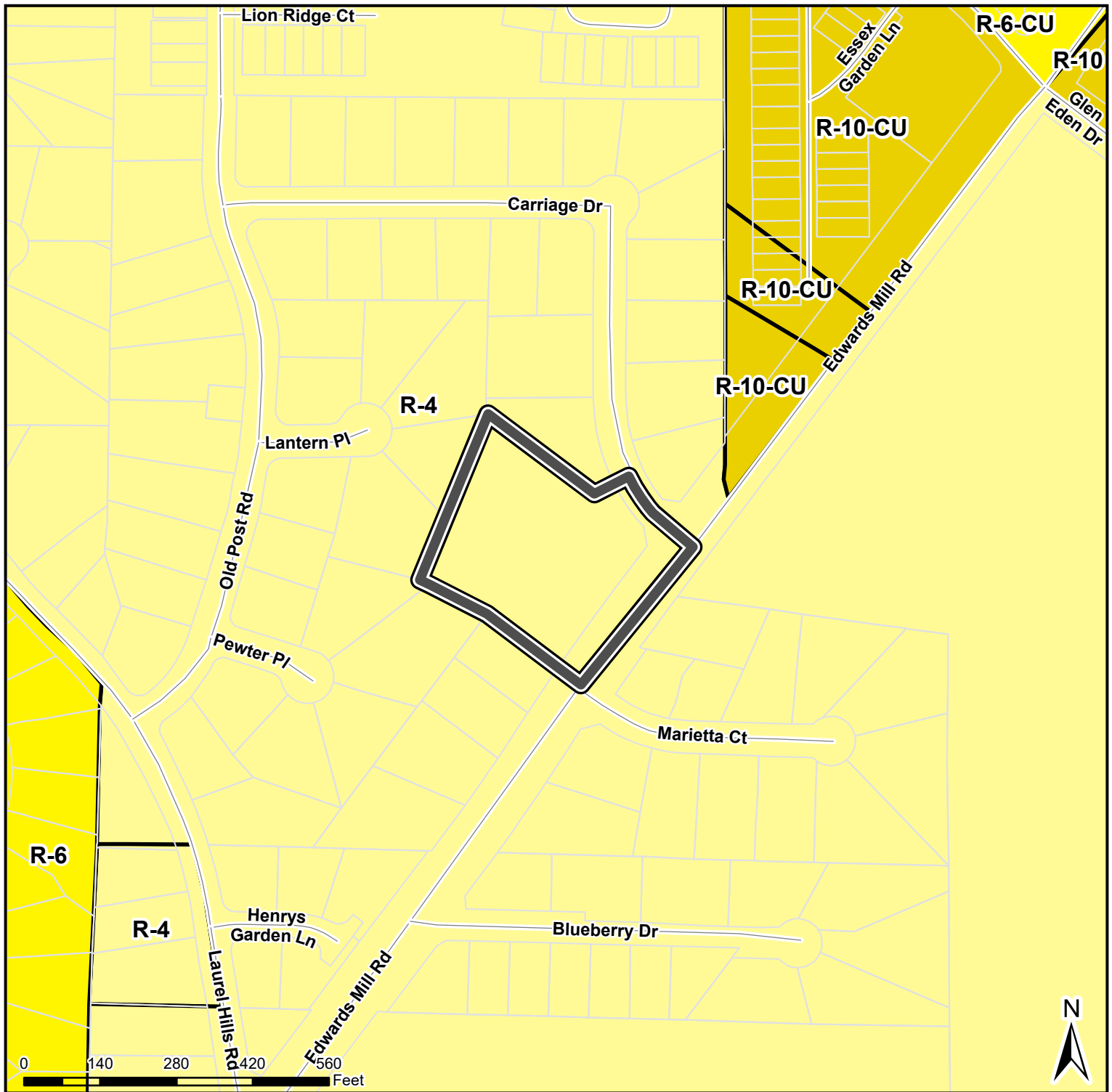


# Existing Zoning

# Z-75-2022



<b>Property</b>	3717 Edwards Mill Rd
<b>Size</b>	2.39 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	R-6



