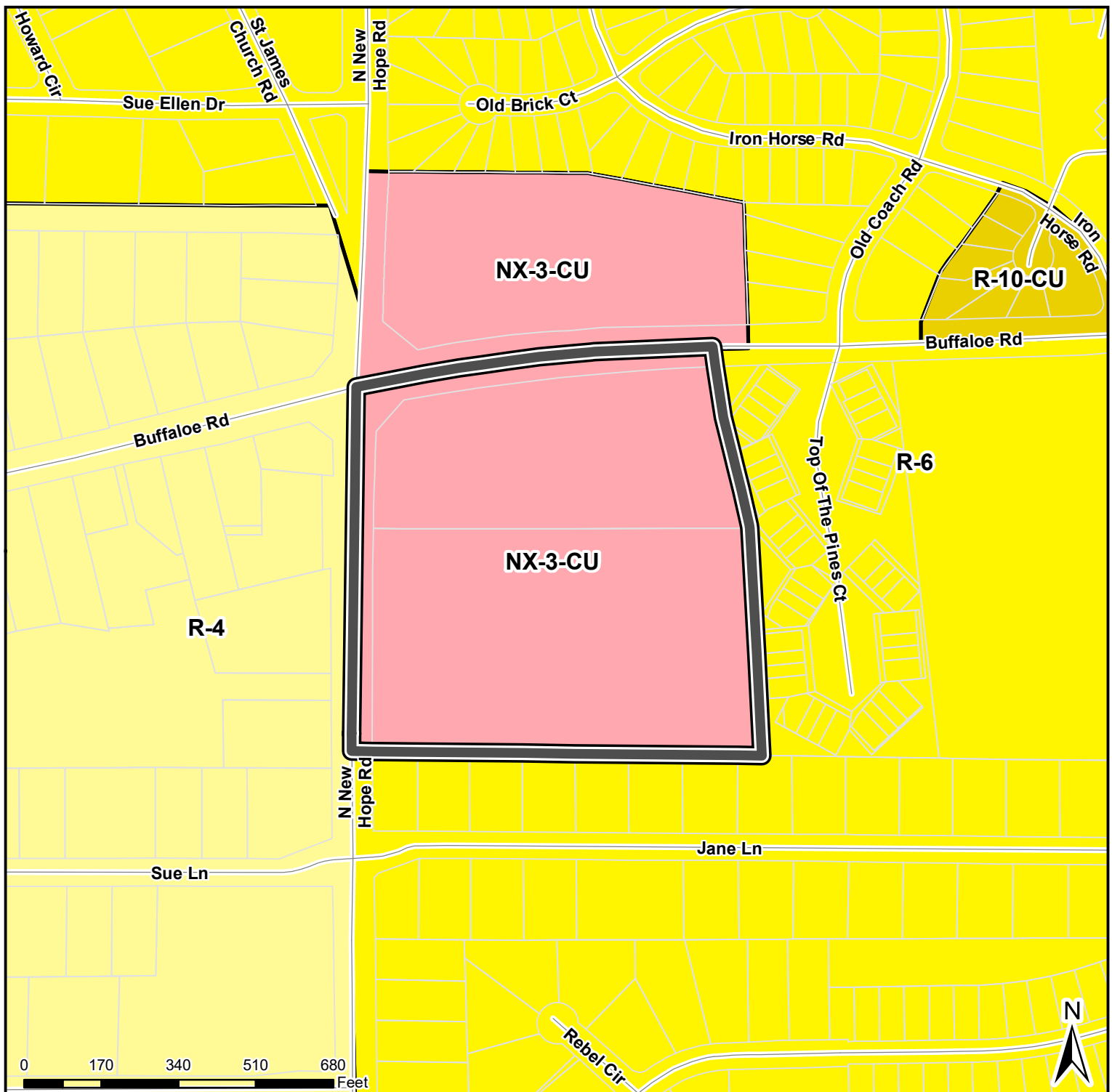
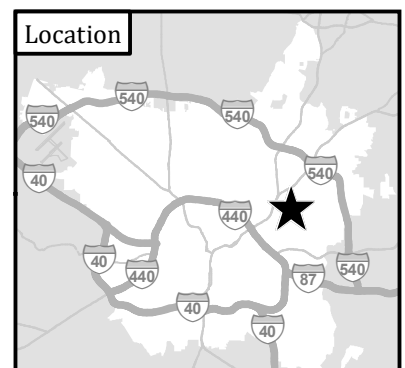


Existing Zoning

Z-45-2020



Property	4100 Buffalo Rd & 3606 N. New Hope Rd
Size	15.67 acres
Existing Zoning	NX-3-CU
Requested Zoning	NX-4-PL-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Matthew Klem, Senior Planner

DEPARTMENT: Planning and Development

DATE: March 5, 2021

SUBJECT: City Council agenda item for March 16, 2021 – Z-45-20

On February 2, 2021, City Council closed the public hearing for the following item:

Z-45-20 Buffaloe and New Hope, approximately 15.67 acres located at [3606 North New Hope Road and 4100 Buffaloe Road](#).

Zoning conditions received on March 4, 2021 conditions limit overall building height to 59 feet, prohibit certain uses, provide for a maximum of 350 residential units, provide a 150-foot building setback to the southern property line, 75-foot building setback to the eastern property line, a three-story building limit within 100 feet of the eastern property line, an opaque fence along the eastern and southern property line, specify tree conservation, and require additional stormwater containment, require a minimum of 8-foot wide sidewalks, crosswalk improvements, additional bike parking and paved area for pedestrian or automobile facilities.

Current zoning: Neighborhood Mixed Use - 3 stories - Conditional Use (NX-3-CU)

Requested zoning: Residential Mixed Use - 4 stories - Parking Limited - Conditional Use (RX-4-PL-CU)

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

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

The Planning Commission recommends denial of the request (5-2).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12070

CASE INFORMATION: Z-45-20 BUFFALOE AND NEW HOPE

Location	In the southeast quadrant of the Buffalo Road and North New Hope Road intersection. Address: 3606 North New Hope Road and 4100 Buffalo Road PINs: 1725779177 and 1725779568 iMaps , Google Maps , Directions from City Hall
Current Zoning	NX-3-CU
Requested Zoning	RX-4-PL-CU
Area of Request	15.67 acres
Corporate Limits	The site is inside city limits.
Property Owner	Raleigh Buffalo Retail Investment, LLC
Applicant	Alliance Realty Partners, LLC
Council District	District B
PC Recommendation Deadline	February 8, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The following uses shall be prohibited principal uses on the property: outdoor sports or entertainment facilities; office; and medical uses.
2. A maximum of 350 dwelling units shall be permitted on the property.
3. No building shall be located within 75 feet of the property's eastern and southern boundaries, which are adjacent to those lots listed on Attachment A hereto.
4. The area within 15 feet of the southern boundary of the site, which is adjacent to those lots listed on Attachment B hereto, where not comprising part of any recorded Tree Conservation Area on the property, shall contain an opaque fence a minimum of 6 feet in height.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Neighborhood Mixed Use
Urban Form	Urban Thoroughfare
Consistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency LU 1.3 Conditional Use District Consistency

	LU 2.2 Compact Development H 1.8 Zoning for Housing AP-BN 2 Neighborhood Transitions AP-BN 4 Frontage
Inconsistent Policies	LU 5.6 Buffering Requirements AP-BN 1 Building Height

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN CONSISTENCY

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

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
August 19, 2020 25 attendees	November 2, 2020 49 attendees	November 10, 2020	

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent/Inconsistent** with the Future Land Use Map and **Consistent/Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval/Denial** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is not reasonable and in the public interest due to its inconsistency with area plan guidance, policy related to buffering requirements, and traffic concerns on Buffaloe Road.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	
Recommendation	Deny

Motion and Vote	Motion: Fox; Second: Bennett; In favor: Bennett, Fox, Hicks, Lampman, McIntosh; Opposed: O'Haver and Tomasulo
Reason for Opposed Vote(s)	The request is consistent with the Future Land Use Map and 2030 Comprehensive Plan overall.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.

Planning Director

Date

Planning Commission Chair Date

Staff Coordinator: Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT

Z-45-20 BUFFALOE AND NEW HOPE

Conditional Use District

OVERVIEW

The request is to rezone 15.67 acres from Neighborhood Mixed Use – 3 stories – Conditional Use (NX-3-CU) to Residential Mixed Use – 4 stories – Parking Limited – Conditional Use (RX-4-PL-CU). Existing zoning conditions restrict most commercial uses, limit hours of operation, limit building height to one story, provides for additional buffering and building setbacks, and limit overall building square footage. Proposed zoning conditions prohibited certain uses, provide a maximum of 350 dwelling units permitted, require a 75-foot building setback to the eastern and southern property lines, and require an opaque fence a minimum of 6 feet in height along the southern boundary of the site.

The difference between the existing and proposed zoning is twofold: a shift in land use from strictly commercial to residential mixed use; and a reconfiguration of buffering requirements based on the change in zoning conditions. The land use under existing zoning is limited to 71,000 square feet of retail use. The proposed zoning would limit commercial use to around 25,000 square feet and permit up to 350 residential units.

Buffers under the existing zoning require a 30-foot buffer area and a 7-foot masonry wall for the first 310 feet of the subject property abutting the southern boundary; a 100- to 150-foot wide buffer area for a length of 370-feet, an 8-foot tall earthen berm for a length of 265 feet, abutting properties to the eastern boundary; and specifications for tree conservation areas in the southeast corner of the subject site. Existing zoning conditions also require a 180-foot and 50-foot building setback to the eastern and southern boundaries, respectively. Existing conditions also require the entire perimeter to be fenced. Proposed zoning conditions replace the above requirements with a 75-foot building setback to both southern and eastern boundaries and require a 6-foot fence be constructed at the southern boundary.

The rezoning site comprises two vacant parcels, addressed 3606 North New Hope Road and 4100 Buffalo Road, located in the southeast quadrant of the intersection of those two streets. Adjacent to the east is a residential townhouse development; to the south a grouping of 18 detached houses. West, across New Hope Road, and in the northwest quadrant of the titular intersection, are more groupings of detached houses. North, across Buffalo Road is a recently opened Lidl grocery store.

Property in the immediate area is zoned Residential – 4 (R-4), Residential – 6 (R-6), Residential – 10 (R-10), and Neighborhood Mixed Use – 3 story (NX-3). The subject site and the 6-acre property to the north are designated as Neighborhood Mixed Use on the Future Land Use Map. Properties to the east are designated as Moderate Density Residential. The broader area around the subject site, between Capital Boulevard and the Neuse River is designated as a mix of Low Density Residential, Moderate Density Residential, and Rural Residential. Capital Boulevard, which is less than a mile east of the subject site, is designated as, and currently zoned for, a wide range of commercial and employment generating land uses.

The subject site is within the boundaries of the Buffalo/New Hope area plan which contains policy guidance for land use, building height, neighborhood transitions, and urban frontage. North New Hope Road and Buffalo Road are both identified as Urban Thoroughfares on the Urban Form Map.

