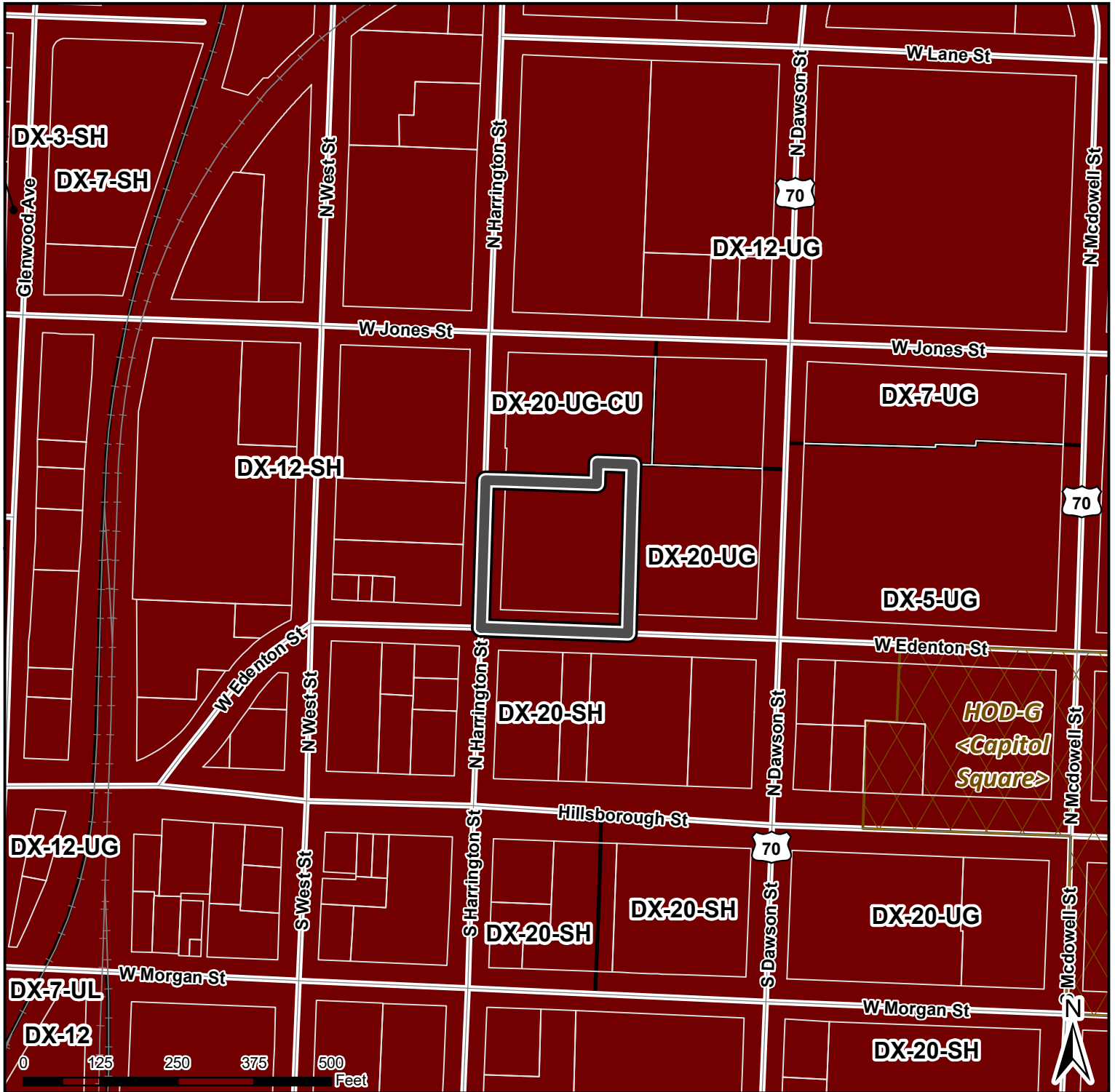


Existing Zoning

Z-61-2021



Property	316 W Edenton St
Size	1.05 acres
Existing Zoning	DX-20-UG
Requested Zoning	DX-40-UG-CU





Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General Use	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: DX	Height: 20	Frontage: UG	Overlay(s):	
Proposed zoning base district: DX	Height: 40	Frontage: UG	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 316 W. Edenton Street		
Property PIN: 1703-59-4635		
Deed reference (book/page): 18011 / 880		
Nearest intersection: N. Harrington Street and W. Edenton Street		Property size (acres): 1.05
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: 316 W Edenton Owner LLC		
Property owner email: tstrutzenberg@trinitycapitaladvisors.com		
Property owner phone: 310.405.4367		
Applicant name and address: Worth Mills		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919.645.4333		
Signed by:		
Applicant signature(s):	BRYAN KANE	
Additional email(s):		

RECEIVED

By JP Mansolf at 5:33 pm, Sep 22, 2021

Conditional Use District Zoning Conditions

Zoning case #: TBD	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: DX-20-UG	Proposed zoning: DX-40-UG	

Narrative of Zoning Conditions Offered

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.

2. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.

3. Lighting within structured parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
 - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.
 - c. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.

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

Property Owner(s) Signature: IDocSigned by:
BRYAN KANE _____
1027500742174CE...

Printed Name(s): BRYAN KANE

Rezoning Application Addendum #1

Comprehensive Plan Analysis

Office Use Only

Rezoning case #

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

Statement of Consistency

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

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

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.

Office Use Only
Rezoning case #

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.

Public Mitigation

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

Design Guidelines

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

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

Policy UD 7.3:

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

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

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

Policy DT 7.18:

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

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

Urban Form Designation:

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

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

Downtown Urban Design Guidelines

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

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

Policy DT 7.18:

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

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

1	<p>Fayetteville Street should be free of service elements, including loading docks, mechanical equipment, and driveways.</p> <p>Response:</p>
2	<p>Loading or service entrances should be embedded within the block where possible. If embedding the loading dock is not possible, the loading dock should be located to the side or rear of a building. The width should be minimized and doors or gates should shield the loading docks from view. Roll-down gates should be decorative if facing the public realm.</p> <p>Response:</p>
3	<p>Surface and structured parking should be landscaped, emphasizing interior tree canopies in surface lots, formal borders, and street trees to reinforce the streetwall.</p> <p>Response:</p>
4	<p>Mechanical equipment, satellite or microwave dishes, elevator penthouses, and other utilitarian equipment should be screened from view by a structure that complements the design of the building through the use of similar materials, colors, finishes, and architectural details. Views from buildings above should also be considered when designing rooftop mechanical equipment.</p> <p>Response:</p>
5	<p>The widths of all curb cuts at parking deck entrances should be minimized. Design techniques should be used (such as lane splits within the deck to encourage consolidated single exit or entrance lanes at the street side, and/or columns between lanes to reduce the perceived size of the openings), while maintaining adequate ingress and egress capacity to provide efficient operations and meet air quality conformity.</p> <p>Response:</p>
6	<p>Building entries should be emphasized with architectural features, changes in roofline, different massing, or unique materials.</p> <p>Response:</p>

