

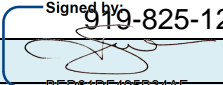


Rezoning Application and Checklist

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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> 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-6	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: N/A			

General Information		
Date: November 4, 2024	Date amended (1): 01/13/2025	Date amended (2):
Property address: 7015 Litchford Rd (.48) and 7019 Litchford Rd		
Property PIN: 1717942277 and 1717943115		
Deed reference (book/page): book 013945, pp 01615 - 01618; and book 2871, p 665		
Nearest intersection: Litchford Road and Hunting Ridge Rd.		Property size (acres): 0.88
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: see below		
Property owner email: will provide in a non-public manner in accordance with standard data privacy practices		
Property owner phone: will provide in a non-public manner in accordance with standard data privacy practices		
Applicant name and address: Tamara Weightman, BA Folk PLLC, PO Box 90426, Raleigh, NC 27675		
Applicant email: tweightman@bafolk.com		
Applicant phone: 919-825-1250		
Applicant signature(s): 		1/14/2025
Additional email(s):		

7015 Litchford Road--

7019 Litchford Road--

Debra B. Van Nortwick, as Trustee of the Family Trust
Under the Will of George S. Van Nortwick
and in her individual capacity
4531 Arendell St.
Morehead City, NC 28557-2707

Richard H. Moser
2540 Bent Green Street
Raleigh, NC 27614

RECEIVED

By Robert Tate at 3:59 pm, Jan 14, 2025

REVISION 10.27.20

raleighnc.gov

Conditional Use District Zoning Conditions		
Zoning case #: Z-45-24	Date submitted: 11/08/2024	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-4	Proposed zoning: R-6 CU	

Narrative of Zoning Conditions Offered
<div>1. Exterior wall materials shall be brick, natural or cultured stone, or fiber-cement siding.</div>

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.

DocuSigned by:

Debra VanNortwick

E856546C6C7C421...

1/14/2025

Property Owner(s) Signature: _____

Printed Name: Debra B. VanNortwick, Trustee of the Family Trust Under the Will of George S. VanNortwick and in her individual capacity



Conditional Use District Zoning Conditions		
Zoning case #: Z-45-24	Date submitted: 11/08/2024	OFFICE USE ONLY Rezoning case # _____
Existing zoning: R-4	Proposed zoning: R-6 CU	

Narrative of Zoning Conditions Offered
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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.

Signed by:

Property Owner(s) Signature:

Richard Moser

78EAFCE8CEC400...

1/13/2025

Printed Name: Richard H. Moser

RECEIVED

By Robert Tate at 3:59 pm, Jan 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.

The zoning request is consistent with the 2030 Comprehensive Plan in that it increases the housing supply on existing residential lots, enabling redevelopment with a more compact land use pattern to support the efficient provision of public services and reduce the negative impacts of low intensity and non-contiguous development, in accordance with policy LU 2.2, without adverse impacts on local character and appearance, per LU 5.1 . Per H 1.8, the proposed development maintains a form and scale similar to existing housing.

Public Benefits

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

By adding thoughtfully designed, luxury townhomes on this 0.88-acre site, the development will help address the local demand for diverse housing options and contribute to housing supply, a factor shown to support housing affordability. These residences supplement the supply of alternatives to the large, multi-million dollar homes that line much of the golf course, allowing more residents to enjoy views of the fairway and proximity to nearby amenities. With a scale and density that respect the surrounding architecture, this project aims to enrich the area's character while accommodating new residents in an aesthetically pleasing, yet practical, space-efficient manner.

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
<div>* NOT APPLICABLE *</div>	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
<div>* NOT APPLICABLE *</div>	

Urban Design Guidelines		* NOT APPLICABLE *
<p>The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <p>a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;</p> <p>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.</p>		
Urban form designation:		Click here to view the Urban Form Map.
1	<p>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.</p> <p>Response:</p>	
2	<p>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.</p> <p>Response:</p>	
3	<p>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.</p> <p>Response:</p>	
4	<p>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.</p> <p>Response:</p>	
5	<p>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.</p> <p>Response:</p>	
6	<p>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.</p> <p>Response:</p>	

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

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

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

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.



Tamara Short Weightman
PO Box 90426
Raleigh, NC 27676
(o) 919.825.1250
tweightman@bafolk.com

September 30, 2024

Re: Proposed rezoning of 7015 and 7019 Litchford Road

Dear Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on October 10, 2024, from 7 PM to 8 PM. The meeting will be held at Millbrook Exchange Community Center located at 1905 Spring Forest Road in Raleigh.

The purpose of this meeting is to discuss a potential rezoning of two parcels of real property totaling approximately 0.88 acres. The parcels are located at 7015 and 7019 Litchford Road, Raleigh, North Carolina 27615 on the southwest corner of the Litchford Road and Hunting Ridge Road. This assemblage is currently zoned R-4 and is proposed to be rezoned to R-10.