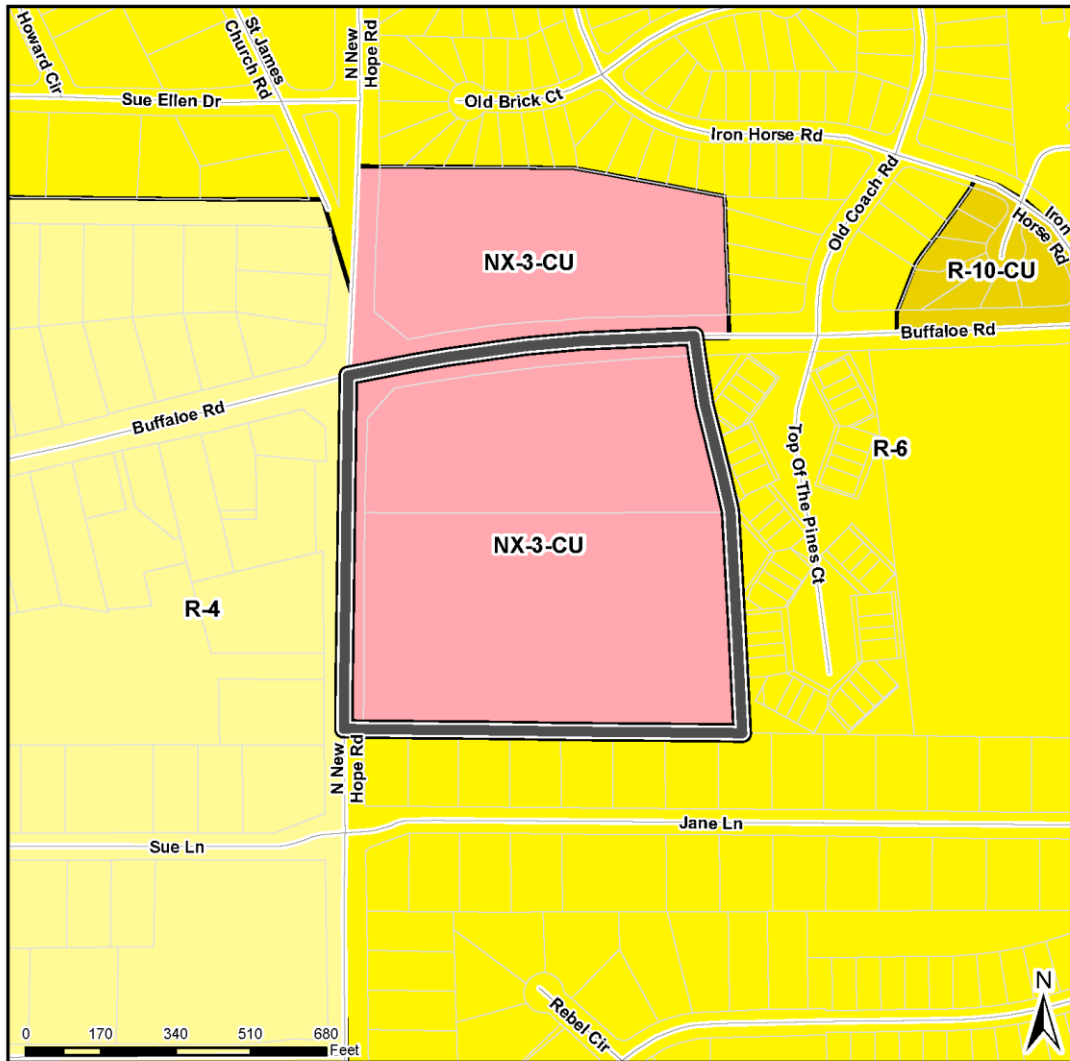
More generally, the subject site is in an area characterized by a mix of residential building types, with convenient access to commercial amenities, employment opportunities, and recreational amenities. The subject site has convenient pedestrian access to Marsh Creek Park, which is approximately one-third of a mile away and is accessible by a complete sidewalk connection from the subject site to the park entrance. Buffalo Road Athletic Park is less than 2-miles away to the east, which offers various recreational amenities including a connection to the Neuse River Greenway Trail and access to the city's 120 miles of trails.

OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-45-2020



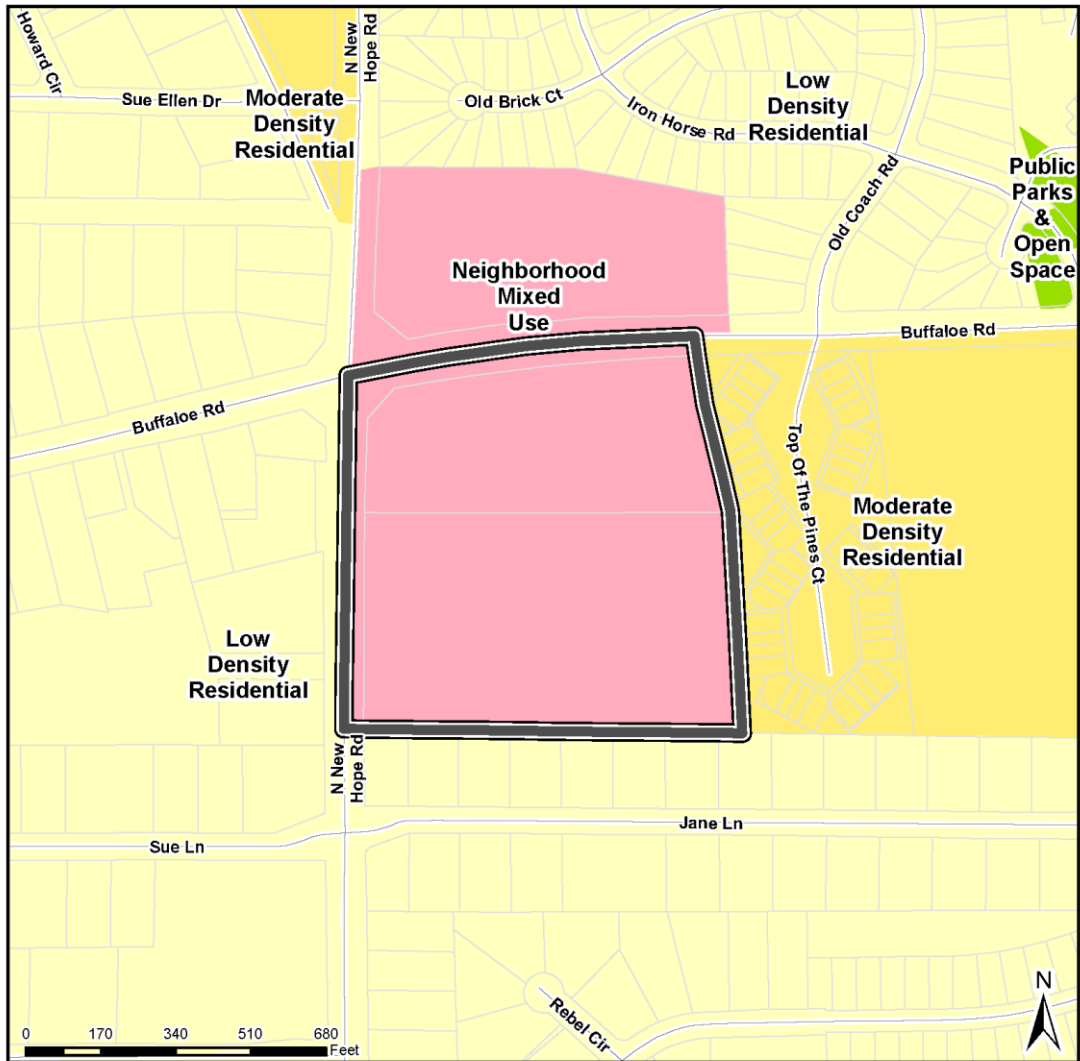
Property	4100 Buffalo Rd & 3606 N. New Hope Rd
Size	15.67 acres
Existing Zoning	NX-3-CU
Requested Zoning	RX-4-PL-CU



Map by Raleigh Department of City Planning (mansolf); 9/8/2020

Future Land Use

Z-45-2020



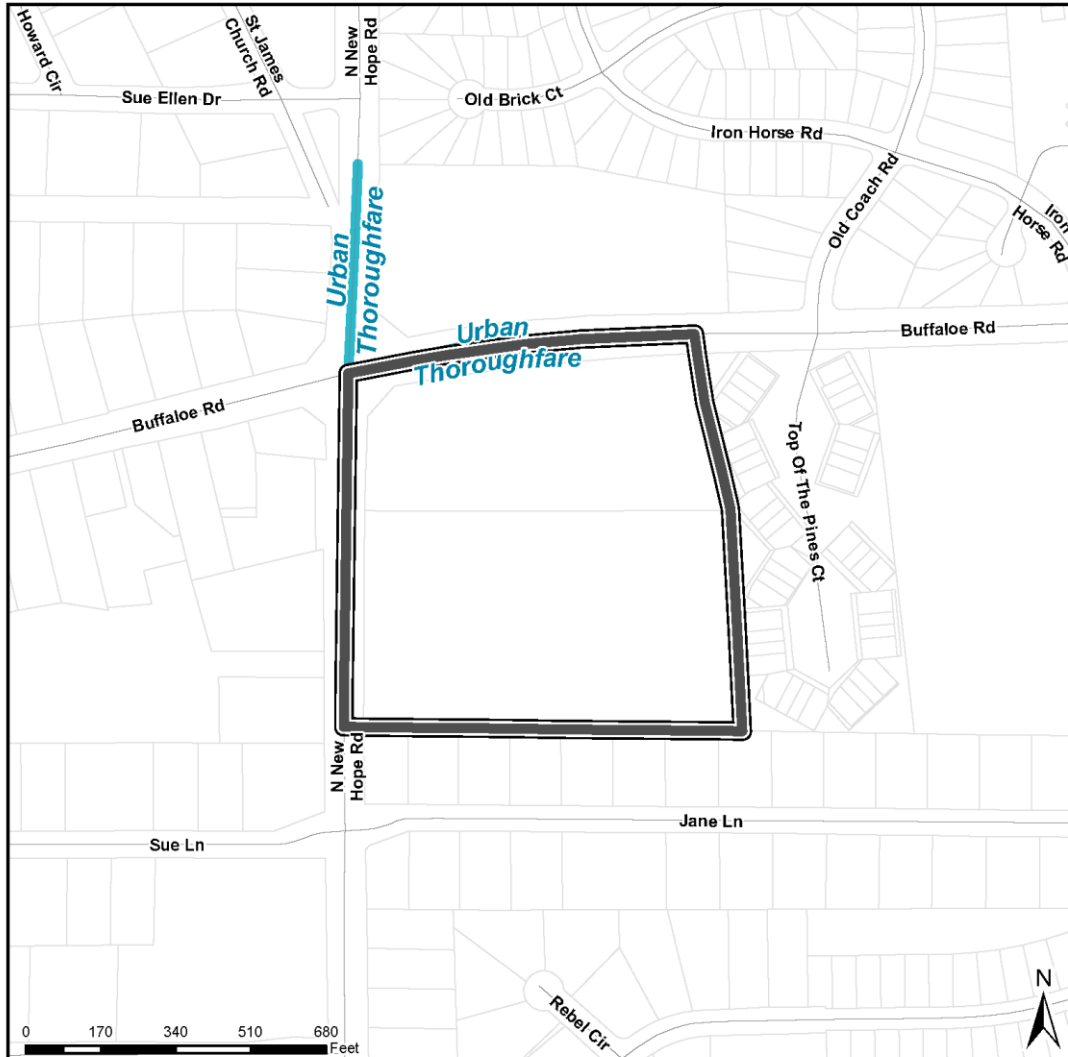
Property	4100 Buffalo Rd & 3606 N. New Hope Rd
Size	15.67 acres
Existing Zoning	NX-3-CU
Requested Zoning	RX-4-PL-CU



Map by Raleigh Department of City Planning (mansolf); 9/8/2020

Urban Form

Z-45-2020



Property	4100 Buffalo Rd & 3606 N. New Hope Rd
Size	15.67 acres
Existing Zoning	NX-3-CU
Requested Zoning	RX-4-PL-CU



Map by Raleigh Department of City Planning (mansolf); 9/8/2020

Adopted: 5/19/2015



COMPREHENSIVE PLAN

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

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, the request is consistent with the vision, themes, and policies contained in the Comprehensive Plan.