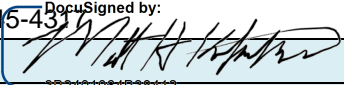


# Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case # _____
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6	Height:	Frontage:	Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3717 Edwards Mill Road		
Property PIN: 0785874366		
Deed reference (book/page): 019082/00643		
Nearest intersection: Edwards Mill Road & Glen Eden Drive		Property size (acres): 2.39
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Matt H. Kirkpatrick		
Property owner email: mattk@reliant-partners.com		
Property owner phone: 919-235-8304		
Applicant name and address: Michael Birch, Longleaf Law Partners, 4509 Creedmoor Road, STE 302, Raleigh, NC 27612		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919-645-4351		
Signed by: 		
Applicant signature(s):		
Additional email(s):		

**RECEIVED**

By Sarah Shaughnessy at 9:10 am, Oct 03, 2022

**Conditional Use District Zoning Conditions**

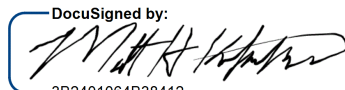
Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case # _____
Existing zoning: R-4	Proposed zoning: R-6	

**Narrative of Zoning Conditions Offered**

NA

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

DocuSigned by:



3B2401064B38412...

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: Matt H. Kirkpatrick**RECEIVED***By Sarah Shaughnessy at 9:10 am, Oct 03, 2022*

**Rezoning Application Addendum #1****Comprehensive Plan Analysis**

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

**OFFICE USE ONLY**

Rezoning case # \_\_\_\_\_

**Statement of Consistency**

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

The property is designated as Low Scale Residential on the Future Land Use Map (FLUM), which envisions a range of housing types, including duplexes, triplexes, townhouses, and other small apartment buildings. The 2030 Comprehensive Plan provides that R-2, R-4, and R-6 zoning districts are consistent with this land use designation. The property is located in close proximity to the Blue Ridge Road Frequent Transit Area and sits just over a half mile from a City Growth Center. The proposed rezoning will encourage the development of missing middle housing types on the property consistent with the city's goals of promoting increased housing choice, addressing housing affordability, and increasing residential density near transit areas. Therefore, the rezoning request to the R-6 district is consistent with the Comprehensive Plan and the property's future land use designation.

The rezoning request is consistent with Comprehensive Plan policies:

LU 1.2 - Future Land Use Map and Zoning Consistency (the proposed rezoning is consistent with the Low Scale Residential FLUM designation); LU 2.2 – Compact Development (rezoning will promote more compact land use pattern); LU 8.1 - Housing Variety (rezoning will allow for a greater variety of missing middle housing types); EP 1.1 - Greenhouse Gas Reduction (rezoning will promote higher density residential and more energy efficient housing types); H 1.8 - Zoning for Housing (rezoning will allow for a greater variety of missing middle housing types).

**Public Benefits**

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

1. The rezoning request is reasonable and in the public interest because it provides for increased residential housing variety and supply on an underutilized parcel.
2. The request also furthers the goal of encouraging missing middle housing types that are substantially more energy-efficient than detached houses and provide greater density in proximity to employment, commercial options, and public amenities which will decrease overall carbon output in the city.

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # _____
<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>	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
<div style="margin-bottom: 10px;">None</div>	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
<div style="margin-bottom: 10px;">NA</div>	

### Rezoning Checklist (Submittal Requirements)

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

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

## Who Can Initiate a Zoning Request?

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

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

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

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

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

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

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



## NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

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

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

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 (option 2) or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:  
(NAME)  
(CONTACT INFO)

Sincerely,

## ATTESTATION TEMPLATE

### Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the \_\_\_\_\_, day of \_\_\_\_\_, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

---

Signature of Applicant/Applicant Representative

---

Date

SUMMARY OF ISSUES

A neighborhood meeting was held on \_\_\_\_\_(date) to discuss a potential rezoning located at \_\_\_\_\_(property address). The neighborhood meeting was held at \_\_\_\_\_(location). There were approximately \_\_\_\_\_(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:


[illegible]

