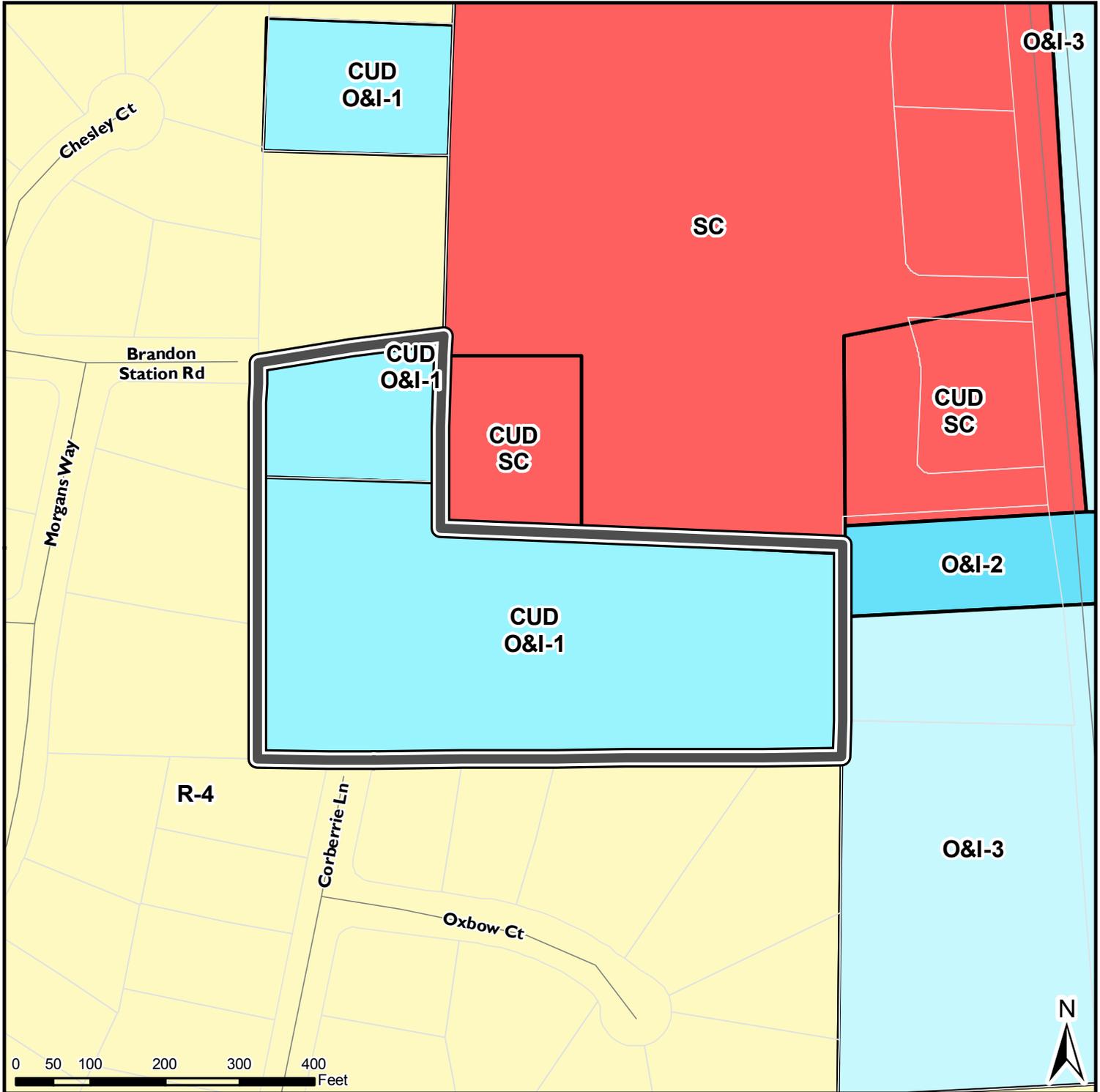


# Existing Zoning Map

# Z-22-2014

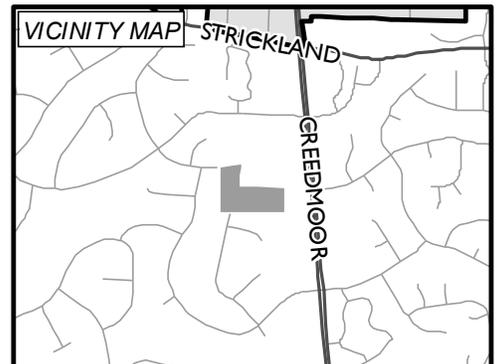


**Submittal Date**

8/7/2014

## Request:

6.73 acres from  
O&I-1 CUD  
to OX-3-CU





# Certified Recommendation

Raleigh Planning Commission

CR# 11608

## Case Information Z-22-14 Creedmoor Road

<i>Location</i>	General location: Southwest quadrant of the intersection of Creedmoor and Strickland Roads, south of Brennan Drive and north of Morgan's Way. Addresses: 8029 and 8131 Creedmoor Road PINs: 0798317591 and 0798315895
<i>Request</i>	Rezone property from O&I-1 CUD to OX-3-CU
<i>Area of Request</i>	6.73 acres
<i>Property Owner</i>	Creedmoor Preserve LLC P. O. Box 99700 Raleigh, NC 27624-9700
<i>Applicant</i>	John Sibert 3230 Glen Royal Rd. Raleigh, NC 27617-7404
<i>Citizens Advisory Council</i>	Northwest CAC-- Chairperson: Jay M. Gudeman; 919-789-9884, <a href="mailto:jay@kilpatrickgudeman.com">jay@kilpatrickgudeman.com</a>
<i>PC Recommendation Deadline</i>	February 23, 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><i>FUTURE LAND USE</i></b>	Office and Residential Mixed Use
<b><i>URBAN FORM</i></b>	N/A
<b><i>CONSISTENT Policies</i></b>	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 4.5 - Connectivity Policy LU 5.4 - Density Transitions Policy LU 8.10 – Infill Development
<b><i>INCONSISTENT Policy</i></b>	Policy LU 2.6 - Zoning and Infrastructure Impacts

## Summary of Proposed Conditions

- A) Conditions which apply to any site development:
1. Development limited to either all non-residential uses or all residential uses.
  2. Hours of grading and exterior construction limited.
  3. Stormwater runoff limitations specified.
  4. Pedestrian connection to adjoining shopping center specified.
  5. Service area/ dumpster location limited.
- B) Conditions which apply only under Nonresidential Option:
1. Gross floor area and building height limited; allocation restriction prescribed.
  2. Minimum pitch of sloped roof specified; height of buildings without sloped roofs limited.
  3. Parking lots prohibited between any building and properties adjoining on west and south.
  4. Percentage of window openings in building walls facing properties adjoining on west and south limited.
  5. Uses limited.
  6. Fence and protective yard along west and south lot lines specified.
  7. Building height and operation hours limited for day care center.
  8. Light design and pole height limited.
  9. Exterior HVAC location and screening specified.
  10. Design of exterior building signs limited.
  11. Prior notice of site plan submittal to owners of properties adjoining on west and south required.
- C) Conditions which apply only under Residential Option:
1. Uses limited.
  2. Building height limited within 100 feet of properties adjoining site on west and south.
  3. Parking lots prohibited within 50 feet of properties adjoining site on west and south.
  4. Density limited.
  5. Requirements for exterior materials/ features specified.
  6. Fence and protective yard along west and south lot lines specified for Detached House development.
  7. Fence and protective yard along west and south lot lines specified for Attached House or Multi-Unit Living development.

## Public Meetings

<i>Neighbor Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>	<i>Public Hearing</i>
6/4/14	11/12/14: Y - 0; N - 150	11/25/14 (deferred); 1/27/15 (deferred); 2/10/15 (recommended approval)	3/3/15	4/7/15 (held open); 12/1/15

**Valid Statutory Protest Petition**

### Attachments

1. Staff Report
2. Current Zoning Conditions (PIN 0798315895 - north parcel): Z-33-90 [Ordinance (1990) 604 ZC 274]

3. Current Zoning Conditions (PIN 0798317591 - south parcel): Z-75-98 [Ordinance (1998) 547 ZC 454]
4. Trip Generation Summary
5. Transportation Evaluation

### 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 either new housing close by existing retail and office development, or office uses of similar intensity to that permitted under the existing zoning.</li> <li>3. The proposal is compatible with the surrounding area. Conditions provide a range of measures to mitigate impacts on adjacent residential uses, from limits on building height and square footage, to increased setbacks and buffers.</li> </ol>
<i>Motion and Vote</i>	Motion: Fleming Second: Braun In Favor: Braun, Fleming, Fluhrer, Lyle, Schuster, Whitsett Opposed: Buxton, Swink 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.

