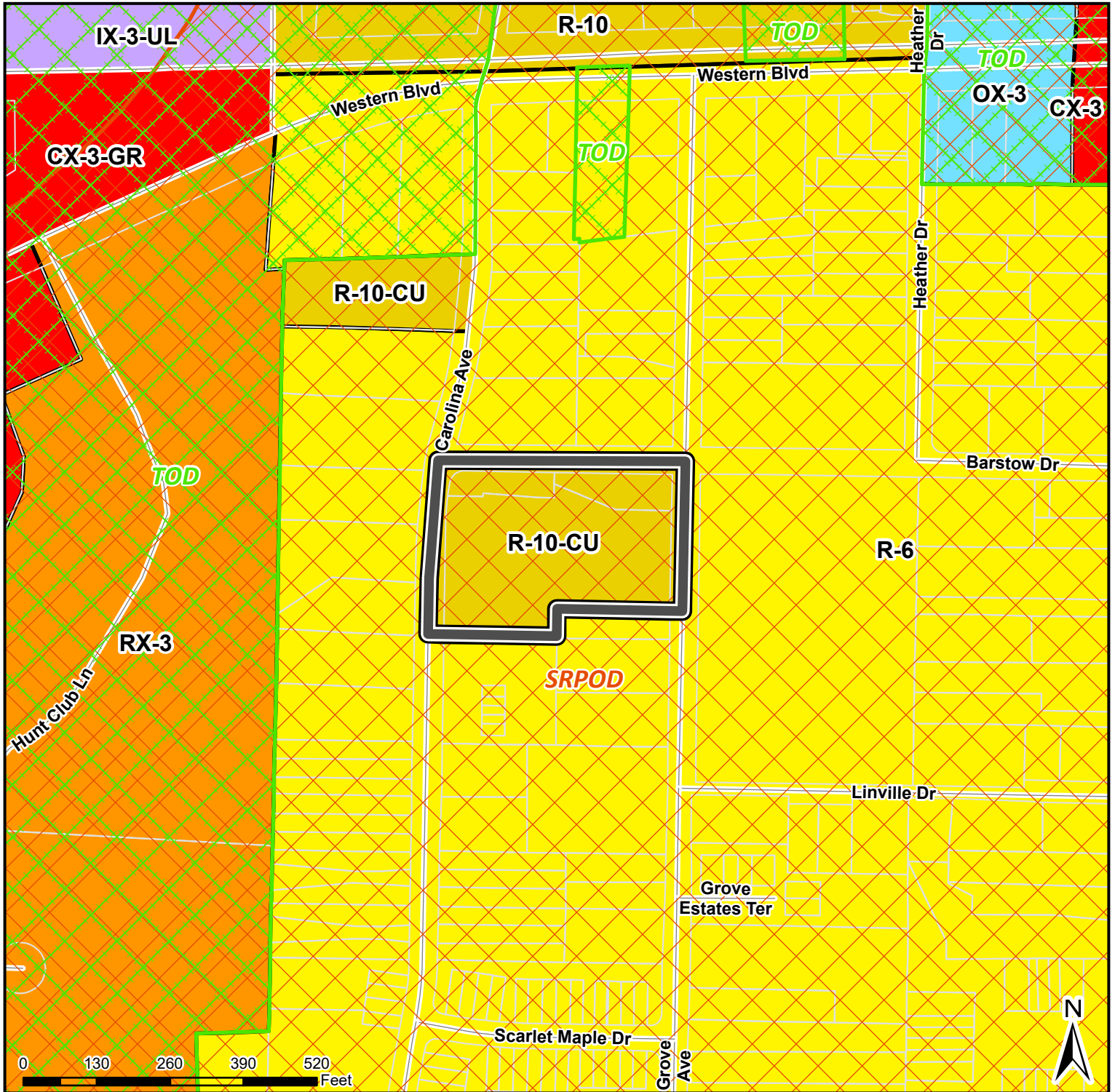
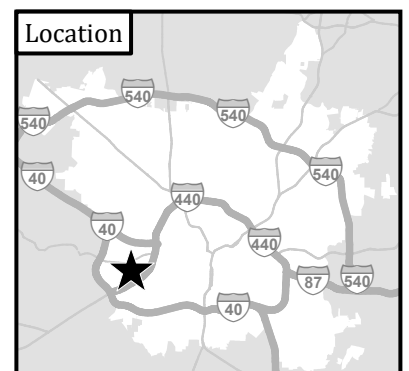


