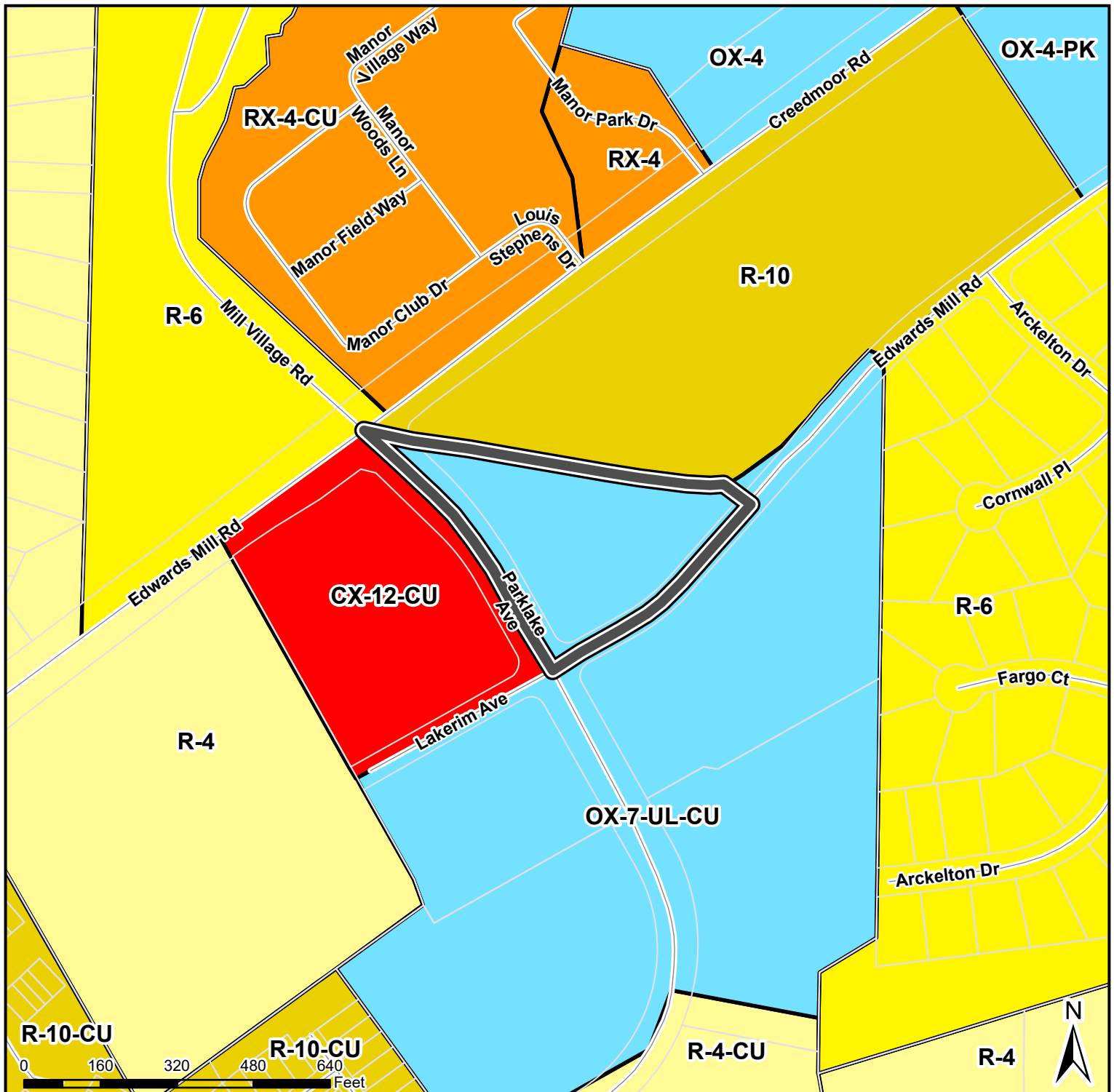


Existing Zoning

Z-77-2021



Property	4501 Edwards Mill Rd
Size	3.07 acres
Existing Zoning	OX-7-UL-CU
Requested Zoning	CX-7-CU



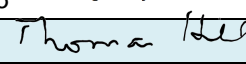


Rezoning Application and Checklist

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

Rezoning Request				
Rezoning Type	General Use	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: OX	Height: 7	Frontage: UL	Overlay(s):	
Proposed zoning base district: CX	Height: 7	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-40-06				

General Information			
Date: 11/3/2021	Date amended (1):	Date amended (2):	
Property address: 4501 Edwards Mill Road, Raleigh, NC 27612			
Property PIN: 0795291760			
Deed reference (book/page): BK 11161, PG 1599			
Nearest intersection: Edwards Mill Rd and Parklake Ave		Property size (acres): 3.07	
For planned development applications only	Total units:		Total square footage:
	Total parcels:		Total buildings:
Property owner name and address: Highwoods Realty Limited Partnership, 3101 Smoketree Court, Suite 600, Raleigh, NC 27604			
Property owner email: See below			
Property owner phone: See below			
Applicant name and address: Chad W. Essick, Poyner Spruill LLP, 301 Fayetteville Street, Suite 1900, Raleigh, NC 27601			
Applicant email: cessick@poynerspruill.com			
Applicant phone: 919-783-2896 DocuSigned by:			
Applicant signature(s):			
Additional email(s):			

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By Carmen Kuan at 9:47 am, Nov 05, 2021

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: OX-7-UL-CU	Proposed zoning: CX-7-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited: cemetery; college, community college, university; school; telecommunication tower; adult establishment; funeral home; shooting range (indoor or outdoor); movie theater (indoor or outdoor); golf course; outdoor sports or entertainment facility; riding stables; bed and breakfast; animal boarding; animal shelter; kennel/cattery; tattoo parlor, body piercing; taxidermist; wedding chapel; heliport; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); light manufacturing; self-service storage; vehicle service.
2. Personal service uses shall be subject to the use regulations applicable in the OX- district.
3. Any standalone retail use or eating establishment shall be limited to two stories and a building height no higher than 36 feet.
4. The hours of operation of any eating establishment or retail use on the Property shall be limited to those between 6:00 AM and 12:00 Midnight.
5. An eating establishment shall not include drive-thru or drive-in facilities.
6. A seventy-five (75) foot wide vegetative buffer shall be maintained along the property line shared with 4515 Edwards Mill Road (PIN 0796207451, which is also described at Wake County Registry Condo Book 1987, Page 132). No buildings or structures are permitted within this buffer.
7. Building height shall not exceed four (4) stories or sixty (60) feet in height between the seventy-five (75) foot wide vegetative buffer described in condition 6 above and two hundred fifty (250) feet from the property line shared with 4515 Edwards Mill Road (PIN 0796207451). Building height greater than two hundred fifty (250) feet from the property line shared with 4515 Edwards Mill Road (PIN 0796207451) shall not exceed six (6) stories or (90) feet.

