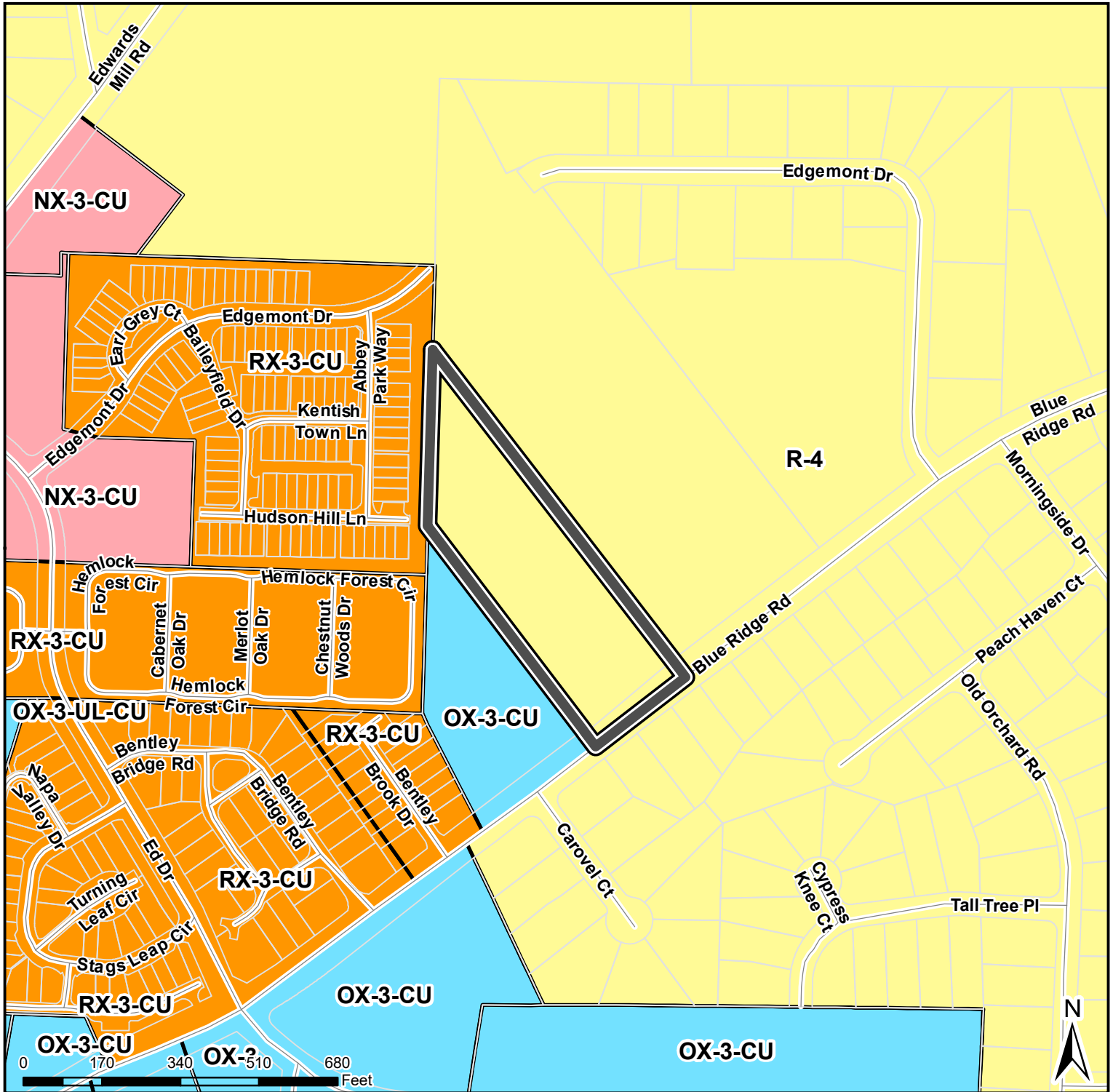
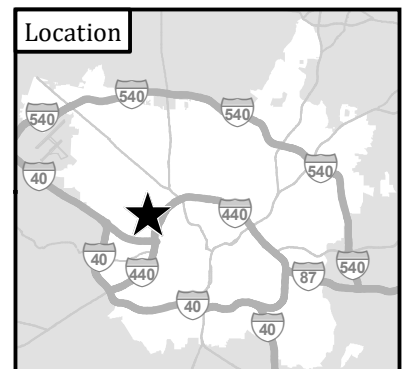


Existing Zoning

Z-67-2020



Property	3249 Blue Ridge Rd (portion)
Size	3.95 acres
Existing Zoning	R-4
Requested Zoning	OX-3-PL-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	October 25, 2021
Subject	City Council Public Hearing Item: Z-67-20 Blue Ridge Road

On October 21, 2021, the City Council continued the public hearing for the following item to allow the conditions to be revised. At the time of preparation of this agenda, draft revised conditions have been received. The original signed copy has not been received.

Z-67-20 Blue Ridge Road, approximately 3.95 acres located on a portion of 3249 Blue Ridge Road. Signed zoning conditions provided on August 19, 2021 would prohibit some uses, limit nonresidential use to 60,000 square feet gross area, require a 100-foot building setback from the shared property line with PIN 0785850576, require nonresidential uses to operate no earlier than 7:00 AM and no later than 8:00 PM, require pole-mounted lighting to use full cut-off light fixtures near Blue Ridge Road and adjacent townhomes, and require a planted buffer near the rear property line.

Current zoning: Residential-4 (R-4)

Requested zoning: Office Mixed Use – 3 stories – Parking Limited – Conditional Use (OX-3-PL-CU)

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

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

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (6-0). On October 5, 2021, the public hearing was opened and continued to October 19, 2021 to allow the conditions to be amended. Revised conditions were not received prior to the October 19, 2021 meeting. Draft revised conditions have been received prior to publication of this agenda.

In addition to the conditions listed above, the revisions would restrict hours of operation for nonresidential uses on Saturday and Sunday to 9:00 AM to 3:00 PM, limit building height to two stories within 100 feet of Blue Ridge Road, require a 20-foot building setback from Blue Ridge Road, require exterior building lighting to be turned off

at night, limit dumpster collection hours to 7:00 AM to 8:00 PM, require a bench and bicycle repair station to be installed, and require landscaping along Blue Ridge Road. If signed copies are received by the statutory deadline, the City Council may close the public hearing and act on the conditions as revised.

Attached is the draft revised conditions, Planning Commission Certified Recommendation (including Staff Report), the previous version of signed zoning conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-67-20****OFFICE USE ONLY**Date Submitted **October 22, 2021**

Rezoning Case #

Existing Zoning **R-4**Proposed Zoning **OX-3-PL-CU****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 OX- district shall be prohibited: (i) Multi-unit supportive housing residence; (ii) Supportive housing residence; (iii) Boardinghouse; (iv) Dormitory, fraternity, sorority; (v) Emergency shelter Type A; (vi) Emergency shelter Type B; (vii) Special care facility; (viii) Cemetery; (ix) College, community college, university; (x) School, public or private (K-12); (xi) Minor Utilities; (xii) Major Utilities; (xiii) Telecommunications tower (<250 ft); (xiv) Telecommunications tower (>250 ft); (xv) Day care, home; (xvi) Day care center; (xvii) Dance, martial arts, music studio or classroom; (xviii) Health club; (xix) Sports academy; (xx) Outdoor sports or entertainment facility (<250 seats); (xxi) Outdoor sports or entertainment facility (>250); (xxii) Overnight Lodging; (xxiii) Commercial parking facility; (xxiv) Remote parking facility; (xxv) Heliport, serving hospital; (xxvi) Heliport, all others; (xxvii) Veterinary Clinic/Hospital; (xxviii) Beauty/hair salon; (xxix) Copy center; (xxx) Detention center, jail, prison; (xxxi) Research & Development (xxxii) Congregate care; (xxxiii) Continuing care retirement community; (xxxiv) Rest home; (xxxv) Homestay; (xxxvi) Bed and breakfast; and (xxxvii) Hospitality house.

2. There shall be no more than 60,000 square feet of gross floor area for all nonresidential uses combined.

3. There shall be a minimum 100' building setback from the shared property line with PIN 0785-85-0576 (Book of Maps 2004, Page 407, Wake County Registry).

4. Hours of operation for any nonresidential use shall be permitted between 7:00 AM and 8:00 PM Monday through Friday, and between 9:00 AM and 3:00 PM Saturday and Sunday. Overnight, in-patient medical care is prohibited.

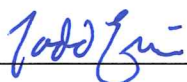
5. Pole-mounted light fixtures shall be of full cut-off design. Pole-mounted light fixtures shall be directed away from PIN 0785-85-0576 (Book of Maps 2004, Page 406, Wake County Registry), PIN 0785-85-7031 (Blue Ridge Commons Office Condominium, Exhibit A to declaration recorded in Book 8255, Page 0026, Wake County Registry), and Blue Ridge Road.

6. If the portion of the Property hereinafter referenced is not designated as tree conservation area, the following condition shall apply: Starting at the Control Corner on that plat recorded in Book of Maps 2004, Page 406, Wake County Registry, then extending N 01°38'48" E for 188' to a point (the "Boundary Point"), there shall be a minimum fifty-foot (50') wide buffer area (the "Buffer Area"), starting no less than twenty feet (20') and no more than forty feet (40') from the Boundary Point (the "Buffer Range"), extending northwest 225'. An illustration of the Buffer Area and Buffer Range is attached hereto as Exhibit A. The planting schedule for the Buffer Area is as follows: (i) four (4) shade trees; and (ii) fifteen (15) shrubs per 100 lineal feet. At the time of planting, said shrubs shall be at least three feet (3') in height, with a minimum mature height of eight feet (8'). Any existing trees or shrubs within the minimum Buffer Area shall be counted towards the planting schedule.

7. Within one hundred feet (100') of the Blue Ridge Road right-of-way existing as of the date of this zoning ordinance, building height shall be limited to two (2) stories.

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



Print Name

TODD ERVIN

CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-67-20****OFFICE USE ONLY**Date Submitted **October 22, 2021**

Rezoning Case #

Existing Zoning **R-4**Proposed Zoning **OX-3-PL-CU****Narrative of Zoning Conditions Offered**

8. The minimum building setback from the existing Blue Ridge Road public right-of-way shall be no less than twenty feet (20').

9. Exterior building lighting (light fixtures mounted on the building or light fixtures directed at the building) shall be turned off between 11:00 PM and 5:00 AM. This condition does not limit parking lot lighting or lights required for safety.

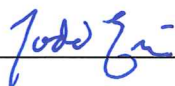
10. Trash dumpster service and collection shall be limited to between the hours of 7:00 AM to 8:00 PM, Monday through Saturday.

11. Prior to the issuance of the Certificate of Occupancy for the first building, at least one (1) bench and one (1) bike repair station shall be installed within the public right-of-way of Blue Ridge Road. This obligation is subject to approval of an encroachment agreement by the City of Raleigh and the City of Raleigh's acceptance (following installation) of said bench and bike repair station.

12. A minimum of six (6) understory trees and forty-five (45) shrubs (the "landscaping") shall be planted within the area described as follows: an area measuring no more than twenty feet (20') in width (measured perpendicular from the existing Blue Ridge Road right-of-way), beginning from the southernmost corner of the property at Blue Ridge Road, extending one hundred fifty feet (150') along the existing Blue Ridge Road right-of-way, plus any area of the Blue Ridge Road right-of-way behind the back-of-curb of the road adjoining this area. The requirement to plant the landscaping, and the location of the landscaping, are subject to approval of an encroachment agreement by the City of Raleigh and/or the consent of the City of Raleigh.

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



Print Name

TODD ERVIN

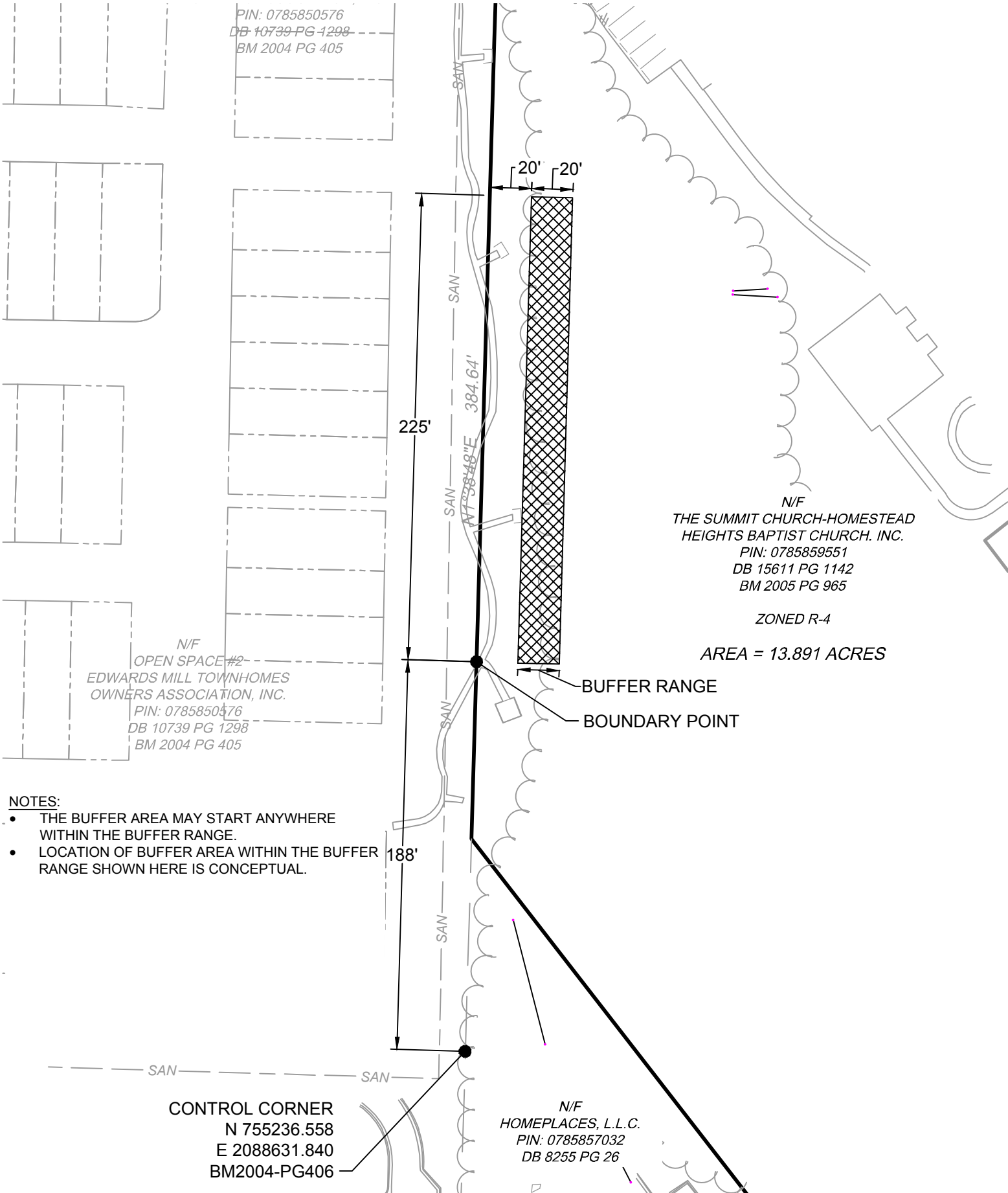
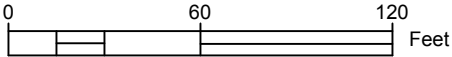
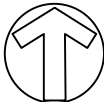


EXHIBIT "A"

3249 BLUE RIDGE RD - July 23, 2021





RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13038

CASE INFORMATION: Z-67-20 BLUE RIDGE ROAD (PORTION OF)

Location	Approximately one third of a mile north of its intersection with Duraleigh Road Address: 3249 Blue Ridge Road (portion of) PINs: 0785859551 iMaps , Google Maps , Directions from City Hall
Current Zoning	R-4
Requested Zoning	OX-3-PL-CU
Area of Request	3.95 acres of 13.89-acre parcel
Corporate Limits	Site is inside corporate limits.
Property Owner	The Summit Church – Homestead Heights Baptist Church Inc.
Applicant	Michael Birch, Longleaf Law Partners
Council District	District E
PC Recommendation Deadline	August 20, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The following uses are prohibited: Multi-unit supportive housing residence; Supportive housing residence; Boardinghouse; Dormitory, fraternity, sorority; Emergency shelter Type A; Emergency shelter Type B; Special care facility; Cemetery; College, community college, university; School, public or private (K-12); Minor Utilities; Major Utilities; Telecommunications tower (<250 ft); Telecommunications tower (>250 ft); Day care, home; Day care center; Dance, martial arts, music studio or classroom; Health club; Sports academy; Outdoor sports or entertainment facility (<250 seats); Outdoor sports or entertainment facility (>250); Overnight Lodging; Commercial parking facility; Remote parking facility; Heliport, serving hospital; Heliport, all others; Veterinary Clinic/Hospital; Beauty/hair salon; Copy center; Detention center, jail, prison; and Research & Development; Congregate care; Continuing care retirement community; Rest home; Homestay; Bed and breakfast; and Hospitality house.
2. There shall be no more than 60,000 square feet of gross floor area for all nonresidential use combined.
3. There shall be a minimum 100' building setback from the shared property line with PIN 0785-85-0576 (Book of Maps 2004, Page 407, Wake County Registry).
4. Hours of operation for any nonresidential use shall be limited to between 7:00 AM and 8:00 PM. This condition shall also prohibit in-patient, overnight medical care.

5. Pole-mounted light fixtures shall be of full cut-off design and shall be directed away from the Edwards Mill Townhomes. Any pole-mounted light fixtures between the building and Blue Ridge Road shall be full cut-off design, and shall be directed away from Blue Ridge Road.
6. If not designated as tree conservation area, there shall be a minimum 15-foot-wide buffer area along a portion of the northern property boundary. The buffer area shall start between 20 and 40 feet from the property boundary and shall include 4 shade trees and 15 shrubs per 100 lineal feet. At the time of planning, the shrubs shall be at least 3 feet in height with a minimum matures height of 8 feet.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Institutional
Urban Form	Transit Emphasis Corridor
Consistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 1.3 Conditional Use District Consistency Policy LU 2.2 Compact Development Policy LU 5.2 Managing Commercial Development Impacts Policy H 1.8 Zoning for Housing Policy UD 1.10 Frontage
Inconsistent Policies	Policy LU 5.1 Reinforcing the Urban Pattern Policy LU 8.12 Infill Compatibility Policy UD 7.3 Design Guidelines

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
11/23/20; 16 attendees	3/10/21; 32 attendees	3/23/21; 4/27/21; 5/27/21; 8/10/21	6/15/21; 8/17/21

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 would increase office and medical entitlement near an existing medical office cluster, potentially increasing employment opportunities and access to services. The request would increase overall residential entitlement and permitted housing types, potentially adding to housing supply.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommends approval of Z-67-20.
Motion and Vote	Motion: Miller Second: Rains In Favor: Dautel, Elder, Fox, Miller, O'Haver and Rains
Reason for Opposed Vote(s)	N/A

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: August 10, 2021

Staff Coordinator: Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov



ZONING STAFF REPORT – CASE Z-67-20

Conditional Use District

OVERVIEW

This is a request to rezone approximately 3.95 acres along Blue Ridge Road from Residential-4 (R-4) to Office Mixed Use – 3 stories – Parking Limited – Conditional Use (OX-3-PL-CU). Proposed conditions prohibit uses normally permitted in OX-, specify nonresidential use shall not exceed 60,000 square feet, specify a minimum building setback of 100 feet from rear property boundary, specify hours of operation for nonresidential uses, and require all pole-mounted light fixtures to be full cut-off design and pointed away from adjacent residential use and away from Blue Ridge Road. Proposed conditions also require a planted buffer along a portion of the shared boundary with an adjacent residential use.

The rezoning site is a portion of 3249 Blue Ridge Road, located on the north side approximately one third of a mile north of its intersection with Duraleigh Road. The entire subject parcel is approximately 13.89 acres and contains The Summit Church. The request is for just under 4 acres on the western side of the parcel which currently contain gravel parking lots and landscaping.

The subject site is adjacent to a small office complex zoned OX-3-CU to the west and a townhouse development zoned RX-3-CU to the northwest. Farther southwest along Blue Ridge Road is a cluster of mixed-use zoning districts, primarily Office Mixed Use, around the intersection with Duraleigh Road. North and east of the subject site is St. Paul Christian Church and a detached house neighborhood both zoned R-4. South of the subject site along Blue Ridge Road is a detached house neighborhood also zoned R-4.

The requested district OX-3-PL-CU would permit non-residential uses on the site, including office and medical. Retail uses would be permitted if located in a multi-tenant building and limited to not more than 15 percent of the gross floor area. The request would also remove a residential density cap on the site, increasing potential dwelling units from approximately 15 to 90. The proposed conditions would prohibit uses normally permitted in Office Mixed Use. Remaining nonresidential uses – including office and medical – would be limited to 60,000 square feet of gross floor area and operating between 6:00 AM and 11:00 PM. Any building would be required to set back from the rear property boundary at least 50 feet, and pole-mounted light fixtures would be required to be full-cutoff design and pointed away from the Edward Mill Townhomes.

