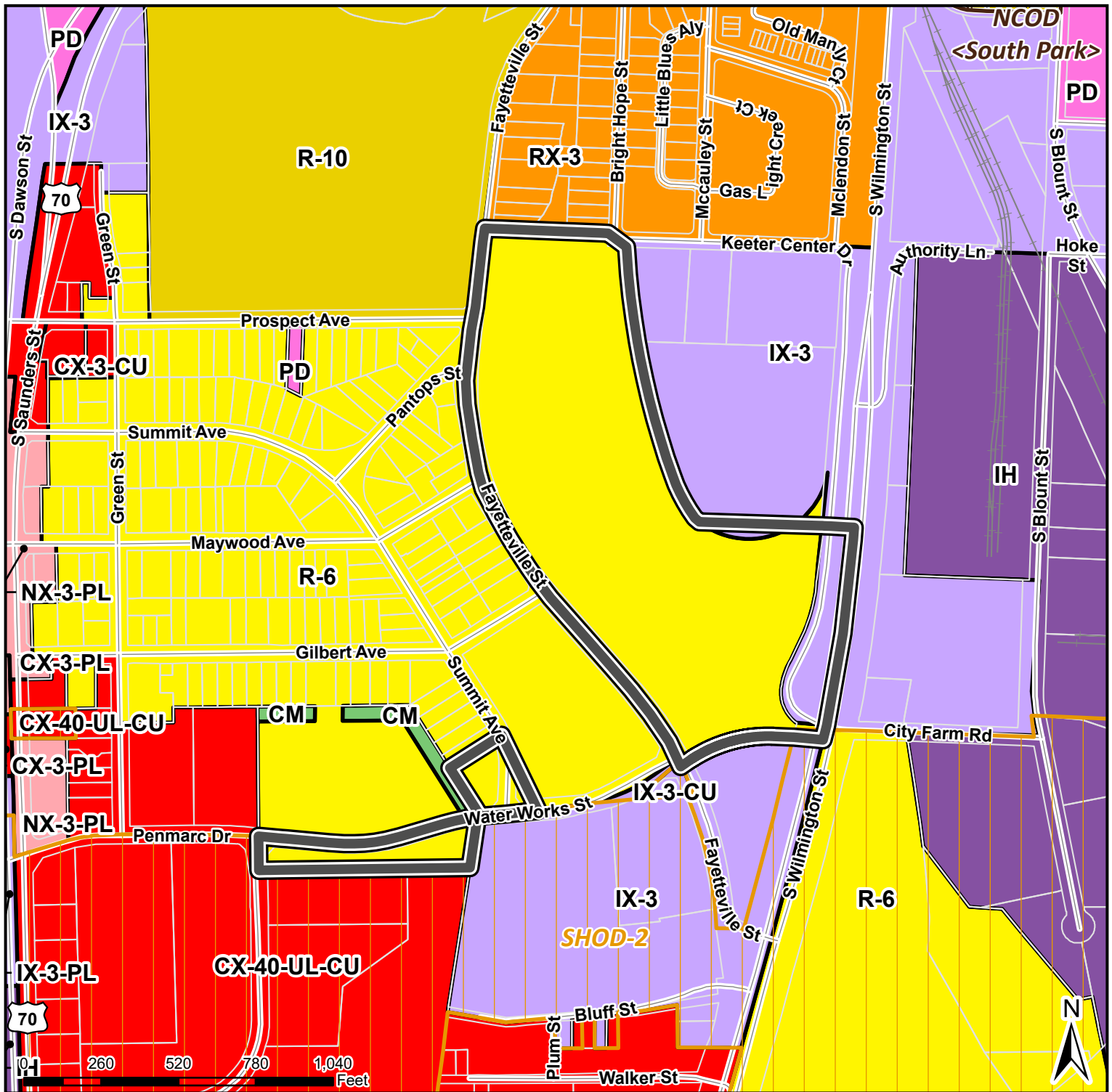


Existing Zoning

Z-53-2022



Property	(1) 1500 S Wilmington St, (2) 15 Summit Ave, (3) 0 Water Works St
Size	43.89 acres
Existing Zoning	R-6
Requested Zoning	RX-5-UL (1) & RX-4-UL (2&3)