			2/10/15
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Doug Hill: 919-996-2622; [doug.hill@raleighnc.gov](mailto:doug.hill@raleighnc.gov)



# Zoning Staff Report – Case Z-22-14 Creedmoor Road

## Conditional Use District

### Case Summary

#### Overview

The site of the proposed rezoning is composed of two contiguous parcels totaling 6.73 acres. The smaller parcel, in the northern portion of the site, is one acre in size and the larger is 5.73 acres in size.

Though the assigned site addresses are for Creedmoor Road, there is no public access to the parcels from Creedmoor Road. The parcels are contiguous with and lie behind (to the southwest) of Brennan Station, a shopping center in the southwest quadrant of the intersection of Brennan Drive and Creedmoor Road. There is a street stub-out of Brandon Station Road ending at the western property line of the site, and a street stub-out of Corberrie Lane ending at the southern property line of the site. These street stub-outs provide the only currently feasible public access to the site. Neither Brandon Station Road nor Corberrie Lane is built to City standards; rather, they are ribbon-paved without curbs, gutters or sidewalks.

The land is undeveloped. To the northwest is a public water tower on a parcel owned by the City. To the north and northeast is Brennan Station Shopping Center, and to the east, an office building, both of which face Creedmoor Road. To the west is the Brandon Station neighborhood and to the south is the Stonehenge neighborhood. Both of these neighborhoods consist of single-family detached houses. Neither neighborhood, though within Raleigh’s Extra-Territorial Jurisdiction (ETJ), is within the city limits; associated infrastructure is maintained by Wake County.

The site is currently zoned O&I-1 CUD, per two different zoning cases (Z-33-90 & Z-75-98). Per the existing zoning conditions, housing is prohibited on the two parcels. Brennan Station is zoned SC, and the office buildings south of the shopping center are zoned O&I-2 and O&I-3. The single family neighborhoods are zoned R-4.

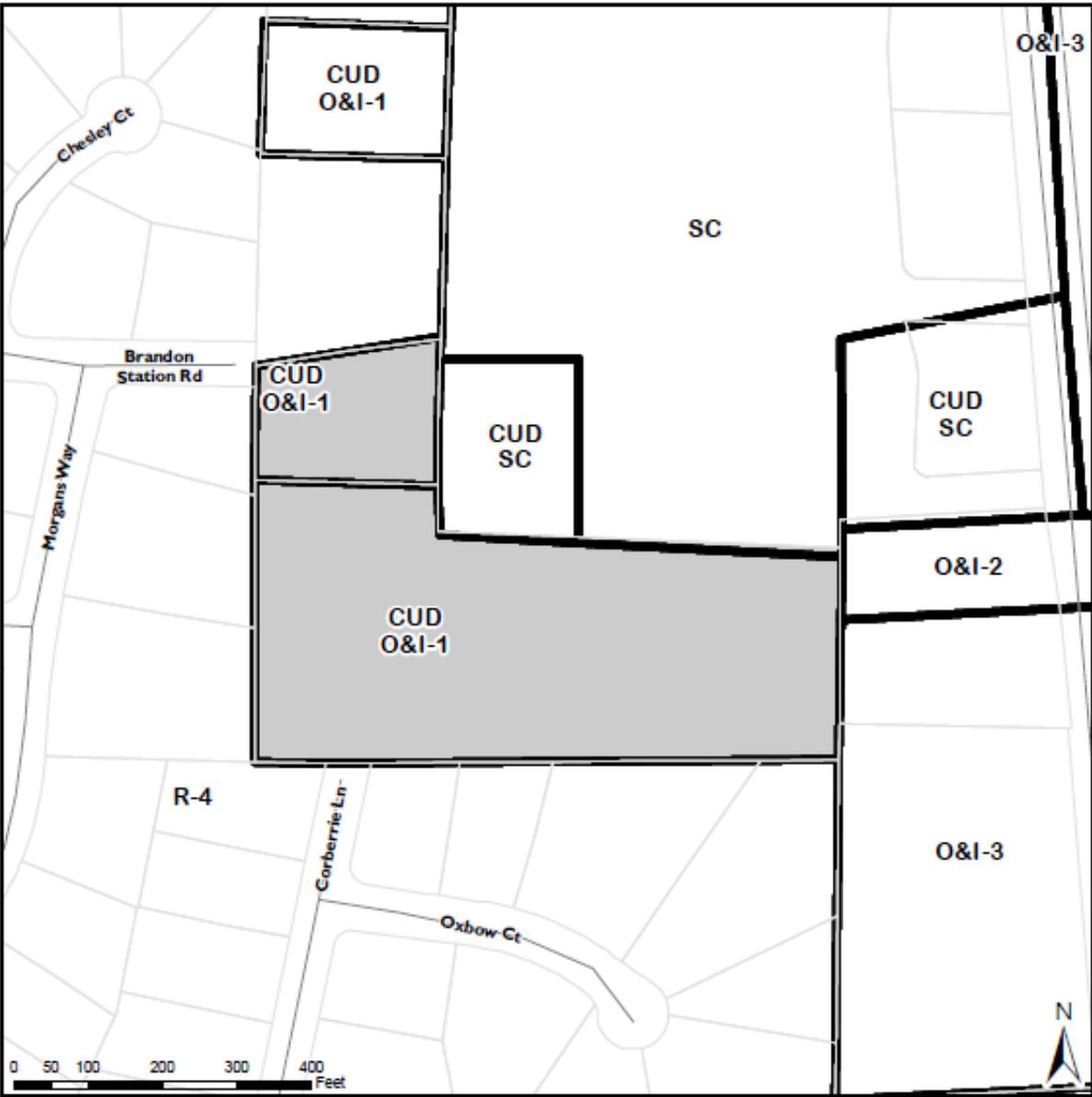
On the Future Land Use Map the site is designated for Office and Residential Mixed Use, as are parcels to the northwest and east of the site. Brandon Station shopping center is designated Neighborhood Mixed Use. The single family neighborhoods to the west and south are designated Low Density Residential.

Near the eastern edge of the site is an approximately 0.3 acre pond which City Utility mapping indicates serves as a collecting point for runoff from the adjacent commercial properties to the north and east. Such status would need to be addressed at the site planning stage.

#### Outstanding Issues

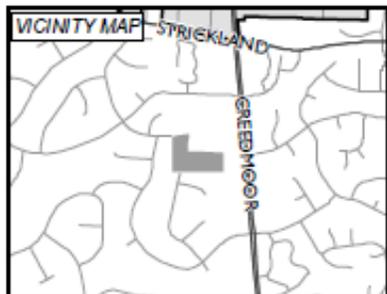
<i>Outstanding Issues</i>	1. Sewer and fire flow capacities may need to be addressed upon development.	<i>Suggested Mitigation</i>	1. Address sewer and fire flow capacities at the site plan stage.
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# Existing Zoning Map Z-22-2014



**Submittal Date**  
8/7/2014

**Request:**  
6.73 acres from  
O&I-1 CUD  
to OX-3-CU



# 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>	O&I-1 CUD	SC, SC CUD, R-4	R-4	SC CUD, O&I-2, O&I-3	R-4
<i>Additional Overlay</i>	N/A	N/A	N/A	N/A	N/A
<i>Future Land Use</i>	Office and Residential Mixed Use	Office and Residential Mixed Use; Neighborhood Mixed Use	Low Density Residential	Office and Residential Mixed Use; Neighborhood Mixed Use	Low Density Residential
<i>Current Land Use</i>	vacant	Vacant, retail	Single family housing	Retail, office	Single family housing
<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>	- 0 - (per conditions)	10 DUs/ acre (per conditions)
<i>Setbacks:</i> <i>Front:</i> <i>Side:</i> <i>Rear:</i>	30 feet 5 feet 5 feet	(Apt. or Mixed Use Bldg.) 5 feet 0 feet or 6 feet 0 feet or 6 feet (Note: 50' building setback required adjacent to low density residential zoning)
<i>Retail Intensity Permitted:</i>	7,500 sf * (ancillary to office uses only)	7,500 sf (per conditions)
<i>Office Intensity Permitted:</i>	75,000 sf *	75,000 sf (per conditions)

### 1.3 Estimated Development Intensities

	<b>Existing Zoning</b>	<b>Proposed Zoning*</b>
<i>Total Acreage</i>	6.73	6.73
<i>Zoning</i>	O&I-1 CUD	OX-3-CU
<i>Max. Gross Building SF (if applicable)</i>	75,000 *	75,000 (per conditions)
<i>Max. # of Residential Units</i>	- 0 - (per conditions)	67 (per conditions)

<i>Max. Gross Office SF</i>	75,000 *	75,000 <i>(per conditions)</i>
<i>Max. Gross Retail SF</i>	7,500 * <i>(ancillary uses only)</i>	7,500 <i>(per conditions)</i>
<i>Max. Gross Industrial SF</i>	<i>(not permitted)</i>	<i>(not permitted)</i>
<i>Potential F.A.R. (max.)</i>	0.26 *	0.26

\*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.

