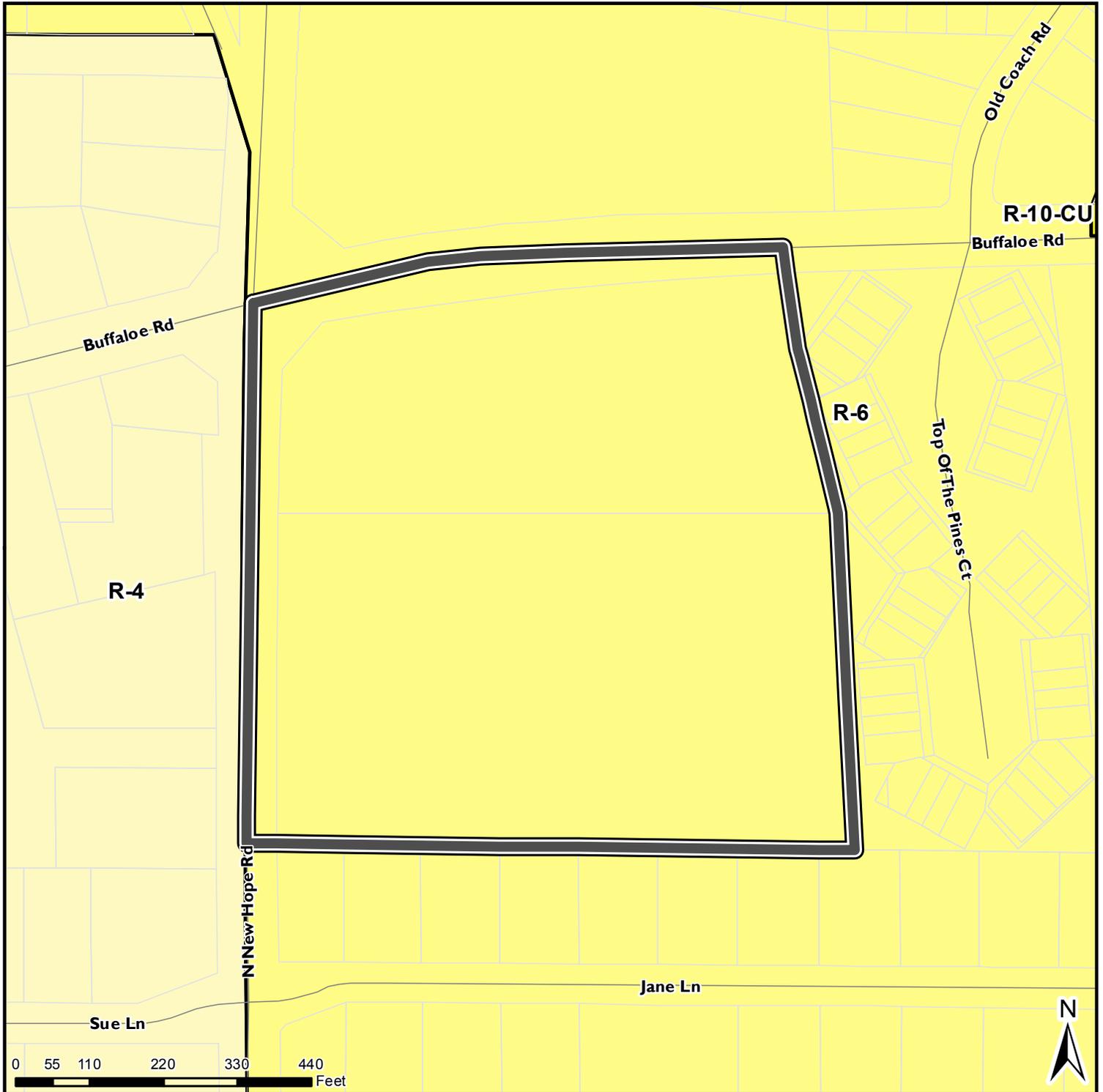


# Existing Zoning Map

# Z-12-2015



**Submittal Date**

3/13/2015

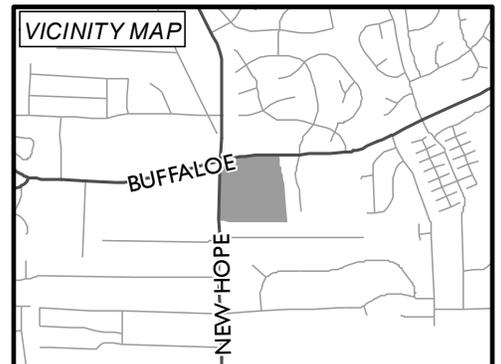
**Request:**

**15.67 acres from**

**R-6**

**to NX-3-CU**

VICINITY MAP





# Certified Recommendation

Raleigh Planning Commission

CR# 11633

## Case Information Z-12-15 New Hope Road and Buffalo Road

<i>Location</i>	Southeast corner, intersection of New Hope Road and Buffalo Road Addresses: 0 Buffalo Road and 3606 N. New Hope Road PIN(s): 1725779568 and 1725779177
<i>Request</i>	Rezone property from Residential-6 (R-6) to Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU)
<i>Area of Request</i>	15.7 acres
<i>Property Owner</i>	Buffaloe Properties LLC 112 Walnut Street Cary, NC 27511-3444
<i>Applicant</i>	Lacy H. Reaves P.O. Box 2611 Raleigh, NC 27602-2611
<i>Citizens Advisory Council (CAC)</i>	Northeast – Lillian Thompson, Chairperson <a href="mailto:lillianonline@icloud.com">lillianonline@icloud.com</a>
<i>PC Recommendation Deadline</i>	August 10, 2015

### 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

<b>FUTURE LAND USE</b>	Neighborhood Mixed Use (NMU)
<b>URBAN FORM</b>	n/a
<b>CONSISTENT Policies</b>	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 5.4 - Density Transitions Policy LU 5.6 - Buffering Requirements Policy LU 6.4 - Bus Stop Dedication Policy LU 7.4 - Scale and Design of New Commercial Uses Policy LU 10.6 - Retail Nodes
<b>INCONSISTENT Policies</b>	(None.)

### Summary of Proposed Conditions

1. Prohibits certain uses.
2. Limits business hours of operation, as well as hours for trash pick-up and deliveries.
3. Specifies maximum building height of 1 story/30 feet.

4. Addresses curb cut location next to adjacent properties.
5. Specifies protective yard standards, including requirement of masonry wall next to certain properties.
6. Specifies tree conservation areas.
7. Specifies minimum distance of buildings from adjacent parcels.
8. Restricts the maximum floor area of all buildings as well as for any single establishment.
9. Requires a fence along the interior of protective yards and tree conservation areas.
10. Prohibits drive-thrus in certain locations.
11. Offers transit easements for Buffalo Road and New Hope Road.
12. Requires a development allocation covenant.
13. Requires development of a shopping center which will have a grocery store with a pharmacist when operations commence.

## Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
1/20/15	2/12/15 and 4/9/15; Y – 40; N - 12	5/12/15	5/19/15	7/21/15

**Valid Statutory Protest Petition**

### Attachments

1. Staff report
2. TIA review memo
3. Buffalo-New Hope Area Plan (adopted May 2015)

## Planning Commission Recommendation

<i>Recommendation</i>	<b>Approve with conditions.</b> City Council may now schedule this proposal for Public Hearing, or refer it to committee for further study and discussion.
<i>Findings &amp; Reasons</i>	<ol style="list-style-type: none"> <li>1. The proposal is consistent with the Future Land Use Map and pertinent policies of the Comprehensive Plan.</li> <li>2. The proposed rezoning is reasonable and in the public interest. The proposal would allow the provision of goods and services close to existing residential uses.</li> <li>3. The proposal is compatible with the surrounding area. Conditions which limit building height, limit the maximum square footage of uses, and specify buffers that exceed Code requirements provide an effective transition to existing neighborhoods.</li> </ol>
<i>Motion and Vote</i>	Motion: Whitsett Second: Fluhrer In Favor: Braun, Buxton, Fluhrer, Hicks, Lyle, Swink and Whitsett

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.

5/12/15

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator:

Vivian Ekstrom: (919) 996-2657; [vivian.ekstrom@raleighnc.gov](mailto:vivian.ekstrom@raleighnc.gov)



# Zoning Staff Report – Case Z-12-15

## Conditional Use District

### Case Summary

#### Overview

The proposal seeks to rezone two properties located in the southeast quadrant of the intersection of Buffalo Road and N. New Hope Road. The parcel to the north (0 Buffalo Road) is vacant and cleared. While there is a single-family home on the parcel to the south (3603 N. New Hope Road), it appears to be unoccupied.

The Future Land Use Map designates the subject site as Neighborhood Mixed Use. Adjacent properties to the east and south are designated as Moderate Density Residential and Low Density Residential respectively. The vacant parcel to the north across Buffalo Road is also designated as Neighborhood Mixed Use. The majority of properties to the west across New Hope Road are designated as Low Density Residential.

The site is currently zoned Residential-6 (R-6), as are adjacent properties to the east and south. Properties to the east are zoned Residential-4 and properties to the north also have Residential-6 zoning. As such, the predominant use surrounding the site is single-family residential.

The proposal offers a number of zoning conditions that seek to mitigate potential impacts on adjacent residential areas. In particular, several of the conditions specify buffers, protective yards, tree conservation areas, and screening elements along the boundaries with adjacent single-family homes. In addition, certain uses are prohibited, building height is restricted to 1 story and 30 feet, hours of operation, trash pick-up and deliveries are prohibited between 11 pm and 6 am, drive thru locations are prohibited from facing properties to the south as well as New Hope Road, and a minimum building distance from adjacent residential properties is specified. The applicant has also offered a condition requiring development of a shopping center which will have a grocery store with a pharmacist.

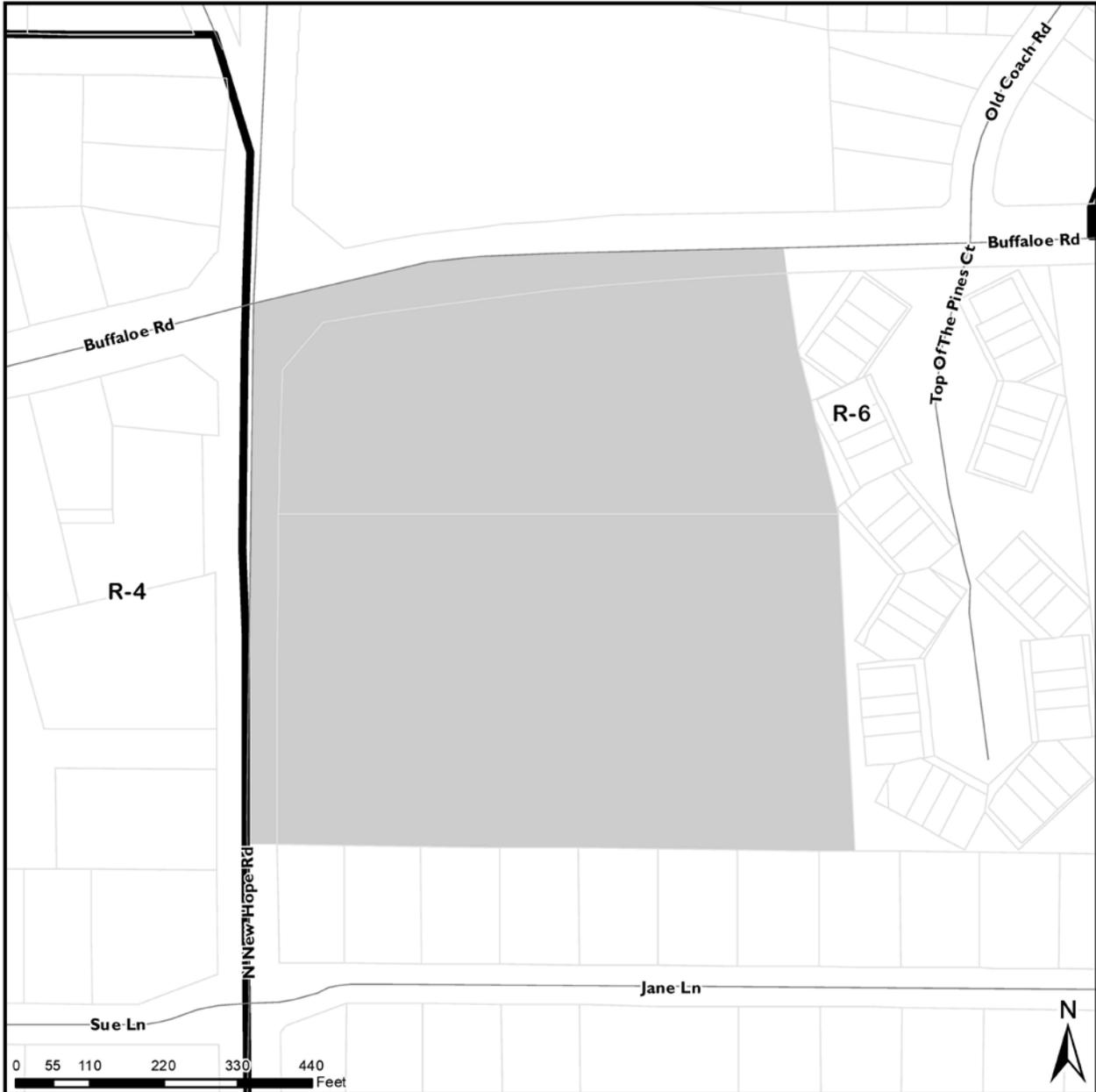
This property and the parcel to the north across Buffalo Road were the focus of a recent area planning effort that looked at potential new development and its impact on surrounding residential neighborhoods as well as opportunities for intersection improvements. The Buffalo-New Hope Area Plan was adopted by City Council on May 19, 2015. This zoning proposal is consistent with several pertinent policies in the plan.