# Existing Zoning

# Z-21-2024



<b>Property</b>	601 & 609 Carolina Ave; 600 Grove Ave
<b>Size</b>	2.44 acres
<b>Existing Zoning</b>	R-10-CU w/SRPOD
<b>Requested Zoning</b>	R-10 w/SRPOD



# 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 checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-10			Height:
Proposed zoning base district: R-10			Height:
Frontage:		Overlay(s): -SRPOD MM	
Frontage:		Overlay(s): -SRPOD MM	
<b>Helpful Tip:</b> 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: 6/20/2024	Date amended (1):	Date amended (2):
Property address: 601 & 609 Carolina Avenue, 600 Grove Avenue		
Property PIN: 0784400564, 0784401440, 0784402573		
Deed reference (book/page): DB 17381/1892; DB 17249/337		
Nearest intersection: Carolina Avenue & Western Blvd		Property size (acres): 2.43
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Grove Developers, LLC.		
Property owner email: <a href="mailto:williamsgcllc@gmail.com">williamsgcllc@gmail.com</a>		
Property owner phone: 252-266-1799		
Applicant name and address: Ronald Duane Williams		
Applicant email: <a href="mailto:williamsgcllc@gmail.com">williamsgcllc@gmail.com</a>		
Applicant phone: 252-266-1799		
Applicant signature(s):		
Additional email(s):		

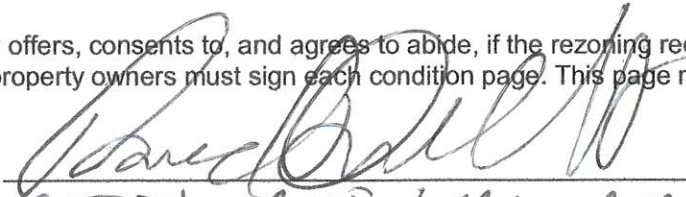
**RECEIVED**  
R JUN 21 2024 D  
 BY: Bronwyn Reams

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

(MM)

Narrative of Zoning Conditions Offered

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: RONALD DUANE WILLIAMS

**RECEIVED**  
 JUN 21 2024  
 BY: Brown Redus

<b>Rezoning Application Addendum #1</b>	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> 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.	
<b>Statement of Consistency</b>	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The Future Land Use Map (FLUM) designates two of the parcels (601 &amp; 605 Carolina Avenue) as Moderate Density Residential and the other (600 Grove Avenue) as Low Density Residential. Moderate Density Residential recommends residential density between 6 and 14 units per acre, with a mix of allowable building types (i.e., Detached, Townhouse and Apartment). Low Density Residential recommends density up to 6 units per acre, primarily with single-family detached housing. Thus, the proposed zoning is partially consistent with the FLUM.</p> <p>2. The property is located within a Core/Transit Area of the Urban Form Map, which is an area located within a quarter-mile of corridors proposed for bus rapid transit. The City has encouraged development/redevelopment within these areas to capitalize on transit access. Thus, the rezoning request is consistent with the Urban Form Map.</p> <p>3. The rezoning is compatible with surrounding development, which includes two other townhouse developments along Carolina Avenue and another townhouse development along Powell Drive.</p>	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. The proposed rezoning would increase the community's housing variety.</p> <p>2. The proposed rezoning would add more residential dwelling units within a Core/Transit area, thereby taking advantage of proximity to the proposed bus rapid transit.</p>	

**Rezoning Application Addendum #2**

**Impact on Historic Resources**

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.

**OFFICE USE ONLY**  
Rezoning case #

\_\_\_\_\_

**Inventory of Historic Resources**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no known historic resources located on the property.

