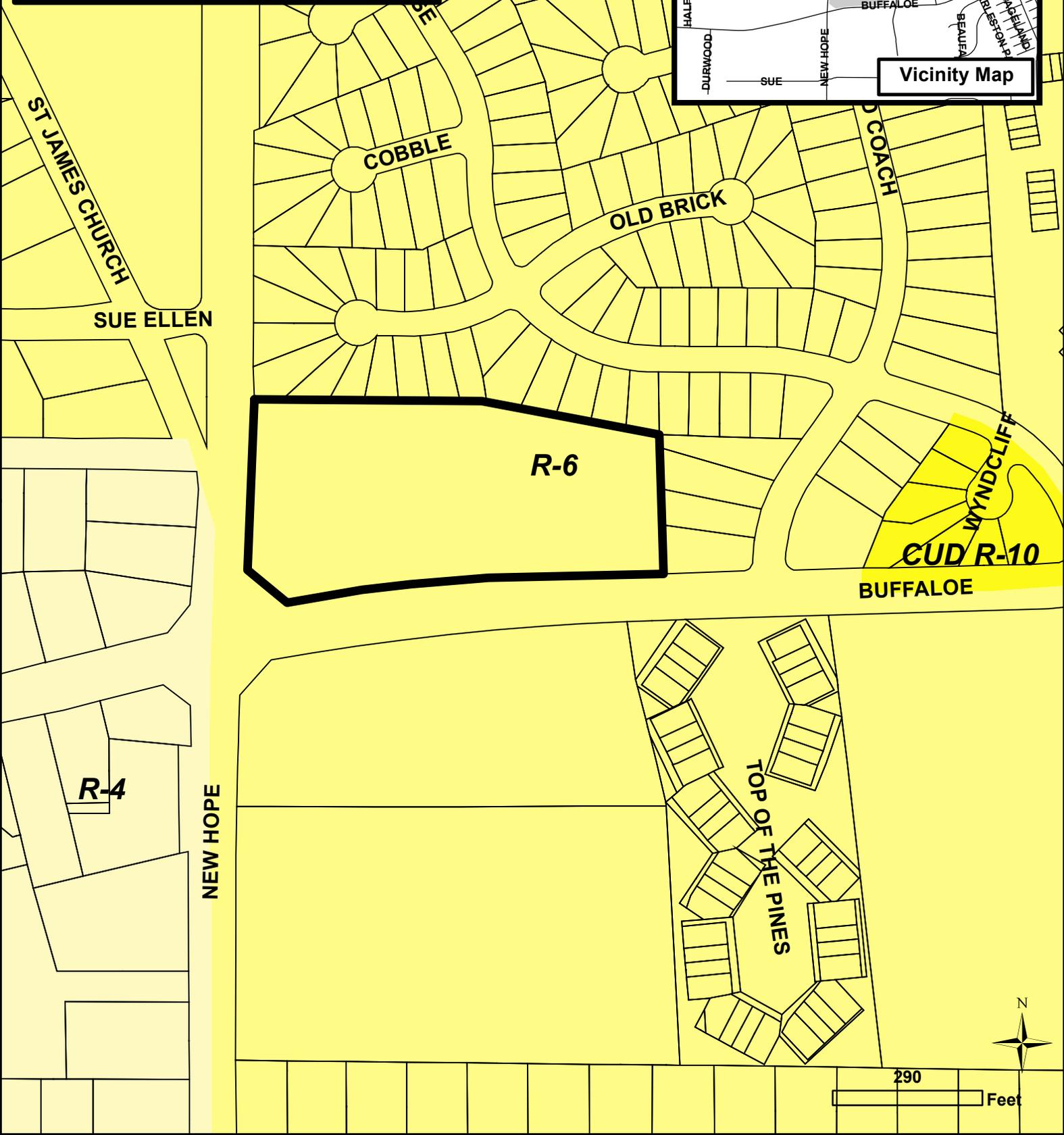
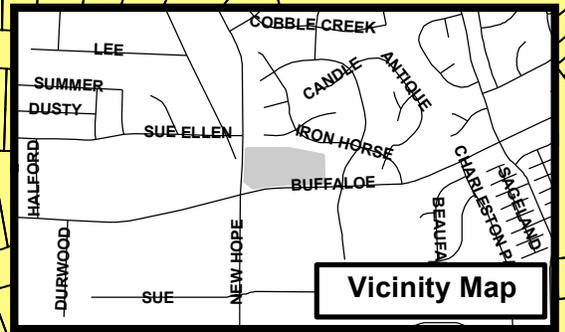


Existing Zoning Map

Case Number: Z-4-13



Request:

6.17 ac from R-6 to NB CUD

City of Raleigh Public Hearing
January 15, 2013
(April 15, 2013)



Certified Recommendation

Raleigh Planning Commission

CR# 11541

Case Information Z-4-13 New Hope Road

<i>Location</i>	Northeast quadrant of the intersection of New Hope and Buffaloe Road.
<i>Request</i>	Rezone property from Residential-6 to Neighborhood Business Conditional Use
<i>Area of Request</i>	6.17 acres
<i>Property Owner</i>	Fannie B. Buffaloe Trust
<i>Applicant</i>	Dean Marion (919)303-9448
<i>Citizens Advisory Council</i>	Northeast CAC
<i>PC Recommendation Deadline</i>	July 12 th , 2013

Comprehensive Plan Consistency

The rezoning case is **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

Future Land Use Map Consistency

The rezoning case is **Consistent** **Inconsistent** with the Future Land Use Map.

