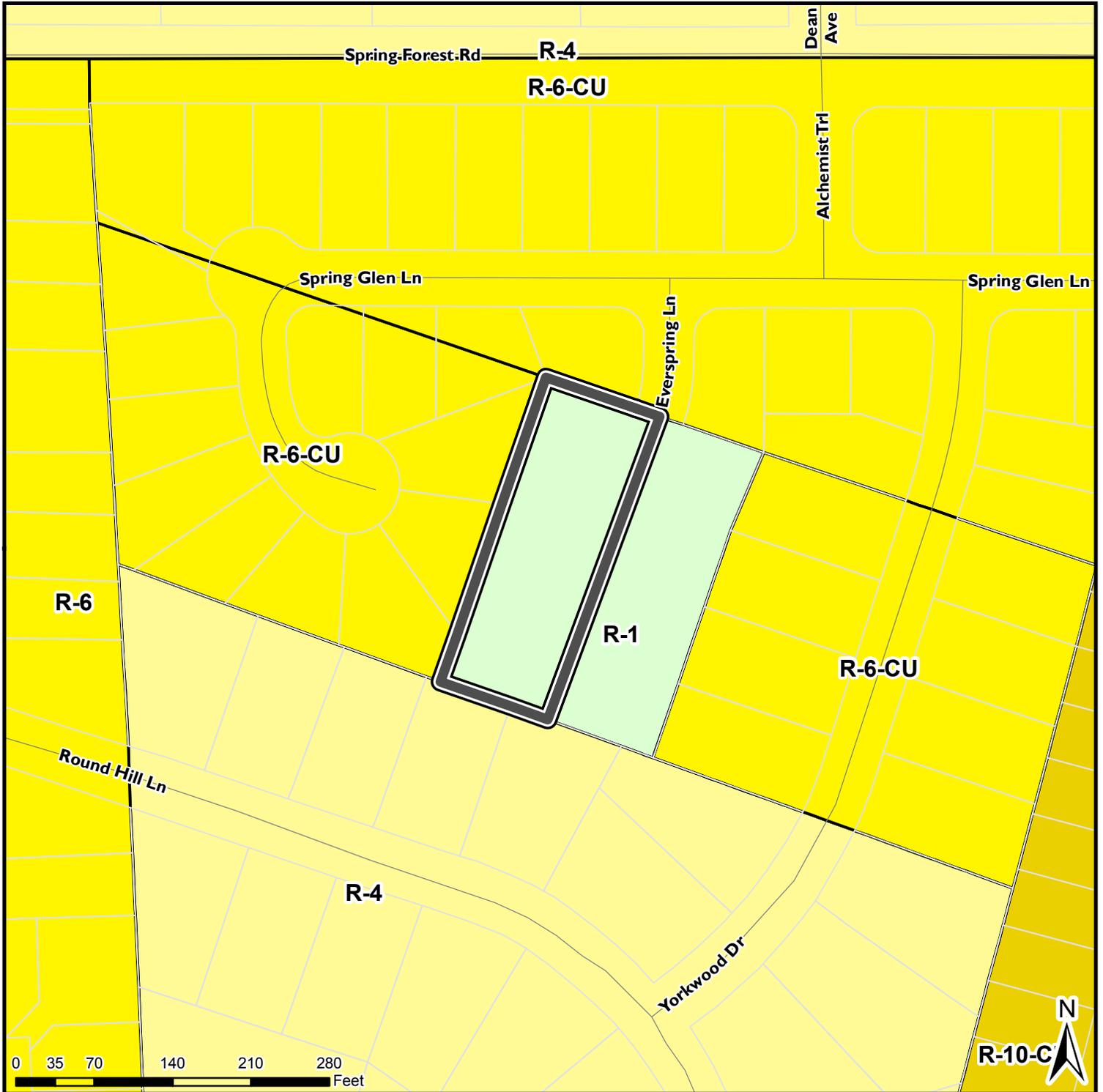


# Existing Zoning Map

# Z-41-2016



**Submittal Date**

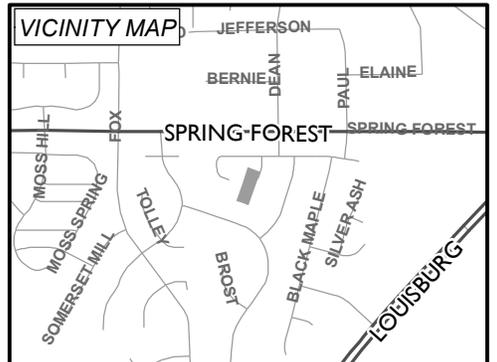
11/17/2016

**Request:**

**0.69 acres from**

**R-1**

**to R-6**





# Certified Recommendation

Raleigh Planning Commission

CR#

## Case Information Z-41-16 5601 Everspring Lane

|  |  |
|--|--|
| <i>Location</i>                        | West side, south of its intersection with Spring Glen Ln<br>Address: 5601 Everspring Ln<br>PIN: 17269664315    |
| <i>Request</i>                         | Rezone property from Residential 1 (R-1) to Residential 6 (R-6)  |
| <i>Area of Request</i>                 | 0.69 acres   |
| <i>Property Owner</i>                  | Mehdi Investments Group LLC<br>5408 Glorietta Circle<br>Raleigh, NC 27613-1463                                 |
| <i>Applicant</i>                       | Ed's Contracting<br>2820 Trawick Road<br>Raleigh, NC 27604   |
| <i>Citizens Advisory Council (CAC)</i> | Northeast<br>Chair: Lillian Thompson; <a href="mailto:lillianonline@icloud.com">lillianonline@icloud.com</a> , |
| <i>PC Recommendation Deadline</i>      | April 9, 2017  |

## 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

|                                     |   |
|-------------------------------------|---|
| <b><i>FUTURE LAND USE</i></b>       | Low Density Residential   |
| <b><i>URBAN FORM</i></b>            | None  |
| <b><i>CONSISTENT Policies</i></b>   | Policy LU 1.2 – Future Land Use Map and Zoning Consistency<br>Policy LU 2.6 – Zoning and Infrastructure Impacts<br>Policy LU 5.1 – Reinforcing the Urban Pattern<br>Policy LU 8.10 – Infill Development<br>Policy LU 8.12 – Infill Compatibility<br>Policy UD 5.1 – Contextual Design |
| <b><i>INCONSISTENT Policies</i></b> | None Identified   |

## Summary of Proposed Conditions

None Proposed. General Use Case.

