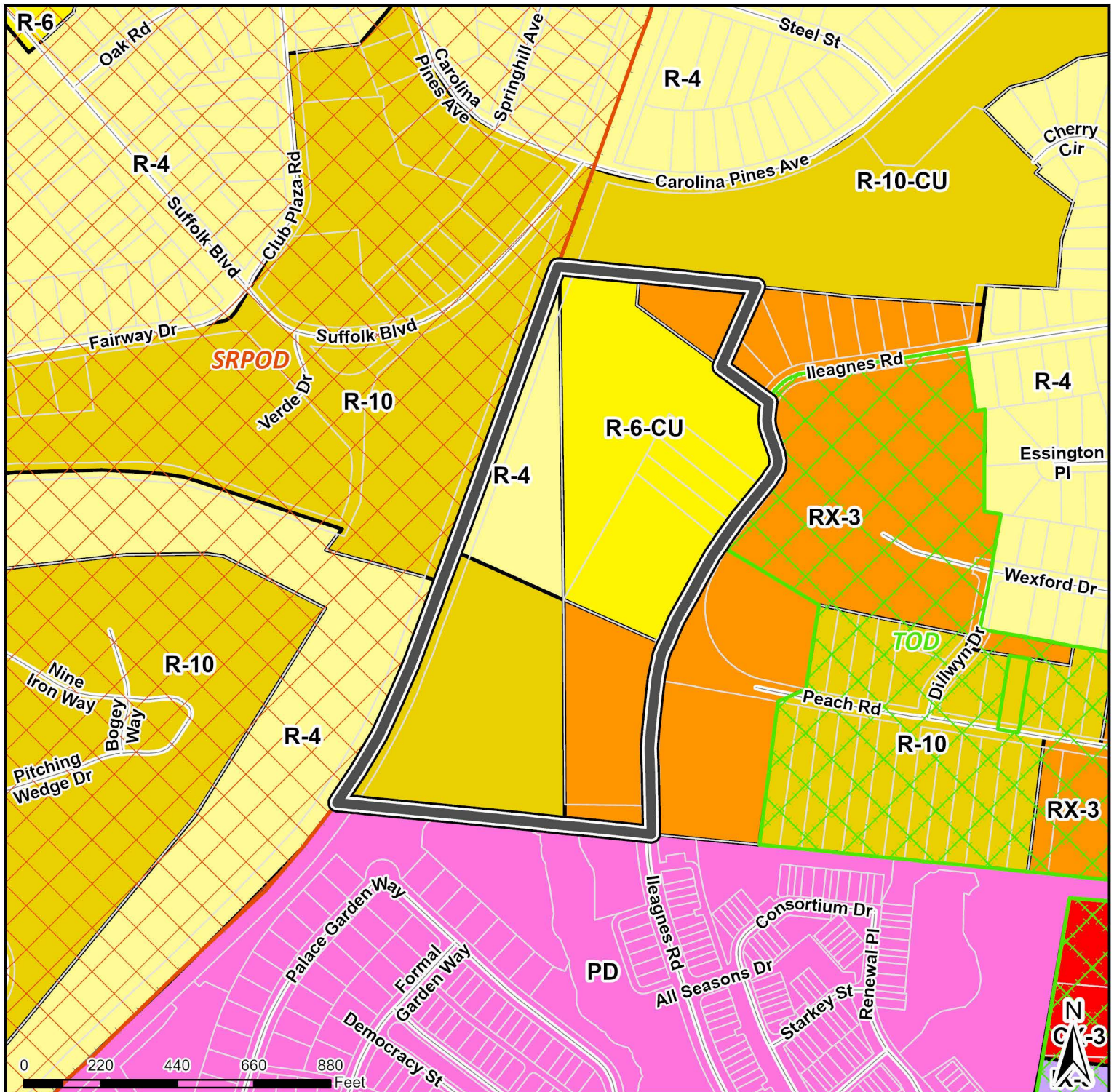
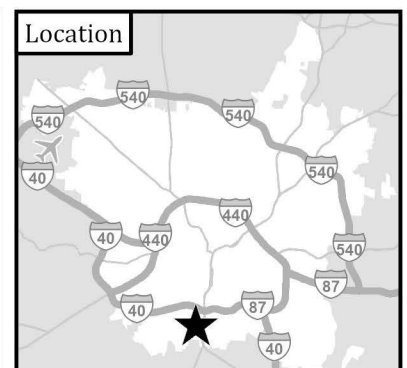