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Neighborhood Mixed Use
<i>CONSISTENT Policies</i>	Policy LU 1.3 – Conditional Use District Consistency Policy LU 4.5 – Connectivity Policy LU 5.2 – Managing Commercial Development Impacts Policy LU 5.4 – Density Transitions Policy LU 5.6 – Buffering Requirements Policy LU 7.4 – Scale and Design of New Commercial Uses Policy EP 8.4 – Noise and Light Impacts Policy UD 2.4 – Transitions in Building Intensity Policy UD 2.1 – Building Orientation Policy UD 2.3 – Activating the Street Policy UD 7.3 – Design Guidelines

Summary of Proposed Conditions

1. Prohibited Uses
2. Building height limited to 40 feet
3. Maximum overall retail square footage of 30,000 sq ft
4. Fence adjacent to residential uses
5. Lighting restricted to full-cutoff shielded design
6. Transit easement
7. Medium profile signage
8. Bicycle racks

- 9. Parking location limitations
- 10. Sidewalk connectivity
- 11. Residential density limited to 37 dwelling units
- 12. Building materials and orientation
- 13. Transparency and Façade details
- 14. Pedestrian improvements

Public Meetings

<i>Neighborhood Meeting</i>	<i>Public Hearing</i>	<i>Committee</i>	<i>Planning Commission</i>
9/17/2012	1/15/2013	Date: Action	6/25/13: Approve

Valid Statutory Protest Petition

Attachments

- 1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	The Planning Commission finds that this case is consistent with the Comprehensive Plan and recommends that this case be approved in accordance with zoning conditions dated 6/25/13.
<i>Findings & Reasons</i>	<ol style="list-style-type: none"> 1. The request is consistent with guidelines set forth in the Comprehensive Plan. The Future Land Use Map designates this area as being appropriate for Neighborhood Mixed Use. The proposed zoning is consistent with this designation. 2. The request is consistent with applicable Comprehensive Plan policies. 3. The Commission finds that this rezoning request is reasonable and in the public interest. Impacts to surrounding infrastructure have been sufficiently mitigated by the applicant through several zoning conditions.
<i>Motion and Vote</i>	Motion: Fleming Second: Braun In Favor: Braun, Fleming, Mattox, Schuster, Sterling Lewis Opposed: Butler, Fluhrer and Terando

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report.

_____ Date 6/25/13
 Planning Director Planning Commission Chairperson

Staff Coordinator: Stan Wingo stan.wingo@raleighnc.gov



Zoning Staff Report –Z-4-13

Case Summary

Overview

The subject property is located in the northeast quadrant of the intersection of Buffaloe and New Hope Road. Applicant is proposing to amend the zoning in this location from Residential-6 to Neighborhood Business Conditional Use. The Future Land Use Map designates this property as being appropriate for Neighborhood Mixed Use.

Applicant has offered several zoning conditions prohibiting the development of certain uses on the property, limiting overall size of retail development and prohibiting multifamily development. Conditions providing a closed fence adjacent to residential uses, limiting building height and types of lighting were also offered by the applicant. The current zoning conditions offered provide adequate buffering and transitions to surrounding residential, while also ensuring the size of any future retail development on this site is appropriate in scale. While being consistent with most Comprehensive Plan policies as well as the Future Land Use Map, outstanding issues remain. Significant increases in traffic could result in the development as proposed on the subject property.

Outstanding Issues

<i>Outstanding Issues</i>	1. Traffic impacts	<i>Suggested Mitigation</i>	1. Traffic mitigation.
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ZONING REQUEST



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential-6	Residential-6	Residential-6	Residential-6	Residential-4 and Residential-6
<i>Additional Overlay</i>	None	None	None	None	None
<i>Future Land Use</i>	Neighborhood Mixed	Low Density Residential	Neighborhood Mixed	Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Vacant	Single family residential	Vacant undeveloped land	Single family residential	Single family residential

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	37 dwelling units	61 dwelling units
<i>Setbacks:</i>		
<i>Front:</i>	20	30
<i>Side:</i>	5 (agg.15)	0
<i>Rear:</i>	20	0
<i>Retail Intensity Permitted:</i>	None	30,000 sq. ft.
<i>Office Intensity Permitted:</i>	None	30,000 sq. ft.

The proposed rezoning is:

Compatible with the property and surrounding area.

Incompatible.

Analysis of Incompatibility:

Proposed rezoning request is compatible with the surrounding area. Applicant has provided zoning conditions that include provisions to limit retail square footage, building height and lighting. Proposed conditions will help to ensure compatible development and provide adequate buffers and transitioning to surrounding residential uses.

FUTURE LAND USE MAP



2. Comprehensive Plan Consistency Analysis

2.1 Future Land Use

Future Land Use designation:

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent

Analysis of Inconsistency:

Proposed rezoning is consistent with the Future Land Use Map. Property is designated as being appropriate Neighborhood Mixed Use. Request to rezone to Neighborhood Business Conditional Use is consistent with this designation.

2.2 Policy Guidance

The rezoning request is **consistent** with applicable Comprehensive Plan policies:

2.3 Area Plan Policy Guidance

There are no applicable area plans in this location.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Consistent with Future Land Use designation.
- Would provide opportunity for retail within close proximity to residential.

3.2 Detriments of the Proposed Rezoning

- Potential increases in traffic.

4. Impact Analysis

4.1 Transportation

<u>Primary Streets</u>	<u>Classification</u>	<u>2011 NCDOT Traffic Volume (ADT)</u>	<u>2035 Traffic Volume Forecast (CAMPO)</u>			
New Hope Road	Secondary Arterial	24,000	34,400			
Buffaloe Road	Major Thoroughfare	14,000	17,600			
<u>Street Conditions</u>						
<u>New Hope Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	5	73'	Back-to-back curb and gutter section	100'	5' sidewalks on both sides	None
City Standard	6	89'	Back-to-back curb and gutter section	110'	minimum 5' sidewalks on both sides	Striped bicycle lanes on both sides
Meets City Standard?	NO	NO	YES	NO	YES	NO
<u>Buffaloe Road</u>	<u>Lanes</u>	<u>Street Width</u>	<u>Curb and Gutter</u>	<u>Right-of-Way</u>	<u>Sidewalks</u>	<u>Bicycle Accommodations</u>
Existing	5	73'	Back-to-back curb and gutter section	105'	5' sidewalk on the north side of the street	None
City Standard	4	65'	Back-to-back curb and gutter section	90'	minimum 5' sidewalks on both sides	Striped bicycle lanes on both sides
Meets City Standard?	YES	YES	YES	YES	NO	NO
<u>Expected Traffic Generation [vph]</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Differential</u>			
AM PEAK	36	266	230			
PM PEAK	43	479	436			
Suggested Conditions/ Impact Mitigation:	<p>Traffic Study Determination: Staff has reviewed a Traffic Impact Analysis (TIA) report for this case. Staff concludes that traffic impacts associated with Z-4-13 will not result in excessive delays during the AM Peak hours but anticipate significant congestion at the intersection of Buffaloe Road and New Hope Road during the PM Peak hours. Delay for the eastbound approach will increase and the level of service will degrade from LOS E to LOS F based on the level of development proposed with this case. Increased congestion will result 30% increase in delay with degrades of LOS-C to LOS E in the westbound direction and LOS E to LOS F in the eastbound direction.</p>					
Additional Information:	Neither NCDOT nor the City of Raleigh has any scheduled roadway construction projects in the vicinity of this case.					