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

Property Owner(s) Name(s): Highwoods Realty Limited Partnership, By: Highwoods Properties, Inc., General Partner, By: Thomas S. Hill, III Vice President

DocuSigned by:

Signature(s) : Thomas Hill

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RECEIVED**By Carmen Kuan at 9:47 am, Nov 05, 2021**

Rezoning Application Addendum #1**Comprehensive Plan Analysis****Office Use Only**

Rezoning case #

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

Statement of Consistency

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

Although the Property is designated on the FLUM as Office & Residential Mixed Use, the proposed zoning conditions make the proposal consistent with the FLUM and Comprehensive Plan by excluding certain uses, limiting the size and square footage of buildings used for non-office and non-residential uses, incorporating some of the OX standards for non-office and non-residential uses, and committing to significant buffer conditions along the property line adjoining existing residential uses. In addition to providing separation from existing residential development, the proposed 75 foot buffer along the rear property line requires any building on the site to be located closer to existing streets, consistent with the urban form map and the surrounding office development. Although the unique size and shape of this parcel make application of an urban frontage challenging on this site, the proposed extensive buffer and height transitions, and their impact on development of the property, balance the interests in maintaining a consistent streetscape throughout the Parklake office park with the goal of providing attractive, low-impact amenities that add value for all users, including the neighboring residential communities.

The rezoning request is also consistent with the following policies contained within the City's 2030 Comprehensive Plan: LU 3.2, LU 4.4, LU 4.5, LU 4.9, LU 5.2, LU 5.6, LU 5.7, LU 6.2, LU 6.3, LU 7.1, LU 7.4, LU 7.5, LU 7.6, LU 8.10, LU 8.11, LU 8.12, LU 10.1, LU 10.3, LU 10.6, LU 10.7, T 1.3, T 1.4, T 1.6, T 2.1, T 2.4, T 2.6, T 2.8, T 5.2, T 5.3, T 5.4, T 5.5, T 5.9, T 6.4, T 6.6, T 6.8, EP 3.12, EP 8.4, EP 8.7, UD 2.2, UD 2.4, UD 3.3, UD 3.5, UD 3.9.

Public Benefits

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

The proposed rezoning is reasonable and in the public interest because it would allow for the development of limited, standalone retail or eating establishments that would complement the existing office park and provide additional walkable amenities for those working in the office park as well as those living in close proximity to the GlenLake office park. Proposed conditions will ensure that these limited commercial uses are: (1) consistent with the Comprehensive Plan; (2) complementary to the surrounding office uses; and (3) consistent and compatible with nearby residential uses.

Rezoning Application Addendum #2	
Impact on Historic Resources	Office Use Only Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
None.	
Public Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Design Guidelines

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

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

Policy UD 7.3:

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

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

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

Policy DT 7.18:

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

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

Urban Form Designation: City Growth

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

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

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

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

Master Plan (Submittal Requirements)

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

Who Can Initiate a Zoning Request?

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

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

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

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

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

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

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



Urban Design Guidelines Addendum

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Urban Design Guidelines	
<p>The Applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <ul style="list-style-type: none"> a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR; b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan. <p>Policy UD 7.3:</p> <p>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.</p>	
<div>Urban Form Designation: City Growth</div> <div>Click here to view the Urban Form map.</div>	
1	<p>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.</p> <p>Response: The proposed rezoning would allow for a mix of retail, including eating establishments, office, and residential uses on the site. There is additional office, proposed retail, and multi-family residential adjacent to the site.</p>
2	<p>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.</p> <p>Response: Proposed conditions include a 75 foot natural buffer and building height transition along the property line shared with residential development, which exceeds UDO requirements. All other aspects of the development will meet or exceed UDO neighborhood transition requirements.</p>
3	<p>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 street. Preferred and discouraged street networks.</p> <p>Response: The proposed development includes frontage along Parklake Avenue and Edwards Mill Road, and will offer provide safe and efficient pedestrian pathways to and from the site.</p>
4	<p>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 Street Plan. Streets should connect adjacent developments.</p> <p>Response: The proposed development will meet UDO street requirements.</p>

5	New development should be composed of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
	Response: The proposed development will meet UDO requirements for block faces.
6	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
	Response: It is anticipated that parking for the development will be provided primarily to the rear of the building(s), consistent with this guideline.
7	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.
	Response: Parking for the development will be provided in accordance with the UDO and this guideline.
8	If the site is located at a street intersection, the main building of a complex or main part of a single building should be placed at the corner. Parking, loading, or service should not be located at an intersection.
	Response: It is anticipated that parking and the placement of the building(s) will be designed consistent with this guideline.
9	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.
	Response: Outdoor amenity areas will be provided in accordance with the UDO.
10	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.
	Response: Outdoor amenity areas will be provided in accordance with the UDO.
11	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.
	Response: Sidewalks and outdoor amenity areas will be provided in accordance with this guideline, and the proposed rezoning allows for additional variety in the available active uses on the Property.
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.
	Response: Any outdoor amenity areas and open space provided in accordance with the UDO will be comfortable to users.

13	New public spaces should provide seating opportunities.
	Response: Outdoor amenity areas will be provided in accordance with the UDO.
14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
	Response: It is anticipated that parking on the site will be primarily located behind the proposed building(s) on the parcel consistent with the UDO and this guideline.
15	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.
	Response: It is anticipated that parking on the site will be primarily located behind the proposed building(s) on the parcel consistent with the UDO and this guideline.
16	Parking structures are clearly an important and necessary element of the overall urban infrastructure, but, given their utilitarian elements, can have 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.
	Response: Any parking structures on the site will be developed consistent with the UDO and this guideline.
17	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.
	Response: A GoRaleigh stop is located directly adjacent to the property, consistent with this guideline.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
	Response: The development will provide convenient, comfortable pedestrian access between the development and adjoining transit stop, consistent with this guideline.
19	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.
	Response: There are no known sensitive natural resources on the site. The site will be developed consistent with the UDO and this guideline.
20	All development should incorporate high-quality, productive landscapes that serve multiple functions. Such functions include noise mitigation and absorption; capturing and cleaning of particulate matter; collection and filtering of stormwater; and reduction of the urban heat island effect. Strategies include green walls, trellises, carefully planted trees, green infrastructure, and green roofs.
	Response: Proposed conditions maintaining significant natural buffers are being offered, consistent with this guideline.

21	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.
	Response: Any sidewalks and driveways will be provided in accordance with the UDO.
22	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and other areas where walkability is a focus should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising, and outdoor seating.
	Response: Any sidewalks will be provided in accordance with the UDO.
23	Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees that complement the face of the buildings and that shade the sidewalk. Residential streets should provide for an appropriate tree 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 ¼" caliper and should be consistent with the city's landscaping, lighting, and street sight distance requirements.
	Response: Any streets will be provided in accordance with the UDO.
24	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.
	Response: Any buildings or structures will be designed in accordance with the UDO and this guideline.
25	The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
	Response: Any buildings will be designed in accordance with the UDO and this guideline.
26	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.
	Response: The proposed building will include design elements that are visually attractive for users and the general public, consistent with this guideline.
27	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.
	Response: Any new sidewalks will be designed consistent with this guideline.