REZONING AND TEXT CHANGE TO ZONING CONDITIONS OF PROPERTY  
CONSISTING OF +/- 2.39 ACRES,  
LOCATED ALONG EDWARDS MILL ROAD BETWEEN LAUREL HILLS ROAD AND  
GLEN EDEN DRIVE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
SEPTEMBER 12, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, September 12, at 5:30 p.m. The property considered for this potential rezoning totals approximately 2.39 acres, and is located at along Edwards Mill Road between Laurel Hills Road and Glen Eden Drive, in the City of Raleigh, having Wake County Parcel Identification Number 0785-87-4366. This meeting was held in the Fellowship Hall at St. Paul's Christian Church located at 3331 Blue Ridge Road, Raleigh, North Carolina. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants  
From: Michael Birch  
Date: September 2, 2022  
Re: First Neighborhood Meeting for Rezoning of 3717 Edwards Mill Road

### RESCHEDULED NEIGHBORHOOD MEETING

You are invited to attend an informational meeting to discuss the proposed rezoning of 3717 Edwards Mill Road (with Property Identification Number (PIN) 0785874366). The repeat meeting will be held on **MONDAY, SEPTEMBER 12, 2022, from 5:30 PM until 6:30 PM** at the following location:

**St. Paul's Christian Church  
Fellowship Hall  
3331 Blue Ridge Road  
Raleigh, NC 27612**

The property totals approximately 2.39 acres in size and is located along Edwards Mill Road between Laurel Hills Road and Glen Eden Drive. The property is currently zoned Residential-4 (R-4). The proposed zoning is Residential-6 (R-6). The purpose of the rezoning is to allow for a broader range of residential development options.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4317 and [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planner Sarah Shaughnessy at 919.996.2234 or [sarah.shaughnessy@raleighnc.gov](mailto:sarah.shaughnessy@raleighnc.gov). If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning).

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

CURRENT PROPERTY MAP



CURRENT ZONING MAP



# Rezoning Application and Checklist

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

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6	Height:	Frontage:	Overlay(s):
<b>Helpful Tip:</b> View the <a href="#">Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3717 Edwards Mill Road		
Property PIN: 0785874366		
Deed reference (book/page): 019082/00643		
Nearest intersection: Edwards Mill Road & Glen Eden Drive		Property size (acres): 2.39
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Matt H. Kirkpatrick		
Property owner email: <a href="mailto:mattk@reliant-partners.com">mattk@reliant-partners.com</a>		
Property owner phone: 919-235-8304		
Applicant name and address: Michael Birch, Longleaf Law Partners, 4509 Creedmoor Road STE 302, Raleigh, NC 27612		
Applicant email: <a href="mailto:mbirch@longleaflp.com">mbirch@longleaflp.com</a>		
Applicant phone: (919) 645-4317		
Applicant signature(s):		
Additional email(s):		



