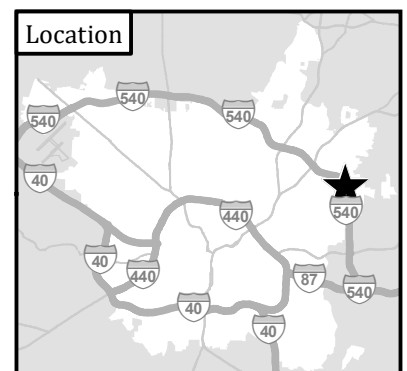


Property	7425 Buffalo Rd
Size	49.6 acres
Existing Zoning	AP w/SHOD-1
Requested Zoning	R-10-CU & RX-3-CU w/SHOD-1



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	John Anagnost, Senior Planner
Department	Planning and Development
Date	September 8, 2021
Subject	Public Hearing Agenda Item: September 21, 2021 Meeting Rezoning Z-58-20 Corporation Parkway

At its September 7, 2021 meeting, the City Council opened the public hearing for the following item and held the hearing open to its September 21, 2021 meeting:

Z-58-20: 7425 Buffalo Road, at the northeast corner of its interchange with I-540, being a portion of Wake County PIN 1746236378. Approximately 50.43 acres are proposed to be rezoned by Linda Elaine Hester from Agriculture Productive with the Special Highway Overlay District-1 (AP w/ SHOD-1) to Residential Mixed Use-3 Stories-Conditional Use with Special Highway Overlay District-1 (RX-3-CU w/ SHOD-1) and Residential-10-Conditional Use with Special Highway Overlay District (R-10-CU w/ SHOD-1). Proposed zoning conditions limit total dwelling units, prohibit non-residential uses, prohibit the apartment building type in the R-10-CU area, require 25% of the R-10-CU area to be open area, and require buffers along the northern and eastern boundaries.

Current Zoning: Agriculture Productive with the Special Highway Overlay District-1 (AP w/ SHOD-1)

Requested Zoning: Residential Mixed Use-3 Stories-Conditional Use with Special Highway Overlay District-1 (RX-3-CU w/ SHOD-1) and Residential-10-Conditional Use with Special Highway Overlay District (R-10-CU w/ SHOD-1)

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

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

The **Planning Commission** voted 6-2 to recommend approval of the request. Dissenting votes were related to traffic congestion and lack of opportunity for mixed use development. A memo is included with this item describing current traffic conditions and pending development plans around the site.

At the public hearing on September 7, the City Council expressed concerns about environmental impacts, infrastructure sufficiency, and the lack of potential for mixed-use development on the site. If the City Council wishes to act on revised conditions which are less restrictive than the previous conditions, a new hearing must be scheduled. The applicant has submitted revised conditions which are less restrictive. They are shown on the following page.

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

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-58-20****OFFICE USE ONLY**Date Submitted **September 10, 2021**

Rezoning Case #

Existing Zoning **AP-SHOD-1** Proposed Zoning R-10-SHOD-1 and RX-3-SHOD-1**Narrative of Zoning Conditions Offered**

The following conditions shall apply to that portion of the property zoned R-10:

1. Residential density shall not exceed 6 units per acre.
2. Except for the extension of Landover Ridge Drive, the property shall maintain a thirty foot (30') undisturbed buffer along the shared boundaries with the following properties: PIN 1746-05-9687 (Deed Book 16743, Page 1911, Wake County Registry), PIN 1746-15-8502 (Deed Book 16204, Page 1362, Wake County Registry), and PIN 1746-15-9572 (Deed Book 10522, Page 1344, Wake County Registry).
3. A minimum of twenty-five percent (25%) of the net set area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside of a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided may count toward this open area requirement so long as it complies with definition of Open Area in this Condition.
4. The Apartment building type shall be prohibited.

The following conditions shall apply to that portion of the property zoned RX-3:

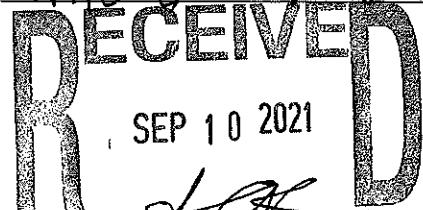
5. There shall be no more than 300 dwelling units on this portion of the property.
6. If the property is developed in whole or in part with the Apartment building type, the first phase of development that includes the Apartment building type shall include nonresidential use(s), not to exceed 4,000 square feet cumulatively within the RX-3 district.
7. There shall be a minimum fifty foot (50') primary building setback from the adjacent property with PIN 1746-23-8985 (Deed Book 14962, Page 1816, Wake County Registry) and the frontage along William and Mary Drive.
8. Except for a street connection to William and Mary Drive, the property shall maintain a thirty foot-wide (30') undisturbed buffer along its William and Mary Drive frontage. The width of the buffer shall be reduced proportionally to the width of any required street protective yard.

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

Linda E. Hester

Print Name

Linda E. Hester



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13030

CASE INFORMATION: Z-58-20 7425 BUFFALOE ROAD

Location	Buffaloe Road at the northeast corner of its interchange with I-540 Address: 7425 Buffaloe Road (portion) PINs: 1746236378 (portion) iMaps , Google Maps , Directions from City Hall
Current Zoning	AP w/ SHOD-1
Requested Zoning	R-10-CU w/ SHOD-1 and RX-3-CU w/ SHOD-1
Area of Request	50.43 acres
Corporate Limits	The rezoning site is within Raleigh's ETJ and outside of its corporate limits. Rezoning may be completed without annexation. A petition for annexation must be submitted prior to issuance of utility connection permits for a development plan.
Property Owner	Linda Elaine Hester
Applicant	Worth Mills, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612
Council District	District C
PC Recommendation Deadline	August 9, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Limits density in the R-10-CU district to 6 dwelling units per acre.
2. Requires a 30-foot wide undisturbed buffer along the northern boundary of the R-10 district.
3. Requires 25% of the R-10-CU district to be "open area".
4. Prohibits the Apartment building type in the R-10-CU district.
5. Limits the number of dwelling units in the RX-3-CU district to 300.
6. Prohibits non-residential principal uses.
7. Requires a 50-foot building setback along the northern boundary of the RX-3-CU district.
8. Requires a 30-foot wide undisturbed buffer along William & Mary Drive.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Neighborhood Mixed Use, Low Density Residential, and Public Parks & Open Space
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Urban Form	Parkway Corridor
Consistent Policies	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 5.4 – Density Transitions Policy LU 5.6 – Buffering Requirements Policy LU 8.1 – Housing Variety Policy H 1.8 – Zoning for Housing
Inconsistent Policies	Policy LU 2.4 – Large Site Development Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 8.9 – Open Space in New Development

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
8/10/2020 (15 attendees)	4/19/2021	6/8/2021; 6/22/2021	

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request is consistent with the 2030 Comprehensive Plan and the Future Land Use Map. It is reasonable and in the public interest because it will provide traffic improvements for Buffaloe Road and advances Comprehensive Plan policies regarding housing supply and variety.
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Recommendation	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: O'Haver Second: Miller In Favor: Elder, Lampman, Mann, Miller, O'Haver, and Rains Against: Bennett, McIntosh
Reason for Opposed Vote(s)	Anticipated traffic impacts and lack of zoning support for mixed-use, walkable development.

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.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 6/22/2021

Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov



ZONING STAFF REPORT – CASE Z-58-20

Conditional Use District

OVERVIEW

The rezoning proposal is for a 50-acre tract at the northeast corner of the interchange of I-540 and Buffalo Road. This area is L-shaped with each leg of the 'L' extending roughly 2,000 feet along I-540 and Buffalo Road. The eastern edge of the southern leg is bounded by William and Mary Drive. The site area is contained within a single parcel. A five-acre, non-contiguous portion of the parcel is located on the south side of Buffalo Road abutting the I-540 off-ramp and is not subject to the rezoning. All of the site is outside of Raleigh's city limits.

The current zoning of the site is Agriculture Productive with the Special Highway Overlay District-1 (AP w/ SHOD-1). The requested zoning is Residential Mixed Use-3 Stories-Conditional Use (RX-3-CU) for the portion of the site along Buffalo Road. The northern leg of the 'L' is requested to be rezoned to Residential-10-Conditional Use (R-10-CU). The Special Highway Overlay District-1 (SHOD-1) would remain in place for both proposed districts.

The rezoning site is almost completely forested. A stream forms the eastern boundary of the northern leg of the property. This stream drains to the north into Harris Creek. A detached house is located near the center of the southern leg. An electrical substation is present just north of where the legs come together in the southwest of the site.

Immediately north of the site is a low density neighborhood called Landover. To the northeast are rural residential home lots with areas ranging from one to thirteen acres. Both of these areas are zoned Residential-4 (R-4). Open space parcels are present south of Buffalo Road. There appears to be some agricultural activity in this area. The parcels at the southwest and southeast corners of Buffalo Road and Forestville Road are zoned Commercial Mixed Use (CX) and Office Mixed Use (OX). The SHOD-1 overlay is mapped from the west side of Forestville Road to I-540.

The Future Land Use Map shows Low Density Residential for the northern leg of the site. This designation also applies to much of the land to the north and northeast. The stream that passes along the site has the Public Parks and Open Space category applied. The southern portion is designated for Neighborhood Mixed Use. To the east along Forestville Road, an area of Moderate Density Residential is mapped. On the south side of Buffalo Road, the Future Land Use Map calls for Community Mixed Use and Neighborhood Mixed Use. The Urban Form Map designates I-540 as a Parkway Corridor.

The requested zoning includes zoning conditions to prohibit non-residential uses in the RX-3-CU area and limit overall development on the site to about 420 dwelling units. Other conditions require undisturbed areas or setbacks along portions of the site's two, distinct northern boundaries. The impact of the request would be to significantly increase the residential entitlement for the property.

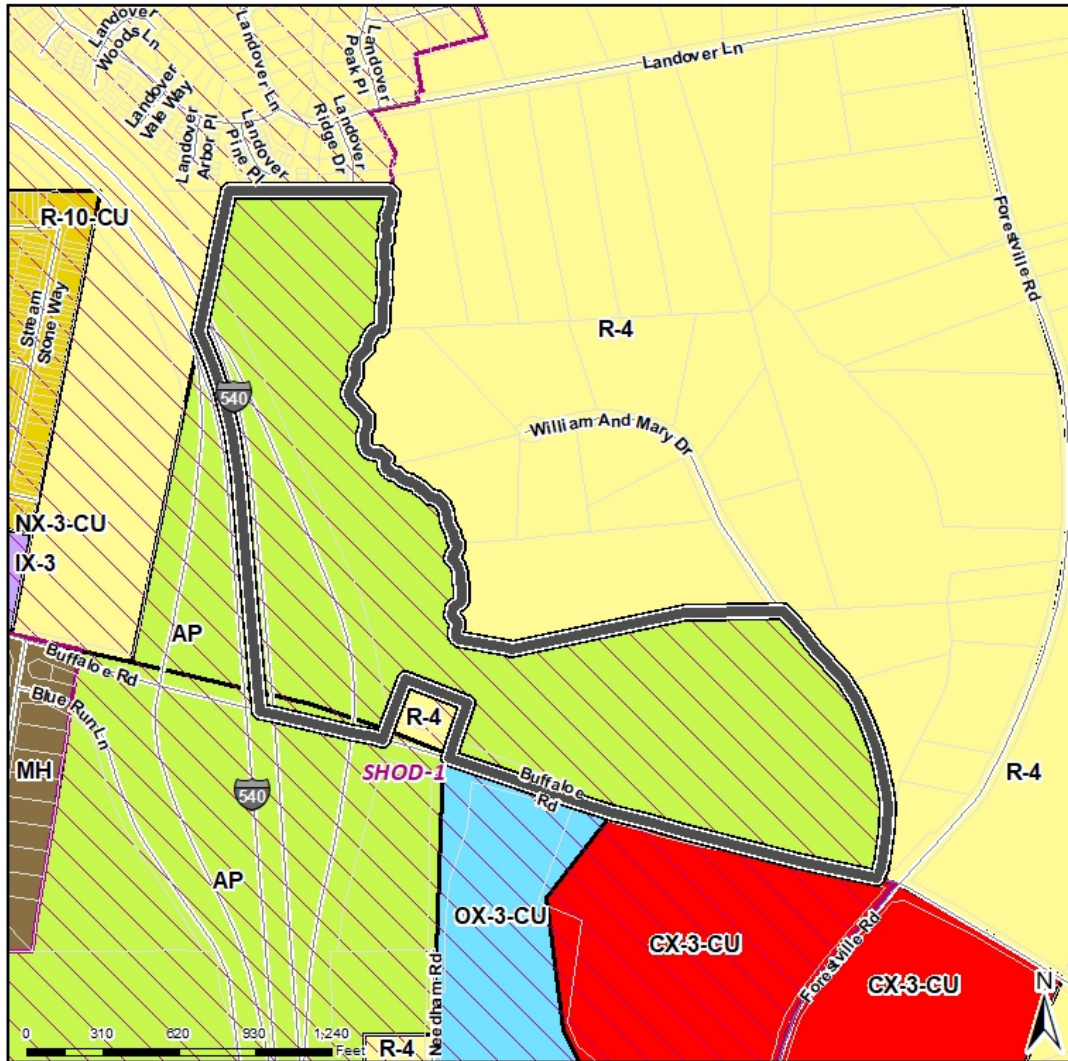
Update for 6/22: At the June 8 meeting, the Planning Commission asked for additional explanation of the development plans and transportation planning for the area surrounding the site. Staff will provide details at the June 22 meeting about pending development plans, planned transportation improvements, and potential interim changes to the I-540/Buffaloe Road bridge that may alleviate traffic congestion.

