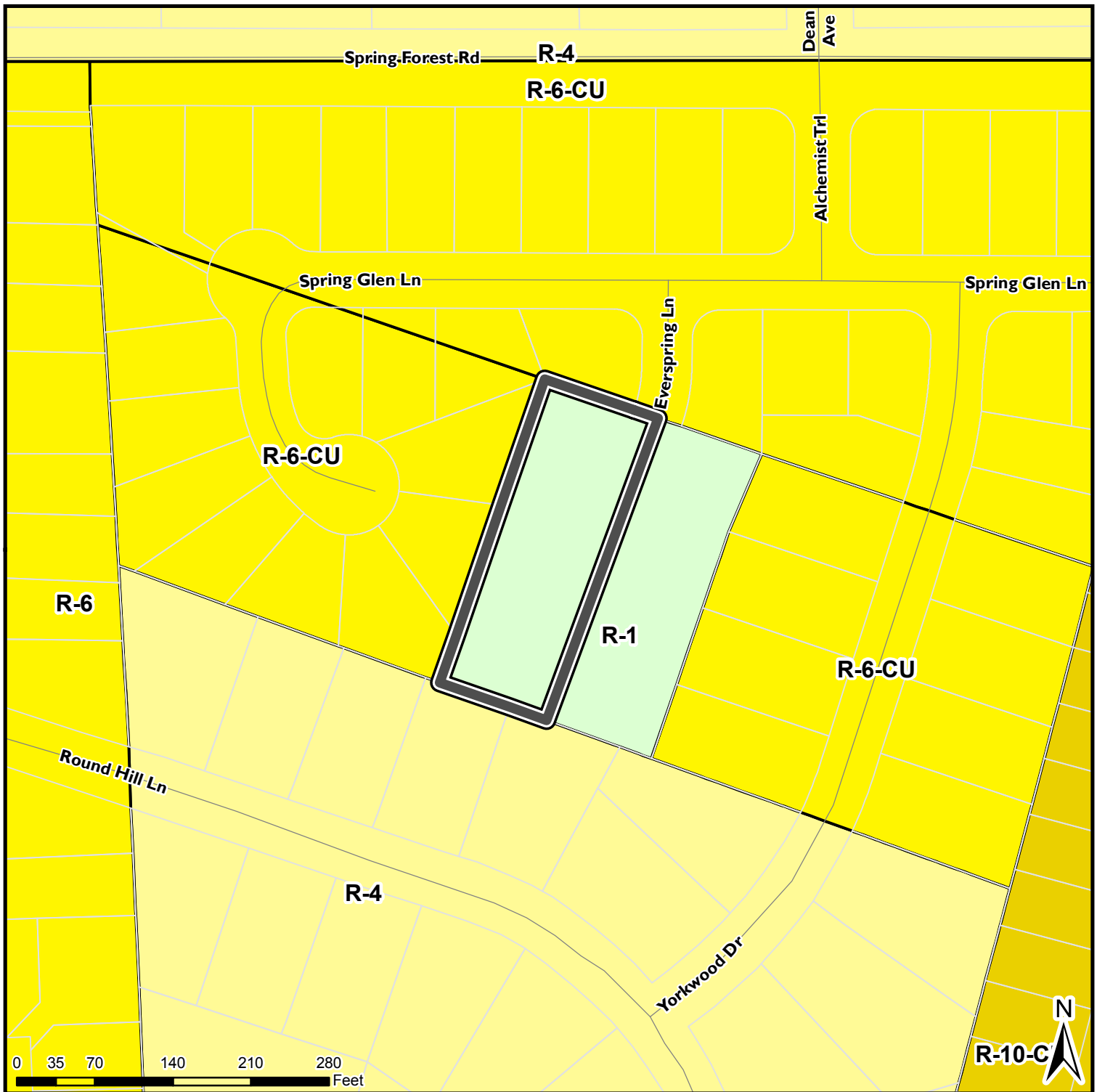


Existing Zoning Map

Z-41-2016



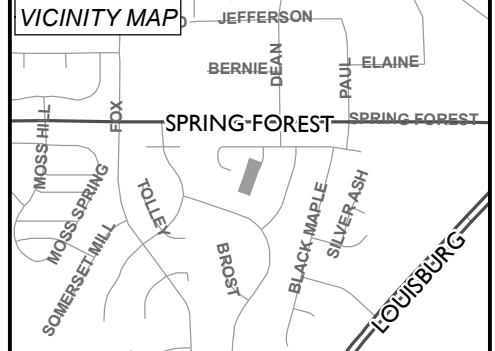
**Submittal
Date**

11/17/2016

Request:

**0.69 acres from
R-1
to R-6**

VICINITY MAP



Map Date: 11/18/2016



Certified Recommendation

Raleigh Planning Commission

CR#

Case Information Z-41-16 5601 Everspring Lane

<i>Location</i>	West side, south of its intersection with Spring Glen Ln Address: 5601 Everspring Ln PIN: 17269664315
<i>Request</i>	Rezone property from Residential 1 (R-1) to Residential 6 (R-6)
<i>Area of Request</i>	0.69 acres
<i>Property Owner</i>	Mehdi Investments Group LLC 5408 Glorietta Circle Raleigh, NC 27613-1463
<i>Applicant</i>	Ed's Contracting 2820 Trawick Road Raleigh, NC 27604
<i>Citizens Advisory Council (CAC)</i>	Northeast Chair: Lillian Thompson; lillianonline@icloud.com ,
<i>PC Recommendation Deadline</i>	April 9, 2017

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>	Low Density Residential
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.6 – Zoning and Infrastructure Impacts Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 8.10 – Infill Development Policy LU 8.12 – Infill Compatibility Policy UD 5.1 – Contextual Design
<i>INCONSISTENT Policies</i>	None Identified

Summary of Proposed Conditions

None Proposed. General Use Case.

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
November 15, 2016			

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	
<i>Findings & Reasons</i>	
<i>Motion and Vote</i>	

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.

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator:

Sophie Huemer: (919) 996-2652; Sophie.Huemer@raleighnc.gov



Zoning Staff Report – Z-41-16

General Use District

Case Summary

Overview

The property is located at the terminus of Everspring Lane. Spring Forest Road is less than tenth a mile north of the site. Louisburg Road sits less than half a mile east of the site while the Capital Boulevard Corridor is located just over a mile to the west.

The subject property is occupied by one single family detached residence. Surrounding uses are exclusively residential with single family detached as the predominant building type. Homes to the north and west were built in the late 2000s. Homes to the south were constructed in the late 1980's.

The site and all surrounding properties are designated as Low Density Residential on the Future Land Use Map, which envisions residential development with a density of 1 to 6 dwelling units per acre. There are no Urban Form Map designations for this area. The property to the east is of similar size and shape; also zoned Residential-1.

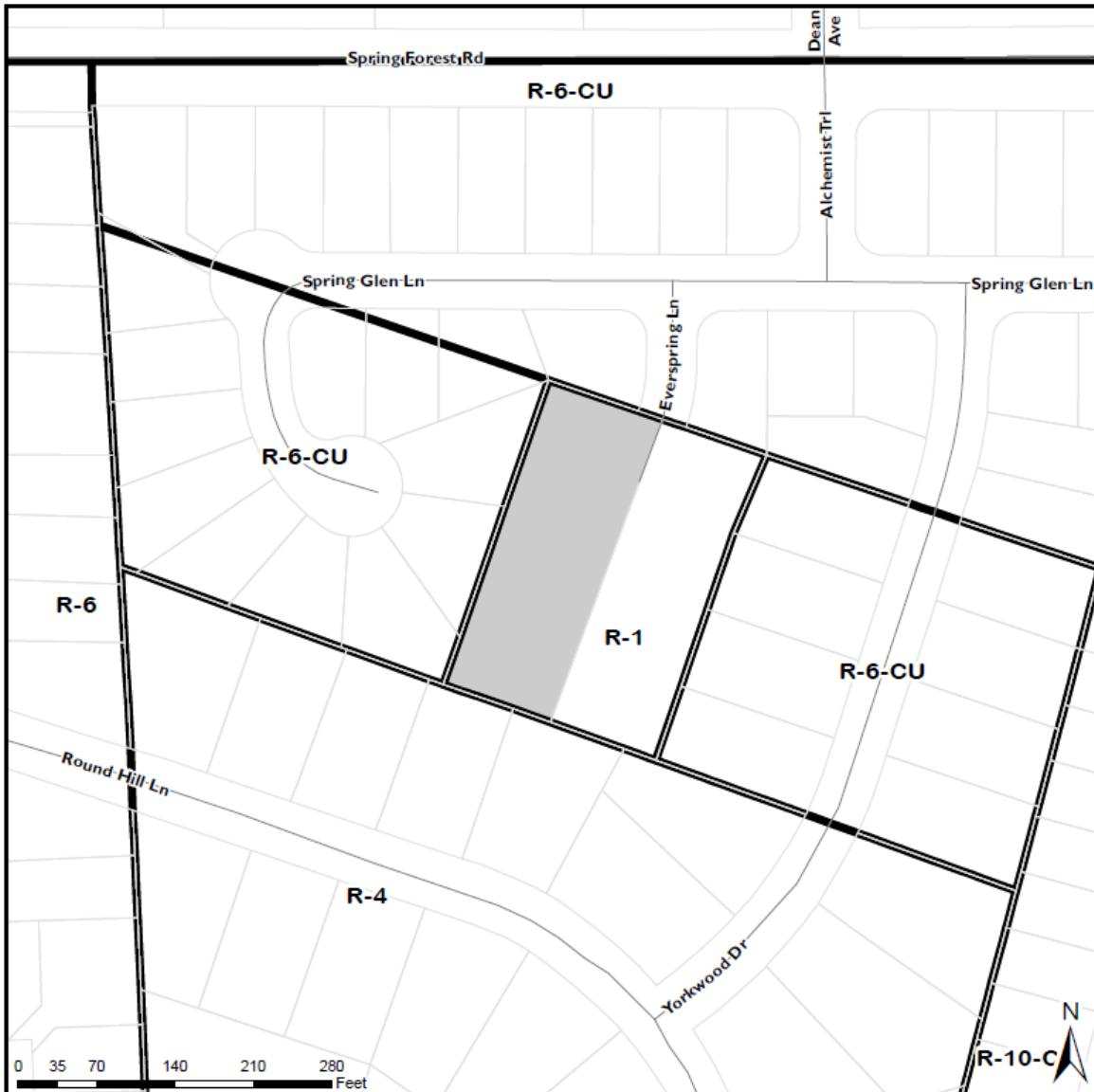
The proposal seeks to rezone the subject property to permit an increase in residential density. The current zoning, Residential-1, allows one dwelling unit per acre. Residential-6 would allow up to six dwelling units per acre and smaller setbacks. In addition, it would permit the attached building type.