7	<p>The primary pedestrian building entrances should be located along the store front. For buildings that front on three streets, the primary pedestrian entrances should be located on the axial street or the corner if the building is located at an intersection.</p> <p>Response:</p>
8	<p>Building entries should be at grade.</p> <p>Response:</p>
9	<p>The level of architectural detail should be most intense at street level, within view of pedestrians on the sidewalk.</p> <p>Response:</p>
10	<p>The use of solid roll-down security gates is discouraged.</p> <p>Response:</p>
11	<p>Façades should be broken into distinct 20-30 foot modules or bays from side to side to prevent a monolithic edge to the street.</p> <p>Response:</p>
12	<p>Large unarticulated walls are discouraged and should have a window or functional public access at least every 10 feet.</p> <p>Response:</p>
13	<p>The articulation of the façade should be designed to appear more vertical than horizontal.</p> <p>Response:</p>
14	<p>Entries that provide access to a building's upper floors should be located along a street to promote street life. They should be designed as separate entries and distinguished from ground level spaces with different architectural details, materials, colors, lighting, signage, and/or paving so that it is clear which entries are public and which are private.</p> <p>Response:</p>
15	<p>Recessed entries are encouraged. They should be no wider than one-third of the width of the storefront or 20 feet, whichever is less. Recessed entries should be a minimum of 4 feet deep, except where necessary to meet fire code.</p> <p>Response:</p>

16	<p>A minimum of 2/3 of the first story façade should be windows. Of the total amount of glass on the first-floor façade, a minimum of 85 percent must be transparent. Tinted or reflective glass is discouraged. First-story windows should be located a maximum of three (3) feet above the adjacent sidewalk.</p> <p>Response:</p>
17	<p>Windows should be used to display products and services and maximize visibility into storefronts. Windows should not be obscured with elements that prevent pedestrians from seeing inside.</p> <p>Response:</p>
18	<p>The first-story, floor-to-floor height of any new building on Fayetteville Street should be a minimum of twenty (20) feet.</p> <p>Response:</p>
19	<p>If ceilings must be lowered below the height of ground level windows, provide an interior, full-height, three (3) foot minimum deep space immediately adjacent to the window before the drop in the ceiling.</p> <p>Response:</p>
20	<p>The use of deep awnings and canopies on the first story is recommended to help mitigate wind, reduce glare, and shade ground level spaces.</p> <p>Response:</p>
21	<p>Arcades, colonnades, and galleries are discouraged within the public right-of-way.</p> <p>Response:</p>
22	<p>Stairs and stoops in the public right-of-way are discouraged along Fayetteville Street in order to make entries more accessible.</p> <p>Response:</p>
23	<p>An outdoor ground plane that abuts or is adjacent to the public right-of-way should be paved with terrazzo, concrete pavers, concrete, stone, brick, tile, or another high-quality hardscape material. Asphalt and loose paving materials such as gravel are discouraged. The paving design and materials should complement the building or storefront architecture.</p> <p>Response:</p>

24	<p>In larger courtyard style spaces visible from the public right-of-way, use groundcovers, shrubs, and flowers to accent and fill blank areas with interest. Minimize the use of bare mulch and rocks. Areas of bare earth are discouraged.</p> <p>Response:</p>
25	<p>Walls of buildings should parallel the orientation of the street grid.</p> <p>Response:</p>
26	<p>Towers or high-rise buildings should have three zones: a streetwall or base zone, a tower transition zone, and a tower top zone. Cornices should be considered to separate base zone from tower transition zone.</p> <p>Response:</p>
27	<p>Distance between towers on different blocks should be a minimum of 100 feet to ensure access to light and air.</p> <p>Response:</p>
28	<p>Public art, performance facilities, and/or civic monuments should be an integral part of any building plan.</p> <p>Response:</p>
29	<p>Fences, railings, and walls are discouraged except to screen surface parking lots and unimproved lots, to protect pedestrians from grade changes, and to delineate a private courtyard. Fences are preferred over walls except where designed to hold grade.</p> <p>Response:</p>
30	<p>Fences should be a minimum of 36 inches and a maximum of 42 inches tall and a minimum of 70 percent open. Railings should be 42 inches tall. Solid walls should be a minimum of 18 inches and a maximum of 32 inches tall.</p> <p>Response:</p>
31	<p>Fences, railings, and walls should be designed to complement the adjacent architecture through the use of similar materials, colors, finishes, and architectural details.</p> <p>Response:</p>