## Public Meetings

| <i>Neighborhood Meeting</i> | <i>CAC</i> | <i>Planning Commission</i> | <i>City Council</i> |
|-----------------------------|------------|----------------------------|---------------------|
| November 15, 2016           |            |                            |                     |

### Attachments

1. Staff report

## Planning Commission Recommendation

|                               |  |
|-------------------------------|--|
| <i>Recommendation</i>         |  |
| <i>Findings &amp; Reasons</i> |  |
| <i>Motion and Vote</i>        |  |

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.

\_\_\_\_\_  
Planning Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning Commission Chairperson

\_\_\_\_\_  
Date

Staff Coordinator:

Sophie Huemer: (919) 996-2652; [Sophie.Huemer@raleighnc.gov](mailto:Sophie.Huemer@raleighnc.gov)



## Zoning Staff Report – Z-41-16

### General Use District

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## Case Summary

### Overview

The property is located at the terminus of Everspring Lane. Spring Forest Road is less than tenth a mile north of the site. Louisburg Road sits less than half a mile east of the site while the Capital Boulevard Corridor is located just over a mile to the west.

The subject property is occupied by one single family detached residence. Surrounding uses are exclusively residential with single family detached as the predominant building type. Homes to the north and west were built in the late 2000s. Homes to the south were constructed in the late 1980's.

The site and all surrounding properties are designated as Low Density Residential on the Future Land Use Map, which envisions residential development with a density of 1 to 6 dwelling units per acre. There are no Urban Form Map designations for this area. The property to the east is of similar size and shape; also zoned Residential-1.

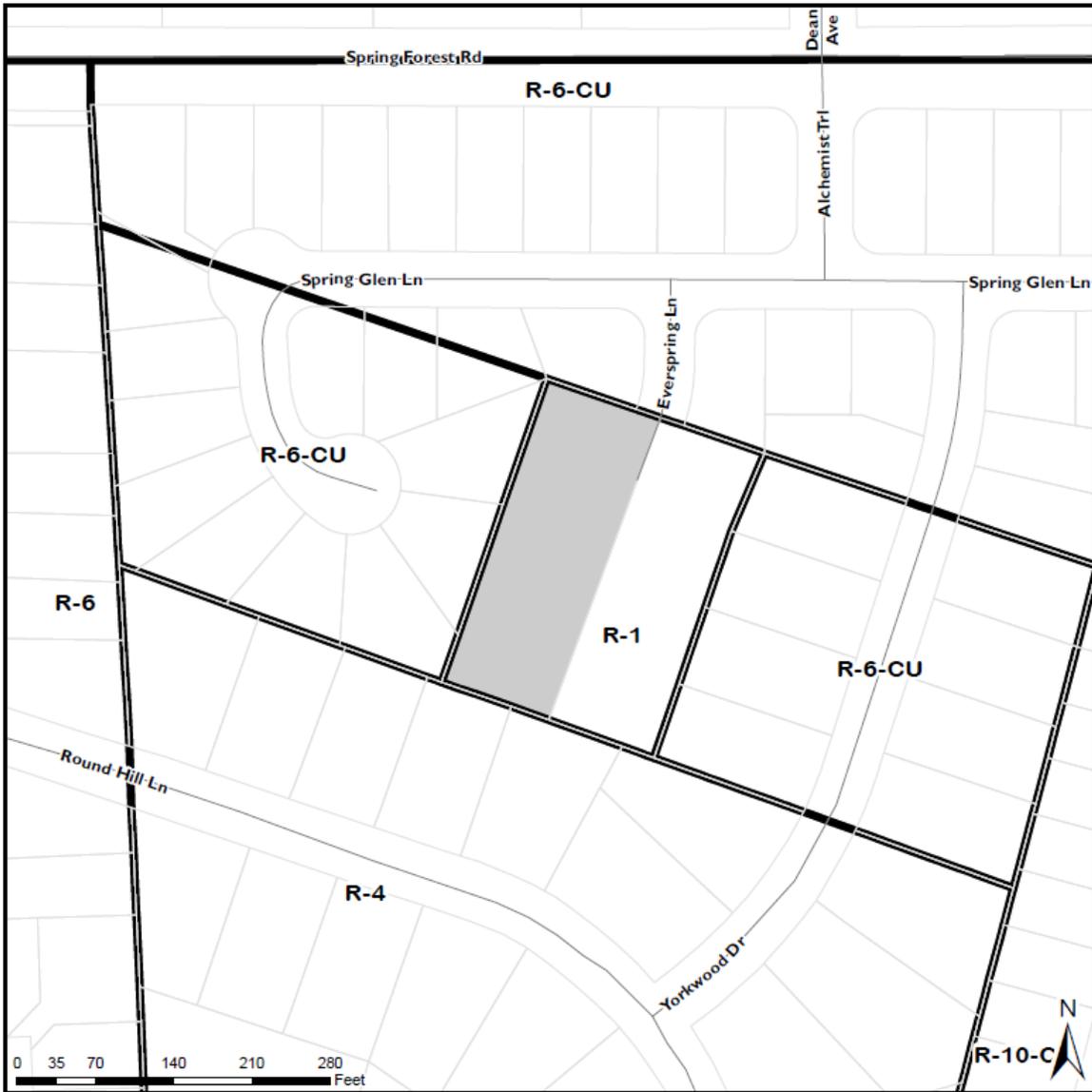
The proposal seeks to rezone the subject property to permit an increase in residential density. The current zoning, Residential-1, allows one dwelling unit per acre. Residential-6 would allow up to six dwelling units per acre and smaller setbacks. In addition, it would permit the attached building type.