The request is consistent with the vision themes of **Expanding Housing Choices** and **Growing Successful Neighborhoods and Communities** by allowing a significant increase in permitted residential entitlement and allowing the apartment building type to be constructed while providing for a 75-foot building setback to adjacent properties. Together, the amount of new units permitted, the relative affordability of those units compared other housing options in the immediate area, and the proposed zoning conditions to create a 75-foot building setback to the east and south property lines, advance the above vision themes by creating more places for people to live while achieving careful infill that complements existing adjacent residential developments.

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

Yes, the use being considered is specifically designated on the Future Land Use Map in the location it is proposed. The Future Land Use Map designates the subject site as Neighborhood Mixed Use which supports a wide range of commercial and residential land uses in higher intensities than what is requested. While the requested zoning district for the subject site is Residential Mixed Use, a similar range of uses are permitted. More specifically, non-residential uses under the request are limited to less than what would be permitted under Neighborhood Mixed Use (NX-) zoning. The requested rezoning is consistent with the Future Land Use Map, because the request would permit a similar but less intense range of uses than is recommended. Uses permitted under the requested zoning could still provide the local community with commercial amenities as is envisioned by the Future Land use Map.

- 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?

The use is not specifically designated on the Future Land Use Map, but it can be established without adversely altering the recommended land use because the requested zoning permits a similar range of residential and commercial uses, just at a lesser intensity. Additionally, the built character of the area comprises a mix of

detached houses, and townhouses; adding the apartment building type to the built composition of the broader area is not out of character with other built surroundings.

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

Yes, community facilities and streets are available in the area and are anticipated to sufficiently serve the use proposed.

Future Land Use

Future Land Use designation: Neighborhood Mixed Use

The rezoning request is

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

☐ **Inconsistent**

The Future Land Use Map designates the subject site as Neighborhood Mixed Use which supports a wide range of commercial and residential land uses. The requested zoning district for the subject site is Residential Mixed Use, a less intense zoning district than is specifically recommended by the Future Land Use Map. A similar range of uses are permitted, but non-residential uses are limited to less than what would be permitted under Neighborhood Mixed Use (NX-) zoning. The requested rezoning is consistent with the Future Land Use Map, because the request would not permit a more intense range of uses than is recommended on the subject site while still permitting limited neighborhood-serving commercial uses.

Urban Form

Urban Form designation: Urban Thoroughfare

The rezoning request is

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

☐ **Inconsistent**

☐ **Other**

Overview: The rezoning request includes the Parking Limited (-PL) frontage, which is consistent with the recommendation of the Urban Thoroughfare designation.

Impact: The Parking Limited frontage will limit the amount of parking that can be placed between new buildings and New Hope Road and Buffalo Road and require that new buildings be no farther than 100-feet from the street.

Compatibility: The proposed frontage is compatible with the surrounding area which is generally suburban in built character. The Parking Limited frontage is considered to be a “hybrid” frontage combining characteristics and needs of a suburban auto-oriented area and the 2030 Comprehensive Plan’s overall goals of making more areas around the city walkable and pedestrian focused.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The built character of the area comprises a mix of detached houses and townhouses; permitting the apartment building type in the area is compatible with the existing built environment.

Public Benefits of the Proposed Rezoning

- The request will permit more housing options in the area and provide for relatively more affordable housing type than detached housing.
- The request will permit more people to live in a desirable area of the city with convenient access to public recreational amenities, commercial amenities, and job opportunities associated with the Capital Boulevard corridor.

Detriments of the Proposed Rezoning

- There are no anticipated public detriments associated with the requested zoning district.

Policy Guidance

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

LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

LU 1.3 Conditional Use District Consistency

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

- The request is consistent with these policies because proposed zoning district will permit a similar range of commercial uses and residential uses as recommended by the Future Land Use Map and progresses plan policies around regarding housing , compact development, and urban form.

LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the

performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market wellsupplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

- The proposed zoning would permit a more compact development type and increase the permitted housing supply in the area, including the apartment building type which is typically the most affordable housing type.

AP-BN 4 Frontage

If redevelopment occurs at the Buffalo–New Hope intersection, a Parking Limited frontage should be implemented to accommodate pedestrian activity.

- The request will the Parking Limited frontage to the subject site.

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

LU 5.6 Buffering Requirements

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

AP-BN 2 Neighborhood Transitions

If redevelopment occurs as a more intensive use, buffering and transition areas between higher intensity uses and single family residential areas should exceed the standards in Article 3.5 of the Unified Development Ordinance.

- The proposed zoning removes detailed and explicit zoning conditions that provide for a significant buffering to adjacent properties. While these zoning conditions were intended to buffer a more intense commercial land use under the existing zoning, and the requested zoning is less intense and may warrant less the significant reduction in buffer area is inconsistent with these policies.

Area Plan Policy Guidance

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

AP-BN 1 Building Height

Buildings that are developed on vacant parcels adjacent to the Buffalo New Hope intersection should be limited to three stories and 50 feet in height.

- The request is for 4-story, 62-foot-maximum building height, zoning.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	29	A few nearby public transportation options.
Walk Score	30	11	Almost all errands require a car.
Bike Score	41	27	Mostly flat, minimal bike lanes.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The transit, walk, and bike scores are all below the city average.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

Summary: All types of housing are permitted under the proposed zoning.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would increase the permitted housing units on the subject site from an estimated 27 units to 350 units.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	All types of housing are permitted in the requested conditional use district.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	A bus stop for Route 15L Trawick Connector is directly across North New Hope Road.

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

Summary: The request adds to the permitted housing supply in the area and permits the apartment building type. The site is across the street from the 15L Trawick Connector which connects the subject site to the commercial center at New Bern Avenue and North New Hope Road, which is also the planned location for a new transfer station and the eastern terminus of the planned BRT route.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: No impacts identified.

Parks and Recreation

This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors. The nearest existing park access is provided by Marsh Creek Park (0.4 miles) and Buffaloe Rd. Athletic Park (1.7 miles). The nearest existing greenway trail access is provided by Neuse River Greenway Trail (1.7 miles).

Current park access level of service in this area is graded a B letter grade.

Impact Identified: No impacts identified.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	12,288	93,147
Waste Water	0	12,288	93,147

Impact Identified:

1. The proposed rezoning would add approximately 80,859 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	none
Drainage Basin	Beaverdam-E, Marsh, Rocky-E
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: No impacts identified.

Transportation and Transit

Location

The Z-45-20 site is located in northeast Raleigh at southeast quadrant of the intersection of Buffalo Road and New Hope Road

Area Plans

The Z-45-20 site is located in the Buffalo/New Hope area plan. The plan guides development of the area around the intersection.

Other Projects in the Area

The Marsh Creek Road Trawick Road Improvement Project is located approximately 0.5 miles south of the site. The project will widen Trawick Road and Marsh Creek Road to a three-lane section from Capital Boulevard to New Hope Road. Street improvements would include a center turn lane, curb & gutter, sidewalks, bike facilities, and streetlights. The project is currently in the design phase.

Existing and Planned Infrastructure

Street

Both Buffalo Road and New Hope Road are designated as a four-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan) and are both maintained by NCDOT.

In accordance with the UDO Section 8.3.2, the maximum blocker perimeter for an NX-4 zoning district is 3,000 feet or a dead-end street length of 400 feet. The current perimeter is approximately 9,500 feet.

Pedestrian Facilities

There are existing sidewalks on both sides of New Hope Road, including along the site's frontage. There are existing sidewalks on both sides of Buffalo Road west of New Hope Road and along the northern side of the road east of New Hope. There are no existing sidewalks along the site's Buffalo Road frontage. Site plan or subdivision approval requires sidewalk construction in accordance to UDO Article 8.5.

Bicycle Facilities

There are no existing bicycle facilities surrounding the Z-45-20 site. Both Buffalo Road and New Hope Road is designated for a separated bicycle facility in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan). Street cross section standards in the Raleigh Street Design Manual do not currently require provision of separated bikeways. Increasing the sidewalk width along Buffalo Road from the standard six feet to ten feet, in order to be a multi-purpose path, would provide a separated bikeway, and be consistent with map T-3 as well as Comprehensive Plan policies T 5.1, T 5.2, T 5.3, and T 5.4.

Transit

The site is served by GoRaleigh Route 15L, which operates from Capital Boulevard along Buffalo Road and then south on New Hope Road, connecting to New Bern Avenue. This service operates every 45 minutes during hours of operation. The nearest stop is approximately 70 feet from the Z-45-20 site.

Access

Access to the Z-45-20 site is from Buffalo Road and New Hope Road.

Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-45-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from NX-3-CU to RX-4-PL-CU is projected to have 78 new trips in the AM peak hour and 104 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-45-20 Existing Land Use	Daily	AM	PM
	9	1	1
Z-45-20 Current Zoning Entitlements	Daily	AM	PM
	396	31	42
Z-45-20 Proposed Zoning Maximums	Daily	AM	PM
	991	78	104
Z-45-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	595	47	62

Impact Identified: Daily vehicle trips generated by development under the proposed zoning district will increase by 595; considering Buffalo Road and North New Hope Road have average annual daily traffic around 15,000 and 28,000 trips, respectively, the increase to vehicle trips on these streets is less than 4% of the existing traffic volume.

Urban Forestry

Proposed Parking Limited Frontage zoning would eliminate the requirement of establishing Primary Tree Conservation Area - Thoroughfare along Buffalo and New Hope Roads (9.1.4.A.8).

Impact Identified: The code requirements for Primary Tree Conservation area will not apply because the Parking Limited frontage

Impacts Summary

The requested rezoning will increase the amount of average annual daily traffic by around 4% and remove the requirement of Primary Tree Conservation.

Mitigation of Impacts

No mitigations are proposed for the identified impacts due to their relatively minor effect.