**Proposed Mitigation**

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable

## Urban Design Guidelines

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

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

Urban form designation:

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

<b>1</b>	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p><b>Response:</b></p>
<b>2</b>	<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><b>Response:</b></p>
<b>3</b>	<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 thoroughfare or arterial.</p> <p><b>Response:</b></p>
<b>4</b>	<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 Thoroughfare Plan.</p> <p><b>Response:</b></p>
<b>5</b>	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p><b>Response:</b></p>
<b>6</b>	<p>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.</p> <p><b>Response:</b></p>

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

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



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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <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 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Who Can Initiate a Zoning Request?

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

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

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

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

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

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

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

REZONING OF PROPERTY CONSISTING OF +/- 2.44 ACRES  
LOCATED SOUTH OF WESTERN BOULEVARD, BETWEEN CAROLINA AVENUE AND  
GROVE AVENUE, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
JUNE 5, 2024

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on June 5, 2024, at 6:00 p.m. The property considered for this potential rezoning totals approximately 2.44 acres, and is located south of Western Boulevard, between Carolina Avenue and Grove Avenue, in the City of Raleigh, having Wake County Parcel Identification Numbers 0784-40-0468, 0784-40-0354, and 0784-40-2459. This meeting was held at 601B Carolina Avenue, Raleigh, NC 27606. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as Exhibit A is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as Exhibit B. A summary of the items discussed at the meeting is attached hereto as Exhibit C. Attached hereto as Exhibit D is a list of individuals who attended the meeting.

**WILLIAMS GENERAL CONTRACTORS, LLC**  
4487 Sunset Avenue  
Rocky Mount, North Carolina 27804  
R. Duane Williams  
Telephone: 252-443-3242

**EXHIBIT A – NEIGHBORHOOD MEETING NOTICE**

**RE: Neighborhood meeting notification for Potential Rezoning of 601, 609 Carolina Avenue and 600 Grove Avenue**

Dear Neighbor:

**Note: the neighborhood meeting scheduled for Thursday, May 30, 2024, has been postponed to the date listed below.**

A neighborhood meeting will be held on Wednesday, June 5, 2024, at 6:00PM at 601B Carolina Avenue, Raleigh, NC. The purpose of this meeting is to discuss the proposed rezoning of property located at 601 Carolina Avenue, 609 Carolina Avenue, and 600 Grove Avenue. The site is the current location of a three-family residence, a vacant lot, and a single family residence. The proposed rezoning application will petition the City of Raleigh to allow for a change from R10-CU zoning to R10 zoning.

The City of Raleigh requires the applicant to hold a neighborhood meeting with notification to property owners within 500 feet of the property prior to the submission of a rezoning application. The applicant will be available for discussion of the proposed rezoning request and associated project at this meeting. All neighbors are encouraged to attend.

If you have any concerns or questions, I can be reached at the information contained in the above letterhead.