Location



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 18 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 checked="" type="checkbox"/> General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-6	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: RX	Height: 4,5 (See Exhibit 1)	Frontage: UL	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1500 S Wilmington St, 15 Summit Ave, 0 Water Works St		
Property PIN: 1703614590, 1703516283, 1703503926		
Deed reference (book/page): 3218/360, 8363/2187, 13269/559		
Nearest intersection: Fayetteville St/Water Works St, Summit Ave/Waterworks St		Property size (acres): 43.89
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Tansy Hayward, Deputy City Manager, City of Raleigh		
Property owner email: Tansy.Hayward@raleighnc.gov		
Property owner phone: 919-996-3000		
Applicant name and address: Matthew Klem, One Exchange Plaza Suite 300		
Applicant email: Matthew.Klem@raleighnc.gov		
Applicant phone: 919-996-4637		
Applicant signature(s):		
Additional email(s): Kenneth.Bowers@raleighnc.gov , bynum.walter@raleighnc.gov		

RECEIVED

By Sarah Shaughnessy at 10:41 am, Jun 09, 2022

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name(s): Tansy Hayward

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	Office Use Only Rezoning case #
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.	
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.	
<p>The request, while not consistent with current Future Land Use designation, is consistent with the Future Land Use designations proposed through the Dix Edge Area Study and the community input that made affordable housing construction the priority in this area.</p> <p>The request includes and Urban Limited frontage which is consistent with the Transit Station Area and Core Transit Area Urban Form Map designations.</p> <p>The request is consistent with multiple policies in the 2030 Comprehensive Plan: Policy LU 4.6 Transit-Oriented Development, Policy LU 4.7 Capitalizing on Transit Access, Policy LU 4.8 Station Area Land Uses, Policy LU 4.13 Land Acquisition for Affordable Housing, Policy LU 8.1 Housing Variety, Policy LU 8.11 Development of Vacant Sites, Policy UD 1.10 Frontage, Policy UD 7.3 Design Guidelines, Policy UD 8.1 Transit-Oriented Development. Additionally, the request is consistent with the draft recommendations and policies of the Dix Edge Area Study.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The proposed zoning changes are consistent with the above comprehensive plan policies and reasonable and in the public interested because the request will allow more people to live and work in the core of the city within convenient walking distance to future high-quality transit. Allowing for increased housing and providing subsidy to allow for a range of incomes in this area will increase the potential housing opportunities in an area that is in high demand and will help advance the city's goal of addressing climate change by encouraging people to walk, bike, or take transit to accomplish everyday activities.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
The sites do not contain any historic resources and will not impact any historic resources.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

Design Guidelines

The Applicant must respond to the **Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

Click [here](#) to view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

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 Development 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 or downtown design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 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:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
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:	Yes	N/A	Yes	No	N/A
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:	Yes	N/A	Yes	No	N/A
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"/>

Please continue to the next page for the Master Plan Submittal Requirements checklist.

Urban Design Guidelines Addendum

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Urban Design Guidelines	
<p>The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <ul style="list-style-type: none"> a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR; b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan. <p>Policy UD 7.3: The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.</p>	
<div>Urban Form Designation:</div> <div>Click here to view the Urban Form map.</div>	
1	<p>All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such 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: The Urban Limited Frontage will produce a compact and pedestrian oriented development pattern.</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: Transitions to lower scale neighborhoods will be provided according to the UDO neighborhood transition requirements.</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 street. Preferred and discouraged street networks.</p> <p>Response: The subject properties are within an established road network, and may add to the road network through the development of 1500 S Wilmington Street.</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 Street Plan. Streets should connect adjacent developments.</p> <p>Response: The subject properties are within an established road network, and may add to the road network through the development of 1500 S Wilmington Street.</p>