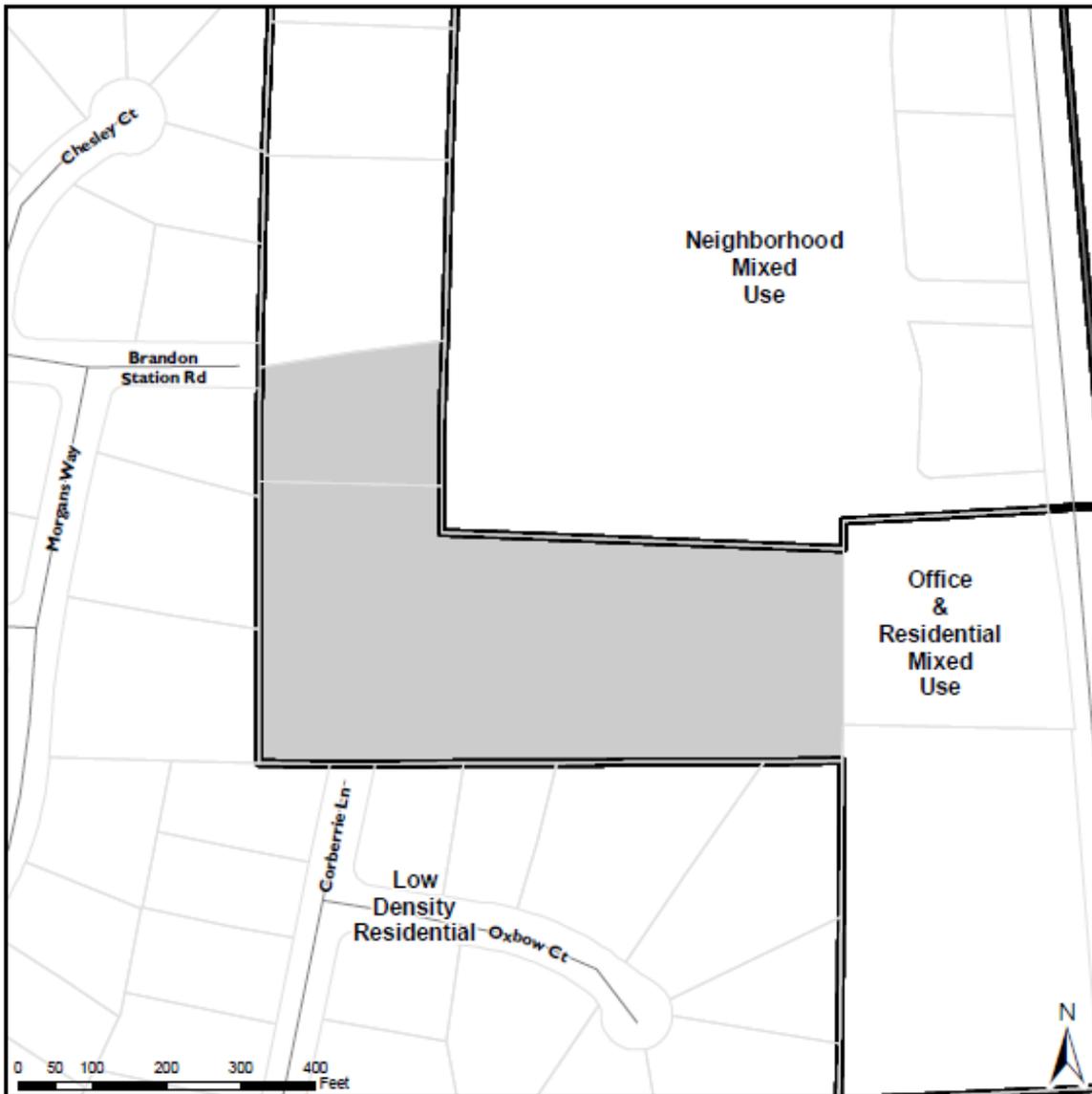
**Incompatible.**

Analysis of Incompatibility:

Unless an alternative is conclusively available, direct vehicular access to the site would be from existing street stubouts on Brandon Station Road and Corberrie Lane. Both streets are lined with single family detached houses, and lack sidewalks, curbs and gutters. The adjacent neighborhoods, though within Raleigh's Extra Territorial Jurisdiction (ETJ), are not in the City limits; street maintenance rests with non-Raleigh authorities. While the proposed total square footage and building heights are commensurate with existing limitations, some of the land uses allowed, particularly restaurants non-ancillary to office development, may be incompatible with the surrounding neighborhoods.

# Future Land Use Map

# Z-22-2014

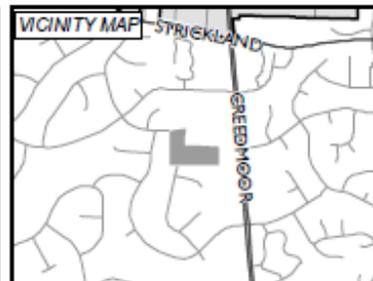


Submittal  
Date

8/7/2014

## Request:

6.73 acres from  
O&I-1 CUD  
to OX-3-CU



## URBAN FORM MAP

*N/A. There are no urban form designations at this site.*

## 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:

1. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
2. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
3. 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?
4. Will community facilities and streets be available at City standards to serve the use proposed for the property?

The proposal is consistent with the Future Land Use Map of the Comprehensive Plan, which recommends Office and Residential Mixed Use for the site. Tests 1 and 2 are thus met by the proposal.  
Test 3 is not applicable.  
The proposal does not meet Test 4 in that the road network is built to rural County standards, not City standards.

### 2.2 Future Land Use

**Future Land Use designation:** Office and Residential Mixed Use

**The rezoning request is:**

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

**Inconsistent**

### 2.3 Urban Form

**Urban Form designation:**

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

## **2.4 Policy Guidance**

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

### **Policy LU 2.6 - Zoning and Infrastructure Impacts**

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.

Existing access streets are not built to City standards, and, as they are outside the City limits, mitigation of wear which would result from site would fall to an entity other than City.

## **2.5 Area Plan Policy Guidance**

The rezoning request is not within a portion of the City subject to an Area Plan.

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

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

The proposal could provide additional housing and office space adjacent to similar development along Creedmoor Road.

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

Development of the site would be accessed through established single family neighborhoods along streets that do not meet City standards.

## **4. Impact Analysis**

### **4.1 Transportation**

There are no Capital Improvement Program (CIP) projects slated for this area. Cross access to the adjacent properties will be determined during site plan review. The block perimeter for the proposed site is greater than 3,000 feet. Section 8.3.2 of the Unified Development Ordinance identifies a maximum block perimeter of 3,000 feet for development up to four stories under the Commercial Mixed Use zoning classification. New public streets may be required to maintain a well-connected street network to meet this standard. Conditions limiting development intensity have been offered; a traffic study is not required.

**Impact Identified:** None.

### **4.2 Transit**

This area is currently served by Route 4 Rex Hospital which operates 7 days a week. The closest stops are on Creedmoor Road at Morgan's Way, approximately a half-mile walk.

**Impact Identified:** None.

#### 4.3 Hydrology

<i>Floodplain</i>	None
<i>Drainage Basin</i>	Haresnipe
<i>Stormwater Management</i>	Article 9.2, UDO
<i>Overlay District</i>	None

Neuse River Buffers may exist on the site.

**Impact Identified:** None.

#### 4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	21,873 gpd	46,080 gpd
<i>Waste Water</i>	21,873 gpd	46,080 gpd

The proposed rezoning would add approximately 24,207 gpd to the wastewater collection and water distribution systems of the City. There are existing water mains adjacent to the proposed rezoning area. The petitioner will be required to extend sanitary sewer mains to the proposed rezoning area.

**Impact Identified:** At the time of development plan submittal, a downstream sewer capacity study may be required to determine the adequacy of capacity to support the proposed development. Any required improvements identified by the study would be required to be permitted and constructed prior to the issuance of a building permit.

Verification of available 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 of the developer.

#### 4.5 Parks and Recreation

The site is not adjacent to an existing or planned greenway trail, or a greenway connector. Park services are currently available at Lake Lynn Park and Community Center (1.4 miles away), and Lake Lynn Greenway Trail (1.4 miles away).

**Impact Identified:** None.

#### 4.6 Urban Forestry

The proposed rezoning will require that site development comply with UDO Article 9.1 Tree Conservation.

**Impact Identified:** None.

#### 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 plan area.

**Impact Identified:** None.

#### **4.9 Impacts Summary**

Sewer and fire flow capacities 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. Rezoning would introduce the option of residential development on site. Non-residential development is conditioned to reflect that currently permitted. Due to the configuration and location of the site, access could solely be through single family neighborhoods, via Brandon Station Road and Corberrie Lane. These streets are not built to City standards in that they have no curb, gutter or sidewalks.

## **Current Zoning Condition:** *PIN 0798315895 (north parcel)*

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**ORDINANCE NO. (1990) 604 ZC 274**

**Effective: 6-19-90**

**Z-33-90 Brandon Station Road**, at its eastern termination, between Creedmoor Road (Highway 50) and Morgans Way, being Parcels 96 and 209, Tax Map 301, approximately 1.0 acre rezoned to Office and Institution-1 Conditional Use.