OUTSTANDING ISSUES

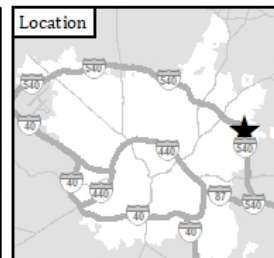
Outstanding Issues	1. None.	Suggested Mitigation	1. N/A
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Existing Zoning

Z-58-2020



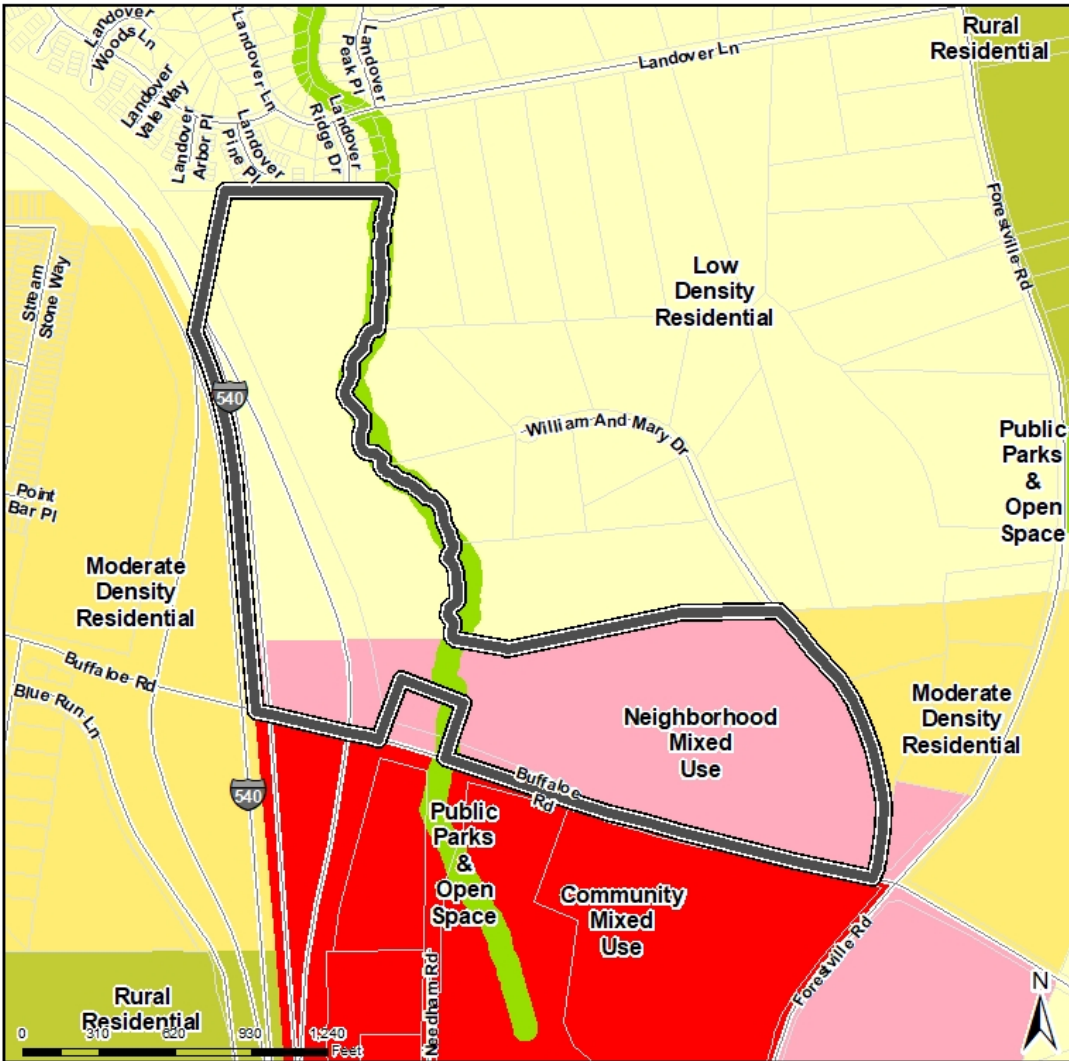
Property	7425 Buffalo Rd
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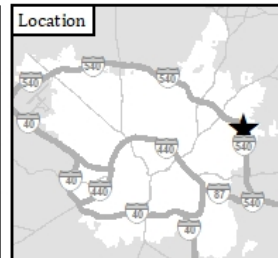
Map by Raleigh Department of City Planning (mansel@): 4/8/2021

Future Land Use	Z-58-2020
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Future Land Use	Z-58-2020
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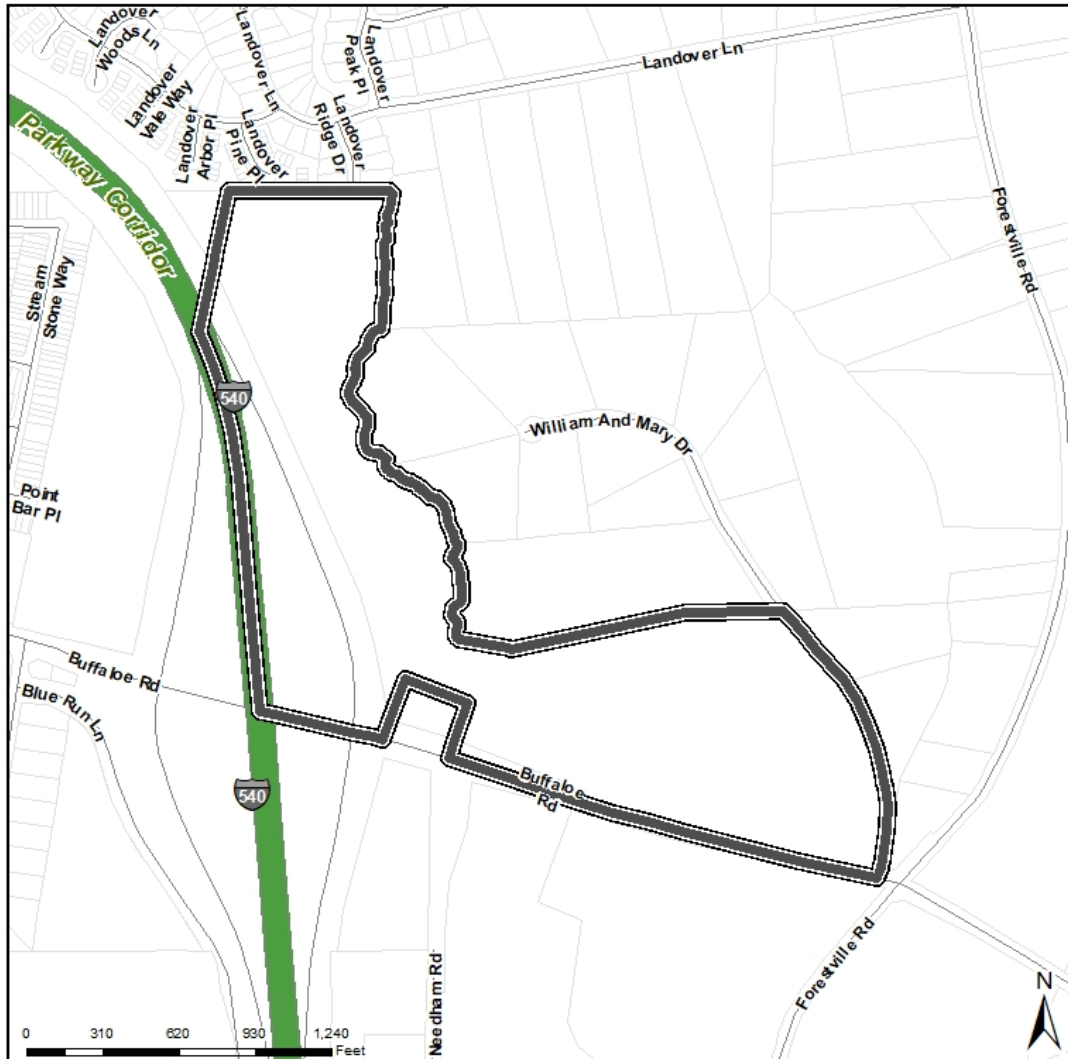
Property	7425 Buffaloe Rd
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Existing Zoning	AP w/SHOD-1
Requested Zoning	R-10-CU & RX-3-CU w/SHOD-1



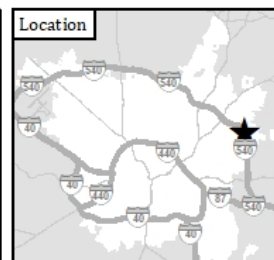
Map by Raleigh Department of City Planning (mansolf): 4/8/2021

Urban Form

Z-58-2020



Property	7425 Buffalo Rd
Size	49.6 acres
Existing Zoning	AP w/SHOD-1
Requested Zoning	R-10-CU & RX-3-CU w/SHOD-1



Map by Raleigh Department of City Planning (mansel@): 4/8/2021

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 Expanding Housing Choices Vision Theme of by allowing additional housing units in a larger variety of building types than the existing zoning. The Growing Successful Neighborhoods and Communities Vision Theme is also aligned with the case due to the proposal's limitations on density, required open area, and required buffering with adjacent property. These requirements provide appropriate transition and/or buffering between areas of differing residential density. This supports the concept of "careful infill" that the Vision Theme recommends.

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

Yes, the uses allowed by the proposed zoning districts are consistent with what is recommended by the Future Land Use designations of the site. The Neighborhood Mixed Use designation along Buffaloe Road envisions residential uses, commercial uses, or a mix of the two at a scale that is compatible with residential neighborhoods. The requested RX-CU district would allow residential development in this area with density of around 10 units per acre. The proposed R-10-CU area would allow townhouses at up to six units per acre while providing open area to accommodate this higher density building type. These provisions create consistency with that area's Low Density Residential category. That category states that density should not exceed six units per acre, and multi-unit building types should be allowed only when mitigated by sufficient open space.

- 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?

Not applicable. The requested uses are supported by the Future Land Use Map.

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

The rezoning site will have a low level of service for public park experiences. Local streets may have inadequate capacity to ensure a level of service that meets City of Raleigh standards if the site is built out to the full entitlement of the requested zoning.

Future Land Use

Future Land Use designation: Neighborhood Mixed Use, Low Density Residential, and Public Parks & Open Space

The rezoning request is

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

☐ **Inconsistent**

The proposed RX-3-CU district is consistent with the Neighborhood Mixed Use and Community Mixed Use Future Land Use category mapped in the south of the site. This designation envisions a mix of uses that may include residential, office, and retail development. The requested district allows the suggested range of uses and at a scale that the designation recommends. State riparian area protections will apply to the portion of the rezoning area with the Public Parks and Open Space designation. This area will also be subject to greenway corridor reservation requirements in the UDO. This combination of regulations ensures that this space will be maintained as a natural or recreation area as called for in that Future Land Use category.

The request is consistent with the Low Density Residential designation at the north end of the site. This area is requested to be zoned R-10-CU. The allowed density, as limited by zoning condition, would be a maximum of six units per acre as called for by Low Density Residential. The district would enable townhouse as well as smaller lot sizes for detached houses. These building types and lot sizes are not recommended in Low Density Residential unless additional open space is set aside to mitigate the additional intensity of development. The tree conservation requirements of the SHOD-1 overlay and the riparian buffer mentioned above will provide some open space on the site. The request includes a condition that require 25% of the R-10-CU district to be open area. The open area could include the SHOD-1 vegetation and riparian buffers. These requirements will provide adequate open space to support the townhouse building type.

Overall, the request is consistent with the Future Land Use Map due to the policy consistency of the request with all three categories within the site.

Urban Form

Urban Form designation: Parkway Corridor

The rezoning request is

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

☐ **Inconsistent**

☐ **Other**

The retention of the SHOD-1 overlay will require new development to provide tree conservation or planted protective yards along I-540. The Parkway Corridor

designated on I-540 indicates that a tree-lined view is desired for the highway. The SHOD-1 requirements serve the purpose of the Parkway Corridor. The request is consistent with the Urban Form Map.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The zoning request would allow uses that are generally compatible with the surrounding area. The northern part of the site could be developed at a density of less than five units per acre. The buffer and setback areas offered in the zoning conditions also provide separation between any higher intensity building types and existing neighborhoods to the north and east. New commercial uses within the site would be buffered from adjacent properties by residential development within the site. Development enabled by the zoning is compatible with existing nearby development.

Public Benefits of the Proposed Rezoning

- The request may create additional housing supply and diversity in the area.

Detriments of the Proposed Rezoning

- The request may create additional vehicle trips on nearby streets.
- A neighboring property owner at Landover Pine Place reported stormwater runoff from the rezoning site that causes yard flooding which approaches structures. Development of the site may lead to a greater volume of stormwater runoff during certain storm events.

Policy Guidance

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

Policy 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

The requested zoning districts in combination generally conform to the uses and densities envisioned by the Future Land Use categories mapped on the rezoning site. The RX district close to Buffalo Road would allow uses and a scale of development that is recommended by the Neighborhood Mixed Use and Community Mixed Use designations in that area. The R-10 district at the north of the site would allow density that is supported by the Low Density Residential designation in this area. Allowed townhouse building types are not called for by Low Density Residential category. The proposal mitigates this inconsistency by requiring a minimum amount of open area in the R-10 area.

Policy 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 offered zoning conditions improve the consistency of the request with the Future Land Use Map by limiting density and building types for a large portion of the site. Other zoning conditions provide buffering between new development and lower density existing development to the north and east. The restrictions on development provided by the conditions support Comprehensive Plan policies related to density transitions and buffering.

Policy LU 5.4 – Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

Policy 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.

The offered zoning conditions require buffers and setbacks along portions of the northern edges of the site. The arrangement of the proposed zoning districts provides a transition of density and uses from lower density residential to moderate density residential and mixed use. This combination of buffering and districts minimizes impacts from new development on existing developed areas.

Policy LU 8.1—Housing Variety

Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.

Policy 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 well-supplied 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 request would allow all residential building types in an area that currently only allows detached houses. The proposed zoning would also increase the number of potential housing units by more than 350 units.

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

Policy LU 2.4 – Large Site Development

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset impacts of the development.

Policy LU 8.9 – Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

The site is nearly 60 acres and has low access to public parks. If developed fully under the requested zoning, the population of the site could be over 1,000 people. Travel to public parks on foot or by bicycle is also limited. The future residents of this property would benefit from recreational amenities within the future development. The offered zoning conditions do not require amenities beyond those required under the UDO. A minimum of 25% of the R-10 district would be required to be used for open area by a condition. The condition does not require active recreation in the open area. For areas developed with detached or attached houses, the UDO does not require outdoor amenity areas. The request would be more consistent with these policies if active recreation amenities were required by the proposal.

Policy LU 2.6 – Zoning and Infrastructure Impacts

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

Development permitted under the requested zoning may result in an unacceptably low level of service for certain areas of the surrounding street network. Requirements for infrastructure adequacy from the UDO may be triggered, limiting the amount of permitted development below what the proposed district may otherwise allow.

Policy LU 4.4 – Reducing Vehicle Miles Traveled Through Mixed-use

Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).

The request includes an area designated for Neighborhood Mixed Use. The surrounding area has very few outlets for shopping and services. Modifying the request to enable non-residential uses may allow for new residents of the site to reach employment or shopping destinations by foot or bicycle.

Policy LU 5.1 Reinforcing the Urban Pattern

New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

The existing neighborhood on William and Mary Drive has an identifiable built character comprised of detached one- and two-story buildings with pitched roofs and wood or brick facades. The zoning request would permit townhouse and apartment buildings near the homes on William and Mary Drive that could be three stories, have flat roofs, and use a variety of siding materials. The proposal would be more consistent with this policy if conditions were offered that required new construction to have some of the features exhibited in the adjacent neighborhood.

Area Plan Policy Guidance

There is no area plan policy guidance for the rezoning site.

Equity and Climate Change Analysis

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Transit Score	30	0	No transit service is available near the rezoning site.
Walk Score	30	5	There are few sidewalks and virtually no shopping or employment destinations within walking distance of the site.
Bike Score	41	20	There is virtually no bicycle infrastructure near the rezoning area. A greenway corridor crosses the site but does not have a constructed trail. The Neuse River Greenway Trail passes the site 3,000 feet to the west. Reaching the trail requires crossing a highway interchange.
HUD Low Transportation Cost Index	[Not applicable, index is expressed as a percentile.]	50	The index value is very low for this site. Transportation costs are likely to be higher for future residents than in many other parts of Raleigh.
HUD Jobs Proximity Index	[Not applicable, index is expressed as a percentile.]	22	The jobs proximity index is extremely low. There are almost no jobs that are easily accessible from the site.

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. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

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.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The request would allow around 400 additional housing units on the site.
Is naturally occurring affordable housing present on the site?	No	
Does the proposal include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	All residential building types would be allowed in the proposed RX district. All types except apartments would be allowed in the R-10 area.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	The portion of the site where R-10 is requested would allow detached house lots as small as 4,000 square feet. Lots of this size would be smaller than the citywide average of more than 10,000 square feet.
Is it within walking distance of transit?	No	There is no transit service in the vicinity of the rezoning property.

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	30	38
People of Color Population (%)	44	46
Low Income Population (%)	17	30

Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	4	9
Population under Age 5 (%)	6	6
Population over Age 64 (%)	7	11
% change in median 2 bedroom rent 2015-2019	Data not available	20.3

**Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)*

***The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities.*

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the County average (78.1 years)?	82.6	The life expectancy for residents in the area is higher than the county average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	Flood-prone soils are present in the stream corridor that crosses the site.
Is this area considered a food desert by the USDA?	No	While there are few food stores nearby, the area does not exhibit the proportion of low-income households that also characterizes a food desert.

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	The site is outside Raleigh's corporate limits.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?
Response: The proposal would allow significantly more housing on the site. However, the site's location would make future residents highly reliant on personal vehicles for transportation. Housing affordability benefits of the additional supply and diversity of building types is likely to be offset by greater transportation costs relative to more urbanized areas of Raleigh.
2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?
Response: Existing residents of the area are significantly less likely to be low income than a typical Raleigh resident. No employment or shopping uses would be allowed

by the proposed zoning. The request is not likely to impact equity for existing residents.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Rental housing costs for two-bedroom units was not available for 2015 or 2019. This likely due to the very small amount of multi-family housing in the vicinity.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: No specific instances have been identified.