CONCLUSION

The request to rezone 15.67 acres from Neighborhood Mixed Use – 3 stories – Conditional Use (NX-3-CU) to Residential Mixed Use – 4 stories – Parking Limited – Conditional Use (RX-4-PL-CU) is consistent with the Future Land Use Map and the 2030 Comprehensive Plan overall. Consistency with the Future Land Use Map is achieved by applying a RX-district where residential and mixed uses are envisioned; while the requested district is less intense than what is specifically envisioned, RX- zoning will permit a similar range of uses, and provide the local community commercial amenities. Broader consistency with the 2030 Comprehensive Plan is achieved by providing a significant increase to the housing supply in the area and including zoning conditions that require transitions and buffering to adjacent, less intense, residential development. The request is inconsistent with the buffering neighborhood transitions policies and is inconsistent with the policy for building height contained in the Buffaloe New Hope area plan. To be more consistent with these policies, the request can be amended to require additional buffering and a reduction in building height.

CASE TIMELINE

Date	Action	Notes
August 19, 2020	1 st neighborhood meeting	25 attendees
November 2, 2020	2 nd neighborhood meeting	49 attendees
November 10, 2020	1 st Planning Commission	Consent Agenda, no discussion

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	NX-3-CU	NCX-3-CU	R-6	R-6	R-4
Additional Overlay	-	-	-	-	-
Future Land Use	Neighborhood Mixed Use	Neighborhood Mixed Use	Low Density Residential	Moderate Density Residential	Low Density Residential
Current Land Use	Vacant	Commercial	Residential	Residential	Residential
Urban Form	Urban Thoroughfare	Urban Thoroughfare	-	-	Urban Thoroughfare

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	NX-3-CU	RX-4-PL-CU
Total Acreage	15.67	15.67
Setbacks:		
Front	5'	0'
Side	0' to 6'	0' to 6'
Rear	0' to 6'	0' to 6'
Eastern Boundary**	180'	75'
Southern Boundary**	50'	75'
Residential Density:	-	22.34
Max. # of Residential Units	-	350
Max. Gross Building SF	71,000	427,500
Max. Gross Office SF	28,400	25,000
Max. Gross Retail SF	71,000	25,000
Max. Gross Industrial SF	-	-
Potential F.A.R	0.10	0.63

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

**Building setbacks established by zoning condition for eastern and southern property boundaries.

Z-12-15 – Buffaloe Road and New Hope Road: southeast corner of the intersection, being Wake County PINs 1725779568 and 1725779177. Approximately 15.7 acres rezoned to Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU).

Conditions dated: July 24, 2015

1. The following uses shall be prohibited upon the Property: telecommunication tower (< 250 ft.); telecommunication tower (\geq 250 ft.); outdoor sports or entertainment facility (< 250 seats); outdoor sports or entertainment facility (\geq 250 seats); vehicle sales/rental; detention center, jail, prison; vehicular repair (minor); any establishment engaged in the sale of fuel (gasoline or diesel fuel); arcade; tattoo parlor; nightclub; check cashing establishment; sweepstakes parlor; pawn shop; bar, tavern or lounge except restaurant, as defined In N.C.G.S. § 18B-1000(6).
2. The hours of operation of any establishment upon the Property shall be limited to the period from 6:00 am until 11:00 pm. There shall be no deliveries to or shipments from establishments upon the Property between 11:00 pm and 6:00 am. Trash shall not be picked up, or a dumpster emptied, upon the Property between 11:00 pm and 6:00 am. Vehicles making deliveries to or shipments from establishments upon the Property, or picking up trash or emptying a dumpster upon the Property, shall not arrive upon the Property prior to 6:00 a.m.
3. The height of any building constructed upon the Property shall not exceed one (1) story and 30 feet.
4. No curb cut providing vehicular ingress or egress to or from the Property shall be located within 120 feet of the boundary of the Property with parcel PIN 1725-87-5703 (Owner: Top of the Pines Townhouses Homeowners Association, Inc. [the "HOA"]; deed recorded at Book 3761, Page 65, Wake County Registry) or within 30 feet of the boundary of the Property with parcel PIN 1726-76-7853 (Owner: Ricoryan LLC; deed recorded at Book 14972, Page 358 of the Wake County Registry).
5. Beginning at the right-of-way of New Hope Road as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the City's Transportation Services Staff) and extending for a minimum distance of 310 feet along the boundary of the Property with parcels PIN 1726-76-7853 (Owner: Ricoryan LLC; deed recorded at Book 14972, Page 358 of the Wake County Registry), PIN 1725-76-8873 (Owner: John R. and Jean A. Ardis; deed recorded at Book 11033, Page 2150 of the Wake County Registry), and PIN 1725-76-9893 (Owner: William D. Gayden, Jr.; deed recorded at Book 6261, Page 64 of the Wake County Registry) there shall be constructed and maintained a masonry wall at least seven (7) feet in height and a Type 2: Medium protective yard which meets the standards of Section 3.5.3.B of the UDO and is a minimum of 30 feet in width. The masonry wall shall be constructed within six (6) feet of such boundary. Along the exterior of the wall (facing the parcels referenced by PIN in this condition), the protective yard shall be planted with a minimum of one row of evergreen shrubs at least three (3) feet in height at the time of planting and planted no more than five (5) feet apart. In addition to plants required by the UDO, the protective yard referenced in this condition 5 may be planted with additional plants, subject to site plan approval.

6. Beginning at the right-of-way of Buffaloe Road as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the City's Transportation Services Staff) and extending for a minimum distance of 370 feet along the boundary of the Property with parcels PIN 1725-87-5703 (Owner: the HOA; deed recorded at Book 3761, Page 65, Wake County Registry) PIN 1725-87-5730 (Owner: B&S Development Corp.; deed recorded at Book 3498, Page 858 of the Wake County Registry), PIN 1725-87-5620 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry), PIN 1725-87-5543 (Owner: B&S Development Corp.; deed recorded at Book 3498, Page 858 of the Wake County Registry), PIN 1725-87-5456 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry), and PIN 1725-87-6001 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry) there shall be maintained a Type 3: Wide protective yard which meets the standards of Section 3.5.3.C of the UDO and varies in width from a minimum of 100 feet to no less than 150 feet. This protective yard shall include a berm a minimum of 8 feet in height. The toe of the berm shall begin no less than 85 feet from the right-of-way of Buffaloe Road and the berm shall continue for a toe to toe distance of at least 265 feet. The parcels referenced by PIN number in this condition 6 are hereafter referred to as the "Top of the Pines Parcels." In addition to plants required by the UDO, the protective yard referenced in this condition 6 may be planted with additional plants, subject to site plan approval.
7. Beginning at a point no more than 400 feet from the right-of-way of Buffaloe Road and continuing for a minimum of 450 feet along the boundary of the Property with parcel PIN 1725-87-6001 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry), there shall be maintained a tree conservation area a minimum of 150 feet in width which meets the standards of Article 9.1 of the UDO. There shall not be a break between the protective yard provided in condition 6 and the tree conservation area provided in this condition 7.
8. From the western boundary of the tree conservation area referenced in condition 7, a tree conservation area with a minimum width which varies from 50 to 65 feet, which, subject to the last sentence of this condition, meets the standards of Article 9.1 of the UDO, shall continue along the boundary of the Property with parcels PIN 1725-86-3843 (Owner: Milie and Pamela Wilder; deed recorded at Book 11646, Page 1518 of the Wake County Registry); PIN 1725-86-2822 (Owner: Milie and Pamela Wilder; deed recorded at Book 11646, Page 1518 of the Wake County Registry), PIN 1725-86-1802 (Owner: Rubin and Ernestine Castillo; deed recorded at Book 8851, Page 2464 of the Wake County Registry), and a portion of PIN 1725-76-9893 (Owner: William Gayden, Jr.; deed recorded at Book 6261, Page 64 of the Wake County Registry) for a distance of not less than 370 feet. The parcels referenced by PIN number in this condition 8 and those referenced in condition 5 are hereafter referred to as the "Jane Lane Parcels." If any portion of the area designated for tree conservation in conditions 7 and 8 fails to meet the standards of Article 9.1 of the UDO, such portion of the area shall be planted to meet the standards for a Type 3: Wide protective yard as provided In Section 3.5.3.C of the UDO.
9. No building upon the Property shall be situated less than 180 feet from the boundary of the Property with the Top of the Pines Parcels. No building upon the Property

- shall be situated less than 50 feet from the boundary of the Property with the Jane Lane Parcels.
10. Buildings situated upon the Property shall not exceed a total of 71,000 square feet floor area gross. No single establishment upon the Property shall exceed 42,600 square feet floor area gross.
 11. There shall be constructed and maintained a closed fence at least six feet in height which shall extend along the entire interior perimeter of the protective yards and tree conservation area described in the foregoing conditions 6, 7, and 8. Subject to site distance requirements, the fence shall begin at the right-of-way of Buffalo Road and terminate at the end of the masonry wall referenced in condition 5 at its farthest point from the right-of-way of New Hope Road.
 12. No drive thru for an eating establishment upon the Property shall be located on a building façade facing the right-of-way of New Hope Road or the Jane Lane Parcels.
 13. If requested by the City of Raleigh, upon development the owner shall provide transit easements at least 15 feet wide by 20 feet in width along the rights-of-way of New Hope and Buffalo Roads. The deeds creating such easements shall be in a form acceptable to the City Attorney.
 14. Prior to the recordation of a subdivision plat or recombination 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 the allowable floor area and residential dwelling units permitted upon the Property to all lots of record comprising the Property. Such restrictive covenants 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.
 15. The Property will be developed as a shopping center, and the businesses within the shopping center when operations commence will include a grocery store with a pharmacist. For purposes of this condition, the term “shopping center” shall be defined as a planned unified development which contains at least three (3) establishments with either commercial or recreational uses and contains at least 25,000 square feet of floor area gross on a land area of at least two and one-half (2 ½) acres in size.

REZONING OF PROPERTY CONSISTING OF +/- 15.67 ACRES
LOCATED AT 4100 BUFFALOE ROAD AND 3606 N. NEW HOPE ROAD, IN THE CITY
OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
NOVEMBER 2, 2020

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, November 2, at 5:00 p.m. The property considered for this potential rezoning totals approximately 15.67 acres and is located at 4100 Buffalo Road and 3606 N. New Hope Road, Raleigh, NC. All owners of property within 1000 feet of the subject property were invited to attend the virtual 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.

To: Neighboring Property Owner

From: Molly Stuart

Date: October 20, 2020

Re: Notice of virtual meeting to discuss potential rezoning of certain property described in the chart below (the "Property")

Property

4100 Buffaloe Road and 3606 N. New Hope Road

We are counsel for Alliance Residential Company ("Alliance"), which plans to rezone the above-captioned Property. Currently, the Property is zoned NX-3-CU. Alliance is considering rezoning the Property to Residential Mixed Use, up to 4 stories, with Parking Limited frontage and additional zoning conditions (RX-4-PL-CU). The purpose of the rezoning is to accommodate residential development on the site.

You are invited to attend a neighborhood meeting on Monday, November 2, 2020 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-45-20.