## EXHIBIT B – NOTICE LIST

DUVERNAY, EARLE M DUVERNAY, JOYCELYN H  
3604 OLD POST RD  
RALEIGH 27612

GRIFFIN, ROBERT S GRIFFIN, PATRICIA A  
3700 LAUREL HILLS RD  
RALEIGH 27612

KNICK, VICTORIA B TRUSTEE  
3517 OLD POST RD  
RALEIGH 27612

SNOTHERLY, JAMES G  
3401 MARIETTA CT  
RALEIGH 27612

ELMO, MARC ELMO, JULIE  
3600 CARRIAGE DR  
RALEIGH 27612

MOREL, VALERIE  
3803 ESSEX GARDEN LN  
RALEIGH 27612

SIGMON, MICHAEL C SIGMON, EVARON R  
3621 CARRIAGE DR  
RALEIGH 27612

NORRIS, TIMOTHY P NORRIS, KAREN H  
3604 BLUEBERRY DR  
RALEIGH 27612

BROUILLARD, KEITH H  
314 W MILLBROOK RD STE 121  
RALEIGH 27612

WELLINGTON, RICHARD V IV  
3609 PEWTER PL  
RALEIGH 27612

ROJANATAVORN, PAASON  
3413 MARIETTA CT  
RALEIGH 27612

LAMASSE, CHRISTOPHER  
3626 LAUREL HILLS RD  
RALEIGH 27612

DESCARY, JOHN A  
3512 OLD POST RD  
RALEIGH 27612

EDWARDS, JOSEPH A EDWARDS, KATHRYN G  
3600 HENRYS GARDEN LN  
RALEIGH 27612

LAND, THOMAS LELAND JR  
3801 ESSEX GARDEN LN  
RALEIGH 27612

PARKER, WILLIAM BLAKE PARKER, SUSAN A  
3612 BLUEBERRY DR  
RALEIGH 27612

HEONIS, MICHAEL A  
3404 MARIETTA CT  
RALEIGH 27612

WEHBI, SANAA  
3500 CARRIAGE DR  
RALEIGH 27612

JUHASZ, BARBARA A  
3609 LANTERN PL  
RALEIGH 27612

HARRISON, CHRISTOPHER K HARRISON,  
JENNIFER S  
3412 NOEL CT  
RALEIGH 27612

MOSS, DAVID  
3609 CARRIAGE DR  
RALEIGH 27612

SMITH, JAMES RONALD SMITH, JANICE L  
3522 CARRIAGE DR  
RALEIGH 27612

MOSS, DAVID B  
3609 CARRIAGE DR  
RALEIGH 27612

HOLMES, MARIE S  
3600 OLD POST RD  
RALEIGH 27612

THORNTON, GEORGE STEPHEN  
3604 LANTERN PL  
RALEIGH 27612

MOSS, DAVID BUNN  
3609 CARRIAGE DR  
RALEIGH 27612

BRAKE, ROBERT L JR BRAKE, MARY T  
3508 OLD POST RD  
RALEIGH 27612

STONE, ELIZABETH A  
103 WINDY RUSH LN  
RALEIGH 27612

NICHOLOS, HARILAOS M NICHOLOS, SARAH N  
3620 CARRIAGE DR  
RALEIGH 27612

LITTLE, ADRIENNE JEAN  
3601 CARRIAGE DR  
RALEIGH 27612

BILDERBACK, THEODORE E BILDERBACK, LINDA J  
3518 CARRIAGE DR  
RALEIGH 27612

MARGOLIN, WANDA H MARGOLIN, STEPHEN R  
608 ROSEMONT AVE  
RALEIGH 27612

PARKER, FRANK E PARKER, JENNIFER C  
3601 OLD POST RD  
RALEIGH 27612

JARROUSH, EMMETT  
3500 CARRIAGE DR  
RALEIGH 27612

RALEIGH CITY OF  
PO BOX 590  
RALEIGH 27612

ELLIS, RICHARD E  
3513 OLD POST RD  
RALEIGH 27612

OSBORNE, DAVID KINNEY OSBORNE, KATHY M  
3608 BLUEBERRY DR  
RALEIGH 27612

NEAL, CECIL L NEAL, ELIZABETH C JR  
3506 CARRIAGE DR  
RALEIGH 27612

SMITH, TROY ANDREW  
1609 MILL CREEK RD  
RALEIGH 27612

ROJANATAVORN, SURAPUN ROJANATAVORN,  
NATENAPHA  
6000 EBENEZER CHURCH RD  
RALEIGH 27612

MA, JAMES S MA, ROSA L  
3606 BARON MONCK PASS  
RALEIGH 27612

WILL, JUNE M  
3616 BLUEBERRY DR  
RALEIGH 27612

BARKSDALE, DORIS E  
3608 CARRIAGE DR  
RALEIGH 27612

DIAMOND, CHRISTOPHER J DIAMOND, AMY P  
3612 CARRIAGE DR  
RALEIGH 27612

HEONIS, MICHAEL  
3404 MARIETTA CT  
RALEIGH 27612

THOMAS, ALEXIE R BULLOCK, JACQUELINE A  
3713 EDWARDS MILL RD  
RALEIGH 27612

LEE, GEORGE N LEE, PATRICIA J  
3505 CARRIAGE DR  
RALEIGH 27612

HOUSE-TILLIE FAMILY CEMETERY  