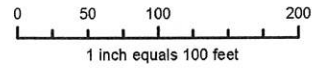
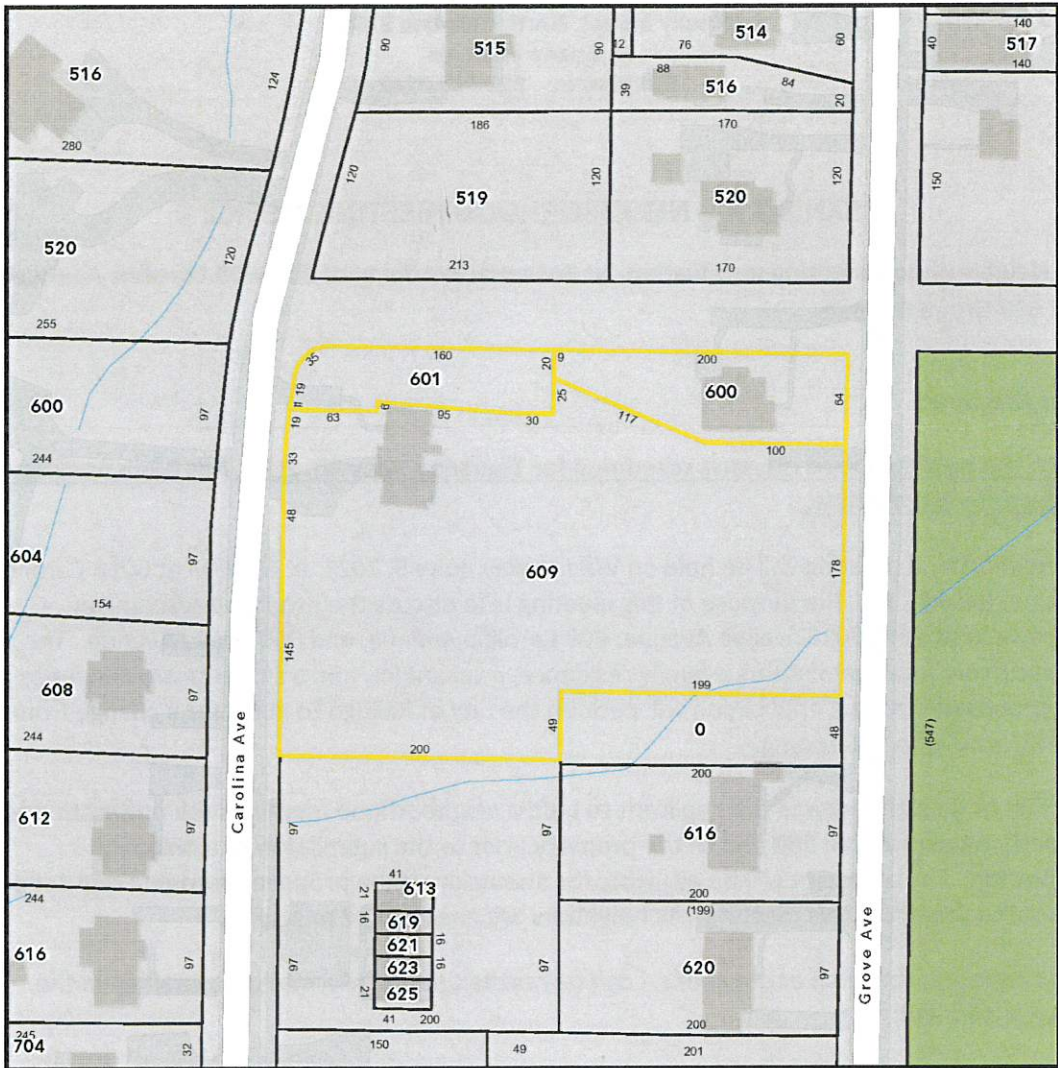
For information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at (919) 996-2682 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Sincerely,



---

R. Duane Williams  
Member/Manager  
WILLIAMS GENERAL CONTRACTORS, LLC.  
252-266-1799



**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.*

**Owner**

CAVE, ADAM M R CAVE, CYNTHIA D  
HEATH, JOHN DAMON  
RODRIGUEZ, MIGUEL  
RICHARDSON, TAWNY  
SP GROVE LLC  
DUPREE, JOSEPH EDWARD JR DUPREE, TERESA COSTON  
MCCOLLUM, JULIA T  
ROSCIANO, GLEN J ROSCIANO, ALISON  
SG MF HUNTERS GLEN INVESTORS LLC  
POECKE LLC  
HEARN, DAVID CLYDE  
BARKER, WILLIAM T JR BARKER, CAROL C  
JOHNSON, CHARLES N  
VERZAAL, DENNIS L  
JANSEN, PAUL STERLING JANSEN, MARY CASHWELL  
CAROLINA AVE TOWNHOMES HOMEOWNERS  
RALEIGH CITY OF  
CALLOWAY, JOHN MCCRIMMON JR  
TALHAOUY, LEKBIR TALHAOUY, ATIKA MAYOUR  
BOLCH, MARY KATHERINE PEELE PERRY, RUSSELL SCOTT  
MCMILLAN, JANA  
MOUNTAIN, JAMIE MOUNTAIN, BRIAN  
KUEHL, JONATHAN KUEHL, NICOLE  
STAM, HEATHER D  
TENZING INVESTMENTS LLC  
SIDDIQUI, IRFAN SIDDIQUI, MUNWWAR  
TEMPLETON, DAVID BASHFORD TEMPLETON, MAGGIE BASHFORD  
GARBER, RONALD HILL  
GROVE DEVELOPERS LLC  
SWIFT, ZACHARY THOMAS SWIFT, KELSEY DIANE  
OZTALAY, MATTHEW RIESE, MONICA  
MARGI, KELLY MARGI, JONATHAN  
BOWERS, SARAH N  
WOODWARD, MICHELLE  
FA PROPERTIES LLC  
MULLEN, DOUGLAS NEAL CONRADT-MULLEN, DIANA LAURIE  
LOFTIN, BRIAN E LOFTIN, JENNIFER D  
MEHTA, KEVIN MEHTA, VARUN  
VIGIL, JOAQUIN KENO VIGIL, COURTNEY NICOLE