Existing Zoning

Z-91-2022



Property	802, 806, 810, 814, 818, 822, 902, & 906 Ileagnes Rd
Size	26.56 acres
Existing Zoning	R-4, R-6-CU, R-10 & RX-3
Requested Zoning	RX-5-CU





Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4 R-6 R-10 RX-3		Height:	Frontage:
Proposed zoning base district: RX		Height: 5	Frontage:
Overlay(s):		Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: SEE ATTACHMENT A		
Property PIN: SEE ATTACHMENT A		
Deed reference (book/page): SEE ATTACHMENT A		
Nearest intersection: Ileagnes Road and Peach Road		Property size (acres): 26.56
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: SEE ATTACHMENT A		
Property owner email:		
Property owner phone:		
Applicant name and address: George R. Perkins III and David Charles Glabicki 105 Buffwood Court, Cary NC 27518-7088		
Applicant email: mpaul@morningstarlawgroup.com		
Applicant phone: 919-590-0		
DocuSigned by: George R. Perkins III		
DocuSigned by: [Signature]		
Applicant signature(s):		
Additional email(s):		

RECEIVED

By Robert Tate at 4:26 pm, Jan 09, 2023

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # <hr style="width: 50%; margin: 5px auto;"/>
Existing zoning: R-4,R-6,R-10,RX-3	Proposed zoning: RX-5	

Narrative of Zoning Conditions Offered
<p>The following uses are prohibited: dormitory, fraternity, sorority, boarding house, cemetery, and outdoor sports facility (>250 seats).</p>

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:

Property Owner(s) Signature:

George R. Perkins III

B67C669A49AD43E...

DocuSigned by:



D9154DA6D840444...

Printed Name(s):

George R. Perkins III

David Charles Glabicki

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.

1. The proposed rezoning would prohibit a number of incompatible uses, including dormitory, fraternity and sorority; boarding house; cemetery; and outdoor sports facility (>250 seats).
2. The Future Land Use Map currently designates the subject properties as medium scale residential. The site is between an area identified as Residential Mixed Use and Low to Medium scale residential. The requested rezoning of residential mixed use (RX) supports predominantly residential uses consistent with these designations.
3. The proposed rezoning is consistent with the following 2030 Comprehensive Plan policies: Policy LU 2.2 (compact development); Policy LU 5.4 (density transitions); Policy LU 8.2 (neighborhood revitalization); and Policy H 1.8 (zoning for housing).

Public Benefits

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

1. This proposed rezoning will bring additional potential housing to the City of Raleigh in an area of high demand given its proximity to Downtown, existing road and transit infrastructure and a destination park. The base zoning district of RX is reasonable given the character of the existing community to the north, and the rezoning is in the overall public interest.
2. The proposed rezoning would encourage redevelopment of several vacant properties that would provide multifamily housing that would revitalize the area and allow the public to enjoy the surrounding parks and recreation.
3. The proposed rezoning designation of RX-5 offers an appropriate transition between the existing commercial uses to the south and the low to medium scale residential neighborhoods to the north, west, and east.

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.	
N/A	
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: N/A

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:	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 8:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:	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 checked="" type="checkbox"/>	<input 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"/>

ATTACHMENT A

PIN	Address	Deed Book & Page	Nearest Intersection	Acre age	Property Owner Name	Property Owner Address / Phone / Email	Current Zoning	Proposed Zoning
1702263362	802 ILEAGNES RD	005002 / 00709	Ileagnes Rd & Peach Rd	1.41	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702261085	806 ILEAGNES RD	005002 / 00709	Ileagnes Rd & Peach Rd	8.00	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702253980	810 ILEAGNES RD	005002 / 00709	Ileagnes Rd & Peach Rd	0.53	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702253844	814 ILEAGNES RD	005002 / 00711	Ileagnes Rd & Peach Rd	0.42	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702253719	818 ILEAGNES RD	005002 / 00709	Ileagnes Rd & Peach Rd	0.42	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702252509	822 ILEAGNES RD	005002 / 00709	Ileagnes Rd & Peach Rd	2.55	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702250290	902 ILEAGNES RD	016685 / 00907	Ileagnes Rd & Peach Rd	2.87	LONG WANG AND NOI LIPRASEUTH CHAY	101 PEMBER PL, MORRISVILLE NC 27560-7068	RX-3	RX-5
1702158631	906 ILEAGNES RD	016668 / 02543	Ileagnes Rd & Peach Rd	10.36	LONG WANG AND NOI LIPRASEUTH CHAY	101 PEMBER PL, MORRISVILLE NC 27560-7068	R-4 & R-10	RX-5
Total Acreage				26.56				