**Condition:**

1. Transitional protective yards and the use of the property limited to surface parking only.

## **Current Zoning Conditions:** *PIN 0798317591 (south parcel)*

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### **ORDINANCE 547 ZC 454** **Effective 4/20/99**

**Z-75-98 Corberrie Lane**, at its northern terminus, between Morgan's Way and Creedmoor Road, being Wake County Tax Map Parcel 0798.18 31 7591. Approximately 5.7 acres rezoned to Office and Institution-1 Conditional Use.

Conditions: 03/31/99

1. Development of the subject property shall comply with CR-7107 relating to stormwater management. The runoff rate for the storm events referenced in CR-7107 after development shall not exceed the predevelopment runoff rate.

2. Office development upon this property must comply with the floor area ratio, building lot coverage and height restrictions of the O&I-3 District. Buildings containing two occupied (heated and cooled) stories shall be residential style construction (i.e. peak roofed) not exceeding twenty-five feet (25') in height measured as provided in the Raleigh City Code; however, any buildings nonresidential in style (i.e. flat roofed) shall not exceed sixteen feet (16') in height measured as provided in the Raleigh City Code. Parking lots shall be located so that there is no parking between the ten (10) foot high fence and berm combination and the rear of building located along the southern and western property lines of the property. All windows, which face to the southern and western property lines of the property and which exceed the residential window sizes of 2' 4" (width) and 4' 6" (height) for second story windows and 2' 4" (width) and 6' 2" (height) for first story windows shall be equipped with room darkening blinds which close automatically between 8:00 pm and 6:00 am. The percentage of window openings in building walls which face the southern and western property lines of the property shall be limited to twenty (20%) percent of the area of the walls in which they are located.

3. If the City of Raleigh permits the termination of Corberrie Lane at or in proximity to the south line of the subject property, no vehicular ingress and egress shall be permitted to utilize Corberrie Lane. If the City of Raleigh requires that provision be made for the future extension of Corberrie Lane across the subject property the right-of-way for such extension shall be accommodated but not opened at the south line of the property until required by the City, however, no buildings may utilize Corberrie Lane for vehicular ingress and egress even if its extension is required by the City. In either instance provision shall be made for the entry by emergency vehicles, perhaps by utilizing a crash gate, if the City required that provision be made for such access in the event of emergencies. Under no circumstances may construction related vehicles use Corberrie Lane for any purpose, including without limitation parking.

4. Uses for the subject property shall be as specified in Raleigh City Code Section 10-2071 for the O&I-1 District provided however, that uses shall be restricted as follows:

- 1) The following General Uses, otherwise permitted in the O&I-1 district will not be allowed upon this property:
  - a. Bank
  - b. Cemetery
  - c. Funeral home
  - d. Parking deck and parking garage (however parking lots and ground level parking within/under permitted building is allowed)
  - e. Utility services and substations

- f. Dwelling units
- g. Radio and television studio and recording studio
- h. Tattoo parlors
- i. Schools

2) The following Conditional Uses, otherwise permitted in the O&I-1 District will not be allowed upon this property:

- a. Emergency shelter type B
- b. Multi-facility or group housing
- c. Telecommunication towers
- d. Temporary events
- e. Veterinary hospital
- f. Private or parochial school

3) All Special Uses specified in Raleigh City Code section 10-2035 are prohibited including, without limitation, adult establishments.

5) If the City of Raleigh permits the termination of Corberrie Lane as provided in Condition 3 there shall be constructed, prior to the issuance of Certificates of Occupancy for any building upon the property, fence and berm combination not less than ten (10') feet in height generally parallel to the southern and western property lines of the property within the protective yard established by Condition 6 with the following characteristics: (a) fence - a closed wooden fence not less than four (4') feet in height and (b) a berm not less than two (2') feet in height. Evergreen shrubs shall be planted upon or within ten (10') feet of the southern and western sides of the fence and berm combination a minimum height of three (3') feet at time of planting spaces and staggered at not more than five (5') foot intervals. The centerline of the ten (10') foot high fence and berm combination shall be located no closer than forty (40') feet to the southern and western property lines of the property provided however that said centerline may be located no closer than thirty-five (35') feet to said southern and western property lines where the berm also serves as a retention/detention facility. The fence and berm combination shall be maintained by the owner of the property upon which it is located.

If the City of Raleigh does not permit the termination of Corberrie Lane as provided in Condition 3 the obligation for the construction of the fence and berm combination provided in the immediately preceding paragraph shall apply subject to the City's right to require the removal of a portion of same to enable the extension of Corberrie lane through the property if such extension is required by the City in the future.

Entry by emergency vehicles as provided in Condition 3 shall be accommodated by the fence and berm combination if required by the City.

6) There is hereby established a protective yard fifty (50') feet in width upon the southern and western lines of the property which protective yard area will be preserved in its existing condition except as follows:

a) The removal of dying or dead vegetation and trees from this area as and when needed will be permitted if approved by the City Arborist.

b) The installation of fencing, berms, plantings and underground utility lines such as water, sewer, electric, cable or telephone lines in and across the protective yard area as required for the development of the subject property (and as required to make such utilities accessible to residentially zoned properties to the south and west of this property) is permitted, as is any turnaround required by the City to accomplish the termination of Corberrie Lane at the southern line of the property (provided however, that the protective yard contiguous to any turnaround shall not be less than ten (10') feet in width).

- c) The installation of any drainage facilities including without limitation retention/detention facilities necessary for stormwater management in connection with the development of the property is permitted, however, the toe of the southern and western slopes of the retention/detention facilities may be located no closer than thirty (30') feet to the southern or western property lines.
- d) The filling of the pond located upon the property in proximity to its southern line. The fill-in portion of the pond located within the fifty (50') foot width protective yard shall be replanted with pine seedlings prior to the issuance of Certificate of Occupancy for any buildings upon the property. These seedlings to be planted in an 8' x 10' grid and be not less than thirty (30") inches in height at the time of planting.
- e) Installation of an emergency vehicle access from Corberrie Lane if same is required by the City.
- f) There shall be planted within the protective yard area such evergreen shrubs and trees and canopy trees (to the extent any canopy trees are required by the City) all between four (4') feet and six (6') feet in height at the time of planting spaces not more than ten (10') feet apart as necessary to comply with the applicable landscape ordinance of the City of Raleigh in supplementing existing trees and fences, berms or fence/berm combinations. At least one-half of any required trees and shrubs shall be located between any fencing and/or berms and the southern and western lines of the property and all such required trees and shrubs shall be maintained by the property owner. The trees and shrubs required under this paragraph are in addition to the shrubs required under Condition 5.
- 7) Day care facilities (adult only) constructed upon this property shall contain not more than one occupied (heated and cooled) story and shall not exceed sixteen (16') feet in height measured as provided in the Raleigh City Code. Time of use of day care facilities shall be limited to 7 a.m. to 8 p.m. Monday through Saturday.
- 8) All exterior lighting and exterior light standards located upon the property shall be designed, located, aimed and/or shielded so that light is not projected directly into adjacent properties, in accordance with the provisions of the Raleigh City Code, shall be limited to a maximum height of fifteen (15') feet and shall not exceed one-half (1/2) foot candle of illumination when measured at any point in the southern or western property lines of the property.
- 9) Exterior HVAC facilities located upon the property shall be ground mounted and shall be screened on three sides by walls, berms, plantings and/or wood enclosures of sufficient height to screen the HVAC facilities away from adjacent residential properties.
- 10) Dumpster(s) may only be located in the northeast portion of the property adjacent to Tax Parcel PIN No. 0798-41-3655 and elsewhere along the northern line of the property but no closer than one hundred (100') feet to Tax Parcel PIN No. 0798-31-3649. Time(s) of pickup shall be between 7:00 a.m. and 7:00 p.m. Monday through Friday. Dumpster(s) shall be screened on three sides by walls, berms, plantings and/or wood enclosures of sufficient height to screen them from view from residential properties to the south and west. No dumpster(s) shall be serviced from the south or west and no dumpster screening shall open to the south or west.
- 11) Exterior signs on building constructed upon the property will have no exposed neon elements and will consist of self-illuminated letters or words that appear white, mounted on the building walls and/or illuminated by means of indirect lighting placed either behind the sign or from lights mounted in front of the sign and directed to shine upon the sign, all in accordance with the provisions of the Raleigh City Code. The source lights will be turned off by 9:00 pm for all signs visible from residences adjacent to the southern and western lines of the property in Tax Parcel

PIN Nos. 0798 31 3649, 0798 31 3428, 0798 31 4362, 0798 31 6279, 0798 31 7380, 0798 31 9247 and 0798 41 1200.

12) The owners of the residences adjacent to the southern and western lines of the property identified by those Tax Parcel PIN numbers specified in Condition 11 shall receive written notice at or prior to the filing of site plan approval request for this property with the City of Raleigh, same to be accomplished by deposit in the United States mail by the owner of the property by which is the subject of the site plan approval request.