If you have further questions about the rezoning process, please contact:

Matthew Klem
Raleigh Planning & Development
919-996-4637
matthew.klem@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

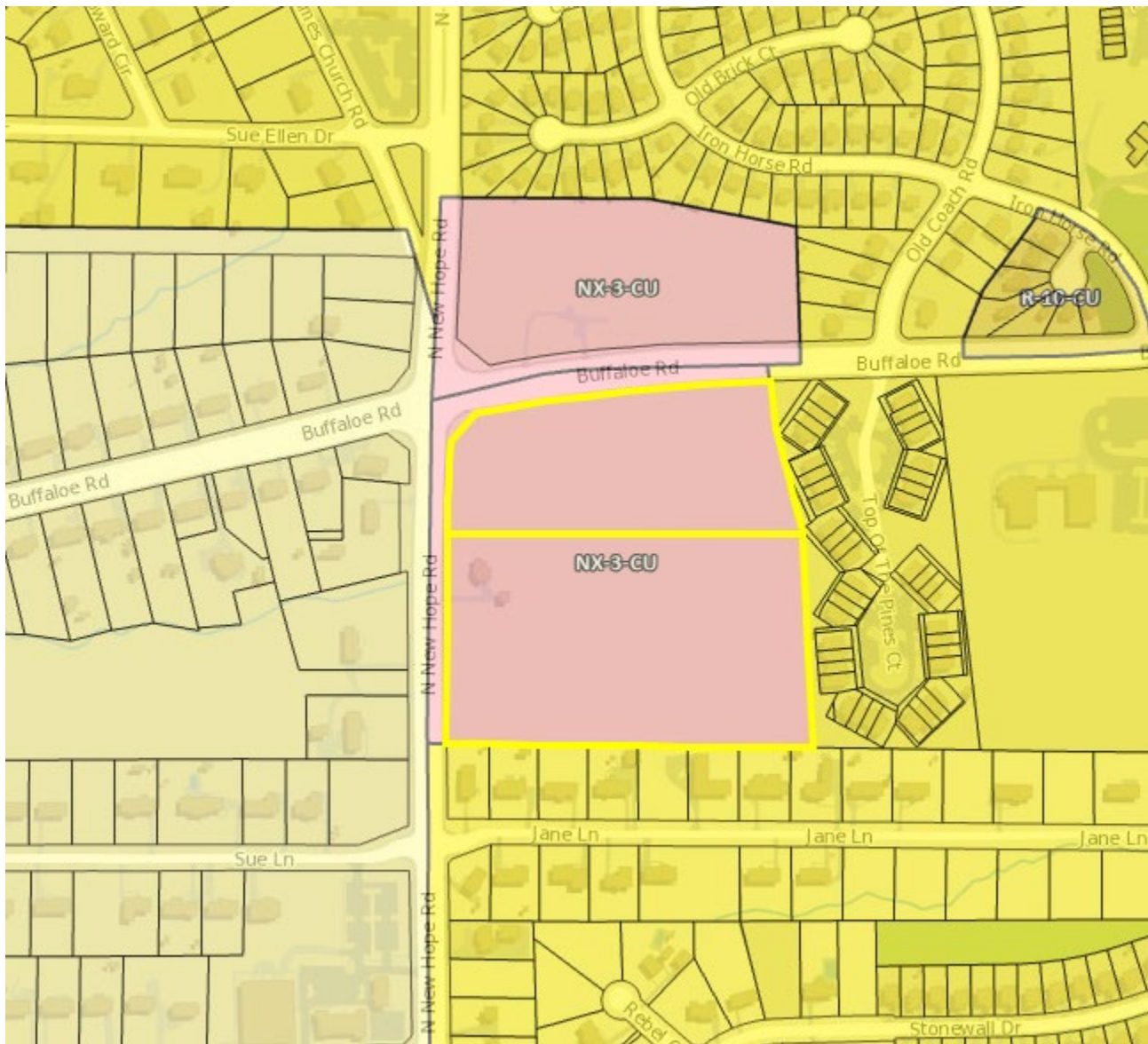
Sincerely,



Aerial Photo



Zoning



How to Participate in the November 2, 2020 Neighborhood Meeting

- To participate by PC, Mac, iPad, iPhone or Android device,
 - Go to bit.ly/mlg11022020mtg to register for the meeting. (*Registration is necessary as we are required by the City of Raleigh to have a record of attendance.*)
 - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
 - Dial one of the following numbers:
 - +1 301 715 8592
 - +1 312 626 6799
 - +1 929 436 2866
 - +1 253 215 8782
 - +1 346 248 7799
 - +1 669 900 6833
 - Enter Webinar ID: 937 8462 3253
 - Enter password: 394886
 - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at meetings@mstarlaw.com or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at meetings@mstarlaw.com. At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District **NX** Height **3** Frontage **N/A** Overlay(s) _____

Proposed Zoning Base District **RX** Height **4** Frontage **PL** Overlay(s) _____

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

**OFFICE
USE ONLY**

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **Z-12-2015**

GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **4100 Buffalo Road and 3606 N. New Hope Road**

Property PIN **1725779568/1725779177** Deed Reference (book/page) **16305/1300;16305/1305**

Nearest Intersection **Buffalo Road and N. New Hope Road**

Property Size (acres) **15.67**

For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

Raleigh Buffalo Retail Investment, LLC
550 Long Point Road
Mount Pleasant, SC 29464

Phone **843.654.7888** Fax

Email **akepes@wrsrealty.com**

Applicant Name/Address

Alliance Realty Partners, LLC
200 Providence Road, Suite 250
Charlotte, NC 28207

Phone **919-890-3318** Fax

Email **mstuart@mstarlaw.com**

Applicant* Signature(s)

DocuSigned by:

Donald Santos

C0CCF7A2B94C48C...

Email **dsantos@allresco.com**

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-45-20	OFFICE USE ONLY Rezoning Case #	
Date Submitted March 4, 2021		
Existing Zoning NX-3-CU Proposed Zoning RX-4-PL-CU		
Narrative of Zoning Conditions Offered		
<p>1. The following uses shall be prohibited principal uses on the property: outdoor sports or entertainment facilities; office and medical uses; and remote parking.</p> <p>2. A maximum of 350 dwelling units shall be permitted on the property.</p> <p>3. No portion of any building shall be located within 150 feet of the property's southern boundary, which is adjacent to those lots listed on Attachment A hereto.</p> <p>4. No portion of any building shall be located within 75 feet of the property's eastern boundary, nor shall any portion of a building greater than three stories in height be located within 100 feet of the property's eastern boundary, which is adjacent to those lots listed on Attachment B hereto.</p> <p>5. The area within 15 feet of the southern and eastern boundaries of the site, which are adjacent to those lots listed on Attachment C hereto, where not comprising part of any recorded Tree Conservation Area on the property, shall contain an opaque fence a minimum of 6 feet in height.</p> <p>6. No building shall be more than 59 feet in height.</p> <p>7. All areas within 85 feet of the eastern boundary of the site and a portion of the southern boundary of the site, adjacent to all lots listed in Attachment D hereto, shall be designated as Tree Conservation Area (i) to the extent such areas qualify as Tree Conservation Area pursuant to Section 9.1 of the Unified Development Ordinance, and (ii) excepting an area required to meet City of Raleigh or other governmental requirements for a sanitary sewer easement and sewer line providing service to the property and connecting to the existing sewer line located at or near the southeast corner of the property.</p> <p>8. Any Tier 3 site plan approved for the property shall provide that the peak stormwater runoff leaving the property for the 25- and 100-year storms shall be no greater at every point of discharge for post-development conditions than pre-development conditions, calculated using the same methodologies.</p> <p>9. All sidewalks constructed along the North New Hope Road and Buffalo Road frontages of the property shall be no less than 8 feet in width.</p> <p>10. Subject to receipt of all necessary approvals from all governmental authorities, the first Tier 3 site plan approved after the effective date of these conditions shall provide for (i) a crosswalk across North New Hope Road on the south side of its intersection with Buffalo Road, (ii) an additional traffic lane on North New Hope Road along a portion of the property frontage providing a minimum of 50 linear feet of storage, deceleration for access to the northernmost (primary) access point of the property onto North New Hope Road, and right-turn movements onto Buffalo Road, and (iii) limitation of the northernmost (primary) access point of the property to right-in, right-out access.</p> <p>11. A minimum of twelve short-term bicycle parking spaces shall be provided in excess of UDO-required bicycle parking spaces and shall meet the applicable requirements of UDO Section 7.1.8, except that such spaces need not be associated with any building and may serve indoor or outdoor facilities.</p> <p>12. A paved area not less than 25 feet by 15 feet shall be provided on the property in excess of parking areas, drive aisles, pedestrian facilities, and other required paved areas.</p>		

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 _____

Print Name _____

Arthur Kepes

Attachment A

PIN	Address	Book	Page
1725861802	4113 Jane Lane	8851	2464
1725863843	4121 Jane Lane	11646	1518
1725862822	4117 Jane Lane	11646	1518
1725864872	4125 Jane Lane	14083	1293
1725865882	4129 Jane Lane	14950	2255
1725768873	4105 Jane Lane	17169	895
1725769893	4109 Jane Lane	17542	1994
1725767853	4101 Jane Lane	17674	1085

RECEIVED

By Matthew at 1:04 pm, Feb 09, 2021

Attachment B

PIN	Address	Book	Page
1725875730	3663 Top of the Pines Court	3498	858
1725875543	0 Top of the Pines Court	3498	858
1725875398	0 Top of the Pines Court	3498	858
1725875703	3661 Top of the Pines Court	3761	659
1725875620	3649 Top of the Pines Court	3761	659
1725875456	0 Buffalo Road	3761	659
1725876001	0 Buffalo Road	3761	659

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Attachment C

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1725865882	4129 Jane Lane	14950	2255

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ABDU ALJAMEHI, YASIR ADNAN ALHADI,
DIMA
3709 EDWARDS MILL RD
RALEIGH NC 27612-4240