PROPOSED REZONING

4501 Edwards Mill Road

REPORT OF OCTOBER 20, 2021 NEIGHBORHOOD MEETING

In accordance with Section 10.2.4 of the Unified Development Ordinance, a neighborhood meeting was held with respect to this proposed rezoning case at 5:30pm on October 20, 2021. This meeting, per City policy, was held virtually. Attached as **Exhibit A** is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as **Exhibit B**. The letters were delivered to the City for mailing on or about October 6, 2021. Pursuant to Section 10.2.1.C.4(f), notice of this meeting was posted at the multi-tenant properties listed in **Exhibit C**. Attached as **Exhibit D** is the Attestation Statement of Samuel T. Morris that the properties listed in Exhibit C were posted in accordance with City policies and requirements on or about October 7, 2021.

Attached as **Exhibit E** is a list of individuals who attended the meeting on October 20, 2021. A summary of the items discussed at the meeting is attached as **Exhibit F**.

Respectfully submitted this the 1st day of November, 2021.



Chad W. Essick, Esq.
Attorney for Applicant

EXHIBIT A

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

	A	B	C	D
1	Owner	Mail Address 1	Mail Address 2	Mail Address 3
2	1 SIGN REQUIRED	4657 MILL VILLAGE RD	RALEIGH NC 27612	
3	2 SIGNS REQUIRED	4000 MANOR CLUB DR	RALEIGH NC 27612	
4	ADKINS, TERRY	4629 EDWARDS MILL RD	RALEIGH NC 27612-4401	
5	ANDERSEN, MARC ANDERSEN, BIRGIT	4500 TOUCHSTONE FOREST RD	RALEIGH NC 27612-4133	
6	BAILEY, IONA GAIL PATE, BAILEY TOWNSEND	4607 EDWARDS MILL RD	RALEIGH NC 27612-4401	
7	BC PROPERTIES LLC	743 CEDAR RIDGE DR	WINTERVILLE NC 28590-9899	
8	BC PROPERTIES ONE LLC	94 CANTERBURY DR	STAFFORD VA 22554-5721	
9	BENNICE, KAILEE J	4507 EDWARDS MILL RD APT F	RALEIGH NC 27612-3751	
10	BESTERMAN, BRIAN ADAM BESTERMAN, CHERYL B	4613 EDWARDS MILL RD	RALEIGH NC 27612-4401	
11	BLACKWELL, DOUGLAS R BLACKWELL, PATRICIA S	4505 EDWARDS MILL RD APT B	RALEIGH NC 27612-3750	
12	BODA, MARY ANNE	2413 HAMRICK DR	RALEIGH NC 27615-2516	
13	BOTKIN, ROBERT	4645 EDWARDS MILL RD	RALEIGH NC 27612-4401	
14	BOWMAN, KAY C	4701 EDWARDS MILL RD APT A	RALEIGH NC 27612-4445	
15	BRODY, SEAN S BRODY, PATRICIA B	4701 EDWARDS MILL RD APT B	RALEIGH NC 27612-4445	
16	BUIE, JAMES C BUIE, JANET S	4507 EDWARDS MILL RD APT B	RALEIGH NC 27612-3751	
17	BURNETTE, TIMOTHY BART BURNETTE, KRISTEN OVERCASH	4711 EDWARDS MILL RD APT B	RALEIGH NC 27612-4442	
18	CARR HOLDINGS LLC	112 GREENWOOD CIR	CARY NC 27511-5762	
19	CLARK, KAREN L	3045 GRANVILLE DR	RALEIGH NC 27609-6917	
20	CLAYTON, JOHN	4715 EDWARDS MILL RD	RALEIGH NC 27612-4440	
21	CLOUSE, CARRRIE LEA	4647 EDWARDS MILL RD	RALEIGH NC 27612-4401	
22	COLE, MILDRED P.	4505 EDWARDS MILL RD APT A	RALEIGH NC 27612-3750	
23	CONWAY, ADA OAKES, MICHAEL	4711 EDWARDS MILL RD APT C	RALEIGH NC 27612-4442	
24	CROSS, NANCY FABER	388 CROSS POINT RD	NEW HILL NC 27562-8719	
25	CSP COMMUNITY OWNER LLC	PO BOX 27329	HOUSTON TX 77227-7329	
26	CUNNINGHAM, JANE	4519 EDWARDS MILL RD APT C	RALEIGH NC 27612-3754	
27	DAVIS, BENJAMIN P	4511 EDWARDS MILL RD APT C	RALEIGH NC 27612-3752	
28	DE SANTIS, ANNA DE SANTIS, STELLAN	4702 CORNWALL PL	RALEIGH NC 27612-4446	
29	DELTZ, RAYMOND W JR	4523 EDWARDS MILL RD APT F	RALEIGH NC 27612-3753	
30	DEMPSEY, ROBERT LEE III	4715 EDWARDS MILL RD APT A	RALEIGH NC 27612-4440	
31	DEWITT, MARTIN MCRAE	4635 EDWARDS MILL RD	RALEIGH NC 27612-4401	
32	DODD, CLAIRE D	4511 EDWARDS MILL RD APT G	RALEIGH NC 27612-3752	
33	DOOLITTLE, JANET SMITH	4711 EDWARDS MILL RD APT A	RALEIGH NC 27612-4442	
34	DUNNE, CARL J	4611 EDWARDS MILL RD	RALEIGH NC 27612-4401	
35	DURHAM, SARA S	6900 BENT PINE PL	RALEIGH NC 27615-7002	
36	DURHAM, WILLIAM F	6900 BENT PINE PL	RALEIGH NC 27615-7002	
37	DURKIN, JACKYE L	4505 EDWARDS MILL RD APT D	RALEIGH NC 27612-3750	
38	EARHART, ROBERT S EARHART, VICTORIA-SCOTT DIAL	4701 EDWARDS MILL RD	RALEIGH NC 27612-4445	
39	EDWARDS, MARC ALLEN	4649 EDWARDS MILL RD	RALEIGH NC 27612-4401	
40	ELLIOTT, ELISE JOY	4519 EDWARDS MILL RD APT D	RALEIGH NC 27612-3754	
41	ETHERIDGE, PAIGE ANDERSON TRUSTEE PAIGE ANDERSON ETHERIDGE REVOCABLE TRUST	2413 WINDWARD SHORE DR	VIRGINIA BEACH VA 23451-1731	
42	FAISON, JENNY M FAISON, MITCHELL	4711 EDWARDS MILL RD APT H	RALEIGH NC 27612-4442	
43	FANG, JIAMING WANG, HAICHENG	4701 EDWARDS MILL RD APT D	RALEIGH NC 27612-4445	
44	FARBER, JONATHAN	4603 EDWARDS MILL RD	RALEIGH NC 27612-4401	
45	FARTHING, DONALD KEITH	4511 EDWARDS MILL RD APT F	RALEIGH NC 27612-3752	
46	FAYLE, MICHAEL SHAWN	4711 EDWARDS MILL RD APT E	RALEIGH NC 27612-4442	
47	FIGUEROA, BRIAN M	PO BOX 31902	RALEIGH NC 27622-1902	
48	FLEMING, KATHLEEN CORNELIA	5001 LIBBIE MILL EAST BLVD APT 474	RICHMOND VA 23230-2145	
49	FLYE PROPERTIES LLC	2205 LASH AVE	RALEIGH NC 27607-3136	
50	FRANKOS, CATHERINE EFFIE JOHNSON, SOPHIE F	4523 EDWARDS MILL RD APT A	RALEIGH NC 27612-3753	
51	FRASER, KERRY LYNN	4705 EDWARDS MILL RD APT H	RALEIGH NC 27612-4444	
52	FREEMAN, MARY GAIL	4715 EDWARDS MILL RD APT H	RALEIGH NC 27612-4440	