Impact Identified: Increased congestion at the Buffaloe Road and New Hope Road intersection will result 30% increase in delay with degradation of LOS-C to LOS E in the westbound direction and LOS E to LOS F in the eastbound direction along Buffaloe Road.

It should be noted that Policy LU 2.6 of the Comprehensive Plan states that staff should carefully evaluate all amendments to the zoning map that significantly increase permitted

density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

4.2 Transit

Applicant has included a transit easement in proposed zoning conditions.

Impact Identified: None

4.3 Hydrology

<i>Floodplain</i>	
<i>Drainage Basin</i>	
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	

Impact Identified: None

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>	<i>Estimated Remaining Capacity</i>
<i>Water</i>	21,595 gpd	27,765 gpd	
<i>Waste Water</i>	21,595 gpd	27,765 gpd	

Impact Identified: The proposed rezoning would add approximately 6,170 gpd to the wastewater collection and water distribution systems of the City. There is currently a twenty-four (24") inch water main within the New Hope Road and a twelve (12") inch water main within the Buffalo Road rights-of-way at the property. Sanitary sewer would be required to be extended by the petitioner/developer to the property. The developer must submit a downstream sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with or prior to the proposed development being constructed. Verification of available capacity for water fire flow is required as part of the building permit submittal process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

The subject property is not located adjacent to a corridor of the Capital Area Greenway. The subject tract does not impact the Recreation Level of Service.

Impact Identified: None

4.6 Urban Forestry

Impact Identified: The property is excess of two acres in size, and tree conservation will be required. This rezoning is not expected to have an impact on the application of the Tree Conservation Ordinance 10-2082.14 to the property. Ordinance requirements should be addressed in priority order as outlined in the ordinance.

4.7 Designated Historic Resources

The subject property is not within a historic district and does not contain any historic landmarks.

Impact Identified: None

4.9 Appearance Commission

Proposal is not subject to review by the Appearance Commission.

4.10 Impacts Summary

- Increase in traffic.

4.11 Mitigation of Impacts

- Provide traffic mitigation.

5. Conclusions

The proposed rezoning request is consistent with the Future Land Use map. The designation on the subject property is Neighborhood Mixed Use. The proposal to rezone to Neighborhood Business Conditional Use is consistent with this designation. The applicant has included several zoning conditions to help ensure a compatible, smaller scale retail development in this location to help serve surrounding residential neighborhoods.

While the proposal is consistent with the Future Land Use and most Comprehensive Plan policies, significant increases in traffic could result from this rezoning request. Policy LU 2.6 of the Comprehensive Plan states that staff should carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.



Z-4-13
Pd 1115.00 by
CK# 1886

Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The following items are required with the submittal of rezoning petition. For additional information on these submittal requirements, see the *Filing Instructions* addendum.

Rezoning Application Submittal Package Checklist

- Completed Rezoning Application which includes the following sections:**
 - Signatory Page**
 - Exhibit B**
 - Exhibit C (only for Conditional Use filing)**
 - Exhibit D**
 - Map showing adjacent property owner names with PIN's**

- Application Fee**
 - \$558 for General Use Cases**
 - \$1,115 for Conditional Use Cases**
 - \$2,788 for PDD Master Plans**

- Neighborhood Meeting Report (only for Conditional Use filing)**

- Receipt/ Verification for Meeting Notification Mail out**

- Traffic Impact Generation Report OR written waiver of trip generation from Raleigh Transportation Services Division**

- (General Use ONLY) if applicant is not the owner must provide proof of notification to the adjacent property owners per G.S. 160A-384**
 - and provide proof of notification to the property owner before submitting application**



Petition to Amend the Official Zoning Map

Before the City Council of the City of Raleigh, North Carolina

The petitioner seeks to show the following:

1. That, for the purposes of promoting health, morals, or the general welfare, the zoning classification of the property described herein must be changed.
2. That the following circumstance(s) exist(s):
 - City Council has erred in establishing the current zoning classification of the property by disregarding one or a combination of the fundamental principles of zoning as set forth in the enabling legislation, North Carolina General Statutes Section 160A-381 and 160A-383.
 - Circumstances have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
 - The property has not heretofore been subject to the zoning regulations of the City of Raleigh.
3. That the requested zoning change is or will be consistent with the Raleigh Comprehensive Plan.
4. That the fundamental purposes of zoning as set forth in the N.C. enabling legislation would be best served by changing the zoning classification of the property. Among the fundamental purposes of zoning are:
 - a. to lessen congestion in the streets;
 - b. to provide adequate light and air;
 - c. to prevent the overcrowding of land;
 - d. to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements;
 - e. to regulate in accordance with a comprehensive plan;
 - f. to avoid spot zoning; and
 - g. to regulate with reasonable consideration to the character of the district, the suitability of the land for particular uses, the conservation of the value of buildings within the district and the encouragement of the most appropriate use of the land throughout the City.

THEREFORE, petitioner requests that the Official Zoning map be amended to change the zoning classification of the property as proposed in this submittal, and for such other action as may be deemed appropriate. All property owners must sign below for conditional use requests.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
<i>Jean B. Edwards, POA</i> <i>Trustee</i>	Fannie B. Buffaloe Trust	9-17-12
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Contact Information

	Name(s)	Address	Telephone/Email
Petitioner(s)			
(for conditional use requests, petitioners must own petitioned property)	Fannie B. Buffaloe Trust	5119 Eagles Landing Dr Raleigh, NC 27616-6171	
Property Owner(s)	Fannie B. Buffaloe Trust	5119 Eagles Landing Dr Raleigh, NC 27616-6171	
Contact Person(s)	Dean Marion	107 Pahlmeyer Place Cary, NC 27519	Office: (919) 303-9448 Cell: (919) 880-0794 jdandmt@aol.com

Property information

Property Description (Wake County PIN)	1725789080 000
Nearest Major Intersection	New Hope Road and Buffaloe Road
Area of Subject Property (in acres)	6.17
Current Zoning Districts (include all overlay districts)	R-6
Requested Zoning Districts (include all overlay districts)	NB CUD

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

The following are all of the persons, firms, property owners, associations, corporations, entities or governments owning property adjacent to and within one hundred feet (excluding right-of-way) of the property sought to be rezoned. Please include Wake County PINs with names, addresses and zip codes. Indicate if property is owned by a condominium property owners association. Please complete ownership information in the boxes below. If you need additional space, please copy this form.