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: Residents of the area have higher life expectancy than the overall population of Wake County. Exposure to environmental hazards and toxins appears to be minimal.

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:

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Buffaloe Rd Athletic Park (1.8 miles) and Spring Forest Rd Park (4.1 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail (1.2 miles).
4. Current park access level of service in this area is graded a D letter grade.

Impact Identified: None

Public Utilities

Impact Identified:

1. The proposed rezoning would add approximately 254,250 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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.
4. 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 Developer.

Stormwater

Floodplain	none
Drainage Basin	Harris Creek and Neuse

Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

Impact Identified: Neuse River Buffers

Transportation

Location

The Z-58-20 site is located in northeast Raleigh on Buffaloe Road, immediately east of the I-540 interchange.

Area Plans

The Z-58-20 site is not located in an adopted area plan.

Other Projects in the Area

There are no City of Raleigh street improvement projects programmed within one mile of the Z-58-20 site.

Existing and Planned Infrastructure

Street

Buffaloe Road east of I-540 is designated as a six-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan) and is maintained by NCDOT. The site also has access to Landover Ridge Drive, a local street maintained by the City of Raleigh.

In accordance with the UDO Section 8.3.2, the maximum blocker perimeter for an R-10 zoning district is 2,500 feet or a dead-end street length of 300 feet. The current block perimeter cannot be measured; it includes a number of large undeveloped tracts of land and is bisected by I-540. Extension of Landover Ridge Drive through the site to Buffaloe Road would create a block approximately 10,600 feet in perimeter.

Pedestrian Facilities

Public streets in the Landover neighborhood north of the site have sidewalks on one side. There are no other existing sidewalks near the Z-58-20 site. Site plan (tier 3) or subdivision approval requires sidewalk construction in accordance to UDO Article 8.5.

Bicycle Facilities

There are no existing bicycle facilities surrounding the Z-58-20 site. The Landover neighborhood fronts on existing greenways easements contiguous with the Neuse River and also the Harris Creek greenway corridor. Buffaloe 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 Buffaloe 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 is no existing or planned transit routes within one mile of the Z-58-20 site.

Access

Access to the Z-58-20 site is from Buffalo Road and Landover Ridge Drive.

Traffic Impact Analysis

TIA Determination

Based on the Envision results, approval of case Z-58-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from AP to R-10, RX-3, and NX-3 is projected to have 214 new trips in the AM peak hour and 263 new trips in the PM peak hour. These values trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-58-20 Existing Land Use	Daily	AM	PM
Single Family Home, Cell Tower	25	3	3
Z-58-20 Current Zoning Entitlements	Daily	AM	PM
Agriculture Productive	132	10	14
Z-58-20 Proposed Zoning Maximums	Daily	AM	PM
Res., Res. Mixed-Use, Neighborhood Mixed Use	3,663	224	277
Z-58-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	3,531	214	263

TIA Review

A TIA was performed by Ramey Kemp and Associates (RKA) and reviewed by City staff. The analysis indicates that the full build-out of the proposed zoning entitlement will have impacts to the surrounding roadway network and intersections that can be partially mitigated with the study's recommended improvements listed below. The study allocates mitigations into three categories:

1. Background Improvements by Others
 - *Buffaloe Road and Forestville Road*
 - Construct an exclusive southbound right-turn lane with at least 150 feet of storage and appropriate taper.
 - Restripe existing southbound shared through-right to a through lane.
2. Improvements by Developer – Proposed Zoning
 - *Buffaloe Road*
 - Construct an additional westbound lane to accommodate free-flow right-turning movements at the intersection of Forestville Road and Buffaloe Road.
 - Widen one-half section of Buffaloe Road along the site frontage to its ultimate 6-lane section. Applicant will be required to dedicate a minimum of one-half of the required right-of-way and construct a minimum of one-half the required road section along the site frontage.
 - *Forestville Road and Buffaloe Road*

- Provide a free-flow southbound right-turn lane along Forestville Road.
 - Construct an additional exclusive eastbound left-turn lane with full storage along Buffalo Road.
 - Provide a northbound auxiliary through lane with at least 400 feet of storage and appropriate deceleration and taper.
- *Buffaloe Road and Site Drive 1*
 - Construct southbound approach with one (1) ingress lane and two (2) egress lanes on Site Drive 1.
 - Construct an exclusive southbound left-turn lane with full storage along Site Drive 1.
 - Construct an exclusive eastbound left-turn lane with at least 100 feet of storage and appropriate taper.
 - Install a signal for the intersection in accordance with NCDOT congestion management guidelines.
 - Coordinate with NCDOT and the City to coordinate signal timings along the Buffalo Road corridor.
- *William and Mary Drive and Site Drive 2*
 - Construct eastbound approach with one (1) ingress lane and one (1) egress lane on Site Drive 2.
 - Provide stop-control for the eastbound approach.
- 3. Improvements by City and/or NCDOT to meet City's UDO
 - *I-540 Westbound ramps and Buffalo Road*
 - Widen Buffalo Road to include an additional through lane on the eastbound and westbound approaches.
 - *I-540 Eastbound ramps and Buffalo Road*
 - Extend existing westbound left-turn lane to full storage.
 - Construct an exclusive southbound left-turn lane along the I-540 Eastbound ramp with a minimum of 100 feet of storage and appropriate taper.
 - Construct an additional eastbound through lane along Buffalo Road.

City Staff agrees with the overall analysis performed in the TIA. In addition, staff recommends the following:

- If the background improvement listed above is not installed upon development of the Buffalo Road Mixed-Use site, the developer should install the turn lane along with the other mitigations listed above.
- Provide 300 feet on Site Drive 1 (expected city street) between Buffalo Road and Site Drive 2.
- Extend the proposed westbound through lane on Buffalo Road at the site drive to the westbound I-540 ramp right turn lane.
- Extend the proposed eastbound through lane on Buffalo Road to the westbound I-540 intersection.
- Coordinate with City staff and submit additional analysis as appropriate during site plan review to confirm the appropriate traffic control at Buffalo Road and Site drive 1.

Additional analysis will be required at the time of site plan submittal.

Infrastructure Sufficiency

Comprehensive Plan Policy T 2.10 provides articulates policy related to peak hour congestion:

Policy T 2.10 Level of Service

Maintain level of service (LOS) "E" or better on all roadways and for overall intersection operation at all times, including peak travel times, unless maintaining this LOS would be infeasible and/or conflict with the achievement of other goals.

UDO Article 8.2 regulates infrastructure sufficiency for site plans. Where a TIA demonstrates a degradation of overall intersection LOS below E or impacts to an existing intersection operating at LOS F, build out of a site is limited and a traffic mitigation plan is required if certain site conditions are not met. The TIA demonstrates that the proposal may not be consistent with Comprehensive Plan Policy T 2.10.

According to the results of the TIA, the street infrastructure is not sufficient to fully build out the entitlement for the zoning case. In this scenario, UDO Section 8.2.2.E will be in effect, meaning that build out of the site may be limited unless a reasonable and adequate traffic mitigation plan is provided.

Staff notes that the widening of the Buffaloe Road bridge over I-540 is a critical infrastructure investment to support growing development on the Buffaloe Road corridor. There is an urgent need to identify a public funding source for a project and lay out a timeline for implementation at this location. Refer to the attached TIA review memo dated May 25, 2021 for additional details.

Impact Identified: Additional traffic demand from the amount of development allowed by the proposal may be difficult to serve with the improvements identified in the TIA. Development may be restricted by infrastructure requirements in the UDO to a lower level than indicated by the proposed district.

Urban Forestry

A 50 ft. SHOD 1 protective yard is required to be established along the boundary abutting 540 and Buffaloe Rd. The protective yard is required to be established as Primary Tree Conservation Area, where it meets minimum tree conservation requirements, Per 5.3.D.2.A and 5.3.D.2.C.

Impact Identified: None.

Impacts Summary

The requested zoning may allow development that exceeds the traffic capacity of the nearby street network even with improvements identified in the TIA. Parks level of service is below average.

Mitigation of Impacts

The applicant may wish to reduce the requested amount of development to reduce new vehicle trips produced at the site. Conditions may be offered to required additional recreational amenities to mitigate low parks level of service.

CONCLUSION

The rezoning request is for almost 60 acres on the north side of Buffalo Road just east of I-540. The existing zoning is Agriculture Productive with the SHOD-1 overlay. The proposal is to rezone to Residential Mixed Use-3 Stories-Conditional Use along Buffalo Road and Residential-10-Conditional Use for the northern end of the site along I-540. The SHOD-1 would remain on the site in the requested zoning. The offered conditions prohibit non-residential uses, prohibit apartments in the R-10-CU area, limit overall residential density, and require protective buffers along portions of the site boundary.

The impact of the rezoning would be to allow a larger number and wider variety of housing units on the site, including townhouses and apartments. While somewhat out of character with some existing development in the area, new development allowed by the zoning would be effectively buffered by natural features, public streets, and required buffer areas. The amount of development enabled would increase vehicle trips on nearby streets. A submitted TIA identifies improvements that can help to maintain an adequate level of service.

The request is consistent with the uses and density recommended by the Low Density Residential and Neighborhood Mixed Use Future Land Use designations on the site. Comprehensive Plan policies related to housing supply and variety as well as compatibility with existing neighborhoods support the proposal. The requested zoning is consistent with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
8/10/2020	First neighborhood meeting	
12/3/2020	Application submitted	
12/29/2020	Initial review complete	Traffic impact analysis (TIA) required
5/25/2021	TIA review complete	Application is complete
6/8/2021	Case placed on Planning Commission business agenda	Additional information requested about transportation and pending development
6/22/2021	Placed on Planning Commission business agenda	Recommended for approval (6-2)

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	AP	R-4	CX-3-CU, OX-3-CU	R-4	R-4
Additional Overlay	SHOD-1	SHOD-1	SHOD-1	None	SHOD-1
Future Land Use	Community Mixed Use, Neighborhood Mixed Use, Low Density Residential	Low Density Residential	Community Mixed Use	Low Density Residential	Moderate Density Residential
Current Land Use	Rural Residential, Open Space	Low Density Residential, Rural Residential	Rural Residential, Open Space	Rural Residential, Open Space	Open Space, Vehicle Fuel Sales, Moderate Density Residential
Urban Form	Parkway Corridor	Parkway Corridor	Parkway Corridor	None	Parkway Corridor

CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	AP w/ SHOD-1	R-10-CU w/ SHOD-1 and RX-3-CU w/ SHOD-1
Total Acreage	50.43	50.43
Setbacks:		
Front	30'	10'
Side	30'	5'
Rear	30'	20'
Residential Density:	0.25	8.45
Max. # of Residential Units	14	426
Max. Gross Building SF	N/A	N/A
Max. Gross Office SF	Not permitted	Not permitted
Max. Gross Retail SF	Not permitted	Not permitted
Max. Gross Industrial SF	Not permitted	Not permitted
Potential F.A.R	N/A	0.19

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

AGENDA ITEM (E): OLD BUSINESS

AGENDA ITEM (E) 1: Z-58-20 – 7425 Buffaloe Road

This case is located on 7425 Buffaloe Road, at the northeast corner of its interchange with I-540.

Approximately 13. Approximately 50.43 acres are proposed to be rezoned by Linda Elaine Hester from Agriculture Productive with the Special Highway Overlay District-1 (AP w/ SHOD-1) to Residential Mixed Use-3 Stories-Conditional Use with Special Highway Overlay District-1 (RX-3-CU w/ SHOD-1) and Residential-10-Conditional Use with Special Highway Overlay District (R-10-CU w/ SHOD-1).

Proposed zoning conditions limit total dwelling units, prohibit non-residential uses, prohibit the apartment building type in the R-10-CU area, require 25% of the R-10-CU area to be open area, and require buffers along the northern and eastern boundaries.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The second neighborhood meeting for this case was held on April 19. Legal notice has been provided for the case to be discussed at this meeting. The deadline for Planning Commission action is August 9, 2021.

Planner Anagnost gave a brief overview of this case.

Transportation Planning Manager Lamb gave a brief overview the case regarding the changes to TIA regarding trip generation in the proposed rezoning area.

Without objection Vice-Chair Mann will allow 6 minutes for both applicant and public to speak.

Worth Mills representing the applicant gave a brief overview of the case.

Caroline Cheeves also representing the applicant gave a brief overview of the case regarding the Traffic Impact Analysis; the improvement to be made from this rezoning will widen; doubling capacity and add 2 additional through lanes and finding interim solution with NCDOT.

Gina Wright of the neighborhood spoke regarding the impact on Landover Lane; increased traffic on a NCDOT maintained road and the concern of cut through traffic through their neighborhoods.

Helen Halva spoke in opposition regarding concerns of wooded areas; buffering in the area and loss of habitat resulting in wildlife displacement and the mixed-use designation and traffic in the area and would like to see this area be designated residential only

Matt Carter of the neighborhood spoke in opposition of the case regarding its density stating the area will be losing our only method of ingress and egress in our neighborhood and would like the commission to be considerate of and address the neighborhoods concerns.

There was discussion regarding whether it would be prudent to continue to add development to Buffaloe Road in hopes that improvements will be made to the bridge; the concern of the TIA Study being done pre-pandemic and the numbers being skewed a bit.

There was further discussion regarding the number of approved developments on Buffaloe Road and whether it is east of the project.

There was discussion regarding the applicant shouldering the cost of widening road across their frontage and then being eligible for re-imbursement and the timeline for this project.

Ms. McIntosh made statements regarding concern of the deliberations of this body, The Planning Commission and the concerns of the citizens are not being considered by City Council. She stated she is very concerned and cannot support this case.

Ms. Bennett spoke regarding the applicant alleviating a mix of use and then allow a rezoning that will make it worse and what is being done to help with bicycle of pedestrian safety in this area.

Worth Mill representing the applicant spoke regarding speaking with the neighbors and them specifically not wanting mixed-use condition and thus the applicant removed mixed-use from the rezoning. He stated that they can not fix all the problems on this road, but the benefits offered by the applicant to help fix the problem is a big one.

Ms. Bennett Spoke regarding the profound improvements offered by the applicant; the concern of this not seeming consistent with the Comprehensive Plan.

Mr. O'Haver made a motion to recommend approval of this case. Ms. Miller seconded the motion. Commissioners how do you vote?

Bennett (Nay), Elder (Aye) Lampman (Aye) Mann (Aye), McIntosh (Nay), Miller (Aye), O'Haver (Aye) and Rains (Aye). The vote was not unanimous 6-2. Opposed are Bennett, McIntosh



Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: May 25, 2021

SUBJECT: Traffic Impact Analysis Review for Z-58-20 – Buffaloe Road
Mixed-Use

We have reviewed the updated Traffic Impact Analysis (TIA) prepared by Ramey Kemp & Associates (RKA) for the Buffaloe Road Mixed-Use rezoning, case number Z-58-20. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

Development Details

<i>Site Location:</i>	Northeast Raleigh on the northeast corner of I-540 and Buffaloe Road
<i>Address:</i>	7425 Buffaloe Road
<i>Property PIN(s):</i>	1746236378
<i>Current Zoning:</i>	AP
<i>Proposed Zoning:</i>	R-10, RX-3
<i>Existing Land Use:</i>	Forestry
<i>Allowable Land Use:</i>	20 single family homes
<i>Maximum Proposed Zoning Land Use:</i>	426 single family homes
<i>Build-out Year:</i>	2024

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)

Site Context

The site is located on the rapidly developing Buffalo Road corridor. Transportation access is provided to the site via the following infrastructure:

- *Roadway*
 - Buffalo Road - existing two-lane undivided avenue, planned six-lane divided avenue, 19,500 Annual Average Daily Traffic (AADT) as of 2019, 45 mph
- *Transit – No service*
- *Pedestrian – No existing infrastructure*
- *Bicycle - No existing infrastructure*

Study Area

The following intersections were studied as part of this TIA:

- | | |
|--|----------------|
| 1. Buffalo Road and William and Mary Drive | (Unsignalized) |
| 2. Buffalo Road and Forestville Road | (Signalized) |
| 3. Buffalo Road and I-540 Westbound Ramps | (Signalized) |
| 4. Buffalo Road and I-540 Eastbound Ramps | (Signalized) |

Analysis Scenarios

The following analysis scenarios were studied during the weekday AM and PM peak hours:

- Existing (2020) Traffic Conditions
- No-Build (2024) Traffic Conditions
- Build (2024) Traffic Conditions – Current Zoning
- Build (2024) Traffic Conditions – Proposed Zoning
- Build (2024) Traffic Conditions with Improvements

Trip Generation

RKA made the following assumptions as agreed to by City and NCDOT staff:

- The 10th Edition ITE Trip Generation Manual was used to estimate trips. A comparison of trips under the existing and proposed zoning scenarios are provided in Table 1.
- Due to the pandemic, 2018 counts were used as the basis for existing conditions and grown to the existing year of 2020 using a 5% growth rate.
- A 5% growth rate was applied for projected volumes (2024).
- Background developments included Old Milburnie Residential – Raleigh, Old Milburnie Residential – Knightdale, and the East Wake Middle School.