AGAYOFF, DANIEL P AGAYOFF,
VICTORIA C
3809 OLD COACH RD
RALEIGH NC 27616-5070

AJANI, OLADEJI A AJANI, IYABOSOLA
OLUWAFUNMILOLA
4406 STONEWALL DR
RALEIGH NC 27604-4957

ALGEN, MOSEN
10501 PARSLEY CT
RALEIGH NC 27614-9670

ALSTON, DINAH D
4204 OLD BRICK CT
RALEIGH NC 27616-5048

ANBAR, HODA ANBAR, MOHANAD
4418 STONEWALL DR
RALEIGH NC 27604-4957

ANDERSON, WILLIE LEE III
3712 OLD COACH RD
RALEIGH NC 27616-5067

ARGENT, JACOB DUSTIN
3905 IRON HORSE RD
RALEIGH NC 27616-5044

ARMSTRONG, DELORES
3604 TOP OF THE PINES CT
RALEIGH NC 27604-5053

ARMSTRONG, HAYWOOD L ARMSTRONG,
SNOWDENE D
3901 IRON HORSE RD
RALEIGH NC 27616-5044

ARNOLD, MARGARET J
BECKY ARNOLD HARRIS
5800 SAND STAR DR
FUQUAY VARINA NC 27526-8169

ATWATER, RAYMOND ATWATER,
CHERYLE
709 RESERVE ESTATES DR
WAKE FOREST NC 27587-1821

AYCOCK, RICHARD N IV
30 RENWICK CT
RALEIGH NC 27615-2989

B & S DEVELOPMENT CORP
1816 PICTOU RD
RALEIGH NC 27606-3639

B & S DEVELOPMENT CORPORATION
1816 PICTOU RD
RALEIGH NC 27606-3639

BABEL, DANIEL FRANK
4000 SUE LN
RALEIGH NC 27604-4940

BAKER, BONNIE T
3626 TOP OF THE PINES CT
RALEIGH NC 27604-5053

BARBOT, JAMES C BARBOT, JANE O
3909 SAINT JAMES CHURCH RD
RALEIGH NC 27604-5028

BATCHELOR, BRIAN BATCHELOR,
AMBER
3616 TOP OF THE PINES CT
RALEIGH NC 27604-5053

BATIZ, VICTOR CARLOS BATIZ, JESSICA L
4301 WEDGEWOOD DR
RALEIGH NC 27604-4943

BATTLE, MARTHA E
3705 OLD COACH RD
RALEIGH NC 27616-5068

BB PROPERTIES & FINANCE LLC
5209 COUNTRY PINES CT
RALEIGH NC 27616-5688

BB PROPERTIES & FINANCE, LLC
6925 OLD WAKE FOREST RD
RALEIGH NC 27616-3414

BEATTY, WAYNE E BEATTY, BRENDA W
4011 SUE LN
RALEIGH NC 27604-4939

BEAUGELIN, GODSON
3315 N NEW HOPE RD
RALEIGH NC 27604-4953

BELLAMY, RONALD L BELLAMY,
CHERYL A
4121 OLD BRICK CT
RALEIGH NC 27616-5047

BELLO, GERARDO RAYO CHAPARRO,
YENLY CASAS
4201 STONEWALL DR
RALEIGH NC 27604-4900

BEN, KINNEY FORREST LEE
3906 BUFFALOE RD
RALEIGH NC 27604-4213

BENTON, THOMAS C BENTON, SHIRLEY D
212 W GANNON AVE
ZEBULON NC 27597-2626

BERRYANN, KENNETH W JR TRUSTEE
BERRYANN, KAREN H TRUSTEE
532 CLIFTON BLUE ST
WAKE FOREST NC 27587-6175

BLACKWELL, LANA
4120 COBBLE CT
RALEIGH NC 27616-5000

BLAIZE, ERIC D BLAIZE, JUDY
3813 OLD COACH RD
RALEIGH NC 27616-5070

BLANKENSHIP, BRENDA LEE
4124 JANE LN
RALEIGH NC 27604-4928

BLENKHORN, KIRKE MERRITT
BLENKHORN, PHYLLIS HANZAL
3920 SUE LN
RALEIGH NC 27604-4243

BOWLING, CHARELS E
4121 COBBLE CT
RALEIGH NC 27616-5000

BROWN, CORDELIA A
4105 COBBLE CT
RALEIGH NC 27616-5000

BROWN, MONIFA
3816 BUFFALOE RD
RALEIGH NC 27604-4211

BRZECZEK, DAVID L.
4001 SUE LN
RALEIGH NC 27604-4939

BUCC INVESTMENTS LLC
208 CHAPEL VALLEY LN
APEX NC 27502-4673

BUNCH, RICKY CHAVIS, CONNIE M
3900 IRON HORSE RD
RALEIGH NC 27616-5043

BURTON, MICHAEL
1105 BEYER PL
DURHAM NC 27703-6518

BYADI, HASSAN ANBRI, RAJAA
4419 STONEWALL DR
RALEIGH NC 27604-4956

CARIAS, JAVIER HECTOR PALMA PINEDA,
MAYRA ELENA
4129 JANE LN
RALEIGH NC 27604-4927

CAROLINA FMV PROPERTY TRUST LTD
THE
4600 E WEST HWY STE 400
BETHESDA MD 20814-3408

CARRINGTON, JEAN THOMPkins, DAVID
3640 TOP OF THE PINES CT
RALEIGH NC 27604-5053

CASTILLO, RUBEN DARIO CASTILLO,
ERNESTINA C
4113 JANE LN
RALEIGH NC 27604-4927

CASTRO, JORGE BROsAN, NICOLE E
4400 STONEWALL DR
RALEIGH NC 27604-4957

CHAPPELL, WALLACE R CHAPPELL,
CECILE S
4600 WESTMINSTER DR
RALEIGH NC 27604-5960

CHARLESTON PARK HOMEOWNERS
ASSOC
PO BOX 99054
RALEIGH NC 27624-9054

CHAVEZ, ALEJANDRO HUERTA, ELVA
3711 WYNDCLIFF CT
RALEIGH NC 27616-5078

CHAVEZ, DAVID CHAVEZ, GUADALUPE D
4217 WEDGEWOOD DR
RALEIGH NC 27604-4941

CHAYEN, MUNSHI T SUMEE, NASRIN
3820 OLD COACH RD
RALEIGH NC 27616-5069

CHRISAWN, L RICHARD JR
8341 HEMPSHIRE PL APT 104
RALEIGH NC 27613-1326

CHUA, JOSE S JR CHUA, TESSIE L
3912 BUFFALOE RD
RALEIGH NC 27604-4213

CLEMENT, JUANITA A
4113 COBBLE CT
RALEIGH NC 27616-5000

COBBLESTONE II TOWNHOMES ASSOC
INC
MATOKA SNUGGS
PO BOX 97243
RALEIGH NC 27624-7243

COBBLESTONE II TOWNHOMES
ASSOCIATION INC
PO BOX 97243
RALEIGH NC 27624-7243

COBLE, ARABELA O
3908 IRON HORSE RD
RALEIGH NC 27616-5043

CONTRERAS, JOSE
4014 BUFFALOE RD
RALEIGH NC 27604-5019

COX, PAULINE H
3933 IRON HORSE RD
RALEIGH NC 27616-5044

COX, RHODA KATHLEEN
3921 IRON HORSE RD
RALEIGH NC 27616-5044

CPI/AMHERST SFR PROGRAM OWNER
LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX 78746-1053