Outstanding Issues

<i>Outstanding Issues</i>	No Outstanding Issues	<i>Suggested Mitigation</i>	Not Applicable
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Existing Zoning Map

Z-41-2016

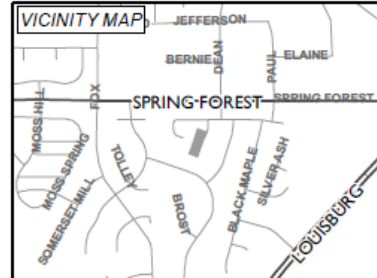


**Submittal
Date**

11/17/2016

Request:

0.69 acres from
R-1
to **R-6**



Map Date: 11/18/2016

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-1	Residential-6- Conditional Use	Residential-4	Residential-1	Residential-6- Conditional Use
<i>Additional Overlay</i>	None	None	None	None	None
<i>Future Land Use</i>	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
<i>Current Land Use</i>	Single Family Residential	Single Family Residential	Single Family Residential	Vacant	Single Family Residential
<i>Urban Form (if applicable)</i>	None	None	None	None	None

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	1 Du/acre (1 Unit)	6 Du/acre (5.8 Units)
<i>Setbacks:</i>		
<i>Front:</i>	20'	10'
<i>Side:</i>	10'	10'
<i>Rear:</i>	30'	20'
<i>Retail Intensity Permitted:</i>	Not Permitted	Not Permitted
<i>Office Intensity Permitted:</i>	Not Permitted	Not Permitted

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	0.69	0.69
<i>Zoning</i>	R-1	R-6
<i>Max. Gross Building SF (if applicable)</i>	N/A	N/A
<i>Max. # of Residential Units</i>	1	5.80
<i>Max. Gross Office SF</i>	Not Permitted	Not Permitted
<i>Max. Gross Retail SF</i>	Not Permitted	Not Permitted
<i>Max. Gross Industrial SF</i>	Not Permitted	Not Permitted
<i>Potential F.A.R</i>	N/A	N/A

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

The proposed rezoning is:

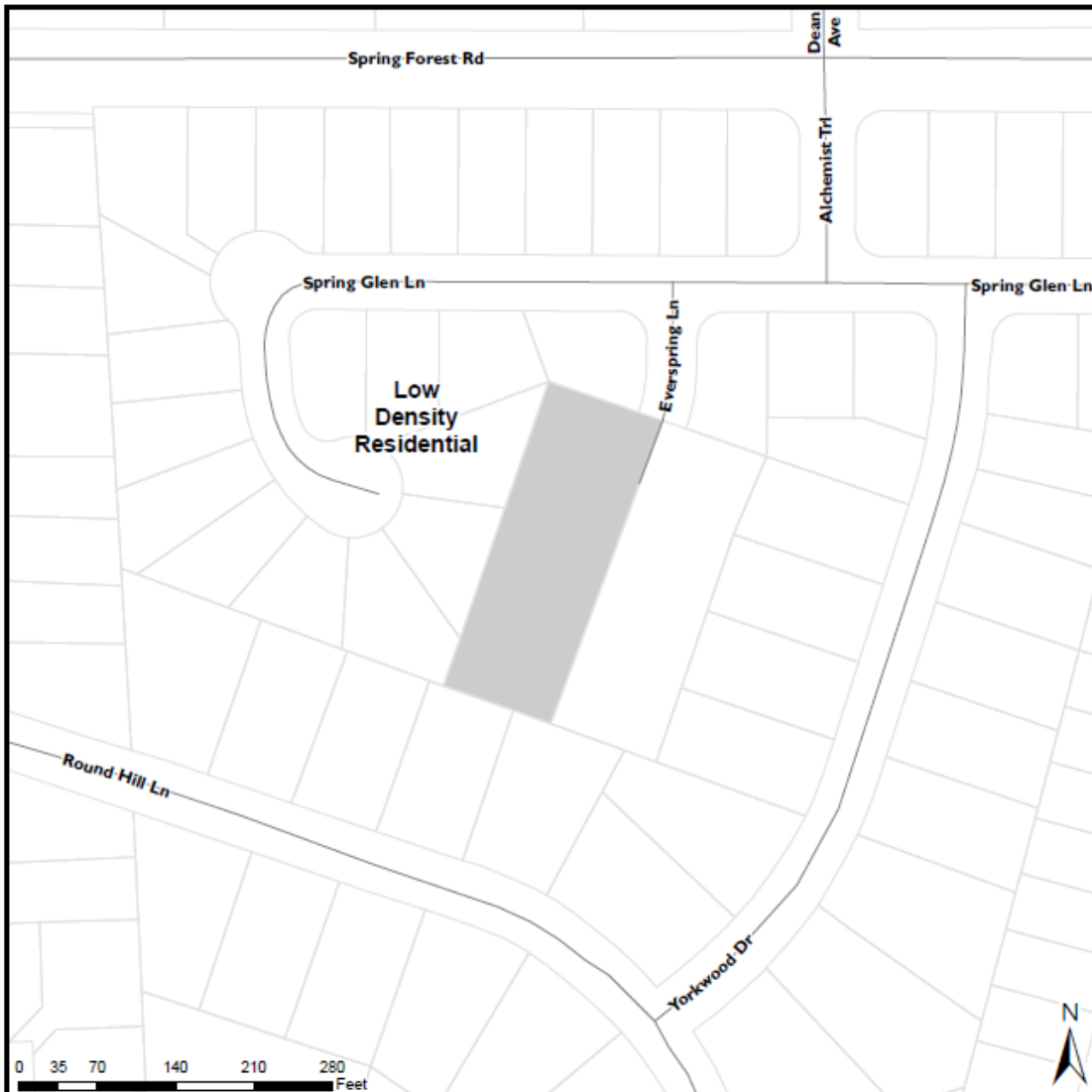
☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The surrounding area is predominantly single family detached residences. Attached buildings are an additional building type in Residential-6 but are not incompatible with the surrounding homes.