32	Designs should be contextual to adjacent buildings, including their cornice lines and horizontal banding.
	Response:
33	Innovative design and unusual lighting of the exterior of the building is important to emphasize the monumentality of government buildings.
	Response:
34	The principal building entrance should be easily identified by building features and landscape elements; additional public entrances should be provided at every street face.
	Response:
35	Building materials should be of stone, brick, or similar durable, high quality materials. Building form, articulation, and materials should respect and be sympathetic to the major governmental and institutional buildings in the area.
	Response:
36	Preferred materials (other than glass) include metal, brick, stone, concrete, plaster, and wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulated finishing systems (EIFS).
	Response:
37	Materials covering original architectural features of historic or architecturally significant buildings are discouraged.
	Response:
38	A minimum of 35 percent of each upper story should be windows.
	Response:
39	Building corners that face an intersection should strive for a distinctive form and high level of articulation.
	Response:
40	Buildings may step back further at intersections in order to articulate the corners.
	Response:

41	<p>Buildings downtown and in Pedestrian Business Overlays should have stepbacks and articulated facades to mitigate wind effects and increase light and air. Buildings should step back 10 to 15 feet at the 60-foot point above the ground on a wide street and 15 feet on a narrow street. A wide street is 75 feet in width or more.</p> <p>Response:</p>
42	<p>Flat roof buildings should have decorative parapets with elements, such as detailed cornices, corbeling, applied medallions, or other similar architectural treatments.</p> <p>Response:</p>
43	<p>Signage should be compatible in scale, style, and composition with the building or storefront design as a whole.</p> <p>Response:</p>
44	<p>Diverse graphic solutions are encouraged to help create the sense of uniqueness and discovery found in an urban, mixed-use environment.</p> <p>Response:</p>
45	<p>All mechanical and electrical mechanisms should be concealed.</p> <p>Response:</p>
46	<p>Signs should not obscure a building's important architectural features, particularly in the case of historic buildings.</p> <p>Response:</p>
47	<p>Signs should be constructed with durable materials and quality manufacturing.</p> <p>Response:</p>
48	<p>Sign bands above transom and on awnings are preferred signage locations.</p> <p>Response:</p>
49	<p>Only the business name, street address, building name, and logo should be on an awning or canopy. The lettering should not exceed 40 percent of the awning area.</p> <p>Response:</p>

50	<p>Illuminated signs should avoid the colors red, yellow, and green when adjacent to a signal controlled vehicular intersection.</p> <p>Response:</p>
51	<p>Allowed sign types: channel letter signs, silhouette signs (reverse channel), individualized letter signs, projecting signs, canopy/marquee signs, logo signs, awning signs, and interior window signs.</p> <p>Response:</p>
52	<p>Discouraged sign types: signs constructed of paper, cardboard, styrofoam-type materials, formed plastic, injected molded plastic, or other such materials that do not provide a sense of permanence or quality; signs attached with suction cups or tape; signs constructed of luminous vacuum-formed plastic letters; signs with smoke-emitting components. Changeable copy signs are prohibited.</p> <p>Response:</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see Development Fee Guide for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
For properties requesting a text change to zoning conditions:	Yes	N/A	Yes	No	N/A
14. Redline copy of zoning conditions with proposed changes					
15. Proposed conditions signed by property owner(s)					

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

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan:	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application submitted through Permit and Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is two acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

REZONING OF PROPERTY CONSISTING OF +/- 1.05 ACRES
LOCATED AT THE INTERSECTION OF W EDENTON STREET AND N HARRINGTON
STREET,
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
AUGUST 25, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Wednesday, August 25, 2021 at 6:00 p.m. The property considered for this potential rezoning totals approximately 1.05 acres, and is located at the intersection of W. Edenton Street and N. Harrington Street, in the City of Raleigh, having Wake County Parcel Identification Number 1703-59-4635. This meeting was held in the Medium Meeting room at Pullen Community Center, located at 408 Ashe Ave, Raleigh, NC 27607. All owners and tenants 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 and Tenants
From: Worth Mills
Date: August 2, 2021
Re: Neighborhood Meeting for Rezoning of 316 W. Edenton Street