#### Outstanding Issues

<i>Outstanding Issues</i>	<i>(None.)</i>	<i>Suggested Mitigation</i>	<i>n/a</i>
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# Existing Zoning Map

# Z-12-2015



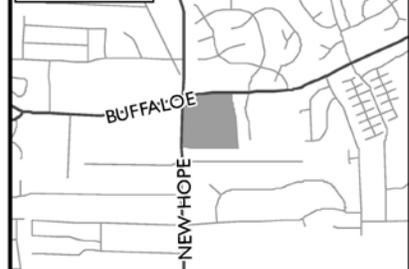
**Submittal  
Date**

3/13/2015

## Request:

**15.67 acres from  
R-6  
to NX-3-CU**

### VICINITY MAP



# Rezoning Case Evaluation

## 1. Compatibility Analysis

### 1.1 Surrounding Area Land Use/ Zoning Summary

	<b>Subject Property</b>	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<i>Existing Zoning</i>	Residential-6	Residential-6	Residential-6	Residential-6	Residential-4
<i>Additional Overlay</i>	n/a	n/a	n/a	n/a	n/a
<i>Future Land Use</i>	Neighborhood Mixed Use	Neighborhood Mixed Use and Low Density Residential	Low Density Residential	Moderate Density Residential	Low Density Residential
<i>Current Land Use</i>	Vacant; unoccupied single-family structure	Vacant and Single-family	Single-family	Single-family	Single-family
<i>Urban Form (if applicable)</i>	n/a	n/a	n/a	n/a	n/a

### 1.2 Current vs. Proposed Zoning Summary

	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
<i>Residential Density:</i>	6 DUs/acre (94 total units)	4.5 DUs/acre** (70 total units)
<i>Setbacks:</i>		<i>If General Building type:</i>
<i>Front:</i>	10'	5'
<i>Side:</i>	5'	0' or 6'
<i>Rear:</i>	20'	0' or 6'
<i>Retail Intensity Permitted:</i>	<i>Not permitted</i>	71,000 sf**
<i>Office Intensity Permitted:</i>	<i>Not permitted</i>	71,000 sf**

### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	15.7	15.7
<i>Zoning</i>	R-6	NX-3-CU
<i>Max. Gross Building SF (if applicable)</i>	n/a	71,000 sf
<i>Max. # of Residential Units</i>	94	70**
<i>Max. Gross Office SF</i>	<i>Not permitted</i>	71,000 sf**
<i>Max. Gross Retail SF</i>	<i>Not permitted</i>	71,000 sf**
<i>Max. Gross Industrial SF</i>	<i>Not permitted</i>	<i>Not permitted**</i>

Potential F.A.R	n/a	.10
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\*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

\*\* Per conditions.

The proposed rezoning is:

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

Analysis:

The proposal is compatible with the property and surrounding area. Conditions limit the building height to a maximum of 1 story and 30 feet. In addition, the conditions distance site uses from existing housing (through conditioned protective yards and tree conservation areas). In terms of light and noise impacts, the proposal limits business hours of operation, trash pick-up and delivery times, prohibits certain uses that may be more intensive or impactful (bar, nightclub, tavern, lounge, fuel sales, vehicle sales/rental, and tattoo parlor), and prohibits drive-thrus from facing residential parcels to the south.