### Outstanding Issues

|                           |                       |                             |                |
|---------------------------|-----------------------|-----------------------------|----------------|
| <i>Outstanding Issues</i> | No Outstanding Issues | <i>Suggested Mitigation</i> | Not Applicable |
|---------------------------|-----------------------|-----------------------------|----------------|

# Existing Zoning Map

# Z-41-2016

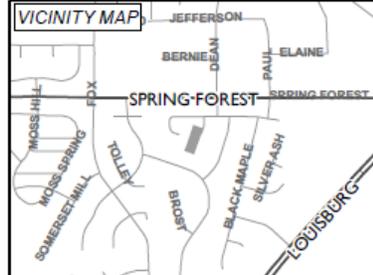


**Submittal  
Date**

11/17/2016

**Request:**

0.69 acres from  
**R-1**  
to **R-6**



Map Date: 11/18/2016

# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

|                                   | <b>Subject Property</b>   | <b>North</b>                  | <b>South</b>              | <b>East</b>             | <b>West</b>                   |
|-----------------------------------|---------------------------|-------------------------------|---------------------------|-------------------------|-------------------------------|
| <i>Existing Zoning</i>            | Residential-1             | Residential-6-Conditional Use | Residential-4             | Residential-1           | Residential-6-Conditional Use |
| <i>Additional Overlay</i>         | None                      | None                          | None                      | None                    | None                          |
| <i>Future Land Use</i>            | Low Density Residential   | Low Density Residential       | Low Density Residential   | Low Density Residential | Low Density Residential       |
| <i>Current Land Use</i>           | Single Family Residential | Single Family Residential     | Single Family Residential | Vacant                  | Single Family Residential     |
| <i>Urban Form (if applicable)</i> | None                      | None                          | None                      | None                    | None                          |

### 1.2 Current vs. Proposed Zoning Summary

|                                    | <b>Existing Zoning</b> | <b>Proposed Zoning</b>   |
|------------------------------------|------------------------|--------------------------|
| <i>Residential Density:</i>        | 1 Du/acre<br>(1 Unit)  | 6 Du/acre<br>(5.8 Units) |
| <i>Setbacks:</i>                   |                        |                          |
| <i>Front:</i>                      | 20'                    | 10'                      |
| <i>Side:</i>                       | 10'                    | 10'                      |
| <i>Rear:</i>                       | 30'                    | 20'                      |
| <i>Retail Intensity Permitted:</i> | Not Permitted          | Not Permitted            |
| <i>Office Intensity Permitted:</i> | Not Permitted          | Not Permitted            |

### 1.3 Estimated Development Intensities

|   | <b>Existing Zoning</b> | <b>Proposed Zoning*</b> |
|---|------------------------|-------------------------|
| <i>Total Acreage</i>                          | 0.69                   | 0.69                    |
| <i>Zoning</i>                                 | R-1                    | R-6                     |
| <i>Max. Gross Building SF (if applicable)</i> | N/A                    | N/A                     |
| <i>Max. # of Residential Units</i>            | 1                      | 5.80                    |
| <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>                        | 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.

The proposed rezoning is:

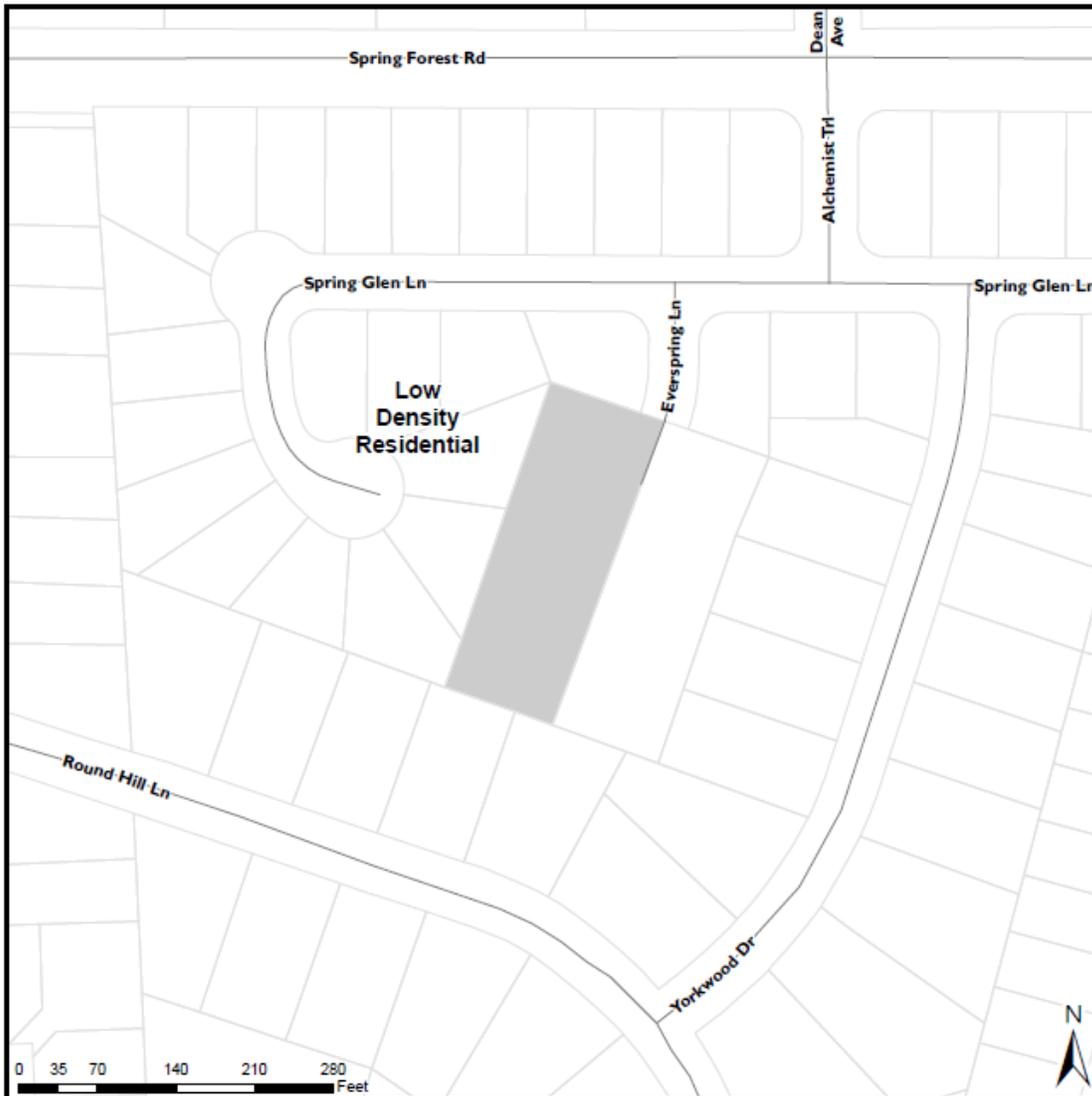
**Compatible** with the property and surrounding area.