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53	FULLER, MEAGAN LEIGH	4717 EDWARDS MILL RD APT F	RALEIGH NC 27612-4441	
54	GAO, JESSICA	4513 EDWARDS MILL RD APT E	RALEIGH NC 27612-3779	
55	GARCIA, ANTHONY DELANEY, WILLIAM	4701 EDWARDS MILL RD APT C	RALEIGH NC 27612-4445	
56	GHADIRY, YASSER ASKAR, SOMAIA MOHAMED R M	4519 EDWARDS MILL RD	RALEIGH NC 27612-3754	
57	GRANTHAM, CHARLES EDWARD TRUSTEE CHARLES EDWARD GRANTHAM REVOCABLE TRUST /BY TR	5829 LEASE LN	RALEIGH NC 27617-4708	
58	GRANTHAM, CHARLES EDWARD TRUSTEE TRUSTEE OF CHARLES EDWARD GRANTHAM REVOCABLE TRUST	5849 LEASE LN	RALEIGH NC 27617-4844	
59	GRISSOM, DONNIE	4717 EDWARDS MILL RD APT A	RALEIGH NC 27612-4441	
60	HAGERTY, MICHAEL	4715 EDWARDS MILL RD APT F	RALEIGH NC 27612-4440	
61	HANKEL, BONNIE M	4715 EDWARDS MILL RD APT D	RALEIGH NC 27612-4440	
62	HARPER, ALAN MORRIS	4505 EDWARDS MILL RD	RALEIGH NC 27612-3750	
63	HAYES, NELLE LEE HAYES, LARRY W	4709 EDWARDS MILL RD APT B	RALEIGH NC 27612-4443	
64	HENSLEY, ANDERSON C	4709 EDWARDS MILL RD APT F	RALEIGH NC 27612-4443	
65	HERNANDEZ, SOCORRO PERAITA HERNANDEZ, SERGIO MORALES	395 SHADY GROVE CT	WINSTON SALEM NC 27103-5536	
66	HIGHWOODS REALTY LP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050	
67	HIGHWOODS REALTY LP ET AL AP SOUTHEAST PORTFOLIO PARTNERS LP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050	
68	HIGHWOODS REALTY LTD PTNRP AP SOUTHEAST PORTFOLIO PTNR LP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050	
69	HILKER, ROBERT HARRISON HILKER, THOMAS BREWER	3008 CHARWOOD PL	RALEIGH NC 27612-2115	
70	HOYLE, ROBERT AUBREY	4715 EDWARDS MILL RD APT C	RALEIGH NC 27612-4440	
71	HRLP RALEIGH LP LTD PTNRP	3100 SMOKETREE CT STE 600	RALEIGH NC 27604-1050	
72	IDOL, TUCKER ANDREW	4709 EDWARDS MILL RD APT G	RALEIGH NC 27612-4443	
73	JACKSON, RHONDA J JACKSON, RAYMOND J	4709 EDWARDS MILL RD APT D	RALEIGH NC 27612-4443	
74	JAE, MARY CHRISTINE	4717 EDWARDS MILL RD APT D	RALEIGH NC 27612-4441	
75	JAKO PROPERTIES LLC	3008B RUFFIN ST	RALEIGH NC 27607-4060	
76	JAMES, DARRAH ASHLEY	4511 EDWARDS MILL RD APT E	RALEIGH NC 27612-3752	
77	JOHNSON, ALBA OLIVA	4617 EDWARDS MILL RD	RALEIGH NC 27612-4401	
78	JOHNSON, SANDRA C	4511 EDWARDS MILL RD APT B	RALEIGH NC 27612-3752	
79	JOHNSON, TOMMY H	4512 TOUCHSTONE FOREST RD	RALEIGH NC 27612-4133	
80	JOHNSON, WILLIAM SPURGEON III	4621 EDWARDS MILL RD	RALEIGH NC 27612-4401	
81	KITTNER, BENJAMIN ROBERT	4633 EDWARDS MILL RD	RALEIGH NC 27612-4401	
82	LASHLEY, CAROLE L	4631 EDWARDS MILL RD	RALEIGH NC 27612-4401	
83	LIBERO, PETER M	4511 EDWARDS MILL RD APT H	RALEIGH NC 27612-3752	
84	LILYQUIST, ELLEN P	2834 MAYVIEW RD	RALEIGH NC 27607-4143	
85	LISTER, ALLEN B	4705 EDWARDS MILL RD APT G	RALEIGH NC 27612-4444	
86	LOWRY, CYNTHIA	4519 EDWARDS MILL RD APT F	RALEIGH NC 27612-3754	
87	LUCE, MOIRA	4625 EDWARDS MILL RD	RALEIGH NC 27612-4401	
88	LYON, ANNE E WHITAKER LYON, MARTIN W	4711 EDWARDS MILL RD APT D	RALEIGH NC 27612-4442	
89	MA, ZHENQING LIANG, QIUYING	4643 EDWARDS MILL RD	RALEIGH NC 27612-4401	
90	MAIERHOFER, JOSEPH M MAIERHOFER, MARY B	2500 BREDON CT	RALEIGH NC 27613-1601	
91	MALPASS, BILLY	4717 EDWARDS MILL RD APT A	RALEIGH NC 27612-4441	
92	MARTINIQUE CONDOMINIUMS	SENTRY MGMT INC	2180 W SR 434 STE 5000	LONGWOOD FL 32779-5042
93	MCDANIEL, DOROTHY B	4523 EDWARDS MILL RD APT G	RALEIGH NC 27612-3753	
94	MIDDLETON, ANTHONY	4705 EDWARDS MILL RD APT F	RALEIGH NC 27612-4444	
95	MIDDLETON, ANTHONY MIDDLETON, DARLENE KAMYA	4705 EDWARDS MILL RD APT F	RALEIGH NC 27612-4444	
96	MORANO, PAIGE BOWER, DIRK	4627 EDWARDS MILL RD	RALEIGH NC 27612-4401	
97	NESBIT, GAIL	PO BOX 19428	RALEIGH NC 27619-9428	
98	NICHOLAS, JASON R	4523 EDWARDS MILL RD APT E	RALEIGH NC 27612-3753	
99	NOBLE, MARTIN	4507 EDWARDS MILL RD APT G	RALEIGH NC 27612-3751	
100	OLEJAR, CAROLYN C	8581 CYPRESS LAKES DR UNIT 312D	RALEIGH NC 27615-2146	
101	OLSON, JEAN WHALEY	4715 EDWARDS MILL RD APT G	RALEIGH NC 27612-4440	
102	PENVEN, DONALD PENVEN, MARGIE	4641 EDWARDS MILL RD	RALEIGH NC 27612-4401	
103	PERRY, RODNEY G PLUMMER, DALE GORDON	4619 EDWARDS MILL RD	RALEIGH NC 27612-4401	
104	PINSON, ROGER W. PINSON, SYLVIA K.	4523 EDWARDS MILL RD APT B	RALEIGH NC 27612-3753	