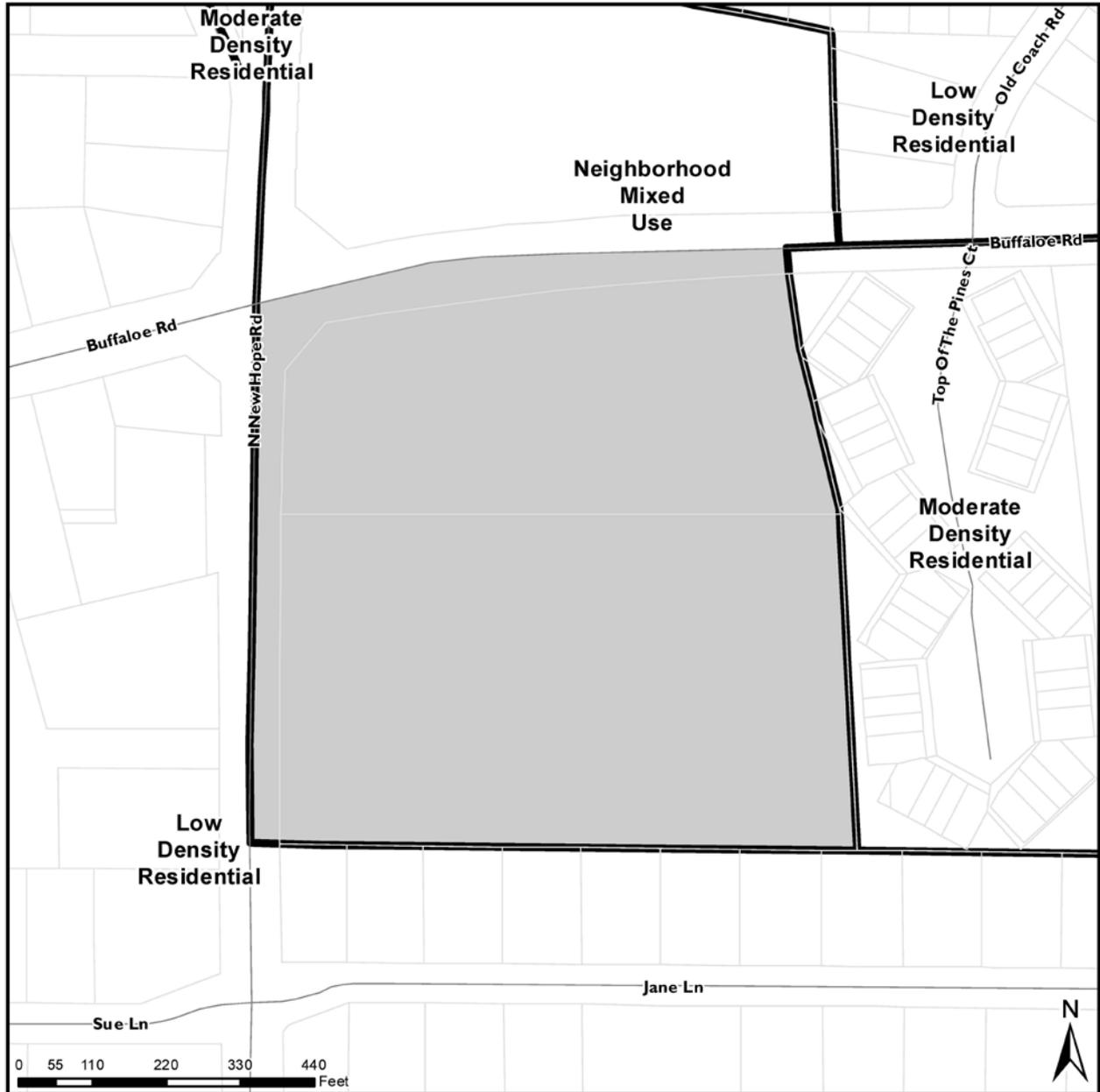
**Incompatible.**

Analysis of Incompatibility:

n/a

# Future Land Use Map

# Z-12-2015



**Submittal  
Date**

3/13/2015

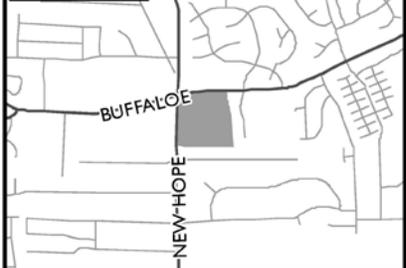
**Request:**

**15.67 acres from**

**R-6**

**to NX-3-CU**

VICINITY MAP



## 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:

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal can be considered consistent with the vision, themes, and policies of the Comprehensive Plan and the Future Land Use Map designation for the property. The zoning district most closely correlated to the property's Future Land Use designation is Neighborhood Mixed Use (NX), which the proposal requests.

As expressed in the Impact Analysis section of this report, City facilities are foreseen as able to accommodate development possible under the proposal.

### 2.2 Future Land Use

**Future Land Use designation:**

**The rezoning request is:**

- Consistent** with the Future Land Use Map.  
Analysis of Inconsistency:

The Comprehensive Plan notes that Neighborhood Mixed Use "applies to neighborhood shopping centers and pedestrian-oriented retail districts"; typical retail uses listed range from supermarket and convenience store to small professional offices and retail banking. Service area is denoted as being "generally about a one mile radius or less". The proposed 42,500 square foot cap for any single establishment and overall 71,000 square foot cap, plus specific use restrictions, limit potential non-residential development on site.

- Inconsistent**  
Analysis of Inconsistency:

n/a

### 2.3 Urban Form

**Urban Form designation:**

- Not applicable** (no Urban Form designation)

The rezoning request is:

**Consistent** with the Urban Form Map.

**Inconsistent**

Analysis of Inconsistency:

n/a

## **2.4 Policy Guidance**

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

(None.)

## **2.5 Area Plan Policy Guidance**

The Buffalo-New Hope Area Plan was adopted by City Council on May 19, 2015. This proposal addresses several policies in the area plan regarding neighborhood transitions and mitigating light and noise impacts.

## **3. Public Benefit and Reasonableness Analysis**

### **3.1 Public Benefits of the Proposed Rezoning**

- Retail and other non-residential land uses could be provided in closer proximity to existing residences, potentially supporting bicycle and pedestrian access to goods and services.

### **3.2 Detriments of the Proposed Rezoning**

(None.)

## **4. Impact Analysis**

### **4.1 Transportation**

Both Buffalo Road and New Hope Road are classified as Avenue, 4-Lane, Divided in the Raleigh Street Plan. Traffic volumes are higher on New Hope Road during both the AM and PM peak periods than on Buffalo Road. There are no CIP projects scheduled for this area of Buffalo Road or New Hope Road. A Traffic Impact study has been reviewed by transportation planning staff. Cross access to adjacent properties will meet current City standards and will be evaluated upon submission of a site plan.

**Impact Identified:** Analysis indicates that, even with the additional traffic from the Buffalo Road Neighborhood Center, the signalized intersection of New Hope Road and Buffalo Road will remain at the same levels-of-service at project build-out (LOS C in the AM peak hour and LOS D in the PM peak hour) as the existing traffic condition. The existing unsignalized intersections along New Hope Road and Buffalo Road will see an increase in delay for left-turn exiting traffic due to increases in major street traffic volumes associated with background growth and site trips from the proposed development. None of the unsignalized intersections are expected to warrant signalization at project build-out based on this development plan.

**4.2 Transit**

This section of New Hope Road is currently served by the Route 15L Trawick in the southbound direction. It is anticipated that it will be served bi-directionally in the future.

**Impact Identified:** The offer of a transit easement will mitigate any impact.

**4.3 Hydrology**

<i>Floodplain</i>	No FEMA Floodplain present.
<i>Drainage Basin</i>	Marsh, Beaverdam E, Rocky E
<i>Stormwater Management</i>	The site is subject to Stormwater Regulations under Article 9 of UDO.
<i>Overlay District</i>	None.

**Impact Identified:** None.

**4.4 Public Utilities**

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	54,845 gpd	43,750 gpd
<i>Waste Water</i>	54,845 gpd	43,750 gpd

**Impact Identified:** The proposed rezoning would not impact the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required

**4.5 Parks and Recreation**

There are no proposed or existing greenway corridors, trails or connectors on this site. The nearest greenway trail is 2.2 miles. Park services are provided by Marsh Creek Community Center at .83 miles.

**Impact Identified:** None.

#### **4.6 Urban Forestry**

Applicable Code: UDO Article 9.1. Tree Conservation

**Impact Identified:** Conditions 7 and 8 propose tree conservation areas along portions of the east and south boundaries of the southern parcel with PIN 1725779177. The amount of tree conservation area proposed will exceed the 10% tree conservation area requirement when these properties are developed.

#### **4.7 Designated Historic Resources**

The site does not include and is not within 1,000 feet of any Raleigh Historic Landmarks or properties listed on the National Register of Historic Places.

**Impact Identified:** None.

#### **4.8 Community Development**

This site is not located within a redevelopment area.

**Impact Identified:** None.

#### **4.9 Impacts Summary**

Sewer and fire flow matters may need to be addressed upon development.

#### **4.10 Mitigation of Impacts**

Address sewer and fire flow capacities at the site plan stage.

## **5. Conclusions**

The proposal is consistent with the Future Land Use map and pertinent policies of both the Comprehensive Plan and the Buffalo-New Hope Area Plan. Conditions provide for compatibility of site development and site uses, as well as the preservation of green space by requiring tree conservation and protective yards that exceed Code standards.