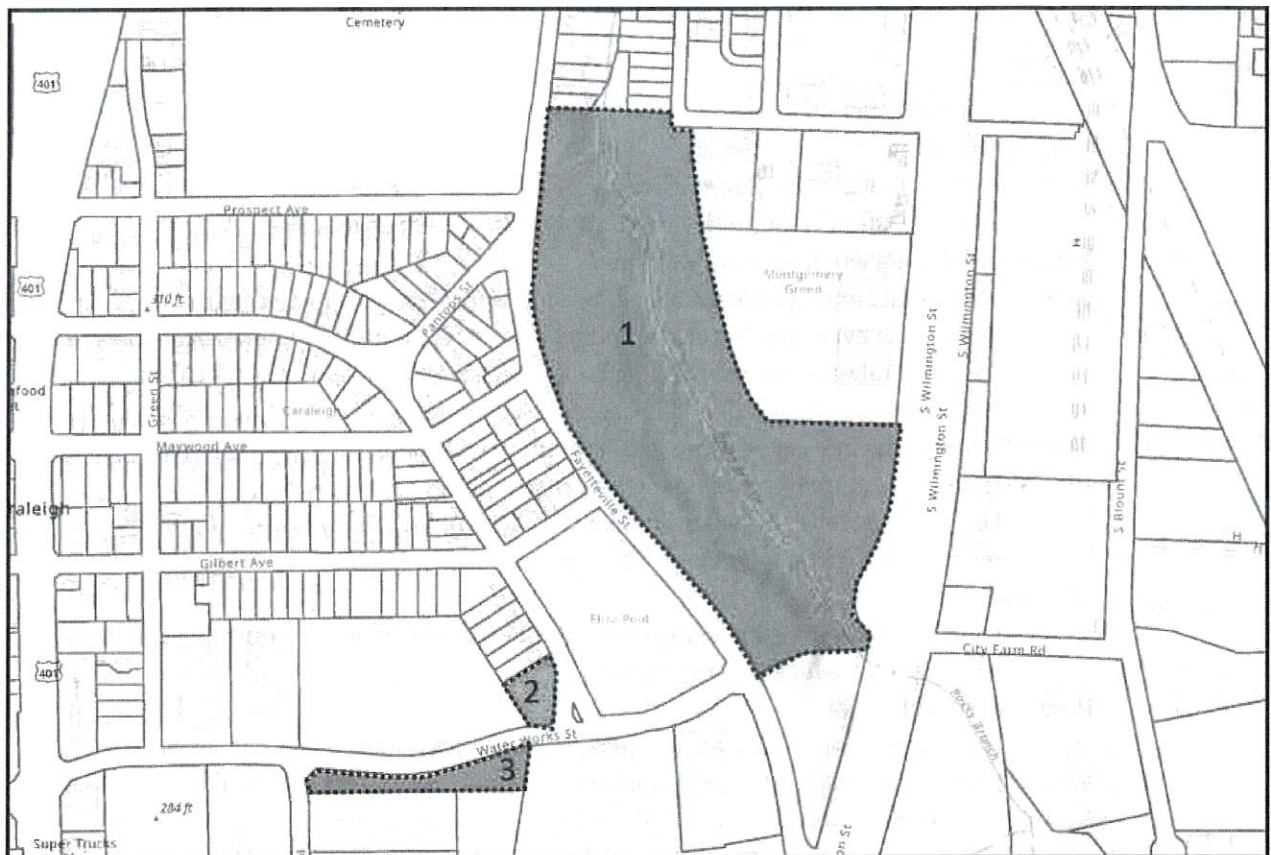
5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response: The development of 1500 S Wilmington Street will likely break up the existing large block face along Fayetteville Street, while the other two sites are located within established blocks.
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	Response: The requested Urban Limited frontage will ensure that buildings line the street rather than parking lots.
7	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
	Response: The requested Urban Limited frontage will ensure buildings will be placed close to the street.
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response: The requested Urban Limited frontage will ensure buildings will be placed close to the street.
9	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
	Response: High quality design with Eliza Pool Park in mind can be a component of the future RFP.
10	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
	Response: The requested Urban Limited frontage will ensure buildings will provide multiple points of pedestrian access along adjacent streets.
11	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.
	Response: The requested zoning would allow for small retail or restaurant uses at the corner of two public streets.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.
	Response: The requested Urban Limited frontage will ensure buildings will be placed close to the street achieving the desired "outdoor room" effect.

13	New public spaces should provide seating opportunities.
	Response: n/a
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response: The requested Urban Limited frontage will ensure that buildings line the street rather than parking lots.
15	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.
	Response: The requested Urban Limited frontage will ensure that buildings line the street rather than parking lots.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would. Care in the use of basic design elements can make a significant improvement.
	Response: The requested Urban Limited frontage will achieve this goal.
17	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.
	Response: There is a proposed Bus Rapid Transit stop within 1/4 mile of these sites.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response: Any development would include pedestrian improvements to better facilitate walking to the transit stop.
19	All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.
	Response: A large portion of the subject properties are within floodplains. Floodplains will not be developed.
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response: These elements can be included in the RFP after the properties are rezoned.

21	It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the city and should be scaled for pedestrians.
	Response: The requested Urban Limited frontage will ensure buildings will provide multiple points of pedestrian access along adjacent streets.
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response: The requested Urban Limited Frontage requires a minimum 8-foot sidewalk.
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response: The requested Urban Limited Frontage requires a minimum 6-foot planting strip.
24	Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.
	Response: The requested Urban Limited frontage will produce a compact and pedestrian oriented development pattern.
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response: The requested Urban Limited frontage will ensure buildings will provide multiple points of pedestrian access along adjacent streets.
26	The ground level of the building should offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.
	Response: The requested Urban Limited frontage will produce a compact and pedestrian oriented development pattern.
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response: The requested Urban Limited frontage will produce a compact and pedestrian oriented development pattern.