You are invited to attend an informational meeting to discuss the proposed rezoning of 316 W. Edenton Street (with Property Identification Number (PIN) 1703-59-4635). The meeting will be held on **Wednesday, August 25, 2021 from 6:00 PM until 7:00 PM**, at the following location:

**Pullen Community Center
Medium Meeting Room (112A)
408 Ashe Avenue
Raleigh, NC 27607**

The property totals approximately 1.05 acres in size, and is located at the intersection of W Edenton Street and N Harrington Street. The property is currently zoned Downtown Mixed Use with a 20-story height limit and zoning conditions (DX-20-UG), and the proposed zoning is DX-40-UG. The rezoning only is intended to modify the height of the property, and is not intended to change the underlying zoning district.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property after filing the 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](mailto:wfills@longleaflp.com). Also, for more information about the rezoning, you may visit www.raleighnc.gov or contact JP Mansolf at the Raleigh City Planning Department at 919-996-2180 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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

1555 LLC 5005 CELBRIDGE PL RALEIGH NC 27613-6206	316 W EDENTON OWNER LLC JEFF SHEEHAN 3020 CARRINGTON MILL BLVD STE 425 MORRISVILLE NC 27560-5434	401 HILLSBOROUGH LLC PO BOX 12929 RALEIGH NC 27605-2929
42ND STREET ASSOCIATES LLC 508 W JONES ST RALEIGH NC 27603-1429	ANAKWENZE, OKE A 122 N HARRINGTON ST UNIT 1225 RALEIGH NC 27603-8084	BARBEE, WILLARD HAROLD BARBEE, CHRISTIE B 122 N HARRINGTON ST UNIT 945 RALEIGH NC 27603-8079
BAYRIDER LLC 3504 LAKEVIEW TRL KINSTON NC 28504-8183	BENTON, AMANDA BARNHILL BENTON, JOSEPH CAREY 19221 NC 210 HWY EAST IVANHOE NC 28447	BLUM, MARC C BLUM, DANISE A PO BOX 26025 RALEIGH NC 27611-6025
BR HILLSBOROUGH PARTNERS LLC 104 LAKE CLIFF CT CARY NC 27513-5695	BRADY, ANGELA 122 N HARRINGTON ST UNIT 1475 RALEIGH NC 27603-8087	BRAMMER, THOMAS D 122 N HARRINGTON ST UNIT 1445 RALEIGH NC 27603-8086
BUFFALOE, DAVID F BUFFALOE, NANCY K PO BOX 650 GARNER NC 27529-0650	CAMPBELL UNIVERSITY INC ATTN: ROBERT C COGSWELL JR PO BOX 116 BUJES CREEK NC 27506-0116	CHARLES, ERNEST GEORGE 2722 SPRING FOREST RD APT 139 RALEIGH NC 27616-1979
CITYPLAT MODALIA 504 LLC 107 FAYETTEVILLE ST STE 400 RALEIGH NC 27601-2916	COLLINS, JULIE CRYSTAL 122 N HARRINGTON ST UNIT 745 RALEIGH NC 27603-8075	COOPERSTEIN, RICHARD LAWRENCE COOPERSTEIN, DANIELLE ANNOZINE 122 N HARRINGTON ST UNIT 1025 RALEIGH NC 27603-8081
DUKE ENERGY PROGRESS INC TAX DEPT - DEC41B 550 S TRYON ST CHARLOTTE NC 28202-4200	EDENTON ST METHODIST CHURCH 228 W EDENTON ST RALEIGH NC 27603-1714	EDENTON ST METHODIST CHURCH GREE, T.E.JR, TRUSTEE 228 W EDENTON ST RALEIGH NC 27603-1714
GLENWOOD SOUTH RALEIGH APARTMENTS LLC MARVIN F POER & COMP 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512	HENDERSON, RANCE DAVID HENDERSON, SHARON BAIN 122 N HARRINGTON ST UNIT 925 RALEIGH NC 27603-8079	HERSHEY, BARBARA 185 SUN FOREST WAY CHAPEL HILL NC 27517-6359
HIGH, CYNTHIA T HIGH, ROBERT H JR 122 N HARRINGTON ST UNIT 1505 RALEIGH NC 27603-8088	HILLSBOROUGH PARK INN LLC 3850 BIRD RD STE 302 MIAMI FL 33146-1515	HOBBY FAMILY LLC PO BOX 18506 RALEIGH NC 27619-8506
HOBGOOD, LYNN H 1918 SAINT MARYS ST RALEIGH NC 27608-2225	HOBGOOD, LYNN H 409 HILLSBOROUGH ST RALEIGH NC 27603-1727	HOLDINGS LLC 1301 N CENTER ST HICKORY NC 28601-2535