CROS, MICHEL C CROS, DESIREE F
3817 OLD COACH RD
RALEIGH NC 27616-5070

CRUZ, CRISTELA AVELAR, PABLO
ANTONIO
3707 WYNDCLIFF CT
RALEIGH NC 27616-5078

CURRIN, C ALLEN
PO BOX 97114
RALEIGH NC 27624-7114

DAKE, LAURA J
4309 WEDGEWOOD DR
RALEIGH NC 27604-4943

DALE, CLARENCE JAMES AKAJO, LYNET
A
4105 JANE LN
RALEIGH NC 27604-4927

DARBOE, KINTEH DARBOE, ISATOU
4423 STONEWALL DR
RALEIGH NC 27604-4956

DASILVA, JULIE
4233 OLD BRICK CT
RALEIGH NC 27616-5071

DAVE, PRAVIN S DAVE, SHUSHILABEN
4001 BUFFALOE RD
RALEIGH NC 27604-5018

DAVIS, LEE DAVIS, CORAL
3634 TOP OF THE PINES CT
RALEIGH NC 27604-5053

DELAURENTIS, PHILIP M
4439 STONEWALL DR
RALEIGH NC 27604-4956

DIAZ, ELMER A
3708 OLD COACH RD
RALEIGH NC 27616-5067

DRYMAN, WALTER R IV HAUSER, EMILY
A
4020 IRON HORSE RD
RALEIGH NC 27616-5057

ELAABWAR, CAMILLE S ALSAYEGH,
THOURAYA Y
4100 COBBLE CT
RALEIGH NC 27616-5000

ENUOL, H MET EBAN, Y DHUAN
4105 STONEWALL DR
RALEIGH NC 27604-4935

ESPINAL, ROGER ADONAY
4316 CANDLE CT
RALEIGH NC 27616-5060

EVANS, JAY W SMITH, CHRISTA R
1617 LAYHILL DR
RALEIGH NC 27606-8982

EVERETT, CHAD M
4426 STONEWALL DR
RALEIGH NC 27604-4957

FAGEL, CAMERON
3901 SUE LN
RALEIGH NC 27604-4242

FEINBERG, AARON P FEINBERG, THOMAS
N
3602 TOP OF THE PINES CT
RALEIGH NC 27604-5053

FINNEY, YOLANDA
3917 BUFFALOE RD
RALEIGH NC 27604-4212

FIORENTINO, JOHN V
4101 OLD BRICK CT
RALEIGH NC 27616-5047

FLORES, JOSE A
3317 SKYCREST DR
RALEIGH NC 27604-3915

FULLER, RICHARD J FULLER, MARLENE C
4205 JANE LN
RALEIGH NC 27604-4929

GABRIEL, GUILLERMO H GABRIEL,
ARMELA L
7264 HYANNIS DR
WEST HILLS CA 91307-1324

GALINDO, IGNACIO CABALLERO MORAN,
ZAIIRA DAYANARA PALMA
4208 OLD BRICK CT
RALEIGH NC 27616-5048

GARCIA, ROSALINA GARCIA, MARIA
3715 WYNDCLIFF CT
RALEIGH NC 27616-5078

GENTRY-MARTINEZ, JUAN M GENTRY-
MARTINEZ, MARBEYA F
3713 OLD COACH RD
RALEIGH NC 27616-5068

GIDDENS, DANIEL F JR GIDDENS, GINGER
S
3929 IRON HORSE RD
RALEIGH NC 27616-5044

GITAU, ESTHER NJERI, JOHN
4443 STONEWALL DR
RALEIGH NC 27604-4956

GOLDSMITH, DOLF LO, LAN CHEN
PO BOX 160249
SAN ANTONIO TX 78280-2449

GOMES, SEBASTIAN GOMES, MARIA
3704 FRENCH LAKE DR
RALEIGH NC 27604-4324

GOMEZ, PABLO
3821 OLD COACH RD
RALEIGH NC 27616-5070

GOOD, CHARLES R GOOD, KAY M
4120 OLD BRICK CT
RALEIGH NC 27616-5042

GRAND VIEW PARTNERS LLC
PO BOX 742
CARY NC 27512-0742

GRANDA-PASCO, LIBIA
4112 OLD BRICK CT
RALEIGH NC 27616-5042

GREYSTONE MANAGEMENT INC
4105 SOUTHALL RD
RALEIGH NC 27604-5026

HAGER, PETRA
4125 JANE LN
RALEIGH NC 27604-4927

HAHN, THOMAS A TRUSTEE HAHN,
DOLORA L TRUSTEE
337 CALIFORNIA ST
CAMPBELL CA 95008-3401

HARRIS, BECKY ARNOLD
3519 N NEW HOPE RD
RALEIGH NC 27604-5025

HARRIS, DALE A NALLO, WILLIAM
3726 CHARLES STEWART DR
FAIRFAX VA 22033-2417

HARRIS, KENNETH W
3519 N NEW HOPE RD
RALEIGH NC 27604-5025

HASTINGS, LATASHA HARRIS, MICHAEL
A
4117 OLD BRICK CT
RALEIGH NC 27616-5047

HERNANDEZ, HUMBERTO LOPEZ
MORALES, ENOMEI ENRIQUEZ
4505 STONEWALL DR
RALEIGH NC 27604-5057

HIER, BRUCE E
3659 TOP OF THE PINES CT
RALEIGH NC 27604-5054

HILL, STEVEN L
3716 OLD COACH RD
RALEIGH NC 27616-5067

HINES, ROSALYN HINES, ROGER A
4104 OLD BRICK CT
RALEIGH NC 27616-5042

HOCH, SCOTT M HOCH, SALLY Y
9154 GREAT HERON CIR
ORLANDO FL 32836-5487

HOGG, STACEY L HOGG, RYAN D
4410 STONEWALL DR
RALEIGH NC 27604-4957

HUNT, JASMINE V
4128 OLD BRICK CT
RALEIGH NC 27616-5042

IH3 PROPERTY NORTH CAROLINA LP
INVITATION HOMES-TAX DEPT
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

INGRAFFEA, KAREN C
4304 CANDLE CT
RALEIGH NC 27616-5060

IWEKUBA, ALEXANDER IWEKUBA,
UMENWA
2374 LAZY RIVER DR
RALEIGH NC 27610-1589

JAMAICAMEHAPPY LLC
3607 TOP OF THE PINES CT
RALEIGH NC 27604-5053

JEWELS REALTY INVESTMENT LLC
2054 KILDAIRE FARM RD # 242
CARY NC 27518-6614

JOHNSON, DAVID W
3617 TOP OF THE PINES CT
RALEIGH NC 27604-5053

JOHNSON, GORDON P JURLANDO
JOHNSON, LINDA R
4105 OLD BRICK CT
RALEIGH NC 27616-5047

JOHNSON, MARA JOHNSON, LONDON
3535 FORESTVILLE RD
RALEIGH NC 27616-9531

JOHNSON, MARY F
4500 BUFFALOE RD
RALEIGH NC 27616-5001

JONES, GEORGE E JONES, RHONDA E
1120 EASYWATER CT
FUQUAY VARINA NC 27526-5219

JONES, JASON W JONES, LORI J
3805 OLD COACH RD
RALEIGH NC 27616-5070

JONES, JEFFREY
4005 SUE LN
RALEIGH NC 27604-4939

JONES, JOSEPH S JONES, YOLANDA M
400 VIRGINIA AVE UNIT C
GARNER NC 27529-3552

JONES, THOMAS
3912 IRON HORSE RD
RALEIGH NC 27616-5043

JONES, THOMAS JONES, JADE
18616 ROCKY RDG
INOLA OK 74036-3013

KARABUDAK, DILEK KARABUDAK,
SABRI
3808 OLD COACH RD
RALEIGH NC 27616-5069

KEYS, CARA MARIE KEYS, JASON
MATTHEW
9402 N MANOR DR
ZEBULON NC 27597-9145

KONDYLAS, ALEX KONDYLAS,
KATHLEEN
8612 BOBBFIELD WAY
ZEBULON NC 27597-7540

KRAFT, ABIGAIL G
3623 TOP OF THE PINES CT
RALEIGH NC 27604-5053

KSOR, Y DIA
3904 SUE LN
RALEIGH NC 27604-4243

LE, BRYAN H HA, JENNIE
4501 STONEWALL DR
RALEIGH NC 27604-5057

LE, CUONG LE, THU
3607 N NEW HOPE RD
RALEIGH NC 27604-5034

LEON-MARIN, CHRISTIAN X RIVERA,
JANINA J CABRERA
4305 WEDGEWOOD DR
RALEIGH NC 27604-4943

LICUD, MARK H LICUD, FRISCO H IV
4411 STONEWALL DR
RALEIGH NC 27604-4956

LIDL US OPERATIONS LLC
ATTN TAX DEPARTMENT
3500 S CLARK ST
ARLINGTON VA 22202-4045

LILES PROPERTY GROUP LLC
3904 VALLEY STREAM DR
RALEIGH NC 27604-4920

LIST, KATHERINE
3913 IRON HORSE RD
RALEIGH NC 27616-5044

LUCAS, JAMES ROBERT LUCAS, CYNTHIA
L
3700 OLD COACH RD
RALEIGH NC 27616-5067

MACH, MARY AMANDA POWERS
3600 TOP OF THE PINES CT
RALEIGH NC 27604-5053

MANSOUR, MOHAMMAD ALI MANSOUR,
KAMAL ALI
5500 N HAWTHORNE WAY
RALEIGH NC 27613-6009

MARQUEZ, NELSON ISAIAS ARGUENTA
GUZMAN, MIRNA CECILIA PADILLA
4212 OLD BRICK CT
RALEIGH NC 27616-5048

MARTE, BASILIO RAMOS DE RAMOS,
VICTORIA A GARCIA
3941 IRON HORSE RD
RALEIGH NC 27616-5044

MARTIN, SHIRLEY F MARTIN, CHALITA L
3636 TOP OF THE PINES CT
RALEIGH NC 27604-5053

MARTINEZ, EMILIA LEON MENDOZA
4205 OLD BRICK CT
RALEIGH NC 27616-5071

MARTINEZ, VIRGINIA D MARTINEZ,
JESUS A
4407 STONEWALL DR
RALEIGH NC 27604-4956

MARTINEZ-GUTIERREZ, ROLANDO A
MARTINEZ-GUTIERREZ, EVELYN L
4116 COBBLE CT
RALEIGH NC 27616-5000

MATSON, JEREMY L
3816 OLD COACH RD
RALEIGH NC 27616-5069

MAYES, MATELAND R
4204 REBEL CIR
RALEIGH NC 27604-4934

MCCOY, DORINE
4427 STONEWALL DR
RALEIGH NC 27604-4956

MCDOWELL, EMILY WILKINS, JEFFREY
4125 OLD BRICK CT
RALEIGH NC 27616-5047

MCKENZIE, EVANGELINE MAY HEIRS
HOPEMARIE CLARK
4209 OLD BRICK CT
RALEIGH NC 27616-5071

MCNEELY, JAMES WOODROW
3904 IRON HORSE RD
RALEIGH NC 27616-5043

MENDO, ESMERALDA JIMENEZ ROMERO,
GABRIEL REYES
6241 AMBER BLUFFS CRES
RALEIGH NC 27616-5154

MERCARDO CONTRERAS, MADALY A
ALEGRIA, WILSON HERNANDEZ
3909 BUFFALOE RD
RALEIGH NC 27604-4212

MEYER, BRIAN HARRIS-MEYER, MELISSA
3700 SONG SPARROW DR
WAKE FOREST NC 27587-1629

MIRMAN, SEAN
3624 TOP OF THE PINES CT
RALEIGH NC 27604-5053

MITCHELL, PHILIP S SOWERS, GARY
3936 IRON HORSE RD
RALEIGH NC 27616-5043

MOLINA, ALEXANDER E
4008 SUE ELLEN DR
RALEIGH NC 27604-5021

MONTANO, ERICA
3825 OLD COACH RD
RALEIGH NC 27616-5070

MOORE, HENRY
4209 WEDGEWOOD DR
RALEIGH NC 27604-4941

MORELAND, ERIC J
2718 PARK OAK DR
CLEMMONS NC 27012-8619

MORTAZAVI, AGHAZAHRA
4213 OLD BRICK CT
RALEIGH NC 27616-5071

MURPHY, ALECIA M
3615 TOP OF THE PINES CT
RALEIGH NC 27604-5053

MUSLEH, MAI A
4113 OLD BRICK CT
RALEIGH NC 27616-5047

NARRUHN, THOMAS S LADORE,
MERLEEN
4415 STONEWALL DR
RALEIGH NC 27604-4956

NGUYEN, ANDY PHAN, BAOCHAU
PO BOX 998
MORRISVILLE NC 27560-0998

NOLASCO, JOSE NELSON NOLASCO,
SANTOS E
4300 CANDLE CT
RALEIGH NC 27616-5060

NWANKWO, ROSEMARY NWANKWO,
CHIMALUM
3300 N NEW HOPE RD
RALEIGH NC 27604-4952

O'BRIANT, JASON MARK O'BRIANT,
CRYSTAL S
3905 SUE LN
RALEIGH NC 27604-4242

OFODILE, CELESTINA
4432 STONEWALL DR
RALEIGH NC 27604-4957

ORR, JOHN STEWART
3620 TOP OF THE PINES CT
RALEIGH NC 27604-5053

ORTIZ, KIMBERLEIGH LOUISE
4108 OLD BRICK CT
RALEIGH NC 27616-5042

OWENS, ELLA KAREN EPPS
3932 IRON HORSE RD
RALEIGH NC 27616-5043

PANICKER, RAJESH
5454 CORTE PALOMA
PLEASANTON CA 94566-5903

PARKER, JEFFREY D DAVIS, RUTH A
4012 DONNA RD
RALEIGH NC 27604-4924

PARKIN, RUBY B HEIRS ET AL PARKING,
CARLTON
C/O CARLTON PARKIN EXEC
3621 LADYWOOD CT
RALEIGH NC 27616-9769

PERALES-PEREZ, HILDA
4312 CANDLE CT
RALEIGH NC 27616-5060

PERRY, LYDIA S ALLEN, MARCIA PERRY
3900 BUFFALOE RD
RALEIGH NC 27604-4213