Rezoning Exhibit 1

Address	Existing Zoning	Proposed Zoning	Site #
1500 S Wilmington St	Residential-6 (R-6)	Residential Mixed Use-5 stories-Urban Limited (RX-5-UL)	1
15 Summit Ave	Residential-6 (R-6)	Residential Mixed Use-4 stories-Urban Limited (RX-4-UL)	2
0 Waterworks St	Residential-6 (R-6)	Residential Mixed Use-4 stories-Urban Limited (RX-4-UL)	3



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Dix Edge City-Initiated Pre-Submittal Meeting Rezoning Notes

Date: March 8, 2022, 5:30 pm via Zoom

City Staff: Matthew Klem, JP Mansolf, Mark Perlman, Lamont Taylor, Larry Jarvis

Attendees: Deb McCutcheon, Hal Sanborn, Cindy Sanborn, Monty Taylor, Kathy Johnson, Chris Powers, David Bracken, 919-607-4242

Notes:

Staff presented on the rezoning request and process:

- Origin from Dix Edge Study
- What is zoning?
- Rezoning process
- Described the properties being rezoned
- Described the rezoning districts being requested
- Described future Bus Rapid Transit service

Questions:

- Will the housing be rental?
 - o yes that is the plan now
- What is the mixed-use component
 - o RX zoning allows for mixed use development, but it is not required, and its not the intention at this time to have a non-residential use for these sites.
- Subsidized housing would income restricted.
- How would the City address potential negative impacts of affordable housing?
 - o There is no evidence that there would be increased crime with new affordable housing.
 - o The city is always looking for a high quality partner to develop affordable housing sites that have a track record of high quality development.
- Traffic Calming projects – need more information and will bring to future meetings
- Why 5 stories on Fayetteville Street, and how many units on Fayetteville st
 - o Looking at potentially 340 units. The final development may not end up being that much. Looking at a minimum of 240 units on the Fayetteville/Wilmington parcel.
- AMI Target?
 - o Looking at targeting an average 60% AMI. A range of incomes would be served that would end up averaging at 60% AMI.
- How many parking spots?
 - o Parking will be determined according to minimum requirements for subsidized housing.
- We're feeling blind sided by this. We were more worried about the transition of Downtown South to the neighborhood.
 - o The number one comment we heard through the study was affordability.
 - o Will provide more information on trip generation through the rezoning process
- Comment: Mixed transportation is all well and good, but as the development is right across from my house, I am trying to assess the impact on Fayetteville St and ability to get out of my

driveway, not to mention the loss of the beautiful natural wooded setting. As David indicated, getting used to the shock.

- Any information that is planned for the old water works building.
 - o No specific plans as far as we know.
- Section 8 housing?
 - o Not looking to do that here explicitly. Its unlikely that we would see a proposal for a complete Section 8 project.
- Thanks for explaining the intent of the city, it was very helpful.



February 23, 2022

Dear Resident:

You are invited to attend a neighborhood meeting on **Tuesday March 8, 2022 from 5:30 p.m. to 6:30 p.m.** The meeting will be held virtually on zoom. To join the meeting, you can use the following link: <https://us06web.zoom.us/j/82536101148>, scan the QR code, or follow the Zoom instructions on the next page.



The purpose of this meeting is to discuss a city-initiated rezoning of the following city-owned properties:

Address	Existing Zoning	Proposed Zoning	Site #
1500 S Wilmington St	Residential-6 (R-6)	Residential Mixed Use-5 stories-Urban Limited (RX-5-UL)	1
15 Summit Ave	Residential-6 (R-6)	Residential Mixed Use-4 stories-Urban Limited (RX-4-UL)	2
0 Waterworks St	Residential-6 (R-6)	Residential Mixed Use-4 stories-Urban Limited (RX-4-UL)	3