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105	POLLECK, BETH W	4705 EDWARDS MILL RD APT A	RALEIGH NC 27612-4444	
106	PRICE, WILLIAM J JR	4705 EDWARDS MILL RD APT B	RALEIGH NC 27612-4444	
107	RESIDENT/TENANT	4130 100 PARKLAKE AVE	RALEIGH NC 27612	
108	RESIDENT/TENANT	4130 110 PARKLAKE AVE	RALEIGH NC 27612	
109	RESIDENT/TENANT	4130 120 PARKLAKE AVE	RALEIGH NC 27612	
110	RESIDENT/TENANT	4130 500 PARKLAKE AVE	RALEIGH NC 27612	
111	RESIDENT/TENANT	4130 510 PARKLAKE AVE	RALEIGH NC 27612	
112	RESIDENT/TENANT	4130 550 PARKLAKE AVE	RALEIGH NC 27612	
113	RESIDENT/TENANT	4130 PARKLAKE AVE	RALEIGH NC 27612	
114	RESIDENT/TENANT	121 PARKLAKE AVE	RALEIGH NC 27612	
115	RESIDENT/TENANT	4123 100 PARKLAKE AVE	RALEIGH NC 27612	
116	RESIDENT/TENANT	4123 200 PARKLAKE AVE	RALEIGH NC 27612	
117	RESIDENT/TENANT	4123 300 PARKLAKE AVE	RALEIGH NC 27612	
118	RESIDENT/TENANT	4123 400 PARKLAKE AVE	RALEIGH NC 27612	
119	RESIDENT/TENANT	4123 500 PARKLAKE AVE	RALEIGH NC 27612	
120	RESIDENT/TENANT	4123 PARKLAKE AVE	RALEIGH NC 27612	
121	RESIDENT/TENANT	4131 100 PARKLAKE AVE	RALEIGH NC 27612	
122	RESIDENT/TENANT	4131 125 PARKLAKE AVE	RALEIGH NC 27612	
123	RESIDENT/TENANT	4131 150 PARKLAKE AVE	RALEIGH NC 27612	
124	RESIDENT/TENANT	4131 300 PARKLAKE AVE	RALEIGH NC 27612	
125	RESIDENT/TENANT	4131 340 PARKLAKE AVE	RALEIGH NC 27612	
126	RESIDENT/TENANT	4131 350 PARKLAKE AVE	RALEIGH NC 27612	
127	RESIDENT/TENANT	4131 360 PARKLAKE AVE	RALEIGH NC 27612	
128	RESIDENT/TENANT	4131 500 PARKLAKE AVE	RALEIGH NC 27612	
129	RESIDENT/TENANT	4131 525 PARKLAKE AVE	RALEIGH NC 27612	
130	RESIDENT/TENANT	4131 550 PARKLAKE AVE	RALEIGH NC 27612	
131	RESIDENT/TENANT	4131 600 PARKLAKE AVE	RALEIGH NC 27612	
132	RESIDENT/TENANT	4131 PARKLAKE AVE	RALEIGH NC 27612	
133	RESIDENT/TENANT	4140 510 PARKLAKE AVE	RALEIGH NC 27612	
134	RESIDENT/TENANT	4140 515 PARKLAKE AVE	RALEIGH NC 27612	
135	RESIDENT/TENANT	4140 520 PARKLAKE AVE	RALEIGH NC 27612	
136	RESIDENT/TENANT	4140 530 PARKLAKE AVE	RALEIGH NC 27612	
137	RESIDENT/TENANT	4140 600 PARKLAKE AVE	RALEIGH NC 27612	
138	RESIDENT/TENANT	4140 610 PARKLAKE AVE	RALEIGH NC 27612	
139	RESIDENT/TENANT	4140 615 PARKLAKE AVE	RALEIGH NC 27612	
140	RESIDENT/TENANT	4140 620 PARKLAKE AVE	RALEIGH NC 27612	
141	RESIDENT/TENANT	4140 PARKLAKE AVE	RALEIGH NC 27612	
142	RESIDENT/TENANT	4141 100 PARKLAKE AVE	RALEIGH NC 27612	
143	RESIDENT/TENANT	4141 135 PARKLAKE AVE	RALEIGH NC 27612	
144	RESIDENT/TENANT	4141 300 PARKLAKE AVE	RALEIGH NC 27612	
145	RESIDENT/TENANT	4141 310 PARKLAKE AVE	RALEIGH NC 27612	
146	RESIDENT/TENANT	4141 350 PARKLAKE AVE	RALEIGH NC 27612	
147	RESIDENT/TENANT	4141 400 PARKLAKE AVE	RALEIGH NC 27612	
148	RESIDENT/TENANT	4141 500 PARKLAKE AVE	RALEIGH NC 27612	
149	RESIDENT/TENANT	4141 510 PARKLAKE AVE	RALEIGH NC 27612	
150	RESIDENT/TENANT	4141 520 PARKLAKE AVE	RALEIGH NC 27612	
151	RESIDENT/TENANT	4141 530 PARKLAKE AVE	RALEIGH NC 27612	
152	RESIDENT/TENANT	4141 600 PARKLAKE AVE	RALEIGH NC 27612	
153	RESIDENT/TENANT	4141 A PARKLAKE AVE	RALEIGH NC 27612	
154	RESIDENT/TENANT	4141 PARKLAKE AVE	RALEIGH NC 27612	
155	RESIDENT/TENANT	4210 EDWARDS MILL RD	RALEIGH NC 27612	
156	RESIDENT/TENANT	4505 E EDWARDS MILL RD	RALEIGH NC 27612	