HOLLER, ANNETTE J 5226 DRIFTWOOD LN MOREHEAD CITY NC 28557-2576	HOLY NAME OF JESUS CATHEDRAL 219 W EDENTON ST RALEIGH NC 27603-1713	JACKSON CONDO LLC 762 CARROLL STORE RD AUTRYVILLE NC 28318-8070
JURY, PATRICK S TRUSTEE JURY, CATHERINE S TRUSTEE 323 W JONES ST APT 1005 RALEIGH NC 27603-1390	KNEPLEY, PETER L KNEPLEY, JAMIKA T 323 W JONES ST APT 1425 RALEIGH NC 27603-1436	LAMBSHANK LLC 6510 CHAPEL HILL RD STE 200 RALEIGH NC 27607-5010
LANE, JOHN TRACY 122 N HARRINGTON ST UNIT 975 RALEIGH NC 27603-8080	LOCAL GOVERNMENT FEDERAL CREDIT UNION 323 W JONES ST STE 600 RALEIGH NC 27603-1369	LOTZ, MICHAEL LOTZ, LISA 122 N HARRINGTON ST UNIT 775 RALEIGH NC 27603-8076
MEDDERS, RUSSELL GLEN COGGINS, PAUL E 425 N BOYLAN AVE APT 405 RALEIGH NC 27603-7108	MIMS, WANETT WILLIAMS MIMS, CHRISTOPHER 122 N HARRINGTON ST UNIT 1245 RALEIGH NC 27603-8084	MOJARRAD, MEHRADD AKHLAGHI, BITA 8305 GREENSBORO DR APT 1519 MC LEAN VA 22102-7385
MOJARRAD, MEHRDAD AKHLAGHI, BITA 8305 GREENSBORO DR APT 1519 MC LEAN VA 22102-7385	MUKAMAL, JEFFREY MUKAMAL, BETH 122 N HARRINGTON ST UNIT 1275 RALEIGH NC 27603-8085	MURPHY, GEORGE WILSON 323 W JONES ST APT 845 RALEIGH NC 27603-1381
N C DEMOCRATIC EXECUTIVE COMMITTEE 220 HILLSBOROUGH ST RALEIGH NC 27603-1724	NC ASSOCIATION OF COUNTY COMMISSIONERS 215 N DAWSON ST RALEIGH NC 27603-1172	NC DEPARTMENT OF TRANSPORTATION DIVISION RIGHT OF WAY AGENT 815 STADIUM DR DURHAM NC 27704-2713
NC LEAGUE OF MUNICIPALITIES ASSOC OF COUNTY COMMISSIONERS 215 N DAWSON ST RALEIGH NC 27603-1172	NC LEAGUE OF MUNICIPALITIES 308 W JONES ST RALEIGH NC 27603-1339	NC LEAGUE OF MUNICIPALITIES PO BOX 3069 RALEIGH NC 27602-3069
NORTH CAROLINA LEAGUE OF MUNICIPALITIES 215 N DAWSON ST RALEIGH NC 27603-1172	NORTH CAROLINA STATE OF STATE PROPERTY OFFICE 116 W JONES ST RALEIGH NC 27603-1335	PETERSON, RICHARD D 2535 E PARK AVE GILBERT AZ 85234-1308
PHS PARTNERS LLC 104 LAKE CLIFF CT CARY NC 27513-5695	PLAYMAKER PROPERTIES LLC 2116 LAKE WHEELER RD RALEIGH NC 27603-2608	POSTAL CUSTOMER 11 N HARRINGTON ST RALEIGH NC 27603
POSTAL CUSTOMER 116 N WEST ST RALEIGH NC 27603	POSTAL CUSTOMER 15 N WEST ST RALEIGH NC 27603	POSTAL CUSTOMER 16 N DAWSON ST RALEIGH NC 27603