The requested district includes a Parking Limited frontage, which applies requirements for how the building relates to the street. This includes permitting no more than two bays of parking between the building and the street, requiring direct pedestrian access to the building, and locating the front building façade between 5 and 100 feet from the front property line.

The rezoning site, along with the adjacent church, is designated as Institutional on the Future Land Use Map. Properties to the west are designated as Office & Residential Mixed Use and Moderate Density Residential. Properties to the east are designated as Low Density Residential.

Blue Ridge Road is designated as a Transit Emphasis Corridor on the Urban Form Map. The site is near the northern portion of a large City Growth Center that extends south to Chapel Hill Road.

Update for April 27: Since the staff report was published on March 23, the applicant has revised the zoning conditions. Condition 1 was amended to include additional uses that are prohibited, and conditions 2 through 5 have been added. These specify max building size for nonresidential uses, apply an hour of operation to nonresidential uses, require a 50-foot building setback from the rear property line and full cut-off light fixtures be used. The amended conditions adding one consistent policy LU 5.2 Managing Commercial Development Impacts, but do not change the consistency with the 2030 Comprehensive Plan overall.

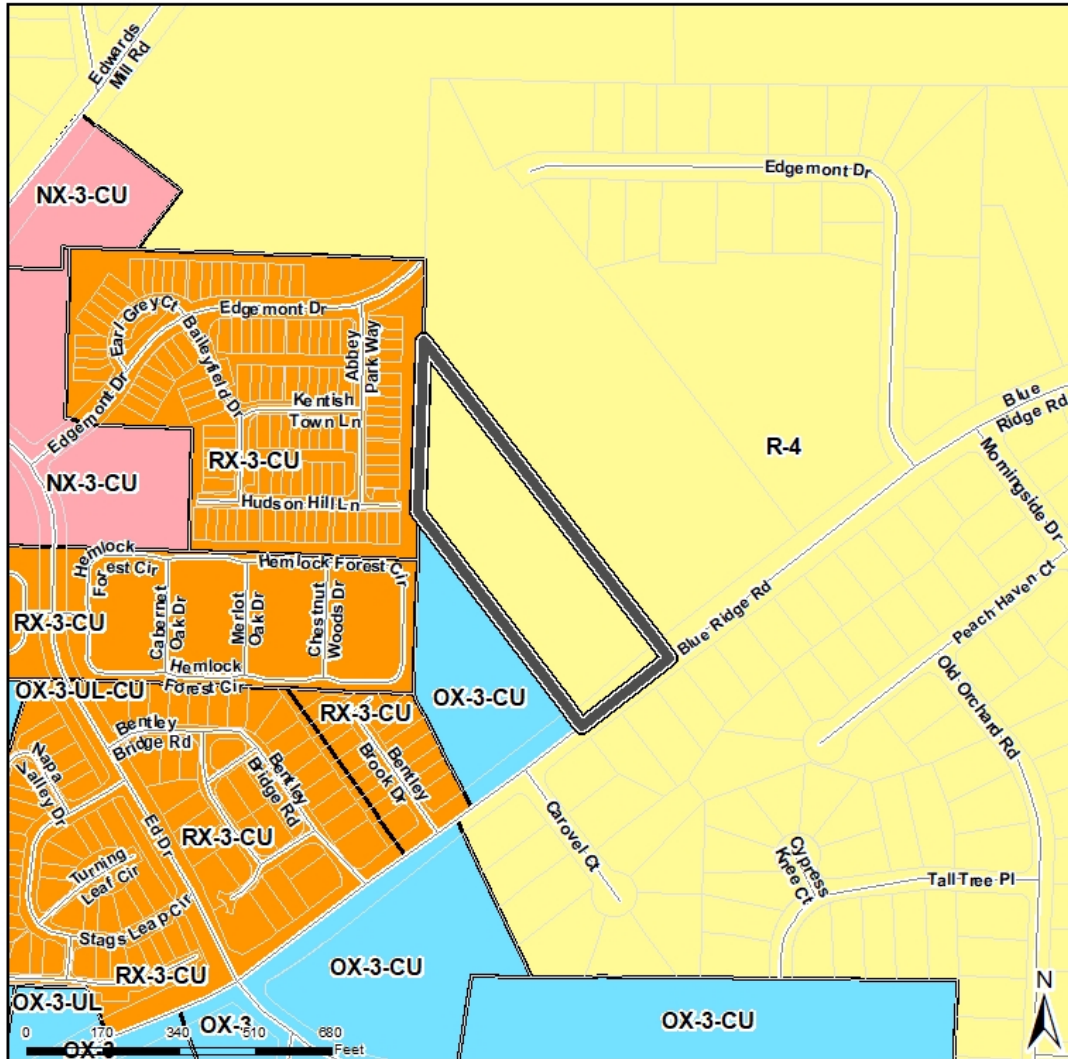
Update for August 10: Since the request was last discussed on May 27, the applicant has revised the zoning conditions. Condition 3 has been amended to increase the minimum building setback from 50 feet to 100 feet. Condition 4 has been amended to reduce the possible hours of operation from 6:00 AM and 11:00 PM to between 7:00 AM and 8:00 PM. Condition 5 has been amended to add that pole-mounted lighting shall be full cut-off design and pointed away from Blue Ridge Road. Condition 6 was added to require a planted buffer along a portion of the shared northwest boundary. These conditions further support consistency with policy LU 5.2 Managing Commercial Development Impacts, and do not change the consistency with the 2030 Comprehensive Plan.

OUTSTANDING ISSUES

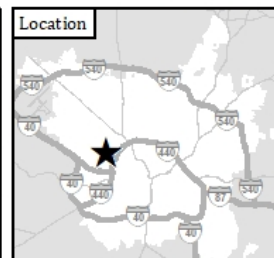
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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Existing Zoning

Z-67-2020



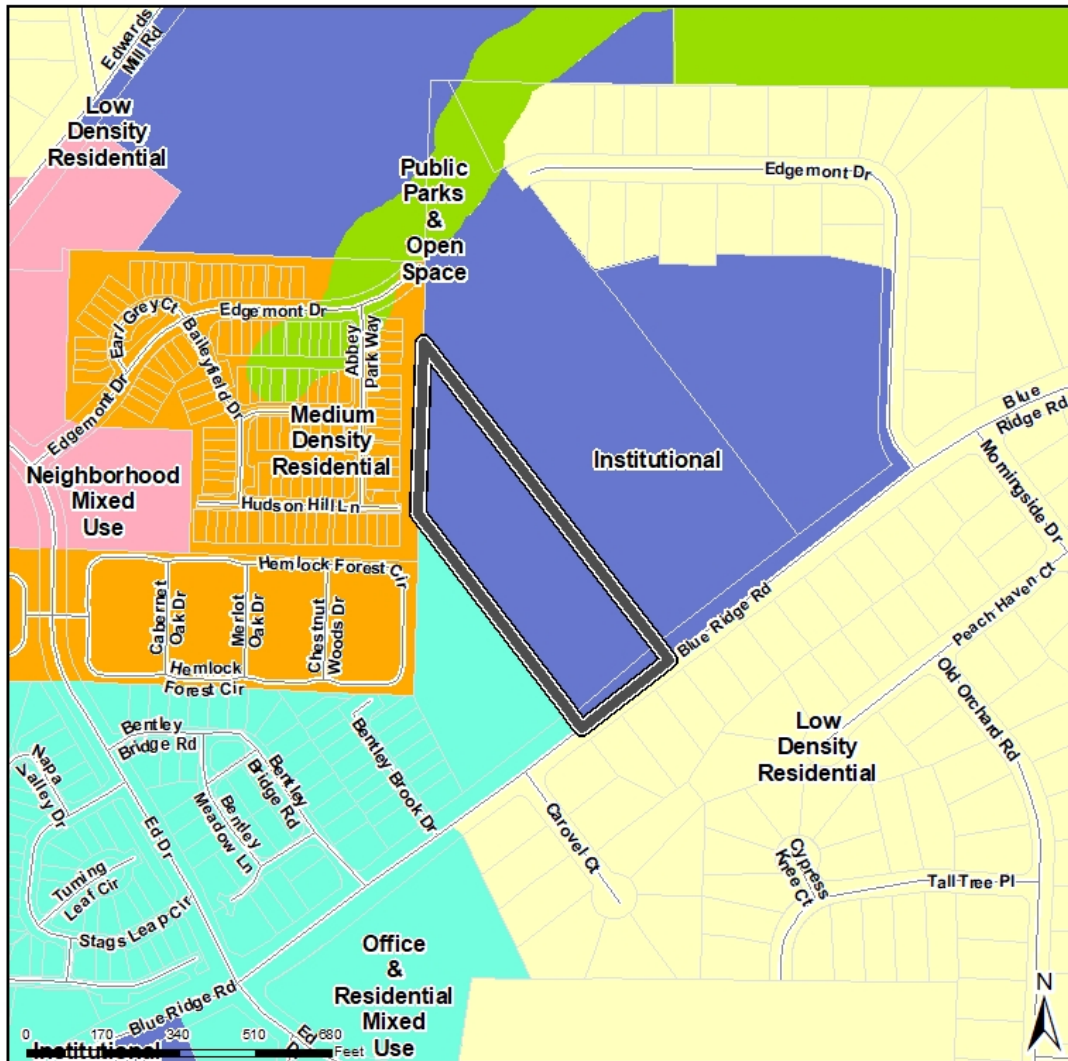
Property	3249 Blue Ridge Rd (portion)
Size	3.95 acres
Existing Zoning	R-4
Requested Zoning	OX-3-PL-CU



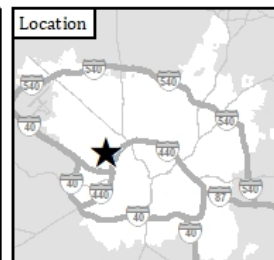
Map by Raleigh Department of City Planning (mansd@): 12/9/2020

Future Land Use

Z-67-2020



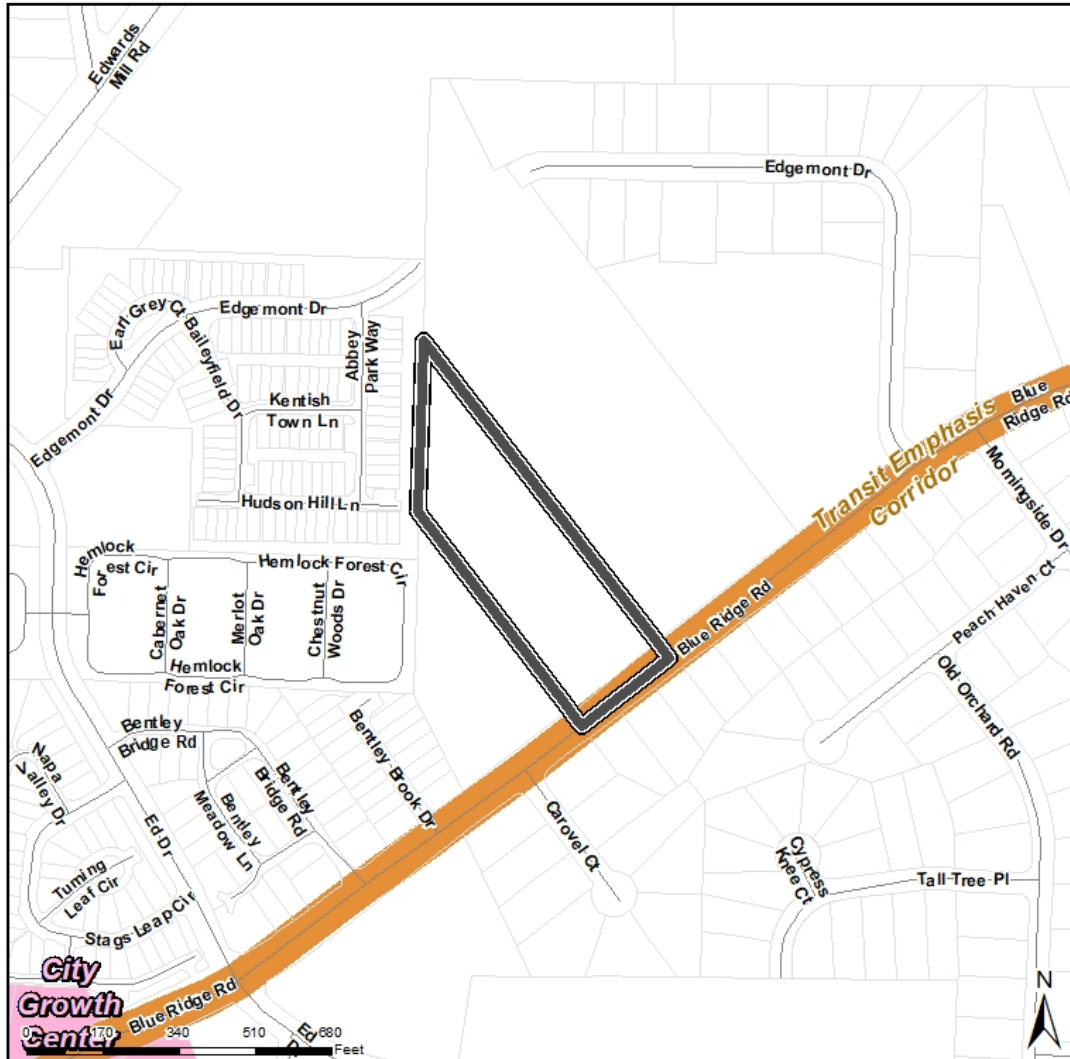
Property	3249 Blue Ridge Rd (portion)
Size	3.95 acres
Existing Zoning	R-4
Requested Zoning	OX-3-PL-CU



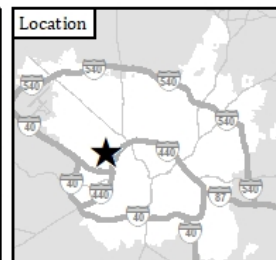
Map by Raleigh Department of City Planning (mansd@): 12/9/2020

Urban Form

Z-67-2020



Property	3249 Blue Ridge Rd (portion)
Size	3.95 acres
Existing Zoning	R-4
Requested Zoning	OX-3-PL-CU



Map by Raleigh Department of City Planning (mansd@): 12/9/2020

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 requested district is consistent with the vision, themes, and policies contained in the Comprehensive Plan, including the Future Land Use Map, Urban Form Map, and policies related to increasing housing entitlement and compact development. In addition, the request is consistent with vision theme Coordinating Land Use and Transportation as it increases the mixed-use entitlement along a major road corridor.

The request is inconsistent with policies around the urban form guidelines and compatibility with surrounding development, and consistency could be improved through conditions that address overall massing of buildings.

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

The Future Land Use Map specifies Institutional for the site, which includes educational, medical, and religious institutions. Campus (CMP) is directly identified as an appropriate district; however the proposed district OX-3-PL-CU would permit office-focused development that is in line with the designation's intent.

- 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?

The proposed district would permit development in keeping with the Future Land Use Map designation and could be established in a way that does not adversely alter the surrounding character. While development to the south of Blue Ridge Road is largely one story detached houses, the site is surrounded by a church, office, and two and three-story townhouse development as well.

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

Communities facilities and streets appear to be available to serve the proposed use.

Future Land Use

Future Land Use designation: Institutional

The rezoning request is

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

☐ **Inconsistent**

The subject site is designated as Institutional of the Future Land Use Map. This designation is set aside for universities, hospitals and medical complexes, religious facilities, and similar large institutions. While institutional uses are permitted in a variety of zoning districts, the Comprehensive Plan recommends that these areas in a campus setting are zoned Campus (CMP). However, the site is not located in a campus setting and the requested district OX-3-PL-CU would increase the number of uses typically associated with institutions – including medical, office, and civic uses – that would be permitted on the site. In addition, the OX- district applies limitations on other commercial uses not directly envisioned in this designation, such as retail sales and restaurant.

Urban Form

Urban Form designation: Transit Emphasis Corridor

The rezoning request is

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

☐ **Inconsistent**

Overview: Blue Ridge Road is designated as a Transit Emphasis Corridor, which recommends a hybrid frontage. The requested district includes Parking Limited, a hybrid frontage.

Impact: Parking Limited requires no more than two bays of parking be located between the building and the street, along with other requirements.

Compatibility: Nearby properties does not have a frontage applied and there is a variety of front setbacks. The adjacent church is approximately 300 feet from Blue Ridge Road, and most other residential and office development between 30 and 60 feet from the road. A Parking Limited frontage would permit a front setback between 5 and 100 feet from Blue Ridge Road.

Compatibility

The proposed rezoning is

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

☐ **Incompatible.**

The requested district OX-3-PL-CU is similar to adjacent zoning to the west and similar more broadly to development in the medical hub farther southwest of the site. Other adjacent development includes two and three-story townhouses to the north and the Summit Church to the west. While there are one-story detached houses to the south, this area is separated from the site by Blue Ridge Road.

Public Benefits of the Proposed Rezoning

- The request would increase office and medical entitlement near an existing medical office cluster, potentially increasing employment opportunities and access to services.
- The request would increase overall residential entitlement and permitted housing types, potentially adding to housing supply.

Detriments of the Proposed Rezoning

- The request would increase entitlement and could increase traffic in the immediate vicinity.

Policy Guidance

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●).

*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 Future Land Use Map designates the site as Institutional. The category recommends uses such as universities and colleges, religious institutions, and medical uses as appropriate uses. While the requested district is not CMP, it would facilitate many of the uses named for this category while limiting other commercial uses such as retail.

● **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 proposed zoning conditions do not conflict with Comprehensive Plan policies.

● **Policy LU 2.2 Compact Development**

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

● **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 proposed district OX-3-PL-CU would increase entitlement on the site and permit more compact development. This includes increase residential entitlement, from approximately 15 to 90 possible dwelling units.

Policy LU 5.2 Managing Commercial Development Impacts

Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.

- The requested district includes zoning conditions that may curb noise and light impacts of the permitted uses. Specifically, the proposed conditions would limit the hours of operation for nonresidential uses, require full cutoff light fixtures, and require landscaping along a portion of a shared boundary with an adjacent residential use.

● Policy UD 1.10 Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

- While the surrounding property generally does not have a frontage applied, the proposed district OX-3-PL-CU includes a Parking Limited frontage, which is consistent with the Urban Form Guidance for Blue Ridge Road.

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

● 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.

● Policy LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

- While the proposed district is similar to adjacent and nearby zoning to the west, and the Parking Limited frontage included in the district would allow a setback similar to properties to the south and east, it would permit development that varies in form and massing from the surrounding area. The proposed conditions limit nonresidential uses to 60,000 square feet, however current development in the area includes one-story detached houses with pitched roofs and one-story brick office buildings. Consistency could be improved by limiting total building size, massing of individual structures, and/or design elements to align with surrounding development.

● **Policy UD 7.3 Design Guidelines**

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.

- While the request is consistent with guidelines 1, 14, and 17, the development would permit parking between the building and the street and may not transition in form to the surrounding area. The requested district is inconsistent with guidelines 2, 6, 7, and 15, and is inconsistent with UD 7.3 overall. Consistency could be improved by further limiting parking between the building and the street or specifying a transition in massing to surrounding area.

Guideline 1	<i>All mixed-use developments should generally provide retail (such as eating establishments, food stores, and banks), and other uses such as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian-friendly form.</i>
Guideline 2	<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>
Guideline 6	<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>
Guideline 7	<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>

Guideline 14	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i>
Guideline 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>
Guideline 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>

Area Plan Policy Guidance

- There is no area-specific guidance for the rezoning site.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	40	Higher than city-wide average.
Walk Score	30	54	Higher than city-wide average.

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. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The site has a higher than average walk score, likely for its proximity of residential uses to office uses along Blue Ridge Road and near the intersection with Duraleigh Road. Similarly, the transit score is higher the city-wide average, likely for service by GoRaleigh Route 27 along Blue Ridge Road.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
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.

Summary: The requested district would permit more energy efficient housing types, including townhouse and apartment types.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would increase potential dwelling units from approximately 15 to 90.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	The request would permit townhouse and apartment housing types.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	GoRaleigh Route 27

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

Summary: While the request does not include subsidized units, it would increase overall housing entitlement including variety of building types.

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: None

Parks and Recreation

This site contains the Crabtree Creek-Tributary D Corridor. If this site were developed under its existing residential zoning UDO 8.6.1 would require dedication of a greenway easement. If it is developed non-residential use then it will only require a greenway reservation. At the time of a subdivision or site plan, this corridor will require the reservation of a 75-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.1.6(A)). Nearest existing park access is provided by Laurel Hills Park (0.9 miles) and Glen Eden Pilot Park (0.9 miles). Nearest existing greenway trail access is provided by House Creek Greenway Trail (0.9 miles). Current park access level of service in this area is graded an A letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	6,971	3,750	22,500
Waste Water	6,971	3,750	22,500

Impact Identified:

1. The proposed rezoning would add approximately 15,529 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. 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

3. 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 Developed

Stormwater

Floodplain	None
Drainage Basin	Crabtree
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite. Possible flood prone soils. Possible Neuse Buffers exist. No impacts identified.

Transit

The Z-67-20 site is currently served by GoRaleigh route 27. This service operates every 30 minutes and is planned to be made frequent through the Wake Transit Plan in the future. Stops are within a tenth mile of the site.