Table 1: Trip Generation Comparison

Scenario	ITE Code/ Land Use	Intensity	Daily Traffic (vpd)	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing Zoning	210/ Single Family Homes	20 d.u.	240	5	14	19	14	8	22
Proposed Zoning	210/ Single Family Homes	426 d.u.	3,940	77	230	307	257	151	408

Site Traffic Distribution

Trips generated by the proposed development were distributed based on a review of surrounding land uses, existing traffic patterns, and engineering judgement.

The following percentages were used in the AM and PM peak hours for traffic:

- 40% to/from the north via I-540 Ramps
- 25% to/from the south via I-540 Ramps
- 20% to/from the west via Buffaloe Road
- 5% to/from the east via Buffaloe Road
- 5% to/from the north via Forestville Road
- 5% to/from the south via Forestville Road

Results and Impacts

Table 2: Study Area 2024 Projected Levels of Service – Key Scenarios and Intersections¹

Intersection/ Approach		AM Peak Hour (Average Delay)				PM Peak Hour (Average Delay)			
		No-Build	Build – Current Zoning	Build – Prop. Zoning	Build – Prop. Zoning with Imp.	No-Build	Build – Current Zoning	Build – Prop. Zoning	Build – Prop. Zoning with Imp.
Forestville Road and Buffaloe Road	EB	C	C	C	C	F (238)	F (246)	F (255)	E
	WB	F (226)	F (226)	F (229)	F (143)	E	E	F (88)	E
	NB	F (210)	F (211)	F (217)	F (148)	D	D	E	E
	SB	F (396)	F (397)	F (399)	A	C	C	C	C
	Overall	F (249)	F (249)	F (249)	E	F (170)	F (175)	F (182)	E
Buffaloe Road and I- 540 Westbound Ramps ²	EB	D	D	C	E	F (114)	F (117)	F (169)	C
	WB	F (185)	F (189)	F (244)	D	D	C	C	C
	NB	E	E	E	F (107)	F (372)	F (377)	F (471)	E
	Overall	F (139)	F (141)	F (180)	D	F (140)	F (142)	F (184)	D
Buffaloe Road and I- 540 Eastbound Ramps ²	EB	D	D	D	D	F (110)	F (111)	F (138)	D
	WB	C	C	E	B	F (87)	F (88)	F (127)	C
	SB	D	D	D	E	F (195)	F (199)	F (258)	D
	Overall	D	D	D	C	F (141)	F (143)	F (187)	D
Buffaloe Road and Site Drive 1	EB	-	A	B	A	-	F (113)	F (146)	A
	WB	-	F (221)	F (325)	C	-	A	C	B
	SB	-	F (82)	F (129)	E	-	E	D	C
	Overall	-	F (174)	F (244)	C	-	E	F (107)	B
Buffaloe Road and Site Drive 1 – RCI ³	WB	-	-	-	B	-	-	-	B
	SB	-	-	-	E	-	-	-	B
	Overall	-	-	-	C	-	-	-	B
U-Turn west of Site Drive 1	EB	-	-	-	B	-	-	-	B
	WBU	-	-	-	A	-	-	-	E
	Overall	-	-	-	B	-	-	-	B

¹Formatting notes:

- Where the projected level of service of an approach or overall intersection is F, text is highlighted red.
- Where proposed zoning traffic is projected to degrade an acceptable approach or overall intersection level of service to a level of service F, the cell is highlighted orange.
- Delay is provided where projected level of service is E or F.

²The Build with Improvements scenario at this intersection does not include improvements proposed by the developer. Improvements are proposed by public entities as part of a Mitigation Plan, per the UDO.

³RCI = Reduced Conflict Intersection. This alternative to a full signal at site Drive 1 was studied per City staff request.

The summary above elicits the following comments about select intersections.

Buffaloe Road and Forestville Road – This intersection is projected to operate at level of service F during both peak hours under the no-build, existing zoning, and proposed zoning scenarios. There is a minor increase in delay under the proposed zoning scenario in comparison to the existing zoning scenario. The proposed improvements bring the overall intersection level of service to an acceptable level and reduce the projected delay during the AM peak hour for the two proposed approaches that are projected to remain a level of service F.

Buffaloe Road and I-540 Interchange – The intersection of Buffaloe Road and the westbound I-540 ramps is projected to operate at level of service F during both peak hours under the no-build, existing zoning, and proposed zoning scenarios. The intersection of Buffaloe Road with the eastbound I-540 ramps is projected to operate at level of service F during the PM peak hour under all those same scenarios. The proposed zoning scenario adds approximately 40 seconds of delay in comparison to the existing zoning scenario. An analysis was completed to determine what improvements are necessary to bring these intersections to an acceptable level of service. The

improvements include an additional through lane on Buffalo Road in each direction through the interchange, which would require a wider bridge or additional bridge. An additional left turn lane is also recommended on the eastbound off-ramp. These improvements are not proposed by the developer of the Buffalo Road Mixed-Use site.

Under the proposed zoning scenario, the maximum queue of the westbound approach to the I-540 westbound ramp is projected to extend beyond the new proposed signal at site drive 1. There is an opportunity to extend the developer-proposed westbound lane on Buffalo road from the edge of the site frontage to the westbound ramp's right turn lane (approximately 200 feet). This would reduce delay and queuing on the westbound approach. Similarly, the delay on the northbound approach to this intersection is projected to increase by 100 seconds under the proposed zoning scenario relative to the existing zoning scenario. There is an opportunity to extend the developer-proposed eastbound lane to this intersection approximately 200 feet to provide receiving space for right turns outside of the eastbound through movement and address this impact.

Buffalo Road and Site Drive 1 – A traffic signal is proposed at this intersection, which is projected to introduce maximum queues in each direction that extend beyond the next signalized intersection during peak hours under the proposed zoning with improvements scenario. The average queues during peak hours are projected to be contained within the available space. The maximum and average southbound queue at the intersection is projected to extend beyond the first intersection within the site during the AM peak hour. The intersection is projected to meet peak hour warrants under the proposed rezoning scenario. Staff notes that the proposed signal is unlikely to meet 4- or 8-hour warrants due to the residential nature of the development.

Per staff request, RKA studied a reduced conflict intersection (RCI) at this location as an alternative to a full signal. The initial analysis indicated a similar level of service to a full signal and additional queueing from the additional U-turn signals under this configuration. The RCI signals were not coordinated with the interchange signals in the analysis, so additional analysis is recommended during site plan/subdivision review to confirm the appropriate traffic control at this intersection.

Study Recommendations

The analysis performed by RKA indicates that the full build-out of the proposed zoning entitlement will have impacts to the surrounding roadway network and intersections that can be partially mitigated with the study's recommended improvements listed below. The study allocates mitigations into three categories:

Background Improvements by Others

- *Buffaloe Road and Forestville Road*
 - Construct an exclusive southbound right-turn lane with at least 150 feet of storage and appropriate taper.
 - Restripe existing southbound shared through-right to a through lane.

Improvements by Developer – Proposed Zoning

- *Buffaloe Road*
 - Construct an additional westbound lane to accommodate free-flow right-turning movements at the intersection of Forestville Road and Buffaloe Road.
 - Widen one-half section of Buffaloe Road along the site frontage to its ultimate 6-lane section. Applicant will be required to dedicate a minimum of one-half of the required right-of-way and construct a minimum of one-half the required road section along the site frontage.
- *Forestville Road and Buffaloe Road*
 - Provide a free-flow southbound right-turn lane along Forestville Road.
 - Construct an additional exclusive eastbound left-turn lane with full storage along Buffaloe Road.
 - Provide a northbound auxiliary through lane with at least 400 feet of storage and appropriate deceleration and taper.
- *Buffaloe Road and Site Drive 1*
 - Construct southbound approach with one (1) ingress lane and two (2) egress lanes on Site Drive 1.
 - Construct an exclusive southbound left-turn lane with full storage along Site Drive 1.
 - Construct an exclusive eastbound left-turn lane with at least 100 feet of storage and appropriate taper.
 - Install a signal for the intersection in accordance with NCDOT congestion management guidelines.
 - Coordinate with NCDOT and the City to coordinate signal timings along the Buffaloe Road corridor.
- *William and Mary Drive and Site Drive 2*
 - Construct eastbound approach with one (1) ingress lane and one (1) egress lane on Site Drive 2.
 - Provide stop-control for the eastbound approach.

Improvements by City and/or NCDOT to meet City's UDO

- *I-540 Westbound ramps and Buffaloe Road*
 - Widen Buffaloe Road to include an additional through lane on the eastbound and westbound approaches.
- *I-540 Eastbound ramps and Buffaloe Road*
 - *Extend existing westbound left-turn lane to full storage.*
 - *Construct an exclusive southbound left-turn lane along the I-540 Eastbound ramp with a minimum of 100 feet of storage and appropriate taper.*
 - *Construct an additional eastbound through lane along Buffaloe Road.*

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the Buffalo Road Mixed-Use rezoning. In addition, staff recommends the following:

- If the background improvement listed above is not installed upon development of the Buffalo Road Mixed-Use site, the developer should install the turn lane along with the other mitigations listed above.
- Provide 300 feet on Site Drive 1 (expected city street) between Buffalo Road and Site Drive 2.
- Extend the proposed westbound through lane on Buffalo Road at the site drive to the westbound I-540 ramp right turn lane.
- Extend the proposed eastbound through lane on Buffalo Road to the westbound I-540 intersection.
- Coordinate with City staff and submit additional analysis as appropriate during site plan review to confirm the appropriate traffic control at Buffalo Road and Site drive 1.

Staff notes that the widening of the Buffalo Road bridge over I-540 is a critical infrastructure investment to support growing development on the Buffalo Road corridor. There is an urgent need to identify a public funding source for a project and lay out a timeline for implementation at this location.

EJL/ac

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 AP Height Frontage Overlay(s) SHOD-1

Proposed Zoning Base District R-10 Height Frontage Overlay(s) SHOD-1
RX-3

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:

GENERAL INFORMATION

Date 4/7/21 Date Amended (1) Date Amended (2)

Property Address 7425 Buffalo Road

Property PIN 1746-23-6378

Deed Reference (book/page) 16-E-2005

Nearest Intersection Buffalo Road and Forestville Road

Property Size (acres)
50.43

For Planned
Development
Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

Linda Elaine Hester
7425 Buffalo Road
Raleigh, NC 27616

Phone

Fax

Email

Applicant Name/Address

Worth Mills, Longleaf Law Partners
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612

Phone 919.645.4313

Fax

Email wmills@longleaflp.com

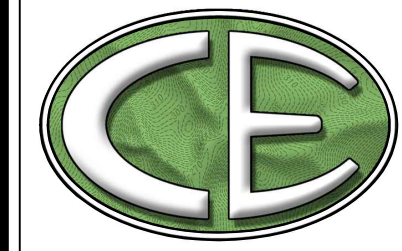
Applicant* Signature(s)

Linda E Hester

Email

lindahester333@gmail.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.



CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

www.cegroupinc.com

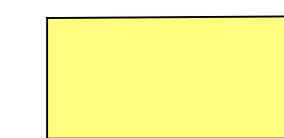
License # C-1739

PROPOSED ZONING EXHIBIT PROPERTY OF LINDA HESTER 7425 BUFFALOE ROAD

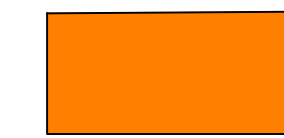
RALEIGH, NC

SITE DATA

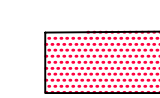
OWNER	LINDA ELAINE HESTER
SITE ADDRESS	7425 BUFFALOE ROAD
PIN	1746-23-6378
SITE AREA	4149.56 AC
ZONED	AP (AGRICULTURAL PRODUCTIVE)
CURRENT USE	MOBILE HOME



PROPOSED R-10 CONDITIONAL USE
DISTRICT



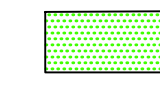
PROPOSED RX-3 CONDITIONAL USE
DISTRICT



POTENTIAL RIGHT-OF-WAY DEDICATION
REQUIRED



PROPOSED 30-FOOT PLANTED/UNDISTURBED
BUFFER



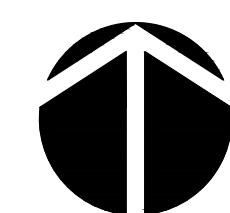
REQUIRED NEUSE RIVER BUFFER



REQUIRED TREE CONSERVATION AREA

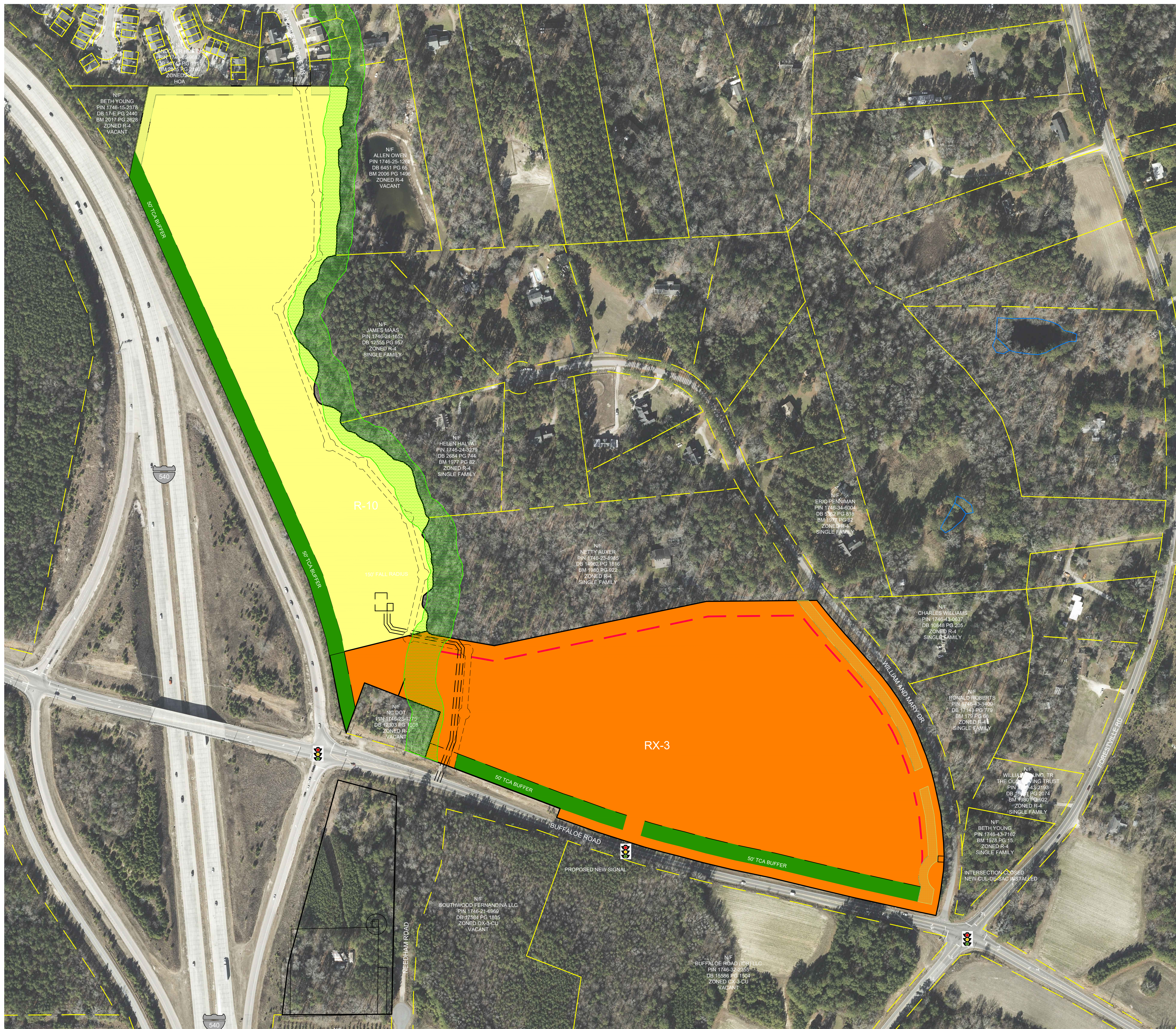


50-FOOT BUILDING SETBACK



NORTH

150' 0 150' 300'
SCALE: 1" = 150'