**Incompatible.**

The surrounding area is predominantly single family detached residences. Attached buildings are an additional building type in Residential-6 but are not incompatible with the surrounding homes.

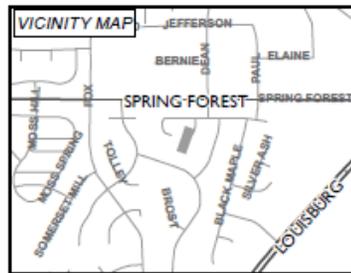
# Future Land Use Map

# Z-41-2016



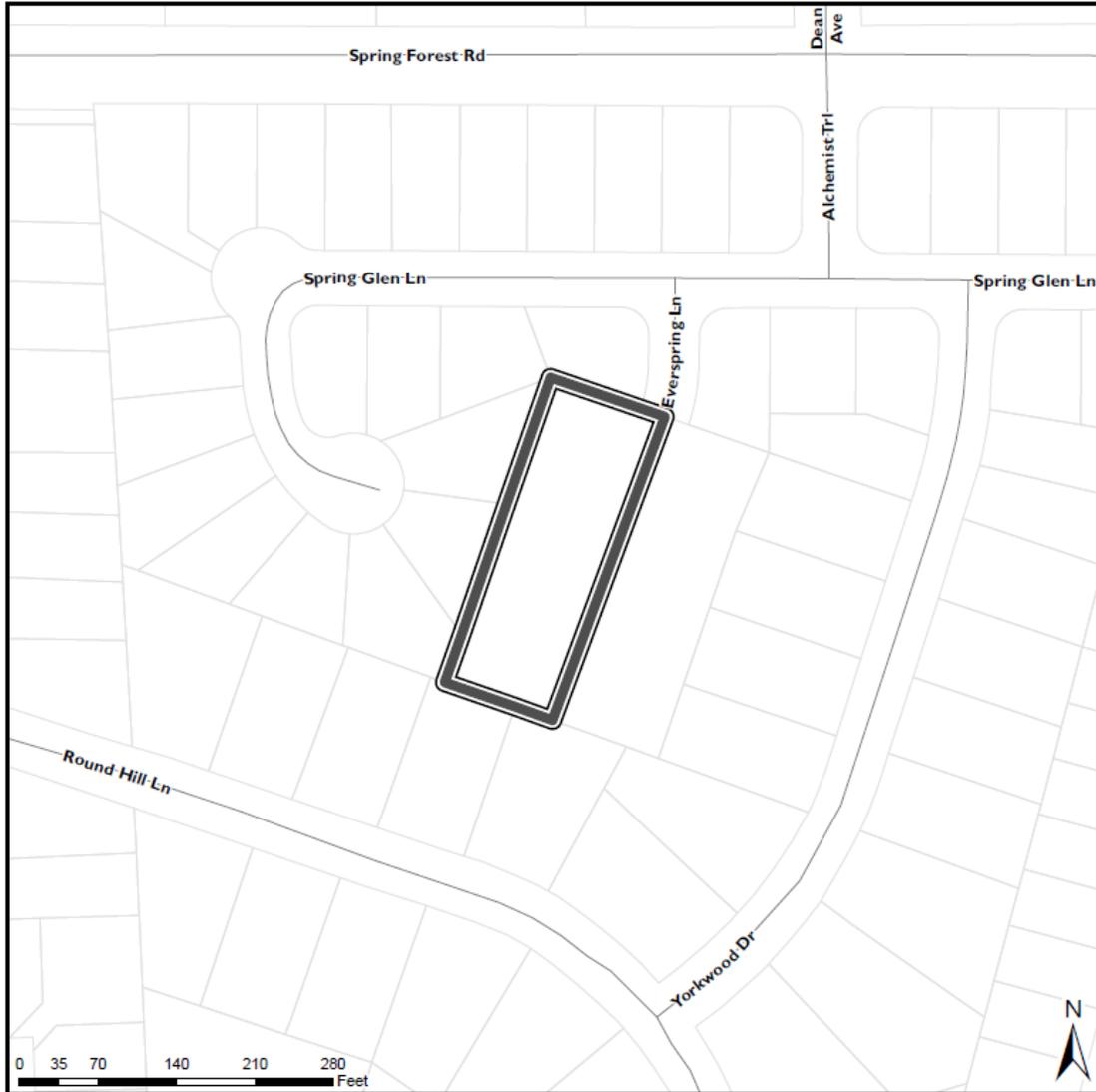
**Submittal Date**  
11/17/2016

**Request:**  
0.69 acres from  
**R-1**  
to **R-6**



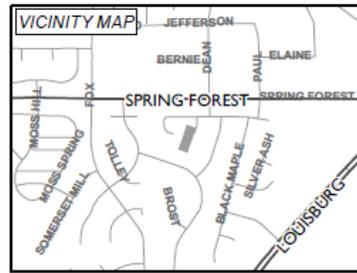
# Urban Form Map

# Z-41-2016



**Submittal Date**  
11/17/2016

**Request:**  
0.69 acres from  
**R-1**  
to **R-6**



Map Date: 11/18/2016

## 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:

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

- A. The proposal is consistent with the vision, themes, and policies of the Comprehensive Plan and the Future Land Use Map.
- B. The Comprehensive Plan states that the R-6 district is a consistent zoning district with the Low Density Residential Future Land Use designation.
- C. Not applicable.
- D. Existing community facilities and street appear sufficient to accommodate the development possible under the proposed rezoning.

### 2.2 Future Land Use

**Future Land Use designation:**

**The rezoning request is:**

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

**Inconsistent**

The Low Density Residential Future Land Use category in the Comprehensive Plan calls for residential development within the range of 1 to 6 dwelling units per acre. This proposal limits the maximum residential density to 6 dwelling units per acre.

### 2.3 Urban Form

**Urban Form designation:**

**Not applicable** (no Urban Form designation)

**The rezoning request is:**

**Consistent** with the Urban Form Map.

**Inconsistent**

No Urban Form Designation

## **2.4 Policy Guidance**

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

None Identified

## **2.5 Area Plan Policy Guidance**

The proposed zoning is not subject to an Area Plan.

## **3. Public Benefit and Reasonableness Analysis**

### **3.1 Public Benefits of the Proposed Rezoning**

- Development will be consistent with Comprehensive Plan, and existing development.
- City facilities are in close proximity.
- Will allow for infill development.

### **3.2 Detriments of the Proposed Rezoning**

- The development of this parcel will trigger the need for improvements to Everspring Lane at the time of site plan. The eastern adjacent parcel is not subject to this zoning request and is not required to participate in improvements to Everspring until it develops.