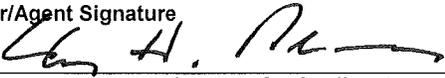


# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan  Existing Zoning Classification R-6 Proposed Zoning Classification Base District: Neighborhood Mixed Use Height: 3 Frontage  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: 41694 416964	Transaction Number  <div style="font-size: 2em; font-family: cursive;">416964</div>  <div style="font-size: 2em; font-family: cursive;">2-12-15</div>

GENERAL INFORMATION		
Property Address 3606 New Hope Road and 0 Buffalo Road	Date March 13, 2015	
Property PIN 1725-77-9177 and 1725-77-9568	Deed Reference (Book/Page) Book 11631, Page 1590	
Nearest Intersection Buffaloe and New Hope Roads	Property size (in acres) Approx. 16 acres	
Property Owner/Address Buffaloe Properties LLC 112 Walnut Street Cary, NC 27511-3444	Phone	Fax
	Email	
Project Contact Person/Address Lacy H. Reaves PO Box 2611 Raleigh, NC 27602-2611	Phone 919-821-6704	Fax 919-821-6800
	Email lreaves@smithlaw.com	
Owner/Agent Signature 	Email lreaves@smithlaw.com	

Attorney for Applicant

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



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Phone 919-996-2495  
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<b>Conditional Use District Zoning Conditions</b>		<b>OFFICE USE ONLY</b>
Zoning Case Number: Z-12-15		<b>Transaction Number</b>
Date Submitted: July 24, 2015		
Existing Zoning: R-6	Proposed Zoning: NX-3-CU	

**NARRATIVE OF ZONING CONDITIONS OFFERED:** For purposes of the following conditions, (a) tax parcels PIN 1725-77-9177 and 1725-77-9568 shall be referred to as the "Property," and (b) "right-of-way" shall refer to the right-of-way established at the time a site plan is approved for the construction of improvements on the Property.

1.	The following uses shall be prohibited upon the Property: telecommunication tower (< 250 ft.); telecommunication tower (≥ 250 ft.); outdoor sports or entertainment facility (< 250 seats); outdoor sports or entertainment facility (≥ 250 seats); vehicle sales/rental; detention center, jail, prison; vehicular repair (minor); any establishment engaged in the sale of fuel (gasoline or diesel fuel); arcade; tattoo parlor; nightclub; check cashing establishment; sweepstakes parlor; pawn shop; bar, tavern or lounge except restaurant, as defined in N.C.G.S. § 18B-1000(6).
2.	The hours of operation of any establishment upon the Property shall be limited to the period from 6:00 am until 11:00 pm. There shall be no deliveries to or shipments from establishments upon the Property between 11:00 pm and 6:00 am. Trash shall not be picked up, or a dumpster emptied, upon the Property between 11:00 pm and 6:00 am. Vehicles making deliveries to or shipments from establishments upon the Property, or picking up trash or emptying a dumpster upon the Property, shall not arrive upon the Property prior to 6:00 a.m.
3.	The height of any building constructed upon the Property shall not exceed one (1) story and 30 feet.
4.	No curb cut providing vehicular ingress or egress to or from the Property shall be located within 120 feet of the boundary of the Property with parcel PIN 1725-87-5703 (Owner: Top of the Pines Townhouses Homeowners Association, Inc. [the "HOA"]; deed recorded at Book 3761, Page 65, Wake County Registry) or within 30 feet of the boundary of the Property with parcel PIN 1725-76-7853 (Owner: Ricoryan LLC; deed recorded at Book 14972, Page 358 of the Wake County Registry).
5.	Beginning at the right-of-way of New Hope Road as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the City's Transportation Services Staff) and extending for a minimum distance of 310 feet along the boundary of the Property with parcels PIN 1725-76-7853 (Owner: Ricoryan LLC; deed recorded at Book 14972, Page 358 of the Wake County Registry), PIN 1725-76-8873 (Owner: John R. and Jean A. Ardis; deed recorded at Book 11033, Page 2150 of the Wake County Registry), and PIN 1725-76-9893 (Owner: William D. Gayden, Jr.; deed recorded at Book 6261, Page 64 of the Wake County Registry) there shall be constructed and maintained a masonry wall at least seven (7) feet in height and a Type 2: Medium protective yard which meets the standards of Section 3.5.3.B of the UDO and is a minimum of 30 feet in width. The masonry wall shall be constructed within six (6) feet of such boundary. Along the exterior of the wall (facing the parcels referenced by PIN in this condition), the protective yard shall be planted with a minimum of one row of evergreen shrubs at least three (3) feet in height at the time of planting and planted no more than five (5) feet apart. In addition to plants required by the UDO, the protective yard referenced in this condition 5 may be planted with additional plants, subject to site plan approval.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature: <b>BUFFALOE PROPERTIES LLC</b>  By:  Manager	Print Name  John D. McLawhorn, Manager
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# Planning & Development

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**Customer Service Center**  
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 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