<p>RALEIGH PARK INN LLC 3850 BIRD RD STE 302 MIAMI FL 33146-1515</p>	<p>RANSOM, DONNA 124 GABLEWOOD LN HOLLY SPRINGS NC 27540-8212</p>	<p>RANSOM, DONNA 323 W JONES ST APT 1125 RALEIGH NC 27603-1391</p>
<p>REYNOLDS HOLDINGS LLC PO BOX 26506 RALEIGH NC 27611-6506</p>	<p>SAVCO Q LLC 1406 SYCAMORE ST RALEIGH NC 27604-1325</p>	<p>SAVIC, DUSAN SAVIC, GORDANA 1406 SYCAMORE ST RALEIGH NC 27604-1325</p>
<p>SCHALK, IRMA Y SCHALK, JOSEPH W 122 N HARRINGTON ST UNIT 1105 RALEIGH NC 27603-8083</p>	<p>SCHWARTZ, JODI R 2315 BEECHRIDGE RD RALEIGH NC 27608-1429</p>	<p>SCP YORK POWERHOUSE LLC SHINER MANAGMENT CO 3201 OLD GLENVIEW RD STE 235 WILMETTE IL 60091-2996</p>
<p>SEARS, JAMES R SEARS, LYNN H PO BOX 33483 RALEIGH NC 27636-3483</p>	<p>SEARS, LYNN H SEARS, JAMES R PO BOX 33483 RALEIGH NC 27636-3483</p>	<p>SHARP, CHARLES EDWARD JR TRUSTEE CHARLES EDWARD SHARP JR RVCBLE TRUST 122 N HARRINGTON ST UNIT 875 RALEIGH NC 27603-8078</p>
<p>SMITH, DWIGHT SMITH, DEBORAH 206 RIDGEWOOD DR GOLDSBORO NC 27534-7505</p>	<p>SMITH, HOLBROOK COLLINS 323 W JONES ST APT 1575 RALEIGH NC 27603-1467</p>	<p>SOUTHEASTERN BLDG CORP C/O HOWARD SATISKY 415 HILLSBOROUGH ST STE 201 RALEIGH NC 27603-1727</p>
<p>SOUTHEASTERN BUILDING CORP C/O HOWARD SATISKY 415 HILLSBOROUGH ST STE 201 RALEIGH NC 27603-1727</p>	<p>SOUTHEASTERN BUILDING CORP 415 HILLSBOROUGH ST STE 201 RALEIGH NC 27603-1727</p>	<p>ST METROPOLITAN LLC SNELL CONSTRUCTION CORP 4600 FAIRFAX DR STE 1000 ARLINGTON VA 22203-1553</p>
<p>ST PAULS A M E CHURCH 402 W EDENTON ST RALEIGH NC 27603-1718</p>	<p>STEPHENS, TIMOTHY W SHEA, CARDIFF 2574 CORLEY WOOD DR RALEIGH NC 27606-4266</p>	<p>STUART, CATHERINE R 3209 BRANTFORD PL RALEIGH NC 27607-4178</p>
<p>TFC HILLSBOROUGH LLC THE FALLON COMPANY LLC 1 MARINA PARK DR BOSTON MA 02210-1832</p>	<p>TIE ONE LLC 4705 TURNSTONE DR RALEIGH NC 27612-2227</p>	<p>TRUSTEES OF EDENTON STREET UNITED METHODIST CHURCH 228 W EDENTON ST RALEIGH NC 27603-1714</p>
<p>VANDY LLC PO BOX 6522 RALEIGH NC 27628-6522</p>	<p>VILLOZ, AMY TERESA 122 N HARRINGTON ST UNIT 715 RALEIGH NC 27603-8075</p>	<p>WALKER, CHRISTOPHER D 122 N HARRINGTON ST UNIT 915 RALEIGH NC 27603-8079</p>
<p>YOUSEFNEJAD, ANTHONY YOUSEFNEJAD, KRISTY ARMSTRON 122 N HARRINGTON ST UNIT 725 RALEIGH NC 27603-8075</p>		