LAND DESCRIPTION PORTION OF LINDA ELAINE HESTER PROPERTY FOR RX-3

LYING AND BEING IN ST. MATTHEWS TOWNSHIP, WAKE COUNTY, RALEIGH, NORTH CAROLINA

COMMENCING AT A POINT, SAID POINT BEING PUBLISHED IN THE NATIONAL GEODETIC SURVEY AS "RALEIGH CORS ARP" (PID: DG4687) AND HAVING NC GRID COORDINATES OF NORTHING: 733,167.42 FEET & EASTING: 2,124,896.38 FEET; AND HAVING A COMBINED SCALE FACTOR OF: 0.9990429; THENCE N 29° 18' 11" W A GRID DISTANCE OF 34,888.63 FEET TO A CALCULATED POINT (CP) HAVING NC GRID COORDINATES OF NORTHING: 763,591.82 FEET & EASTING: 2,141,971.87 FEET, SAID POINT LYING ON THE NORTHERN MARGIN OF BUFFALOE ROAD (STATE ROAD 2215) AND BEING A SOUTHWESTERN CORNER OF THE REMAINING TRACT "3" & "5A" POINT IS HEREBY KNOWN AS **THE POINT OF BEGINNING**.

THENCE FROM SAID **POINT OF BEGINNING** N 77° 40' 52" E A DISTANCE OF 367.54 FEET ALONG A NEW ZONING LINE TO A POINT BEING THE COMMON CORNER BETWEEN PROPOSED R-10, R-X3 ZONES; THENCE ALONG A COMMON BOUNDARY WITH KATHERN NETTY AUXER AS DEPICTED IN BOOK OF MAPS 1980 PAGE 922 S 78°07'17" E, 200.00 FEET TO A POINT; THENCE N 77°47'13" E, 739.86 FEET TO A POINT; THENCE N 88°13'43" E, 334.66 FEET TO A POINT; SAID POINT LYING ON THE WESTERN MARGIN OF WILLIAM AND MARY DRIVE; (STATE ROAD 2965); THENCE WITH SAID MARGIN S 40°30'33" E, 325.11 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 862.92 FEET AND A CHORD BEARING AND DISTANCE OF S 25°59'33" E 434.55 FEET TO A POINT; THENCE S 11°24'33" E, 96.31 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 475.55 FEET AND A CHORD BEARING AND DISTANCE OF S 0°09'57" W 189.62 FEET TO A POINT; THENCE S 11°39'57" W, 141.79 FEET TO A POINT; SAID POINT LYING ON THE NORTHERN MARGIN OF BUFFALOE ROAD (STATE ROAD 2215) THENCE WITH SAID MARGIN N 77°18'08" W, 681.91 FEET TO A POINT; THENCE N 75°34'04" W, 301.72 FEET TO A POINT; THENCE N 72°22'20" W, 166.10 FEET TO A POINT; THENCE N 70°19'09" W, 142.53 FEET TO A POINT; THENCE N 21°34'02" E, 31.83 FEET TO A POINT; THENCE N 69°12'33" W, 479.60 FEET TO A POINT; THENCE LEAVING SAID MARGIN N 18°38'09" E, 158.58 FEET TO A POINT; THENCE N 68°55'35" W, 269.77 FEET TO A POINT; THENCE S 20°04'11" W, 177.37 FEET TO A POINT; THENCE N 12°21'14" W, 258.65 FEET TO A POINT; SAID POINT BEING THE **POINT AND PLACE OF BEGINNING** CONTAINING AN AREA OF 1,275,956 SQUARE FEET OR 29.292 ACRES, MORE OR LESS.

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-58-20****OFFICE USE ONLY**

Date Submitted

Rezoning Case #

Existing Zoning **AP-SHOD-1** Proposed Zoning R-10-SHOD-1 and RX-3-SHOD-1**Narrative of Zoning Conditions Offered**

The following conditions shall apply to that portion of the property zoned R-10:

1. Residential density shall not exceed 6 units per acre.
2. Except for the extension of Landover Ridge Drive, the property shall maintain a thirty foot (30') undisturbed buffer along the shared boundaries with the following properties: PIN 1746-05-9687 (Deed Book 16743, Page 1911, Wake County Registry), PIN 1746-15-8502 (Deed Book 16204, Page 1362, Wake County Registry), and PIN 1746-15-9572 (Deed Book 10522, Page 1344, Wake County Registry).
3. A minimum of twenty-five percent (25%) of the net set area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside of a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided may count toward this open area requirement so long as it complies with definition of Open Area in this Condition.
4. The Apartment building type shall be prohibited.

The following conditions shall apply to that portion of the property zoned RX-3:

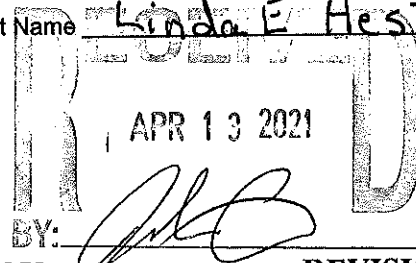
1. There shall be no more than 300 dwelling units on this portion of the property.
2. Only those Residential Uses that are Permitted, Limited, or Special Uses in the RX- zoning district shall be allowed on the property.
3. There shall be a minimum fifty foot (50') primary building setback from the adjacent properties with PIN 1746-23-8985 (Deed Book 14962, Page 1816, Wake County Registry) and the frontage along William and Mary Drive.
4. Except for a street connection to William and Mary Drive, the property shall maintain a thirty foot-wide (30') undisturbed buffer along its William and Mary Drive frontage. The width of the buffer shall be reduced proportionally to the width of any required street protective yard.

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

Linda E Hester

Print Name

Linda E Hester

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

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.	
PROPOSED MITIGATION	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation

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

- | | |
|-----------|---|
| 1. | <p><i>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.</i></p> <p>Response:</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> |
| 6. | <p><i>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.</i></p> <p>Response:</p> |

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

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

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

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY 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 type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the 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"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

Who can initiate a rezoning request?

If requesting to down-zone property, the rezoning application must be signed by all of the property owners whose property is subject to the down-zoning. Down-zoning 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 purposes of initiating the request, by property owners or third-party applicants.

Temporary Option for Virtual Neighborhood Meetings

During times when in-person gatherings are restricted, this document consists of guidance and templates for conducting a virtual meeting that may satisfy the pre-submittal neighborhood meeting prerequisite for filing a rezoning request and, when required, the second neighborhood meeting prerequisite for Planning Commission review. All requirements related to notice and neighborhood meetings found in the UDO are still applicable and should be reviewed when preparing for a neighborhood meeting.

Raleigh Planning & Development staff are available to advise you in the preparation for virtual neighborhood meetings. For more information, contact JP Mansolf (919) 996-2180 or jp.mansolf@raleighnc.gov.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive community feedback regarding a rezoning prior to submittal to Raleigh Planning & Development or prior to Planning Commission review, per the standards found in [UDO Ch. 10](#). The intention of the meeting is to facilitate neighbor communication; identify issues of concern early on; and provide the applicant an opportunity to address neighbors' concerns about the potential impacts of the rezoning request at key steps in the rezoning process.

GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

The virtual neighborhood meeting option is available to applicants on a temporary basis during times when in-person gatherings are restricted. Above and beyond the requirements for neighborhood meetings found in the UDO, the following practices are strongly encouraged for virtual neighborhood meetings:

Verification of mailed notice for virtual neighborhood meetings can be completed by USPS or Raleigh Planning & Development staff.

Neighborhood meeting notification letters can be verified in one of two ways for virtual neighborhood meetings:

- By using USPS in compliance with [UDO Sec. 10.2.1.C.1.b](#).
- By coordinating with Raleigh Planning & Development staff.
 - When City of Raleigh facilities are open to the public, applicants may present stuffed, stamped, addressed, and unsealed neighborhood meeting notifications to Raleigh Planning & Development staff prior to the 10-day period for confirmation that the complete list of property owners is being noticed and that the notices contain adequate information to satisfy the requirements of the UDO and are in keeping with this guidance document.
 - When City of Raleigh facilities are closed to the public, applicants may present electronic documentation to city staff prior to the 10-day period for verification. Documentation should include: an electronic copy of the notification letter and any enclosures, the mailing list, photographs of the mailing that demonstrates the number of envelopes prepared for mailing, an attestation from the applicant that the mailing satisfies all UDO requirements and that acknowledges that false statements negate validity of the mailing.

The meeting should be held within specific timeframes and meet certain requirements.

The UDO requires that “the applicant shall provide an opportunity to meet with property owners of the development site and property owners within the mailing radius described in [UDO Sec. 10.2.1.C.1](#). In order to provide meaningful opportunity, a virtual neighborhood meeting should follow these guidelines:

- Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant’s choice.
- The software must support a two-way conversation that allows for residents to ask questions and provide thoughts, as well as hear the applicant’s presentation.
- The software should provide an option for an individual to participate exclusively by telephone.
- The meeting should be conducted for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- The meeting should not be held on City of Raleigh or State of North Carolina recognized holidays.
- Just as with an in-person meeting, an attendance sheet must be completed to log known attendees of the virtual meeting. Note if no one attended.

Additional informational material should be provided by post to all invitees.

To help facilitate discussion during the meeting for all participants, especially those that may participate exclusively by telephone, informational material should be provided by post. A copy of all mailed materials should be included as part of the Neighborhood Meeting report required for the rezoning application. In addition to details required by [UDO Sec. 10.2.1.C.1](#), the following information should be mailed with the meeting notice:

- The date, time, and detailed instructions for how to participate in the virtual meeting either online or by telephone.
- A current aerial photograph of the area.
- A current zoning map of the area.
- A draft of the rezoning petition to be submitted.
- For a rezoning request to a district that requires a master plan ([UDO Art. 4.6](#) and [4.7](#)) preliminary or schematic plans of the proposed master plan should be provided to help facilitate discussion.

The meeting agenda should describe the action to be requested and the nature of the questions involved.

This information should be addressed during the meeting:

- Explanation of the rezoning process.
- Explanation of future meetings (additional neighborhood meetings, if any; Planning Commission review; City Council public hearing).
- Explanation of the development proposal, including proposed uses and zoning conditions; explanation of any proposed master plan; and any public information available about the property owner or buyer, developer or builder, and/or likely tenant.
- Questions or concerns by virtual attendees and responses by the applicant.
- Report of any questions and concerns received by the applicant in correspondence or phone call in advance of the meeting, along with any applicant-provided responses.

The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the City of Raleigh Development Portal.

NOTIFICATION LETTER TEMPLATE

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held virtually. You can participate online or by telephone. To participate, visit:

(MEETING WEB ADDRESS)

Or call:

(MEETING PHONE NUMBER)

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning.

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, please contact:

JP Mansolf
Raleigh Planning & Development
(919)996-2180
JP.Mansolf@raleighnc.gov

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

(NAME)

(CONTACT INFO)

Sincerely,

REZONING OF PROPERTY CONSISTING OF +/- 58.79 ACRES,
LOCATED IN THE NORTHWEST QUADRANT OF THE BUFFALOE ROAD AND
FORESTVILLE ROAD INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
AUGUST 10, 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, August 10, at 5:00 p.m. The property considered for this potential rezoning totals approximately 58.79 acres, and is located in the northwest quadrant of the Buffalo Road and Forestville Road intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1746-23-6378. This meeting was held virtually on Zoom with an option to call in by telephone. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Worth Mills
Date: July 29, 2020
Re: Neighborhood Meeting for Rezoning of 7425 Buffalo Road

You are invited to attend a meeting to discuss the rezoning. We have scheduled an informational meeting with surrounding property owners on Monday, August 10th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To join with video:

<https://us02web.zoom.us/j/88024809592?pwd=dUJBM0hZRHh4NktJeklVMVdrYzE2QT09>

Meeting ID: 880 2480 9592

Password: 090555

To join by telephone:

+1 646 558 8656

Meeting ID: 880 2480 9592

Password: 090555

The purpose of this meeting is to discuss a rezoning of property located at 7425 Buffalo Road (with Property Identification Number (PIN) 1746-23-6378). The property totals approximately 58.79 acres in size, and is located in the northeast quadrant of the Buffalo Road and I-540 intersection.

The properties are currently zoned Agricultural Production (AP), and the proposed rezoning would change the zoning designation to a mix of Residential, 10 units per acre (R-10), Residential Mixed-Use with a 3-story height limit (RX-3), and Neighborhood Mixed-Use with a 3-story height limit (NX-3). The purpose of the rezoning is to allow for a range of residential uses, along with limited retail uses along Buffalo Road.

