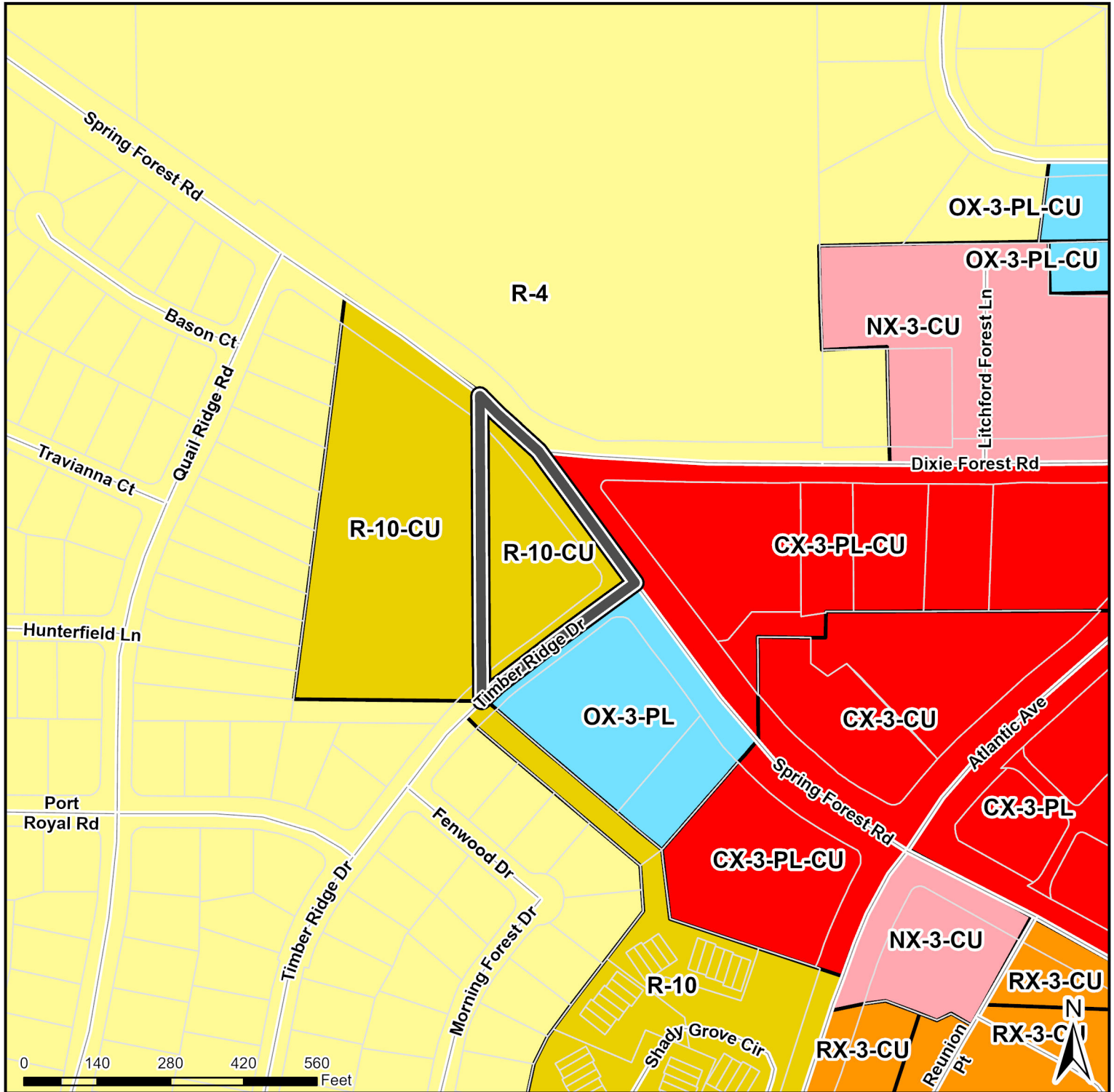


Existing Zoning

Z-61-2023



Property	2210 Spring Forest Rd
Size	1.56 acres
Existing Zoning	R-10-CU
Requested Zoning	RX-3-CU



Rezoning Application and Checklist

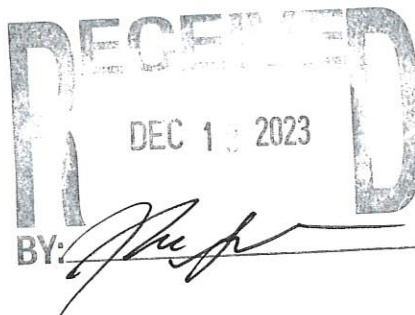
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R	Height: 10	Frontage:	Overlay(s):
Proposed zoning base district: RX	Height: 3	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-27-1999			