POSTAL CUSTOMER
204 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
214 W JONES ST
RALEIGH NC 27603

POSTAL CUSTOMER
215 N DAWSON ST
RALEIGH NC 27603

POSTAL CUSTOMER
217 W JONES ST
RALEIGH NC 27603

POSTAL CUSTOMER
225 HILLSBOROUGH ST
RALEIGH NC 27601

POSTAL CUSTOMER
226 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
301 HILLSBOROUGH ST
RALEIGH NC 27601

POSTAL CUSTOMER
301 W JONES ST
RALEIGH NC 27603

POSTAL CUSTOMER
316 W EDENTON ST
RALEIGH NC 27603

POSTAL CUSTOMER
320 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
326 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
327 HILLSBOROUGH ST
RALEIGH NC 27601

POSTAL CUSTOMER
328 W MORGAN ST
RALEIGH NC 27601

POSTAL CUSTOMER
330 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
401 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
404 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
406 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
408 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
411 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
414 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
415 HILLSBOROUGH ST
RALEIGH NC 27603

POSTAL CUSTOMER
508 W JONES ST
RALEIGH NC 27603

POSTAL CUSTOMER
513 W JONES ST
RALEIGH NC 27603

POSTAL CUSTOMER
7 S WEST ST
RALEIGH NC 27603

POSTED NOTICE REQUIRED (2 SIGNS)
323 W JONES ST
RALEIGH NC 27603

POSTED NOTICE REQUIRED (3 SIGNS)
414 W JONES ST
RALEIGH NC 27603

POSTED NOTICE REQUIRED (4 SIGNS)
208 N HARRINGTON ST
RALEIGH NC 27603

POWELL LINEAGE WAKE COUNTY LLC
PO BOX 7947
ROCKY MOUNT NC 27804-0947

QUORUM CENTER CONDO OWNERS ASSOC
HARRINGTON STREET ASSOCIATES
PO BOX 26506
RALEIGH NC 27611-6506

RALEIGH CROSSING PHASE 1 OWNER LLC
THE FALLON COMPANY LLC
1 MARINA PARK DR
BOSTON MA 02210-1832

EXHIBIT C – ITEMS DISCUSSED

1. How zoning conditions are created, typically through discussions with neighbors
2. The anticipated rezoning timeline
3. Zoning conditions run with the land, and remain in place after a property is sold
4. Additional parking spaces for the adjacent Churches
5. The Downtown Mixed Use parking standards and their intent
6. Proposed efforts through design and construction practices that minimize impacts to surrounding historical landmarks
7. Anticipated effects to traffic and other forms of infrastructure
8. Traffic Impact Analyses and when they are required at the rezoning stage
9. The various ways that the public can stay engaged and participated in the rezoning process
10. Staff review of all rezoning requests
11. Administrative site plans and whether the public is involved in the process

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Tyson Strutzenberg (Applicant)
3. Matthew Klem (City of Raleigh)
4. Ed Sharp
5. Kathi Prancan
6. Roland Prancan
7. Mark Caverly
8. Brett Compton