## **4. Impact Analysis**

### **4.1 Transportation**

The site is located in a neighborhood south of Spring Forest Road, between Fox Rd and US-401. A neighborhood street, Everspring Lane, stubs into the subject parcel and provides access to the public street system. There are no City of Raleigh CIP projects or state STIP projects planned for any street in the vicinity of the Z-41-2016 site.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. An existing public street stubs into the northern boundary of the Z-41-2016 parcel. Site access will be provided via Everspring Lane. The existing street stub may be extended into the subject parcel upon submittal of a site development plan.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning (average lot size 10,000 - 19,999 sf) is 5,000 feet. The block perimeter for Z-41-2016, as defined by public rights-of-way for Alchemist Trail, Yorkwood Drive, Round Hill Lane, Spring Pines Way and Spring Forest Road is approximately 3,000 feet.

The existing land use is a single-family dwelling which generates virtually no traffic. Approval of case Z-41-2016 would increase the allowable dwelling units from one to four. There would be minimum impacts to the public street system and a minor increase in trip generation if case Z-41-2016 is approved.

**Impact Identified: None**

**4.2 Transit**

1. This area is not currently served by transit
2. Neither the City of Raleigh Short Range Transit Plan nor the Wake County Transit Plan call for future service here
3. No transit requests

**Impact Identified: None**

**4.3 Hydrology**

|                              |   |
|------------------------------|---|
| <i>Floodplain</i>            | No FEMA Floodplain present                                |
| <i>Drainage Basin</i>        | Beaverdam - E   |
| <i>Stormwater Management</i> | Subject to stormwater regulations under Article 9 of UDO. |
| <i>Overlay District</i>      | none  |

**4.4 Public Utilities**

|                    | <i>Maximum Demand (current)</i> | <i>Maximum Demand (proposed)</i> |
|--------------------|---------------------------------|----------------------------------|
| <i>Water</i>       | 250 gpd                         | 1000 gpd                         |
| <i>Waste Water</i> | 250 gpd                         | 1000 gpd                         |

**Impact Identified:** Water is available in Everspring Lane. There is an existing sanitary sewer main adjacent to property (northwest corner) of existing lot. If lot is subdivided into four lots, off-site sanitary sewer easements will be required. Also, the invert elevation (334.0') for this manhole may not work (i.e. not provide adequate grade for sewer service lines) for all lots depending on finish floor elevations.

**4.5 Parks and Recreation**

1. There are no existing or proposed greenway trails, corridors, or connectors within or adjacent to this site. Nearest trail access is Spring Forest Trail, distance 1.0 miles.
2. Recreation services are provided by Spring Forest Community Center, distance 0.4 miles.

**Impact Identified: None**

**4.6 Urban Forestry**

This site is less than 2.0 gross acres and is not subject to UDO 9.1 Tree Conservation.