Transportation

Location

The Z-67-20 site is located in west Raleigh on Blue Ridge Road between Duraleigh and Glen Eden Roads.

Area Plans

The Z-67-20 site is directly adjacent to, but outside of, the Arena-Blue Ridge Area plan. This area plan involves area between I-40 and I-440 from Western Boulevard and Hillsborough Street on the South to Wade on the North, including portions of Blue Ridge Road and parts of Edwards Mill Road on the north. It includes a focus on developing the Blue Ridge Road corridor into a vibrant, well-connected mixed-use district.

Existing and Planned Infrastructure

Streets

Blue Ridge Road is designated as a two-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan). It is maintained by the City of Raleigh.

In accordance with the UDO Section 8.3.2, the maximum blocker perimeter for an OX-3 zoning district is 3,000 feet and a dead-end street length of 400 feet. The existing block perimeter is approximately 11,600 feet. If two disconnected sections of Edgemont Drive were connected, the block perimeter would be approximately 5,700 feet.

Pedestrian Facilities

Sidewalks are not complete on Blue Ridge Road, but they are planned with the Blue Ridge Road Widening project. Tier 3 site plan or subdivision approval requires sidewalk construction in accordance to UDO Article 8.5.

Bicycle Facilities

In the vicinity of the Z-67-20 Site, there are existing bicycle lanes on sections of Glen Eden Road and Morningside Drive. The bikeway on Glen Eden Road connects to the House Creek Greenway Trail approximately one mile from the site. A shared use path is planned to be installed with the Blue Ridge Road Widening project. This bikeway will connect to the Crabtree Creek Greenway Trail.

Blue Ridge Road is designated for a separated bike lane in the Raleigh Long Term Bike Plan (Map T-3 of the Comprehensive Plan).

Access

Access to the Z-67-20 site is from Blue Ridge Road.

Other Projects in the Area

The Blue Ridge Road widening project will widen the segment of Blue Ridge Road between Duraleigh Road to Crabtree Valley Avenue to three lanes and will also add sidewalks and a shared-use path. The project is estimated to be complete in Fall 2023.

The Blue Ridge Road Bicycle and Pedestrian Improvement Project, located 1.25 miles southwest of the site, will add a multi-use path along Blue Ridge Road from Trinity Road the Reedy Creek Greenway Trail and a create protected intersection at the intersection of Reedy Creek Road and Blue Ridge Road. The project is estimated to be completed in Summer 2022.

The Lake Boone Trail Sidewalk project, located 0.75 miles southwest of the site, is adding 350 Feet of missing sidewalk out the south side of Lake Boone trail. This project is currently in the construction phase.

One and a half miles south of the site, NCDOT will be widening Wade Avenue to six lanes from I-40 to I-440. The project is estimated to be completed in 2027.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-67-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from R-4 to OX-3-PL-CU is projected to generate 92 new trips in the AM peak hour

and 90 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-67-20 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-67-20 Current Zoning Entitlements	Daily	AM	PM
Residential	142	11	15
Z-67-20 Proposed Zoning Maximums	Daily	AM	PM
Office Mixed Use	955	103	105
Z-67-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	814	92	90

Urban Forestry

The proposed rezoning does not impact Urban Forestry UDO requirements.

Impact Identified: None

Impacts Summary

There are minimal impacts at the rezoning stage.

Mitigation of Impacts

No mitigation of Z-67-20 is needed at the rezoning stage.

CONCLUSION

Rezoning request Z-67-20 would rezone a 3.95 portion of 3249 Blue Ridge Road from R-4 to OX-3-PL-CU. This would permit non-residential uses and increase the residential entitlement on the site. While the requested district would permit development that differs in massing and form from the surrounding area, the request is consistent overall with the 2030 Comprehensive Plan. This includes the Future Land Use Map, Urban Form Map, and policies regarding compact development along major roads and increasing housing entitlement. The request is also consistent with the vision theme of Coordinating Land Use and Transportation.

CASE TIMELINE

Date	Action	Notes
12/3/20	Application submitted	
12/29/20	Initial staff review provided	
2/18/21	Application complete	
3/23/21	Planning Commission review begins	

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	RX-3-CU	R-4	R-4	OX-3-CU; RX-3-CU
Additional Overlay	-	-	-	-	-
Future Land Use	Institutional	Medium Density Residential	Low Density Residential	Institutional; Low Density Residential	Office & Residential Mixed Use
Current Land Use	Undeveloped	Residential	Residential	Religious	Office; Residential
Urban Form	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor	Transit Emphasis Corridor

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	OX-3-PL-CU
Total Acreage	3.95	3.95
Setbacks:		
Front	20'	5' – 100'
Side	10'	0' or 6'
Rear	30'	50'
Residential Density:	3.80	22.78
Max. # of Residential Units	15	90
Max. Gross Building SF	30,000	105,396
Max. Gross Office SF	Not Permitted	60,000
Max. Gross Retail SF	Not Permitted	14,475
Max. Gross Industrial SF	Not Permitted	Not Permitted
Potential F.A.R.	0.17	0.61

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

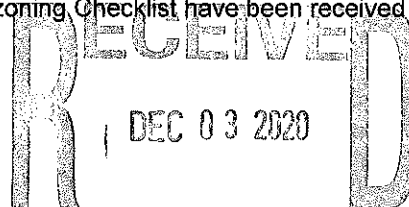
Rezoning Application



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

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District R-4 Height <input type="checkbox"/> Frontage <input checked="" type="checkbox"/> Overlay(s) _____ Proposed Zoning Base District OX Height 3 Frontage PL Overlay(s) _____ 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 12/3/20		Date Amended (1)	Date Amended (2)
Property Address 3249 Blue Ridge Road (portion of)			
Property PIN 0785-85-9551		Deed Reference (book/page) 15611 / 1142	
Nearest Intersection Blue Ridge Road and Edgemont Drive			
Property Size (acres) +/- 4.0 acres	For Planned Development Applications Only:	Total Units N/A	Total Square Footage N/A
		Total Parcels N/A	Total Buildings N/A
Property Owner Name/Address The Summit Church - Homestead Heights Baptist Church Inc 2335 Presidential Drive, Suite 114 Durham, NC 27703		Phone	Fax
		Email	
Applicant Name/Address Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919-645-4317	Fax
		Email mbirch@longleaflp.com	
Applicant* Signature(s) <i>Todd Evin</i>		Email tervin@summitrdv.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.



CONDITIONAL USE DISTRICT ZONING CONDITIONSZoning Case Number **Z-67-20****OFFICE USE ONLY**Date Submitted **August 13, 2021**

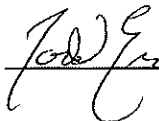
Rezoning Case #

Existing Zoning **R-4**Proposed Zoning **OX-3-PL-CU****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 OX-district shall be prohibited: (i) Multi-unit supportive housing residence; (ii) Supportive housing residence; (iii) Boardinghouse; (iv) Dormitory, fraternity, sorority; (v) Emergency shelter Type A; (vi) Emergency shelter Type B; (vii) Special care facility; (viii) Cemetery; (ix) College, community college, university; (x) School, public or private (K-12); (xi) Minor Utilities; (xii) Major Utilities; (xiii) Telecommunications tower (<250 ft); (xiv) Telecommunications tower (>250 ft); (xv) Day care, home; (xvi) Day care center; (xvii) Dance, martial arts, music studio or classroom; (xviii) Health club; (xix) Sports academy; (xx) Outdoor sports or entertainment facility (<250 seats); (xxi) Outdoor sports or entertainment facility (>250); (xxii) Overnight Lodging; (xxiii) Commercial parking facility; (xxiv) Remote parking facility; (xxv) Heliport, serving hospital; (xxvi) Heliport, all others; (xxvii) Veterinary Clinic/Hospital; (xxviii) Beauty/hair salon; (xxix) Copy center; (xxx) Detention center, jail, prison; (xxxi) Research & Development (xxxii) Congregate care; (xxxiii) Continuing care retirement community; (xxxiv) Rest home; (xxxv) Homestay; (xxxvi) Bed and breakfast; and (xxxvii) Hospitality house.
2. There shall be no more than 60,000 square feet of gross floor area for all nonresidential uses combined.
3. There shall be a minimum 100' building setback from the shared property line with PIN 0785-85-0576 (Book of Maps 2004, Page 407, Wake County Registry).
4. Hours of operation for any nonresidential use shall be permitted between 7:00 AM and 8:00 PM. Overnight, in-patient medical care is prohibited.
5. Pole-mounted light fixtures shall be of full cut-off design, and shall be directed away from PIN 0785-85-0576 (Book of Maps 2004, Page 406, Wake County Registry). Any pole-mounted light fixtures between the building(s) and Blue Ridge Road shall be of full cut-off design, and shall be directed away from Blue Ridge Road.
6. If the portion of the Property hereinafter referenced is not designated as tree conservation area, the following condition shall apply: Starting at the Control Corner on that plat recorded in Book of Maps 2004, Page 406, Wake County Registry, then extending N 01°38'48" E for 188' to a point (the "Boundary Point"), there shall be a minimum fifty-foot (50') wide buffer area (the "Buffer Area"), starting no less than twenty feet (20') and no more than forty feet (40') from the Boundary Point (the "Buffer Range"), extending northwest 225'. An illustration of the Buffer Area and Buffer Range is attached hereto as Exhibit A. The planting schedule for the Buffer Area is as follows: (i) four (4) shade trees; and (ii) fifteen (15) shrubs per 100 lineal feet. At the time of planting, said shrubs shall be at least three feet (3') in height, with a minimum mature height of eight feet (8'). Any existing trees or shrubs within the minimum Buffer Area shall be counted towards the planting schedule.

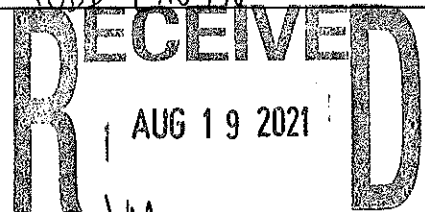
The property owner(s) hereby offers, consents to, and agrees to abide by, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature



Print Name

TODD ERVIN



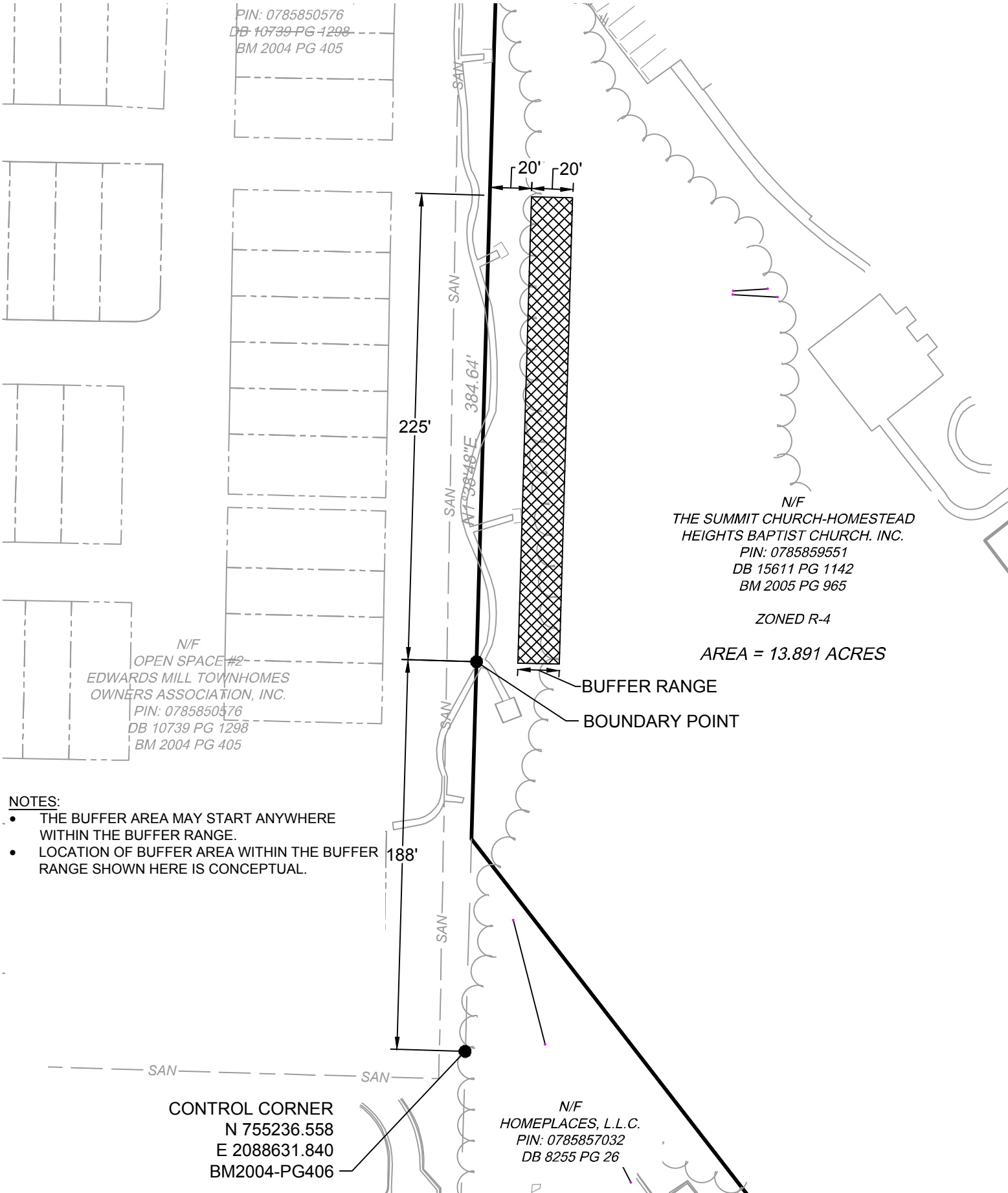
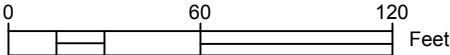


EXHIBIT "A"

3249 BLUE RIDGE RD - July 23, 2021



**LEGAL DESCRIPTION
OF
3.95 ACRES**

LYING AND BEING in City of Raleigh, Wake County, North Carolina, and being the western portion of New Lot 1, containing 3.95 acres, more or less, located on the southwest side of that line depicted as "OLD LOT LINE", as shown on that map entitled "RECOMBINATION MAP OF PROPERTIES OF FIRST ASSEMBLY OF GOD OF RALEIGH, INC.", by John Y. Phelps, Professional Land Surveyor, dated February 28, 2005, and recorded in Book of Maps 2005, Page 965, said portion being more particularly described as follows, according to said map:

BEGINNING at a point on the northwestern margin of Blue Ridge Road (SR 1670), said point being the easternmost corner of property known as Blue Ridge Commons Office Condominium (PIN No. 0785.12-85-7032);

Thence running with the line of said Blue Ridge Commons Office Condominium property North 34 degrees 16 minutes 00 seconds West 564.07 feet to a point;

Thence running North 04 degrees 39 minutes 08 seconds East 381.27 feet to a point;

Thence along said "OLD LOT LINE" South 34 degrees 40 minutes 09 seconds East 850.53 feet to a point on the northwestern margin of said Blue Ridge Road;

Thence along the margin of said Blue Ridge Road South 53 degrees 21 minutes 09 seconds West 245.71 feet to the POINT OF BEGINNING.

REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis****OFFICE USE ONLY**

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.

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.

1. The property is designated as Institutional on the Future Land Use Map, which allows for medical complexes. The applicant is proposing a medical office to be located in close proximity to UNC Rex Hospital and numerous other existing medical offices in the area. The proposed rezoning is consistent with the future land use designation.
2. The property is located adjacent to Blue Ridge Road, which is designated a Transit Emphasis Corridor on the Urban Form Map. This designation recognizes that Blue Ridge Road is programmed for a higher level of bus service and suggests a hybrid approach to frontage such as Parking Limited, which is included in this request. The proposed rezoning is consistent with this guidance given that there is existing bus transit service within walking distance of the property, including Route 4 (Rex Hospital) and Route 27 (Blue Ridge), and given that the property shall be developed with -PL frontage.
3. The rezoning request is consistent with Comprehensive Plan policies: LU 1.2 "Future Land Use Map and Zoning Consistency" (the proposed medical office is consistent with the existing Institutional Future Land Use Designation); LU 4.9 "Corridor Development" (proposed PL frontage will promote pedestrian friendly and transit-supportive development patterns along Blue Ridge Road); LU 5.1, LU 5.3, LU 5.4, LU 5.5, LU 5.6 "Land Use Compatibility" (the proposed low-impact office use will serve as a transition between the lower-density neighborhood and the more intensive medium density residential and office and residential mixed use areas); and LU 9.4 "Health Care Industry" (a new medical office will support the continued growth and expansion of the City's healthcare providers to serve the needs of Raleigh's residents).

PUBLIC BENEFITS

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

The rezoning request is reasonable and in the public interest because it provides for additional medical office amenities within walking distance to the surrounding residential neighborhoods, office developments, and UNC Rex Hospital, and along a major transportation corridor with bus transit service. Additionally, the conditions and proposed use provide an appropriate transition to the nearby residential uses.

REZONING APPLICATION ADDENDUM #2	
<p align="center">Impact on Historic Resources</p> <p>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.</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Rezoning Case #</p>
<p align="center">INVENTORY OF HISTORIC RESOURCES</p> <p>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.</p> <p>There are no known historic resources located on the property.</p>	
<p align="center">PROPOSED MITIGATION</p> <p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p> <p>Not applicable.</p>	

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 Transit Emphasis Corridor  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:
The proposed rezoning allows office uses within walking distance of nearby residential, institutional and commercial uses.</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:
The site will be designed to serve as a transition between the low density residential to the northeast, and higher intensity office and residential mixed use areas, just as nearby office buildings have made similar transitions.</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:
The subject property is located near the intersection of Blue Ridge Road and Duraleigh Road, providing ample opportunities for access to the property from the nearby residential communities.</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:
There is a sufficient street network existing; no new streets are planned.</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:
There is a sufficient street network existing; no new streets are planned.</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:
The Parking Limited frontage ensures limited parking along the street. The proposed rezoning intends to locate development along the primary street, with parking located to the rear and/or side of the building.</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: The Parking Limited frontage ensures limited parking along the street. The proposed rezoning intends to locate development along the primary street, with parking located to the rear and/or side of the building.</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: Not applicable.</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: Open space areas will be provided consistent with the UDO.</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: Urban space areas will be provided consistent with the UDO.</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: Sidewalks and open space areas will be provided consistent with the UDO.</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: Open space areas will be provided consistent with the UDO.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response: Public spaces will be provided consistent with the UDO.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response: The Parking Limited frontage ensures that parking will not dominate the frontage of the subject property. The specific location of parking will be finalized at site plan.</p>
15.	<p><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></p> <p>Response: The Parking Limited frontage ensures that parking will not dominate the frontage of the subject property. The specific location of parking will be finalized at site plan.</p>
16.	<p><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></p> <p>Response: The proposed development does not anticipate use of a parking structure.</p>
17.	<p><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></p> <p>Response: The proposed development is a low-impact medical office use. Additionally, the proposed rezoning area is located along Blue Ridge Road, which is currently served by bus transit.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response: The proposed development will provide pedestrian access in accordance with the UDO.</p>
19.	<p><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></p> <p>Response: There are no known sensitive natural resources on the property.</p>

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: Sidewalks and driveways will be provided in accordance with the UDO.</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: Sidewalks will be provided in accordance with the UDO.</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: Street trees will be provided in accordance with the UDO.</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: Spatial definition of buildings will be provided in accordance with the UDO.</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: The proposed development anticipates consistency with this guideline.</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: The proposed development anticipates consistency with this guideline.</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: Sidewalks will comply with the applicable UDO standards.</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 checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

REZONING OF PROPERTY CONSISTING OF +/- 4.00 ACRES,
LOCATED ON THE NORTH SIDE OF BLUE RIDGE ROAD, EAST OF ED DRIVE,
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
NOVEMBER 23, 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, November 23, at 5:00 p.m. The property considered for this potential rezoning totals approximately 4.00 acres, and is located on the north side of Blue Ridge Road, east of Ed Drive, in the City of Raleigh, having Wake County Parcel Identification Number 0785-85-9551 . 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: Michael Birch, Longleaf Law Partners
Date: November 13, 2020
Re: Neighborhood Meeting for Rezoning of a Portion of 3249 Blue Ridge Road

You are invited to attend a neighborhood meeting on Monday, November 23, 2020 from 5:00 PM to 7:00 PM. The purpose of the meeting is to discuss the proposed rezoning of a portion of property located at 3249 Blue Ridge Road (PIN 0785-85-9551). During this meeting, we will provide details about the rezoning request and receive questions and comments.

The entire 13.89-acre parcel is currently zoned R-4. The proposed rezoning concerns only the western-most portion of the site, approximately 4 acres in size, as highlighted on the attached maps. The proposed zoning for the western portion of the property is OX-3-CU, and the purpose of this rezoning is to permit professional and medical office uses.