Name	Street Address	City/State/Zip	Wake Co. PIN
B & S Development Group	1816 Pictou Rd	Raleigh, NC 27606-3639	1725878751
Top of the Pines Townhouses Homeowners Association, Inc.	3600 Top of the Pines Ct	Raleigh, NC 27604-5053	1725877155
Enriquez, Manuel Y & Angela	3801 St James Church Rd	Raleigh, NC 27604-5030	1725784128
Fiorentino, John V.	4101 Old Brick Ct	Raleigh, NC 27616-5047	1725788318
Powell, Kevin E. & Mary K	3805 St James Church Rd	Raleigh, NC 27604-5030	1725784228
Top of the Pines Townhouses Homeowners Association, Inc.	3600 Top of the Pines Ct	Raleigh, NC 27604-5053	1725875703
Wong, Kevin Howard	3701 Old Coach Road	Raleigh, NC 27616-5068	1725876920
TO LLC	8800 Lake Sheen Ct	Orlando, FL 32836-5482	1725875654
Parker, Vickie	4108 Old Brick Ct	Raleigh, NC 27616-5042	1725788284
Cox, Donald J & Pauline H	3933 Iron Horse Rd	Raleigh, NC 27616-5044	1725883223
Good, Charles R & Kay M	4120 Old Brick Ct	Raleigh, NC 27616-5042	1725880255
TO LLC	8800 Lake Sheen Ct	Orlando, FL 32836-5482	1725875699
Roberson, Ashley S & Jamarkus V	4128 Old Brick Ct	Raleigh, NC 27616-5042	1725881266
Allen, Virginia Arnold Trustee	3601 Durwood Lane	Raleigh, NC 27604-4216	1725775709
TO LLC	8800 Lake Sheen Ct	Orlando, FL 32836-5482	1725876712
Miller, Ashley A	3913 Iron Horse Rd	Raleigh, NC 27616-5044	1725886129
Shaw, Anthony B & Sonja G A	1507 Kingman Dr	Knightdale, NC 27545-7064	1725886033
TO LLC	8800 Lake Sheen Ct	Orlando, FL 32836-5482	1725878627
Buffaloe Properties, LLC	112 Walnut St	Cary, NC 27511-3444	1725779568
St James United Methodist Church	3808 St James Church Rd	Raleigh, NC 27604-5031	1725785825
Allen, Virginia Arnold Trustee	3601 Durwood Lane	Raleigh, NC 27604-4216	1725774992
Robertson, Christopher D	3646 Top of the Pines Ct	Raleigh, NC 27604-5054	1725877782
Moreland, Eric J	1700 Karmel Dr	Winston Salem, NC 27127-5810	1725886188
Shahid, Abida & Mohammad Akbar Shahid, Zeeshan	4100 Old Brick Ct	Raleigh, NC 27616-5042	1725788312
Fields, Roger	4014 Buffaloe Rd	Raleigh, NC 27604-5019	1725775518
Tingen, James & Amanda	3917 Iron Horse Rd	Raleigh, NC 27616-5044	1725885169
Cox, Rhoda Kathleen	3921 Iron Horse Rd	Raleigh, NC 27616-5044	1725885108
TO LLC	8800 Lake Sheen Ct	Orlando, FL 32836-5482	1725875677
Giddens, Daniel F & Ginger S	3929 Iron Horse Rd	Raleigh, NC 27616-5044	1725883291
Buffaloe, Fannie B Trust	5119 Eagles Landing Dr	Raleigh, NC 27616-6171	1725789080
Gentry-Martinez, Juan M Gentry-Martinez, Marbeya F	3713 Old Coach Rd	Raleigh, NC 27616-5068	1725886079
Hines, Rosalyn & Roger A	4104 Old Brick Ct	Raleigh, NC 27616-5042	1725788226
Allen, Virginia Arnold Trustee	3601 Durwood Lane	Raleigh, NC 27604-4216	1725784092
Battle, Martha E	3705 Old Coach Rd	Raleigh, NC 27616-5068	1725876926

EXHIBIT B. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Vojta, Michi Christine	3941 Iron Horse Rd	Raleigh, NC 27616-5044	1725882322
Srinath, Ram	4112 Old Brick Ct	Raleigh, NC 27616-5042	1725789254
Poor, Vickie Bordeaux Poor, Gertrude Liles	4124 Old Brick Ct	Raleigh, NC 27616-5042	1725881216
Cashion, Stephanie L & Harold G Jr	3937 Iron Horse Rd	Raleigh, NC 27616-5044	1725882266
TO LLC	8800 Lake Sheen Ct	Orlando, FL 32836-5482	1725878609
Sinwani, Tonia T	11717 Appaloosa Run E	Raleigh, NC 27613-7107	1725880205
Pujols, Domingo	3925 Iron Horse Rd	Raleigh, NC 27616-5044	1725884240
B & S Development Group	1816 Pictou Rd	Raleigh, NC 27606-3639	1725875730

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

Conditional Use District requested: Neighborhood Business CUD

Narrative of conditions being requested:

1. The following principal uses shall not be permitted on the Property:
 - a. fraternity house
 - b. sorority house
 - c. cemetery
 - d. correctional/penal facility – all types
 - e. crematory
 - f. veterinary hospital with a kennel/cattery
 - g. veterinary hospital with the boarding of well animals
 - h. adult establishment
 - i. bar
 - j. nightclub
 - k. tavern
 - l. lounge
 - m. landfill
 - n. airfield or landing strip
 - o. heliport
 - p. Alcoholic Beverage Control store ("ABC" store)
 - q. multi-family residential development
 - r. telecommunication tower – all types
 - s. dish antenna
 - t. mini warehouse storage facility
 - u. hotel/motel
 - v. outdoor stadium/theater/amphitheater/racetrack – governmental and non-governmental – 250 seats or less and more than 250 seats
 - w. exterminating service
2. The aggregate floor area of all buildings located on the Property after adoption of this zoning ordinance shall not exceed a maximum of thirty thousand (30,000) square feet.
3. Any building constructed on the Property after the adoption of this zoning ordinance shall be single-story construction and not exceed a height of thirty-five (35) feet.
4. In addition to any buffer required by the City of Raleigh's ordinances, a privacy fence with a minimum height of six (6) feet shall be constructed along the northern and eastern boundaries of the Property, and within ten (10) feet from the northern and eastern boundaries of the Property. This fence shall not be used to reduce the width of the applicable transitional protective yard under section 10-2082.9. This fence shall not be a wooden fence.
5. Upon development, all exterior flood, display and parking lot lighting shall be full cut-off (shielded) design and directed away from the adjacent residential uses. Free standing lighting poles shall be a maximum of twenty-five (25) feet in height.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	<i>Trustee</i>	Print Name	Date
<u>Jean B. Edwards, POA+</u>		<u>JEAN B. EDWARDS, POA+Trustee</u>	<u>4-9-13</u>

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

6. Prior to the recordation of a subdivision plat or the issuance of any building permit, whichever shall occur first, the owner of the Property shall convey to the City of Raleigh a transit easement measuring twenty (20) feet by fifteen (15) feet. The location of the easement shall be selected by the Property owner and by the Public Works Department, Transit Division of the City of Raleigh and the City Attorneys shall approve the transit easement deed prior to recordation.
7. High profile ground signs are prohibited on the Property.
8. In the event the Property is subdivided, prior to the issuance of a building permit for any portion of the Property, the owner of the Property shall cause to be recorded in the Wake County Register of Deeds an easement of vehicular and pedestrian cross-access over and upon the subject Property.
9. At least one bicycle storage rack shall be located within not more than forty (40) feet of the entrance(s) of principal buildings located upon the Property. Any bicycle storage rack installed to satisfy this condition shall be of the inverted U or similar style. Any bicycle storage rack installed to satisfy this condition shall provide at least one bike space; one additional bike space shall be provided for every forty-five (45) car spaces per subdivided parcel of the Property.
10. There will be no more than one double bay of parking installed between any building adjacent to a public street and the public street right-of-way.
11. A sidewalk or crosswalk, a minimum of six (6) feet in width, shall connect at least one building entrance of any principal building adjacent to a public street with the sidewalk adjacent to that public street, and benches will be installed on each side of the connecting sidewalk or crosswalk.
12. Residential dwellings will be limited to a maximum of 37 units.
13. For any principal building developed on the Property, each building façade fronting along the public right-of-way shall consist of at least 35% masonry materials, as measured against the wall area of that elevation exclusive of fenestration such as doors and windows.
14. Except for soffits, eaves and other architectural accents, vinyl siding and metal siding shall not be permitted as an exterior wall covering for any principal building constructed on the Property.
15. For any principal building developed on the Property, at least one building entrance open to public use shall be oriented toward either the New Hope Road or Buffalo Road public right-of-way.
16. For any principal building developed on the Property, no exterior building wall fronting along the public right-of-way shall have more than 40 linear feet of continuous wall without a (i) change in building materials (does not include change in paint color), (ii) windows or doors, (iii) architectural features (columns, pilasters, awnings), or (iv) building articulation greater than 6 inches in depth.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
<u>Joan B. Edwards, POA Trustee</u>	<u>JOAN B. EDWARDS, POA TRUSTEE</u>	<u>4-9-13</u>

EXHIBIT C. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

17. For any principal building developed on the Property, at least one façade of the building which contains a building entrance open to public use that is oriented toward either the New Hope Road or Buffalo Road public right-of-way shall have a minimum 25% glazing (with a transparency higher than 80% and external reflectance of less than 15%) within that façade area measured between 0' to 9' above the adjacent sidewalk.
18. All driveway access points to the public right-of-way shall be installed as part of the development of the first principal building by the then-owner of the property being developed. Also, interconnectivity between the driveway access points shall be installed as part of the development of the first principal building by the then-owner of the property being developed.
19. Subject to authorization by the North Carolina Department of Transportation and the Raleigh Public Works Department, painted crosswalks shall be provided from the northeastern corner of the intersection of New Hope Road and Buffalo Road to the west across New Hope Road and to the south across Buffalo Road. Further, subject to authorization by the North Carolina Department of Transportation and the Raleigh Public Works Department, actuated pedestrian countdown timers shall be installed (i) at the northeast corner of the intersection of New Hope Road and Buffalo Road facing west and south, (ii) at the northwest corner of the intersection of New Hope Road and Buffalo Road facing east, and (iii) at the southeast corner of the intersection of New Hope Road and Buffalo Road facing north. The improvements required by this condition shall be installed as part of the development of the first principal building by the then-owner of the property being developed.
20. In the event a wet pond stormwater facility is constructed on the Property and is not otherwise screened by a building or structure located between the public right-of-way and the vertical plane of the stormwater facility parallel to the public right-of-way, then vegetative material shall be planted so as to attain a screen occupying 100% of that vertical plane parallel to the adjoining public right-of-way, to an average height of six (6) feet above grade within three (3) years of planting.
21. A portion of the Property located near the intersection of New Hope Road and Buffalo Road shall be improved for use as an outdoor amenity area. This outdoor amenity area may be placed within the public right-of-way if authorized by North Carolina Department of Transportation and the Raleigh Public Works Department. At a minimum, this outdoor amenity area shall be a minimum of 10 feet in width by 10 feet in depth, include a brick or concrete pad, and provide at least two benches (stand-alone or incorporated into structure). The improvements required by this condition shall be installed as part of the development of the first principal building by the then-owner of the property being developed.
22. Prior to the recordation of a subdivision plat for the Property, the owner of the Property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates allowable residential density and non-residential floor area upon the Property to all existing lots of record comprising the Property. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of a subdivision plat for the Property and prior to recordation of the restrictive covenant, and such restrictive covenant shall be promptly recorded following its approval by City officials. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee, which consent shall not be unreasonably withheld.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
<i>Jean B. Edwards, PEA + Trustee</i>	JEAN B. EDWARDS, PEA + TRUSTEE	4-9-13