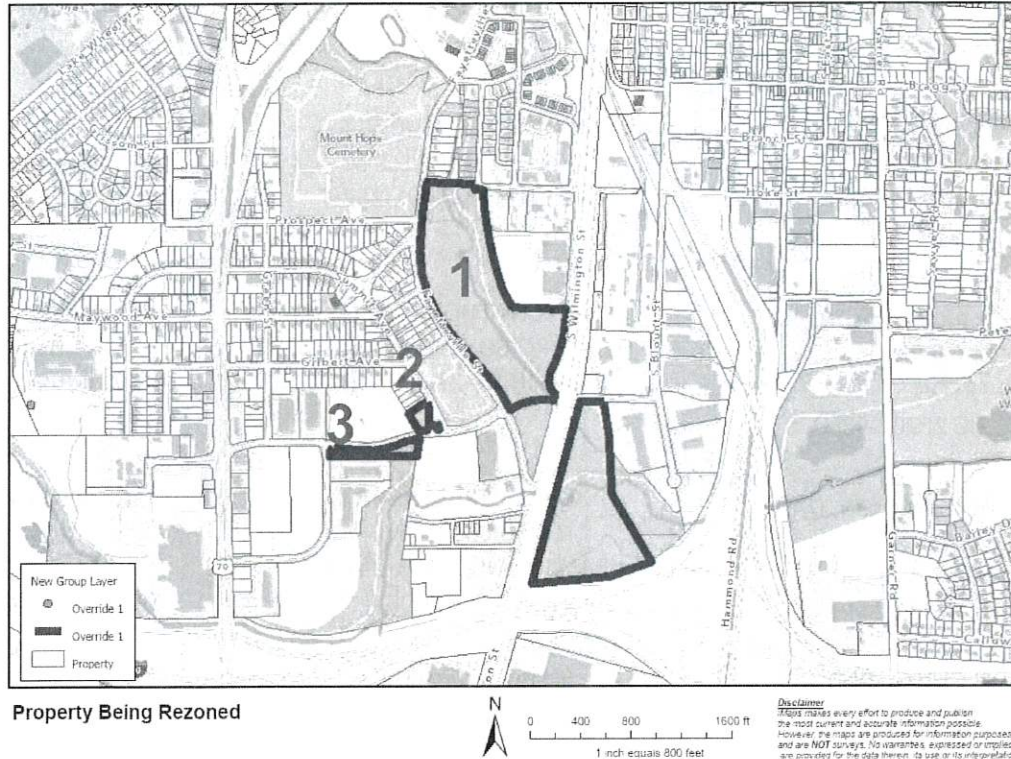
The intent of the rezoning is to position the city-owned property for development as subsidized affordable housing as an immediate action coming from the Dix Edge Area Study. For more information on the study, visit the [Study Web Page](#).

Following the rezoning process, the city will initiate a Request for Proposal (RFP) process to solicit interest in public-private-partnerships to develop affordable housing.

Prior to filing a rezoning petition, the City of Raleigh requires that a neighborhood meeting be held for all residents within 500 feet of the area requested for rezoning. After the meeting a petition will be filed with the Planning and Development Department.

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:

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



Property Being Rezoned

Raleigh Planning is inviting you to a scheduled Zoom meeting.

Topic: Neighborhood Meeting for City Initiated Rezoning of 1500 S Wilmington St, 15 Summit Ave, and 0 Water Works St

Time: Mar 8, 2022 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82536101148?pwd=a0xSWXBqSE9kaEtOV0NTVWEzcnJsdz09>

Meeting ID: 825 3610 1148

Passcode: 181743

One tap mobile

+13017158592,,82536101148# US (Washington DC)

+13126266799,,82536101148# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 825 3610 1148