Date: December 23, 2022

Re: Property Located at 802 Ileagnes Rd; 806 Ileagnes Rd; 810 Ileagnes Rd; 814 Ileagnes Rd; 818 Ileagnes Rd; 822 Ileagnes Rd; 902 Ileagnes Rd; and 906 Ileagnes Rd, hereinafter, (the "Property")

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **Wednesday, January 4, 2023, from 6:00pm to 7:00pm**. This meeting will be held at **Carolina Pines Community Center, 2305 Lake Wheeler Road, Raleigh NC 27602**.

The purpose of this meeting is to discuss a potential rezoning of properties located at 802 Ileagnes Rd; 806 Ileagnes Rd; 810 Ileagnes Rd; 814 Ileagnes Rd; 818 Ileagnes Rd; 822 Ileagnes Rd; 902 Ileagnes Rd; and 906 Ileagnes Rd. The current zoning designations for these properties are Residential Conditional Use, (R-6-CU), Residential Mixed Use up to 3 stories, (RX-3), and Residential (R-4 & R-10). The proposed rezoning designation is Residential Mixed Use up to 5 stories, (RX-5) for all properties, affording more flexibility and variety of homes and limited retail. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

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

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.

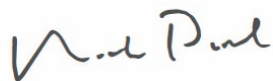
Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Robert.Tate@raleighnc.gov
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Mack Paul
Morningstar Law Group
(919) 590-0377
mpaul@mstarlaw.com

Sincerely,



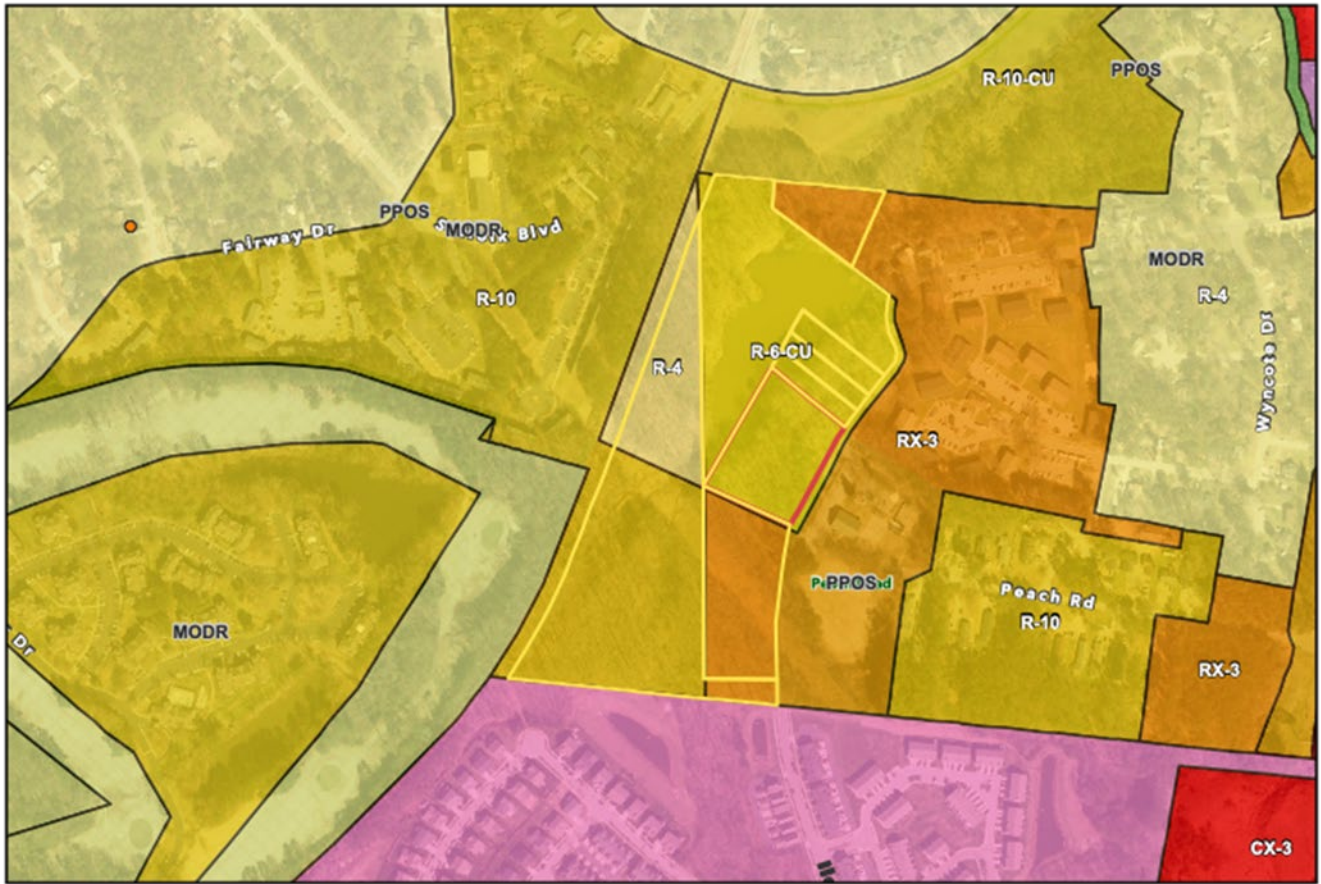
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial Photo



