



Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	☐ General use	☒ Conditional use	☐ Master plan
	☐ Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case # _____
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-10	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: September 23, 2025	Date amended (1):	Date amended (2):
Property address: 5409, 5413, and 5501 Poole Road		
Property PIN: 1733-31-7557, 1733-31-8554, and 1733-31-9552		
Deed reference (book/page): 15-E-1029		
Nearest intersection: Poole Road and Green Needles Boulevard		Property size (acres): 1.84
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Lewis B. Woodard and Nancy W. Harper; 5133 Grasshopper Road, Raleigh, NC 27610		
Property owner email:		
Property owner phone:		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: (919) 645-4313		
Applicant signature(s):	DocuSigned by: <i>Lewis Woodard</i> A75CE6555B404D5... 10/7/2025	Signed by: <i>Nancy W. Harper</i> 010DEA91936C410... 10/8/2025
Additional email(s):		

RECEIVED

By Metra Sheshbaradaran at 12:59 pm, Oct 14, 2025

Conditional Use District Zoning Conditions

Zoning case #: TBD

Date submitted: September 23, 2025

OFFICE USE ONLY
Rezoning case #

Existing zoning: R-4

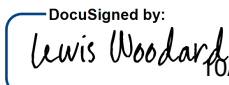
Proposed zoning: R-10-CU

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 district shall be prohibited: (i) Congregate care; (ii) Continuing care retirement community; (iii) Rest home; (iv) Cemetery; (v) School, public or private (K-12); (vi) Day care center; (vii) Golf course; and (viii) Outdoor sports or entertainment facility.

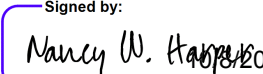
2. The Apartment building type shall be prohibited.

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:  10/7/2025

A75CE6555B404D5...

Signed by:

 10/8/2025

010DEA91936C410...

Printed Name: Lewis Woodard

Nancy Harper

RECEIVED

By Metra Sheshbaradaran at 12:59 pm, Oct 14, 2025

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.

1. The Future Land Use Map ("FLUM") designates the properties for Moderate Scale Residential, which recommends a mix of housing types from single-family detached homes to garden apartment communities. Scale should follow existing precedents of detached and missing middle housing in the area, and corresponding zoning districts are R-6, R-10 and RX-3. The proposed rezoning to R-10-CU, with a condition prohibiting the Apartment building type, is consistent with the FLUM guidance.

2. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.3 "Conditional Use District Consistency"; LU 2.2 "Compact Development"; LU 5.4 "Density Transitions"; LU 8.1 "Housing Variety"; LU 8.8 "Finer Grained Development"; LU 8.10 "Infill Development"; and LU 8.12 "Infill Compatibility".

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

1. The proposed rezoning will add housing near the Phase 2 "Complete 540" NCDOT project, which is expected to open for traffic in 2028.

2. The proposed rezoning will add housing near City-owned property that is planned for future park space and the existing Poole Road canoe launch.

3. The proposed rezoning will increase housing variety on the north side of Poole Road, which is almost exclusively single-family detached homes.

4. The proposed rezoning will serve as a density transition from Poole Road, which is planned as an Avenue 6-Lane, Divided street, to the single-family homes north of Poole Road.

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no known 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

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.

Response:

2

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.

Response:

3

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.

Response:

4

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.

Response:

5

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.

Response:

6

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.

Response:

7	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. Response:
8	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. Response:
9	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. Response:
10	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. Response:
11	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. Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. Response:
13	New public spaces should provide seating opportunities. Response:

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. Response:
15	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. Response:
16	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. Response:
17	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. Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. Response:
19	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. Response:
20	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. Response:

21	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. Response:
22	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. Response:
23	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. Response:
24	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. Response:
25	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. Response:
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. Response:

Rezoning Checklist (Submittal Requirements)

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

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this 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.	☐	☐	☐	☐	☐
2. Total number of units and square feet	☐	☐	☐	☐	☐
3. 12 sets of plans	☐	☐	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☐	☐	☐	☐	☐
5. Vicinity Map	☐	☐	☐	☐	☐
6. Existing Conditions Map	☐	☐	☐	☐	☐
7. Street and Block Layout Plan	☐	☐	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☐	☐	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☐	☐	☐	☐	☐
10. Development Plan (location of building types)	☐	☐	☐	☐	☐
11. Pedestrian Circulation Plan	☐	☐	☐	☐	☐
12. Parking Plan	☐	☐	☐	☐	☐
13. Open Space Plan	☐	☐	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☐	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☐	☐	☐	☐	☐
16. Generalized Stormwater Plan	☐	☐	☐	☐	☐
17. Phasing Plan	☐	☐	☐	☐	☐
18. Three-Dimensional Model/renderings	☐	☐	☐	☐	☐
19. Common Signage Plan	☐	☐	☐	☐	☐

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning 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 can grant power of attorney. This 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 purpose of initiating the request, by property owners or third-party applicants.