Future Land Use Map

Z-41-2016

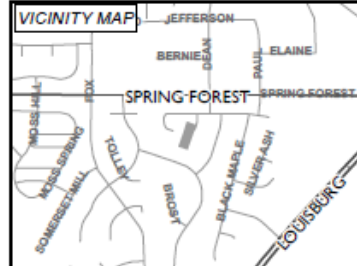


**Submittal
Date**

11/17/2016

Request:

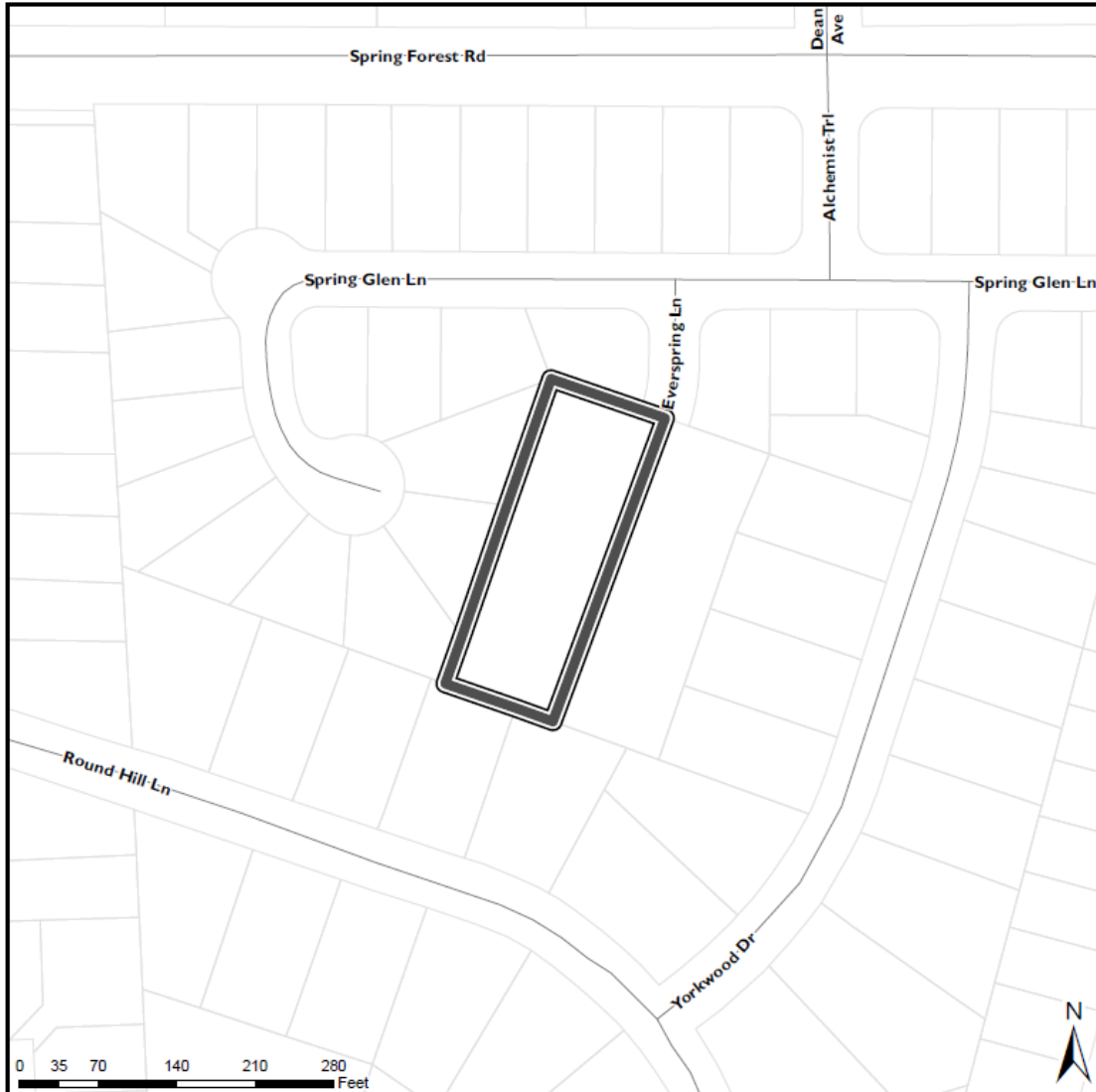
0.69 acres from
R-1
to **R-6**



Map Date: 11/18/2016

Urban Form Map

Z-41-2016



**Submittal
Date**

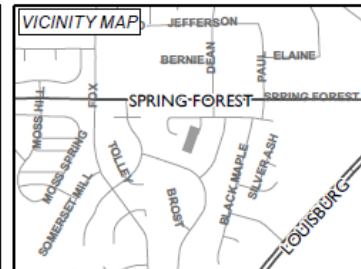
11/17/2016

Request:

0.69 acres from

R-1

to **R-6**



Map Date: 11/18/2016

2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal is consistent with the vision, themes, and policies of the Comprehensive Plan and the Future Land Use Map.
- B. The Comprehensive Plan states that the R-6 district is a consistent zoning district with the Low Density Residential Future Land Use designation.
- C. Not applicable.
- D. Existing community facilities and street appear sufficient to accommodate the development possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The Low Density Residential Future Land Use category in the Comprehensive Plan calls for residential development within the range of 1 to 6 dwelling units per acre. This proposal limits the maximum residential density to 6 dwelling units per acre.

2.3 Urban Form

Urban Form designation:

☒ **Not applicable** (no Urban Form designation)

The rezoning request is:

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

No Urban Form Designation

2.4 Policy Guidance

The rezoning request is **inconsistent** with the following policies:

None Identified

2.5 Area Plan Policy Guidance

The proposed zoning is not subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Development will be consistent with Comprehensive Plan, and existing development.
- City facilities are in close proximity.
- Will allow for infill development.

3.2 Detriments of the Proposed Rezoning

- The development of this parcel will trigger the need for improvements to Everspring Lane at the time of site plan. The eastern adjacent parcel is not subject to this zoning request and is not required to participate in improvements to Everspring until it develops.

4. Impact Analysis

4.1 Transportation

The site is located in a neighborhood south of Spring Forest Road, between Fox Rd and US-401. A neighborhood street, Everspring Lane, stubs into the subject parcel and provides access to the public street system. There are no City of Raleigh CIP projects or state STIP projects planned for any street in the vicinity of the Z-41-2016 site.

Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D. An existing public street stubs into the northern boundary of the Z-41-2016 parcel. Site access will be provided via Everspring Lane. The existing street stub may be extended into the subject parcel upon submittal of a site development plan.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning (average lot size 10,000 - 19,999 sf) is 5,000 feet. The block perimeter for Z-41-2016, as defined by public rights-of-way for Alchemist Trail, Yorkwood Drive, Round Hill Lane, Spring Pines Way and Spring Forest Road is approximately 3,000 feet.

The existing land use is a single-family dwelling which generates virtually no traffic. Approval of case Z-41-2016 would increase the allowable dwelling units from one to four. There would be minimum impacts to the public street system and a minor increase in trip generation if case Z-41-2016 is approved.

Impact Identified: None

4.2 Transit

1. This area is not currently served by transit
2. Neither the City of Raleigh Short Range Transit Plan nor the Wake County Transit Plan call for future service here
3. No transit requests

Impact Identified: None

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Beaverdam - E
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	none

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	250 gpd	1000 gpd
<i>Waste Water</i>	250 gpd	1000 gpd

Impact Identified: Water is available in Everspring Lane. There is an existing sanitary sewer main adjacent to property (northwest corner) of existing lot. If lot is subdivided into four lots, off-site sanitary sewer easements will be required. Also, the invert elevation (334.0') for this manhole may not work (i.e. not provide adequate grade for sewer service lines) for all lots depending on finish floor elevations.

4.5 Parks and Recreation

1. There are no existing or proposed greenway trails, corridors, or connectors within or adjacent to this site. Nearest trail access is Spring Forest Trail, distance 1.0 miles.
2. Recreation services are provided by Spring Forest Community Center, distance 0.4 miles.

Impact Identified: None

4.6 Urban Forestry

This site is less than 2.0 gross acres and is not subject to UDO 9.1 Tree Conservation.