Find your local number: <https://us06web.zoom.us/j/kdF5fkQkC5>

ACOSTA, BRADLEY
31 SUMMIT AVE
RALEIGH NC 27603-2449

ADAMS, DWIGHT T
117 PROSPECT AVE
RALEIGH NC 27603-2445

ANDREWS, DAVID RAY JR ANDREWS,
BRENDA B
5405 CHASSCOT CT
RALEIGH NC 27606-5702

AQUA EMPIRE LLC
133 FAYETTEVILLE ST STE 600
RALEIGH NC 27601-2911

ARCHIVE DEVELOPMENT LLC
105 CASHWELL DR
GOLDSBORO NC 27534-7521

CARGILL INCORPORATED
PO BOX 5626
MINNEAPOLIS MN 55440-5626

COOPER, BRYANT
1121 FAYETTEVILLE ST
RALEIGH NC 27601-2526

COOPER, CATHERINE E
1121 FAYETTEVILLE ST
RALEIGH NC 27601-2526

CREST, WINDSOR
303 BATHGATE LN
CARY NC 27513-5565

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200

FIFTEEN THOMAS LLC
PO BOX 25367
RALEIGH NC 27611-5367

FIND AN ACORN LLC
10014 CHAPEL HILL RD
MORRISVILLE NC 27560-9399

FOX, LISA COURTNEY BRACKEN, DAVID
BLANEY
27 SUMMIT AVE
RALEIGH NC 27603-2449

GAUTHIER, SANDRA
111 GILBERT AVE
RALEIGH NC 27603-2419

GUADALUPE, FELIPE SILVERIO
105 PROSPECT AVE
RALEIGH NC 27603-2445

GUPTA, BHOLA N GUPTA, RADHA L
3316 BOULDER CT
RALEIGH NC 27607-3111

GUPTA, SANJAI K
3316 BOULDER CT
RALEIGH NC 27607-3111

HACHMEISTER, MARIAH C
147 GILBERT AVE
RALEIGH NC 27603-2419

HARPER, MATTHEW
1535 CARALEIGH MILLS CT APT 205
RALEIGH NC 27603-6456

HARPER, MATTHEW HARPER, JENNY
312 E CABARRUS ST
RALEIGH NC 27601-1836

HOBBS, DAVID G HOBBS, HELEN R
414 PIERCE RD
GARNER NC 27529-7912

HORTON, ANTHONY
1345 TURNER FARMS RD
GARNER NC 27529-9331

HOUSING AUTH CITY OF RALEIGH
GOVERNMENT HOUSING
DEVELOPMENT
900 HAYNES ST
RALEIGH NC 27604-1462

HOUSING AUTHORITY CITY OF RALEIGH
900 HAYNES ST
RALEIGH NC 27604-1462

JEB RENTALS, LLC
PO BOX 27761
RALEIGH NC 27611-7761

JONES, MAMIE THORPE YEARGIN
MCCULLERS, WILLIE CATHERINE
YEARGIN
PO BOX 21013
GREENSBORO NC 27420-1013

KELLAGHER, MARY P
12 GILBERT AVE
RALEIGH NC 27603-2418

KOPSA, THOMAS A KOPSA, CHANCE N
121 GILBERT AVE
RALEIGH NC 27603-2419

LAWRENCE, FAYE
66 SUMMIT AVE
RALEIGH NC 27603-2450

LEGGETT, BRENDA D
35 SUMMIT AVE
RALEIGH NC 27603-2449

LET CORPORATION
1117 FULLER ST
RALEIGH NC 27603-2217

MAKGILL, DIANE C
1535 CARALEIGH MILLS CT APT 141
RALEIGH NC 27603-6455

MCCUTCHEON, DEB
100 SUMMIT AVE
RALEIGH NC 27603-2461

MCKNITT AND ASSOCIATES LLC
1526 S BLOUNT ST
RALEIGH NC 27603-2508

MCMILLAN, JANA
527 POWELL DR
RALEIGH NC 27606-1621

MENDOZA, JAVIER BENITEZ BENITEZ,
ESPERANZA VASAVES
112 GILBERT AVE
RALEIGH NC 27603-2420

MK SOUTH III LLC
1020 DICKINSON CIR
RALEIGH NC 27614-8603

NORMENT PROPERTIES
3312 RUGBY RD
DURHAM NC 27707-5454

PEEDIN, MARIE M PEEDIN, VICKIE
DARLENE
2976 OLD SMITHFIELD RD
PRINCETON NC 27569-7113

POWERS, CHRISTOPHER D SCHLUTER,
LARA CLAIRE
29 SUMMIT AVE
RALEIGH NC 27603-2449

RALEIGH CITY OF
222 W HARGETT ST
RALEIGH NC 27601-1316

RALEIGH CITY OF
900 HAYNES ST
RALEIGH NC 27604-1462

RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

RED PROPERTIES LLC
503 ANNANDALE DR
CARY NC 27511-6509

RESIDENT/TENANT
101 MAYWOOD AVE
RALEIGH NC 27603

RESIDENT/TENANT
101 PROSPECT AVE
RALEIGH NC 27603

RESIDENT/TENANT
103 SUMMIT AVE
RALEIGH NC 27603

RESIDENT/TENANT
104 SUMMIT AVE
RALEIGH NC 27603

RESIDENT/TENANT
105 KEETER CENTER DR
RALEIGH NC 27601

RESIDENT/TENANT
109 PROSPECT AVE
RALEIGH NC 27603

RESIDENT/TENANT
11 MAYWOOD AVE
RALEIGH NC 27603

RESIDENT/TENANT
11 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
110 Gas Light Creek Ct APT 101
RALEIGH NC 27601