REZONING OF PROPERTY CONSISTING OF +/- 1.84 ACRES,
LOCATED ON THE NORTH SIDE OF POOLE ROAD AND EAST OF GREEN NEEDLES
BOULEVARD, IN THE CITY OF RALEIGH'S PLANNING JURISDICTION

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
SEPTEMBER 4, 2025

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Thursday, September 4, 2025, at 6:00 p.m. The property considered for this potential rezoning totals approximately 1.84 acres and is located on the north side of Poole Road and east of Green Needles Boulevard, in the City of Raleigh's planning jurisdiction, having Wake County Parcel Identification Numbers 1733-31-7557, 1733-31-8554, and 1733-31-9552. This meeting was held at the Barwell Road Community Center, located at 5857 Barwell Park Drive, Raleigh, NC 27610. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants
From: Worth Mills
Date: August 22, 2025
Re: Neighborhood Meeting for Rezoning of 5409, 5413 and 5501 Poole Road

You are invited to attend an informational meeting to discuss the proposed rezoning of 5409, 5413, and 5501 Poole Road (with Property Identification Numbers (PINs) 1733-31-7557, 1733-31-8554, and 1733319552). The meeting will be held on **Thursday, September 4, 2025, from 6:00 PM until 7:00 PM**, at the following location:

**Barwell Road Community Center
Meeting Room 1
5857 Barwell Park Drive
Raleigh, NC 27610**

The property totals approximately 1.84 acres in size and is located along the northern boundary of Poole Road, and east of the Green Needles Boulevard and Poole Road intersection. The property is currently zoned Residential-Four (R-4). The proposed zoning is Residential-Ten, Conditional Use (R-10-CU). The purpose of the rezoning is to facilitate a townhouse subdivision.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planner Matthew McGregor at 919.996.4637 or matthew.mcgregor@raleighnc.gov. If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at www.publicinput.com/rezoning.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP

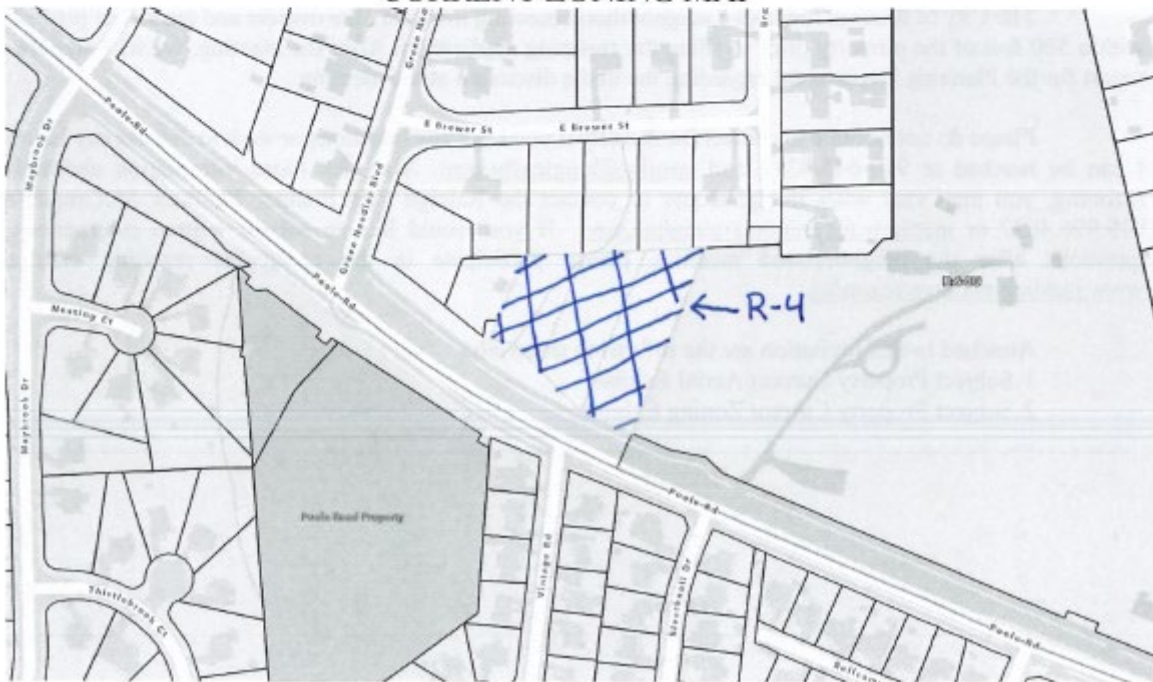


EXHIBIT B – NOTICE LIST

RAMIREZ, JUAN J RAMIREZ, ROSALINDA
5320 E BREWER ST
RALEIGH NC 27610-3101

HESTER, JESSE MICHAEL HESTER, EVELYN F
4915 ARENDELL ST
MOREHEAD CITY NC 28557-2859

WOODARD, LEWIS B HARPER, NANCY W
5133 GRASSHOPPER RD
RALEIGH NC 27610-9396

LUNSFORD, LULA T
1601 RIVERKNOLL DR
RALEIGH NC 27610-4581

PULLEY, WILBUR DON PULLEY, THERESA P
1309 GREEN NEEDLES BLVD
RALEIGH NC 27610-3109

BROWN, ROBERT H
5609 POOLE RD
RALEIGH NC 27610-3124

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

PERRY, CAROLYN J PERRY, TYRONE
1613 VINTAGE RD
RALEIGH NC 27610-3186

PULLEY, WILBUR D PULLEY, THERESA P
1309 GREEN NEEDLES BLVD
RALEIGH NC 27610-3109

SELLS, JENNIFER LYNN
5401 LATTICE GROVE PL
RALEIGH NC 27610-3184

CAMPOS, CHRISTIAN OMAR LINAR
1604 VINTAGE RD
RALEIGH NC 27610-3185

PASSMORE, CLARA M
5313 THISTLEBROOK CT
RALEIGH NC 27610-4541

SILVER, JORDAN SILVER, MARLYNE
1612 VINTAGE RD
RALEIGH NC 27610-3185

WILDER, TED W WILDER, SHARON C
1310 GREEN NEEDLES BLVD
RALEIGH NC 27610-3110

HARTIN, PETER W HARTIN, ANNE E
5308 NESTING CT
RALEIGH NC 27610-4538

WILKERSON, WALTER L WILKERSON, VERA M
5312 NESTING CT
RALEIGH NC 27610-4538

EAGLECHASE HOMEOWNERS ASSOCIATION
140 AMMONS DR
RALEIGH NC 27615-8501

BROWN, ROBERT H SR BROWN, LINDA S
5609 POOLE RD
RALEIGH NC 27610-3124

MOORING, WILLIAM B JR
5304 E BREWER ST
RALEIGH NC 27610-3101

WILSON, JOYCE H
1308 BROWN STRAW DR
RALEIGH NC 27610-3105

HUNTER, ROGER HUNTER, SHIRLEY W
1617 RIVERKNOLL DR
RALEIGH NC 27610-4581

MCCORMICK, STEPHEN L MCCORMICK, DARLETTE
5004 CUPINE CT
RALEIGH NC 27604-4297

WOODARD, LEAMON B HEIRS
5133 GRASSHOPPER RD
RALEIGH NC 27610-9396

LAWSON, JERRY WAYNE LAWSON, IDA M
1312 GREEN NEEDLES BLVD
RALEIGH NC 27610-3110

STILLMAN, SANDRA K
5309 E BREWER ST
RALEIGH NC 27610-3148

ROSEBORO, DIANNE ROSEBORO, JEREMIAH ETHRIDGE
5305 E BREWER ST
RALEIGH NC 27610-3148

WOOD, STEVEN R WOOD, MELISSA A
410 S PARK RD APT 102
HOLLYWOOD FL 33021-8723

WATSON, JOHN D WATSON, GERALDINE V
1605 RIVERKNOLL DR
RALEIGH NC 27610-4581

JACKSON, DARYL L
5405 LATTICE GROVE PL
RALEIGH NC 27610-3184

ROBINSON, CEPHUS JR
1608 VINTAGE RD
RALEIGH NC 27610-3185

GARNER, JOHN W GARNER, ELIZABETH J
5329 POOLE RD
RALEIGH NC 27610-3130

GARNER, STEVEN W
1400 GREEN NEEDLES BLVD
RALEIGH NC 27610-3111

G & C HOMES LLC
PO BOX 40215
RALEIGH NC 27629-0215

NGUYEN, SON NGUYEN, TAM
1906 CREEKSIDE LANDING DR
APEX NC 27502-3985

SAMUEL, RHONDA
5509 BELLCAMP CT
RALEIGH NC 27610-4579

DE MARTINEZ, JEANNY AVILA OLIVA, SERGIO MARTINEZ
1613 RIVERKNOLL DR
RALEIGH NC 27610-4581

FELIX, JUAN CARLOS NAVARRO LOPEZ, AIMEE
1809 VINTAGE RD
RALEIGH NC 27610-3186

AMAYA, SELENIA M PORTILLO, OLGA CORINA
1309 BROWN STRAW DR
RALEIGH NC 27610-3104

CITY OF RALEIGH
219 FAYETTEVILLE ST STE 1020