PRESERVATION INC HEONIS, JAMES G  
114 DRY AVE  
RALEIGH 27612

SMITH, GUILFORD C JR  
3604 CARRIAGE DR  
RALEIGH 27612

PATEL, NEHA MINESH  
3701 EDWARDS MILL RD  
RALEIGH 27612

BYERLY, JOHN BISHOP JR  
3617 CARRIAGE DR  
RALEIGH 27612

MILLER, CRAIG BRIAN MILLER, LAUREN  
ELIZABETH  
3705 EDWARDS MILL RD  
RALEIGH 27612

THOMPSON, DAPHNE C  
3405 MARIETTA CT  
RALEIGH 27612

PULTE HOME COMPANY, LLC  
1225 CRESCENT GRN STE 250  
RALEIGH 27612

MCELVEEN, JOHN T JR MCELVEEN, CHRISTA M  
5900 SIX FORKS RD STE 200  
RALEIGH 27612

CONCEPT 8 HOLDINGS, LLC  
307 S SALEM ST  
RALEIGH 27612

KIRKPATRICK, MATT H  
3717 EDWARDS MILL RD  
RALEIGH 27612

PANELLA, ALLISON O PANELLA, MICHAEL J  
3514 CARRIAGE DR  
RALEIGH 27612

SCHNEIDER, BORIS  
3616 CARRIAGE DR  
RALEIGH 27612

ALJAMEI, YASIR ALHADI, DIMA  
3709 EDWARDS MILL RD  
RALEIGH 27612

THORPE, RANDALL WING  
3805 ESSEX GARDEN LN  
RALEIGH 27612

BARRY, MATTHEW BARRY, DANA MESSINGER  
3613 CARRIAGE DR  
RALEIGH 27612

TRP HOLDINGS LLC  
2517 MEDWAY DR  
RALEIGH 27612

MUMFORD, DAVID M MUMFORD, JESSICA LEE  
1785 OLD WEAVER TRL  
RALEIGH 27612

GASBARRO, MARC R GASBARRO, VIVIAN  
3600 LANTERN PL  
RALEIGH 27612

DJF BUILDERS INC  
3717 NATIONAL DR STE 140  
RALEIGH 27612

HUSKINS, WILLIAM BAILEY HUSKINS, KAREN  
3807 ESSEX GARDEN LN  
RALEIGH 27612

CURRENT RESIDENT  
3604 PEWTER PL  
RALEIGH 27612

CURRENT RESIDENT  
3412 MARIETTA CT  
RALEIGH 27612

CURRENT RESIDENT  
3509 OLD POST RD  
RALEIGH 27612

CURRENT RESIDENT  
3706 EDWARDS MILL RD  
RALEIGH 27612

CURRENT RESIDENT  
3720 EDWARDS MILL RD  
RALEIGH 27612

CURRENT RESIDENT  
3519 OLD POST RD  
RALEIGH 27612

CURRENT RESIDENT  
3601 PEWTER PL  
RALEIGH 27612

CURRENT RESIDENT  
3420 MARIETTA CT  
RALEIGH 27612

CURRENT RESIDENT  
3416 MARIETTA CT  
RALEIGH 27612

CURRENT RESIDENT  
3409 MARIETTA CT  
RALEIGH 27612

CURRENT RESIDENT  
3605 PEWTER PL  
RALEIGH 27612

## **EXHIBIT C – ITEMS DISCUSSED**

1. Meeting agenda
2. Overview of rezoning process
3. Description of the property
4. Current zoning
5. Policy guidance
6. Proposed rezoning
7. Purpose of the rezoning and future vision for the property
8. Carriage Hills subdivision covenants
9. Missing middle text change
10. Potential residential density on property
11. Traffic and access to the property
12. Tree conservation requirements
13. Solid waste services
14. Future meetings and next steps

## **EXHIBIT D – MEETING ATTENDEES**

1. Samuel Morris (Longleaf Law Partners)
2. Worth Mills (Longleaf Law Partners)
3. John Anagnost (City of Raleigh)
4. Matt Kirkpatrick
5. Barbara Bowman
6. Steve Thornton
7. George Lee
8. Pat Lee
9. Linda Bilderback
10. Vivian Gasbarro
11. Marc Gasbarro
12. Mike Panella
13. Allison Panella
14. Elizabeth Berngartt
15. David Moss
16. Cecil Neal
17. Elizabeth Neal
18. Adrienne Little
19. Kathy Osborne
20. David Osborne
21. Cindy Gibbs
22. Mike Ellis
23. Sophie Ellis
24. Amy Diamond
25. Chris Diamond
26. Mary Elizabeth Brake
27. Rick Wellington
28. Keith Brouillard
29. Alexie Thomas
30. Harry Nicholas
31. Guilford Smith