	A	B	C	D
157	RESIDENT/TENANT	4505 F EDWARDS MILL RD	RALEIGH NC 27612	
158	RESIDENT/TENANT	4505 H EDWARDS MILL RD	RALEIGH NC 27612	
159	RESIDENT/TENANT	4507 C EDWARDS MILL RD	RALEIGH NC 27612	
160	RESIDENT/TENANT	4507 D EDWARDS MILL RD	RALEIGH NC 27612	
161	RESIDENT/TENANT	4507 E EDWARDS MILL RD	RALEIGH NC 27612	
162	RESIDENT/TENANT	4507 EDWARDS MILL RD	RALEIGH NC 27612	
163	RESIDENT/TENANT	4511 D EDWARDS MILL RD	RALEIGH NC 27612	
164	RESIDENT/TENANT	4511 EDWARDS MILL RD	RALEIGH NC 27612	
165	RESIDENT/TENANT	4513 A EDWARDS MILL RD	RALEIGH NC 27612	
166	RESIDENT/TENANT	4513 C EDWARDS MILL RD	RALEIGH NC 27612	
167	RESIDENT/TENANT	4513 EDWARDS MILL RD	RALEIGH NC 27612	
168	RESIDENT/TENANT	4513 F EDWARDS MILL RD	RALEIGH NC 27612	
169	RESIDENT/TENANT	4513 G EDWARDS MILL RD	RALEIGH NC 27612	
170	RESIDENT/TENANT	4513 H EDWARDS MILL RD	RALEIGH NC 27612	
171	RESIDENT/TENANT	4515 EDWARDS MILL RD	RALEIGH NC 27612	
172	RESIDENT/TENANT	4519 A EDWARDS MILL RD	RALEIGH NC 27612	
173	RESIDENT/TENANT	4519 B EDWARDS MILL RD	RALEIGH NC 27612	
174	RESIDENT/TENANT	4519 E EDWARDS MILL RD	RALEIGH NC 27612	
175	RESIDENT/TENANT	4519 EDWARDS MILL RD	RALEIGH NC 27612	
176	RESIDENT/TENANT	4519 J EDWARDS MILL RD	RALEIGH NC 27612	
177	RESIDENT/TENANT	4523 C EDWARDS MILL RD	RALEIGH NC 27612	
178	RESIDENT/TENANT	4523 D EDWARDS MILL RD	RALEIGH NC 27612	
179	RESIDENT/TENANT	4523 EDWARDS MILL RD	RALEIGH NC 27612	
180	RESIDENT/TENANT	4523 H EDWARDS MILL RD	RALEIGH NC 27612	
181	RESIDENT/TENANT	4615 EDWARDS MILL RD	RALEIGH NC 27612	
182	RESIDENT/TENANT	4639 EDWARDS MILL RD	RALEIGH NC 27612	
183	RESIDENT/TENANT	4701 E EDWARDS MILL RD	RALEIGH NC 27612	
184	RESIDENT/TENANT	4701 F EDWARDS MILL RD	RALEIGH NC 27612	
185	RESIDENT/TENANT	4701 G EDWARDS MILL RD	RALEIGH NC 27612	
186	RESIDENT/TENANT	4701 FARGO CT	RALEIGH NC 27612	
187	RESIDENT/TENANT	4703 FARGO CT	RALEIGH NC 27612	
188	RESIDENT/TENANT	4701 CORNWALL PL	RALEIGH NC 27612	
189	RESIDENT/TENANT	4703 CORNWALL PL	RALEIGH NC 27612	
190	RESIDENT/TENANT	4705 C EDWARDS MILL RD	RALEIGH NC 27612	
191	RESIDENT/TENANT	4705 E EDWARDS MILL RD	RALEIGH NC 27612	
192	RESIDENT/TENANT	4705 EDWARDS MILL RD	RALEIGH NC 27612	
193	RESIDENT/TENANT	4705 A FARGO CT	RALEIGH NC 27612	
194	RESIDENT/TENANT	4705 B FARGO CT	RALEIGH NC 27612	
195	RESIDENT/TENANT	4705 C FARGO CT	RALEIGH NC 27612	
196	RESIDENT/TENANT	4704 CORNWALL PL	RALEIGH NC 27612	
197	RESIDENT/TENANT	4706 CORNWALL PL	RALEIGH NC 27612	
198	RESIDENT/TENANT	4705 CORNWALL PL	RALEIGH NC 27612	
199	RESIDENT/TENANT	4707 CORNWALL PL	RALEIGH NC 27612	
200	RESIDENT/TENANT	4708 EDWARDS MILL RD	RALEIGH NC 27612	
201	RESIDENT/TENANT	4710 EDWARDS MILL RD	RALEIGH NC 27612	
202	RESIDENT/TENANT	4709 E EDWARDS MILL RD	RALEIGH NC 27612	
203	RESIDENT/TENANT	4709 EDWARDS MILL RD	RALEIGH NC 27612	
204	RESIDENT/TENANT	4709 H EDWARDS MILL RD	RALEIGH NC 27612	
205	RESIDENT/TENANT	4709 CORNWALL PL	RALEIGH NC 27612	
206	RESIDENT/TENANT	4711 CORNWALL PL	RALEIGH NC 27612	
207	RESIDENT/TENANT	4711 EDWARDS MILL RD	RALEIGH NC 27612	
208	RESIDENT/TENANT	4711 F EDWARDS MILL RD	RALEIGH NC 27612	