**Mailing Address 1**

1009 TANGLEWOOD DR  
604 CAROLINA AVE # B  
625 CAROLINA AVE  
617 CAROLINA AVE  
8161 CAMELOT DR  
7002 FORDLAND DR  
628 GROVE AVE  
112 AVERY CIR  
ELLIS PRESERVE  
PO BOX 30653  
311 DEERFIELD RD  
1401 SUNDAY DR STE 113  
PO BOX 27  
808 BARSTOW DR  
422 SAINT MARYS ST  
6112 SAINT GILES ST STE 400  
PO BOX 590  
5505 WESTERN BLVD  
509 CAROLINA AVE  
7816 MADISON PARK LN  
527 POWELL DR  
313 SHERWEE DR  
102 BROOKSIDE DR  
517 GROVE AVE  
1410 HILLSBOROUGH ST  
507 CAROLINA AVE  
513 GROVE AVE  
3316 CHILDERS ST  
4487 SUNSET AVE  
610 CAROLINA AVE  
511 1/2 GROVE AVE  
519 HEATHER DR  
509 1/2 GROVE AVE  
508 HEATHER DR  
1000 GOBLET LN  
510 HEATHER DR  
512 HEATHER DR  
2024 PORT ROYAL RD  
102 BROWNFIELD CT

**Mailing Address 2**

CARY NC 27511-4643  
RALEIGH NC 27606-1606  
RALEIGH NC 27606-1605  
RALEIGH NC 27606-1605  
HARRISBURG NC 28075-9376  
RALEIGH NC 27606-4499  
RALEIGH NC 27606-1610  
CARY NC 27511-3820  
3843 W CHESTER PIKE  
RALEIGH NC 27622-0653  
APEX NC 27523-7375  
RALEIGH NC 27607-5173  
MORRISVILLE NC 27560-0027  
RALEIGH NC 27606-1602  
RALEIGH NC 27605-1734  
RALEIGH NC 27612-7043  
RALEIGH NC 27602-0590  
RALEIGH NC 27606-1697  
RALEIGH NC 27606-1603  
RALEIGH NC 27615-3196  
RALEIGH NC 27606-1621  
RALEIGH NC 27603-3521  
FUQUAY VARINA NC 27526-2003  
RALEIGH NC 27606-1607  
RALEIGH NC 27605-1829  
RALEIGH NC 27606-1603  
RALEIGH NC 27606-1607  
RALEIGH NC 27612-4950  
ROCKY MOUNT NC 27804-2900  
RALEIGH NC 27606-1606  
RALEIGH NC 27606-1607  
RALEIGH NC 27606-1615  
RALEIGH NC 27606-1607  
RALEIGH NC 27606-1616  
MORRISVILLE NC 27560-6686  
RALEIGH NC 27606-1616  
RALEIGH NC 27606-1616  
RALEIGH NC 27609-4132  
CARY NC 27511-5349

**Mailing Address 3**

NEWTOWN SQUARE PA 19073-2304



**Owner**

SIEFERS, ANDREA SMITH, RYAN  
SIDDIQUI, IRFAN SIDDIQUI, MUNWAR  
HAGAN, JOSEPH PATRICK  
MEANS, CODY SAMUEL ORR, EMILY GAYLE  
CRAIG, COLIN ANDREW CRAIG, VALERIE  
SIGNATURE VENTURES PARTNERS LLC  
OTTEY, SHEILA R  
ROSCIANO, GLEN ROSCIANO, ALISON  
QIU, YOU LIANG ZHU, LING  
DIXON SISTERS DEVELOPMENT LLC  
WESTOVER PROPERTIES LLC  
TABCO PROPERTIES LLC  
SNS HOLDINGS LLC  
PRICE, VANEATON JR PRICE, JANET W  
BASHFORD, SARAH G DUNLAP, RUSSELL M  
CIMARRON HOLDINGS LLC