6.	Beginning at the right-of-way of Buffalo Road as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the City's Transportation Services Staff) and extending for a minimum distance of 370 feet along the boundary of the Property with parcels PIN 1725-87-5703 (Owner: the HOA; deed recorded at Book 3761, Page 65, Wake County Registry) PIN 1725-87-5730 (Owner: B&S Development Corp.; deed recorded at Book 3498, Page 858 of the Wake County Registry), PIN 1725-87-5620 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry), PIN 1725-87-5543 (Owner: B&S Development Corp.; deed recorded at Book 3498, Page 858 of the Wake County Registry), PIN 1725-87-5456 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry), and PIN 1725-87-6001 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry) there shall be maintained a Type 3: Wide protective yard which meets the standards of Section 3.5.3.C of the UDO and varies in width from a minimum of 100 feet to no less than 150 feet. This protective yard shall include a berm a minimum of 8 feet in height. The toe of the berm shall begin no less than 85 feet from the right-of-way of Buffalo Road and the berm shall continue for a toe to toe distance of at least 265 feet. The parcels referenced by PIN number in this condition 6 are hereafter referred to as the "Top of the Pines Parcels." In addition to plants required by the UDO, the protective yard referenced in this condition 6 may be planted with additional plants, subject to site plan approval.
7.	Beginning at a point no more than 400 feet from the right-of-way of Buffalo Road and continuing for a minimum of 450 feet along the boundary of the Property with parcel PIN 1725-87-6001 (Owner: the HOA; deed recorded at Book 3761, Page 659 of the Wake County Registry), there shall be maintained a tree conservation area a minimum of 150 feet in width which meets the standards of Article 9.1 of the UDO. There shall not be a break between the protective yard provided in condition 6 and the tree conservation area provided in this condition 7.
8.	From the western boundary of the tree conservation area referenced in condition 7, a tree conservation area with a minimum width which varies from 50 to 65 feet, which, subject to the last sentence of this condition, meets the standards of Article 9.1 of the UDO, shall continue along the boundary of the Property with parcels PIN 1725-86-3843 (Owner: Milie and Pamela Wilder; deed recorded at Book 11646, Page 1518 of the Wake County Registry); PIN 1725-86-2822 (Owner: Milie and Pamela Wilder; deed recorded at Book 11646, Page 1518 of the Wake County Registry), PIN 1725-86-1802 (Owner: Rubin and Ernestine Castillo; deed recorded at Book 8851, Page 2464 of the Wake County Registry), and a portion of PIN 1725-76-9893 (Owner: William Gayden, Jr.; deed recorded at Book 6261, Page 64 of the Wake County Registry) for a distance of not less than 370 feet. The parcels referenced by PIN number in this condition 8 and those referenced in condition 5 are hereafter referred to as the "Jane Lane Parcels." If any portion of the area designated for tree conservation in conditions 7 and 8 fails to meet the standards of Article 9.1 of the UDO, such portion of the area shall be planted to meet the standards for a Type 3: Wide protective yard as provided in Section 3.5.3.C of the UDO.
9.	No building upon the Property shall be situated less than 180 feet from the boundary of the Property with the Top of the Pines Parcels. No building upon the Property shall be situated less than 50 feet from the boundary of the Property with the Jane Lane Parcels.
10.	Buildings situated upon the Property shall not exceed a total of 71,000 square feet floor area gross. No single establishment upon the Property shall exceed 42,500 square feet floor area gross.
11.	There shall be constructed and maintained a closed fence at least six feet in height which shall extend along the entire interior perimeter of the protective yards and tree conservation area described in the foregoing conditions 6, 7, and 8. Subject to site distance requirements, the fence shall begin at the right-of-way of Buffalo Road and terminate at the end of the masonry wall referenced in condition 5 at its farthest point from the right-of-way of New Hope Road.
12.	No drive thru for an eating establishment upon the Property shall be located on a building façade facing the right-of-way of New Hope Road or the Jane Lane Parcels.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature: BUFFALOE PROPERTIES LLC  By:  Manager	Print Name  John D. McLawhorn, Manager
--	--



# Planning & Development

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Raleigh, North Carolina 27601  
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Fax 919-516-2685

13.	If requested by the City of Raleigh, upon development the owner shall provide transit easements at least 15 feet wide by 20 feet in width along the rights-of-way of New Hope and Buffaloe Roads. The deeds creating such easements shall be in a form acceptable to the City Attorney.
14.	Prior to recordation of a subdivision plat or recombination plat or the issuance of a building permit, whichever shall first occur, the owner of the Property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates the allowable floor area and residential dwelling units permitted upon the Property to all lots of record comprising the Property. Such restrictive covenants shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant. 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.
15.	The Property will be developed as a shopping center, and the businesses within the shopping center when operations commence will include a grocery store with a pharmacist. For purposes of this condition, the term "shopping center" shall be defined as a planned unified development which contains at least three (3) establishments with either commercial or recreational uses and contains at least 25,000 square feet of floor area gross on a land area of at least two and one-half (2 ½) acres in size.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature: BUFFALOE PROPERTIES LLC By: <u>John D. McLawhorn</u> Manager	Print Name John D. McLawhorn, Manager
---	--



# Planning & Development

**Development Services  
Customer Service Center**  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<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>Transaction Number</p> <p>Zoning Case Number <b>2-12-15</b></p>

STATEMENT OF CONSISTENCY	
<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>	
1.	<p>The parcels that are the subject of this case (the "Property") are designated Neighborhood Mixed Use in the Future Land Use Map and are identified as a Mixed Use Community Center in the Growth Framework Map. As stated in the Future Land Use Map's description of Neighborhood Mixed Use, "NX is the most appropriate zoning district for these areas."</p>
2.	<p>The Property is not within an area designated for a zoning Frontage in the Comprehensive Plan's Urban Form Map.</p>
3.	<p>The proposed rezoning is consistent with the following Comprehensive Plan Policies: LU 1.2 – Future Land Use Map and Zoning Consistency; LU 1.3 – Conditional Use District Consistency; LU 2.6 – Zoning and Infrastructure Impacts; LU 4.4 – Reducing VMT Through Mixed Use; LU 5.6 – Buffering Requirements; LU 6.4 – Bus Stop Dedication; LU 7.1 – Encouraging Nodal Development; LU 7.4 – Scale and Design of New Commercial Uses; LU 7.6 – Pedestrian-Friendly Development.</p>
4.	

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	<p>The proposed development will provide goods and services in proximity to residential neighborhoods and reduce travel time and vehicle miles driven by consumers.</p>
2.	<p>The proposed rezoning will facilitate infill development of a vacant parcel that is well-served by existing public infrastructure.</p>
3.	
4.	

## URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

1.	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p><b>The proposed development will provide retail and possibly office uses in close proximity to existing residential uses.</b></p>
2.	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p><b>The height of the proposed development is limited and significant buffers are provided for adjacent non-commercial uses.</b></p>
3.	<p>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p><b>All streets are currently in place.</b></p>
4.	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p><b>All streets are currently in place.</b></p>
5.	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p><b>Block faces are existing.</b></p>
6.	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p><b>The placement of buildings and parking will be addressed at the time of site plan approval.</b></p>
7.	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>The placement of buildings and parking will be addressed at the time of site plan approval.</b></p>
8.	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p><b>Because of the topography of the Property, it is likely that the area at the corner of New Hope and Buffaloe Roads will be required for stormwater detention facilities.</b></p>
9.	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p><b>Public open space will be provided in the design for the development of the Property and its location will take into account views and sun exposure.</b></p>
10.	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p><b>As required by the UDO, buildings constructed on the Property will have direct sidewalk connections to sidewalks along adjacent roadways.</b></p>
11.	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p><b>Open spaces within the proposed development will be in close proximity to active commercial uses.</b></p>
12.	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Open spaces within the proposed development will be in close proximity to active commercial uses.</b></p>
13.	<p>New public spaces should provide seating opportunities.</p> <p><b>This will be addressed at the time of site plan approval.</b></p>
14.	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>The placement of buildings and parking will be addressed at the time of site plan approval.</b></p>
15.	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p><b>The placement of buildings and parking will be addressed at the time of site plan approval.</b></p>