EXHIBIT C. Request for Zoning Change

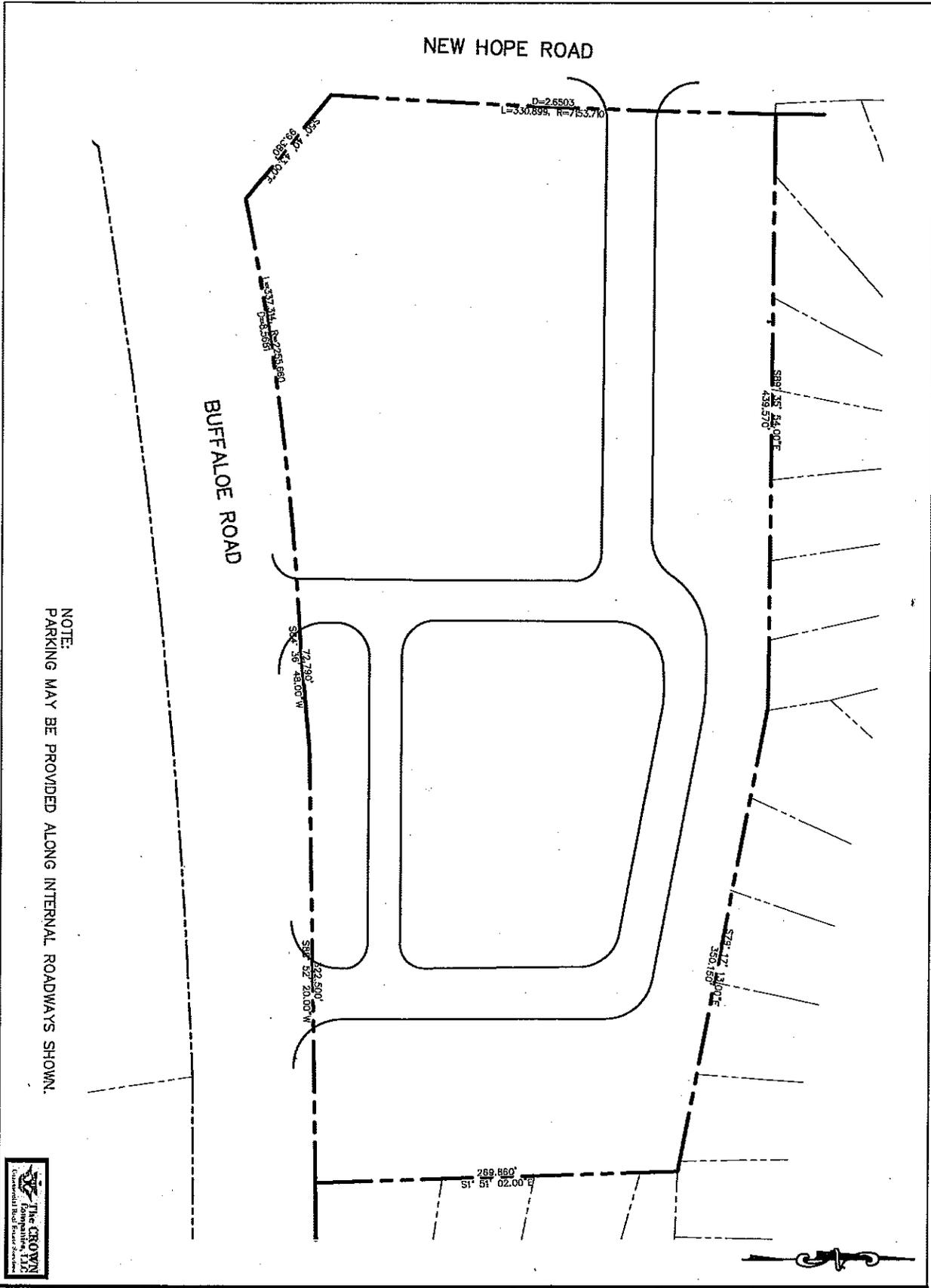
Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

- 23. At a minimum, the internal connectivity network shown on the Conceptual Connectivity Plan attached as Exhibit 1 shall be constructed on the Property. This Conceptual Connectivity Plan is general in nature and shall not limit the number, location or type of ingress/egress drives on the Property and shall not limit other locations or means of interconnectivity within the Property. The internal connectivity network improvements required by this condition may be phased with development of the Property, and at a minimum, that portion of the internal connectivity network located on a developing parcel shall be shown on a site plan and shall be installed as part of the development of the developing parcel. The phasing of improvements required by this condition is subject to the connectivity improvements required by Condition 18 of this rezoning ordinance.
- 24. Subject to authorization by the North Carolina Department of Transportation and the Raleigh Public Works Department, a slip lane with refuge island shall be constructed in the west-bound approach of Buffalo Road at the intersection of New Hope Road. This improvement shall be installed as part of the development of the first principal building by the then-owner of the property being developed.
- 25. At least eight (8) crepe myrtles, measuring at least eight (8) feet in height at the time of installation, shall be planted along the Buffalo Road public right-of-way, and may be counted toward compliance with the street protective yard landscape requirements of Raleigh City Code section 10-2082.5.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated in the *Filing Addendum*. If additional space is needed, this form may be copied. Each page must be signed by all property owners.

ALL CONDITIONAL PAGES MUST BE SIGNED BY ALL PROPERTY OWNERS

Signature(s)	Print Name	Date
<i>Jean B. Edwards, POA/Treas.</i>	JEAN B. EDWARDS, POA/Treas.	4-9-13



NOTE:
PARKING MAY BE PROVIDED ALONG INTERNAL ROADWAYS SHOWN.



NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR PERMITTING
3	11/11/11	ISSUED FOR PERMITTING
4	11/11/11	ISSUED FOR PERMITTING
5	11/11/11	ISSUED FOR PERMITTING
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99	11/11/11	ISSUED FOR PERMITTING
100	11/11/11	ISSUED FOR PERMITTING

CLIENT: THE CROWN COMPANIES, LLC
CONCEPTUAL CONNECTIVITY PLAN
 BUFFALO PROPERTY
 4118 BUFFALO ROAD
 WAKE COUNTY
 NORTH CAROLINA

DATE: 11/11/11
 TIME: 10:00 AM
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

BRADLEY A. RHINEHALT
 PE, PLS
 P.O. BOX 886
 FUGGAY VARRA, NORTH CAROLINA 27538
 PH: (919) 838-4028

EXHIBIT D. Request for Zoning Change

Please use this form only – form may be photocopied. Please type or print. See instructions in *Filing Addendum*

This section is reserved for the applicant to state factual information in support of the rezoning request.