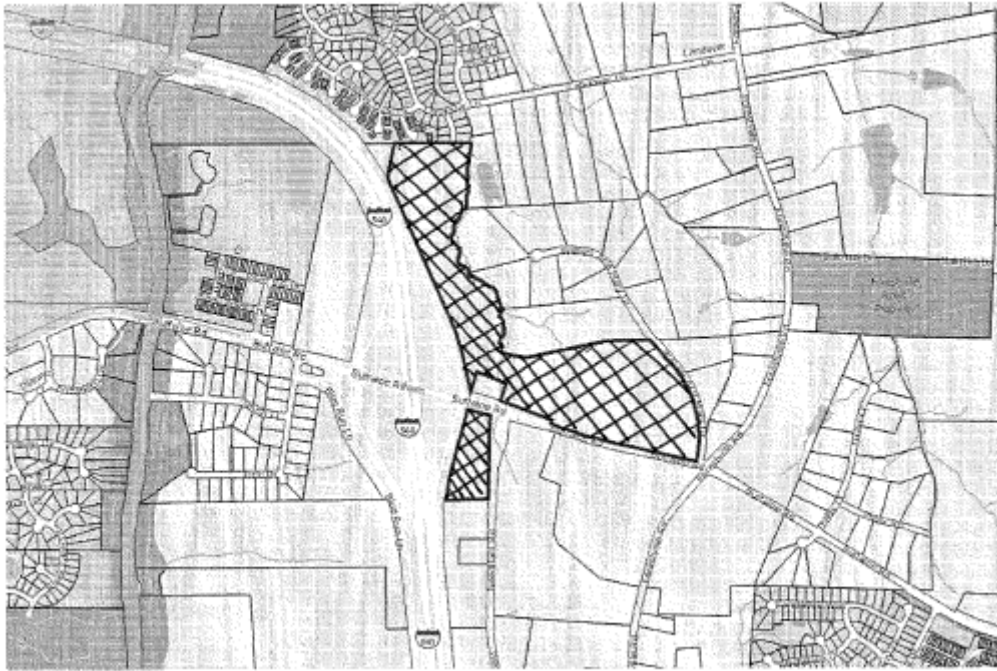
The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application, including proposed zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP

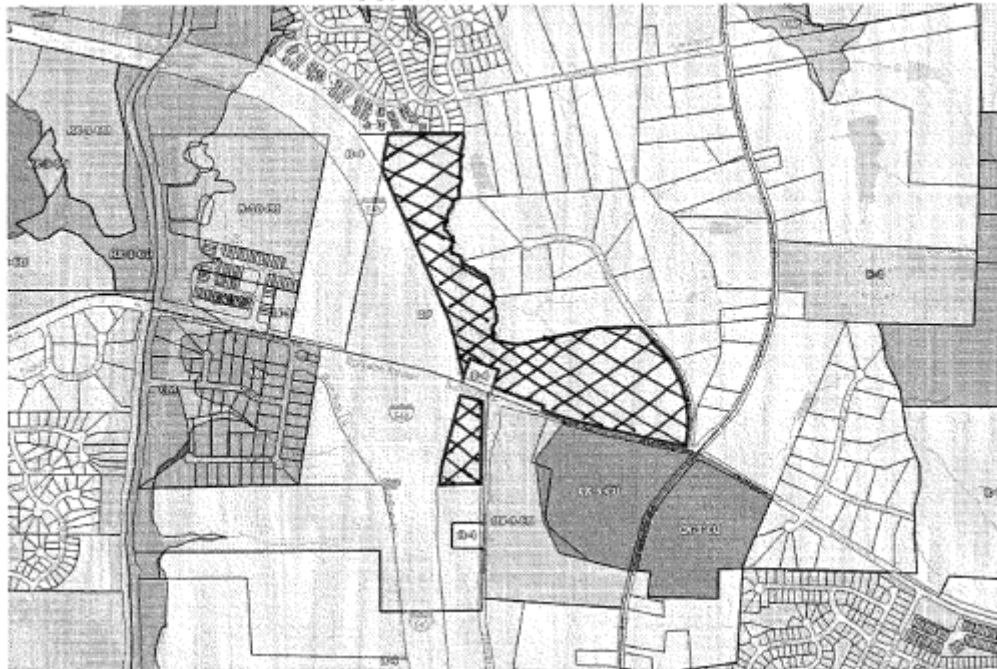


EXHIBIT B – NOTICE LIST

1746026062 LEWIS, CHERYL R LEWIS, ANTHONY C SR 11256 FREEDOM WAY SEMINOLE FL 33772-3017	1746048375 THALES ACADEMY, INC 4641 PARAGON PARK RD RALEIGH NC 27616-3406	1746059687 LANDOVER HOMEOWNERS ASSOCIATION, INC 2180 W SR 434 STE 5000 LONGWOOD FL 32779-5042
1746150627 PERROU, HAVEN RENEE 4817 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746150639 WATKINS, GREGORY B JR 4815 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746150693 BAKER, DAWN C 4816 LANDOVER ARBOR PL RALEIGH NC 27616-9066
1746150751 SQUIRES, JANICE F 4813 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746150755 CASSEDY, BRIAN S 4809 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746150777 MCKNIGHT, BERNADETTE 4807 LANDOVER VALE WAY RALEIGH NC 27616-9069
1746150789 CARREE, BERVETTE H 4805 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746151527 BELLAMY, ERIC D SR 4820 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151535 HILBURN, LISA NICOLE 4822 LANDOVER ARBOR PL RALEIGH NC 27616-9066
1746151605 HARRIS, JA-FANA G 4814 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151627 COBLE, BRITNI 4812 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151731 MENDOZA, NORWEL 4808 LANDOVER ARBOR PL RALEIGH NC 27616-9066
1746151743 BRITTAINE, EMALIE GALBRAITH, KAMERON 4806 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151756 SUTTON, KIA 4804 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151967 COLEMAN, SHAWN PATRICK 4737 LANDOVER DALE DR RALEIGH NC 27616-9016
1746152378 YOUNG, BETH WATKINS 11512 JORDAN RD RALEIGH NC 27603-8332	1746152563 SMITH, TIMOTHY WILLIAM PO BOX 1421 KNIGHTDALE NC 27545-1421	1746152566 WYATT, JOHN WALTER WYATT, SUSAN DOROTHY 4817 LANDOVER ARBOR PL RALEIGH NC 27616-9067
1746152568 ANDREWS, JOHN H ANDREWS, BEULAH L 4815 LANDOVER ARBOR PL RALEIGH NC 27616-9067	1746152665 WAGNER, ROBERT R JR WAGNER, LAURA A 4809 LANDOVER ARBOR PL RALEIGH NC 27616-9067	1746152668 TATE, JULIET 4807 LANDOVER ARBOR PL RALEIGH NC 27616-9067
1746152760 MCLEAN, REBECCA P 4805 LANDOVER ARBOR PL RALEIGH NC 27616-9067	1746152936 STEWART, JOHN O STEWART, VIVIAN L 4741 LANDOVER DALE DR RALEIGH NC 27616-9016	1746152960 FELDER, MICHAEL J FELDER, AMANDA B 4745 LANDOVER DALE DR RALEIGH NC 27616-9016
1746153578 HARD, JENNIFER L 4812 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153586 CVETKOVSKI, RACHEL DONLIN CVETKOVSKI, ALEXANDER 4814 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153593 CLARK, ANTONIO 4816 LANDOVER PINE PL RALEIGH NC 27616-9065

1746153645 BASTONE, FRANCINE 4804 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153653 CHANAKIRA, RUTENDO EBRA 4806 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153661 SAWYER, XAVIER ST JEAN 4808 LANDOVER PINE PL RALEIGH NC 27616-9065
1746153816 TUCKER, TIMOTHY CHARLES TRUSTEE TUCKER, MARY LIZABETH TRUSTEE 4749 LANDOVER DALE DR RALEIGH NC 27616-9016	1746153884 YOUNG, DAVID R YOUNG, SARAH H 4753 LANDOVER DALE DR RALEIGH NC 27616-9016	1746154884 PATTERSON, MATTHEW S PATTERSON, TENESSA D 4058 LANDOVER LN RALEIGH NC 27616-9026
1746154925 DOCTOR, ANCA A DOCTOR, SEBASTIAN M 4050 LANDOVER LN RALEIGH NC 27616-9026	1746154950 PUCKETT, MEGAN W PUCKETT, WESLEY 4054 LANDOVER LN RALEIGH NC 27616-9026	1746155616 HUGHES, DAYMON 12609 PORT CHESTER CT RALEIGH NC 27614-8876
1746155619 CARRINGTON, CANDID 4807 LANDOVER PINE PL RALEIGH NC 27616-9064	1746155624 MILLS, DEVIN E 4811 LANDOVER PINE PL RALEIGH NC 27616-9064	1746155682 LIU, JIYIN ZHONG, XIANG 2100 WIDE RIVER DR RALEIGH NC 27614-8464
1746155701 CHONG, CHAE YOP LIM, GAB BONG 924 THOMPSON GLENN PL WAKE FOREST NC 27587-4290	1746155782 PARKER, NEAL INGRAM 4062 LANDOVER LN RALEIGH NC 27616-9026	1746156581 BECOAT, ADRIAN BECOAT, LYDIA 4829 LANDOVER PINE PL RALEIGH NC 27616-9064
1746156584 RABON, MELINDA G 4827 LANDOVER PINE PL RALEIGH NC 27616-9064	1746156586 ARMSTRONG, ASHLEY 4825 LANDOVER PINE PL RALEIGH NC 27616-9064	1746156601 JAMES, CHERI M 4819 LANDOVER PINE PL RALEIGH NC 27616-9064
1746156620 FRISBEE, DENNIS MITCHELL III FRISBEE, HOLLY MARIE 4821 LANDOVER PINE PL RALEIGH NC 27616-9064	1746156658 POWELL, ELISABETH BRAWER, HUNTER 4066 LANDOVER LN RALEIGH NC 27616-9026	1746156859 RUMER, TRACEY DIANE 4057 LANDOVER LN RALEIGH NC 27616-9025
1746156895 AMH 2014-2 BORROWER LLC AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148	1746156934 INGELS, BRADLEY INGELS, VICTORIA 4053 LANDOVER LN RALEIGH NC 27616-9025	1746157617 ROSE, CHRISTOPHER ROSE, CARLA 4070 LANDOVER LN RALEIGH NC 27616-9026
1746157687 SEELAM, SRINIVASARAO SEELAM, RAMADEVI 1501 GREEN MOUNTAIN DR WAKE FOREST NC 27587-6125	1746157892 ELCOCK, JOHN ELCOCK, ROBLYN 2728 CASHLIN DR RALEIGH NC 27616-5568	1746158502 PROGRESS RESIDENTIAL 2015-3 BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261-4090
1746158509 DIKE, JOSEPH ALLEN 4808 LANDOVER RIDGE DR RALEIGH NC 27616-9013	1746158858 HARRIS CROSSING OWNERS ASSOCIATION INC 208 FOREST OAKS DR ARCHER LODGE NC 27527-6943	1746158956 BANTON, WILLIAM SYLVESTER JR BANTON, GAIL VENESSA 4044 LANDOVER PEAK PL RALEIGH NC 27616-9796

1746159572 ZODULUA, BATEZA ZODULUA, MAKONDI SASSA 4813 LANDOVER RIDGE DR RALEIGH NC 27616-9014	1746159578 RANGEL, EVERARDO RANGEL, ERIKA S 4809 LANDOVER RIDGE DR RALEIGH NC 27616-9014	1746159655 MURAGURI, JOSEPH N MWANGI, GLADYS NYACHOMBA 4805 LANDOVER RIDGE DR RALEIGH NC 27616-9014
1746159731 PROGRESS RESIDENTIAL 2015-3 BORROWER LLC PO BOX 4090 SCOTTS DALE AZ 85261-4090	1746163091 ROKE, AIMEE LYNN Roke, BRIAN PATRICK 4046 LANDOVER LN RALEIGH NC 27616-9026	1746166030 JENNINGS, ADAM STEPHEN JENNINGS, BRITTANY SHEA 4049 LANDOVER LN RALEIGH NC 27616-9025
1746210963 DAIL, ROBERT FRANKLIN DAIL, SUSAN C 5116 NEEDHAM RD RALEIGH NC 27604-9797	1746216969 SOUTHWOOD FERNANDINA LLC PO BOX 280 GASTONIA NC 28053-0280	1746231375 NC DEPARTMENT OF TRANSPORTATION 815 STADIUM DR DURHAM NC 27704-2713
1746236378 HESTER, LINDA ELAINE 7425 BUFFALOE RD RALEIGH NC 27616-6811	1746238985 AUXER, NETTY KATHRYN 5201 WILLIAM AND MARY DR RALEIGH NC 27616-6801	1746241652 MAAS, JAMES I MAAS, MARY A 5220 WILLIAM AND MARY DR RALEIGH NC 27616-6802
1746243279 HALVA, HELEN G 5217 WILLIAM AND MARY DR RALEIGH NC 27616-6801	1746245767 OWEN, ALLEN T OWEN, NITA C 5216 WILLIAM AND MARY DR RALEIGH NC 27616-6802	1746246391 CARTER, DENNIS W CARTER, LOIS R 5213 WILLIAM AND MARY DR RALEIGH NC 27616-6801
1746250957 ROSANIA, TREVOR 4045 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746250970 ELMORE, JASMINE 4049 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746251261 OWEN, ALLEN T OWEN, NITA C 5216 WILLIAM AND MARY DR RALEIGH NC 27616-6802
1746251617 SZLAIUS, ROBERT A 644 PENDLETON LAKE RD RALEIGH NC 27614-9093	1746253454 WEAVER, JOHN T EGLER, JEANNE L 4112 LANDOVER LN RALEIGH NC 27616-8978	1746253918 GOODSON, JOSEPH IVERY 4125 LANDOVER LN RALEIGH NC 27616-8978
1746255465 MITCHELL, RODNEY D MITCHELL, MEGAN E 4124 LANDOVER LN RALEIGH NC 27616-8978	1746322355 BUFFALOE ROAD (IDR) LLC BUFFALOE ROAD (SRE) LLC 4201 CONGRESS ST STE 174 CHARLOTTE NC 28209-4777	1746341202 PEARCE, R NELSON PEARCE, SHARON S 5205 WILLIAM AND MARY DR RALEIGH NC 27616-6801
1746344472 WIGGINS, THOMAS R WIGGINS, JAY 5204 WILLIAM AND MARY DR RALEIGH NC 27616-6802	1746346004 PENNIMAN, ERIC A PENNIMAN, LYNN R 5200 WILLIAM AND MARY DR RALEIGH NC 27616-6802	1746349184 BLUEROSE HOLDINGS LLC PO BOX 12526 RALEIGH NC 27605-2526
1746411926 YOUNG, BETH WATKINS 11512 JORDAN RD RALEIGH NC 27603-8332	1746430637 WILLIAMS, CHARLES R JASMIN, VICTORIA M 5110 WILLIAM AND MARY DR RALEIGH NC 27616-6806	1746431400 ROBERTS, RONALD E JR ROBERTS, WANDA L 5000 WILLIAM AND MARY DR RALEIGH NC 27616-6813

1746432193 YOUNG, WILLIAM C TRUSTEE OUNG LIVING TRUST THE 5008 FORESTVILLE RD RALEIGH NC 27616-9684	1746434421 YOUNG, WILLIAM C 5008 FORESTVILLE RD RALEIGH NC 27616-9684	1746435723 YOUNG, WILLIAM C TRUSTEE OUNG LIVING TRUST THE 5008 FORESTVILLE RD RALEIGH NC 27616-9684
1746437162 YOUNG, BETH WATKINS 11512 JORDAN RD RALEIGH NC 27603-8332		

EXHIBIT C – ITEMS DISCUSSED

1. Traffic on Buffalo Road and how the applicant can mitigate
2. Traffic effects for those residents north of the property
3. Expected traffic along William & Mary Drive
4. Is the developer considering a traffic light on Buffalo Road?
 - a. Yes
5. Possibility of a gas station and the effects on adjacent property owners' septic tanks
6. Is a restaurant being considered?
 - a. Yes
7. Neighbors' ability to work with the applicant on zoning conditions
8. Buffering along William and Mary Drive
9. Impacts on environmental features and animals
10. Changes to the William and Mary Drive alignment
11. Concerns over cut-through traffic
12. Does Covid traffic count in a TIA?
13. Stream buffering
14. Development's effects on property values
15. Construction and rezoning timeline

EXHIBIT D – MEETING ATTENDEES

1. Allen Owen
2. Hap Wiggins
3. Dresden Hasala
4. John Anagnost
5. Joe Faulkner
6. Helen Halva
7. Victoria Jasmin
8. Wanda Roberts
9. Ronald Roberts
10. Rodney Mitchell
11. Rebecca McClain
12. Brian Johnson
13. Janice Squires
14. Jack Weaver
15. Jeanne Egler
16. Brian Maurice

REZONING OF PROPERTY CONSISTING OF +/- 50.43 ACRES,
LOCATED IN THE NORTHEAST QUADRANT OF THE BUFFALOE ROAD AND I-540
INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
APRIL 19, 2021

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, April 19, at 5:00 p.m. The property considered for this potential rezoning totals approximately 50.43 acres, and is located in the northeast quadrant of the Buffalo Road and I-540 intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1746-23-6378. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 1,000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Worth Mills, Longleaf Law Partners
Date: April 6, 2021
Re: Neighborhood Meeting for Rezoning of 7425 Buffaloe Road (Z-58-20)

You are invited to attend a meeting to discuss rezoning case Z-58-20. We have scheduled an informational meeting with surrounding property owners on Monday, April 19th at 5:00 PM until 7:00 PM. Due to the COVID-19 Pandemic, this meeting will be held virtually. You can participate online or by telephone. To participate, visit:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 830 2948 9074
Password: 204444

To Join by Telephone:

+1 646 558 8656
Meeting ID: 830 2948 9074
Password: 204444

The purpose of this meeting is to discuss rezoning case Z-58-20, which concerns 7425 Buffaloe Road (with Property Identification Number 1746-23-6378). The property totals approximately 58.79 acres in size, and is located in the northeast quadrant of the Buffaloe Road and I-540 intersection.