**Impact Identified: None**

#### ***4.7 Designated Historic Resources***

**Impact Identified: None**

#### ***4.8 Community Development***

**Impact Identified: None**

#### ***4.9 Impacts Summary***

None Identified

#### ***4.10 Mitigation of Impacts***

None Identified

## **5. Conclusions**

The proposed rezoning is consistent with the Comprehensive Plan and the Future Land Use Map designation. It is also compatible with adjacent uses and development densities. Residential-6 would permit the attached building type which is not an incompatible building type. The Low Density Residential Future Land Use category calls for development within the range of 1 to 6 dwelling units per acre. Residential-6 allows for up to 6 dwelling units per acre.

# Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

## REZONING REQUEST

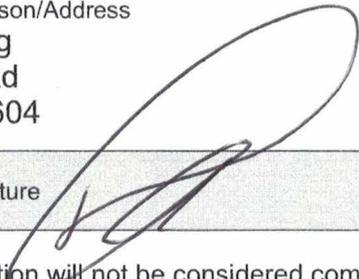
|  |   |
|--|---|
| <input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan<br>Existing Zoning Classification <u>R1</u><br>Proposed Zoning Classification Base District <u>R6</u> Height _____            Frontage _____ | <b>OFFICE USE ONLY</b><br>Transaction # |
|--|---|

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

|               |  |  |  |
|---------------|--|--|--|
| <u>484552</u> |  |  |  |
|---------------|--|--|--|

## GENERAL INFORMATION

|   |  |                                  |
|---|--|----------------------------------|
| Property Address <u>5601 Everspring Ln, Raleigh NC 27616</u>  |  | Date <u>10/26/16</u>             |
| Property PIN <u>1726964315</u>  | Deed Reference (book/page) <u>016083/01554</u> |                                  |
| Nearest Intersection <u>Everspring Ln &amp; Spring Glen Ln</u>  |  | Property Size (acres) <u>.69</u> |
| Property Owner/Address<br>Mehdi Investments Group LLC<br>5408 Glorietta Cir<br>Raleigh NC 27613-1463      | Phone <u>919-559-2227</u>                      | Fax _____                        |
|   | Email <u>amehdi@asmcpa.com</u>                 |                                  |
| Project Contact Person/Address<br>Ed's Contracting<br>2820 Trawick Rd<br>Raleigh NC 27604                 | Phone <u>919-272-1307</u>                      | Fax <u>919-872-2741</u>          |
|   | Email <u>service@saconstructionnc.com</u>      |                                  |
| Owner/Agent Signature  | Email _____                                    |                                  |

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

*Electronic  
Version  
Held. City.  
on Humboldt*

*Filed 10/26/16 @  
2:30pm*

**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 #

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.

The R6 is the current zoning for all surrounding properties and therefore should meet the 2030 Comprehensive Plan.

2.

3.

4.

**PUBLIC BENEFITS**

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

Will bring the current square footage price of existing homes up.

1.

Will bring the aesthetics of the current status of the property up to surrounding properties.

2.

Will have a private road to homes so no road maintenance will be placed on City.

3.

Will meet All City requirements including landscaping

4.

Date: 10/31/16

SENT CERTIFIED

Re: 5601 Everspring Ln, Raleigh, NC 27616

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on November 15, 2016. The meeting will be held at 2820 Trawick Rd and will begin at 5:30 PM.

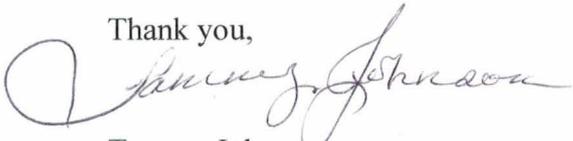
The purpose of this meeting is to discuss a potential rezoning of the property located at 5601 Everspring Ln, Raleigh, NC 27616. This site is current zoned R1 and is proposed to be rezoned to R6. Same as your home. This is the 3<sup>rd</sup> attempt to hold a homeowner meeting as the city's information was not on the previous letters. No new additional information will be reviewed.

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; which is why you are being contacted.

If you have any concerns or questions I (we) can be reached at: 919-272-13007 or [service@saconstructionnc.com](mailto:service@saconstructionnc.com).

The City of Raleigh can be reached at: [www.raleighnc.gov](http://www.raleighnc.gov) (which may have more specific information available) or City Planning department @919-996-2626, [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Thank you,



Tammy Johnson

Project manager  
S&A Construction  
2820 Trawick Rd  
Raleigh, NC 27604  
919-272-1307