For a rezoning of this size and type, prior to submission of an application for review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area for which rezoning will be requested. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any person attending the meeting may also submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet those written comments must be received at least 10 days prior to the date of the Planning Commission meeting at which the rezoning will be considered.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, or would like to submit written comments after the meeting, please contact Metra Sheshbaradaran with Raleigh Planning & Development at (919) 996-2638 or via email at metra.sheshbaradaran@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I can be reached via the contact information in the heading of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tamara S. Weightman".

Tamara S. Weightman

Owner	Mailing_Address_1	Mailing_Address_2	Mailing_Address_3
MOSER, RICHARD H MOSER, BETTY A	2540 BENT GREEN ST	RALEIGH NC 27614-6927	
WYATT, JULIAN F JR WYATT, PEGGY H	2204 LANDINGS WAY	RALEIGH NC 27615-5527	
RANSOM	10453 NELAND ST	RALEIGH NC 27614-8624	
ROSS, ELIZABETH J	7017 SADDLE SPRINGS CT	RALEIGH NC 27615-5578	
NORTH RIDGE COUNTRY CLUB INC	6612 FALLS OF NEUSE RD	RALEIGH NC 27615-6815	
VANNORTWICK, DEBRA B TRUSTEE	4531 ARENDELL ST	MOREHEAD CITY NC 28557-2707	
HOGGARD, HARRY M JR	7101 MANOR OAKS DR	RALEIGH NC 27615-5571	
KONERU, CHAKRAPANI YALAMANCHILI, NONITHA JYOTHI	24789 ACORN TRL	NOVI MI 48374-3176	
WALKER, CAROLE M	2209 LANDINGS WAY	RALEIGH NC 27615-5570	
SPARKS, SAMUEL D WOOD, BETH A	2109 LANDINGS WAY	RALEIGH NC 27615-5526	
GAMMONS, JOHN ASHLEY	7052 RACINE WAY	RALEIGH NC 27615-8421	
YANG, MENGYA	7056 RACINE WAY	RALEIGH NC 27615-8421	
KNIGHT, TIMOTHY P KNIGHT, DEANN M	7108 MANOR OAKS DR	RALEIGH NC 27615-5571	
SIBAGATULLIN, RUSLAN	7108 RACINE WAY	RALEIGH NC 27615-8422	
CORBINO, PATRICIA A	7118 RACINE WAY	RALEIGH NC 27615-8422	
SIMMONS, THOMAS BURKE TRUSTEE T.B. and C.P. SIMMONS	2202 LANDINGS WAY	RALEIGH NC 27615-5527	
HARRIS, JUSTIN R HARRIS, PAIGE K	295 BUTTERNUT RD	UNADILLA NY 13849-2202	
REGAN, PATRICIA A	7027 RACINE WAY	RALEIGH NC 27615-8418	
VAUGHAN, KENNETH L II ARMSTRONG, AMANDA F	536 BLUFF JONES WAY	KNIGHTDALE NC 27545	
FARR, TERRY J FARR, JUDITH K	6933 HUNTERS WAY	RALEIGH NC 27615-5510	
VANNORTWICK HOMES INC	PO BOX 310	ROLESVILLE NC 27571-0310	
MAUZY, COURTNEY R MAUZY, BOWLING P	PO BOX 478	LITTLE SWITZERLAND NC 28749-0478	
MCFARRON, DIANA L	7050 RACINE WAY	RALEIGH NC 27615-8421	
LONNEE, JUDITH M	7040 RACINE WAY	RALEIGH NC 27615-8421	
DYKHUIS, PETER E DYKHUIS, CARRIE S	7013 SADDLE SPRINGS CT	RALEIGH NC 27615-5578	
CHUNG, JOANNE	11349 NW 325TH AVE	NORTH PLAINS OR 97133-8180	
WARD, PAMELA M	7130 RACINE WAY	RALEIGH NC 27615-8422	
BUCKNER, LISA M BUCKNER, BRADLEY J	7112 RACINE WAY	RALEIGH NC 27615-8422	
PARK, ELIZABETH MINICH	2521 WEYBRIDGE DR	RALEIGH NC 27615-5577	
LICHTNER, JOHN R	PO BOX 99148	RALEIGH NC 27624-9148	
DUNN, ALBERT W DUNN, SOPHIE P	2216 LANDINGS WAY	RALEIGH NC 27615-5500	