The property is currently zoned Agricultural Production with the Special Highway Overlay District-1 (AP-SHOD-1), and the proposed zoning is split between Residential, 10 units per acre (R-10-SHOD-1-CU) and Residential Mixed Use, 3 story height limit (RX-3-SHOD-1-CU) with zoning conditions. The purpose of the rezoning is to allow for a mix of residential uses.

The City of Raleigh requires a second neighborhood meeting involving the owners of property within 1,000 feet of the property before the rezoning request can be considered at a Planning Commission meeting. After the neighborhood meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about rezoning, you may visit the City's website at www.raleighnc.gov and search for "Rezoning Process", or contact the Raleigh City Planning Department at 919.996.2638 or John.Anagnost@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Rezoning Application page, including draft zoning conditions
4. Map showing the proposed zoning districts

Rezoning Application



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

REZONING REQUEST				
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #	
Existing Zoning Base District	AP	Height		Frontage
Proposed Zoning Base District		Height		Frontage
Overlay(s) <u>SHOD-1</u>				
Overlay(s) <u>SHOD-1</u>				
Click here to view the Zoning Map. 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 7425 Buffalo Road				
Property PIN 1746-23-6378		Deed Reference (book/page) 16-E-2005		
Nearest Intersection Buffalo Road and Forestville Road				
Property Size (acres) 58.79	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address Linda Elaine Hester 7425 Buffalo Road Raleigh, NC 27616		Phone	Fax	
		Email		
Applicant Name/Address Worth Mills, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919.645.4313	Fax	
		Email wmills@longleaflp.com		
Applicant* Signature(s)		Email		

*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-58-20	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning AP-SHOD-1 Proposed Zoning R-10-SHOD-1 and RX-3-SHOD-1	
Narrative of Zoning Conditions Offered	
<p>The following conditions shall apply to that portion of the property zoned R-10:</p> <ol style="list-style-type: none"> 1. Residential density shall not exceed 6 units per acre. 2. Except for the extension of Landover Ridge Drive, the property shall maintain a thirty foot (30') undisturbed buffer along the shared boundaries with the following properties: PIN 1746-05-9687 (Deed Book 16743, Page 1911, Wake County Registry), PIN 1746-15-8502 (Deed Book 16204, Page 1362, Wake County Registry), and PIN 1746-15-9572 (Deed Book 10522, Page 1344, Wake County Registry). 3. A minimum of twenty-five percent (25%) of the net set area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside of a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided may count toward this open area requirement so long as it complies with definition of Open Area in this Condition. 4. The Apartment building type shall be prohibited. <p>The following conditions shall apply to that portion of the property zoned RX-3:</p> <ol style="list-style-type: none"> 1. There shall be no more than 300 dwelling units on this portion of the property. 2. Only those Residential Uses that are Permitted, Limited, or Special Uses in the RX- zoning district shall be allowed on the property. 3. There shall be a minimum fifty foot (50') primary building setback from the adjacent properties with PIN 1746-23-8985 (Deed Book 14962, Page 1816, Wake County Registry) and the frontage along William and Mary Drive. 4. Except for a street connection to William and Mary Drive, the property shall maintain a thirty foot-wide (30') undisturbed buffer along its William and Mary Drive frontage. The width of the buffer shall be reduced proportionally to the width of any required street protective yard. 	

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

Linda E Hester Print Name Linda E Hester

EXHIBIT B – NOTICE LIST

1736958702 NC DEPARTMENT OF TRANSPORTATION 815 STADIUM DR DURHAM NC 27704-2713	1746026062 LEWIS, CHERYL R LEWIS, ANTHONY C SR 11256 FREEDOM WAY SEMINOLE FL 33772-3017	1746028762 YOUNG, BETH WATKINS 11512 JORDAN RD RALEIGH NC 27603-8332
1746043784 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746044642 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746044661 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746044681 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746044713 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746044742 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746044762 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746044781 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746044818 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746044844 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100	1746044911 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746044923 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746044926 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045360 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045373 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746045386 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045389 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045492 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746045494 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045615 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100	1746045701 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746045815 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045817 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045829 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746045922 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045935 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746045937 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063

1746045949 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046409 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100	1746046515 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746046527 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046620 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046633 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746046646 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046649 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046752 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746046754 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046767 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046860 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746046872 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046874 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046887 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746046889 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046991 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746046994 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746047906 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746047909 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746048375 THALES ACADEMY, INC 4641 PARAGON PARK RD RALEIGH NC 27616-3406
1746052084 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746052097 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746052190 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746053103 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746053115 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746053129 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746053236 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746053266 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100	1746053442 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063

1746054031 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100	1746054057 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746054059 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746054162 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746054175 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746054179 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746054282 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746054284 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746054287 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746054402 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100	1746054452 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746054482 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746055041 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055053 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055056 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746055069 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055161 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055163 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746055175 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055189 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055282 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746055294 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055296 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055330 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100
1746055412 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055432 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746055472 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746055492 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746056208 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746056422 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063

1746056946 WEST, LATRICE S 4817 LANDOVER KEEP PL RALEIGH NC 27616-9061	1746056958 GORE, SEAN 4815 LANDOVER KEEP PL RALEIGH NC 27616-9061	1746057011 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746057013 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746057025 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746057131 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100
1746057147 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746057159 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746057251 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063
1746057253 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746057266 LGI HOMES - NC LLC 3037 SHERMAN DR LANCASTER SC 29720-0063	1746057337 RIVERWALK TOWNHOMES OWNERS ASSOCIATION INC 6135 PARK SOUTH DR STE 510 CHARLOTTE NC 28210-0100
1746057925 CARDON, PAUL 4810 LANDOVER CHARGE LN RALEIGH NC 27616-9059	1746057927 TOWEY, MEGAN FITZGERALD, COLLIN 4808 LANDOVER CHARGE LN RALEIGH NC 27616-9059	1746057939 BESS, JUDITH L 4806 LANDOVER CHARGE LN RALEIGH NC 27616-9059
1746058796 SOWE, PA MODOU KAH, MARIAMA 4816 LANDOVER VALE WAY RALEIGH NC 27616-9068	1746058832 ROBERTSON, LILLIE V 4815 LANDOVER CHARGE LN RALEIGH NC 27616-9058	1746058844 ARDS, SHERRIA L 4813 LANDOVER CHARGE LN RALEIGH NC 27616-9058
1746058865 LAC, HUY DIEN TRAN, TUYET HUE 4811 LANDOVER CHARGE LN RALEIGH NC 27616-9058	1746058889 DELK, CHIP LEE 4809 LANDOVER CHARGE LN RALEIGH NC 27616-9058	1746059687 LANDOVER HOMEOWNERS ASSOCIATION, INC 2180 W SR 434 STE 5000 LONGWOOD FL 32779-5042
1746059708 FLORES, SHINTIA GONZALES MORALES, HENRY MARTIN 4814 LANDOVER VALE WAY RALEIGH NC 27616-9068	1746059820 MOLLER, LORRAINE 4812 LANDOVER VALE WAY RALEIGH NC 27616-9068	1746059853 ADAMS, MONICA 4808 LANDOVER VALE WAY RALEIGH NC 27616-9068
1746059875 BARBEE, WILLIAM JR BARBEE, LACY B 4806 LANDOVER VALE WAY RALEIGH NC 27616-9068	1746059897 RAWLS, KARIN 4804 LANDOVER VALE WAY RALEIGH NC 27616-9068	1746059901 MARTINEZ, FATIMA 4807 LANDOVER CHARGE LN RALEIGH NC 27616-9058
1746059913 BYRD, KEVIN A TABER, ELIZABETH K 4805 LANDOVER CHARGE LN RALEIGH NC 27616-9058	1746065140 MIKLAVCIC, MARISSA 4812 LANDOVER KEEP PL RALEIGH NC 27616-9060	1746065174 COOK, KATHRYN 18 FULLER RD # 1 ENFIELD NH 03748-3607

1746065186 NORRIS, AMANDA E 4806 LANDOVER KEEP PL RALEIGH NC 27616-9060	1746066063 POTTS, ELIZABETH 4809 LANDOVER KEEP PL RALEIGH NC 27616-9061	1746066075 GORDON, DANIEL J 1004 CORAM FIELDS RD WAKE FOREST NC 27587-5182
1746066087 SCHMELZLA, PATRICIA LEIGH 4805 LANDOVER KEEP PL RALEIGH NC 27616-9061	1746066107 EALEY, AVA 4804 LANDOVER KEEP PL RALEIGH NC 27616-9060	1746067042 BONDS, APRIL A 304 MYRTLE ST GLENDALE CA 91203-3577
1746067244 JOHNSON, BOBBY RAY JOHNSON, KIMBERLY ANN 4709 LANDOVER DALE DR RALEIGH NC 27616-9016	1746067290 ENDRIES, JULIE A 4713 LANDOVER DALE DR RALEIGH NC 27616-9016	1746068165 WYDE, STEVEN WYDE, ROBERTA 4717 LANDOVER DALE DR RALEIGH NC 27616-9016
1746068293 SENGER-KNOTTS, BETH ANN 4616 LANDOVER WOODS LN RALEIGH NC 27616-9017	1746068302 OJUTIKU, ADEBOWALE O OJUTIKU, YVETTE E 4004 LANDOVER LN RALEIGH NC 27616-9026	1746068382 COLLINS, KRISTEN 4008 LANDOVER LN RALEIGH NC 27616-9026
1746069079 MUHIDDIN, AMEEN 4613 LANDOVER WOODS LN RALEIGH NC 27616-9018	1746069274 DOVE, WILLIAM CHARLES DOVE, JESSICA LEIGH 4612 LANDOVER WOODS LN RALEIGH NC 27616-9017	1746069362 HAWKINS, HEIDI C HAWKINS, LAMAR D 4012 LANDOVER LN RALEIGH NC 27616-9026
1746110217 CHAPPELL, C DOUGLAS CHAPPELL, WALLACE R 4025 LOUISBURY RD WAKE FOREST NC 27587-8118	1746150627 PERROU, HAVEN RENEE 4817 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746150639 WATKINS, GREGORY B JR 4815 LANDOVER VALE WAY RALEIGH NC 27616-9069
1746150693 BAKER, DAWN C 4816 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746150751 SQUIRES, JANICE F 4813 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746150755 CASSEDY, BRIAN S 4809 LANDOVER VALE WAY RALEIGH NC 27616-9069
1746150777 MCKNIGHT, BERNADETTE 4807 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746150789 CARREE, BERVETTE H 4805 LANDOVER VALE WAY RALEIGH NC 27616-9069	1746151527 BELLAMY, ERIC D SR 4820 LANDOVER ARBOR PL RALEIGH NC 27616-9066
1746151535 HILBURN, LISA NICOLE 4822 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151605 HARRIS, JA-FANA G 4814 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151627 COBLE, BRITNI 4812 LANDOVER ARBOR PL RALEIGH NC 27616-9066
1746151731 MENDOZA, NORWEL 4808 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151743 BRITTAINE, EMALIE GALBRAITH, KAMERON 4806 LANDOVER ARBOR PL RALEIGH NC 27616-9066	1746151756 SUTTON, KIA 4804 LANDOVER ARBOR PL RALEIGH NC 27616-9066

1746151906 BELLSOUTH TELECOMMUNICATIONS INC 5715 GLENWOOD AVE RALEIGH NC 27612-3207	1746151967 COLEMAN, SHAWN PATRICK 4737 LANDOVER DALE DR RALEIGH NC 27616-9016	1746152378 YOUNG, BETH WATKINS 11512 JORDAN RD RALEIGH NC 27603-8332
1746152563 SMITH, TIMOTHY WILLIAM PO BOX 1421 KNIGHTDALE NC 27545-1421	1746152566 WYATT, JOHN WALTER WYATT, SUSAN DOROTHY 4817 LANDOVER ARBOR PL RALEIGH NC 27616-9067	1746152568 ANDREWS, JOHN H ANDREWS, BEULAH L 4815 LANDOVER ARBOR PL RALEIGH NC 27616-9067
1746152665 WAGNER, ROBERT R JR WAGNER, LAURA A 4809 LANDOVER ARBOR PL RALEIGH NC 27616-9067	1746152668 TATE, JULIET 4807 LANDOVER ARBOR PL RALEIGH NC 27616-9067	1746152760 MCLEAN, REBECCA P 4805 LANDOVER ARBOR PL RALEIGH NC 27616-9067
1746152936 STEWART, JOHN O STEWART, VIVIAN L 4741 LANDOVER DALE DR RALEIGH NC 27616-9016	1746152960 FELDER, MICHAEL J FELDER, AMANDA B 4745 LANDOVER DALE DR RALEIGH NC 27616-9016	1746153578 HARD, JENNIFER L 4812 LANDOVER PINE PL RALEIGH NC 27616-9065
1746153586 CVETKOVSKI, BLAGOJA CVETKOVSKI, VALENTINA 4814 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153593 CLARK, ANTONIO 4816 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153645 BASTONE, FRANCINE 4804 LANDOVER PINE PL RALEIGH NC 27616-9065
1746153653 CHANAKIRA, RUTENDO EBRA 4806 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153661 SAWYER, XAVIER ST JEAN 4808 LANDOVER PINE PL RALEIGH NC 27616-9065	1746153816 TUCKER, TIMOTHY CHARLES TRUSTEE TUCKER, MARY LIZABETH TRUSTEE 4749 LANDOVER DALE DR RALEIGH NC 27616-9016
1746153884 YOUNG, DAVID R YOUNG, SARAH H 4753 LANDOVER DALE DR RALEIGH NC 27616-9016	1746154884 PATTERSON, MATTHEW S PATTERSON, TENESSA D 4058 LANDOVER LN RALEIGH NC 27616-9026	1746154925 DOCTOR, ANCA A DOCTOR, SEBASTIAN M 4050 LANDOVER LN RALEIGH NC 27616-9026
1746154950 PUCKETT, MEGAN W PUCKETT, WESLEY 4054 LANDOVER LN RALEIGH NC 27616-9026	1746155616 HUGHES, DAYMON 12609 PORT CHESTER CT RALEIGH NC 27614-8876	1746155619 CARRINGTON, CANDID 4807 LANDOVER PINE PL RALEIGH NC 27616-9064
1746155624 MILLS, DEVIN E 4811 LANDOVER PINE PL RALEIGH NC 27616-9064	1746155682 LIU, JIYIN ZHONG, XIANG 2100 WIDE RIVER DR RALEIGH NC 27614-8464	1746155701 CHONG, CHAE YOP LIM, GAB BONG 4805 LANDOVER PINE PL RALEIGH NC 27616-9064
1746155782 PARKER, NEAL INGRAM 4062 LANDOVER LN RALEIGH NC 27616-9026	1746156581 BECOAT, ADRIAN BECOAT, LYDIA 4829 LANDOVER PINE PL RALEIGH NC 27616-9064	1746156584 RABON, MELINDA G 4827 LANDOVER PINE PL RALEIGH NC 27616-9064