16.	<p><i>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.</i></p> <p><b>A parking structure is not planned for this development.</b></p>
17.	<p><i>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.</i></p> <p><b>The Property is located on an established transit route. The zoning conditions provide for transit stops on the Property if requested by the Transit Division.</b></p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p><b>Provisions of the UDO will assure convenient pedestrian access between the transit stops and the building entrances.</b></p>
19.	<p><i>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.</i></p> <p><b>There are no steep slopes or environmentally sensitive areas on the Property.</b></p>
20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p><b>The streets fronting the Property are existing.</b></p>
21.	<p><i>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.</i></p> <p><b>Sidewalks and pedestrian access will be addressed at the time of site plan approval.</b></p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p><b>Street trees will be provided in accordance with applicable provisions of the UDO.</b></p>
23.	<p><i>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.</i></p> <p><b>The placement of buildings and parking will be addressed at the time of site plan approval.</b></p>
24.	<p><i>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.</i></p> <p><b>The placement of buildings and parking will be addressed at the time of site plan approval.</b></p>
25.	<p><i>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.</i></p> <p><b>Although buildings to be constructed on the Property have not yet been designed, the ground levels of the buildings will offer pedestrian features along sidewalks.</b></p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p><b>The design of the development will facilitate pedestrian movement and social interaction.</b></p>

**PROPOSED REZONING OF PIN NOS. 1725-77-9568 and 1725-77-9177  
(THE "PROPOSED ZONING CASE")**

**Approximately 16 Acres – Buffaloe and New Hope Roads**

**REPORT OF JANUARY 20, 2015 NEIGHBORHOOD MEETING**

In accordance with Section 10.2.4.D of the Unified Development Ordinance, a neighborhood meeting was held with respect to the Proposed Zoning Case at 7:00 p.m. on Tuesday, January 20, 2015 at Marsh Creek Park, 3050 New Hope Road in Raleigh. Attached as Exhibit A is a list of those persons and organizations contacted about the meeting. Those persons and organizations were mailed a letter of invitation concerning the meeting, a copy of which is attached as Exhibit B. The letters were mailed on or about January 5, 2015 via First Class U.S. Mail.

Attached as Exhibit C is a list of the persons in attendance at the meeting. Lacy Reaves began the meeting and identified the property proposed for rezoning (the "Property"). He introduced Scott Smith of WRS, Inc., the proposed developer, as well as representatives of the owner and members of the design team working on the development. Mr. Reaves described the current zoning of the Property and its designation for Neighborhood Mixed Use development. He discussed the proposal for a rezoning of the Property to Neighborhood Mixed Use CUD and its development for a shopping center less than 70,000 square feet in size. The shopping center would be anchored by a grocery store of approximately 42,000 square feet. Mr. Reaves and Richard Brown of Kimley-Horn and Associates, Inc. then discussed the site plan proposed for the shopping center. The individuals present then asked a number of questions and there was considerable discussion.

The issues discussed at the meeting included the amount of traffic that would be generated by the development and existing conditions on New Hope and Buffaloe Roads, the vehicular entrances and exits proposed for the development, the effect of the development upon adjoining and neighboring properties, buffers, the proposed sale of gasoline by the grocery store operator, stormwater, and the types of uses that could be anticipated in the shopping center. Crime in the area was also discussed as well as traffic accidents.

A copy of this report will be provided to the Planning Department upon the filing of the petition for the Proposed Zoning Case.

Respectfully submitted, this 13<sup>th</sup> day of MARCH, 2015.

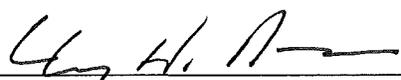
  
\_\_\_\_\_  
Lacy H. Reaves, Attorney

Exhibit A

Pin #	Property Owner	Owner's Mailing Address	City, State, Zip	Property Address
1725779568	BUFFALOE PROPERTIES LLC	112 WALNUT ST	CARY NC 27511-3444	0 BUFFALOE RD
1725867812	GHABINY, MOHSEN AL	4201 JANE LN	RALEIGH NC 27604-4929	4201 JANE LN
1725865882	CARIAS, JAVIER HECTOR PALMA PINEDA, MAYRA ELENA	4129 JANE LN	RALEIGH NC 27604-4927	4129 JANE LN
1725864872	HAGER, PETRA	4125 JANE LN	RALEIGH NC 27604-4927	4125 JANE LN
1725863843	WILDER, MILIE C TILLEY, PAMELA W	4121 JANE LN	RALEIGH NC 27604-4927	4121 JANE LN
1725861802	CASTILLO, RUBEN DARIO CASTILLO, ERNESTINA C	4113 JANE LN	RALEIGH NC 27604-4927	4113 JANE LN
1725769893	GAYDEN, WILLIAM DICKINSON JR	4109 JANE LN	RALEIGH NC 27604-4927	4109 JANE LN
1725768873	ARDIS, JOHN R ARDIS, JEAN A	4105 JANE LN	RALEIGH NC 27604-4927	4105 JANE LN
1725767853	RICORYAN LLC	4101 JANE LN	RALEIGH NC 27604-4927	4101 JANE LN
1725765727	ST MARY COPTIC ORTHODOX CHURCH OF NC INC	3405 N NEW HOPE RD	RALEIGH NC 27604-5023	3501 N NEW HOPE RD
1725764997	HARRIS, BECKY ARNOLD	3519 N NEW HOPE RD	RALEIGH NC 27604-5025	3515 N NEW HOPE RD
1725679094	CURRIN, C ALLEN CURRIN, SUE ARNOLD	PO BOX 97114	RALEIGH NC 27624-7114	0 N NEW HOPE RD
1725774128	HARRIS, KENNETH W HARRIS, BECKY A	3519 N NEW HOPE RD	RALEIGH NC 27604-5025	3519 N NEW HOPE RD
1725775346	DAVIS, MICHAEL WAYNE SR	223 LAUREL CIR	DAVENPORT FL 33837-8963	3607 N NEW HOPE RD
1725775518	CONTRERAS, JOSE	4014 BUFFALOE RD	RALEIGH NC 27604-5019	4014 BUFFALOE RD
1725773881	CURRIN, C ALLEN CURRIN, SUE A	PO BOX 97114	RALEIGH NC 27624-7114	4009 BUFFALOE RD
1725789080	EDWARDS, JOAN B	5119 EAGLES LANDING DR	RALEIGH NC 27616-6171	4115 BUFFALOE RD
1725876920	WONG, KEVIN HOWARD	3701 OLD COACH RD	RALEIGH NC 27616-5068	3701 OLD COACH RD
1725876926	BATTLE, MARTHA E	3705 OLD COACH RD	RALEIGH NC 27616-5068	3705 OLD COACH RD
1725875703	TOP OF THE PINES TOWNHOUSES HOMEOWNERS ASSOCIATION INC	1816 PICTOU RD	RALEIGH NC 27606-3639	3661 TOP OF THE PINES CT
1725875730	B & S DEVELOPMENT CORP	1816 PICTOU RD	RALEIGH NC 27606-3639	3663 TOP OF THE PINES CT
1725876712	TO LLC	8800 LAKE SHEEN CT	ORLANDO FL 32836-5482	3659 TOP OF THE PINES CT
1725875578	FULANI, JACQUETTA	8150 TOWN DR APT 208	RALEIGH NC 27616-2838	3647 TOP OF THE PINES CT
1725875585	STUDEMIRE, FAYE	3645 TOP OF THE PINES CT	RALEIGH NC 27604-5054	3645 TOP OF THE PINES CT
1725876418	THOMPSON, LILLIAN LENORA	3641 TOP OF THE PINES CT	RALEIGH NC 27604-5053	3641 TOP OF THE PINES CT