RALEIGH NC 27601-1309

CPI/AMHERST SFR PROGRAM OWNER LLC
5001 PLAZA ONTHE LAKE
SUITE 200
AUSTIN TX 78746

MCCOY, VIVAN THOMAS
5501 BELLCAMP CT
RALEIGH NC 27610-4579

GROSSETT, KRISTINA MARIE POLI, NATHANIEL JAMES
1608 RIVERKNOLL DR
RALEIGH NC 27610-4580

HATCHETT, NATASHA HATCHETT, LARRY
1820 RIVERKNOLL DR
RALEIGH NC 27610-4580

SEDAGHAT, HAMID W
5504 BELLCAMP CT
RALEIGH NC 27610-4578

ARCHIBLE, CAROLYN ARCHIBLE, DARICK
1800 VINTAGE RD
RALEIGH NC 27610-3185

TANNER, VERLINDA S TANNER, MICHAEL
1809 RIVERKNOLL DR
RALEIGH NC 27610-4581

ORELAJA, GBOLABO
8028 SYCAMORE HILL LN
RALEIGH NC 27612-7181

RMAH, H'YUT RMAH, YALEE PLEN
1401 BROWN STRAW DR
RALEIGH NC 27610-3106

RALEIGH CITY OF
PARKS & RECREATION
PO BOX 590
RALEIGH NC 27602-0590

OBIMMA, EUCHARIA
3626 JORDANMILL CT
RALEIGH NC 27616-8823

MAYLE, HANNA G MAYLE, JORDAN D
1612 RIVERKNOLL DR
RALEIGH NC 27610-4580

VALENTIN, GUALTERIO BENITES
1604 RIVERKNOLL DR
RALEIGH NC 27610-4580

MCCLAIN, PATRICIA L COOKE, DAVID L
1600 RIVERKNOLL DR
RALEIGH NC 27610-4580

PANIAGUA-ORTIZ, HUGO C TAPIA, MARIA PARDO
5308 NANCY ST
RALEIGH NC 27610-3113

RIVER KNOLL ASSOCIATES
4948 WINDY HILL DR
RALEIGH NC 27609-5189

KELLER, JOEL C
1405 BROWN STRAW DR
RALEIGH NC 27610-3106

YOUNG AUSTIN CONSTRUCTION CO INC
5003 FALLS OF NEUSE RD
RALEIGH NC 27609-5500

CONYERS, BARBARA H CONYERS, ANDREW
1621 VINTAGE RD
RALEIGH NC 27610-3186

"CURRENT RESIDENT OR TENANT"
5314 NANCY ST
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
5316 NANCY ST
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
5615 POOLE RD
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1306 GREEN NEEDLES BLVD
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1315 GREEN NEEDLES BLVD
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1409 BROWN STRAW DR
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1617 VINTAGE RD
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1313 BROWN STRAW DR
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
5313 NESTING CT
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
5505 BELLCAMP CT
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
5309 NESTING CT
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1605 VINTAGE RD
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1616 RIVERKNOLL DR
RALEIGH, NC 27610

"CURRENT RESIDENT OR TENANT"
1601 VINTAGE RD
RALEIGH, NC 27610

EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation

1. An overview of the meeting agenda and purpose of the meeting
2. The property's location, existing conditions, and current zoning.
3. The City of Raleigh's rezoning process and estimated timeline.
4. The Future Land Use Map and its recommendations for future development.
5. Future neighborhood meetings and opportunities for comment at the Planning Commission and City Council.