Required items of discussion:

The Planning Department is instructed not to accept any application for amending the official zoning map without a statement prepared by the applicant analyzing the reasonableness of the rezoning request. This statement *shall* address the consistency of the proposed rezoning with the Comprehensive Plan and any other applicable *City*-adopted plan(s), the compatibility of the proposed rezoning with the *property* and surrounding area, and the benefits and detriments of the proposed rezoning for the landowner, the immediate neighbors and the surrounding community.

Recommended items of discussion (where applicable):

1. An error by the City Council in establishing the current zoning classification of the property.
2. How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.
3. The public need for additional land to be zoned to the classification requested.
4. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.

PETITIONER'S STATEMENT:

I. Consistency of the proposed map amendment with the Comprehensive Plan (www.raleighnc.gov).

- A. Please state the recommended land use(s) for this property as shown on the Future Land Use Map and discuss the consistency of the proposed land uses:**

The Future Land Use Map indicates that the Property would be used for Neighborhood Retail Mixed Use. The proposed rezoning is consistent with the Future Land Use Plan.

- B. Please state whether the subject property is located within any Area Plan or other City Council-adopted plans and policies and discuss the policies applicable to future development within the plan(s) area.**

The Property does not appear to be within any Area Plan or other City Council-adopted plans.

- C. Is the proposed map amendment consistent or inconsistent with the Comprehensive Plan and other City Council-adopted plans and policies? All references to Comprehensive Plan policies should include both the policy number (e.g. LU 4.5) and short title (e.g. "Connectivity").**

The proposed amendment is consistent with the Comprehensive Plan. The property falls within an area established on the Future Land Use Map as Neighborhood Retail Mixed Use (Policy LU 1.1 – Future Land Use Map Purpose). The proposed rezoning is also consistent with Policy LU 5.2 – Managing Commercial Development Impacts and Policy LU 10.1 – Mixed Use Retail. The subject property is located in the Northeast quadrant of the intersection of New Hope Road and Buffalo Road. As such, it is located at the intersection of a Major Thoroughfare (Buffalo Road) and a Secondary Arterial (New Hope Road). Rezoning the property to NB-CUD supports both Policy ED 1.1 – Corridor Revitalization and Policy ED 1.2 – Mixed Use Redevelopment by

EXHIBIT D. Request for Zoning Change

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allowing economic development along already existing corridors. The subject property is also in an area that already has adequate existing utilities in place, which is consistent with Policy PU 1.1 – Linking Growth and Infrastructure.

II. Compatibility of the proposed map amendment with the property and the surrounding area.

A. Description of land uses within the surrounding area (residential housing types, parks, institutional uses, commercial uses, large parking lots, thoroughfares and collector streets, transit facilities): The subject property is bordered on two sides by residential housing, including townhouses and single family conventional residential. The property to the south across Buffalo Road, which is an approximately six-acre tract, is also designated on the Future Land Use Map as Neighborhood Retail Mixed Use.

B. Description of existing Zoning patterns (zoning districts including overlay districts) and existing built environment (densities, building heights, setbacks, tree cover, buffer yards): The property is currently zoned R-6 and is not within an overlay district.

C. Explanation of how the proposed zoning map amendment is compatible with the suitability of the property for particular uses and the character of the surrounding area: This map amendment is compatible because this location, at the intersection of two major streets, is able to fully support the neighborhood business use as proposed very well. Typical intersections in Raleigh similar to this location serve the local residents with shopping options.

III. Benefits and detriments of the proposed map amendment.

A. For the landowner(s): Rezoning will allow the property owners to develop the property within the Future Land Use plan established by the City of Raleigh and to achieve the highest and best use of the property.

B. For the immediate neighbors: Rezoning the property will provide the neighborhood with more immediate access to a multi-user retail development, without having to travel long distances, encouraging use of bicycle and pedestrian traffic.

C. For the surrounding community: Rezoning the property will allow for redevelopment of the property at little to no detriment to the surrounding community.

EXHIBIT D. Request for Zoning Change

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IV. Does the rezoning of this property provide a significant benefit which is not available to the surrounding properties? Explain:

Rezoning the property will provide a significant benefit to the surrounding properties as there is no retail development in the area. This will allow for goods and services to be more immediately available to the surrounding population.

EXHIBIT D. Request for Zoning Change

Z - 0 4 - 13

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Explain why the characteristics of the subject property support the proposed map amendment as reasonable and in the public interest.

The subject property is centrally located within a largely residential area along a Major Thoroughfare. It is within the framework as designed by the City of Raleigh and shown on the Future Land Use map. It will allow for managed growth while coordinating appropriate land use plans along an existing corridor (Buffaloe Road), and it will help the surrounding community to successfully grow and expand.

V. Recommended items of discussion (where applicable).

- a. **An error by the City Council in establishing the current zoning classification of the property.**

- b. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not properly be applied to it now were it being zoned for the first time.**

- c. **The public need for additional land to be zoned to the classification requested.**

As shown on the Future Land Use map, the subject property and surrounding area is in need of more commercial and retail availability.

- d. **The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, topography, access to light and air, etc.**
The majority of the infrastructure is in place to support this use. A small amount of sewer extension is required to service the site as well as possible minor turn lane widening.

- e. **How the rezoning advances the fundamental purposes of zoning as set forth in the N.C. enabling legislation.**

FILING ADDENDUM: Instructions for filing a petition to amend the official Zoning Map of the City of Raleigh, North Carolina

VI. Other arguments on behalf of the map amendment requested.

Policy UD 7.3 – Design Guidelines
Z-4-13

Proposal is consistent with applicable Urban Design Guidelines.

Elements of Mixed-Use Areas

1. All Mixed-Use Areas should generally provide retail (such as eating establishments, food stores, and banks), office, and residential uses within walking distance of each other.

Applicant Response: The rezoning request permits retail, office and some residential uses, and the property is surrounded by existing residential uses that are within walking distance.

Mixed-Use Areas /Transition to Surrounding Neighborhoods

2. 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.