| PIN        | Owner  | Mail Address 1      | Mail                         |        | Deed Br | Deed F     | Deed Date            | Description              | Site Address        | City    |
|------------|--|---------------------|------------------------------|--------|---------|------------|----------------------|--------------------------|---------------------|---------|
|            |  |                     | Address 2                    |        |         |            |                      |                          |                     |         |
|            | SANCHEZ, NATALIO<br>QUISTIAN                       |                     | RALEIGH<br>NC 27616-         |        |         |            |                      | LO33 REV NORTH FARM SE2B |                     |         |
| 1726961260 | VAZQUEZ,<br>PIERRE LOUIS,<br>JAMES PIERRE          | 5516 ROUND HILL LN  | 5375<br>RALEIGH<br>NC 27616- | 011842 | 01951   | 03/02/2006 | BM1986 -450          |                          | 5516 ROUND HILL LN  | RALEIGH |
| 1726961391 | LOUIS, MICHELLE                                    | 5607 SPRING GLEN LN | 4629<br>RALEIGH<br>NC 27616- | 014431 | 00442   | 08/12/2011 | FOREST BM2006 -02352 |                          | 5607 SPRING GLEN LN | RALEIGH |
| 1726962147 | STRENN, BLAISE P<br>STRENN, KATELIN                | 5512 ROUND HILL LN  | 5375<br>RALEIGH<br>NC 27616- | 008217 | 00773   | 12/28/1998 | SE2B BM1986 -00450   |                          | 5512 ROUND HILL LN  | RALEIGH |
| 1726962278 | SCOTT, JOHN S JR<br>SOLOMON, IAN J<br>SOLOMON,     | 5601 SPRING GLEN LN | 4629<br>RALEIGH<br>NC 27616- | 014866 | 01480   | 07/31/2012 | FOREST BM2006 -02352 |                          | 5601 SPRING GLEN LN | RALEIGH |
| 1726962580 | TAMMIE W   | 5720 SPRING GLEN LN | 4626<br>RALEIGH<br>NC 27616- | 013883 | 02682   | 03/22/2010 | FOREST BM2006 -02352 |                          | 5720 SPRING GLEN LN | RALEIGH |
| 1726963114 | MAY, KRISTINA T<br>MELVIN, LIONEL<br>ERVIN MELVIN, | 5508 ROUND HILL LN  | 5375<br>RALEIGH<br>NC 27616- | 016307 | 02535   | 03/02/2016 | BM1985 -00363        |                          | 5508 ROUND HILL LN  | RALEIGH |
| 1726963324 | JACQUETTA  | 5600 SPRING GLEN LN | 4628<br>RALEIGH<br>NC 27616- | 015640 | 00902   | 04/25/2014 | FOREST BM2006 -02352 |                          | 5600 SPRING GLEN LN | RALEIGH |
| 1726963442 | MARSTON, JASON<br>MARSTON, NICOLE                  | 5608 SPRING GLEN LN | 4628<br>RALEIGH<br>NC 27616- | 015427 | 02729   | 08/30/2013 | FOREST BM2006 -02352 |                          | 5608 SPRING GLEN LN | RALEIGH |
| 1726963551 | HA, TAM M HUYNH,<br>THAI                           | 5724 SPRING GLEN LN | 4626<br>RALEIGH<br>NC 27616- | 013913 | 02461   | 04/20/2010 | FOREST BM2006 -02352 |                          | 5724 SPRING GLEN LN | RALEIGH |
| 1726964083 | HINTON, SHARON R                                   | 5501 YORKWOOD DR    | 5379<br>RALEIGH<br>NC 27616- | 015603 | 01549   | 03/14/2014 | BM1985 -00363        |                          | 5501 YORKWOOD DR    | RALEIGH |

|            |                            |                     |                     |                         |                       |                         |                       |         |  |
|------------|----------------------------|---------------------|---------------------|-------------------------|-----------------------|-------------------------|-----------------------|---------|--|
|            |                            |                     | RALEIGH             |                         |                       |                         |                       |         |  |
|            | LOPEZ, RAFAEL A            |                     | NC 27616-           |                         |                       | LO30 NORTH FARMS SE2B   |                       |         |  |
| 1726964101 | LOPEZ, MARIBEL             | 5504 ROUND HILL LN  | 5375                | 012030 02158 06/27/2006 | BM1985 -00363         |                         | 5504 ROUND HILL LN    | RALEIGH |  |
|            | CASIANO, FELIX             |                     | RALEIGH             |                         |                       |                         |                       |         |  |
|            | CASIANO, JAHYEDA           |                     | NC 27616-           |                         |                       | LO32 THE GLEN ON SPRING |                       |         |  |
| 1726964551 | V                          | 5603 EVERSPRING LN  | 4631                | 015640 00916 04/25/2014 | FOREST BM2006 -02352  |                         | 5603 EVERSPRING LN    | RALEIGH |  |
|            |                            |                     | RALEIGH             |                         |                       |                         |                       |         |  |
|            | ODEH, AYMAN                |                     | NC 27616-           |                         |                       | LO28 NORTH FARMS SE2B   |                       |         |  |
| 1726965049 | ODEH, SAMAR                | 5505 YORKWOOD DR    | 5379                | 009829 02143 12/31/2002 | BM1985 -00363         |                         | 5505 YORKWOOD DR      | RALEIGH |  |
|            |                            |                     | RALEIGH             |                         |                       |                         |                       |         |  |
|            | WOODS, LENORA              |                     | NC 27609-           |                         |                       |                         |                       |         |  |
| 1726965301 | KEITH                      | 5279 WINDY HILL DR  | 4935                | 003044 00267 08/27/1982 | HESTER LD & IMP       |                         | 4622 SPRING FOREST RD |         |  |
|            | MOORE, GREGORY             |                     | RALEIGH             |                         |                       |                         |                       |         |  |
|            | W MOORE, SHIRLEY           |                     | NC 27616-           |                         |                       | LO33 THE GLEN ON SPRING |                       |         |  |
| 1726965479 | A                          | 5742 SPRING GLEN LN | 4626                | 013281 00979 10/23/2008 | FOREST BM2007 -689-91 |                         | 5742 SPRING GLEN LN   | RALEIGH |  |
|            | HARTSFIELD,                |                     | RALEIGH             |                         |                       |                         |                       |         |  |
|            | WILLIAM A                  |                     | NC 27616-           |                         |                       | LO36 THE GLEN ON SPRING |                       |         |  |
| 1726966482 | HARTSFIELD, LISA           | 5601 YORKWOOD DR    | 4633                | 015489 00371 10/30/2013 | FOREST BM2006 -02353  |                         | 5601 YORKWOOD DR      | RALEIGH |  |
|            | HAIRSTON, STEVEN           |                     | RALEIGH             |                         |                       |                         |                       |         |  |
|            | ERIC HAIRSTON,             |                     | NC 27616-           |                         |                       | LO34 THE GLEN ON SPRING |                       |         |  |
| 1726966540 | INGRID NANETTE             | 5800 SPRING GLEN LN | 4624                | 012772 02280 09/28/2007 | FOREST BM2006 -02353  |                         | 5800 SPRING GLEN LN   | RALEIGH |  |
|            |                            |                     |                     |                         |                       |                         |                       |         |  |
| Owner      | Mehdi Investment<br>Groups | 5408 GLORIETTA CIR  | RALEIGH<br>NC 27613 |                         |                       |                         | 5601 EVERSPRING LN    |         |  |
| Builder    | S&A Construction           | 2820 Trawick RD     | Raleigh<br>NC 27604 |                         |                       |                         |                       |         |  |