General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 2210 Spring Forest Road		
Property PIN: 1716796168		
Deed reference (book/page): 11355/2417		
Nearest intersection: Spring Forest Road/Timber Ridge Dr. Property size (acres): 1.56		
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Austin Family Properties, LLC, 5003 Falls of Neuse Road, Raleigh, NC 27609		
Property owner email: see below <u>SYOUNG@hrdraleigh.com</u>		
Property owner phone: see below <u>919 529 1356</u>		
Applicant name and address: Sambrick Management, LLC c/o Chad W. Essick		
Applicant email: <u>cessick@poynerspruill.com</u>		
Applicant phone: <u>919-783-2896</u>		
Applicant signature(s): <u>[Signature]</u>		
Additional email(s): <u>cessick@poynerspruill.com</u>		



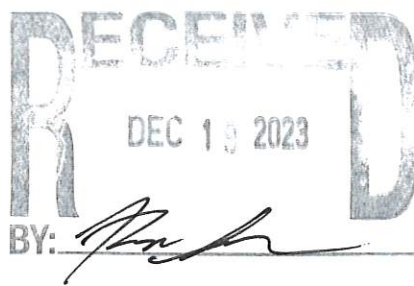
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10-CU	Proposed zoning: RX-3-CU	

Narrative of Zoning Conditions Offered
<p>1. The following principal uses listed in Allowed Principal Use Table (UDO Sec. 6.1.4) shall be prohibited:</p> <ul style="list-style-type: none"> a. Boardinghouse b. Dormitory, fraternity, sorority c. Telecommunication tower d. Bed and breakfast e. Hospitality house f. Eating establishment g. Retail sales

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

Property Owner(s) Signature:  ✓

Printed Name: Austin Family Properties, LLC by Stephen H. Young, Manager



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>Consistent with the property's Moderate Scale Residential future land use map designation, the proposed rezoning would allow a modest increase in residential density on the site, which is currently limited by condition to 13 units (about 8.3 units per acre).</p> <p>Like the current zoning, the proposed rezoning includes conditions to prohibit uses that are generally inconsistent with the Comprehensive Plan, including more heavily trafficked or auto-oriented uses such as retail and eating establishments. The proposed rezoning would, however, allow limited non-residential uses providing a mix of uses consistent with the Comprehensive Plan.</p> <p>The property is not within or adjacent to any designated area on the urban form map.</p> <p>The rezoning request is consistent with the following policies contained within the 2030 Comprehensive Plan: LU 1.2, LU 1.3, LU 2.2, LU 2.6, LU 4.4, LU 4.6, LU 5.1, LU 5.4 through 5.7, LU 6.2, LU 8.1, LU 8.3, LU 8.10, LU 8.11, LU 8.12, T 2.4, T 2.8, LU 2.9, T 4.7, T 6.8, T 6.9, EP 3.12, PU 3.1, PU 5.1, UD 2.2, UD 5.4, UD 5.7, and UD 5.9.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The rezoning request benefits the public by facilitating reasonable infill development of the property in a manner that is consistent with the Comprehensive Plan. The proposed rezoning would add residential density along existing transit routes, with a GoRaleigh stop located directly in front of the property.</p> <p>The request is reasonable because, in addition to its consistency with the future land use map designation, the proposed rezoning is generally consistent with the surrounding area, both in terms of use and residential density, which includes a mix of single-family and multi-family residential property. A modest increase in density on this site will allow additional residential units directly along Spring Forest Road, a 4-lane, divided Avenue, with public transit on site, which is consistent with surrounding uses and the Comprehensive Plan.</p> <p>The rezoning request also benefits the public interest, including that of nearby property owners, by excluding certain higher-traffic non-residential uses while preserving the opportunity for a mix of uses including other limited, community-oriented uses.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
There are no historic resources on the property.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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: N/A

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

1

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.

Response:

2

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.

Response:

3

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.

Response:

4

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.

Response:

5

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.

Response:

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response:

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

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

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

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

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

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

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

PROPOSED REZONING

2210 Spring Forest Road

REPORT OF DECEMBER 5, 2023 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4 of the Unified Development Ordinance, a neighborhood meeting was held with respect to this proposed rezoning case at 6:00pm on December 5, 2023. Attached as **Exhibit A** is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as **Exhibit B**. The letters were mailed on or about November 20, 2023, by first class mail. Attached as **Exhibit C** is the Attestation Statement of Chad W. Essick that the letters were mailed in accordance with City policies and requirements. Pursuant to Section 10.2.1.C.4(f), notice of this meeting was posted at the multi-tenant properties listed in **Exhibit D**. Attached as **Exhibit E** is the Attestation Statement of Tia S. Overway that the properties listed in Exhibit D were posted in accordance with City policies and requirements on or about November 21, 2023.