"CURRENT RESIDENT OR TENANT"

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"CURRENT RESIDENT OR TENANT"

"CURRENT RESIDENT OR TENANT"

"POSTED NOTICE REQUIRED - 3 SIGNS"

"CURRENT RESIDENT OR TENANT"

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**Mailing Address 1**

515 GROVE AVE  
505 CAROLINA AVE  
511 CAROLINA AVE  
509 GROVE AVE  
514 HEATHER DR  
4208 SIX FORKS RD STE 1700  
619 CAROLINA AVE  
112 AVERY CIR  
1125 LATTIMORE DR  
PO BOX 90241  
112 AVERY CIR  
1508 CARR ST  
5816 SAND PEBBLE PL  
431 SHULER CT  
511 GROVE AVE  
1513 S BLOODWORTH ST

612 POWELL DR

604 CAROLINA AVE

620 GROVE AVE

5405 WESTERN BLVD

100 HUNT CLUB LN

5307 WESTERN BLVD

524 HEATHER DR

705 CAROLINA AVE

616 GROVE AVE

523 HEATHER DR

807 BARSTOW DR

518 HEATHER DR

516 GROVE AVE

520 GROVE AVE

510 GROVE AVE

600 CAROLINA AVE

503 CAROLINA AVE

510 CAROLINA AVE

600 GROVE AVE

608 CAROLINA AVE

601 CAROLINA AVE

623 CAROLINA AVE

**Mailing Address 2**

RALEIGH NC 27606-1607  
RALEIGH NC 27606-1603  
RALEIGH NC 27606-1603  
RALEIGH NC 27606-1607  
RALEIGH NC 27606-1616  
RALEIGH NC 27609-5734  
RALEIGH NC 27606-1605  
CARY NC 27511-3820  
RALEIGH NC 27614-7248  
RALEIGH NC 27675-0241  
CARY NC 27511-3820  
RALEIGH NC 27608-2302  
RALEIGH NC 27613-6092  
COLUMBIA SC 29212-8020  
RALEIGH NC 27606-1607  
RALEIGH NC 27610-3903

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**Mailing Address 3**



## EXHIBIT C – ITEMS DISCUSSED

1. The purpose of the rezoning.
2. Developer discussed less density by providing a proposed R-10 residential map and explaining the R-10-CU concept would increase density and traffic. The proposed rezoning to R-10 is for the site and for the neighborhood. This proposed change would reduce the amount of new residential properties.
3. Anticipated number of duplexes or single-family lots.
4. Number of bedrooms per duplex or single-family home.
5. Expected price point.
6. The possibility of connecting Barstow Drive from Carolina Avenue to Grove Avenue.
7. The developer provided a concept drawing of the duplexes and single-family homes as well as a proposed R-10 lots.

**SUMMARY OF ISSUES**

A neighborhood meeting was held on June 5, 2025 (date) to discuss a potential rezoning located at 601 & 605 Carolina Avenue, 600 Grove Avenue (property address). The neighborhood meeting was held at 601B Carolina Avenue, Raleigh, NC (location).

There were approximately 4 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

<i>see attached</i>	

## EXHIBIT D – MEETING ATTENDEES

1. John Heath
2. Margaret Martin
3. Jordan Crammer
4. Joseph Johnson

**WILLIAMS GENERAL CONTRACTORS, LLC**

4487 Sunset Avenue  
Rocky Mount, North Carolina 27804  
R. Duane Williams  
Telephone: 252-443-3242



NEIGHBORHOOD MEETING



RE: Neighborhood meeting for Potential Rezoning of 601, 609 Carolina Avenue and 600 Grove Avenue

Sign In Sheet

NAME	ADDRESS
JOHN HEATH	604 CAROLINA AVE UNIT B
Margaret Martin	512 Carolina
Jordan Cranmer	908 Carolina
Archie Johnson	616 JOHNSON AVE
Joseph	