Due to the COVID-19 Pandemic, this neighborhood meeting will be held virtually. You can participate online via Zoom or by telephone by using these directions:

To Join with Video:	To Join by Telephone:
https://zoom.us/join	+1 646 558 8656
Meeting ID: 882 8942 5676	Meeting ID: 882 8942 5676
Password: 027119	Password: 027119

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 919.645.4317 and mbirch@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



Rezoning Application



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

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #	
Existing Zoning Base District	R-1	Height		Frontage
Proposed Zoning Base District	Ox	Height		3
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 3249 Blue Ridge Road (portion of)				
Property PIN 0785-85-9551		Deed Reference (book/page) 15611 / 1142		
Nearest Intersection Blue Ridge Road and Edgemont Drive				
Property Size (acres)	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address		Phone	Fax	
The Summit Church - Homestead Heights Baptist Church Inc 2335 Presidential Drive, Suite 114 Durham, NC 27703				
Applicant Name/Address		Email		
Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612				
Applicant Signature(s)		Email		

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Rezoning Case #
Date Submitted		
Existing Zoning	R-4	
Proposed Zoning	OX-3-CU	
Narrative of Zoning Conditions Offered		
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Outdoor sports or entertainment facility (<250 seats); (iii) Outdoor sports or entertainment facility (>250); (iv) Overnight Lodging; and (v) Detention center, jail, prison.</p>		

EXHIBIT B – NOTICE LIST

785842982 WARNER, MICHAEL WARNER, CATHERINE 3932 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785843838 NYE, C HOWARD NYE, LAURA S 3118 ETON RD RALEIGH NC 27608-1114	785843864 HOBART, JEFFREY K 3924 BENTLEY BRIDGE RD RALEIGH NC 27612-8064
785843890 DIXON, JAMES ANDREW DIXON, DEBORAH CANNADY 3920 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785843973 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357	785844717 DUNN, WILLIAM A DUNN, ELIZABETH S 3916 BENTLEY BRIDGE RD RALEIGH NC 27612-8064
785844743 SMITH, RANDY G SMITH, SUSAN V 3912 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785844788 WILSON, MIRIAM ANDREWS 3921 BENTLEY BROOK DR RALEIGH NC 27612-8077	785844827 STANLEY, DWIGHT LEVERNE STANLEY, PAULA K 3933 BENTLEY BROOK DR RALEIGH NC 27612-8077
785844844 DELPAPA, CHARLES JOSEPH 3929 BENTLEY BROOK DR RALEIGH NC 27612-8077	785844861 WIGGIN, MICHAEL BRUCE 3925 BENTLEY BROOK DR RALEIGH NC 27612-8077	785844910 STALLINGS, JOSEPH H 3937 BENTLEY BROOK DR RALEIGH NC 27612-8077
785845658 HAYNES, CHARLES G HAYNES, KATHRYN V 3905 BENTLEY BROOK DR RALEIGH NC 27612-8077	785845684 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357	785845705 GILBERT, JOHN F GILBERT, NANCY S 3917 BENTLEY BROOK DR RALEIGH NC 27612-8077
785845723 ALVI, JOHN A ALVI, ANN E 3913 BENTLEY BROOK DR RALEIGH NC 27612-8077	785845740 DOUGLASS, CLYDE A III DOUGLASS, AMANDA E 3909 BENTLEY BROOK DR RALEIGH NC 27612-8077	785845879 HILL, JAMES A JR HILL, HARRIET T 3924 BENTLEY BROOK DR RALEIGH NC 27612-8076
785845896 SMITH, STEVEN D TRUSTEE SMITH, MARGARET A TRUSTEE 3920 BENTLEY BROOK DR RALEIGH NC 27612-8076	785845962 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357	785846452 REXVIEW MEDICAL PARTNERS LLC CONDOMINIUM 2304 WESVILL CT STE 380 RALEIGH NC 27607-2793
785846452 BLUE RIDGE 3200 LLC FRIENDLY INVESTMENTS LLC 5220 GREENS DAIRY RD RALEIGH NC 27616-4612	785846452 RAM INVESTORS LLC 3200 BLUE RIDGE RD STE 210 RALEIGH NC 27612-8087	785846452 BLUE RIDGE 3200 LLC FRIENDLY INVESTMENTS LLC 5220 GREENS DAIRY RD RALEIGH NC 27616-4612
785846452 LAKSHMI PROPERTIES REXVIEW LLC 2900 CONE MANOR LN RALEIGH NC 27613-6610	785846748 KAYS, BARRETT L BABB, SANDRA P 3908 BENTLEY BROOK DR RALEIGH NC 27612-8076	785846765 TRUELOVE, JERRY LYNN TRUSTEE TRUELOVE, BONNIE SCOTT TRUSTEE 3904 BENTLEY BROOK DR RALEIGH NC 27612-8076
785846781 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357	785846814 BERRY, TIMOTHY B BERRY, LINDA B 3916 BENTLEY BROOK DR RALEIGH NC 27612-8076	785846831 MILLER, RALPH MILLER, COLLEEN P 3912 BENTLEY BROOK DR RALEIGH NC 27612-8076

785848575 BRALLEY, TERESSA MARIE BRALLEY, JAMES RYAN 3113 CAROVEL CT RALEIGH NC 27612-8017	785848624 KERSEY, JAMES A KERSEY, ANN L 3117 CAROVEL CT RALEIGH NC 27612-8017	785849378 TERRILL, LUE S TRUSTEE 3105 CAROVEL CT RALEIGH NC 27612-8017
785849427 MOODY, MARIE A 3109 CAROVEL CT RALEIGH NC 27612-8017	785849795 ANDOLINA, FRANK ANDOLINA, DANIELLE 3116 CAROVEL CT RALEIGH NC 27612-8017	785850576 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652
785851079 OAKS AT BENTLEY RIDGE CONDOMINIUM YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-3606	785851079 GODWIN, CYNTHIA C 4021 BOOKER OAK CIR APT 101 RALEIGH NC 27612-8075	785851079 GERRARD, FLORENCE FORD LANDRY, MICHAEL SCOTT 3171 101 HEMLOCK FOREST CIR RALEIGH NC 27612-2313
785851079 TRZONIEC, JOYCE R ROBINSON, SUSAN J 3171 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2313	785851079 HOLLINGSWORTH, JANICE J 4021 BOOKER OAK CIR APT 102 RALEIGH NC 27612-8075	785851079 ISRAELSON, MARGARET TRUSTEE MARGARET ISRAELSON RVCBLE TRUST 3560 HORTON ST APT 1007 RALEIGH NC 27607-3433
785851079 FREE AT LAST LLC PO BOX 30787 RALEIGH NC 27622-0787	785851079 JANZEN, KAREN VICKI TRUSTEE THE KAREN VICKI JANZEN TRUST 4021 202 BOOKER OAK CIR RALEIGH NC 27612-8075	785851079 PLADNA, ROSEMARIE M TRUSTEE THE MORGANTE FAMILY TRUST 3171 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2313
785851079 BOGGS, MARK MACEACHRON SAWYER, KERRY DAWN 3171 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2313	785851079 SHAFFER, JOHN SHAFFER, SUSAN 4021 BOOKER OAK CIR APT 203 RALEIGH NC 27612-8075	785851079 ELKS, KIMBERLY B 4021 BOOKER OAK CIR APT 204 RALEIGH NC 27612-8075
785851079 BLOXHAM, DIRK PO BOX 2218 ROSEBURG OR 97470-0455	785851079 TRZONIEC, JOYCE R. 3101 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2314	785851079 ROBINSON, SUSAN J TYER, SHARON B 3101 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2314
785851079 HILL, DONA I 3101 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2314	785851079 SCHIFFMAN, SAUL M SCHIFFMAN, GRETA I 3101 202 HEMLOCK FOREST CIR RALEIGH NC 27612-2314	785851079 JOHNSON, THOMAS W. JOHNSON, REBECCA S. 3101 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2314
785851079 SHEPHERD, DANIEL B SHEPHERD, CAROLYN G PO BOX 781 VALLE CRUCIS NC 28691-0781	785851079 STONE, JON T YANKWICH, ALEXANDRA S 3111 103 HEMLOCK FOREST CIR RALEIGH NC 27612-2315	785851079 BOYD, ALAN FENNER BOYD, VIRGINIA COOKE 3111 HEMLOCK FOREST CIR APT 104 RALEIGH NC 27612-2315
785851079 ODELL, PEGGY A TRUSTEE PEGGY A. ODELL REVOCABLE LIVING TRUST 3111 201 HEMLOCK FOREST CIR RALEIGH NC 27612-2315	785851079 ADAMS, FRANCES 3111 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2315	785851079 ELLIS, NICHOLAS L 243 PENLEY CIR RALEIGH NC 27609-7240

765851079 COOKE, KATHLEEN B 3111 204 HEMLOCK FOREST CIR RALEIGH NC 27612-2315	765851079 GREENWAY, LYN M 3111 301 HEMLOCK FOREST CIR RALEIGH NC 27612-2315	765851079 RICH, EUGENA M 3111 HEMLOCK FOREST CIR APT 302 RALEIGH NC 27612-2315
765851079 BOTTING, DOUGLAS F TRUSTEE 3111 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2315	765851079 BEACH, DEBORAH P BEACH, GEORGE P II 3111 HEMLOCK FOREST CIR APT 304 RALEIGH NC 27612-2315	765851079 MORGAN, BENJAMIN W 3161 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2316
765851079 MAPLES, VERNON C 3161 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2316	765851079 ULATE, LUIS ALONSO RAMIREZ 3161 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2316	765851079 PESZLEN, ILONA M 3161 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2316
765851079 MEGGS, JERRY MEGGS, YVETTE 3161 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2316	765851079 BOWEN, JEAN C C/O BECKY BOWEN 631 LICHFIELD RD WINSTON SALEM NC 27104-1730	765851079 BENNETT, KAUA K 3161 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2316
765851079 O'CONNOR, MATTHEW JAMES 608 E FRANKLIN ST RALEIGH NC 27604-1943	765851079 HAIGWOOD, JENNIFER 3161 303 HEMLOCK FOREST CIR RALEIGH NC 27612-2316	765851079 BLUE, CAROL A 3161 304 HEMLOCK FOREST CIR RALEIGH NC 27612-2316
765851079 TROGDON, E WAYNE TRUSTEE TROGDON REVOCABLE LIVING TRUST 2614 EMMY LN CHARLOTTE NC 28226-3353	765851079 MILLS, MARY E 3121 HEMLOCK FOREST CIR APT 104 RALEIGH NC 27612-2318	765851079 ADAMS, JOHN EDWIN ADAMS, SUSAN B 3121 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2318
765851079 BRADLEY, ELLA H 3121 202 HEMLOCK FOREST CIR RALEIGH NC 27612-2318	765851079 MILITELLO, JOY V 3121 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2318	765851079 MARBOIS, MATTHEW MARBOIS, PATRICIA 3121 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2318
765851079 MCCANN, MAUREEN A 3121 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2318	765851079 WEBER, ANNE 3121 302 HEMLOCK FOREST CIR RALEIGH NC 27612-2318	765851079 SCHIEWE, MICHELLE 3121 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2318
765851079 POOLE, SETH 3121 304 HEMLOCK FOREST CIR RALEIGH NC 27612-2318	765851079 CONWAY, CYRETTE L 3151 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2320	765851079 BURCHETT, THOMAS F JR BURCHETT, DENISE W 3151 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2320
765851079 BROCK, BEVERLY M 3151 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2320	765851079 BROWN, JANE R 3151 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2320	765851079 MEWBORN, LARRY M 3151 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2320

785851079 SHIVAR, JANIE LEIGH 3151 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2320	785851079 ROEBUCK, ALICE 3151 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2320	785851079 DURDEN, KAY L TRUSTEE 3151 HEMLOCK FOREST CIR APT 304 RALEIGH NC 27612-2320
785851079 STETTEN, MICHAEL DANA STETTEN, GOLDIE PATTERSON 1704 VERRAZANO DR WILMINGTON NC 28405-4226	785851079 SHEPARD, GLORIA SHEPARD, ADOISON RANDOLPH 3151 HEMLOCK FOREST CIR APT 302 RALEIGH NC 27612-2320	785851079 LORD, LINDA TRUSTEE LINDA LORD REVOCABLE TRUST 3131 HEMLOCK FOREST CIR APT 103 RALEIGH NC 27612-2329
785851079 PENULTIMATE QUARTERS LLC 201 CORSAIR DR MILLVILLE NJ 08332-8119	785851079 MASSARI, GAIL B 3131 201 HEMLOCK FOREST CIR RALEIGH NC 27612-2329	785851079 THE JANICE RAPHAEL ALSTON REVOCABLE LIVING TRUST 3131 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2329
785851079 SMITH, ELIZABETH ANN 3131 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2329	785851079 HAFLEY, RUTH F 3131 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2329	785851079 LYNN, BARBARA A 3131 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2329
785851079 ALEXANDRA 123 LLC 3131 HEMLOCK FOREST CIR APT 302 RALEIGH NC 27612-2329	785851079 REUBEL, ROSEBUD 3131 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2329	785851079 KUHN, KAREN ANN LEIER TRUSTEE LEIER, GEORGE III TRUSTEE 4400 NEW BRIGHTON DR APEX NC 27539-8625
785851079 KENNEDY, BARBARA B KENNEDY, LOREN S 3141 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2331	785851079 KELLY, ESTHER K 3141 102 HEMLOCK FOREST CIR RALEIGH NC 27612-2331	785851079 O'QUINN, LOUISE 3141 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2331
785851079 LINDSEY, KATIE 3141 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2331	785851079 EATON, KATHLEEN MARIE 3141 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2331	785851079 PRIDGEN, TONIA M PRIDGEN, JESSE H 3141 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2331
785851079 ALEXANDER, CAROL R 3141 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2331	785851079 BLYTH, MARGARET S 3141 HEMLOCK FOREST CIR APT 302 RALEIGH NC 27612-2331	785851079 MANGUS, NICHOLAS J III MANGUS, RITA R 3141 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2331
785851079 ROCHA, AUGUSTINE ROCHA, SHIRLEY 3141 HEMLOCK FOREST CIR APT 304 RALEIGH NC 27612-2331	785851341 SIMPSON, PAUL SIMPSON, DELLA 3903 MORVAN WAY RALEIGH NC 27612-3729	785851371 BARREY, KAYLAN STUART 3104 HUDSON HILL LN RALEIGH NC 27612-8080
785851391 WINES, LUCY ANN 6161 N MISTY OAK TER BEVERLY HILLS FL 34465-2574	785851480 WYSOCHANSKI, MICHAEL DAVID 4011 BAILEYFIELD DR RALEIGH NC 27612-2325	785851482 CONKEY, STEPHEN M 4013 BAILEYFIELD DR RALEIGH NC 27612-2325

785851485 SIMPSON, PAUL 3903 MORVAN WAY RALEIGH NC 27612-3729	785851497 CHU, PEI-JIUM 122 BARNES SPRING CT CARY NC 27519-6666	785851499 FLOWRIVER HOLDINGS LLC 3613 CAMP MANGUM WYND RALEIGH NC 27612-7711
785851549 COPPEDGE, BLAIR E 4027 BAILEYFIELD DR RALEIGH NC 27612-2325	785851567 HARTMANN, SUZANNE LINDA 4025 BAILEYFIELD DR RALEIGH NC 27612-2325	785851592 WHITE, CAROLYN W WHITE, GARY V 4021 BAILEYFIELD DR RALEIGH NC 27612-2325
785851631 AHUJA, ROHIT ARORA, PRIYANKA 1000 CHAGFORD WAY RALEIGH NC 27614-6513	785851710 GOLD, EVA M GOLD, STEVEN R 3631 EDMONT DR RALEIGH NC 27612-2322	785851835 CANNADY, JAMES COOPER JR CANNADY, MARGARET C. 3532 EDMONT DR RALEIGH NC 27612-8078
785851865 GRISOM, JAMES EDWIN 3530 EDMONT DR RALEIGH NC 27612-8078	785851886 TRUSTEE FOR THE KAREN J. MASTERVICH TRUST 3528 EDMONT DR RALEIGH NC 27612-8078	785851981 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652
785852311 VALONE, JORDAN RITTER, VICTORIA 3108 HUDSON HILL LN RALEIGH NC 27612-8080	785852341 DITTUS, KARL KLAUS 3110 HUDSON HILL LN RALEIGH NC 27612-8080	785852361 NEAR, AIMEE M 3112 HUDSON HILL LN RALEIGH NC 27612-8080
785852491 SMITH, JASON D 3115 HUDSON HILL LN RALEIGH NC 27612-8081	785852582 CHRISTOFFERSON, SCOTT DOMINIC CHRISTOFFERSON, JENNIFER MECKES 3110 KENTISH TOWN LN RALEIGH NC 27612-8084	785852642 BLACK, WILLIAM JAMES III BLACK, WILLIAM JAMES JR 3105 KENTISH TOWN LN RALEIGH NC 27612-8085
785852662 TAYLOR, JERMAINE X BARNES, AMBER L 9 BEN BRUSH CT COLUMBIA SC 29229-9483	785852693 FITZGERALD, STEPHANIE B 3109 KENTISH TOWN LN RALEIGH NC 27612-8085	785852703 LEVINE, VALERIE J 3527 EDMONT DR RALEIGH NC 27612-8079
785852723 HODGE, EDWARD GRAYSON HODGE, LESLIE PATE 3525 EDMONT DR RALEIGH NC 27612-8079	785852753 WHORF, KIRK A WHORF, BARBARA T 3523 EDMONT DR RALEIGH NC 27612-8079	785852773 HSU, JONG C TRUSTEE HSU LIVING TRUST 8380 GREENSBORO DR UNIT 511 MC LEAN VA 22102-3520
785852793 CORONADO, SARA A 3519 EDMONT DR RALEIGH NC 27612-8079	785852806 HUG, ROBIN SAMUEL 3526 EDMONT DR RALEIGH NC 27612-8078	785852826 BYRNE, JED BYRNE, CARA DENISE 3524 EDMONT DR RALEIGH NC 27612-8078
785852856 SHARIR, YANIV SHARIR, LISA MUNNS 3522 EDMONT DR RALEIGH NC 27612-8078	785852876 GAYNOR, JAMES R GAYNOR, CATHY 3520 EDMONT DR RALEIGH NC 27612-8078	785853301 WILLIAMS, ROBERT M JR 3116 HUDSON HILL LN RALEIGH NC 27612-8080

785853321 FUTCH, ERIC LEIGH FUTCH, KIMBERLY LYNNE 3118 HUDSON HILL LN RALEIGH NC 27612-8080	785853341 BENNETT, KEVIN C BENNETT, MEGAN K 5320 POMFRET PT RALEIGH NC 27612-3683	785853371 STAMPER, WILLIAM G 3122 HUDSON HILL LN RALEIGH NC 27612-8080
785853391 BARFIELD, ELIZABETH M 3124 HUDSON HILL LN RALEIGH NC 27612-8080	785853411 FELICIONE, EMIDIO J ADAMS, WILLA C 3117 HUDSON HILL LN RALEIGH NC 27612-8081	785853441 MILLER, CHRISTOPHER M MILLER, MARCELYN C 3119 HUDSON HILL LN RALEIGH NC 27612-8081
785853461 GRISHAM, GILBERT R JR GRISHAM, JAE YOUN PO BOX 1248 GARNER NC 27529-1248	785853481 GRISHAM, GILBERT R JR GRISHAM, JAE YOUN PO BOX 1248 GARNER NC 27529-1248	785853496 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652
785853512 MARTIN, JAMES M DUSSEAU, LINDSAY N 3112 KENTISH TOWN LN RALEIGH NC 27612-8084	785853532 KENTISH TOWN LANE LLC 2716 KITTRELL DR RALEIGH NC 27608-1520	785853552 BAME, TRAYLOR 3116 KENTISH TOWN LN RALEIGH NC 27612-8084
785853582 HUA, LONG LIU, LI 2831 JONES FRANKLIN RD RALEIGH NC 27605-4007	785853613 KENTISH PROPERTIES LLC 6017 DRUMQUIN DR RALEIGH NC 27614-7173	785853652 BRADLEY-KURTZ, LORA L 3115 KENTISH TOWN LN RALEIGH NC 27612-8085
785853658 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652	785853672 STETTEN, ADAM STETTEN, DENISE C 3117 KENTISH TOWN LN RALEIGH NC 27612-8085	785853723 ACW PROPERTIES II LLC 3804 CAMP MANGUM WYND RALEIGH NC 27612-5340
785853753 LIVINGSTON, JEFF 3513 EDMONT DR RALEIGH NC 27612-8079	785853783 THOMPSON, HEATHER M 3511 EDMONT DR RALEIGH NC 27612-8079	785853816 BASILE, AURELIO MICHAEL 3516 EDMONT DR RALEIGH NC 27612-8078
785853835 MCNAMARA, THOMAS K. 3514 EDMONT DR RALEIGH NC 27612-8078	785853865 MARTIN, MALLORY WALTERS, MELINDA 3512 EDMONT DR RALEIGH NC 27612-8078	785854311 KAMENS, KIM M KAMENS, GARY S 3126 HUDSON HILL LN RALEIGH NC 27612-8080
785854360 LEVENBERG, JESSICA E 3130 HUDSON HILL LN RALEIGH NC 27612-8080	785854380 FLOWRIVER HOLDINGS LLC 3613 CAMP MANGUM WYND RALEIGH NC 27612-7711	785854401 ARNOLD, PATRICK K ARNOLD, COLETTE S 6964 ELLINGHAM CIR UNIT D ALEXANDRIA VA 22315-6513
785854421 KNOTT, SARAH T C/O BARKER REALTY 1401 SUNDAY DR STE 113 RALEIGH NC 27607-5173	785854451 BLACKWOOD, ELIZABETH 3129 HUDSON HILL LN RALEIGH NC 27612-8081	785854502 KEARNS, RICHARD L KEARNS, KAREN M 3120 KENTISH TOWN LN RALEIGH NC 27612-8084