RESIDENT/TENANT
110 Gas Light Creek Ct APT 102
RALEIGH NC 27601

RESIDENT/TENANT
110 Gas Light Creek Ct APT 103
RALEIGH NC 27601

RESIDENT/TENANT
110 Gas Light Creek Ct APT 104
RALEIGH NC 27601

RESIDENT/TENANT
110 Gas Light Creek Ct APT 105
RALEIGH NC 27601

RESIDENT/TENANT
110 Gas Light Creek Ct APT 106
RALEIGH NC 27601

RESIDENT/TENANT
110 Gas Light Creek Ct APT 107
RALEIGH NC 27601

RESIDENT/TENANT
110 Gas Light Creek Ct APT 108
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RESIDENT/TENANT
110 Gas Light Creek Ct APT 201
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110 Gas Light Creek Ct APT 202
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110 Gas Light Creek Ct APT 203
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110 Gas Light Creek Ct APT 207
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110 Gas Light Creek Ct APT 208
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120 Gas Light Creek Ct APT 101
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120 Gas Light Creek Ct APT 102
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120 Gas Light Creek Ct APT 103
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120 Gas Light Creek Ct APT 104
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RESIDENT/TENANT
120 Gas Light Creek Ct APT 105
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120 Gas Light Creek Ct APT 106
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120 Gas Light Creek Ct APT 107
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RESIDENT/TENANT
120 Gas Light Creek Ct APT 108
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RESIDENT/TENANT
120 Gas Light Creek Ct APT 201
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120 Gas Light Creek Ct APT 202
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120 Gas Light Creek Ct APT 203
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120 Gas Light Creek Ct APT 206
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120 Gas Light Creek Ct APT 207
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120 Gas Light Creek Ct APT 208
RALEIGH NC 27601

RESIDENT/TENANT
120 Gas Light Creek Ct APT 3
RALEIGH NC 27601

RESIDENT/TENANT
120 Gas Light Creek Ct APT 4
RALEIGH NC 27601

RESIDENT/TENANT
120 Gas Light Creek Ct APT 7
RALEIGH NC 27601

RESIDENT/TENANT
120 Gas Light Creek Ct APT 8
RALEIGH NC 27601

RESIDENT/TENANT
130 Gas Light Creek Ct APT 101
RALEIGH NC 27601

RESIDENT/TENANT
130 Gas Light Creek Ct APT 102
RALEIGH NC 27601

RESIDENT/TENANT
130 Gas Light Creek Ct APT 103
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130 Gas Light Creek Ct APT 104
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130 Gas Light Creek Ct APT 105
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130 Gas Light Creek Ct APT 106
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130 Gas Light Creek Ct APT 107
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130 Gas Light Creek Ct APT 108
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130 Gas Light Creek Ct APT 109
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130 Gas Light Creek Ct APT 110
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130 Gas Light Creek Ct APT 111
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RESIDENT/TENANT
130 Gas Light Creek Ct APT 112
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RESIDENT/TENANT
130 Gas Light Creek Ct APT 201
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130 Gas Light Creek Ct APT 202
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130 Gas Light Creek Ct APT 203
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130 Gas Light Creek Ct APT 210
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RESIDENT/TENANT
130 Gas Light Creek Ct APT 211
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RESIDENT/TENANT
130 Gas Light Creek Ct APT 212
RALEIGH NC 27601

RESIDENT/TENANT
140 Gas Light Creek Ct APT 1
RALEIGH NC 27601

RESIDENT/TENANT
140 Gas Light Creek Ct APT 101
RALEIGH NC 27601

RESIDENT/TENANT
140 Gas Light Creek Ct APT 102
RALEIGH NC 27601

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140 Gas Light Creek Ct APT 103
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140 Gas Light Creek Ct APT 104
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RESIDENT/TENANT
140 Gas Light Creek Ct APT 105
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140 Gas Light Creek Ct APT 106
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140 Gas Light Creek Ct APT 107
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RESIDENT/TENANT
140 Gas Light Creek Ct APT 108
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140 Gas Light Creek Ct APT 2
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140 Gas Light Creek Ct APT 201
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140 Gas Light Creek Ct APT 202
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140 Gas Light Creek Ct APT 5
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140 Gas Light Creek Ct APT 6
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150 Gas Light Creek Ct APT 101
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160 Gas Light Creek Ct APT 101
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160 Gas Light Creek Ct APT 102
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RESIDENT/TENANT
160 Gas Light Creek Ct APT 207
RALEIGH NC 27601

RESIDENT/TENANT
160 Gas Light Creek Ct APT 208
RALEIGH NC 27601

RESIDENT/TENANT
110 SUMMIT AVE
RALEIGH NC 27603

RESIDENT/TENANT
115 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
115 KEETER CENTER DR
RALEIGH NC 27601

RESIDENT/TENANT
117 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
12 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
120 PENMARCO DR
RALEIGH NC 27603

RESIDENT/TENANT
1211 FAYETTEVILLE ST
RALEIGH NC 27601

RESIDENT/TENANT
1217 FAYETTEVILLE ST
RALEIGH NC 27601

RESIDENT/TENANT
1223 FAYETTEVILLE ST
RALEIGH NC 27601

RESIDENT/TENANT
127 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
13 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 101
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 102
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 103
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 104
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 105
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 108
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 110
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 111
RALEIGH NC 27603