Zoning



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 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-4 R-6 R-10 RX-3		Height:	Frontage:	Overlay(s):
Proposed zoning base district: RX		Height: 5	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:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: SEE ATTACHMENT A		
Property PIN: SEE ATTACHMENT A		
Deed reference (book/page): SEE ATTACHMENT A		
Nearest intersection: Ileagnes Road and Peach Road		Property size (acres): 26.56
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: SEE ATTACHMENT A		
Property owner email:		
Property owner phone:		
Applicant name and address: George R. Perkins III and David Charles Glabicki 105 Buffwood Court, Cary NC 27518-7088		
Applicant email: mpaul@morningstarlawgroup.com		
Applicant phone: 919-590-0377		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning: R-4,R-6,R-10,RX-3	Proposed zoning: RX-5	

Narrative of Zoning Conditions Offered
<p>The following uses are prohibited: dormitory, fraternity, sorority, boarding house, cemetery, and outdoor sports facility (>250 seats).</p>

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): _____

ATTACHMENT A

PIN	Address	Deed Book & Page	Nearest Intersection	Acre age	Property Owner Name	Property Owner Address / Phone / Email	Current Zoning	Proposed Zoning
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1702253719	818 ILEAGNES RD	005002 / 00709	Ileagnes Rd & Peach Rd	0.42	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702252509	822 ILEAGNES RD	005002 / 00709	Ileagnes Rd & Peach Rd	2.55	George R. Perkins, III and David Charles Glabicki	105 Buffwood Court, Cary, NC 27518-7088	R-6-CU	RX-5
1702250290	902 ILEAGNES RD	016685 / 00907	Ileagnes Rd & Peach Rd	2.87	LONG WANG AND NOI LIPRASEUTH CHAY	101 PEMBER PL, MORRISVILLE NC 27560-7068	RX-3	RX-5
1702158631	906 ILEAGNES RD	016668 / 02543	Ileagnes Rd & Peach Rd	10.36	LONG WANG AND NOI LIPRASEUTH CHAY	101 PEMBER PL, MORRISVILLE NC 27560-7068	R-4 & R-10	RX-5
Total Acreage				26.56				

SUMMARY OF ISSUES

A neighborhood meeting was held on January 4, 2023 (date) to discuss a potential rezoning located at 802, 806, 810, 814, 818, 822, 902 and 906 Ileagnes Rd. (property address). The neighborhood Meeting was held at Carolina Pines Community Center, 2305 Lake Wheeler Road, Raleigh NC 27602 (location). There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussed property in description and goals.
Discussed rezoning process.
Discussed where this case is in the process.