785854522 ACW PROPERTIES LLC 3804 CAMP MANGUM WYND RALEIGH NC 27612-5340	785854551 CREWS, NATHAN 3124 KENTISH TOWN LN RALEIGH NC 27612-8084	785854602 WILLIAMSON, JOANIE CHAPMAN 3119 KENTISH TOWN LN RALEIGH NC 27612-8085
785854622 BARTHOLOMEW, WAYNE 5017 HERMITAGE DR RALEIGH NC 27612-2713	785854642 RHYU, PAUL H OH, HYEJEON 3123 KENTISH TOWN LN RALEIGH NC 27612-8085	785854672 SHELTON, CAROL W 3125 KENTISH TOWN LN RALEIGH NC 27612-8085
785854703 SPEKTOR, ALEXANDER 3509 EDMONT DR RALEIGH NC 27612-8079	785854723 COOKE, STEVEN F 3507 EDMONT DR RALEIGH NC 27612-8079	785854743 ROYSTER, ALYSSA D 3505 EDMONT DR RALEIGH NC 27612-8079
785854773 WATSON, LOUIS S JR WATSON, KELLY C 3503 EDMONT DR RALEIGH NC 27612-8079	785855300 KUYKENDOLL, JENNIFER LAMPMAN 3134 HUDSON HILL LN RALEIGH NC 27612-8080	785855330 MOELLER, BENJAMIN R 3126 HUDSON HILL LN RALEIGH NC 27612-8080
785855350 SPAIN, VALERIE C 3138 HUDSON HILL LN RALEIGH NC 27612-8080	785855370 FRY, SARAH SPAID FRY, GREGORY M. 3140 HUDSON HILL LN RALEIGH NC 27612-8080	785855451 KOHLER, BRUCE L 4004 ABBEY PARK WAY RALEIGH NC 27612-8082
785855453 HAUPTMAN, DONALD I TRUSTEE HAUPTMAN, CHARLOTTE TRUSTEE 23885 PEHEL CT LAGUNA NIGUEL CA 92677-1338	785855455 FLOWRIVER HOLDINGS LLC 3613 CAMP MANGUM WYND RALEIGH NC 27612-7711	785855458 BLANCHARD, LESLIE N 4010 ABBEY PARK WAY RALEIGH NC 27612-8082
785855551 MILANO, MARIO MILANO, NINA 4014 ABBEY PARK WAY RALEIGH NC 27612-8082	785855554 THOMPSON, BRENT A TUCCI, ANNA 4016 ABBEY PARK WAY RALEIGH NC 27612-8082	785855556 KANG, JIHOON HONG, SEO 7900 N 4TH ST MCALLEN TX 78504-1957
785855558 MANISCALCO, MICHAEL S MANISCALCO, KRISTEN B 4020 ABBEY PARK WAY RALEIGH NC 27612-8082	785855651 FAKRIS, ACHILLES JOHN 4022 ABBEY PARK WAY RALEIGH NC 27612-8082	785855653 GROUVERMAN, ALEXEI GROUVERMAN, VALENTINA 4024 ABBEY PARK WAY RALEIGH NC 27612-8082
785855659 DODSON, SHARON L 4030 ABBEY PARK WAY RALEIGH NC 27612-8082	785855751 ADAIR, JAMES MICHAEL ADAIR, MARY BRYAN PO BOX 4447 CHAPEL HILL NC 27515-4447	785855753 STELLA RESOURCE GROUP LLC 350 E SIX FORKS RD STE 150 RALEIGH NC 27619-0819
785855766 SILER, DEBORAH A 4036 ABBEY PARK WAY RALEIGH NC 27612-8082	785857092 BLUE RIDGE COMMONS OFFICE CONDO 4098 BARRETT DR RALEIGH NC 27609-6604	785857092 KNIGHTSRX HOLDINGS LLC 3221 BLUE RIDGE RD STE 101 RALEIGH NC 27612-8063

785857092 BARELY OTB 1 LLC PO BOX 12757 RALEIGH NC 27605-2757	785857092 WHITewater ADVENTURES LLC 3221 BLUE RIDGE RD STE 113 RALEIGH NC 27612-8063	785857092 SKINCHICKS LLC 3225 BLUE RIDGE RD STE 101 RALEIGH NC 27612-8060
785857092 SKINCHICKS LLC 3225 BLUE RIDGE RD STE 101 RALEIGH NC 27612-8060	785857092 AHMED, SYED B AHMED, IFTEQAR 5006 CLYDEN CV RALEIGH NC 27612-3676	785857092 BLUEBIRD LLC 3225 BLUE RIDGE RD STE 117 RALEIGH NC 27612-8060
785859551 THE SUMMIT CHURCH - HOMESTEAD HEIGHTS BAPTIST CHURCH INC 2335 PRESIDENTIAL DR STE 114 DURHAM NC 27703-8063	785862301 MOUNT OLIVET BAPTIST CHURCH 3500 EDWARDS MILL RD RALEIGH NC 27612-5363	785862567 CAMAIONE, DAVID N. CAMAIONE, JUDITH C 3619 BLUEBERRY DR RALEIGH NC 27612-4221
785863558 TEW, MELANIE LYNN 3617 BLUEBERRY DR RALEIGH NC 27612-4221	785863794 WILL, JUNE M 3616 BLUEBERRY DR RALEIGH NC 27612-4221	785864538 MARQUES, JULIANN T TRUSTEE JULIANN T MARQUES REVOCABLE TRUST 3615 BLUEBERRY DR
785865508 SALISBURY, STEVEN MICHAEL III SALISBURY, KATHRYN STAR 3613 BLUEBERRY DR RALEIGH NC 27612-4221	785865588 HART, CHRISTOPHER J 3611 BLUEBERRY DR RALEIGH NC 27612-4221	785865744 PARKER, WILLIAM BLAKE PARKER, SUSAN A 3612 BLUEBERRY DR RALEIGH NC 27612-4221
785866557 STINES, BRYANT STINES, ANA MARIA 3609 BLUEBERRY DR RALEIGH NC 27612-4221	785866990 ROJANATAVORN, PAASON 3413 MARIETTA CT RALEIGH NC 27612-4246	785867539 BLUEBERRY DRIVE HOMEOWNERS ASSOCIATION INC 3619 BLUEBERRY DR RALEIGH NC 27612-4221
785867714 OSBORNE, DAVID KINNEY OSBORNE, KATHY M 3608 BLUEBERRY DR RALEIGH NC 27612-4221	785867899 ORIEZ, CAROLYN G ORIEZ, JOHN W 3409 MARIETTA CT RALEIGH NC 27612-4246	785868285 RALEIGH CUSTOM HOMES INC 6736 FALLS OF NEUSE RD RALEIGH NC 27615-5300
785868544 DAVES, KENNETH W DAVES, SHERRY B 3605 BLUEBERRY DR RALEIGH NC 27612-4221	785868773 NORRIS, TIMOTHY P NORRIS, KAREN H 3604 BLUEBERRY DR RALEIGH NC 27612-4221	785869062 HEAVNER, ASHLEY GILES HEAVNER, JOSEPH CHARLES 3421 EDMONT DR RALEIGH NC 27612-8022
785940396 MOODY, JAMES ROY MOODY, MARIE A 3101 CAROVEL CT RALEIGH NC 27612-8017	785940567 LUFF, JENNIFER A 3112 CAROVEL CT RALEIGH NC 27612-8017	785941492 LINEBERRY, LARRY W 3100 CAROVEL CT RALEIGH NC 27612-8017
785941643 CAMPBELL, DEBORAH J 3108 CAROVEL CT RALEIGH NC 27612-8017	785941709 ISKANDER, MAHROUS M ISKANDER, FADIA MIKHAIL 3216 BLUE RIDGE RD RALEIGH NC 27612-8009	785941893 MANGUM, REID GRAHAM 3220 BLUE RIDGE RD RALEIGH NC 27612-8009

785942515 ROSIUTA, MIRCEA ROSIUTA, CORINA 3104 CAROVEL CT RALEIGH NC 27612-8017	785942940 ELLINGTON, SANDRA L 3224 BLUE RIDGE RD RALEIGH NC 27612-8009	785943557 THORNHILL MAYO ASSOCIATES INC 3418 CHURCHILL RD RALEIGH NC 27607-6810
785943570 BARNES, BRANDON W BARNES, KAREN R 3209 TALL TREE PL RALEIGH NC 27607-6672	785943645 PHILIPS, EVA PHILIPS, JONATHAN 3009 CYPRESS KNEE CT RALEIGH NC 27607-3071	785943768 CLEARY, VIRGINIA B HOLT, GEORGE M 3532 PEACH HAVEN CT RALEIGH NC 27607-6512
785943915 REGISTER, CHRISTOPHER L GUARDIAN FBO BILLY RAY REGISTER PO BOX 735 CHARLOTTESVILLE VA 22902-0735	785944639 RABIEI, AFSANEH 3012 CYPRESS KNEE CT RALEIGH NC 27607-3069	785944829 NFAH-ABBENYI, JULIANA M 3528 PEACH HAVEN CT RALEIGH NC 27607-6512
785945730 SINGLETON, ROBERT E JR SINGLETON, KIMBERLY R 3008 CYPRESS KNEE CT RALEIGH NC 27607-3069	785945924 SMITH, FLOYD G SMITH, ELAINE W 3524 PEACH HAVEN CT RALEIGH NC 27607-6512	785946851 AMITRANO, ANTHONY A III AMITRANO, MEGHAN D 3517 PEACH HAVEN CT RALEIGH NC 27607-6569
785946906 HARMAN, KAREN E 3520 PEACH HAVEN CT RALEIGH NC 27607-6512	785947950 KRIK, PHILLIP J JR 3017 OLD ORCHARD RD RALEIGH NC 27607-6565	785949916 DINGLE, LEE E DINGLE, SHANNON H 3507 PEACH HAVEN CT RALEIGH NC 27607-6568
785950958 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785951939 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785952938 AYLWARD, JASON P KOHLS, JESSICA M 3413 EDMONT DR RALEIGH NC 27612-8022
785953053 FILE, GILBERT W IV FILE, MARIA CHRISTINE 5001 TRAIL RIDGE DR RALEIGH NC 27613-7532	785953969 WOODSON, STEPHEN A WOODSON, JULIE C 3409 EDMONT DR RALEIGH NC 27612-8022	785954036 BOWMAN, DARYL THOMAS BOWMAN, SUSAN DEATON 3308 BLUE RIDGE RD RALEIGH NC 27612-8011
785954629 ST PAULS CHRISTIAN CHURCH 3331 BLUE RIDGE RD RALEIGH NC 27612-8012	785955101 FRANCOIS, J WILLIAM FRANCOIS, SALLY L 3312 BLUE RIDGE RD RALEIGH NC 27612-8011	785955176 MCNICHOL, HILLARY J 3316 BLUE RIDGE RD RALEIGH NC 27612-8011
785956054 PIRZADEH, AMIR 863 SHADY LAWN RD CHAPEL HILL NC 27514-2008	785956241 CRESS, FRED A. CRESS, MARGARET M. 3320 BLUE RIDGE RD RALEIGH NC 27612-8011	785956904 LEMING, CHRISTOPHER L LEMING, LINDSAY R 3311 EDMONT DR RALEIGH NC 27612-8020
785957019 BRYANT, NATHAN MEEKS, KATHERINE 3512 PEACH HAVEN CT RALEIGH NC 27607-6512	785957194 BARNES, MARTHA IRENE 3508 PEACH HAVEN CT RALEIGH NC 27607-6512	785957226 HEPLER, MYRTLE E 3324 BLUE RIDGE RD RALEIGH NC 27612-8011

785957382 KANGKOLO, GEORGE KANGKOLO, TONYA 3328 BLUE RIDGE RD RALEIGH NC 27612-8011	785957599 COBB, JAMES LOWRY SMITH 3300 EDMONT DR RALEIGH NC 27612-8019	785958250 GOLDMAN, MICHELE A 3000 CYPRESS KNEE CT RALEIGH NC 27607-3069
785958369 CROSS, MERIT K 3332 BLUE RIDGE RD RALEIGH NC 27612-8011	785958709 SKOWRON, CAROLYN T 3308 EDMONT DR RALEIGH NC 27612-8019	785959066 DANIELS, MATTHEW DANIELS, MARY 3505 PEACH HAVEN CT RALEIGH NC 27607-6568
785959264 TAHSSILI, NEEKI 1715 PICCADILLY LN RALEIGH NC 27608-2019	785959301 WARREN, RICHARD GLENN WARREN, CLAUDETTE K 3613 MORNINGSIDE DR RALEIGH NC 27607-3026	785959746 ROBERTS, GLENN J 3413 BLUE RIDGE RD RALEIGH NC 27612-8014
785960252 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785960523 MENDEL, HILARY MYRA 415 LAKESIDE DR GARNER NC 27529-4212	785960743 ROYAL, DONALD G ROYAL, NGAL THI 3600 BLUEBERRY DR RALEIGH NC 27612-4221
785961222 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785961603 HESS, STEVEN A HESS, KRISTEN M 3601 BLUEBERRY DR RALEIGH NC 27612-4221	785962222 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639
785963231 HOWELL, SARAH KIMBALL BATES 3408 EDMONT DR RALEIGH NC 27612-8021	785964082 FAIRCLOTH, DAVID W FAIRCLOTH, JOAN R 3405 EDMONT DR RALEIGH NC 27612-8022	785964261 AGNOLUTTO, LOUIS J AGNOLUTTO, CARLA T 3404 EDMONT DR RALEIGH NC 27612-8021
785964984 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590	785965093 TPT PROPERTIES LLC 879 DAN TAYLOR RD WASHINGTON NC 27889-6402	

EXHIBIT C – ITEMS DISCUSSED

1. Will the ultimate use be a medical office that dissuades abortions?
2. What types of uses are prohibited?
3. The proposed square footage of the use?
4. Will there be artist renderings of the proposed building?
5. The differences between the Office use and Medical use?
6. A portion of the property has been used by Edwards Mill Townhomes for walking/recreation
7. Overflow parking for Summit Church. How will Church park all guests once this land is sold?
8. The reasoning for proposing a mixed-use district?
9. Noise from commercial uses off Ed Drive
10. Parking for adjacent office uses, currently leasing spaces from Summit Church
11. Has a survey been included in the rezoning petition?
12. The rezoning process, generally
13. How wide is the existing tree area
14. Send neighborhood meeting report to neighbors
15. Copy of the recording available to residents
16. Would Summit Church pay property taxes on the land for the years it owned?
17. Purpose of the rezoning

EXHIBIT D – MEETING ATTENDEES

1. Janet Clayton
2. Jay Alvi
3. Dave Wysochanski
4. Greyson Katkaveck
5. Mike Maniscalco
6. Bill Jackson
7. Donald Belk
8. Kim Kamens
9. Virginia Cleary
10. Cindy Godwin
11. Emily Buccola
12. Bo Hargrave
13. Brent Thompson
14. Anna Tucci
15. Debora Siler
16. Daniel Raymond

REZONING OF PROPERTY CONSISTING OF +/- 3.95 ACRES,
LOCATED ON THE NORTH SIDE OF BLUE RIDGE ROAD, EAST OF ED DRIVE,
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
MARCH 11, 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 Wednesday, March 10, at 5:00 p.m. The property considered for this potential rezoning totals approximately 3.95 acres, and is located on the north side of Blue Ridge Road, east of Ed Drive, in the City of Raleigh, having Wake County Parcel Identification Number 0785-85-9551. This meeting was held virtually on Zoom with an option to call in by telephone. All owners 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: Michael Birch, Longleaf Law Partners
Date: February 24, 2021
Re: Neighborhood Meeting for Rezoning of 3249 Blue Ridge Road (Z-67-20)

You are invited to attend a meeting to discuss rezoning case Z-67-20. We have scheduled an informational meeting with surrounding property owners on Wednesday, March 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://zoom.us/join>
Meeting ID: 896 1814 9392
Password: 021809

To Join by Telephone:

+1 646 558 8656
Meeting ID: 896 1814 9392
Password: 021809

The purpose of this meeting is to discuss rezoning case Z-67-20, which concerns a portion of 3249 Blue Ridge Road (with Property Identification Number 0785-85-9551). The property totals approximately 3.95 acres in size, and is located on the northern side of Blue Ridge Road, south of Edwards Mill Road.

The property is currently zoned R-4, and the proposed zoning is Office Mixed Use with a 3-story height limit, Parking Limited frontage, and zoning conditions (OX-3-PL-CU). The purpose of the rezoning is to allow for office uses on the property.

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 919.645.4317 and mbirch@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 919.996.2622 or Hannah.Reckhow@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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



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 checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District R-4 Height 3 Frontage 3 Overlay(s) None			
Proposed Zoning Base District OX Height 3 Frontage 3 Overlay(s) None			
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 3249 Blue Ridge Road (portion of)			
Property PIN 0785-85-9551		Deed Reference (book/page) 15611 / 1142	
Nearest Intersection Blue Ridge Road and Edgemont Drive			
Property Size (acres) 3.95	For Planned Development Applications Only:	Total Units 0	Total Square Footage 0
		Total Parcels 0	Total Buildings 0
Property Owner Name/Address The Summit Church - Homestead Heights Baptist Church Inc 2335 Presidential Drive, Suite 114 Durham, NC 27703		Phone 919-645-4317	Fax 919-645-4317
		Email mbirch@longleaflp.com	
Applicant Name/Address Michael Birch, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612		Phone 919-645-4317	Fax 919-645-4317
		Email mbirch@longleaflp.com	
Applicant* Signature(s)		Email	

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number	Z-67-20	OFFICE USE ONLY Rezoning Case #
Date Submitted	December 3, 2020	
Existing Zoning	R-4	
Proposed Zoning	OX-3-PL-CU	
Narrative of Zoning Conditions Offered		
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Outdoor sports or entertainment facility (<250 seats); (iii) Outdoor sports or entertainment facility (>250); (iv) Overnight Lodging; and (v) Detention center, jail, prison.</p>		

EXHIBIT B – NOTICE LIST

785743871 HTA RALEIGH LLC 16435 N SCOTTSDALE RD STE 320 SCOTTSDALE AZ 85254-1694	785747885 DRISCOLL, CAROL A 10721 TREGO TRL RALEIGH NC 27614-9660	785747980 WALSH, DIANE C 3931 NAPA VALLEY DR RALEIGH NC 27612-7391
785748739 HARRISON, ALICE ELIZABETH 3925 NAPA VALLEY DR RALEIGH NC 27612-7391	785748766 SIMS, GENEVIEVE C 3923 NAPA VALLEY DR RALEIGH NC 27612-7391	785748783 MOORE, STEPHANIE D 3921 NAPA VALLEY DR RALEIGH NC 27612-7391
785748813 ETTEFAGH, DANIEL A 3927 NAPA VALLEY DR RALEIGH NC 27612-7391	785749613 CRAMPTON, JOHN 3954 STAGS LEAP CIR RALEIGH NC 27612-2307	785749654 PHILLIPS, LORRAINE M 3956 STAGS LEAP CIR RALEIGH NC 27612-2307
785749954 HALLOW, MARY F 3960 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785755573 K-2 PROPERTIES LLC 4040 ED DR STE 201 RALEIGH NC 27612-8090	785756191 OAKS AT BENTLEY RIDGE CONDOMINIUM YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606
785756395 EDWARDS MILL OFFICE CONDOS ASSOC EDWARDS MILL LAND DEVELOPMENT LLC 3903 EDWARDS MILL RD RALEIGH NC 27612-4244	785756395 4041 EDDR LLC 519 E CORNWALL RD CARY NC 27511-4609	785756395 MAROOF FAMILY LTD 3917 CITY OF OAKS WYND RALEIGH NC 27612-5308
785756395 MAROOF FAMILY LTD 3917 CITY OAKS WYND RALEIGH NC 27612	785756395 MAROOF FAMILY LTD 4041 ED DR STE 200 RALEIGH NC 27612-8004	785756395 MAROOF FAMILY LTD 3917 CITY OF OAKS WYND RALEIGH NC 27612-5308
785757701 HUSBAND & WIFE LLC WALGREENS CO PO BOX 1159 DEERFIELD IL 60015-6002	785759470 ED DRIVE LLC CENTREX PROPERTIES INC 4040 ED DR RALEIGH NC 27612-8091	785759604 GUSTAFSON, RUTH C 4132 EARL GREY CT RALEIGH NC 27612-2323
785759607 PICKENS, EDWARD C 4130 EARL GREY CT RALEIGH NC 27612-2323	785759609 COKER, C BURGESS 4128 EARL GREY CT RALEIGH NC 27612-2323	785759702 BENNETT, KEITH A BENNETT, LORRAINE A 4126 EARL GREY CT RALEIGH NC 27612-2323
785759716 HANSON, RONALD E HANSON, CYNTHIA E 4122 EARL GREY CT RALEIGH NC 27612-2323	785759728 MOUTHON, DOMINIQUE MOUTHON, SERGE 4120 EARL GREY CT RALEIGH NC 27612-2323	785759830 RIBBLE, THOMAS G II 4118 EARL GREY CT RALEIGH NC 27612-2323
785759852 JORDAN, TIMOTHY L JORDAN, NANCY B 4116 EARL GREY CT RALEIGH NC 27612-2323	785759864 ADOJR RESIDENTIAL PROPERTIES LLC 933 ROBESON ST FAYETTEVILLE NC 28305-5613	785766066 AZARGOON, HOMA BARKLEY, BENJAMIN H 136 MARKET CT BOONE NC 28607-3767