1725875398	B & S DEVELOPMENT CORPORATION	1816 PICTOU RD	RALEIGH NC 27606-3639	0 TOP OF THE PINES CT
1725876414	JONES, GEORGE E JONES, RHONDA E	1120 EASYWATER CT	FUQUAY VARINA NC 27526-5219	3637 TOP OF THE PINES CT
1725876386	WIGGINS, MICHAEL JARRELL	3631 TOP OF THE PINES CT	RALEIGH NC 27604-5053	3631 TOP OF THE PINES CT
1725876360	WTWM LLC	3620 SHANNON RD STE 200	DURHAM NC 27707-6332	3627 TOP OF THE PINES CT
1725876235	BIG BOATS LLC	3620 SHANNON RD STE 200	DURHAM NC 27707-6332	3623 TOP OF THE PINES CT
1725876222	VINSON, PARKER H	3621 TOP OF THE PINES CT	RALEIGH NC 27604-5053	3621 TOP OF THE PINES CT
1725876205	HOCH, SCOTT M HOCH, SALLY Y	8800 LAKE SHEEN CT	ORLANDO FL 32836-5482	0 TOP OF THE PINES CT
1725876183	TOP ASSOCIATES C/O ROBERT PLESS	3600 TOP OF THE PINES CT	RALEIGH NC 27604-5053	0 TOP OF THE PINES CT
1725876146	JOHNSON, DAVID W JOHNSON, JENNIFER BOYD	3617 TOP OF THE PINES CT	RALEIGH NC 27604-5053	3617 TOP OF THE PINES CT
1725876143	THE MARILYNN JANE HOCH REVOCABLE TRUST	1816 PICTOU RD	RALEIGH NC 27606-3639	3615 TOP OF THE PINES CT
1725876140	MARILYN JANE HOCH REVOCABLE TRUST /BY TR	1816 PICTOU RD	RALEIGH NC 27606-3639	3613 TOP OF THE PINES CT
1725876056	BODENHEIMER, DAVID Z BODENHEIMER, RITA AUMAN	3611 TOP OF THE PINES CT	RALEIGH NC 27604-5053	3611 TOP OF THE PINES CT
1725866929	TOP ASSOCIATES	3600 TOP OF THE PINES CT	RALEIGH NC 27604-5053	0 TOP OF THE PINES CT
1725866949	JAMAICAMEHAPPY LLC	3607 TOP OF THE PINES CT	RALEIGH NC 27604-5053	3607 TOP OF THE PINES CT
1725877155	TOP OF THE PINES TOWNHOUSES HOMEOWNERS ASSOCIATION INC	3600 TOP OF THE PINES CT	RALEIGH NC 27604-5053	3638 TOP OF THE PINES CT

Exhibit B

SMITH, ANDERSON, BLOUNT,  
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES  
Wells Fargo Capitol Center  
150 Fayetteville Street, Suite 2300  
Raleigh, North Carolina 27601

LACY H. REAVES  
DIRECT DIAL: (919) 821-6704  
E-Mail: lreaves@smithlaw.com

January 2, 2015

MAILING ADDRESS  
P.O. Box 2611  
Raleigh, North Carolina  
27602-2611

TELEPHONE: (919) 821-1220  
FACSIMILE: (919) 821-6800

RE: Proposed Rezoning and Development of Tax Parcels PIN 1725-77-9568  
and 1725-77-9177 – Approximately 15.7 acres, SE Corner of Intersection of  
Buffaloe and New Hope Roads

Neighboring Property Owners:

We would like to invite you to attend a neighborhood meeting at 7:00 p.m. on Tuesday evening, January 20, 2015, concerning the proposed rezoning and development of approximately 15.7 acres in the southeast corner of the intersection of Buffaloe and New Hope Roads. At the meeting, we will discuss our client's proposal to rezone and develop the property for a neighborhood shopping center, which we believe is consistent with the designation of the property in the City's Comprehensive Plan.

The meeting will be held in the classroom at the Marsh Creek Park Community Center at 3050 New Hope Road in Raleigh.

Please call me if there are questions.

Very truly yours,



Lacy H. Reaves

LHR: kjr

# 4461098\_1.Docx

Exhibit C

INDIVIDUALS IN ATTENDANCE AT THE MEETING  
Buffaloe and New Hope Roads  
January 20, 2015

Sign up sheet - Neighborhood meeting

<u>Name</u>	<u>Address</u>
John & Jean Ferris	4105 Jane Ln Raleigh, NC 27604
Derek & Nancy Liles	4108 Song Lane 27604
Feb Quinan	2015 Summerdale Dr 27604
Steve & Shannon Braswell	3215 Copley Dr. 27604
Phyllis Mueller	4425 Antique Ln, Raleigh, NC 27612
Ken Harris	3519 N New Hope Rd 27604
Sean Micman	3624 Top of the Pines
David & Petra Hager	4125 Jane Lane, Raleigh, NC
RICHARD CHRISTMAN	4116 JANE LANE
Winnie Webb	4517 Antique Ln
Michelle McElish	3832 Eve Elm Drive 27604
Joe "Bud" Johnson	4105 Southall Rd - 27604
DAVID JOHNSON	3617 TOP OF THE PINES
MICHI VOJTA	
Metta Vojta	3
Paul Brant	4911 Shallowbrook Ter. 27616
Dan Giddens	3929 Trouhorse Rd 27616
WILLIAM GAYDEN	4109 JANE LN, Ral, NC 27604
Lillian L. Thompson	3641 Top of the Pines Court
JOHN ORR	3620 Top of Pines COURT
KEVIN H. WONG	3701 OLD CORNH RD 27616
Rubén Castillo	4113 Jane Ln 27604
Ernestina Cardona	" " " " " "
Jean B. Edwards	5119 Eagles Landing Dr, Ral, NC 27615
- George Farthy	11208 Tinsley Ct 27614
Victor Castillo	4113 Jane Ln, Ral, NC 27604
Jimmie Wilder	4121 Jane Lane
Milie Wilder	4121 Jane Lane