13) All grading and exterior construction of building upon the property shall be limited to the hours of 7:00 a.m. - 9:00 p.m., Monday through Saturday.

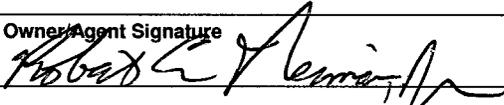


# Planning & Development

**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 O&1-1 CUD Proposed Zoning Classification Base District OX Height 3 Frontage N/A  If the property has been previously rezoned, provide the rezoning case number. Z-75-98, Z-33-90  Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	<b>Transaction Number</b>     

GENERAL INFORMATION		
Property Address 8029 and 8131 Creedmoor Road		Date 12/17/15
Property PIN 0798317591 and 0798315895	Deed Reference (Book/Page) 011722/00994 and 011722/00990	
Nearest Intersection Creedmoor Road and Lodestar Drive		Property size (in acres) 6.73
Property Owner/Address Creedmoor Preserve LLC P.O. Box 99700 Raleigh, NC 27624-9700	Phone	Fax
	Email	
Project Contact Person/Address John Sibert 3230 Glen Royal Road Raleigh, NC 27617-7404	Phone 919-291-7353	Fax
	Email johns@2sidesignbuild.com	
Owner/Agent Signature 	Email johns@2sidesignbuild.com	

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



# 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

<b>Conditional Use District Zoning Conditions</b>		<b>OFFICE USE ONLY</b>
Zoning Case Number Z-22-14		<b>Transaction Number</b>
Date Submitted 12/17/15		
Existing Zoning O&1-1 CUD	Proposed Zoning OX-3-CU	

NARRATIVE OF ZONING CONDITIONS OFFERED	
	A) These conditions shall apply to the subject property
1.	The Owner of the subject property shall have the option to develop the site either: (1) without any Article 6.2 uses allowed in the OX District ("Nonresidential Option") or (2) with only residential uses as set forth in Section C.1 below ("Residential Option"). The Conditions in Section A shall apply to all development on the subject property. If the Owner of the subject property elects the Nonresidential Option, Condition B shall apply; otherwise, Condition C shall apply. The election of either option shall not become irrevocable until such time as a Certificate of Occupancy has been issued for any structure on the site, provided that if development plans or permit requests have been submitted and have not been withdrawn for a development under either of the above Options, development plans for a development under the other Option may not be submitted or considered except if the development plan or permit is withdrawn and the development is made to conform to the newly selected option.
2.	All grading and exterior construction of building upon the property shall be limited to the hours of 8:00 a.m. - 7:00 p.m., Monday through Saturday.
3.	The peak stormwater runoff leaving the site for the 2-, 10-, and 25-year storms shall be no greater along any point of discharge for post-development conditions than pre-development conditions.
4.	Any development at the subject property must provide at least one (1) pedestrian pathway and recorded pedestrian access easement of at least eight feet (8') in width between the subject property and PIN 0798 42 0285 (Deed Book 14550, Page 2009) prior to the issuance of the first building permit on the subject properties.
5.	Service areas for dumpster type garbage collection (but not individual office garbage collection) may only be located generally in the northeast corner of the site adjacent to PIN 0798 42 0285 (Deed Book 14550, Page 2009) or elsewhere along the northern line of PIN 0798 42 0285 and no closer than two hundred feet (200') from PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed 5630, Page 950). No dumpster type garbage collection service area shall open to the south or west.
6.	No street connection will be provided to Corberrie Lane, and the City of Raleigh shall not require this connection. Direct vehicular access to the subject properties from and to a public right-of-way would be from Brandon Station Road and from the access easement to and from Creedmoor Road. A pedestrian passage, meeting the standards of UDO Section 8.4.8 B will be provided from Corberrie Lane to a public road. The length of the Corberrie Lane stubbed street shall not exceed 1900 feet.
7.	The developer and/or submitter of a site plan shall (i) request in writing that the North Carolina Department of Transportation create and install a four-way stop sign at Brandon Station Road and Brennan Drive, and a three-way stop sign at the T-intersection of Morgans Way and Brandon Station Road, at the time the developer submits a site plan for the subject properties, and (ii) provide a copy of said written request to the property owners along the western boundary of the subject properties and along Brandon Station Road from the property line to Morgans Way which shall include the owners

	of the following parcels: PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950). The written request shall include phone and e-mail contact information for the owner of the subject property, the developer, and the submitter of the site plan.
B.	If the subject property is developed under the Nonresidential Option, the following conditions shall apply:
1.	Buildings upon this property shall not exceed any of the following: (a) a gross floor area of 75,000 square feet; (b) 2 stories; or (c) principal building height of thirty-five feet (35') measured to the top of the highest point of the roof not including a maximum wall parapet wall encroachment allowed by UDO Section 1.5.7. D 2. Within forty-five (45) days following the approval of the form and substance of the restrictive covenant hereinafter mentioned by the City Attorney or his or her designee, the owner of the Property shall cause to be recorded in the Wake County Registry a restrictive covenant that shall allocate the allowable development upon the Property as provided in this Zoning Condition (B)(1) among all existing lots comprising the Property. Such restrictive covenant shall be submitted to the City Attorney prior to the conveyance of any of the Subject Property and within forty-five (45) following approval of this rezoning case by the City Council and it shall be approved by the City Attorney or his or her designee prior to recordation. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require the written concurrence of the City Attorney or his or her designee and the owner(s) of all portions of the Property affected by the amendment and shall be at the sole discretion of such owner(s). Following recordation, a copy of each amendment shall be mailed to the Planning Director at P.O. Box 590, Raleigh, NC 27602 with a reference to zoning case Z-22-14.
2.	Buildings containing two occupied (heated and cooled) stories shall have a roof pitch of at a ratio at least 4:12. Buildings without a pitched roof shall not exceed sixteen feet (16') in height not including a maximum wall parapet wall encroachment
3.	Parking lots shall be located so that there are no parking lots between any building and the following properties: PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950), to the extent that the foregoing properties abut the subject property.
4.	The percentage of window openings in building walls which face the southern and western property lines of the property, including the following properties: PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950), shall be limited to the greater of twenty (20%) percent of the area of the walls in which they are located or any percentage transparency requirement which may be applicable.
5.	All uses permitted in the OX District as outlined in the UDO section 6.1.4 are permitted except as follows: a) All Household Living uses shall be prohibited, except that Single-unit living, two-unit living, and cottage court are allowed if the Residential Option, Subsection (C), is developed at the option of the owner and/or developer in accordance with Subsection (A)(1) above. b) Cemetery; telecommunication tower; radio, TV or recording studio; utility substation; overnight lodging; commercial parking lot; and funeral home. (c) All uses requiring a Special Use Permit from the Board of Adjustment. (d) Eating establishments and retail sales on the site shall not exceed an aggregate gross floor area of 7,500 square feet and no single retail sales or eating establishment shall be greater than 3,000 square feet.
6.	Prior to the issuance of the first Certificate of Occupancy for any building upon the property, where there is no Tree Conservation Area, a Type 3 protective yard that meets the minimum requirements in UDO Sec. 3.5.3 C, with a width that shall be no less than fifty (50) feet, with a closed fence at least six-and-one-half feet (6.5') in height together with a continuous berm with a minimum height of three (3) feet both of which shall be located within the first twenty-five (25) feet of said Type 3 protective yard from the property line shall be installed and maintained where the site abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) and the same shall satisfy the Neighborhood Transition requirement under the UDO. Where there is a Tree Conservation Area, a closed fence at least six-and-one-half feet (6.5') in height together with a continuous 3' berm will be located adjacent to and outside of the TCA, and outside the critical root zone of trees in the TCA. A pedestrian passage, meeting the requirements of UDO section 8.4.8 B, may be installed in the transition area and the fence and berm shall contain an opening for such pedestrian passage. Any berm installed under this condition must be measured perpendicular to the center of the crown, and the closed fence may be located on top of the berm.  Notwithstanding anything to the contrary herein, for protective yards where the subject property abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798