785766197 WESTBROOK, CHARLES G WESTBROOK, CONNIE P 3435 EDWARDS MILL RD RALEIGH NC 27612-5361	785766688 CAPPADONY, BARBARA W 3615 LAUREL HILLS RD RALEIGH NC 27612-4206	785767360 HAWKINS, KENNETH A 5309 NEWSTEAD MANOR LN RALEIGH NC 27606-9515
785767439 PAYNE, PETER NIGEL OAKLEY, DENEEN 3605 LAUREL HILLS RD RALEIGH NC 27612-4206	785767440 MEYNE, JOHN RICHARD MEYNE, LORI ANN 3601 LAUREL HILLS RD RALEIGH NC 27612-4206	785767620 WILDER, RYON W WILDER, FRANCES H 4200 CITY OF OAKS WYND RALEIGH NC 27612-5313
785767748 KRON, JULIA P 3619 LAUREL HILLS RD RALEIGH NC 27612-4206	785768929 STONE, ELIZABETH A 103 WINDY RUSH LN CARY NC 27518-9758	785769006 RILEY, TAMARA Z. TRUSTEE ZDENEK, MARILEE TRUSTEE 2800 TORITO RD SANTA BARBARA CA 93108-1660
785769457 TRAN, QUYEN THI 5324 BERRY CREEK CIR RALEIGH NC 27613-1063	785769539 SIMPSON, STEPHANE R SIMPSON, CAROLYN B 3607 HENRYS GARDEN LN RALEIGH NC 27612-4281	785769717 PIRZADEH, AMIR 3608 HENRYS GARDEN LN RALEIGH NC 27612-4282
785769848 LAMASSE, CHRISTOPHER 3626 LAUREL HILLS RD RALEIGH NC 27612-4207	785779091 MUMFORD, DAVID M 1785 OLD WEAVER TRL WAKE FOREST NC 27587-8664	785834859 FORESTVIEW MEDICAL BUILDING CONDOMINIUM OWNERS ASS FORESTVIEW MEDICAL BUILDING LLC PO BOX 33279 RALEIGH NC 27636-3279
785834859 FORESTVIEW MEDICAL BUILDING LLC PO BOX 33279 RALEIGH NC 27636-3279	785834859 SOPKO PROPERTIES LLC 2832 VAN DYKE AVE RALEIGH NC 27607-7022	785834859 WELLNESS REAL ESTATE, LLC 520 MARLOWE RD RALEIGH NC 27609-7020
785837863 RIDGECROFT CONDOMINIUMS 221 GLENWOOD AVE RALEIGH NC 27603-1404	785837863 CASSESE, JAMES M JR 279 HOGAN FARM RD APEX NC 27523-5442	785837863 MICHAEL, JAMES GREGORY MICHAEL, JENNIFER PERKINS 2800 102 EDRIDGE CT RALEIGH NC 27612-8026
785837863 SCHENK, JEFFREY A 6124 SAINT GILES ST RALEIGH NC 27612-7042	785837863 HUMPHREY, CYNTHIA HUMPHREY, MEREDITH ROSE 2800 EDRIDGE CT APT 202 RALEIGH NC 27612-8026	785837863 MCINTYRE, PERRY B MCINTYRE, DAVID W 2801 EDRIDGE CT APT 101 RALEIGH NC 27612-8052
785837863 FAVALE, MAURIZIO FAVALE, PASQUALINA 109 TRAILING OAK CARY NC 27513-5315	785837863 VAUGHN, FOSTER COLE 2801 201 EDRIDGE CT RALEIGH NC 27612-8052	785837863 YANG, JIN 1014 E TERRACE ST APT E SEATTLE WA 98122-5351
785837863 CRUMPLER, LEONARD BURKS JR 3317 THOMAS RD RALEIGH NC 27607-6743	785837863 GUIGNARD, EMILIE B 2810 102 EDRIDGE CT RALEIGH NC 27612-8053	785837863 LLOYD, HOLLY ROSE 2810 EDRIDGE CT APT 201 RALEIGH NC 27612-8053

785837863 PERKINSON, KATHRYN K PERKINSON, HIRAM III 2810 EDRIDGE CT APT 202 RALEIGH NC 27612-8053	785837863 NAOUR, ALAIN 2811 EDRIDGE CT APT 101 RALEIGH NC 27612-8025	785837863 WOODHOUSE PARTNERS, LLC 2912 GAINES LNDG VIRGINIA BEACH VA 23454-1045
785837863 NOTARAINNI, NANCY NOTARAINNI, JAMES 2532 DEANWOOD DR RALEIGH NC 27615-3996	785837863 ARK, STACEY W ARK, LINDA M 12324 TETONS CT DURHAM NC 27703-8903	785837863 GILLIS, BOYD C GILLIS, SALLY P 2820 EDRIDGE CT APT 101 RALEIGH NC 27612-8054
785837863 TUDOR, LYNN HUGHES 2820 EDRIDGE CT APT 102 RALEIGH NC 27612-8054	785837863 YOU, YUAN WANG, XIAOXI 2820 201 EDRIDGE CT RALEIGH NC 27612-8054	785837863 MEOLA, KRISTIN 2820 202 EDRIDGE CT RALEIGH NC 27612-8054
785837863 NELSON, DAVID R NELSON, CARRIE T 4514 CARTERET DR TRENT WOODS NC 28562-7209	785837863 PRICE, BRIAN PATRIC PRICE, BARBARA G. 900 CAROLINA BEACH AVE N APT F CAROLINA BEACH NC 28428-6072	785837863 NAOUR, ALAIN 2821 EDRIDGE CT APT 201 RALEIGH NC 27612-8040
785837863 HAMMER, JAMES M COONS, CATHY 3269 GARDENWOOD DR LELAND NC 28451-6514	785837863 CARSTARPHEN, SHIELDS 2830 101 EDRIDGE CT RALEIGH NC 27612-8027	785837863 COKER, C NEAL COKER, MAMIE HARRELL 4521 TOUCHSTONE CT RALEIGH NC 27612
785837863 MITCHELL, JANE I 45 MAGDALEN RD OXFORD OX41RB UNITED KINGDOM	785837863 VANDYKE, C GERALD 2830 EDRIDGE CT APT 202 RALEIGH NC 27612-8027	785837863 DEVER, JUDITH 2831 EDRIDGE CT APT 101 RALEIGH NC 27612-8039
785837863 TERRY, JESSICA DANIELLE TERRY, KAREN GARRETT 2831 EDRIDGE CT APT 102 RALEIGH NC 27612-8039	785837863 THE KNIGHT IS YONGUE LLC 2533 COUNTRYWOOD RD RALEIGH NC 27615-1220	785837863 BRUSTAD, GREGORY L BRUSTAD, ANGELA H 2831 EDRIDGE CT APT 202 RALEIGH NC 27612-8039
785837863 MASON, EDWARD MASON, ALLISON 2840 101 EDRIDGE CT RALEIGH NC 27612-8055	785837863 ELLIOTT, CAROLYN M PO BOX 6054 RALEIGH NC 27628-6054	785837863 HARRIS, TRACY B 3805 CARNEGIE LN RALEIGH NC 27612-4381
785837863 PARK VIEW LANE LLC 3322 FAIRHILL DR RALEIGH NC 27612-3233	785837863 ROTATE LLC 287 PINE TRL HENDERSON NC 27537-6666	785837863 DRUMMOND, BARBARA ANNE 2841 EDRIDGE CT RALEIGH NC 27612-8024
785837863 BAKER, BETTY L 11709 RAVEN RIDGE RD RALEIGH NC 27614-9318	785837863 CRENSHAW, ROBERT L CRENSHAW, SUSAN 115 SUSAN CIR GOLDSBORO NC 27530-9319	785837863 CARNEY, JOHN M CARNEY, SNADRA L 1733 BOWLING GREEN TRL RALEIGH NC 27613-7467

785837863 CARNEY, JOHN M CARNEY, SANDRA L 1733 BOWLING GREEN TRL RALEIGH NC 27613-7467	785837863 CARNEY, JOHN M CARNEY, SANDRA L 1733 BOWLING GREEN TRL RALEIGH NC 27613-7467	785837863 CARNEY, JOHN M CARNEY, SANDRA L 1733 BOWLING GREEN TRL RALEIGH NC 27613-7467
785840389 STOCKETT, KAY W 3901 STAGS LEAP CIR RALEIGH NC 27612-2308	785840408 FREY, DAVID DOUGLAS TRUSTEE FREY, LESLIE GAIL HALL TRUSTEE 3902 STAGS LEAP CIR RALEIGH NC 27612-2307	785840529 VINEYARD AT BENTLEY RIDGE OWNERS ASSN INC THE CAS INC 207 W MILLBROOK RD STE 110 RALEIGH NC 27609-4490
785840531 GODBOLD, LESTER GODBOLD, JEAN 3900 STAGS LEAP CIR RALEIGH NC 27612-2307	785840686 REYNOLDS, THOMAS G REYNOLDS, CYNTHIA J 3913 BENTLEY MEADOW LN RALEIGH NC 27612-8066	785840752 CHIASSON, HAVEN P CHIASSON, SCOTT A 3917 BENTLEY MEADOW LN RALEIGH NC 27612-8066
785840776 MACKETHAN, JENNIFER 3957 BENTLEY BRIDGE RD RALEIGH NC 27612-8057	785840820 MATTHEWS, GAYLE SHERRILL 3961 BENTLEY BRIDGE RD RALEIGH NC 27612-8057	785840914 WRIGHT, VICTORIA S CASEY, JOHN T 3956 BENTLEY BRIDGE RD RALEIGH NC 27612-8064
785840954 VALOIS, ROBERT A VALOIS, RUTH S 3952 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785841538 SMALL, JIMMY W SMALL, PATRICIA E 3905 BENTLEY MEADOW LN RALEIGH NC 27612-8066	785841564 HAMLIN, KATHERINE ANNE 3101 BENTLEY FOREST TRL RALEIGH NC 27612-8058
785841602 COOK, HOLLY R 3909 BENTLEY MEADOW LN RALEIGH NC 27612-8066	785841715 MOORE, KAY DAVIS 3953 BENTLEY BRIDGE RD RALEIGH NC 27612-8057	785841891 BENTLEY RIDGE ASSOCIATION INC 1001 WADE AVE STE 110 RALEIGH NC 27605-3322
785841904 NICHOLAS-WALKER, JOAN RENEE WALKER, KARNEL ROBERT 3948 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785841943 MEE, GERALD T MEE, PAMELA J 3944 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785841993 BYRD, ZACK H BYRD, JO LYNN B 3940 BENTLEY BRIDGE RD RALEIGH NC 27612-8064
785842120 A & A BUILDING LLC NIMA AHMADI 4237 LOUISBURG RD RALEIGH NC 27604-4614	785842443 MEEKS, BENJAMIN F MEEKS, CATHERINE H 3100 BENTLEY FOREST TRL RALEIGH NC 27612-8059	785842488 MIZELLE, MELISSA BENNETT 3104 BENTLEY FOREST TRL RALEIGH NC 27612-8059
785842507 FRAZIER, MARY MELISSA 3105 BENTLEY FOREST TRL RALEIGH NC 27612-8058	785842654 FOGARASSY, JOAN P 3109 BENTLEY FOREST TRL RALEIGH NC 27612-8058	785842696 YOUNG, ELIZABETH SCOTT 3113 BENTLEY FOREST TRL RALEIGH NC 27612-8058
785842711 HEATH, JILL LIGON TRUSTEE JILL LIGON HEATH REVOCABLE TRUST 3109 BENTLEY HILL RD RALEIGH NC 27612-8068	785842743 PROCTOR, JOHN PROCTOR, NANCY 3113 BENTLEY HILL RD RALEIGH NC 27612-8068	785842767 COPE, MELINDA W 3117 BENTLEY HILL RD RALEIGH NC 27612-8068

785842933 STUDA BAKER, WILLIAM B SIMONETTA, RITA M 3936 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785842982 WARNER, MICHAEL WARNER, CATHERINE 3932 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785843521 CURRIN, BENJAMIN F CURRIN, BETSY B 3108 BENTLEY FOREST TRL RALEIGH NC 27612-8059
785843554 MORTON, PANSY MCGEE 3905 BENTLEY BRIDGE RD RALEIGH NC 27612-8057	785843590 HAMMERBERG, JOANN HAMMERBERG, BRUCE 808 REEDY CREEK RD CARY NC 27513-3307	785843628 WILLIS, JUDITH A 3117 BENTLEY FOREST TRL RALEIGH NC 27612-8058
785843838 NYE, C HOWARD NYE, LAURA S 3118 ETON RD RALEIGH NC 27608-1114	785843864 HOBART, JEFFREY K 3924 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785843890 DIXON, JAMES ANDREW DIXON, DEBORAH CANNADY 3920 BENTLEY BRIDGE RD RALEIGH NC 27612-8064
785843973 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357	785844669 VANDIVER, JULIE LYNNE 3908 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785844696 SEELEY, JANICE F 3904 BENTLEY BRIDGE RD RALEIGH NC 27612-8064
785844717 ROTCHFORD, WILLIAM ROTCHFORD, LAURIE 3916 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785844743 SMITH, RANDY G SMITH, SUSAN V 3912 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785844788 WILSON, MIRIAM ANDREWS 3921 BENTLEY BROOK DR RALEIGH NC 27612-8077
785844827 STANLEY, DWIGHT LEVERNE STANLEY, PAULA K 3933 BENTLEY BROOK DR RALEIGH NC 27612-8077	785844844 DELPAPA, CHARLES JOSEPH 3929 BENTLEY BROOK DR RALEIGH NC 27612-8077	785844861 WIGGIN, MICHAEL BRUCE 3925 BENTLEY BROOK DR RALEIGH NC 27612-8077
785844910 STALLINGS, JOSEPH H 3937 BENTLEY BROOK DR RALEIGH NC 27612-8077	785845600 MURRAY, SUSAN K 3900 BENTLEY BRIDGE RD RALEIGH NC 27612-8064	785845658 HAYNES, CHARLES G HAYNES, KATHRYN V 3905 BENTLEY BROOK DR RALEIGH NC 27612-8077
785845684 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357	785845705 GILBERT, JOHN F GILBERT, NANCY S 3917 BENTLEY BROOK DR RALEIGH NC 27612-8077	785845723 ALVI, JOHN A ALVI, ANN E 3913 BENTLEY BROOK DR RALEIGH NC 27612-8077
785845740 DOUGLASS, CLYDE A III DOUGLASS, AMANDA E 3909 BENTLEY BROOK DR RALEIGH NC 27612-8077	785845879 HILL, JAMES A JR HILL, HARRIET T 3924 BENTLEY BROOK DR RALEIGH NC 27612-8076	785845896 SMITH, STEVEN D TRUSTEE SMITH, MARGARET A TRUSTEE 3920 BENTLEY BROOK DR RALEIGH NC 27612-8076
785845962 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357	785846452 REXVIEW MEDICAL PARTNERS LLC CONDOMINIUM 2304 WESVILL CT STE 380 RALEIGH NC 27607-2793	785846452 BLUE RIDGE 3200 LLC FRIENDLY INVESTMENTS LLC 5220 GREENS DAIRY RD RALEIGH NC 27616-4612

785846452 RAM INVESTORS LLC 3200 BLUE RIDGE RD STE 210 RALEIGH NC 27612-8087	785846452 BLUE RIDGE 3200 LLC FRIENDLY INVESTMENTS LLC 5220 GREENS DAIRY RD RALEIGH NC 27616-4612	785846452 LAKSHMI PROPERTIES REXVIEW LLC 2900 CONE MANOR LN RALEIGH NC 27613-6610
785846748 KAYS, BARRETT L BABB, SANDRA P 3908 BENTLEY BROOK DR RALEIGH NC 27612-8076	785846765 TRUELOVE, JERRY LYNN TRUSTEE TRUELOVE, BONNIE SCOTT TRUSTEE 3904 BENTLEY BROOK DR RALEIGH NC 27612-8076	785846781 BROWNSTONES AT BENTLEY RIDGE OWNERS ASSOCIATION INC 702 OBERLIN RD STE 100 RALEIGH NC 27605-1357
785846814 BERRY, TIMOTHY B BERRY, LINDA B 3916 BENTLEY BROOK DR RALEIGH NC 27612-8076	785846831 MILLER, RALPH MILLER, COLLEEN P 3912 BENTLEY BROOK DR RALEIGH NC 27612-8076	785848575 BRALLEY, TERESSA MARIE BRALLEY, JAMES RYAN 3113 CAROVEL CT RALEIGH NC 27612-8017
785848624 KERSEY, JAMES A KERSEY, ANN L 3117 CAROVEL CT RALEIGH NC 27612-8017	785849378 TERRELL, LUE S TRUSTEE 3105 CAROVEL CT RALEIGH NC 27612-8017	785849427 MOODY, MARIE A 3109 CAROVEL CT RALEIGH NC 27612-8017
785849795 ANDOLINA, FRANK ANDOLINA, DANIELLE 3116 CAROVEL CT RALEIGH NC 27612-8017	785850517 EASON, JAMES A 3647 EDMONT DR RALEIGH NC 27612-2322	785850529 GOLDMAN, MICHELE A 3000 CYPRESS KNEE CT RALEIGH NC 27607-3069
785850576 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652	785850631 SLAUGHTER, HAROLD THOMAS III 3643 EDMONT DR RALEIGH NC 27612-2322	785850644 TILLERY, VALERIE A 3641 EDMONT DR RALEIGH NC 27612-2322
785850677 DROLLETTE, ADRIANNE 3635 EDMONT DR RALEIGH NC 27612-2322	785850699 SAIB, ISIL T 3633 EDMONT DR RALEIGH NC 27612-2322	785850738 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652
785850806 ADOJR RESIDENTIAL PROPERTIES LLC 933 ROBESON ST FAYETTEVILLE NC 28305-5613	785850836 SEYL, CORY J 4108 EARL GREY CT RALEIGH NC 27612-2323	785850856 TARKINGTON, CAROL ELAINE SPAIN, TODD R 2500 ANDERSON DR RALEIGH NC 27608-1408
785850876 RICHTER, DANIEL G BENTON, ELISA V 4104 EARL GREY CT RALEIGH NC 27612-2323	785851079 OAKS AT BENTLEY RIDGE CONDOMINIUM YORK PROPERTIES INC 2108 CLARK AVE RALEIGH NC 27605-1606	785851079 GODWIN, CYNTHIA C 4021 BOOKER OAK CIR APT 101 RALEIGH NC 27612-8075
785851079 GERRARD, FLORENCE FORD LANDRY, MICHAEL SCOTT 3171 101 HEMLOCK FOREST CIR RALEIGH NC 27612-2313	785851079 TRZONIEC, JOYCE R ROBINSON, SUSAN J 3171 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2313	785851079 HOLLINGSWORTH, JANICE J 4021 BOOKER OAK CIR APT 102 RALEIGH NC 27612-8075

785851079 ISRAELSON, MARGARET TRUSTEE MARGARET ISRAELSON RVCBL TRUST 3560 HORTON ST APT 1007 RALEIGH NC 27607-3433	785851079 FREE AT LAST LLC PO BOX 30787 RALEIGH NC 27622-0787	785851079 JANZEN, KAREN VICKI TRUSTEE THE KAREN VICKI JANZEN TRUST 4021 202 BOOKER OAK CIR RALEIGH NC 27612-8075
785851079 PLADNA, ROSEMARIE M TRUSTEE THE MORGANTE FAMILY TRUST 3171 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2313	785851079 BOGGS, MARK MACEACHRON SAWYER, KERRY DAWN 3171 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2313	785851079 SHAFER, JOHN SHAFER, SUSAN 4021 BOOKER OAK CIR APT 203 RALEIGH NC 27612-8075
785851079 BLOXHAM, DIRK PO BOX 2218 ROSEBURG OR 97470-0455	785851079 NEWBY, SARAH FRANCES 4021 BOOKER OAK CIR UNIT 204 RALEIGH NC 27612-8075	785851079 TRZONIEC, JOYCE R. 3101 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2314
785851079 ROBINSON, SUSAN J TYER, SHARON B 3101 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2314	785851079 HILL, DONA I 3101 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2314	785851079 SCHIFFMAN, SAUL M SCHIFFMAN, GRETA I 3101 202 HEMLOCK FOREST CIR RALEIGH NC 27612-2314
785851079 JOHNSON, THOMAS W. JOHNSON, REBECCA S. 3101 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2314	785851079 SHEPHERD, DANIEL B SHEPHERD, CAROLYN G PO BOX 781 VALLE CRUCIS NC 28691-0781	785851079 STONE, JON T YANKWICH, ALEXANDRA S 3111 103 HEMLOCK FOREST CIR RALEIGH NC 27612-2315
785851079 BOYD, ALAN FENNER BOYD, VIRGINIA COOKE 3111 HEMLOCK FOREST CIR APT 104 RALEIGH NC 27612-2315	785851079 ODELL, PEGGY A TRUSTEE PEGGY A. ODELL REVOCABLE LIVING TRUST 3111 201 HEMLOCK FOREST CIR RALEIGH NC 27612-2315	785851079 ADAMS, FRANCES 3111 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2315
785851079 ELLIS, NICHOLAS L 243 PENLEY CIR RALEIGH NC 27609-7240	785851079 COOKE, KATHLEEN B 3111 204 HEMLOCK FOREST CIR RALEIGH NC 27612-2315	785851079 GREENWAY, LYN M 1105 TAZWELL PL RALEIGH NC 27612-4770
785851079 RICH, EUGENA M 3111 HEMLOCK FOREST CIR APT 302 RALEIGH NC 27612-2315	785851079 BOTTING, DOUGLAS F TRUSTEE 3111 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2315	785851079 BEACH, DEBORAH P BEACH, GEORGE P II 3111 HEMLOCK FOREST CIR APT 304 RALEIGH NC 27612-2315
785851079 MORGAN, BENJAMIN W 3161 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2316	785851079 MAPLES, VERNON C 3161 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2316	785851079 ULATE, LUIS ALONSO RAMIREZ 3161 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2316
785851079 PESZLEN, ILONA M 3161 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2316	785851079 MEGGS, JERRY MEGGS, YVETTE 3161 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2316	785851079 BOWEN, JEAN C C/O BECKY BOWEN 631 LICHFIELD RD WINSTON SALEM NC 27104-1730

