

Z-58-23 – 611, 627 Rawls Drive, located north of Poole Road and east of Diversity Way, being Wake County PINs 1723276014 and 1723265788. Approximately 2.56 acres rezoned to Residential-10 Conditional Use (R-10-CU).

Conditions dated: April 12, 2024

1. The Apartment Building Type (Sections 1.4.1.D, 2.2.4, 2.3.5, or 2.4.5) is prohibited.
2. Residential tenants of the building that exists on 611 Rawls Drive (PIN 1723276014) prior to the effective date of these conditions (the “Existing Building”) are entitled to 90 days written notice before any early termination of their leases due to redevelopment of the property. The Property Owner or its designee shall provide the Planning and Development Staff with a sworn affidavit confirming compliance with this condition prior to issuance of a demolition permit for the Existing Building. A sample copy of the notification letter shall be attached to and referenced in the affidavit. This condition is not intended to amend any lease or lease term. This condition does not expand the notice period that the Landlord is required by North Carolina law to give such holdover tenants to quit a tenancy from month to month.
3. In the event that the Property Owner is required by these zoning conditions to provide tenants of the Existing Building with 90 days written notice of lease termination under Condition 2, the Property Owner or its designee shall provide relocation assistance in an amount of \$2,500 for each dwelling unit, irrespective of the number of occupants or bedrooms in each dwelling unit. Prior to issuance of a demolition permit for the Existing Building, the Property Owner or its designee shall provide to the Planning and Development Staff a sworn affidavit confirming that notice of eligibility for relocation assistance was given to each residential unit located in the Existing Building on the Property. A copy of the eligibility notice, identification of the residential units receiving relocation assistance, and the dates such assistance payments were made shall be included in the affidavit required by this condition.