ESTELLER, RAFAEL PEREDA, MARIA TERESA	9032 CONCORD HILL CT	RALEIGH NC 27613-5480
HOMEOWNERS ASSOC INC	PPM INC OF RALEIGH	11010 RAVEN RIDGE RD RALEIGH NC 27614-8
ABERNETHY, MARTHA B	6935 HUNTERS WAY	RALEIGH NC 27615-5510
FINDLAY, WILLIAM JR	617 POLK ST	RALEIGH NC 27604-1961
FARRINGTON, DAVID L FARRINGTON, COURTNEY L	2205 LANDINGS WAY	RALEIGH NC 27615-5528
LITCHFORD PARK LLC	PO BOX 17102	RALEIGH NC 27619-7102
MILLION, BRUCE TOWNSEND MILLION, KATHY C	7100 MANOR OAKS DR	RALEIGH NC 27615-5571
MAYS, LAWRENCE RAY	2103 LANDINGS WAY	RALEIGH NC 27615-5526
DRUMMOND, LINDA	2101 LANDINGS WAY	RALEIGH NC 27615-5526
DENT, BARBARA J	13225 VASSAR AVE	DETROIT MI 48235-1243
STERLING, SCHERIDA A	7102 RACINE WAY	RALEIGH NC 27615-8422
OMELOGU, ENYINNAYA	7126 RACINE WAY	RALEIGH NC 27615-8422
CARTER, EUGENE T CARTER, JOYCE L	7201 MANOR OAKS DR	RALEIGH NC 27615-5580
CHESTNUTT, PARKER J CHESTNUTT, JOHN JR	7034 RACINE WAY	RALEIGH NC 27615-8421
BEVER, DONALD J BEVER, KRISTI P	2206 LANDINGS WAY	RALEIGH NC 27615-5527
SIMPSON, BRENDA W	2213 LANDINGS WAY	RALEIGH NC 27615-5570
KVET, BRITTANY N	7042 RACINE WAY	RALEIGH NC 27615-8421
WILSON, TRAVIS EDWARD	7114 RACINE WAY	RALEIGH NC 27615-8422
BLOWE, JOHN ROBERT JR	2853 SHOTWELL RD	RALEIGH NC 27610-8541
BODAS, PRASAD BODAS, SHILPA	4952 CONWAY TER	FREMONT CA 94555-2800
LEE, MARK	7105 MANOR OAKS DR	RALEIGH NC 27615-5571
BEARD, DAVID HERRING JR BEARD, KATHRYN SITTER	2200 LANDINGS WAY	RALEIGH NC 27615-5527
REED, LAURA REED, HOUCK	7104 MANOR OAKS DR	RALEIGH NC 27615-5571
DILEARYUM LLC	19540 MANCHESTER DR	REHOBOTH BEACH DE 19971-4020
LONG, TYLER LONG, AMANDA ROBERTS	7012 SADDLE SPRINGS CT	RALEIGH NC 27615-5578
BROWN, WINSTON R	7128 RACINE WAY	RALEIGH NC 27615-8422
LUBBERS, STEVEN D	6914 HUNTERS WAY	RALEIGH NC 27615-5510
BLUMENSTEIN, TERRY	7137 RACINE WAY	RALEIGH NC 27615-8423
RISING PROPERTIES LLC	3525 KEMBLE RIDGE DR	WAKE FOREST NC 27587-4852
ROSE, GEORGE M ROSE, ANN	2208 LANDINGS WAY	RALEIGH NC 27615-5500
SCOTT, ROBERT E JR SCOTT, LYNN V	2201 LANDINGS WAY	RALEIGH NC 27615-5528
ROSENGARTEN, WILLIAM Q JR ROSENGARTEN, VANESSA MARTIN	7058 RACINE WAY	RALEIGH NC 27615-8421
MCKEEMAN, KIMBERLY M.	2111 LANDINGS WAY	RALEIGH NC 27615-5526