	31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) such plantings shall be installed and maintained by the developer and/or the owner's association and the developer shall cause restrictions to be recorded obligating the owner's association accordingly, per the maintenance obligations of UDO section 7.2.7 D.
7.	Any day care center constructed upon this property shall contain not more than one occupied (heated and cooled) story and shall not exceed sixteen feet (16') in height. Time of use of day care center shall be limited to 7 a.m. to 8 p.m. Monday through Saturday.
8.	Light poles shall have full cutoff illumination and shall not exceed fifteen feet (15') in height.
9.	Exterior HVAC facilities located upon the property shall be ground mounted and shall be screened on three sides by walls, berms, plantings and/or enclosures compatible with the principal building served by the HVAC in terms of texture, quality, material and color and shall be of sufficient height to screen the highest point of the HVAC facilities.
10.	Exterior signs on buildings constructed upon the property shall have no neon or LED elements and shall consist of no illuminated lettering other than self-illuminated letters or words that appear white, mounted on the building walls and/or illuminated by means of indirect lighting placed either behind the sign or from lights mounted in front of the sign and directed to shine upon the sign.
11.	The owner of the subject property, developer, and/or submitter of a site plan shall provide written notice at least ten (10) days prior to the filing of site plan approval request for the subject property with the City of Raleigh, which shall include a copy of the site plan to be submitted for review by the City of Raleigh, by deposit in the United States mail to the owners of PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950). The notice shall include phone and e-mail contact information for the owner of the subject property, the developer, and the submitter of the site plan.
C.	If the subject property is developed under the Residential Option, the following conditions shall apply:
1.	Uses permitted on the subject property shall include the following Household Living uses permitted under Section 6.2.1 of the UDO which are permitted in R-6 zoning districts and that are not prohibited in an OX district: (i) single-unit living, (ii) two-unit living, (iii) Cottage Court, and (iv) supportive housing residence. Multi-unit living and Multi-unit supportive housing residence shall be prohibited. The only building types permitted on the subject properties under the Residential Option shall be Detached House, Attached House and Open Lot; all other building types shall be prohibited.
2.	No structure within one-hundred feet (100') of the lot line of the subject property, as it abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) shall exceed thirty-eight feet (38') in height and no buildings on the subject property shall exceed forty-two feet (42') in height, not including a maximum wall parapet wall encroachment allowed by UDO Section 1.5.7. D 2.
3.	No parking lots with more than four (4) spaces shall be located within fifty feet (50') of the lot line of the subject property, as it abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950).
4.	Residential development shall not exceed a maximum of six (6) dwelling units per acre, provided that in any event the maximum number of dwelling units shall be thirty-six (36).
5.	The exterior of each Detached House, Attached House, and Cottage Court constructed on the subject property shall include a mix of materials and architectural features including at least four (4) of the following materials or features: lap siding, brick, stone, masonry, pitched roofs with a minimum pitch of 4:12, decorative window shutters, gables, dormers, or decorative columns. No vinyl materials shall be used on the exterior walls of any principal structure.
6.	Prior to the issuance of the first Certificate of Occupancy for any principal residential building upon the property, where there is no Tree Conservation Area, a Type 3 protective yard that meets the minimum requirements in UDO Sec. 3.5.3 C, with a width that shall be no less than fifty (50) feet, with a closed fence at least six-and-one-half feet (6.5') in height together with a continuous berm with a minimum height of three (3) feet both of which shall be located within the first twenty-five (25) feet of said Type 3 protective yard from the property line shall be installed and maintained where the site abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) and the same shall satisfy the Neighborhood Transition requirement under the UDO. Where there is a Tree Conservation Area, a closed fence at least six-and-one-half feet (6.5') in height together with a continuous 3' berm will be located adjacent to and outside of the TCA, and outside the critical root zone of trees in the TCA. A pedestrian passage, meeting the requirements of UDO section 8.4.8 B, may be installed in the



transition area and the fence and berm shall contain an opening for such pedestrian passage. Any berm installed under this condition must be measured perpendicular to the center of the crown, and the closed fence may be located on top of the berm.

Notwithstanding anything to the contrary herein, for any protective yards where the subject property abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) such plantings shall be installed and maintained by the developer and/or the owner's association and the developer shall cause restrictions to be recorded obligating the owner's association accordingly, per the maintenance obligations of UDO section 7.2.7 D.

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 	Print Name Robert E. NEIMAN, Jr.
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## Comprehensive Plan Analysis

OFFICE USE ONLY



# Planning & Development

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Raleigh, North  
Carolina 27601  
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### STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.

1.	Per discussion with city this rezoning is consistent with the city's long range plans for development on the parcel.
2.	
3.	
4.	

### PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1.	Additional tax revenue from the new homes
2.	Proximity to the adjacent shopping center and the resulting reduction in automobile traffic since people can walk to shopping.
3.	Provide additional opportunities for urban living.
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.	<i>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.</i>
2.	<i>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.</i>
3.	<i>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.</i>
4.	<i>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.</i>
5.	<i>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.</i>
6.	<i>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.</i>
7.	<i>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.</i>
8.	<i>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.</i>
9.	<i>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.</i>
10.	<i>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.</i>
11.	<i>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.</i>
12.	<i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users.</i>
13.	<i>New public spaces should provide seating opportunities.</i>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i>
15.	<i>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.</i>
16.	<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>

17.	<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>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<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>
20.	<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>
21.	<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>
22.	<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>
23.	<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>
24.	<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>
25.	<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>
26.	<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>

## **Current Zoning Conditions:** *PIN 0798317591 (south parcel)*

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### **ORDINANCE 547 ZC 454** **Effective 4/20/99**

**Z-75-98 Corberrie Lane**, at its northern terminus, between Morgan's Way and Creedmoor Road, being Wake County Tax Map Parcel 0798.18 31 7591. Approximately 5.7 acres rezoned to Office and Institution-1 Conditional Use.

Conditions: 03/31/99

1. Development of the subject property shall comply with CR-7107 relating to stormwater management. The runoff rate for the storm events referenced in CR-7107 after development shall not exceed the predevelopment runoff rate.

2. Office development upon this property must comply with the floor area ratio, building lot coverage and height restrictions of the O&I-3 District. Buildings containing two occupied (heated and cooled) stories shall be residential style construction (i.e. peak roofed) not exceeding twenty-five feet (25') in height measured as provided in the Raleigh City Code; however, any buildings nonresidential in style (i.e. flat roofed) shall not exceed sixteen feet (16') in height measured as provided in the Raleigh City Code. Parking lots shall be located so that there is no parking between the ten (10) foot high fence and berm combination and the rear of building located along the southern and western property lines of the property. All windows, which face to the southern and western property lines of the property and which exceed the residential window sizes of 2' 4" (width) and 4' 6" (height) for second story windows and 2' 4" (width) and 6' 2" (height) for first story windows shall be equipped with room darkening blinds which close automatically between 8:00 pm and 6:00 am. The percentage of window openings in building walls which face the southern and western property lines of the property shall be limited to twenty (20%) percent of the area of the walls in which they are located.

3. If the City of Raleigh permits the termination of Corberrie Lane at or in proximity to the south line of the subject property, no vehicular ingress and egress shall be permitted to utilize Corberrie Lane. If the City of Raleigh requires that provision be made for the future extension of Corberrie Lane across the subject property the right-of-way for such extension shall be accommodated but not opened at the south line of the property until required by the City, however, no buildings may utilize Corberrie Lane for vehicular ingress and egress even if its extension is required by the City. In either instance provision shall be made for the entry by emergency vehicles, perhaps by utilizing a crash gate, if the City required that provision be made for such access in the event of emergencies. Under no circumstances may construction related vehicles use Corberrie Lane for any purpose, including without limitation parking.

4. Uses for the subject property shall be as specified in Raleigh City Code Section 10-2071 for the O&I-1 District provided however, that uses shall be restricted as follows:

- 1) The following General Uses, otherwise permitted in the O&I-1 district will not be allowed upon this property:
  - a. Bank
  - b. Cemetery
  - c. Funeral home
  - d. Parking deck and parking garage (however parking lots and ground level parking within/under permitted building is allowed)
  - e. Utility services and substations

- f. Dwelling units
- g. Radio and television studio and recording studio
- h. Tattoo parlors
- i. Schools

2) The following Conditional Uses, otherwise permitted in the O&I-1 District will not be allowed upon this property:

- a. Emergency shelter type B
- b. Multi-facility or group housing
- c. Telecommunication towers
- d. Temporary events
- e. Veterinary hospital
- f. Private or parochial school

3) All Special Uses specified in Raleigh City Code section 10-2035 are prohibited including, without limitation, adult establishments.

5) If the City of Raleigh permits the termination of Corberrie Lane as provided in Condition 3 there shall be constructed, prior to the issuance of Certificates of Occupancy for any building upon the property, fence and berm combination not less than ten (10') feet in height generally parallel to the southern and western property lines of the property within the protective yard established by Condition 6 with the following characteristics: (a) fence - a closed wooden fence not less than four (4') feet in height and (b) a berm not less than two (2') feet in height. Evergreen shrubs shall be planted upon or within ten (10') feet of the southern and western sides of the fence and berm combination a minimum height of three (3') feet at time of planting spaces and staggered at not more than five (5') foot intervals. The centerline of the ten (10') foot high fence and berm combination shall be located no closer than forty (40') feet to the southern and western property lines of the property provided however that said centerline may be located no closer than thirty-five (35') feet to said southern and western property lines where the berm also serves as a retention/detention facility. The fence and berm combination shall be maintained by the owner of the property upon which it is located.

If the City of Raleigh does not permit the termination of Corberrie Lane as provided in Condition 3 the obligation for the construction of the fence and berm combination provided in the immediately preceding paragraph shall apply subject to the City's right to require the removal of a portion of same to enable the extension of Corberrie lane through the property if such extension is required by the City in the future.