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209	RESIDENT/TENANT	4712 EDWARDS MILL RD	RALEIGH NC 27612	
210	RESIDENT/TENANT	4714 EDWARDS MILL RD	RALEIGH NC 27612	
211	RESIDENT/TENANT	4715 B EDWARDS MILL RD	RALEIGH NC 27612	
212	RESIDENT/TENANT	4715 E EDWARDS MILL RD	RALEIGH NC 27612	
213	RESIDENT/TENANT	4717 B EDWARDS MILL RD	RALEIGH NC 27612	
214	RESIDENT/TENANT	4717 C EDWARDS MILL RD	RALEIGH NC 27612	
215	RESIDENT/TENANT	4717 EDWARDS MILL RD	RALEIGH NC 27612	
216	RESIDENT/TENANT	4717 G EDWARDS MILL RD	RALEIGH NC 27612	
217	RESIDENT/TENANT	4717 H EDWARDS MILL RD	RALEIGH NC 27612	
218	RICKARD, KENNETH E	6600 DEERMONT CT	GIBSONVILLE NC 27249-8514	
219	RK EDWARDS MILL DST	ATTN: DAVID GRIFFITH	3737 E BROADWAY	LONG BEACH CA 90803-6104
220	ROBERTS, GLENN J	3413 BLUE RIDGE RD	RALEIGH NC 27612-8014	
221	RODRIGUEZ, MARCO	4519 EDWARDS MILL RD APT G	RALEIGH NC 27612-3754	
222	ROSE, DAVID B TODD, MARGARET	4717 EDWARDS MILL RD APT E	RALEIGH NC 27612-4441	
223	RUMMELL, RICHARD TRUSTEE PHILIP M RUMMELL AND EVELYN M RUMMELL INTER VIVOS	4401 DEWEES CT	RALEIGH NC 27612-3501	
224	SAAH, JOSEPH G JR SAAH, PEGGY L	4705 EDWARDS MILL RD APT D	RALEIGH NC 27612-4444	
225	SANJAR, MEHDI	1937 AMITY HILL CT	RALEIGH NC 27612-2863	
226	SCHEPERS, MARK B	4709 EDWARDS MILL RD APT C	RALEIGH NC 27612-4443	
227	SCHOONDERWOERD, PETE C TRUSTEE PETE C SCHOONDERWOERD REVOCABLE TRUST	132 SHELL BANK RD	NEWPORT NC 28570-9636	
228	SEBASTIAN, ED SEBASTIAN, JEAN	4709 EDWARDS MILL RD APT A	RALEIGH NC 27612-4443	
229	SHANLEY, PATRICIA SNOW	4507 EDWARDS MILL RD APT H	RALEIGH NC 27612-3751	
230	SIMONE, MARION R	4511 EDWARDS MILL RD APT A	RALEIGH NC 27612-3752	
231	SIMPSON, CHRISTINE V	4605 EDWARDS MILL RD	RALEIGH NC 27612-4401	
232	SMALLMAN, STEPHEN C SMALLMAN, BLAIR W	1002 EMERALD CT	KNIGHTDALE NC 27545-6367	
233	SNYDER, SHARON PHILLIPS	9006 HONEYCUTT RD	RALEIGH NC 27615-2218	
234	SPIVEY, STEPHEN M	4701 EDWARDS MILL RD APT H	RALEIGH NC 27612-4445	
235	STALLS, CHARLOTTE	4505 EDWARDS MILL RD APT G	RALEIGH NC 27612-3750	
236	STRONG, SCOTT	4711 EDWARDS MILL RD APT G	RALEIGH NC 27612-4442	
237	STROUD, WILLIAM R ARANEDA, JORGELINA E	PO BOX 31383	RALEIGH NC 27622-1383	
238	SUITS, JAMES D	4519 EDWARDS MILL RD APT H	RALEIGH NC 27612-3754	
239	SULLIVAN, BARBARA J	4505 EDWARDS MILL RD APT C	RALEIGH NC 27612-3750	
240	THURLOW, DEREK R THURLOW, ANETA TURCINOVA	921 MACON PL	RALEIGH NC 27609-6326	
241	WADE, CHERYLL E	5013 YADKIN DR	RALEIGH NC 27609-5118	
242	WAERNESS, HAMPTON	4507 EDWARDS MILL RD APT A	RALEIGH NC 27612-3751	
243	WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
244	WATSON, KINSEY PALMER	4513 EDWARDS MILL RD APT B	RALEIGH NC 27612-3779	
245	WEAVER, MELANIE B	4513 EDWARDS MILL RD APT D	RALEIGH NC 27612-3779	
246	WHITAKER, TIMOTHY I	4601 EDWARDS MILL RD	RALEIGH NC 27612-4401	
247	YOUNG, R SCOTT	PO BOX 99522	RALEIGH NC 27624-9522	

EXHIBIT B

NOTICE OF NEIGHBORHOOD MEETING



October 8, 2021

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

Dear Neighboring Property Owners:

We represent Highwoods Properties, Inc. ("Highwoods"). Highwoods owns the property located at 4501 Edwards Mill Road (the "Property"). Currently, the Property is zoned OX-7-UL-CU. Highwoods is considering a rezoning of the Property to CX-7-CU.

Highwoods plans to file its rezoning petition with the City of Raleigh ("City") in the near future. Prior to the submittal of any rezoning petition, the City requires that a neighborhood meeting be held for all property owners within 500 feet of the area requested for rezoning. We are writing to invite you to the neighborhood meeting to discuss this rezoning request. The neighborhood meeting will be held virtually via Zoom on **Wednesday, October 20, 2021, starting at 5:30 p.m.** You may participate online or by telephone. To participate via computer, visit www.zoom.us/join, enter the Meeting ID (**879 6813 8854**) and click "Join." The password for the meeting is **370660**.

To participate via phone, please call 877-369-0926. This is a toll free number. When prompted, enter the Meeting ID (**879 6813 8854**). Again, the password for this meeting is **370660**. If you are prompted to enter a participant ID, just press #.

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

Information about the rezoning process is available online. You can visit www.raleighnc.gov and search for "Rezoning Process." If you have any further questions about the rezoning process, you may contact Carmen Kuan at 919-996-2235 or carmen.kuan@raleighnc.gov.

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

Sincerely,

A handwritten signature in black ink that reads "C.W. Essick".