RESIDENT/TENANT
130 Penmarc Dr UNIT 118
RALEIGH NC 27603

RESIDENT/TENANT
2 Pantops St
RALEIGH NC 27603

RESIDENT/TENANT
4 Pantops St
RALEIGH NC 27603
CARY NC 27513-5565

RESIDENT/TENANT
135 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
135 KEETER CENTER DR
RALEIGH NC 27601

RESIDENT/TENANT
139 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
1412 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
1402 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1404 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1406 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1420 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1430 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1425 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1427 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1429 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1433 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1435 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1439 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
143 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
1430 S Blount St UNIT A
RALEIGH NC 27603

RESIDENT/TENANT
1430 S Blount St UNIT B
RALEIGH NC 27603

RESIDENT/TENANT
1430 S Blount St UNIT C
RALEIGH NC 27603

RESIDENT/TENANT
1455 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
1615 S Wilmington St
RALEIGH NC 27603

RESIDENT/TENANT
150 PENMARC DR
RALEIGH NC 27603

RESIDENT/TENANT
150 PENMARC DR UNIT D
RALEIGH NC 27603

RESIDENT/TENANT
1508 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
151 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
1510 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
1514 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
1518 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
155 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
17 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
18 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
18 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
1810 FAYETTEVILLE ST
RALEIGH NC 27603

RESIDENT/TENANT
21 MAYWOOD AVE
RALEIGH NC 27603

RESIDENT/TENANT
218 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
22 PANTOPS ST
RALEIGH NC 27601

RESIDENT/TENANT
221 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
222 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
225 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
226 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
229 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
23 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
230 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
233 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
234 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
237 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
250 LITTLE BLUES ALY
RALEIGH NC 27601

RESIDENT/TENANT
39 SUMMIT AVE
RALEIGH NC 27601

RESIDENT/TENANT
43 SUMMIT AVE
RALEIGH NC 27601

RESIDENT/TENANT
46 SUMMIT AVE
RALEIGH NC 27601

RESIDENT/TENANT
5 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
50 SUMMIT AVE
RALEIGH NC 27603

RESIDENT/TENANT
51 SUMMIT AVE
RALEIGH NC 27603

RESIDENT/TENANT
57 SUMMIT AVE
RALEIGH NC 27603

RESIDENT/TENANT
58 SUMMIT AVE
RALEIGH NC 27603

RESIDENT/TENANT
6 PANTOPS ST
RALEIGH NC 27603

RESIDENT/TENANT
8 GILBERT AVE
RALEIGH NC 27603

RESIDENT/TENANT
8 MAYWOOD AVE
RALEIGH NC 27603

RIGHT FORCE INC
303 BATHGATE LN
CARY NC 27513-5565

RIGHT FORCE INC
WILLIAM J DUMONT
303 BATHGATE LN
CARY NC 27513-5565

ROBINSON, MICHAEL S ROBINSON,
SARA P
19 SUMMIT AVE
RALEIGH NC 27603-2449

SANBORN, HAROLD W.
5408 DEEP VALLEY RUN
RALEIGH NC 27606-9765

SKARDA, KAREN RUTH
47 SUMMIT AVE
RALEIGH NC 27603-2460

TEKUS, JAMES TEKUS, CANDICE
24 PANTOPS ST
RALEIGH NC 27603-2442

TORRES, MARTIN HERNANDEZ
PORTILLO, MARIA TERESA HERNANDEZ
1410 FAYETTEVILLE ST
RALEIGH NC 27603-2408

TRUSTEE OF THE EQUITY TRUST
COMPANY FBO C A BAILEY
PO BOX 2544
RALEIGH NC 27602-2544

TUCKER, LYNN E
1117 FULLER ST
RALEIGH NC 27603-2217

WAKE COUNTY
PO BOX 550
RALEIGH NC 27602-0550

WALKER, MYRA W
16 PANTOPS ST
RALEIGH NC 27603-2442

WHITAKER, CARLTON LEMMUEL
WHITAKER, BLONNIE GAIL
5921 FAYETTEVILLE RD APT A
RALEIGH NC 27603-4542

WHITE OIL CO
2801 GLENWOOD GARDENS LN UNIT
305
RALEIGH NC 27608-1239

WILLIAMS, FRANCIS A H
1209 FAYETTEVILLE ST
RALEIGH NC 27601-2528

WINDSOR CREST INC
303 BATHGATE LN
CARY NC 27513-5565

WINDSOR CREST PROPERTIES INC
10014 CHAPEL HILL RD
MORRISVILLE NC 27560-9399

WINDSOR CREST PROPERTIES INC
10014 CHAPEL HILL RD STE A
MORRISVILLE NC 27560-9399