PEYTON HALL OWNERS ASSN INC
JTL GROUP LLC
9660 FALLS OF NEUSE RD STE 138-375
RALEIGH NC 27615-2473

PHAN, VAN ANH
4224 OLD BRICK CT
RALEIGH NC 27616-5048

PITTMAN, DENA LEE
4117 COBBLE CT
RALEIGH NC 27616-5000

POLGLASE, STEVEN POLGLASE, LESLIE
3316 N NEW HOPE RD
RALEIGH NC 27604-4952

POOR, VICKIE BORDEAUX POOR,
GERTRUDE LILES
4124 OLD BRICK CT
RALEIGH NC 27616-5042

PORRO, RAMON SABALA, LEYDIS
4228 OLD BRICK CT
RALEIGH NC 27616-5048

POWELL, KEVIN E POWELL, MARY K
3805 SAINT JAMES CHURCH RD
RALEIGH NC 27604-5030

PUJOLS, DOMINGO
3925 IRON HORSE RD
RALEIGH NC 27616-5044

RAGLAND, RICHARD W RAGLAND,
ESPERANZA C
4000 IRON HORSE RD
RALEIGH NC 27616-5057

RAGLAND, RONALD M RAGLAND, BETTY
W
4215 JANE LN
RALEIGH NC 27604-4929

RALEIGH BUFFALOE RETAIL
INVESTMENT LLC
550 LONG POINT RD
MT PLEASANT SC 29464-8000

RAMIREZ, JOSE CARLOS MENDO DE,
MENDOZA MARIA D COLOCHO
3824 OLD COACH RD
RALEIGH NC 27616-5069

REDD, ROBERT W JR REDD, ELIZABETH
4217 OLD BRICK CT
RALEIGH NC 27616-5071

REYES, ANDRES A
4004 IRON HORSE RD
RALEIGH NC 27616-5057

RICH, CECIL R RICH, CAROLYN L
4000 SUE ELLEN DR
RALEIGH NC 27604-5021

RIVERO, MAGALYS RIVERO, MARGARITA
4006 BUFFALOE RD
RALEIGH NC 27604-5019

ROACH, RANDY EARL
1413 FALLS CHURCH RD
RALEIGH NC 27609-4015

ROBERT E TUCKER IRREVOCABLE TRUST
3614 TOP OF THE PINES CT
RALEIGH NC 27604-5053

ROBERT K PATTERSON JR LIVING TRUST
ROBERT LEE PATTERSON
3914 SUE LN
RALEIGH NC 27604-4243

ROBERTSON, CHRISTOPHER D
3646 TOP OF THE PINES CT
RALEIGH NC 27604-5054

RODRIGUEZ, FLOR DE MARIA
RODRIGUEZ, SIXTO
1017 OLD FERRELL RD
KNIGHTDALE NC 27545-9383

ROGERS, SHARON D
4012 IRON HORSE RD
RALEIGH NC 27616-5057

ROPER, ROSA MAE
3800 OLD COACH RD
RALEIGH NC 27616-5069

ROSSI, RUSSELL W ROSSI, ELIZABETH S
4221 WEDGEWOOD DR
RALEIGH NC 27604-4941

ROWLAND, LARRY G TRUSTEE
ROWLAND LIVING TRUST
3915 SUE LN
RALEIGH NC 27604-4242

RUIZ, ARCADIO
3924 IRON HORSE RD
RALEIGH NC 27616-5043

SAFFAR, MUSTAFA AL KHAZRAJI, HIBA
AL
3703 WYNDCLIFF CT
RALEIGH NC 27616-5078

SAMANO, GUSTAVO CASTILLO
RODRIGUEZ, GRACIELA
4221 OLD BRICK CT
RALEIGH NC 27616-5071

SANDUSKY, KATHERINE O
4128 JANE LN
RALEIGH NC 27604-4928

SANKAREH, ANTA
4442 STONEWALL DR
RALEIGH NC 27604-4957

SAVARESE, JESSICA LS SAVARESE,
JOSEPH V
3627 TOP OF THE PINES CT
RALEIGH NC 27604-5053

SCOTT, JUSTIN TYLER
3606 TOP OF THE PINES CT
RALEIGH NC 27604-5053

SHAHID, ABIDA AKBAR, MOHAMMAD
9425 PHILBECK LN
WAKE FOREST NC 27587-1608

SHARMA, VARINDER K
3918 BUFFALOE RD
RALEIGH NC 27604-4213

SHARMA, VARINDER K SHARMA, VIMLA
3918 BUFFALOE RD
RALEIGH NC 27604-4213

SHAW, ANTHONY B SHAW, SONJA G A
3709 OLD COACH RD
RALEIGH NC 27616-5068

SHERRY DUAN LLC
9504 BLUEMONT CT
RALEIGH NC 27617-7786

SHIRE, TIFFANY L
4509 STONEWALL DR
RALEIGH NC 27604-5057

SIMPKINS, PHILIP W
3819 SAINT JAMES CHURCH RD
RALEIGH NC 27604-5030

SINGLETARY, DELOIS H
3925 BUFFALOE RD
RALEIGH NC 27604-4212

SMITH, JAMES STATFORD
4104 STONEWALL DR
RALEIGH NC 27604-4936

SOUTHERLAND, SHIRLEY B
884 RIVANNA RIVER REACH
CHESAPEAKE VA 23320-9238

ST JAMES UNITED METHODIST CHURCH
3808 SAINT JAMES CHURCH RD
RALEIGH NC 27604-5031

ST MARY COPTIC ORTHODOX CHURCH
OF NC INC
3405 N NEW HOPE RD
RALEIGH NC 27604-5023

ST MARYS COPTIC ORTHODOX CHURCH
3407 N NEW HOPE RD
RALEIGH NC 27604-5023

STEVENSON, JERRY G STEVENSON,
CATHERINE S
4000 DONNA RD
RALEIGH NC 27604-4924

STOCKETT, RICHARD H STOCKETT,
MARY R
6201 CARLYLE DR
RALEIGH NC 27614-8948

STOWASSER, MARGARET L
4016 IRON HORSE RD
RALEIGH NC 27616-5057

STRONG, ELIZABETH A
3916 IRON HORSE RD
RALEIGH NC 27616-5043

STUDEMIRE, FAYE
3645 TOP OF THE PINES CT
RALEIGH NC 27604-5054

SULIMAN, SALAHELDIN E MUBARAK,
NISSRIN
4431 STONEWALL DR
RALEIGH NC 27604-4956

SURIEL, MANUEL SURIEL, ADALGIZA
4116 OLD BRICK CT
RALEIGH NC 27616-5042

TASIE, BOBBY O TASIE, MONICA
4104 COBBLE CT
RALEIGH NC 27616-5000

TEMPLE, RICHARD W TEMPLE, ELSIE
JEAN
4104 JANE LN
RALEIGH NC 27604-4928

THE CHRISTIAN & MISSIONARY
ALLIANCE
4400 BUFFALOE RD
RALEIGH NC 27616-5007

THOMPSON, LILLIAN LENORA
3641 TOP OF THE PINES CT
RALEIGH NC 27604-5053

TINGEN, JAMES TINGEN, AMANDA
3917 IRON HORSE RD
RALEIGH NC 27616-5044

TO, THANH-XUAN KIEU THI
4430 STONEWALL DR
RALEIGH NC 27604-4957

TODD, STEVEN M JIANG, CHEN
4213 STONEWALL DR
RALEIGH NC 27604-4937

TOP ASSOCIATES
3600 TOP OF THE PINES CT
RALEIGH NC 27604-5053

TOP ASSOCIATES
C/O ROBERT PLESS
3600 TOP OF THE PINES CT
RALEIGH NC 27604-5053

TOP OF THE PINES TOWNHOUSES
HOMEOWNERS ASSOCIATION INC
1816 PICTOU RD
RALEIGH NC 27606-3639

TOP OF THE PINES TOWNHOUSES
HOMEOWNERS ASSOCIATION INC
3600 TOP OF THE PINES CT
RALEIGH NC 27604-5053

UNDERHILL, BEN
3804 OLD COACH RD
RALEIGH NC 27616-5069

UTLEY, ROBIN UTLEY, TONYA
3812 OLD COACH RD
RALEIGH NC 27616-5069

UZOKWE, HELEN
4422 STONEWALL DR
RALEIGH NC 27604-4957

VASQUEZ-CASTANO, LORENA
4101 JANE LN
RALEIGH NC 27604-4927

VAUGHAN, DONALD S VAUGHAN,
NANETTE L
3819 DONNA RD
RALEIGH NC 27604-4226

VEIGA, HELOISA
4501 PINCKNEY PL
RALEIGH NC 27604-5080

VINSON, PARKER H
3621 TOP OF THE PINES CT
RALEIGH NC 27604-5053

WADE, CORY JONATHAN WADE, ANNA
POWELL
3911 SUE LN
RALEIGH NC 27604-4242

WALLACE, YVONNE B
4503 PINCKNEY PL
RALEIGH NC 27604-5080

WARD, TRAVIS W
4129 OLD BRICK CT
RALEIGH NC 27616-5047

WARLICK, ETHAN WARLICK, LAUREN
DONATI
3940 IRON HORSE RD
RALEIGH NC 27616-5043

WASHINGTON, GENE EDWARD WATKINS,
SIERRA DAWN
4320 CANDLE CT
RALEIGH NC 27616-5060

WATKINS, CONNIE W
3928 IRON HORSE RD
RALEIGH NC 27616-5043

WEBB, MATTHEW LEE
4200 STONEWALL DR
RALEIGH NC 27604-4938

WEIL, DAVID E TRUSTEE DAVID E WEIL
REVOCABLE TRUST
PO BOX 370229
MONTARA CA 94037-0229

WEIL, DAVID E TRUSTEE DAVID E WEIL
RVCBL TRUST
PO BOX 370229
MONTARA CA 94037-0229

WESTRA, STEVEN G WESTRA, RHONDA D
4008 IRON HORSE RD
RALEIGH NC 27616-5057

WIGGINS, MICHAEL JARRELL
3631 TOP OF THE PINES CT
RALEIGH NC 27604-5053

WILDER, MILIE C TILLEY, PAMELA W
4121 JANE LN
RALEIGH NC 27604-4927

WILKINS, MAMIE E
4225 OLD BRICK CT
RALEIGH NC 27616-5071

WILLIAMS, DEBORAH ANN MCGHE
TRUSTEE WILLIAMS, CHARLES THOMAS
TRUSTEE
5805 FOREST DR
RALEIGH NC 27616-1879

WILLIAMS, JEFFREY TALLEY, DONIECE
3920 IRON HORSE RD
RALEIGH NC 27616-5043

WILLIAMS, PAUL L WILLIAMS, BETTY P
4552 ANTIQUE LN
RALEIGH NC 27616-5046

WILLIS, CARROLL V WILLIS, SANDRA H
JR
3916 SUE ELLEN DR
RALEIGH NC 27604-4250

WOMBLE, CARLTON JAY
3630 TOP OF THE PINES CT
RALEIGH NC 27604-5053

WONG, KEVIN HOWARD
3701 OLD COACH RD
RALEIGH NC 27616-5068

WOODLIEF, EDNA MOODY
4505 BUFFALOE RD
RALEIGH NC 27616-5002

WRAY, JENNIFER L
4414 STONEWALL DR
RALEIGH NC 27604-4957

YORK, MICHAEL FULTON
4223 JANE LN
RALEIGH NC 27604-4929

EXHIBIT C – ITEMS DISCUSSED

1. The applicant team described the proposed rezoning and provided updates on the application process, status, and request, including the change from NX to RX zoning.
2. Attendees expressed general opposition to the proposal as well as concern for safety.
3. Existing traffic issues were described, including difficulty leaving Top of the Pines Court and existing traffic volumes and cut-through traffic in surrounding neighborhoods.
4. Including retail use in the project was suggested.
5. The permitted height was discussed.
6. The depth of the buffer and its character were discussed.
7. Pedestrian traffic along Buffaloe Road and crossing to Lidl were raised.
8. There is concern for future gridlock on Buffaloe Road and the need for it to be widened.
9. Neighbors expressed a need for groceries and fresh foods in the area.

EXHIBIT D – MEETING ATTENDEES

1. Michelle Bigham
2. Mary Mach
3. Ken Griffin
4. DJ
5. Karen Lowdermilk
6. Kevin Wong
7. Sue Liles
8. Richard Aycock
9. Sheryl Merritt
10. David Cox
11. Mary
12. Peter Finn
13. Angela Stahl
14. Lillian Thompson
15. Matthew Klem
16. Carolyn Leith
17. Andres Reyes
18. Terrance R
19. Todd Ince
20. Sean Mirman
21. David Conley
22. Patrick Plumeri
23. Erin Quist
24. Jason Dail
25. Jackie Williams
26. Cindy Esparragoza
27. YedydeYah Allen
28. winnie
29. Paul Zarembo
30. Jonathan Hopkins
31. Amanda Boyd
32. Denise Platt
33. Lee Davis
34. Brad Mendenhall
35. Tee Clark
36. Art Lieberman
37. Matoka Snuggs
38. George Parrish
39. Joseph Savarese
40. I Murphy
41. Carolyn McClendon
42. John Orr
43. Tracie Garrett
44. Tilghman Hall
45. Lynet Akeo