Discussed current zoning – R-4, R-6, R-10, RX.
Discussed proposed rezoning in depth– Purpose is to unify the zoning to RX 5.
Discussed frontage.



Discussed the Frequent Transit Area – Making it easier to build housing near transit.
Discussed the Ileagnes Road and the possible improvements.
Discussed Medium Scale Residential designation in the City's Future Land Use Map.

Discussed a map regarding the existing stream and the division of the property into areas A/B/C. Area B will not be developed. Area A will be the area where development will occur. Area C is landlocked, and no development planned.

Discussed the plan is to build multifamily housing.
Participant asked if Ileagnes Rd. will be extended.
Participant asked if this will be affordable housing. Response: It is anticipated this will be a market rent property.



Participant asked to see what development multifamily (180 units), looks like. Response: Showed the preliminary plan.
Participant asked what the rent cost would be.

Participant asked about the townhome vs. the RX higher stories and will this site be mixed use.
Response: Retail will not work here, but RX provides height flexibility.
Participant discussed concern about increase in traffic and cutting through the current neighborhoods.

Participant asked about where the ingress and egress. Response: I believe it would be on Ileagnes Road.
Participant asked about cutting down trees in Area B. Response: The trees will remain.

SUMMARY OF ISSUES

A neighborhood meeting was held on January 4, 2023 (date) to discuss a potential rezoning located at 802, 806, 810, 814, 818, 822, 902 and 906 Ileagnes Rd. (property address). The neighborhood Meeting was held at Carolina Pines Community Center, 2305 Lake Wheeler Road, Raleigh NC 27602 (location). There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Participant discussed what the body of water is located in Area C, (Maybe Raleigh Municipal Lake).
Response: We will email you that information once I confirm what it is.
Participant discussed a desire to protect the trees and animals.

Participant discussed concern about the ingress and egress as it relates to the entire community and the traffic a 180-unit development would cause if using only the current access points.
Participant stated he has a wonderful view and does not want to lose it.



John Anagnost discussed conditional use rezoning vs. general use districts and working with the applicant regarding possible conditions.
Participant asked if Steel Street will be connected with Ileagnes.

Participant asked if applicant would be willing to condition, they would not cut trees in area B.
Response: There is a cell tower, and we would have to find out what their rights are. This would also prohibit things like a future trail.



Participant discussed use of the park and the park is an asset.
Applicant discussed it would be helpful for attendees to create a group and begin to facilitate communication.

Participant asked if a stop sign can be installed. Response: The city is trying to cut down on the current speeding issues. We can ask transportation about flow and connection. The city is moving away from vertical traffic calming installations and moving toward a narrowing of the street or round

about to slow traffic down (Horizontal traffic measures). The neighborhood can also petition the city to add a signal, and there will be an investigation as to whether a signal is warranted. There is already a waiting list on the traffic calming projects.

Participant discussed if Ileagnes Road will be extended with this project. Response: I spoke with transportation, and I believe extending Ileagnes Road will be included in this project because Ileagnes Road is in the City's Street Plan.

SUMMARY OF ISSUES

A neighborhood meeting was held on January 4, 2023 (date) to discuss a potential rezoning located at 802, 806, 810, 814, 818, 822, 902 and 906 Ileagnes Rd. (property address). The neighborhood Meeting was held at Carolina Pines Community Center, 2305 Lake Wheeler Road, Raleigh NC 27602 (location). There were approximately 13 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Participant discussed that he believes it would be impossible to get market value rent because of the character of the area.

Participant asked if this project will be able to be built without extending Ileagnes and build a wider pedestrian/cyclist area that separates pedestrians/cyclist from traffic. Response: Applicant prefers not to extend the road. We are happy to work with the city to discuss a pedestrian trail.

Participant discussed any plan to have security gates due to the character of the area and security concerns. Response: It is too early to tell at this point if a security gate can be provided.

Participant discussed concern for how far back the construction will stop. Response: There will be a buffer on the west side of the stream and there will be no disturbance in that area. All the trees in the buffer will stay as that area is undevelopable.



Participant discussed jogger/bicycle/pedestrian connections and if there is room to talk about connectivity.

Participant discussed the natural area and possible integration of the natural area and walking trails. Response: It is private land and if the city participates it will want a public easement.

Heagrus Rd

[illegible]

[illegible]