Impact Identified: None

4.7 Designated Historic Resources

Impact Identified: None

4.8 Community Development

Impact Identified: None

4.9 Impacts Summary

None Identified

4.10 Mitigation of Impacts

None Identified

5. Conclusions

The proposed rezoning is consistent with the Comprehensive Plan and the Future Land Use Map designation. It is also compatible with adjacent uses and development densities. Residential-6 would permit the attached building type which is not an incompatible building type. The Low Density Residential Future Land Use category calls for development within the range of 1 to 6 dwelling units per acre. Residential-6 allows for up to 6 dwelling units per acre.

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☒ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Classification R1

Proposed Zoning Classification Base District R6 Height _____ Frontage _____

OFFICE
USE ONLY

Transaction #

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

484552

GENERAL INFORMATION

Property Address 5601 Everspring Ln, Raleigh NC 27616 Date 10/26/16

Property PIN 1726964315 Deed Reference (book/page) 016083/01554

Nearest Intersection Everspring Ln & Spring Glen Ln Property Size (acres) .69

Property Owner/Address
Mehdi Investments Group LLC
5408 Glorietta Cir
Raleigh NC 27613-1463

Phone 919-559-2227

Fax

Email amehdi@asmcpa.com

Project Contact Person/Address
Ed's Contracting
2820 Trawick Rd
Raleigh NC 27604

Phone 919-272-1307

Fax 919-872-2741

Email service@saconstructionnc.com

Owner/Agent Signature

Email

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

*Electronic
Version
Met. City.
on Humboldt*

*Filed 10/26/16 @
2:30pm*

REZONING APPLICATION ADDENDUM	
<p align="center">Comprehensive Plan Analysis</p> <p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p align="center">STATEMENT OF CONSISTENCY</p> <p>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> <p>The R6 is the current zoning for all surrounding properties and therefore should meet the 2030 Comprehensive Plan.</p> <p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p>	
<p align="center">PUBLIC BENEFITS</p> <p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p> <p>Will bring the current square footage price of existing homes up.</p> <p>1.</p> <p>Will bring the aesthetics of the current status of the property up to surrounding properties.</p> <p>2.</p> <p>Will have a private road to homes so no road maintenance will be placed on City.</p> <p>3.</p> <p>Will meet All City requirements including landscaping</p> <p>4.</p>	

Date: 10/31/16

SENT CERTIFIED

Re: 5601 Everspring Ln, Raleigh, NC 27616

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on November 15, 2016. The meeting will be held at 2820 Trawick Rd and will begin at 5:30 PM.

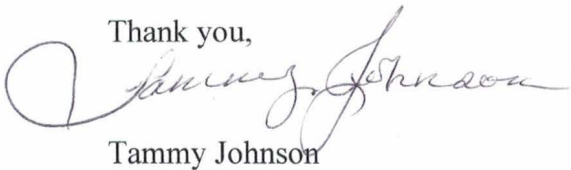
The purpose of this meeting is to discuss a potential rezoning of the property located at 5601 Everspring Ln, Raleigh, NC 27616. This site is current zoned R1 and is proposed to be rezoned to R6. Same as your home. This is the 3rd attempt to hold a homeowner meeting as the city's information was not on the previous letters. No new additional information will be reviewed.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning; which is why you are being contacted.

If you have any concerns or questions I (we) can be reached at: 919-272-13007 or service@saconstructionnc.com.

The City of Raleigh can be reached at: www.raleighnc.gov (which may have more specific information available) or City Planning department @919-996-2626, rezoning@raleighnc.gov.

Thank you,

A handwritten signature in cursive script, appearing to read "Tammy Johnson", written in dark ink.