Chad W. Essick
Partner

Enclosures



Disclaimer

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

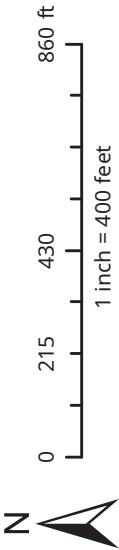
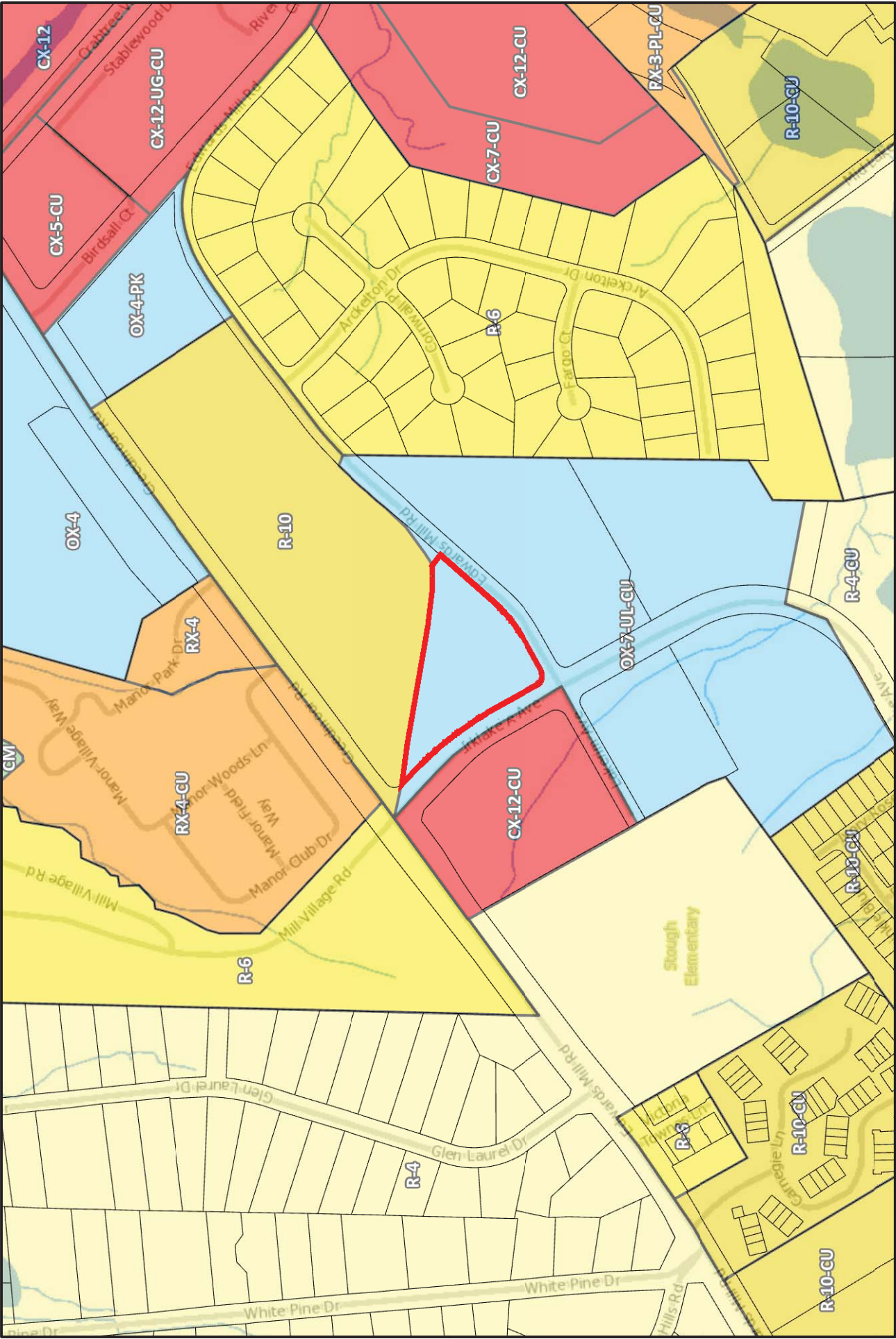


Exhibit A



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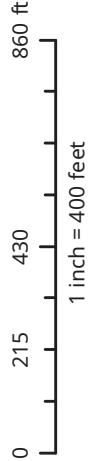


Exhibit B



Rezoning Application and Checklist

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

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

Rezoning Request				
Rezoning Type	General Use	X Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: OX	Height: 7	Frontage: UL	Overlay(s):	
Proposed zoning base district: CX	Height: 7	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-40-06				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: 4501 Edwards Mill Road, Raleigh, NC 27612			
Property PIN: 0795291760			
Deed reference (book/page): BK 11161, PG 1599			
Nearest intersection: Edwards Mill Rd and Parklake Ave		Property size (acres): 3.07	
For planned development applications only	Total units:	Total square footage:	
	Total parcels:	Total buildings:	
Property owner name and address: Highwoods Realty Limited Partnership, 3101 Smoketree Court, Suite 600, Raleigh, NC 27604			
Property owner email: See below			
Property owner phone: See below			
Applicant name and address: Chad W. Essick, Poyner Spruill LLP, 301 Fayetteville Street, Suite 1900, Raleigh, NC 27601			
Applicant email: cessick@poynerspruill.com			
Applicant phone: 919-783-2896			
Applicant signature(s):			
Additional email(s):			

Exhibit C

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: OX-7-UL-CU	Proposed zoning: CX-7-CU	

Narrative of Zoning Conditions Offered

1. The following uses shall be prohibited: cemetery; college, community college, university; school; telecommunication tower; adult establishment; funeral home; shooting range (indoor or outdoor); movie theater (indoor or outdoor); golf course; outdoor sports or entertainment facility; riding stables; bed and breakfast; animal boarding; animal shelter; kennel/cattery; tattoo parlor, body piercing; taxidermist; wedding chapel; heliport; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); light manufacturing; self-service storage; vehicle service.
2. Signage on the Property shall be limited to signage allowed in the OX- district.
3. Personal service uses shall be subject to the use regulations applicable in the OX- district.
4. Any standalone retail use or eating establishment shall be limited to two stories and a building height no higher than 30 feet.

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

Property Owner(s) Signature: _____

Printed Name(s): _____

EXHIBIT C

PROPERTIES POSTED IN ACCORDANCE WITH UDO § 10.2.1.C.4(f)

4000 Manor Club Drive

4657 Mill Village Road

EXHIBIT D

ATTESTATION STATEMENT OF SAMUEL T. MORRIS

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects the posted notice required by Section 10.2.1.C.4 of the City of Raleigh UDO, and I do hereby further attest that I did in fact post the required notice as depicted on the 7th day of October, 2021, for the following properties:

4000 Manor Club Drive

4657 Mill Village Road

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.



Samuel T. Morris, Esq.
Applicant's Representative

October 8, 2021
Date

Posted Notice



400 Manor Club Drive

#1



#2





EXHIBIT E

NEIGHBORHOOD MEETING ATTENDEES

1. Chad Essick, Poyner Spruill LLP
2. Colin McGrath, Poyner Spruill LLP
3. Samuel Morris, Poyner Spruill LLP
4. Thomas (Skip) Hill, Highwoods Properties
5. Jeff Emerson, Highwoods Properties
6. Barbara Armitage, Highwoods Properties
7. Elise Elliott
8. David Katz
9. Glenn Roberts
10. Carl Dunne
11. Joe Maierhofer
12. Scott [Last Name Not Provided]
13. Michelle [Last Name Not Provided]

EXHIBIT F

SUMMARY OF DISCUSSION ITEMS

On Wednesday, October 20, 2021, at 5:30 p.m., the applicant held a neighborhood meeting for property owners adjacent to the parcel subject to the proposed rezoning. The following items were discussed:

1. Overview of the applicant's business and operations.
2. History of zoning and development of GlenLake office park.
3. Existing zoning for the property.
4. Proposed zoning for the property.
5. Proposed use of the property as amenity to complement existing office park.
6. Hours of operation for proposed retail/restaurant uses of the property.
7. Sidewalk and pedestrian improvements associated with proposed uses.
8. Traffic impacts of the proposed development of the property.
9. Nature of proposed parking on the property.
10. Landscaping and topography separating the property from adjoining residential uses.
11. Buffers and transitions between the property and adjoining residential uses.
12. Summary of rezoning process and future meetings.
13. Summary of communications received from other neighboring property owners prior to the Neighborhood Meeting.