Applicant Response: This property is adjacent to single family residential homes and vacant land. The applicant has proposed a zoning condition that limits height to 40 feet, single story construction. The applicant has also proposed a zoning condition that would require a closed fence along the northern and eastern property lines that abut the single family detached homes. Further, this design guideline can be better addressed at the site plan approval stage to the extent site constraints will allow.

Mixed-Use Areas /The Block, The Street and The Corridor

3. 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.

Applicant Response: This design guideline is inapplicable due to there being no existing connection points available to the adjacent residential subdivision.

4. 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.

Applicant Response: Given the size of this site, no cul-de-sacs or dead-end streets will be located within the site. Further, this design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent site constraints will allow.

5. Block faces should have a length generally not exceeding 660 feet.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent it is applicable and subject to NCDOT guidelines.

Site Design/Building Placement

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.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant feels it is important to utilize the buildings as buffers between the major parking fields and the adjacent, existing residential properties.

7. Buildings should be located close to the pedestrian street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant feels it is important to utilize the buildings as buffers between the major parking fields and the adjacent, existing residential properties.

8. If the building is located at a street intersection, the main building or part of the building placed should be placed at the corner. Parking, loading or service should not be located at an intersection.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant feels it is important to utilize the buildings as buffers between the major parking fields and the adjacent, existing residential properties.

Site Design/Urban Open Space

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.

Applicant Response: Given the location and size of this site, this guideline is inapplicable.

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.

Applicant Response: Given the location and size of this site, this guideline is inapplicable.

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.

Applicant Response: Given the location and size of this site, this guideline is inapplicable.

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.

Applicant Response: Given the location and size of this site, this guideline is inapplicable.

Site Design/Public Seating

13. New public spaces should provide seating opportunities.

Applicant Response: Given the location and size of this site, this guideline is inapplicable.

Site Design/Automobile Parking and Parking Structures

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

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant feels it is important to utilize the buildings as buffers between the major parking fields and the adjacent, existing residential properties.

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.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant feels it is important to utilize the buildings as buffers between the major parking fields and the adjacent, existing residential properties.

16. 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.

Applicant Response: Given the location and size of this site, this guideline is inapplicable.

Site Design/Transit Stops

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.

Applicant Response: The applicant has provided a zoning condition that will provide a public transit stop easement.

18. Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.

Applicant Response: The applicant feels this design guideline can be better addressed at the site plan approval stage.

Site Design/Environmental Protection

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.

Applicant Response: It is our understanding that no such sensitive features are on the site, such that this guideline is inapplicable.

Street Design/General Street Design Principles

20. It is the intent of these guidelines to build streets that are integral components of community design. Streets should be designed as the main public spaces of the City and should be scaled for pedestrians.

Applicant Response: Given the location and size of this site, this guideline is inapplicable.

21. 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.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent it is applicable and site constraints will allow.

22. Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which compliment 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.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent it is applicable and site constraints will allow.

Street Design/Spatial Definition

23. 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.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent it is applicable and site constraints will allow.

Building Design/Facade Treatment

24. 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.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent it is applicable and site constraints will allow.

25. 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.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent it is applicable and site constraints will allow.

Building Design/Street Level Activity

26. The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.

Applicant Response: This design guideline can be better addressed at the site plan approval stage; however, the applicant intends to comply with this guideline to the extent it is applicable and site constraints will allow.

SUBMITTED DATE: September , 2012

SUMMARY OF ISSUES

A neighborhood meeting was held on September 17, 2012 to discuss a potential rezoning of the 6.17 acres located at the northeast quadrant of New Hope Road and Buffalo Road in Raleigh NC (Wake County PIN 1725789080 000). The neighborhood meeting was held at Longview Baptist Church located at 2308 New Hope Road in Raleigh. There were approximately 30 neighbors in attendance. The general issues discussed were:

- 1) Property Specific:
 - What types of uses can be built on the site?
 - What users are interested in the property?
 - How much of the property will be developed?
 - What kind of buffers / screening will be required and provided?
 - Will there be additional or improved sidewalks and crosswalks?
 - How will stormwater be managed?
- 2) Traffic:
 - Will there be road improvements to New Hope Road and Buffalo Road?
 - Won't there be a significant increase in traffic?
 - Will there be additional stoplights?
- 3) Safety:
 - Will the proposed development bring more crime into the area?
- 4) Property Values:
 - Will the proposed development cause adjacent and surrounding property values to decrease?

COMMUNITY MEETING		
LOCATION: Longview Baptist Church		
DATE: September 17, 2012		
Name	Address	
1 Greg White	3921 IRON HORSE RD.	
2 Steph. Cashion	3937 Iron Horse Rd	
3 Ashley Roberson	4128 Old Brick Ct.	
4 Jill Zarembo	4117 Old Brick Ct	
5 m/anna Charles Wood	4120 Old BRICK Ct.	
6 Martha Battle Jackson	3705 Old Coach Rd	
7 KEVIN WONG	3701 OLD COACH RD	
8 Dan/Ginger Giddens	3929 Iron Horse Rd.	
9 Suz King/St James UMC	3808 St James Ch Rd	
10 Linda Sampson St. James UMC	" " " " "	
11 Denal Alt	4204 old Brick ct Rd	
12 Bruce White	3941 Iron Horse Rd	
13 Amanda Tingen	3917 Iron Horse Rd	
14 Pauline + David Cox	3933 Iron Horse Rd.	
15 John McLAUGHLIN	3606 New Hope Rd.	
16 Hopemarie Clark	4708 Windmere Chase Dr 27616	
17 Evangeline McKenzie	4209 Old Brick Ct, Rd 27616	
18 JASON JONES	3805 OLD COACH RD, KAL. 27616	
19 SUSAN MIWAOKI	3837 Old Coach Rd Rd 27616	
20 Vicki Lee	4124 Old Brick Ct 27616	
21 Guirado Bondeau	" " " " "	
22 MICHI VOITA	3941 IRON HORSE RD	
23 Tom Bartholomew	Buffalo Properties	2500 Southall Rd. Raleigh, N.C. 27604
24 Joan Beckwith	Buffalo	5117 Eagles Landing Dr, Cal. 27616
25 Sheda Woodhief		3718 Halford Dr. Cal. 27604
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