Tammy Johnson

Project manager
S&A Construction
2820 Trawick Rd
Raleigh, NC 27604
919-272-1307

PIN	Owner	Mail Address 1	Mail Address 2	Deed B	Deed F	Deed Date	Description	Site Address	City
	SANCHEZ, NATALIO QUISTIAN		RALEIGH NC 27616-				LO33 REV NORTH FARM SE2B		
1726961260	VAZQUEZ, PIERRE LOUIS, JAMES PIERRE	5516 ROUND HILL LN	5375 RALEIGH NC 27616-	011842	01951	03/02/2006	BM1986 -450	5516 ROUND HILL LN	RALEIGH
1726961391	LOUIS, MICHELLE	5607 SPRING GLEN LN	4629 RALEIGH NC 27616-	014431	00442	08/12/2011	LO25 THE GLEN ON SPRING FOREST BM2006 -02352	5607 SPRING GLEN LN	RALEIGH
1726962147	STRENN, BLAISE P STRENN, KATELIN	5512 ROUND HILL LN	5375 RALEIGH NC 27616-	008217	00773	12/28/1998	LO32 REV NORTH FARMS SE2B BM1986 -00450	5512 ROUND HILL LN	RALEIGH
1726962278	SCOTT, JOHN S JR SOLOMON, IAN J SOLOMON,	5601 SPRING GLEN LN	4629 RALEIGH NC 27616-	014866	01480	07/31/2012	LO26 THE GLEN ON SPRING FOREST BM2006 -02352	5601 SPRING GLEN LN	RALEIGH
1726962580	TAMMIE W	5720 SPRING GLEN LN	4626 RALEIGH NC 27616-	013883	02682	03/22/2010	LO30 THE GLEN ON SPRING FOREST BM2006 -02352	5720 SPRING GLEN LN	RALEIGH
1726963114	MAY, KRISTINA T MELVIN, LIONEL ERVIN MELVIN,	5508 ROUND HILL LN	5375 RALEIGH NC 27616-	016307	02535	03/02/2016	LO31 NORTH FARMS SE2B BM1985 -00363	5508 ROUND HILL LN	RALEIGH
1726963324	JACQUETTA	5600 SPRING GLEN LN	4628 RALEIGH NC 27616-	015640	00902	04/25/2014	LO27 THE GLEN ON SPRING FOREST BM2006 -02352	5600 SPRING GLEN LN	RALEIGH
1726963442	MARSTON, JASON MARSTON, NICOLE	5608 SPRING GLEN LN	4628 RALEIGH NC 27616-	015427	02729	08/30/2013	LO28 THE GLEN ON SPRING FOREST BM2006 -02352	5608 SPRING GLEN LN	RALEIGH
1726963551	HA, TAM M HUYNH, THAI	5724 SPRING GLEN LN	4626 RALEIGH NC 27616-	013913	02461	04/20/2010	LO31 THE GLEN ON SPRING FOREST BM2006 -02352	5724 SPRING GLEN LN	RALEIGH
1726964083	HINTON, SHARON R	5501 YORKWOOD DR	5379	015603	01549	03/14/2014	LO29 NORTH FARMS SE2B BM1985 -00363	5501 YORKWOOD DR	RALEIGH

	LOPEZ, RAFAEL A		RALEIGH NC 27616-		LO30 NORTH FARMS SE2B		
1726964101	LOPEZ, MARIBEL	5504 ROUND HILL LN	5375	012030 02158 06/27/2006	BM1985 -00363	5504 ROUND HILL LN	RALEIGH
	CASIANO, FELIX		RALEIGH				
	CASIANO, JAHYEDA		NC 27616-		LO32 THE GLEN ON SPRING		
1726964551	V	5603 EVERSPRING LN	4631	015640 00916 04/25/2014	FOREST BM2006 -02352	5603 EVERSPRING LN	RALEIGH
			RALEIGH				
	ODEH, AYMAN		NC 27616-		LO28 NORTH FARMS SE2B		
1726965049	ODEH, SAMAR	5505 YORKWOOD DR	5379	009829 02143 12/31/2002	BM1985 -00363	5505 YORKWOOD DR	RALEIGH
			RALEIGH				
	WOODS, LENORA		NC 27609-				
1726965301	KEITH	5279 WINDY HILL DR	4935	003044 00267 08/27/1982	HESTER LD & IMP	4622 SPRING FOREST RD	
	MOORE, GREGORY		RALEIGH				
	W MOORE, SHIRLEY		NC 27616-		LO33 THE GLEN ON SPRING		
1726965479	A	5742 SPRING GLEN LN	4626	013281 00979 10/23/2008	FOREST BM2007 -689-91	5742 SPRING GLEN LN	RALEIGH
	HARTSFIELD,		RALEIGH				
	WILLIAM A		NC 27616-		LO36 THE GLEN ON SPRING		
1726966482	HARTSFIELD, LISA	5601 YORKWOOD DR	4633	015489 00371 10/30/2013	FOREST BM2006 -02353	5601 YORKWOOD DR	RALEIGH
	HAIRSTON, STEVEN		RALEIGH				
	ERIC HAIRSTON,		NC 27616-		LO34 THE GLEN ON SPRING		
1726966540	INGRID NANETTE	5800 SPRING GLEN LN	4624	012772 02280 09/28/2007	FOREST BM2006 -02353	5800 SPRING GLEN LN	RALEIGH
Owner	Mehdi Investment Groups	5408 GLORIETTA CIR	RALEIGH NC 27613			5601 EVERSPRING LN	
			Raleigh				
Builder	S&A Construction	2820 Trawick RD	NC 27604				

7016 0910 0002 3683 0630

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Extra Services & Fees (check box, add fee as appropriate)		\$0.00	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

Postmark Here

MOORE, GREGORY W MOORE, SHIRLEY A
5742 SPRING GLEN LN 10/31/2016
RALEIGH NC 27616-4626

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

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Construction
2820 Trawick Rd 10/31/2016
Raleigh NC 27604

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

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HA, TAM M HUYNH, THAI 10/31/2016
5724 SPRING GLEN LN
RALEIGH NC 27616-4626

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

Postmark Here

CASIANO, JAHYEDA V 10/31/2016
5603 EVERS PRING LN
RALEIGH NC 27616-4631

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

Postmark Here

STRENN, KATELIN 10/31/2016
5512 ROUND HILL LN
RALEIGH NC 27616-5375

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7016 0910 0002 3683 0630

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Extra Services & Fees (check box, add fee as appropriate)		\$0.00	1
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	