Q&A

Question. Is there a site plan associated with the proposed rezoning?

Response. The City does not permit rezoning applicants to include a site plan with the rezoning application. Sometimes, rezoning applicants will prepare a non-binding concept plan to help illustrate their intentions for the property. I will check with the Applicant to confirm whether they are preparing a concept plan for this rezoning. If so, we can share that with neighbors once it is generated.

Comment. The Applicant should consider zoning conditions that speak to landscaping and screening to adjacent properties.

Question. What are the plans for the large tract of land immediately east of the Property?

Response. I don't know. That property was rezoned in 1996. I'm not sure who owns it and I do not think there are any active development plans for the property.

Question. Will any of the homes have Affordability restrictions?

Response. These are planned to be all market-rate homes. The Applicant typically builds home for-sale.

Comment. There is a lot of wildlife that lives and travels through these properties.

Question. What are the City's plans for the property it owns immediately west of the rezoning assemblage?

Response. I don't know. I would suggest contacting the Raleigh Real Estate Department to understand the City's plan for that property, and whether it plans to keep it.

Question. Will these properties be owned by the City after rezoning?

Response. No, these properties are privately owned and will remain so.

Question. Will the Applicant provide a concept plan during the rezoning process?

Response. The Applicant has not prepared a concept plan yet. I will inquire whether they intend to produce one for this rezoning. If so, we can share that with neighbors. Concept Plans often provide the Applicant a more realistic expectation for development, and can help shape zoning conditions during the rezoning process.

Comment. There is overcrowding along Poole Road and too much traffic as it is.

Comment. After the City widened Poole Road, neighbors along Brewer Street hear more noise from traffic than before.

Question. The assemblage slopes from east to west. How will the Applicant manage that slope during construction?

Response. If the assemblage is developed, the Applicant will submit a subdivision plan after rezoning approval. The subdivision plan will include a grading plan, which will show how the developer will grade and flatten the site for residential development.

Question. If a second neighborhood meeting is not required, is the Applicant willing to meet with neighbors again?

Response. We are willing to meet with neighbors again, whether that is an in-person meeting at Barwell Road Community Center or a virtual meeting. Whichever the community prefers.

Question. Are these properties currently in the City limits?

Response. They are not currently in the City's limits. If the rezoning is approved, the Applicant would petition for annexation into the City before recording a subdivision map.

Comment. Regarding the stormwater infrastructure that travels under Poole Road to the south, some of the property owners south of Poole Road (especially the Riverknoll neighborhood) are already experiencing stormwater issues.

Question. How will the Applicant manage stormwater runoff?

Response. The City has regulations regarding stormwater detention and treatment that all new developments must meet. The rate of stormwater runoff for the 1-year, 2-year and 10-year storm must be the same post-development as pre-development. Developments will install stormwater control measures ("SCMs") (either at-grade or underground) to meet this regulation.

Question. What impacts will this development have on adjacent neighbors' property taxes?

Response. For those neighbors currently outside the City limits, you will not be charged City taxes because of this property's future development and annexation. I do not expect development of townhomes here to have a material impact on your property's next assessment. That said, I can provide more information on how Wake County property assessments work in the near future.

Question. What qualifies as a "subdivision" in the City of Raleigh?

Response. Any subdivision of land that increases the number of lots than before, and where those subdivided tracts are less than 10 acres.

Question. Will neighbors know exactly what will be built after rezoning approval?

Response. Not exactly. The new zoning district provides a range of development options and housing types. That is why the zoning conditions are so important; they provide parameters to development that any future owner must abide by.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Hiram Marziano (Raleigh Planning Department)
3. Lloyd Inman (Community Connector)
4. Bill Mooring
5. Rudy Cook
6. Grant Streit
7. John Oraefo
8. Chinwe Oraefo
9. Fred Woods
10. Thomas McCallister
11. Chris Crew
12. Marinel Streit
13. Justine Oller