Entry by emergency vehicles as provided in Condition 3 shall be accommodated by the fence and berm combination if required by the City.

6) There is hereby established a protective yard fifty (50') feet in width upon the southern and western lines of the property which protective yard area will be preserved in its existing condition except as follows:

a) The removal of dying or dead vegetation and trees from this area as and when needed will be permitted if approved by the City Arborist.

b) The installation of fencing, berms, plantings and underground utility lines such as water, sewer, electric, cable or telephone lines in and across the protective yard area as required for the development of the subject property (and as required to make such utilities accessible to residentially zoned properties to the south and west of this property) is permitted, as is any turnaround required by the City to accomplish the termination of Corberrie Lane at the southern line of the property (provided however, that the protective yard contiguous to any turnaround shall not be less than ten (10') feet in width).

- c) The installation of any drainage facilities including without limitation retention/detention facilities necessary for stormwater management in connection with the development of the property is permitted, however, the toe of the southern and western slopes of the retention/detention facilities may be located no closer than thirty (30') feet to the southern or western property lines.
- d) The filling of the pond located upon the property in proximity to its southern line. The fill-in portion of the pond located within the fifty (50') foot width protective yard shall be replanted with pine seedlings prior to the issuance of Certificate of Occupancy for any buildings upon the property. These seedlings to be planted in an 8' x 10' grid and be not less than thirty (30") inches in height at the time of planting.
- e) Installation of an emergency vehicle access from Corberrie Lane if same is required by the City.
- f) There shall be planted within the protective yard area such evergreen shrubs and trees and canopy trees (to the extent any canopy trees are required by the City) all between four (4') feet and six (6') feet in height at the time of planting spaces not more than ten (10') feet apart as necessary to comply with the applicable landscape ordinance of the City of Raleigh in supplementing existing trees and fences, berms or fence/berm combinations. At least one-half of any required trees and shrubs shall be located between any fencing and/or berms and the southern and western lines of the property and all such required trees and shrubs shall be maintained by the property owner. The trees and shrubs required under this paragraph are in addition to the shrubs required under Condition 5.
- 7) Day care facilities (adult only) constructed upon this property shall contain not more than one occupied (heated and cooled) story and shall not exceed sixteen (16') feet in height measured as provided in the Raleigh City Code. Time of use of day care facilities shall be limited to 7 a.m. to 8 p.m. Monday through Saturday.
- 8) All exterior lighting and exterior light standards located upon the property shall be designed, located, aimed and/or shielded so that light is not projected directly into adjacent properties, in accordance with the provisions of the Raleigh City Code, shall be limited to a maximum height of fifteen (15') feet and shall not exceed one-half (1/2) foot candle of illumination when measured at any point in the southern or western property lines of the property.
- 9) Exterior HVAC facilities located upon the property shall be ground mounted and shall be screened on three sides by walls, berms, plantings and/or wood enclosures of sufficient height to screen the HVAC facilities away from adjacent residential properties.
- 10) Dumpster(s) may only be located in the northeast portion of the property adjacent to Tax Parcel PIN No. 0798-41-3655 and elsewhere along the northern line of the property but no closer than one hundred (100') feet to Tax Parcel PIN No. 0798-31-3649. Time(s) of pickup shall be between 7:00 a.m. and 7:00 p.m. Monday through Friday. Dumpster(s) shall be screened on three sides by walls, berms, plantings and/or wood enclosures of sufficient height to screen them from view from residential properties to the south and west. No dumpster(s) shall be serviced from the south or west and no dumpster screening shall open to the south or west.
- 11) Exterior signs on building constructed upon the property will have no exposed neon elements and will consist of self-illuminated letters or words that appear white, mounted on the building walls and/or illuminated by means of indirect lighting placed either behind the sign or from lights mounted in front of the sign and directed to shine upon the sign, all in accordance with the provisions of the Raleigh City Code. The source lights will be turned off by 9:00 pm for all signs visible from residences adjacent to the southern and western lines of the property in Tax Parcel

PIN Nos. 0798 31 3649, 0798 31 3428, 0798 31 4362, 0798 31 6279, 0798 31 7380, 0798 31 9247 and 0798 41 1200.

12) The owners of the residences adjacent to the southern and western lines of the property identified by those Tax Parcel PIN numbers specified in Condition 11 shall receive written notice at or prior to the filing of site plan approval request for this property with the City of Raleigh, same to be accomplished by deposit in the United States mail by the owner of the property by which is the subject of the site plan approval request.

13) All grading and exterior construction of building upon the property shall be limited to the hours of 7:00 a.m. - 9:00 p.m., Monday through Saturday.

## **Rezoning Neighborhood Informational Meeting**

On June 4<sup>th</sup>, 2014 we met with the neighbors to discuss our rezoning plans and to answer questions, comments, and concerns. Those in attendance (see attachment) made their concerns known, which we've loosely organized into the following points, outlined below:

### **1. Road Connection/Traffic**

The primary concern raised by the adjacent property owners involved the proposed road connection between Brandon Station Road and Corberrie Lane, as specified by the city's policy of creating interconnectivity between areas of residential development. There was a negative reaction to making this connection and the resulting increased quantity of thru-traffic to the neighborhood. This reaction seemed to focus on two aspects of this issue. The level of traffic this connection would introduce from a safety standpoint, and the conversion of what is now dead-end neighborhoods into thru-traffic street, from an aesthetic and safety standpoint. The adjacent property owners expressed concern about the possibility of an increased amount of traffic created by the connection, and an increase in residential population in general.

### **2. Drainage Concerns**

Another major concern was raised about storm water runoff. The property owners claimed that there are existing issues related to runoff drainage from the site as it currently stands and the impact on their septic systems. There were fears that the addition of more residential development would exacerbate these drainage problems. We explained that city regulations require there to be no measurable increase in runoff onto the existing properties and that an engineered solution to these concerns would be implemented to mitigate any chance of increased runoff, however the property owners were skeptical of an engineered solution.

### **3. Property Values**

Another concern was related to property values. Property owners felt that the introduction of new residential development might have an adverse effect on the appraised value of their existing lots, both due to physical connection to the neighborhood and residential lots abutting against their existing yards.

### **4. Road Maintenance Jurisdiction**

Upon explaining that the new road system would fall under the maintenance jurisdiction of the City of Raleigh, the property owners expressed concern over potential confusion about points of contact for repairs and similar issues. The current roads in the neighboring properties fall outside of the city's road maintenance area at present, and the property owners felt that it was unclear how this status would be affected by the new development.

### **5. Change in Zoning Classification**

Finally, the property owners were generally concerned with the rezoning attempt. The property owners expressed a preference for the office development allowed by the current zoning of the site, and were hesitant to make any changes to the current zoning status which would allow residential use.

CREEDMOOR PRESERVE PUBLIC MEETING

NAME	ADDRESS	EMAIL	PHONE NUMBER	COMMENT
Vince Copeland	3008 Oxbow Ct	VRABJS@aol.com	(919) 522-5909	
Robin Copeland	3008 Oxbow Ct.	vrabjs@aol.com	919-522-5909	
Elena + Linwood Harp	2004 Corberrie Ln	eharp@magellancharter.org	919-630-2787	
Marcel Plante	8516 Morgans Way		919-341-6068	... uncertain
John Bouchard	346 Oxbow Ct	jcb01@bellsouth.net	919-676-8229	
Stacey Roberts	8504 Morgans way	stacey-roberts4@yahoo.com	919-848-2250	
Karen Mills	3012 Oxbow Ct	Karen.mills@bcbsnc.com	919-255-1246	
Joe Mills	3012 Oxbow Ct	joseph.mills@quintiles.com	"	
Marc Blinderman	2000 Corberrie Ln	blind765@yahoo.com	817-301-2476	
Patricia Blinderman	2000 Corberrie Ln	plbsh92@yahoo.com	"	
TROY BRYANTON	2012 Corballie Ln	troy@bryanton.com	919 491 5468	
Fran Yohman	1920 Corberrie Ln	frmayeh@aol.com	919 846-6511	
Ed Yohman	1920 Corberrie Ln	" "	" " "	
Fg Gallo	3000 Oxbow Ct	fgallo@nc.rr.com	919-847-6735	
Fred + Edna Nelson	2100 Corberrie Ln	Corgiespecial@aol.com	919-847-6810	
Landon Allen	2008 Corberrie Ln	landon.j.allen@gmail.com	252-341-6696	
Lori M. Allen	2008 Corberrie Ln	lam0503@gmail.com	919-607-7636	
Tim Clougherty	3009 Oxbow Ct	tclougherty@hotmail.com	919-602-4680	
Wray Gillette	3004 Oxbow	wgillette@travelers.com	919-846 5858	
Scott Bailey	2020 Corberrie Ln.	bsbaileyjr@gmail.com	919-389-1691	

marked out  
per James Bramly

[SAMPLE]

Dear [SAMPLE],

You are cordially invited to attend a meeting to discuss the rezoning of 8029 and 8131 Creedmoor Road, Raleigh. These two lots are located between the back of Margaux's Restaurant in the Brennan Station shopping center on Creedmoor road, and two streets in the neighboring residential development – Oxbow Court and Morgans Way. The City of Raleigh recently adopted a new Unified Development Ordinance – also referred to as the UDO – which includes a new set of zoning districts. We are considering rezoning these two lots from an Office and Institution I Conditional Use District classification – CUD O&I-I – to a new classification, to conform with the new City of Raleigh UDO and to allow residential use as well as offices. The new zoning is classified as Office Mixed Use – abbreviated in the new UDO as OX.