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MARSTON, NICOLE 10/31/2016
5608 SPRING GLEN LN
RALEIGH NC 27616-4628

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	

MAY, KRISTINA T 10/31/2016
 5508 ROUND HILL LN
 RALEIGH NC 27616-5375

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	

HINTON, SHARON R 10/31/2016
 5017 YORKWOOD DR
 RALEIGH NC 27616-5379

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7016 0910 0002 3696 9773

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	

ODEH, SAMAR 10/31/2016
 5505 YORKWOOD DR
 RALEIGH NC 27616-5379

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5950 0910 0002 3696 9759

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Certified Mail Fee	\$3.30	0180
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	

HAIRSTON, ERIC 10/31/2016
 INGRID NANETTE
 5800 SPRING GLEN LN
 RALEIGH NC 27616-4624

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5616 0910 0002 3696 9735

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Certified Mail Fee	\$3.30	0180
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	

SANCHEZ, NATALIO QUISTIAN VAZQUEZ 10/31/2016
 ORTENCIA ROMERO
 5516 ROUND HILL LN
 RALEIGH NC 27616-5375

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	

SCOTT, JOHN S JR 10/31/2016
 5601 SPRING GLEN LN
 RALEIGH NC 27616-4629

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Certified Mail Fee	\$3.30	0180
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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SOLOMON, JAMAL SOLOMON, TAMMIE W
 5720 SPRING GLEN LN 10/31/2016
 RALEIGH NC 27616-4626

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7016 0910 0002 3696 9827

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Certified Mail Fee	\$3.30	0180
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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MELVIN, JONEL ERVIN MELVIN
 JACQUETTA WOODS 10/31/2016
 5600 SPRING GLEN LN
 RALEIGH NC 27616-4628

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7016 0910 0002 3696 9841

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RALEIGH NC 27609

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Certified Mail Fee	\$3.30	0180
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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WOODS, LENORA KEITH
 5279 WINDY HILL DR 10/31/2016
 RALEIGH NC 27609-4935

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70	1
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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HARTSFIELD, WILLIAM A HARTSFIELD
 \$6.47 LISA 10/31/2016
 5601 YORKWOOD DR
 RALEIGH NC 27616-4633

PS Form 3800, April 2015 PSN 7530-02-000-9047

7016 0910 0002 3696 9797

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RALEIGH NC 27613

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Certified Mail Fee	\$3.30	0180
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	1
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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Melvin Investment Group 10/31/2016
 5408 Glorietta Cir
 Raleigh NC 27613

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0002 3696 9803

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RALEIGH NC 27616

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Certified Mail Fee	\$3.30	0180
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	10
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

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PIERRE LOUIS, JAMES PIERRE LOUIS
 MICHELLE 10/31/2016
 5607 SPRING GLEN LN
 RALEIGH NC 27616-4629

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 0910 0002 3696 9834

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RALEIGH, NC 27616

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee if appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0180
1

Postmark
Here

LOPEZ, RAFAEL A LOPEZ, MARIBEL
5504 ROUND HILL LN
RALEIGH NC 27616-5375

10/31/2016

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

S&A Construction
2820 Trawick Rd
Raleigh NC 27604



9590 9402 1860 6104 7217 10

2. Article Number (Transfer from service label)

7016 0910 0002 3683 0646

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Rec

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☒ Agent☐ Addre

B. Received by (Printed Name)

C. Date of Del

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Res |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Delivery |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Mehdi Investment Group
5408 Glorietta Cir
Raleigh NC 27613



9590 9402 1860 6104 7244 69

2. Article Number (Transfer from service label)

7016 0910 0002 3696 9797

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Ag☐ Ad

B. Received by (Printed Name)

C. Date of I

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|--|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Exp |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Delivery |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Return Receipt Merchandise |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confir |
| <input type="checkbox"/> Insured Mail | <input type="checkbox"/> Signature Confir Restricted Deliv |
| <input type="checkbox"/> Mail Restricted Delivery (over \$500) | |

Rezoning Homeowner Meeting

Minutes

5601 Everspring

11/15/16 @ 5:30

(S&A Construction 2820 Trawick Rd, Raleigh NC 27604)

- **Date:**11/15/16
- **Time Meeting Called to Order:** 5:30 PM
- **Present from S&A Contracting** (representing 5601 Everspring homeowner):

Tammy Johnson & Chris Goldston
- **# of Homeowners present meeting:** 0
(Notice was sent certified – See copy of letter and proof of delivery).
- **Meeting Adjourned at:** 6:00 PM

SUMMARY OF ISSUES

A neighborhood meeting was held on 10/4/14 (date) to discuss a potential rezoning located at 7009 Harpo Mill Rd Raleigh (property address). The neighborhood meeting was held at 7:00 pm N. Reg. library (location). There were approximately 5 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

- Not part of surrounding NOA
- Possibility to be rental once sold.
- What it required to attach to Filtration System

See Minutes
full details