Attached as **Exhibit F** is a list of individuals who attended the meeting on December 5, 2023. A summary of the items discussed at the meeting is attached as **Exhibit G**.

Respectfully submitted this the 15th day of December, 2023.



Chad W. Essick, Esq.
Attorney for Applicant

EXHIBIT B

NOTICE OF NEIGHBORHOOD MEETING

November 20, 2023

Chad W. Essick
Partner
D: 919.783.2896
F: 919.783.1075
cessick@poynerspruill.com

Dear Neighboring Property Owners:

We represent Sambrick Management, LLC (“Sambrick”), which is considering a rezoning of the property located at 2210 Spring Forest Road (the “Property”). Currently, the Property is zoned R-10-CU. Sambrick is considering a rezoning of the Property to RX-3-CU to allow some additional flexibility for a proposed multifamily residential use.

Sambrick plans to file its rezoning petition with the City of Raleigh (“City”) in the near future. The City requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. We are writing to invite you to the neighborhood meeting to discuss this rezoning request. The neighborhood meeting will be held in-person on **Tuesday, December 5, 2023 at Millbrook Exchange Park, located at 1905 Spring Forest Road starting at 6:00 p.m.**

For your reference and convenience, enclosed as **Exhibit A** is an aerial photograph of the area with the Property outlined in red. Enclosed as **Exhibit B** is a map showing the current zoning of the area, including the Property.

Information about the rezoning process is available online. You can visit www.raleighnc.gov and search for “Rezoning Process.” If you have any further questions about the rezoning process, you may contact Robert Tate at 919-996-2235 or robert.tate@raleighnc.gov.

If you have any further questions about the neighborhood meeting or this potential rezoning, you may contact me at 919-783-2896 or cessick@poynerspruill.com.

Sincerely,

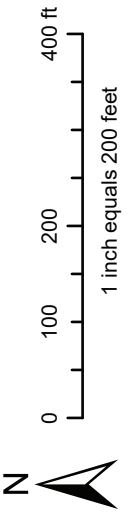


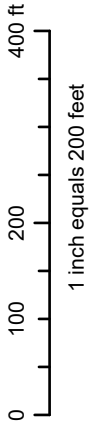
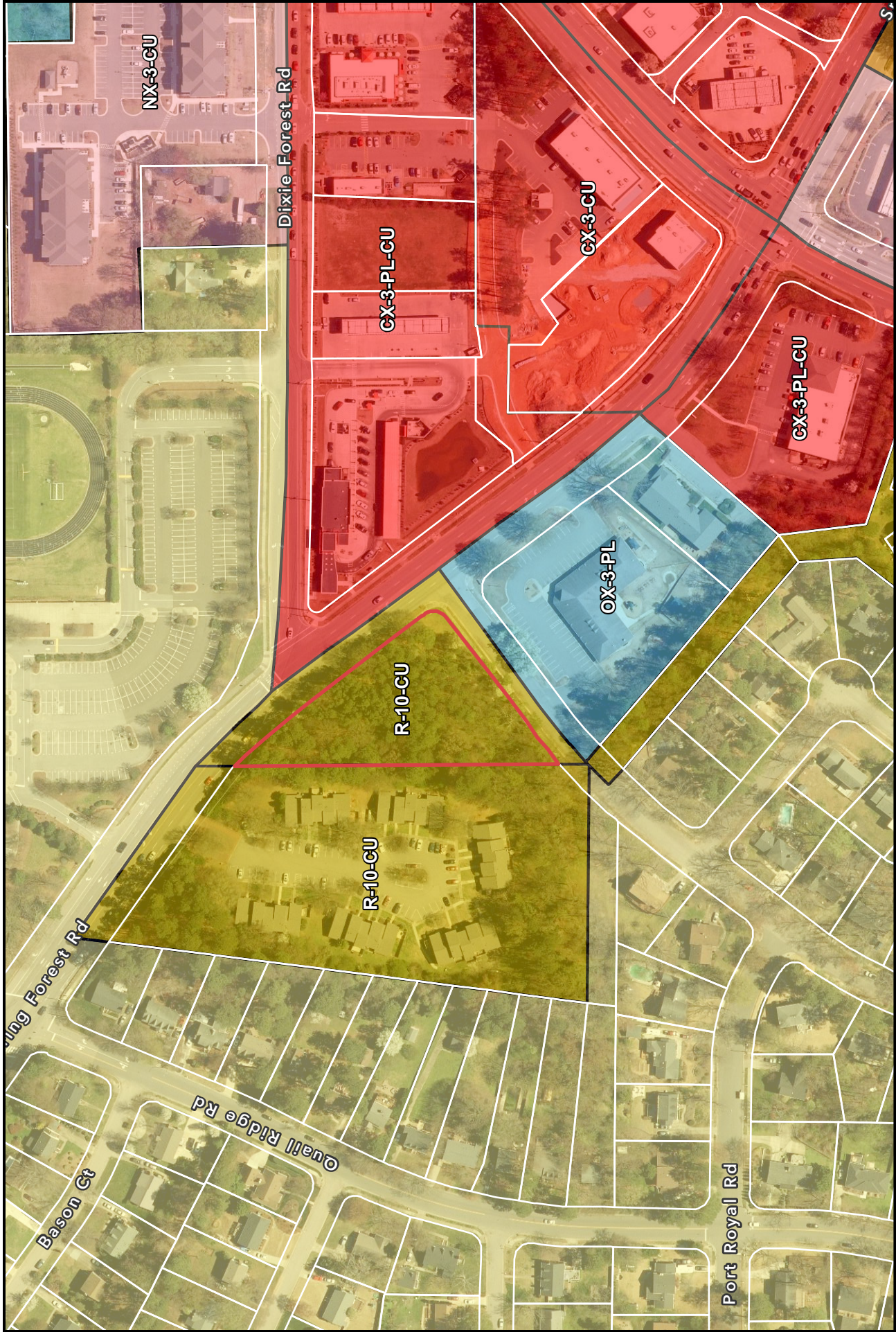
Chad W. Essick
Partner