7016 0910 0002 3683 0630

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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |      |
| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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MOORE, GREGORY W MOORE, SHIRLEY A  
 5742 SPRING GLEN LN 10/31/2016  
 RALEIGH NC 27616-4626

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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Construction  
 2820 Trawick Rd 10/31/2016  
 Raleigh NC 27604

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5190 0910 0002 3683 0630

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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Postage \$0.47  
 HA, TAM M HUYNH, THAI 10/31/2016  
 5724 SPRING GLEN LN  
 RALEIGH NC 27616-4626

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5190 0910 0002 3683 0630

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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CASIANO, JAHYEDA V 10/31/2016  
 5603 EVERS PRING LN  
 RALEIGH NC 27616-4631

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2650 0910 0002 3683 0630

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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Postage \$0.47  
 STRENN, KATELIN 10/31/2016  
 BLAISE P STRENN  
 5512 ROUND HILL LN  
 RALEIGH NC 27616-5375

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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MARSTON, JASON MARSTON, NICOLE 10/31/2016  
 5608 SPRING GLEN LN  
 RALEIGH NC 27616-4628

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0002 3696 9759

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |
| Postage  | \$0.47 |      |

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MAY, KRISTINA T 10/31/2016  
 5508 ROUND HILL LN  
 RALEIGH NC 27616-5375

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5950 6996 2000 0760 9707

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |
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HAIRSTON, ERIC HAIRSTON, 10/31/2016  
 INGRID NANETTE  
 5800 SPRING GLEN LN  
 RALEIGH NC 27616-4624

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HINTON, SHARON R 10/31/2016  
 5017 YORKWOOD DR  
 RALEIGH NC 27616-5379

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5626 9666 2000 0910 9707

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |
| Postage  | \$0.47 |      |

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SANCHEZ, NATALIO QUISTIAN VAZQUEZ, 10/31/2016  
 ORTENCIA ROMERO  
 5516 ROUND HILL LN  
 RALEIGH NC 27616-5375

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |
| Postage  | \$0.47 |      |

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ODEH, SAMAR 10/31/2016  
 5505 YORKWOOD DR  
 RALEIGH NC 27616-5379

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7016 0910 0002 3696 9742

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| <input type="checkbox"/> Return Receipt (electronic)         | \$0.00 |      |
| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |
| Postage  | \$0.47 |      |

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SCOTT, JOHN S JR 10/31/2016  
 5601 SPRING GLEN LN  
 RALEIGH NC 27616-4629

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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SOLOMON, JAY SOLOMON, TAMMIE W  
 5720 SPRING GLEN LN 10/31/2016  
 RALEIGH NC 27616-4626

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7016 0910 0002 3696 9780

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| Certified Mail Fee   | \$3.30 | 0180 |
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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |      |
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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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HARTSFIELD, WILLIAM A HARTSFIELD  
 5601 YORKWOOD DR 10/31/2016  
 RALEIGH NC 27616-4633

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |      |
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MELVIN, JONEL ERVIN MELVIN  
 JACQUETTA WOODS 10/31/2016  
 5600 SPRING GLEN LN  
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Melvin Investment Group 10/31/2016  
 5408 Glorietta Cir  
 Raleigh NC 27613

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WOODS, LENORA KEITH 10/31/2016  
 5279 WINDY HILL DR  
 RALEIGH NC 27609-4935

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |      |

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PIERRE LOUIS, JAMES PIERRE LOUIS 10/31/2016  
 MICHELLE  
 5607 SPRING GLEN LN  
 RALEIGH NC 27616-4629

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

0180

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LOPEZ, RAFAEL A LOPEZ, MARIBEL  
5504 ROUND HILL LN  
RALEIGH NC 27616-5375

10/31/2016

7016 0910 0002 3696 9834

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

S&A Construction  
 2820 Trawick Rd  
 Raleigh NC 27604



9590 9402 1860 6104 7217 10

2. Article Number (Transfer from service label)

7016 0910 0002 3683 0646

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Address
- B. Received by (Printed Name) C. Date of Delivery  11/1/15
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Mehdi Investment Group  
 5408 Glorietta Cir  
 Raleigh NC 27613



9590 9402 1860 6104 7244 69

2. Article Number (Transfer from service label)

7016 0910 0002 3696 9797

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Address
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Domestic Return

**Rezoning Homeowner Meeting**

**Minutes**

**5601 Everspring**

**11/15/16 @ 5:30**

**(S&A Construction 2820 Trawick Rd, Raleigh NC 27604)**

- **Date:**11/15/16
- **Time Meeting Called to Order:** 5:30 PM
- **Present from S&A Contracting** (representing 5601 Everspring homeowner):  
  
Tammy Johnson & Chris Goldston
- **# of Homeowners present meeting:** 0  
(Notice was sent certified – See copy of letter and proof of delivery).
- **Meeting Adjourned at:** 6:00 PM

## SUMMARY OF ISSUES

A neighborhood meeting was held on 10/4/14 (date) to discuss a potential rezoning located at 7009 Harpo Mill Rd Raleigh (property address). The neighborhood meeting was held at 7:00 pm N. Reg. library (location). There were approximately 5 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

|   |
|---|
| • Not part of surrounding NOA                     |
| • Possibility to be rental once sold.             |
| • What is required to attach to Filtration System |
| See Minutes full details                          |