785851079 BENNETT, KAUJA K 3161 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2316	785851079 O'CONNOR, MATTHEW JAMES 608 E FRANKLIN ST RALEIGH NC 27604-1943	785851079 HAIGWOOD, JENNIFER 3161 303 HEMLOCK FOREST CIR RALEIGH NC 27612-2316
785851079 BLUE, CAROL A 3161 304 HEMLOCK FOREST CIR RALEIGH NC 27612-2316	785851079 TROGDON, E WAYNE TRUSTEE TROGDON REVOCABLE LIVING TRUST 2614 EMMY LN CHARLOTTE NC 28226-3353	785851079 MILLS, MARY E 3121 HEMLOCK FOREST CIR APT 104 RALEIGH NC 27612-2318
785851079 ADAMS, JOHN EDWIN ADAMS, SUSAN B 3121 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2318	785851079 BRADLEY, ELLA H 3121 202 HEMLOCK FOREST CIR RALEIGH NC 27612-2318	785851079 EASTMAN, STEPHEN B EASTMAN, MARTHA A 3121 203 HEMLOCK FOREST CIR RALEIGH NC 27612-2318
785851079 MARBOIS, MATTHEW MARBOIS, PATRICIA 3121 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2318	785851079 MCCANN, MAUREEN A 3121 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2318	785851079 WEBER, ANNE 3121 302 HEMLOCK FOREST CIR RALEIGH NC 27612-2318
785851079 SCHIEWE, MICHELLE 3121 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2318	785851079 POOLE, SETH 3121 304 HEMLOCK FOREST CIR RALEIGH NC 27612-2318	785851079 CONWAY, CYRETTE L 3151 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2320
785851079 BURCHETT, THOMAS F JR BURCHETT, DENISE W 3151 HEMLOCK FOREST CIR APT 102 RALEIGH NC 27612-2320	785851079 BROCK, BEVERLY M 3151 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2320	785851079 BROWN, JANE R 3151 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2320
785851079 MEWBORN, LARRY M 3151 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2320	785851079 SHIVAR, JANIE LEIGH 3151 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2320	785851079 ROEBUCK, ALICE 3151 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2320
785851079 DURDEN, KAY L TRUSTEE 3151 HEMLOCK FOREST CIR APT 304 RALEIGH NC 27612-2320	785851079 STETTEN, MICHAEL DANA STETTEN, GOLDIE PATTERSON 1704 VERRAZZANO DR WILMINGTON NC 28405-4226	785851079 SHEPARD, GLORIA SHEPARD, ADDISON RANDOLPH 3151 HEMLOCK FOREST CIR APT 302 RALEIGH NC 27612-2320
785851079 LORD, LINDA TRUSTEE LINDA LORD REVOCABLE TRUST 3131 HEMLOCK FOREST CIR APT 103 RALEIGH NC 27612-2329	785851079 PENULTIMATE QUARTERS LLC 201 CORSAIR DR MILLVILLE NJ 08332-8119	785851079 MASSARI, GAIL B 3131 201 HEMLOCK FOREST CIR RALEIGH NC 27612-2329
785851079 THE JANICE RAPHAEL ALSTON REVOCABLE LIVING TRUST 3131 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2329	785851079 SMITH, ELIZABETH ANN 3131 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2329	785851079 HAFLEY, RUTH F 3131 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2329

785851079 LYNN, BARBARA A 3131 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2329	785851079 ALEJANDRA 123 LLC 468 EAKES RD SANFORD NC 27332-0862	785851079 REUBEL, ROSEBUD 3131 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2329
785851079 KUHNS, KAREN ANN LEIER TRUSTEE LEIER, GEORGE III TRUSTEE 4400 NEW BRIGHTON DR APEX NC 27539-8625	785851079 KENNEDY, BARBARA B KENNEDY, LOREN S 3141 HEMLOCK FOREST CIR APT 101 RALEIGH NC 27612-2331	785851079 KELLY, ESTHER K 3141 102 HEMLOCK FOREST CIR RALEIGH NC 27612-2331
785851079 O'QUINN, LOUISE 3141 HEMLOCK FOREST CIR APT 201 RALEIGH NC 27612-2331	785851079 LINDSEY, KATIE 3141 HEMLOCK FOREST CIR APT 202 RALEIGH NC 27612-2331	785851079 EATON, KATHLEEN MARIE 3141 HEMLOCK FOREST CIR APT 203 RALEIGH NC 27612-2331
785851079 PRIDGEN, TONIA M PRIDGEN, JESSE H 3141 HEMLOCK FOREST CIR APT 204 RALEIGH NC 27612-2331	785851079 ALEXANDER, CAROL R 3141 HEMLOCK FOREST CIR APT 301 RALEIGH NC 27612-2331	785851079 BLYTH, MARGARET S 3141 HEMLOCK FOREST CIR APT 302 RALEIGH NC 27612-2331
785851079 MANGUS, NICHOLAS J III MANGUS, RITA R 3141 HEMLOCK FOREST CIR APT 303 RALEIGH NC 27612-2331	785851079 ROCHA, AUGUSTINE ROCHA, SHIRLEY 3141 HEMLOCK FOREST CIR APT 304 RALEIGH NC 27612-2331	785851341 SIMPSON, PAUL SIMPSON, DELLA 3903 MORVAN WAY RALEIGH NC 27612-3729
785851371 BARBREY, KAYLAN STUART 3104 HUDSON HILL LN RALEIGH NC 27612-8080	785851391 WINES, LUCY ANN 6161 N MISTY OAK TER BEVERLY HILLS FL 34465-2574	785851480 WYSOCHANSKI, MICHAEL DAVID 4011 BAILEYFIELD DR RALEIGH NC 27612-2325
785851482 CONKEY, STEPHEN M 4013 BAILEYFIELD DR RALEIGH NC 27612-2325	785851485 SIMPSON, PAUL 3903 MORVAN WAY RALEIGH NC 27612-3729	785851497 CHU, PEI-JIUM 122 BARNES SPRING CT CARY NC 27519-6666
785851499 FLOWRIVER HOLDINGS LLC 3613 CAMP MANGUM WYND RALEIGH NC 27612-7711	785851549 COPPEDGE, BLAIR E 4027 BAILEYFIELD DR RALEIGH NC 27612-2325	785851567 HARTMANN, SUZANNE LINDA 4025 BAILEYFIELD DR RALEIGH NC 27612-2325
785851592 WHITE, CAROLYN W WHITE, GARY V 4021 BAILEYFIELD DR RALEIGH NC 27612-2325	785851631 AHUJA, ROHIT ARORA, PRIYANKA 1000 CHAGFORD WAY RALEIGH NC 27614-6513	785851710 GOLD, EVA M GOLD, STEVEN R 3631 EDMONT DR RALEIGH NC 27612-2322
785851806 BRAGG, CONSTANCE M 4102 EARL GREY CT RALEIGH NC 27612-2323	785851835 CANNADY, JAMES COOPER JR CANNADY, MARGARET C. 3532 EDMONT DR RALEIGH NC 27612-8078	785851865 GRISSOM, JAMES EDWIN 3530 EDMONT DR RALEIGH NC 27612-8078

785851886 TRUSTEE FOR THE KAREN J. MASTERVICH TRUST 3528 EDMONT DR RALEIGH NC 27612-8078	785851981 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652	785852311 VALONE, JORDAN RITTER, VICTORIA 3108 HUDSON HILL LN RALEIGH NC 27612-8080
785852341 DITTUS, KARL KLAUS 3110 HUDSON HILL LN RALEIGH NC 27612-8080	785852361 NEAR, AIMEE M 3112 HUDSON HILL LN RALEIGH NC 27612-8080	785852491 SMITH, JASON D 3115 HUDSON HILL LN RALEIGH NC 27612-8081
785852582 CHRISTOFFERSON, SCOTT DOMINIC CHRISTOFFERSON, JENNIFER MECKES 3110 KENTISH TOWN LN RALEIGH NC 27612-8084	785852642 BLACK, WILLIAM JAMES III BLACK, WILLIAM JAMES JR 3105 KENTISH TOWN LN RALEIGH NC 27612-8085	785852662 TAYLOR, JERMAINE X BARNES, AMBER L 9 BEN BRUSH CT COLUMBIA SC 29229-9483
785852693 FITZGERALD, STEPHANIE B 3109 KENTISH TOWN LN RALEIGH NC 27612-8085	785852703 LEVINE, VALERIE J 3527 EDMONT DR RALEIGH NC 27612-8079	785852723 HODGE, EDWARD GRAYSON HODGE, LESLIE PATE 3525 EDMONT DR RALEIGH NC 27612-8079
785852753 WHORF, KIRK A WHORF, BARBARA T 3523 EDMONT DR RALEIGH NC 27612-8079	785852773 HSU, JONG C TRUSTEE HSU LIVING TRUST 8360 GREENSBORO DR UNIT 623 MC LEAN VA 22102-3513	785852793 CORONADO, SARA A 3519 EDMONT DR RALEIGH NC 27612-8079
785852806 HUG, ROBIN SAMUEL 3526 EDMONT DR RALEIGH NC 27612-8078	785852826 BYRNE, JED BYRNE, CARA DENISE 3524 EDMONT DR RALEIGH NC 27612-8078	785852856 SHARIR, YANIV SHARIR, LISA MUNNS 3522 EDMONT DR RALEIGH NC 27612-8078
785852876 GAYNOR, JAMES R GAYNOR, CATHY 3520 EDMONT DR RALEIGH NC 27612-8078	785853301 WILLIAMS, ROBERT M JR 3116 HUDSON HILL LN RALEIGH NC 27612-8080	785853321 FUTCH, ERIC LEIGH FUTCH, KIMBERLY LYNNE 3118 HUDSON HILL LN RALEIGH NC 27612-8080
785853341 BENNETT, KEVIN C BENNETT, MEGAN K 5320 POMFRET PT RALEIGH NC 27612-3683	785853371 STAMPER, WILLIAM G 3122 HUDSON HILL LN RALEIGH NC 27612-8080	785853391 BARFIELD, ELIZABETH M 3124 HUDSON HILL LN RALEIGH NC 27612-8080
785853411 FELICIONE, EMIDIO J ADAMS, WILLA C 3117 HUDSON HILL LN RALEIGH NC 27612-8081	785853441 MILLER, CHRISTOPHER M MILLER, MARCELYN C 3119 HUDSON HILL LN RALEIGH NC 27612-8081	785853461 GRISHAM, GILBERT R JR GRISHAM, JAE YOUN PO BOX 1248 GARNER NC 27529-1248
785853481 GRISHAM, GILBERT R JR GRISHAM, JAE YOUN PO BOX 1248 GARNER NC 27529-1248	785853496 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652	785853512 MARTIN, JAMES M DUSSEAU, LINDSAY N 3112 KENTISH TOWN LN RALEIGH NC 27612-8084

785853532 KENTISH TOWN LANE LLC 2716 KITTRELL DR RALEIGH NC 27608-1520	785853552 BAME, TRAYLOR BAME, BONA MAREE 3116 KENTISH TOWN LN RALEIGH NC 27612-8084	785853582 HUA, LONG LIU, LI 601 E HARGETT ST RALEIGH NC 27601-1519
785853613 KENTISH PROPERTIES LLC 6017 DRUMQUIN DR RALEIGH NC 27614-7173	785853652 BRADLEY-KURTZ, LORA L 3115 KENTISH TOWN LN RALEIGH NC 27612-8085	785853658 EDWARDS MILL TOWNHOMES OWNERS ASSOC INC 4112 BLUE RIDGE RD STE 100 RALEIGH NC 27612-4652
785853672 STETTEN, ADAM STETTEN, DENISE C 3117 KENTISH TOWN LN RALEIGH NC 27612-8085	785853723 ACW PROPERTIES II LLC 3804 CAMP MANGUM WYND RALEIGH NC 27612-5340	785853753 LIVINGSTON, JEFF 3513 EDMONT DR RALEIGH NC 27612-8079
785853783 THOMPSON, HEATHER M 3511 EDMONT DR RALEIGH NC 27612-8079	785853816 BASILE, AURELIO M 3516 EDMONT DR RALEIGH NC 27612-8078	785853835 MCNAMARA, THOMAS K. 3514 EDMONT DR RALEIGH NC 27612-8078
785853865 MARTIN, MALLORY WALTERS, MELINDA 3512 EDMONT DR RALEIGH NC 27612-8078	785854311 KAMENS, KIM M KAMENS, GARY S 3126 HUDSON HILL LN RALEIGH NC 27612-8080	785854360 LEVENBERG, JESSICA E 3130 HUDSON HILL LN RALEIGH NC 27612-8080
785854380 FLOWRIVER HOLDINGS LLC 3613 CAMP MANGUM WYND RALEIGH NC 27612-7711	785854401 ARNOLD, PATRICK K ARNOLD, COLETTE S 6964 ELLINGHAM CIR UNIT D ALEXANDRIA VA 22315-6513	785854421 KNOTT, SARAH T C/O BARKER REALTY 1401 SUNDAY DR STE 113 RALEIGH NC 27607-5173
785854451 BLACKWOOD, ELIZABETH 3129 HUDSON HILL LN RALEIGH NC 27612-8081	785854502 KEARNS, RICHARD L KEARNS, KAREN M 3120 KENTISH TOWN LN RALEIGH NC 27612-8084	785854522 ACW PROPERTIES LLC 3804 CAMP MANGUM WYND RALEIGH NC 27612-5340
785854551 ARORA, PUJA 25 RIDGE TER SHORT HILLS NJ 07078-2463	785854602 WILLIAMSON, JOANIE CHAPMAN 3119 KENTISH TOWN LN RALEIGH NC 27612-8085	785854622 BARTHOLOMEW, WAYNE 5017 HERMITAGE DR RALEIGH NC 27612-2713
785854642 RHYU, PAUL H OH, HYEJEON 3123 KENTISH TOWN LN RALEIGH NC 27612-8085	785854672 SHELTON, CAROL W 3125 KENTISH TOWN LN RALEIGH NC 27612-8085	785854703 SPEKTOR, ALEXANDER 3509 EDMONT DR RALEIGH NC 27612-8079
785854723 COOKE, STEVEN F 3507 EDMONT DR RALEIGH NC 27612-8079	785854743 ROYSTER, ALYSSA D 3505 EDMONT DR RALEIGH NC 27612-8079	785854773 BUMGARNER, JONATHAN R 3503 EDMONT DR RALEIGH NC 27612-8079

785855300 KUYKENDOLL, JENNIFER LAMPMAN 3134 HUDSON HILL LN RALEIGH NC 27612-8080	785855330 MOELLER, BENJAMIN R 3136 HUDSON HILL LN RALEIGH NC 27612-8080	785855350 SPAIN, VALERIE C 3138 HUDSON HILL LN RALEIGH NC 27612-8080
785855370 FRY, SARAH SPAID FRY, GREGORY M. 3140 HUDSON HILL LN RALEIGH NC 27612-8080	785855451 KOHLE, BRUCE L 4004 ABBEY PARK WAY RALEIGH NC 27612-8082	785855453 HAUPTMAN, DONALD I TRUSTEE HAUPTMAN, CHARLOTTE TRUSTEE 23885 PEHEL CT LAGUNA NIGUEL CA 92677-1338
785855455 FLOWRIVER HOLDINGS LLC 3613 CAMP MANGUM WYND RALEIGH NC 27612-7711	785855458 BLANCHARD, LESLIE N 4010 ABBEY PARK WAY RALEIGH NC 27612-8082	785855551 MILANO, MARIO MILANO, NINA 4014 ABBEY PARK WAY RALEIGH NC 27612-8082
785855554 THOMPSON, BRENT A TUCCI, ANNA 4016 ABBEY PARK WAY RALEIGH NC 27612-8082	785855556 KANG, JIHOON HONG, SEO 7900 N 4TH ST MCALLEN TX 78504-1957	785855558 MANISCALCO, MICHAEL S MANISCALCO, KRISTEN B 4020 ABBEY PARK WAY RALEIGH NC 27612-8082
785855651 FAKIRIS, ACHILLES JOHN 4022 ABBEY PARK WAY RALEIGH NC 27612-8082	785855653 GROUVERMAN, ALEXEI GROUVERMAN, VALENTINA 4024 ABBEY PARK WAY RALEIGH NC 27612-8082	785855659 DODSON, SHARON L 4030 ABBEY PARK WAY RALEIGH NC 27612-8082
785855751 ADAIR, JAMES MICHAEL ADAIR, MARY BRYAN PO BOX 4447 CHAPEL HILL NC 27515-4447	785855753 STELLA RESOURCE GROUP LLC 350 E SIX FORKS RD STE 150 RALEIGH NC 27619-0819	785855766 SILER, DEBORAH A 4036 ABBEY PARK WAY RALEIGH NC 27612-8082
785857032 BLUE RIDGE COMMONS OFFICE CONDO 4098 BARRETT DR RALEIGH NC 27609-6604	785857032 KNIGHTSRX HOLDINGS LLC 3221 BLUE RIDGE RD STE 101 RALEIGH NC 27612-8063	785857032 BARELY OTB 1 LLC PO BOX 12757 RALEIGH NC 27605-2757
785857032 WHITEWATER ADVENTURES LLC 3221 BLUE RIDGE RD STE 113 RALEIGH NC 27612-8063	785857032 SKINCHICKS LLC 3225 BLUE RIDGE RD STE 101 RALEIGH NC 27612-8060	785857032 SKINCHICKS LLC 3225 BLUE RIDGE RD STE 101 RALEIGH NC 27612-8060
785857032 AHMED, SYED B AHMED, IFTEQAR 5006 CLYDEN CV RALEIGH NC 27612-3676	785857032 BLUEBIRD LLC 3225 BLUE RIDGE RD STE 117 RALEIGH NC 27612-8060	785859551 THE SUMMIT CHURCH - HOMESTEAD HEIGHTS BAPTIST CHURCH INC 2335 PRESIDENTIAL DR STE 114 DURHAM NC 27703-8063
785860529 WOOD, PHILLIP JR WOOD, MARCIA 3603 HENRYS GARDEN LN RALEIGH NC 27612-4281	785860726 COPPEDGE, BRIAN S COPPEDGE, MARY P 3604 HENRYS GARDEN LN RALEIGH NC 27612-4282	785861735 EDWARDS, JOSEPH A EDWARDS, KATHRYN G 3600 HENRYS GARDEN LN RALEIGH NC 27612-4282