The meeting will occur at Chow Pizza and Wings – 8311 Creedmoor Road – located in the Brennan Station shopping center on June 4, 2014, starting at 7:00pm. This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the owners to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached at 919-833-1448, or [johns@2sldesignbuild.com](mailto:johns@2sldesignbuild.com).

Thank you for your time,

John Sibert, AIA

**CREEDMOOR PRESERVE PUBLIC MEETING**

<b>Name</b>	<b>Address</b>	<b>Email</b>	<b>Phone</b>
Vince Copeland	3008 Oxbow Ct	vrabjs@aol.com	919-522-5909
Robin Copeland	3008 Oxbow Ct	vrabjs@aol.com	919-522-5909
Elena + Linwood Harp	2004 Corberrie Ln	eharp@magellancharter.org	919-630-2787
Marcel Plante	8516 Morgans Way		919-341-6068
John Bouchard	3016 Oxbow Ct	jcb01@bellsouth.net	919-676-8229
Stacey Roberts	8504 Morgans Way	stacey-roberts4@yahoo.com	919-848-2250
Karen Mills	3012 Oxbow Ct	karen.mills@bcbsnc.com	919-255-1246
Joe Mills	3012 Oxbow Ct	joseph.mills@quintiles.com	919-255-1246
Marc Blinderman	2000 Corberrie Ln	blindy65@yahoo.com	817-301-2476
Patricia Blinderman	2000 Corberrie Ln	plbshu92@yahoo.com	
Troy Bryenton	2012 Corberrie Ln	troy@bryenton.com	919-491-5468
Fran Yohman	1920 Corberrie Ln	femayoh@aol.com	919-846-6511
Ed Yohman	1920 Corberrie Ln	femayoh@aol.com	919-846-6511
Ig Gallo	3000 Oxbow Ct	igallo@nc.rr.com	919-893-6735
Fred + Edna Nelson	2100 Corberrie Ln	corgiespecial@aol.com	919-847-6810
Landon Allen	2008 Corberrie Ln	landon.j.allen@gmail.com	252-341-6696
Lori M. Allen	2008 Corberrie Ln	lam0503@gmail.com	919-607-7636
Tim Clougherty	3009 Oxbow Ct	tclougherty@hotmail.com	919-602-4680
Wray Gillette	3004 Oxbow Ct	wgillett@travelers.com	919-846-5858
Scott Bailey	2220 Corberrie Ln	bsbaileyjr@gmail.com	919-389-1691



# 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 Valid Statutory Protest Petition (VSPP)

**Submit this form to:**

**City Clerk**  
**Raleigh Municipal Building, Room 207**  
**222 W. Hargett St.**  
**Raleigh, NC 27602**

Administrative Use Only
<i>Valid - ~ 43% of perimeter represented</i>
<i>- James Brantley</i>
Validity <i>Nov. 24, 2014</i>

Administrative Use Only
STAMP
Received by City Clerk

Date Submitted:		Case # Z - 22 - 14	
Contact Person: Wray Gillette			
Address: 3004 Oxbow Court		City: Raleigh	
State: NC	Zip: 27613-4330	Phone: 919.845.1537	Fax: 919-783-8991
Email: <a href="mailto:WGILLETT@travelers.com">WGILLETT@travelers.com</a>			

If a Valid Statutory Protest Petition (VSPP) is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of three-fourths of all Council members. A simple majority can approve all other requests. To file a VSPP, the petition must:

- Be signed by the owner(s) (including both husband and wife if there is joint ownership) of twenty percent (20%) or more of the area of the lots included in the rezoning request; OR five percent (5%) of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right-of-way shall not be considered in computing the 100 foot buffer area as long as that street right-of-way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100 foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas;
- Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded;
- Be submitted no less than two (2) full working days prior to the hearing, not including the actual day of the hearing and not including any holidays, Saturdays or Sundays. For instance, if the hearing occurs on Tuesday, the form must be submitted by the previous Thursday at 5:00 p.m.;
- Be delivered to the office of the City Clerk, Raleigh Municipal Building, Room 207, 222 W. Hargett Street, before 5:00 p.m. on the deadline date; and
- Have signatures attached to this sheet on the form provided. The signature form may be duplicated if necessary.

Valid Statutory Protest Petition  
Case # Z - 22 - 14

Statement of Opposition:

The undersigned property owners, who own property comprising five percent (5%) or more of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned, are opposed to the proposed rezoning requested in Rezoning Application Z-22-14 in connection with properties with PIN 0798317591 and 0798315895 (8029 and 8031 Creedmoor Road) because the proposed rezoning would remove and eliminate the existing detailed protective conditions that the current or prior owner negotiated and agreed to with surrounding neighbors, and which the City Council adopted, in a prior rezoning case (Z-75-98) (hereinafter the "Z-75-98 Conditions"). Furthermore, the same properties are the subject of the City-Wide remapping in Zoning Case Z-27-14 wherein Planning Staff recommends that the new zoning for these same two properties shall be OX-3-CU carrying forward the very same Z-75-98 conditions in said City-initiated Zoning Case (Z-27-14). The undersigned opposes Z-22-14 and hereby files this Valid Statutory Protest Petition in accordance with applicable law.

Signature: Marcel Plante Print Name (clearly): Marcel Plante

Address: 8516 Morgans Way, Raleigh, NC

Signature: Jennifer S. Plante Print Name (clearly): Jennifer S. Plante

Address: 8516 Morgans Way Raleigh, NC 27613

Signature: Fran Yohman Print Name (clearly): Fran Yohman

Address: 1920 Corberrie Ln, Raleigh, NC

Signature: Ed Yohman Print Name (clearly): Ed Yohman

Address: 1920 Corberrie Lane, Raleigh, NC

Signature: John C. Bouchard Print Name (clearly): JOHN C. BOUCHARD

Address: 3016 OXBOW CT, RALEIGH, NC 27613

Signature: Mary E. Bouchard Print Name (clearly): MARY E. BOUCHARD

Address: 3016 Oxbow Ct, RALEIGH NC 27613

Signature: Wray Gillette Print Name (clearly): WRAY Gillette

Address: 3004 OXBOW CT RALEIGH, NC 27613

Signature: Sheri Gillette Print Name (clearly): SHERI GILLETTE

Address: 3004 OXBOW Ct Raleigh NC 27613

Valid Statutory Protest Petition  
Case # Z - 22 - 14

Statement of Opposition:

The undersigned property owners, who own property comprising five percent (5%) or more of a 100 foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned, are opposed to the proposed rezoning requested in Rezoning Application Z-22-14 in connection with properties with PIN 0798317591 and 0798315895 (8029 and 8031 Creedmoor Road) because the proposed rezoning would remove and eliminate the existing detailed protective conditions that the current or prior owner negotiated and agreed to with surrounding neighbors, and which the City Council adopted, in a prior rezoning case (Z-75-98) (hereinafter the "Z-75-98 Conditions"). Furthermore, the same properties are the subject of the City-Wide remapping in Zoning Case Z-27-14 wherein Planning Staff recommends that the new zoning for these same two properties shall be OX-3-CU carrying forward the very same Z-75-98 conditions in said City-initiated Zoning Case (Z-27-14). The undersigned opposes Z-22-14 and hereby files this Valid Statutory Protest Petition in accordance with applicable law.

Signature: Vince Copeland Print Name (clearly): VINCE COPELAND

Address: 3008 Oxbow Ct, Raleigh NC 27613

Signature: Robin Copeland Print Name (clearly): Robin Copeland

Address: 3008 Oxbow Court Raleigh, NC 27613

Signature: Karen Mills Print Name (clearly): Karen Mills

Address: 3012 Oxbow Ct Raleigh, NC 27613

Signature: Joe Mills Print Name (clearly): JOE MILLS

Address: 3012 OXBOW CT, RALEIGH, NC 27613

Signature: Henry J. Eide Print Name (clearly): HENRY J EIDE

Address: 8617 BRANDON STATION ROAD RALEIGH, NC 27613

Signature: Carl G Hayes Print Name (clearly): CARL G HAYES

Address: 8604 MORGANS WAY RAL, NC 27613

Signature: Rebecca Hayes Print Name (clearly): Rebecca Hayes

Address: 8604 Morgans Way Raleigh NC 27613

Signature: \_\_\_\_\_ Print Name (clearly): \_\_\_\_\_

Address: \_\_\_\_\_