MCMASTERS, CHRISTOPHER PEREZ, IMELDA CARBAJAL	7039 RACINE WAY	RALEIGH NC 27615-8418	
ADAMICK, KEVIN L ADAMICK, KATHLEEN	721 PELZER DR	WAKE FOREST NC 27587-7597	
QOMAQ, MUSTAFA A	7140 RACINE WAY	RALEIGH NC 27615-8422	
VANNORTWICK, DEBRA B	6937 HUNTERS WAY	RALEIGH NC 27615-5510	
WINTER, SERGIO LUIZ WINTER, KATLHEY SOARES	11112 CRESTMONT DR	RALEIGH NC 27613-5910	
BARROW, VICTORIA	2203 LANDINGS WAY	RALEIGH NC 27615-5528	
BARRINGTON, JAY FRANKLIN JR	2214 LANDINGS WAY	RALEIGH NC 27615-5500	
MAINGI, MAUREEN MAINGI, SHAILESH	7109 MANOR OAKS DR	RALEIGH NC 27615-5571	
TOMITA, AKIRA TRUSTEE TOMITA, MIHOKO TRUSTEE	4526 33RD AVE SW	SEATTLE WA 98116	
ASBELLE, DIANE W.	7033 RACINE WAY	RALEIGH NC 27615-8418	
HOOVER, ALICE M	7012 HASENTREE WAY	WAKE FOREST NC 27587-5247	
ROJAS, PHILIP ANDREW ROJAS, ANNA SNYDER	7143 RACINE WAY	RALEIGH NC 27615-8423	
RAMAN, BALAJI	7110 RACINE WAY	RALEIGH NC 27615-8422	
CARROLL, JAMES ROBINSON V CARROLL, ELIZABETH WARD	8005 HARPS MILL RD	RALEIGH NC 27615-3721	
NICHOLAS, JOHN NICHOLAS, MARIE	7031 RACINE WAY	RALEIGH NC 27615-8418	
REEVES, SUSAN MAXWELL	7054 RACINE WAY	RALEIGH NC 27615-8421	
WHITE, EARL WAYNE MOORE, RICHARD FRANKLIN	2211 LANDINGS WAY	RALEIGH NC 27615-5570	
WILLIAMS, TERRY N WILLIAMS, MARY ANN	2107 LANDINGS WAY	RALEIGH NC 27615-5526	
LI, XIAOJIE	5216 SHERGOLD ST	CARY NC 27519-7311	
RAJAN, SANDEEP PRABAKAR, UTHRA	7038 RACINE WAY	RALEIGH NC 27615-8421	
ATWAL, SNEHA SHARAD	11200 GREY OAKS PARK TER	GLEN ALLEN VA 23059-5790	
EDGERTON, HERBERT BENNETT JR	2218 LANDINGS WAY	RALEIGH NC 27615-5500	
INVESTMENTS LLC	1005 FAIRFAX WOODS DR	APEX NC 27502-5290	
SMALLEY, KRISTEN BROWN	7112 MANOR OAKS DR	RALEIGH NC 27615-5571	
WEBB, JOSEPH B WEBB, MARIANNE	6916 HUNTERS WAY	RALEIGH NC 27615-5510	
POWELL, H BRANTLEY POWELL, BRENDA	2215 LANDINGS WAY	RALEIGH NC 27615-5570	
HALE, CHRISTOPHER J	2105 LANDINGS WAY	RALEIGH NC 27615-5526	
ROGERS, LESCO LLOYD	2006 BARKWOOD LN	ARDEN NC 28704-9683	
OWENS, DONNA OWENS, JOSEPH	7009 SADDLE SPRINGS CT	RALEIGH NC 27615-5578	
CURRENT OWNER	7016 SADDLE SPRINGS CT	RALEIGH, NC 27615	
CURRENT OWNER	7015 LITCHFORD RD	RALEIGH, NC 27615	
CURRENT OWNER	7116 RACINE WAY	RALEIGH, NC 27615	

CURRENT OWNER	7122 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7145 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	2207 LANDINGS WAY	RALEIGH, NC 27615	
CURRENT OWNER	7037 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7060 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	2212 LANDINGS WAY	RALEIGH, NC 27615	
CURRENT OWNER	7036 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7141 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7104 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7135 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7139 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7029 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7035 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7136 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7032 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7030 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7138 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7106 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	7120 RACINE WAY	RALEIGH, NC 27615	
CURRENT OWNER	2210 LANDINGS WAY	RALEIGH, NC 27615	
HANDAL, FUAD AND JEANNETTE OR CURRENT OWNER	7132 RACINE WAY	RALEIGH NC 27615-8422	
LANDINGS OF NORTH RIDGE HOMEOWNERS ASSOCIATION INC	4938 WINDY HILL DR STE A	RALEIGH NC 27609-5192	
OPENDOOR PROPERTY TRUST I	1 POST ST FL 11	SAN FRANCISCO CA 94104-5215	
CURRENT OWNER	2113 LANDINGS WAY	RALEIGH, NC 27615	
CURRENT OWNER	2115 LANDINGS WAY	RALEIGH, NC 27615	

STATE OF NORTH CAROLINA
COUNTY OF WAKE

ATTESTATION STATEMENT

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the U.S. Postal Service on the 30th day of September, 2024. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

Certified this, the 4th day of November, 2024.

BA FOLK, PLLC



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Raleigh, NC 27675
(o) 919-825-1250
(f) 919-882-8297

SUMMARY OF ISSUES

A neighborhood meeting was held on October 10, 2024 (date) to discuss a potential rezoning located at 7015 and 7019 Litchford Rd (property address). The neighborhood meeting was held at Millbrook Exchange Community Center (location). There were approximately 14 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

general concerns about the new development negatively affecting existing property values
general concern about impact on traffic patterns
possible impact on flooding that already occurs on some properties at lower elevations nearby

[illegible]

J. CAAAN
2011 LANDINGS WAY

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RICK WHITE
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