Enclosures



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





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EXHIBIT C

ATTTESTATION STATEMENT OF CHAD W. ESSICK

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the first neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 20th day of November, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Chad W. Essick, Esq.
Applicant's Representative

November 20, 2023
Date

EXHIBIT F

NEIGHBORHOOD MEETING ATTENDEES

1. Chad W. Essick, Poyner Spruill LLP
2. Colin R. McGrath, Poyner Spruill LLP
3. Tia Overway, Poyner Spruill LLP
4. Dane J. Sambrick, Sambrick Companies
5. Frank Sambrick, Sambrick Companies
6. Ben Vitale, Sambrick Companies
7. Nancy Cunningham, City of Raleigh Rezoning Community Connector
8. James Waddell, 2109 Port Royal Rd.
9. Gary Waugaman, 5905 Timber Ridge Dr.
10. Mohamed Elsedoudi, 2148 Spring Forest Rd.
11. Nicholas Kadick, 5904 Timber Ridge Dr.
12. Elizabeth Kadick, 5904 Timber Ridge Rd.
13. Benjamin Harrison, 2104 Spring Forest Rd.
14. Tristian Williams, 2104 Spring Forest Rd.
15. Mark Thorne, 2220 Quail Ridge Rd.
16. Lynn Thorne, 2220 Quail Ridge Rd.
17. Kelly McCarter, 2200 Quail Ridge Rd.
18. Donald Gross, 5828 Timber Ridge Rd.
19. Shelley Gross, 5828 Timber Ridge Rd.
20. Phil Layton, 1014 Country Ridge Dr.
21. Torrance DeLeon, 2102 Spring Forest Rd.
22. Marian Stanley, 2118 Spring Forest Rd.

EXHIBIT G

SUMMARY OF DISCUSSION ITEMS

On Tuesday, December 5, 2023, at 6:00 p.m., the applicant held a neighborhood meeting for property owners adjacent to the parcel subject to the proposed rezoning.

The following items were discussed:

1. Overview of the applicant's business and operations.
2. History of development of the property.
3. Existing zoning for the property.
4. Proposed zoning for the property including proposed conditions.
5. Proposed uses for the property.
6. Purpose for proposed rezoning of the property.
7. Stormwater, ground water, and utility impacts of development of the property.
8. Landscaping and parking at the property.
9. Buffers and transitions between the property and adjoining roads.
10. Existing landscape of the property; plans for new building and uses.
11. Summary of rezoning process and future meetings.
12. Project timeline.
13. Potential vehicular and foot traffic impacts related to Spring Forest Road and Timber Ridge.