1746156586 ARMSTRONG, ASHLEY 4825 LANDOVER PINE PL RALEIGH NC 27616-9064	1746156601 JAMES, CHERI M 4819 LANDOVER PINE PL RALEIGH NC 27616-9064	1746156620 FRISBEE, DENNIS MITCHELL III FRISBEE, HOLLY MARIE 4821 LANDOVER PINE PL RALEIGH NC 27616-9064
1746156658 POWELL, ELISABETH BRAWER, HUNTER 4066 LANDOVER LN RALEIGH NC 27616-9026	1746156859 RUMER, TRACEY DIANE 4057 LANDOVER LN RALEIGH NC 27616-9025	1746156895 AMH 2014-2 BORROWER LLC AMERICAN HOMES 4 RENT 30601 AGOURA RD STE 200 AGOURA HILLS CA 91301-2148
1746156934 SANTANA HENRIQUEZ, DANIA M RODRIGUEZ, LENNY HENRIQUEZ 4053 LANDOVER LN RALEIGH NC 27616-9025	1746157617 ROSE, CHRISTOPHER ROSE, CARLA 4070 LANDOVER LN RALEIGH NC 27616-9026	1746157687 SEELAM, SRINIVASARAO SEELAM, RAMADEVI 1501 GREEN MOUNTAIN DR WAKE FOREST NC 27587-6125
1746157892 ELCOCK, JOHN ELCOCK, ROBYN 2728 CASHLIN DR RALEIGH NC 27616-5568	1746158502 PROGRESS RESIDENTIAL 2015-3 BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261-4090	1746158509 DIKE, JOSEPH ALLEN 4808 LANDOVER RIDGE DR RALEIGH NC 27616-9013
1746158858 HARRIS CROSSING OWNERS ASSOCIATION INC 208 FOREST OAKS DR ARCHER LODGE NC 27527-6943	1746158956 BANTON, WILLIAM SYLVESTER JR BANTON, GAIL VENESSA 4044 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746159572 ZODULUA, BATEZA ZODULUA, MAKONDI SASSA 4813 LANDOVER RIDGE DR RALEIGH NC 27616-9014
1746159578 RANGEL, EVERARDO RANGEL, ERIKA S 4809 LANDOVER RIDGE DR RALEIGH NC 27616-9014	1746159655 MURAGURI, JOSEPH N NGARI, GLADYS NYACHOMBA 4805 LANDOVER RIDGE DR RALEIGH NC 27616-9014	1746159731 PROGRESS RESIDENTIAL 2015-3 BORROWER LLC PO BOX 4090 SCOTTSDALE AZ 85261-4090
1746160054 WAGNER, ROBERT R WAGNER, KRISTYL L 4609 LANDOVER WOODS LN RALEIGH NC 27616-9018	1746160244 SKIPWITH, WILSON DARRELL 4608 LANDOVER WOODS LN RALEIGH NC 27616-9017	1746160353 JONES, NICOLE JONES, BENJAMIN 4016 LANDOVER LN RALEIGH NC 27616-9026
1746161022 EDMISTON, BRADLEY J EDMISTON, KIMBERLY B 4605 LANDOVER WOODS LN RALEIGH NC 27616-9018	1746161186 HARDIN, ALEXANDER T HARDIN, LINDSEY D 4600 LANDOVER WOODS LN RALEIGH NC 27616-9017	1746161243 KIRBY, THOMAS EARL JR KIRBY, JANAYE J 4604 LANDOVER WOODS LN RALEIGH NC 27616-9017
1746161353 HAWKINS, ADAM 4020 LANDOVER LN RALEIGH NC 27616-9026	1746161479 LANDOVER HOMEOWNERS ASSOC INC SENTRY MGMT INC 2180 W SR 434 STE 5000 LONGWOOD FL 32779-5042	1746162008 MOMAN, FRANCIS LEE MOMAN, AMY POWELL 4601 LANDOVER WOODS LN RALEIGH NC 27616-9018
1746162258 SCHWAB, SASCHA 4026 LANDOVER LN RALEIGH NC 27616-9026	1746162580 SCOTT, BENJAMIN A 4025 LANDOVER LN RALEIGH NC 27616-9025	1746163087 FERGUSON, WILLIAM FORREST FERGUSON, MARY L 4042 LANDOVER LN RALEIGH NC 27616-9026

1746163091 ROKE, AIMEE LYNN ROKE, BRIAN PATRICK 4046 LANDOVER LN RALEIGH NC 27616-9026	1746163147 GALVAN, JANETH 4034 LANDOVER LN RALEIGH NC 27616-9026	1746163162 LEMKE, ADAM C 4038 LANDOVER LN RALEIGH NC 27616-9026
1746163212 TANG, ANH HUE 4030 LANDOVER LN RALEIGH NC 27616-9026	1746164268 FOLSE, JUANITA F FOLSE, GERALD N 4612 LANDOVER GLENN CT RALEIGH NC 27616-9019	1746164305 LE, VINCENT NGUYEN, THAO 4641 LANDOVER CREST DR RALEIGH NC 27616-9022
1746164451 HALL, GRACE J HALL, WILLIAM C 4637 LANDOVER CREST DR RALEIGH NC 27616-9022	1746164497 BERDEQUEZ, LOREN ANNE 4633 LANDOVER CREST DR RALEIGH NC 27616-9022	1746165137 ABBATE, DANIEL THOMAS ABBATE, NICOLE ROBINETTE 4037 LANDOVER LN RALEIGH NC 27616-9025
1746165160 DABROWSKI, MARYANNE DABROWSKI, STANISLAS JEAN 4041 LANDOVER LN RALEIGH NC 27616-9025	1746165316 DURHAM, KEVIN L DURHAM, DAWN H 4608 LANDOVER GLENN CT RALEIGH NC 27616-9019	1746166026 HENDRIX, JOHN TURK, KRISTIN JANE 4045 LANDOVER LN RALEIGH NC 27616-9025
1746166030 JENNINGS, ADAM STEPHEN JENNINGS, BRITTANY SHEA 4049 LANDOVER LN RALEIGH NC 27616-9025	1746166167 HAYES, PAUL HAYES, SHEILA 4609 LANDOVER GLENN CT RALEIGH NC 27616-9020	1746166274 FASNACHT, MATTHEW STANLEY FASNACHT, TAMARA KAY 4605 LANDOVER GLENN CT RALEIGH NC 27616-9020
1746166308 BOWDEN, NICHOLAS GAUMER- BOWDEN, JASMIN M 4604 LANDOVER GLENN CT RALEIGH NC 27616-9019	1746166372 GLEASON, ELANA 4600 LANDOVER GLENN CT RALEIGH NC 27616-9019	1746166594 HOTTENSTEIN, ERICH WILLIAM THOMPSON, SHELLY L 4012 LANDOVER PEAK PL RALEIGH NC 27616-9796
1746167449 ZAMBRANA, MISAEL ZAMBRANA, KESIA 4016 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746168034 PHILLIPS, JAMES VERNON III PHILLIPS, JESSICA SANDERS 4040 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746168133 COOPER, SHAUNDA R. 4036 LANDOVER PEAK PL RALEIGH NC 27616-9796
1746168251 OWENS, BRIAN KELLY OWENS, CYNTHIA WEBB 4032 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746168259 STANLEY, SHAUN EDWARD STANLEY, SHEILA M 4028 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746168347 LOFFLER, CYNTHIA ANNE 4024 LANDOVER PEAK PL RALEIGH NC 27616-9796
1746168404 MORRISTON, MARC MORRISTON, DAWN 4020 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746169097 LOCKHART, NATALIE N 4599 HARRIS BROOK DR RALEIGH NC 27616-9797	1746169490 BUTLER, THERESA LYNN 4613 HARRIS CREEK CT RALEIGH NC 27616-9798
1746210963 DAIL, ROBERT FRANKLIN DAIL, SUSAN C 5116 NEEDHAM RD RALEIGH NC 27604-9797	1746216969 SOUTHWOOD FERNANDINA LLC PO BOX 280 GASTONIA NC 28053-0280	1746231375 NC DEPARTMENT OF TRANSPORTATION 815 STADIUM DR DURHAM NC 27704-2713

1746236378 HESTER, LINDA ELAINE 7425 BUFFALO RD RALEIGH NC 27616-6811	1746238985 AUXER, NETTY KATHRYN 5201 WILLIAM AND MARY DR RALEIGH NC 27616-6801	1746241652 MAAS, JAMES I MAAS, MARY A 5220 WILLIAM AND MARY DR RALEIGH NC 27616-6802
1746243279 HALVA, HELEN G 5217 WILLIAM AND MARY DR RALEIGH NC 27616-6801	1746245767 OWEN, ALLEN T OWEN, NITA C 5216 WILLIAM AND MARY DR RALEIGH NC 27616-6802	1746246391 CARTER, DENNIS W CARTER, LOIS R 5213 WILLIAM AND MARY DR RALEIGH NC 27616-6801
1746249450 HAWKINS, ADAM R HAWKINS, TAUHEEDAH S 5209 WILLIAM AND MARY DR RALEIGH NC 27616-6801	1746250957 ROSANIA, TREVOR 4045 LANDOVER PEAK PL RALEIGH NC 27616-9796	1746250970 ELMORE, JASMINE 4049 LANDOVER PEAK PL RALEIGH NC 27616-9796
1746251261 OWEN, ALLEN T OWEN, NITA C 5216 WILLIAM AND MARY DR RALEIGH NC 27616-6802	1746251617 SZLAUS, ROBERT A 644 PENDLETON LAKE RD RALEIGH NC 27614-9093	1746253454 WEAVER, JOHN T EGLER, JEANNE L 4112 LANDOVER LN RALEIGH NC 27616-8978
1746253918 GOODSON, JOSEPH IVERY 4125 LANDOVER LN RALEIGH NC 27616-8978	1746255465 MITCHELL, RODNEY D MITCHELL, MEGAN E 4124 LANDOVER LN RALEIGH NC 27616-8978	1746257487 MELVIN, WAYMON A JR 4148 LANDOVER LN RALEIGH NC 27616-8978
1746259488 STAMPER, LEANN STAMPER, CHRISTOPHER 4136 LANDOVER LN RALEIGH NC 27616-8978	1746260078 WILSON, RYAN J WILSON, LATOYA C 4595 HARRIS BROOK DR RALEIGH NC 27616-9797	1746260216 MOSS, JOY LYNNE 4598 HARRIS BROOK DR RALEIGH NC 27616-9797
1746260288 ELLIS, JAMIE J 4594 HARRIS BROOK DR RALEIGH NC 27616-9797	1746260471 WILLIAMS, TIYESHEIA Y 4609 HARRIS CREEK CT RALEIGH NC 27616-9798	1746261059 RODGERS, ASHLEY LYNN 4591 HARRIS BROOK DR RALEIGH NC 27616-9797
1746261259 MOORE, KENNETH W MOORE, JOANN 4590 HARRIS BROOK DR RALEIGH NC 27616-9797	1746261482 SHOFFNER, MATTHEW B SHOFFNER, ZURI P 4605 HARRIS CREEK CT RALEIGH NC 27616-9798	1746262121 HOOKS, KATRINA 4587 HARRIS BROOK DR RALEIGH NC 27616-9797
1746262193 WALKER, CLIFTON 4583 HARRIS BROOK DR RALEIGH NC 27616-9797	1746262321 ROGERS, ANTHONY GERRARD ROGERS, DOLINDA MICHELLE 4586 HARRIS BROOK DR RALEIGH NC 27616-9797	1746262520 PEARSON, JAMES L PEARSON, MANJU HARIHAR 4601 HARRIS CREEK CT RALEIGH NC 27616-9798
1746263175 STRONG, TINA J STRONG, MICHAEL R 4579 HARRIS BROOK DR RALEIGH NC 27616-9797	1746263303 HOLDER, STEPHEN D 4582 HARRIS BROOK DR RALEIGH NC 27616-9797	1746264577 BURLESON, JUSTIN B BURLESON, CLAIRE M 4137 LANDOVER LN RALEIGH NC 27616-8978

1746322355 BUFFALOE ROAD (IDR) LLC BUFFALOE ROAD (SRE) LLC 4201 CONGRESS ST STE 174 CHARLOTTE NC 28209-4777	1746340729 PIPPIN, HERMAN RUSSELL 5208 WILLIAM AND MARY DR RALEIGH NC 27616-6802	1746341202 PEARCE, R NELSON PEARCE, SHARON S 5205 WILLIAM AND MARY DR RALEIGH NC 27616-6801
1746343772 SINIGUR, ALEXANDRU 3218 LANDING FALLS LN RALEIGH NC 27616-8384	1746344472 WIGGINS, THOMAS R WIGGINS, JAY 5204 WILLIAM AND MARY DR RALEIGH NC 27616-6802	1746346004 PENNIMAN, ERIC A PENNIMAN, LYNN R 5200 WILLIAM AND MARY DR RALEIGH NC 27616-6802
1746349184 BLUEROSE HOLDINGS LLC PO BOX 12526 RALEIGH NC 27605-2526	1746411926 YOUNG, BETH WATKINS 11512 JORDAN RD RALEIGH NC 27603-8332	1746427078 LUTZ, LAWRENCE R. LUTZ, CAROLYN J. 2309 TRELIS CT RALEIGH NC 27604-8699
1746429330 HOGAN, STUART D 2401 TRELIS CT RALEIGH NC 27616-8976	1746429493 VELEZ, MICHAEL B VELEZ, AMANDA L 2405 TRELIS CT RALEIGH NC 27616-8976	1746430637 WILLIAMS, CHARLES R JASMIN, VICTORIA M 5110 WILLIAM AND MARY DR RALEIGH NC 27616-6806
1746431400 ROBERTS, RONALD E JR ROBERTS, WANDA L 5000 WILLIAM AND MARY DR RALEIGH NC 27616-6813	1746432193 YOUNG, WILLIAM C TRUSTEE OUNG LIVING TRUST THE 5008 FORESTVILLE RD RALEIGH NC 27616-9684	1746434421 YOUNG, WILLIAM C 5008 FORESTVILLE RD RALEIGH NC 27616-9684
1746435723 YOUNG, WILLIAM C TRUSTEE OUNG LIVING TRUST THE 5008 FORESTVILLE RD RALEIGH NC 27616-9684	1746435920 YOUNG, WILLIAM C TRUSTEE OUNG LIVING TRUST THE 5008 FORESTVILLE RD RALEIGH NC 27616-9684	1746437162 YOUNG, BETH WATKINS 11512 JORDAN RD RALEIGH NC 27603-8332
1746438996 NOBLE, DIANE C NOBLE, PHYLLIS L HEIRS 4925 FORESTVILLE RD RALEIGH NC 27616-9676	1746444464 GOTTLIEB, NORA LEE W TRUSTEE 4908 FORESTVILLE RD RALEIGH NC 27616-9683	1746520574 BROWN, PHYLLIS B BROWN, STEVEN M 2409 TRELIS CT RALEIGH NC 27616-8976
1746521619 SWINFORD, DOUGLAS M 2413 TRELIS CT RALEIGH NC 27616-8976	1746521879 LUCAS, D WADE LUCAS, LYNNE M 2425 TRELIS CT RALEIGH NC 27616-8976	

EXHIBIT C – ITEMS DISCUSSED

1. Suspected trespassing from surveyors and Geotech work
2. Potential access points for William and Mary Drive residents and the updated street network
3. Potential fencing between certain portions of the property and adjacent properties
4. Anticipated rents for the variety of housing types
5. Expected inclusion of garages for the townhouse and cottage housing types
6. Common ownership and management throughout the development
7. Potential speed mitigation techniques along the Landover Lane extension
8. Anticipated locations of on-street parking and the effects to through-traffic
9. Would the development utilize natural gas?
10. How stream buffers are measured and surveyed
11. The stream running north-south along the property's boundary line has shifted over the last two decades
12. Stormwater runoff towards the Landover development and expected mitigation from development of this Property
13. The process and timing for submitting new developments to the Wake County Public School System
14. Potential noise impacts from I-540 due to development of the Property
15. Anticipated resident turnover for each of the proposed building types
16. Expected change of maintenance of William and Mary Drive from Wake County to the City of Raleigh
17. Potential cut-through of Landover Lane for vehicular travel heading south from Forestville Road
18. The Traffic Impact Analysis and mitigation to the existing roadways

EXHIBIT D – MEETING ATTENDEES

1. Bill Turner (applicant)
2. John Anagnost (City of Raleigh)
3. Worth Mills (attorney)
4. Kaline Shelton
5. Victoria Jasmin and Chuck Williams
6. Allen Owen
7. Adrian Becoat
8. Beth Young
9. Bill & Brenda
10. Dennis Carter
11. Gina Wright
12. Stephen Holder
13. Ipad Nana
14. Jess Dove
15. Joe Faulkner
16. Jim Caravello
17. John Hendrix
18. Kathy Auxer
19. Lois Carter
20. Lynn
21. Matt Carter
22. David DiPalma
23. Debby Wright
24. Unknown (joined with phone number)