785861878 PATEL, NEHA MINESH 3701 EDWARDS MILL RD RALEIGH NC 27612-4240	785862301 MOUNT OLIVET BAPTIST CHURCH 3500 EDWARDS MILL RD RALEIGH NC 27612-5363	785862567 GOJANOVICH, GREGORY STEVEN GOJANOVICH, MORGAN THOMAS 3619 BLUEBERRY DR RALEIGH NC 27612-4221
785862988 MILLER, CRAIG BRIAN MILLER, LAUREN ELIZABETH 3705 EDWARDS MILL RD RALEIGH NC 27612-4240	785863558 TEW, MELANIE LYNN 3617 BLUEBERRY DR RALEIGH NC 27612-4221	785863794 WILL, JUNE M 3616 BLUEBERRY DR RALEIGH NC 27612-4221
785864538 MARQUES, JULIANN T TRUSTEE JULIANN T MARQUES REVOCABLE TRUST 3615 BLUEBERRY DR RALEIGH NC 27612-4221	785865508 SALISBURY, STEVEN MICHAEL II SALISBURY, KATHRYN STAR 3613 BLUEBERRY DR RALEIGH NC 27612-4221	785865588 HART, CHRISTOPHER J 3611 BLUEBERRY DR RALEIGH NC 27612-4221
785865744 PARKER, WILLIAM BLAKE PARKER, SUSAN A 3612 BLUEBERRY DR RALEIGH NC 27612-4221	785865806 MA, JAMES S MA, ROSA L 3606 BARON MONCK PASS RALEIGH NC 27612-7642	785865967 ROJANATAVORN, SURAPUN ROJANATAVORN, NATENAPHA 6000 EBENEZER CHURCH RD RALEIGH NC 27612-1812
785866557 STINES, BRYAN T STINES, ANA MARIA 3609 BLUEBERRY DR RALEIGH NC 27612-4221	785866990 ROJANATAVORN, PAASON 3413 MARIETTA CT RALEIGH NC 27612-4246	785867539 BLUEBERRY DRIVE HOMEOWNERS ASSOCIATION INC 3615 BLUEBERRY DR RALEIGH NC 27612-4221
785867714 OSBORNE, DAVID KINNEY OSBORNE, KATHY M 3608 BLUEBERRY DR RALEIGH NC 27612-4221	785867899 ORIEZ, CAROLYN G ORIEZ, JOHN W 3409 MARIETTA CT RALEIGH NC 27612-4246	785868285 RALEIGH CUSTOM HOMES INC 6736 FALLS OF NEUSE RD RALEIGH NC 27615-5300
785868544 DAVES, KENNETH W DAVES, SHERRY B 3605 BLUEBERRY DR RALEIGH NC 27612-4221	785868773 NORRIS, TIMOTHY P NORRIS, KAREN H 3604 BLUEBERRY DR RALEIGH NC 27612-4221	785869062 HEAVNER, ASHLEY GILES HEAVNER, JOSEPH CHARLES 3421 EDMONT DR RALEIGH NC 27612-8022
785869809 THOMPSON, DAPHNE C 3405 MARIETTA CT RALEIGH NC 27612-4246	785871024 MCELVEEN, JOHN T JR MCELVEEN, CHRISTA M 5900 SIX FORKS RD STE 200 RALEIGH NC 27609-8226	785872200 ALJAMEI, YASIR ALHADI, DIMA 3709 EDWARDS MILL RD RALEIGH NC 27612-4240
785873047 ALJAMEI, YASIR ALHADI, DIMA 3709 EDWARDS MILL RD RALEIGH NC 27612-4240	785873195 THOMAS, ALEXIE R BULLOCK, JACQUELINE A 3713 EDWARDS MILL RD RALEIGH NC 27612-4240	785874366 SMITH, JENNINGS B SMITH, LOIS P 1913 HUNTING RIDGE RD RALEIGH NC 27615-5515
785876192 HEONIS, JAMES G HEIRS HEONIS, CHARLOTTE D 3416 MARIETTA CT RALEIGH NC 27612-4246	785877261 HEONIS, JAMES G HEIRS 3720 EDWARDS MILL RD RALEIGH NC 27612-4241	785878174 HARRISON, CHRISTOPHER K HARRISON, JENNIFER S 3412 NOEL CT RALEIGH NC 27607-3347

785879185 SMITH, TROY ANDREW 1609 MILL CREEK RD MEBANE NC 27302-8828	785933877 ED DRIVE MEDICAL OFFICE CONDOS OWNERS ASSOC 100 RONSARD LN CARY NC 27511-6019	785933877 ASSOCIATED UROLOGISTS OF NC PROPERTIES I LLC 100 RONSARD LN CARY NC 27511-6019
785933877 HOUSMAN PROPERTIES LLC 3811 ED DR STE 110 RALEIGH NC 27612-2393	785933877 CHAW ENTERPRISES LLC 2021 FAIRVIEW RD RALEIGH NC 27608-2315	785933877 DR JMR INVESTMENTS, LLC 5817 CLARIBEL CT RALEIGH NC 27612-7098
785940396 MOODY, JAMES ROY MOODY, MARIE A 3101 CAROVEL CT RALEIGH NC 27612-8017	785940667 LUFF, JENNIFER A 3112 CAROVEL CT RALEIGH NC 27612-8017	785941492 LINEBERRY, LARRY W 3100 CAROVEL CT RALEIGH NC 27612-8017
785941643 CAMPBELL, DEBORAH J 3108 CAROVEL CT RALEIGH NC 27612-8017	785941709 ISKANDER, MAHROUS M ISKANDER, FADIA MIKHAIL 3216 BLUE RIDGE RD RALEIGH NC 27612-8009	785941893 MANGUM, REID GRAHAM 3220 BLUE RIDGE RD RALEIGH NC 27612-8009
785942515 ROSIUTA, MIRCEA ROSIUTA, CORINA 3104 CAROVEL CT RALEIGH NC 27612-8017	785942940 ELLINGTON, SANDRA L 3224 BLUE RIDGE RD RALEIGH NC 27612-8009	785943146 REXVIEW MEDICAL & PROFESSIONAL PARK CONDO ASSOC 2304 WESVILL CT STE 380 RALEIGH NC 27607-2793
785943146 DOCTORS INVESTMENT GROUP LLC INTERNAL MEDICINE ASSOC OF RALEIGH 3850 ED DR RALEIGH NC 27612-8037	785943146 DOCTORS INVESTMENT GROUP LLC 3850 ED DR STE 100 RALEIGH NC 27612-8037	785943146 ENT & AUDIOLOGY ASSOC PLLC 3820-100 ED DR RALEIGH NC 27612-8037
785943146 SUMMIT CREDIT UNION 8210 W MARKET ST GREENSBORO NC 27409-9679	785943146 SUMMIT CREDIT UNION 8210 W MARKET ST GREENSBORO NC 27409-9679	785943146 INVESTMENTS MIO LLC 8601 CUNNINGHAM RD ZEBULON NC 27597-8369
785943146 GOVER & GOVER PROPERTIES LLC 3709 WILLIAM J COWAN WYND RALEIGH NC 27612-5399	785943146 CEREUS LLC 3840 ED DR STE 111 RALEIGH NC 27612-8097	785943146 ALGER, ROBERT C ALGER, LESLIE C 100 SALFORD CT CARY NC 27513-5591
785943345 FOGLEMAN, SLOCUM H III FOGLEMAN, MARY EDNA 3201 TALL TREE PL RALEIGH NC 27607-6672	785943453 BROCHU, DAVID BROCHU, SUSAN 3205 TALL TREE PL RALEIGH NC 27607-6672	785943557 THORNHILL MAYO ASSOCIATES INC 3418 CHURCHILL RD RALEIGH NC 27607-6810
785943570 BARNES, BRANDON W BARNES, KAREN R 3209 TALL TREE PL RALEIGH NC 27607-6672	785943645 PHILIPS, EVA PHILIPS, JONATHAN 3009 CYPRESS KNEE CT RALEIGH NC 27607-3071	785943768 CLEARY, VIRGINIA B HOLT, GEORGE M 3532 PEACH HAVEN CT RALEIGH NC 27607-6512

785943915 REGISTER, CHRISTOPHER L GUARDIAN FBO BILLY RAY REGISTER PO BOX 735 CHARLOTTESVILLE VA 22902-0735	785944639 RABIEI, AFSANEH 3012 CYPRESS KNEE CT RALEIGH NC 27607-3069	785944829 NFAH-ABBENYI, JULIANA M 3528 PEACH HAVEN CT RALEIGH NC 27607-6512
785945317 CROSS, NANCY V 3300 TALL TREE PL RALEIGH NC 27607-6669	785945490 EDMONSTON, CHRISTOPHER H CAMAIONE-EDMONSTON, COLLEEN A 3304 TALL TREE PL RALEIGH NC 27607-6669	785945730 SINGLETON, ROBERT E JR SINGLETON, KIMBERLY R 3008 CYPRESS KNEE CT RALEIGH NC 27607-3069
785945924 SMITH, FLOYD G SMITH, ELAINE W 3524 PEACH HAVEN CT RALEIGH NC 27607-6512	785946460 WAGONER, RONALD D WAGONER, PAMELA S 3308 TALL TREE PL RALEIGH NC 27607-6669	785946507 GOLDMAN, MICHELE A 3000 CYPRESS KNEE CT RALEIGH NC 27607-3069
785946605 PETTEWAY, WARREN B JR PETTEWAY, DIANE C 3004 CYPRESS KNEE CT RALEIGH NC 27607-3069	785946851 AMITRANO, ANTHONY A III AMITRANO, MEGHAN D 3517 PEACH HAVEN CT RALEIGH NC 27607-6569	785946906 HARMAN, KAREN E 3520 PEACH HAVEN CT RALEIGH NC 27607-6512
785947431 KAREN FOHR 2012 TRUST THE ELENA HIRSU TRUSTEE 3312 TALL TREE PL RALEIGH NC 27607-6669	785947605 WITZEMAN, JONATHAN S WITZEMAN, KERRY A 3317 TALL TREE PL RALEIGH NC 27607-6670	785947676 BUCKNER, TED M MILLER, GERRI B 3325 TALL TREE PL RALEIGH NC 27607-6670
785947950 KRIK, PHILLIP J JR 3017 OLD ORCHARD RD RALEIGH NC 27607-6565	785948401 DUERST, MARK K COHEN, LESLIE A 3316 TALL TREE PL RALEIGH NC 27607-6669	785948756 GARLAND RADFORD, JOHN ROBERT TRIPP, LAUREN ELLEN 3009 OLD ORCHARD RD RALEIGH NC 27607-6565
785948803 JOHNSON, CATHY C 3013 OLD ORCHARD RD RALEIGH NC 27607-6565	785949314 DAVIDSON, ALLEN S DAVIDSON, LAURA B 2909 OLD ORCHARD RD RALEIGH NC 27607-6509	785949414 MOORE, CHARLES L SR MOORE, CAROL L 2913 OLD ORCHARD RD RALEIGH NC 27607-6509
785949519 DIVINE, DAVID DIVINE, SUSAN 3001 OLD ORCHARD RD RALEIGH NC 27607-6565	785949608 POTTER, EDWARD ANDREW 3005 OLD ORCHARD RD RALEIGH NC 27607-6565	785949916 DINGLE, LEE E DINGLE, SHANNON H 3507 PEACH HAVEN CT RALEIGH NC 27607-6568
785950958 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785951939 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785952938 AYLWARD, JASON P KOHLS, JESSICA M 3413 EDMONT DR RALEIGH NC 27612-8022
785953053 FILE, GILBERT W IV FILE, MARIA CHRISTINE 5001 TRAIL RIDGE DR RALEIGH NC 27613-7532	785953969 WOODSON, STEPHEN A WOODSON, JULIE C 3409 EDMONT DR RALEIGH NC 27612-8022	785954036 BOWMAN, DARYL THOMAS BOWMAN, SUSAN DEATON 3308 BLUE RIDGE RD RALEIGH NC 27612-8011

785954629 ST PAULS CHRISTIAN CHURCH 3331 BLUE RIDGE RD RALEIGH NC 27612-8012	785955101 FRANCOIS, J WILLIAM FRANCOIS, SALLY L 3312 BLUE RIDGE RD RALEIGH NC 27612-8011	785955176 MCNICHOL, HILLARY J 3316 BLUE RIDGE RD RALEIGH NC 27612-8011
785956054 PIRZADEH, AMIR 863 SHADY LAWN RD CHAPEL HILL NC 27514-2008	785956241 CRESS, FRED A. CRESS, MARGARET M. 3320 BLUE RIDGE RD RALEIGH NC 27612-8011	785956904 LEMING, CHRISTOPHER L LEMING, LINDSAY R 3311 EDMONT DR RALEIGH NC 27612-8020
785957019 BRYANT, NATHAN MEEKS, KATHERINE 3512 PEACH HAVEN CT RALEIGH NC 27607-6512	785957194 BARNES, MARTHA IRENE 3508 PEACH HAVEN CT RALEIGH NC 27607-6512	785957226 HEPLER, MYRTLE E 3324 BLUE RIDGE RD RALEIGH NC 27612-8011
785957382 KANGKOLO, GEORGE KANGKOLO, TONYA 3328 BLUE RIDGE RD RALEIGH NC 27612-8011	785957599 COBB, JAMES LOWRY SMITH 3300 EDMONT DR RALEIGH NC 27612-8019	785958250 GOLDMAN, MICHELE A 3000 CYPRESS KNEE CT RALEIGH NC 27607-3069
785958369 CROSS, MERIT K 3332 BLUE RIDGE RD RALEIGH NC 27612-8011	785958709 SKOWRON, CAROLYN T 3308 EDMONT DR RALEIGH NC 27612-8019	785959066 DANIELS, MATTHEW DANIELS, MARY 3505 PEACH HAVEN CT RALEIGH NC 27607-6568
785959264 TAHSSILI, NEEKI 1715 PICCADILLY LN RALEIGH NC 27608-2019	785959301 WARREN, RICHARD GLENN WARREN, CLAUDETTE K 3613 MORNINGSIDE DR RALEIGH NC 27607-3026	785959746 ROBERTS, GLENN J 3413 BLUE RIDGE RD RALEIGH NC 27612-8014
785960252 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785960523 MENDEL, HILARY MYRA 415 LAKESIDE DR GARNER NC 27529-4212	785960743 ROYAL, DONALD G ROYAL, NGAL THI 3600 BLUEBERRY DR RALEIGH NC 27612-4221
785960837 SNOTHERLY, JAMES G 3401 MARIETTA CT RALEIGH NC 27612-4246	785961222 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785961603 HESS, STEVEN A HESS, KRISTEN M 3601 BLUEBERRY DR RALEIGH NC 27612-4221
785961937 BLANCHARD, JON BLANCHARD, MARGARET 3400 MARIETTA CT RALEIGH NC 27612-4246	785962222 RALEIGH CUSTOM HOMES INC PO BOX 99639 RALEIGH NC 27624-9639	785963231 HOWELL, SARAH KIMBALL BATES 3408 EDMONT DR RALEIGH NC 27612-8021
785964082 FAIRCLOTH, DAVID W FAIRCLOTH, JOAN R 3405 EDMONT DR RALEIGH NC 27612-8022	785964261 AGNOLUTTO, LOUIS J AGNOLUTTO, CARLA T 3404 EDMONT DR RALEIGH NC 27612-8021	785964984 RALEIGH CITY OF PO BOX 590 RALEIGH NC 27602-0590

785965093 TPT PROPERTIES LLC 879 DAN TAYLOR RD WASHINGTON NC 27889-6402	785965284 MCCORMAC, MICHAEL RANGASAMY, BRINDA 3400 EDMONT DR RALEIGH NC 27612-8021	785966282 WEIDNER, PAUL J WEIDNER, MIRIAM B 3324 EDMONT DR RALEIGH NC 27612-8019
785967283 SHEAFFER, JOHN C SHEAFFER, LISA MARIE 3320 EDMONT DR RALEIGH NC 27612-8019	785968027 PHILLIPS, JOSEPH A TRUSTEE 3312 EDMONT DR RALEIGH NC 27612-8019	785971103 HEONIS, MICHAEL A 3404 MARIETTA CT RALEIGH NC 27612-4246
795040797 CUMMINGS, JOHNNY THEODORE CUMMINGS, GWEN B 3008 OLD ORCHARD RD RALEIGH NC 27607-6511	795040865 MASCARENHAS, ELIZABETH ELAM /TR 3012 OLD ORCHARD RD RALEIGH NC 27607-6511	795040945 BATTLE, ELIZABETH THOMPSON, ASHLIE 3016 OLD ORCHARD RD RALEIGH NC 27607-6511
795041405 TOMLINSON, ADAM ASHCRAFT TOMLINSON, ADDIE VISCUSO 2912 OLD ORCHARD RD RALEIGH NC 27607-6510	795041515 WALLACE, SAMUEL E WALLACE, LYNN W 3000 OLD ORCHARD RD RALEIGH NC 27607-6511	795041605 POOLE, BILLY A 3004 OLD ORCHARD RD RALEIGH NC 27607-6511
795041956 LONG, STUART B UNIT 61229 BOX 0 APO AE 09309-1229	795042582 ASKEW, WORTH BAGLEY III ASKEW, JESSIE ELIZABETH 3317 ROUNDTREE CT RALEIGH NC 27607-6513	795042762 BRITT, NEIL CAMERON EDWARDS, JULIE DICKERSON 3318 ROUNDTREE CT RALEIGH NC 27607-6513
795042932 PEARCE, KENNETH B PEARCE, WYNN M 3521 MORNINGSIDE DR RALEIGH NC 27607-3024	795043911 GUESS, LAWRENCE P 3517 MORNINGSIDE DR RALEIGH NC 27607-3024	795044706 CAHILL, BARBARA A 3314 ROUNDTREE CT RALEIGH NC 27607-6513
795044901 HASSAN, AWATIF E 3513 MORNINGSIDE DR RALEIGH NC 27607-3024	795050143 MOODY, MARIE A. 3109 CAROVEL CT RALEIGH NC 27612-8017	795050455 MARIE, CATHERINE A 3612 MORNINGSIDE DR RALEIGH NC 27607-3027
795050532 TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF AGNES 820 IVANHOE DR RALEIGH NC 27615-2216	795050866 MASSENGILL, MARK ALAN TRUSTEE MARK ALAN MASSENGILL LIVING TRUST 3421 BLUE RIDGE RD RALEIGH NC 27612-8014	795051016 GOLDMAN, MICHELE A 3000 CYPRESS KNEE CT RALEIGH NC 27607-3069
795051307 TEW, MORGAN C TEW, BRADLEY L 3608 MORNINGSIDE DR RALEIGH NC 27607-3027	795051341 BRADSHAW, JOHN WESLEY 3604 MORNINGSIDE DR RALEIGH NC 27607-3027	795051533 BLOUGH, BRADFORD TURNER, OLIVIA NICHOLE 3404 BLUE RIDGE RD RALEIGH NC 27612-8013
795052205 GRIFFIN, JOHN B. GRIFFIN, ANNA H. 10217 LOBLEY HILL LN RALEIGH NC 27613-5462	795052357 CHEN, ISAAC CHEN, PATRICIA 15 DIXIE TRL RALEIGH NC 27607-7042	795052494 RANSONE, RALPH A TRUSTEE 9412 KOUPELA DR RALEIGH NC 27615-2232

795052516 LOZARES, DEIDRE F COX, RALPH W 3408 BLUE RIDGE RD RALEIGH NC 27612-8013	795053124 ZAKI, KAWSAR B 3100 ORTON PL RALEIGH NC 27607-3028	795053263 ORELLANA-REYES, NIKELLE REYES, EUGENE GERARD 3104 ORTON PL RALEIGH NC 27607-3028
795053509 DAVIS, JOHN W III DAVIS, LINDA B 3412 BLUE RIDGE RD RALEIGH NC 27612-8013	795053693 FOSS, PENELOPE R BOOZE 3416 BLUE RIDGE RD RALEIGH NC 27612-8013	795054161 GARRETT, RYAN G 3400 WEMBLEY CT RALEIGH NC 27607-6514
795054286 PETERSON, ALEC PETERSON, HANNAH 3108 ORTON PL RALEIGH NC 27607-3028	795054439 DESCHENES, THOMAS W JR DESCHENES, RACHEL C 3113 ORTON PL RALEIGH NC 27607-3028	795055329 JONES, MELISSA JONES, EDWARD III 3112 ORTON PL RALEIGH NC 27607-3028
795063003 JONES, MARGARET W 716 LAKESTONE DR RALEIGH NC 27609-6342		

EXHIBIT C – ITEMS DISCUSSED

1. The rezoning approval timeline and construction timeline
2. Proposed mitigation of light pollution from parking lot to adjacent residences
3. Timing of site plan submittal in relation to a rezoning request
4. Anticipated impervious surface
5. Proposed height limit in feet and stories, and the comparison to surrounding zoning districts
6. Proposed stormwater mitigation measures for impervious surface runoff
7. Anticipated traffic from an office use
8. Practices and regulations for noticing neighbors of neighborhood meetings and City of Raleigh hearings
9. Proposed size of the office building
10. This rezoning case did not trigger a Traffic Impact Analysis at the rezoning stage
11. Various ways that rezoning applicants can provide some degree of assurances to neighbors through zoning conditions
12. The minimum parking ratio for the Office use
13. Potential impacts to those residents across Blue Ridge Road, and their ability to exit their driveways
14. Potential impacts to existing trees on the Property
15. Anticipated number of tenants within
16. Potential impacts to vacancies of other nearby office buildings
17. The existing ridership of bus routes along Blue Ridge Road
18. Proposed buffering from the Edwards Mill Townhome
19. The existing strip of Property used by the Townhome residents, and the anticipated future of said path

EXHIBIT D – MEETING ATTENDEES

1. Patrick Faulkner (Applicant)
2. Hannah Reckhow (City of Raleigh)
3. Worth Mills (Longleaf Law Partners)
4. Kaline Shelton (Longleaf Law Partners)
5. Pixel 4
6. Bruce Kohler
7. Daniel Siler
8. James Bralley
9. Dave Wysochanski
10. Brent Thompson
11. Carolyn Skowron
12. Daryl and Susan Bowman
13. David Wagner (Summit Church)
14. Fadia Iskander
15. Gerri Miller
16. Jeff Hobart
17. Jennifer Luff
18. Kay Moore
19. Kristen Maniscalco
20. Leslie Blanchard
21. Mario Milano
22. Miriam Andrews
23. Ron Hanson
24. Tim Berry
25. William and Sally
26. Valspain
27. Patricia Marbois
28. Edward Pickens
29. Gerry Mee
30. Bill Studabaker
31. Icarus
32. JP