



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

## **.CASE INFORMATION: Z-3-26 617 WEST JONES STREET / 117 GLENWOOD AVENUE**

<b>Location</b>	Two properties located near the intersection of Glenwood Avenue and West Jones Street; downtown; approximately 800 feet west of Saint Mary's School; approximately 1/2 mile west of the State Capital Building  Address: 617 West Jones Street and 117 Glenwood Avenue  PINs: <a href="#">1703493982</a> and <a href="#">1703493883</a>  Link to <a href="#">iMaps</a>
<b>Current Zoning</b>	617 West Jones Street: OX-3-DE w/NCOD 117 Glenwood Avenue: DX-20-SH-CU
<b>Requested Zoning</b>	DX-20-SH
<b>Area of Request</b>	0.41 acres
<b>Corporate Limits</b>	Within City Corporate Limits
<b>Property Owner</b>	617 West Jones Street, LLC and Tahssili Real Estate Ventures LLC
<b>Applicant</b>	Molly Stuart, Morningstar Law Group, on behalf of 617 West Jones Street LLC and Tahssili Real Estate Ventures LLC
<b>Council District</b>	D
<b>PC Recommendation Deadline</b>	June 27, 2026

### **SUMMARY OF PROPOSED CONDITIONS**

N/A – General Use District Request
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### **COMPREHENSIVE PLAN GUIDANCE**

<b>Future Land Use</b>	<a href="#">Central Business District</a> ; <a href="#">Office &amp; Residential Mixed Use</a>
<b>Urban Form</b>	<a href="#">Frequent Transit Area</a> ; <a href="#">Downtown</a>
<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	<ul style="list-style-type: none"> <li>● LU 2.2 <a href="#">Compact Development</a></li> <li>● LU 4.6 <a href="#">Transit-oriented development</a></li> <li>● LU 4.7 <a href="#">Capitalizing on Transit Access</a></li> <li>● LU 6.2 <a href="#">Complementary Land Uses and Urban Vitality</a></li> <li>● LU 7.6 <a href="#">Pedestrian-friendly Development</a></li> <li>□ ED 1.2 <a href="#">Mixed Use Redevelopment</a></li> </ul>

	ED 5.8 <a href="#">Supporting Retail Infill and Reinvestment</a>
●	H 1.8 <a href="#">Zoning for Housing</a>
●	UD 1.10 <a href="#">Frontage</a>
	UD 3.4 <a href="#">Enhanced Sidewalks</a>
	UD 5.2 <a href="#">Pedestrian Access to Downtown</a>
●	UD 6.1 <a href="#">Encouraging Pedestrian-oriented Uses</a>
●	EP 1.1 <a href="#">Greenhouse Gas Reduction</a>
	DT 1.3 <a href="#">Underutilized Sites in Downtown</a>
	DT 1.6 <a href="#">Supporting Retail Growth</a>
●	DT 3.1 <a href="#">Ground-floor Uses on Primary Retail Streets</a>
	DT 4.1 <a href="#">Encouraging Downtown Housing</a>
●	DT 7.3 <a href="#">Streetwalls</a>
<b>Inconsistent Policies</b> ● Key Policy □ Area Specific Guidance	● LU 1.2 <a href="#">Future Land Use Map and Zoning Consistency</a>
	UD 1.1 <a href="#">Protecting Neighborhood Identity</a>
	● DT 1.14 <a href="#">Downtown Transition Areas</a>
	● LU 8.12 <a href="#">Infill Compatibility</a>

### FUTURE LAND USE MAP CONSISTENCY

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

### COMPREHENSIVE PLAN CONSISTENCY

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

### PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
1/7/2026 1 attendees	4/1/2026 4 attendees	4/28/2026	

### REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
68	0	0	0
Summary of Comments: N/A			

**PLANNING COMMISSION RECOMMENDATION**

The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **####** is reasonable and in the public interest because:

Reasonableness and Public Interest	
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel(s) only from Office & Residential Mixed Use to Central Business District.
Recommendation	
Motion and Vote	
Reason for Opposed Vote(s)	

**ATTACHMENTS**

1. Staff report
2. Comprehensive Plan amendment analysis
3. Rezoning application

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 and Comprehensive Plan Amendment Analysis.

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Bynum Walter Date: Click or tap to enter a date.  
 Planning and Development Assistant Director

Staff Coordinator: Hiram Marziano: (919) 996-6370; hiram.marziano@raleighnc.gov



# REZONING STAFF REPORT – Z-3-26

## General Use District

### OVERVIEW

The applicant is requesting to rezone two parcels of land from their existing zoning to [Downtown Mixed Use-20 Stories-Shopfront](#) Frontage (DX-20-SH). The first parcel is 617 West Jones Street which is currently zoned [Office Mixed Use-3 Stories-Detached Frontage](#) with [North Boylan Neighborhood Conservation Overlay District](#) (OX-3-DE w/NCOD). The other parcel is 117 Glenwood Avenue, zoned Downtown Mixed Use-20 Stories-Shop Frontage-Conditional Use (DX-20-SH-CU). The second parcel was zoned with [conditions](#) under a previous case in 2022.

The request would rezone approximately 0.41 acres in the downtown area, increasing permitted building height to 20 stories allowing for dense, mixed-use, pedestrian-oriented development. The request also removes the North Boylan Neighborhood Conservation Overlay District for the property located at 617 West Jones Street. The request removes the existing conditions for the property located at 117 Glenwood Avenue.

The request is for two properties located near the intersection of Glenwood Avenue and West Jones Street in the downtown area. The site is approximately 800 feet west of Saint Mary's School and approximately 1/2 mile west of the State Capital Building. The block consists largely of commercial uses in repurposed older dwelling units. The site consists of two properties, each of which have businesses located on them in repurposed structures. Some of the nearby structures appear to be used for residential purposes, though the block is primarily commercial in nature. Two public parking areas are part of the block.

The site is within the Downtown Plan area which calls for utilization of ground-floor space for active uses, particularly along key streets. This plan is contained in the 2030 Comprehensive Plan and focuses on several pedestrian oriented and transit access placemaking elements that enhance the vitality of the area. As the rezoning site is downtown, there are excellent opportunities for pedestrian-oriented transportation. The area has a very high walk score with multiple sidewalk connections.

The site is in a Frequent Transit Area indicating that public transportation wait times are in the 15-minute range. There is a GoRaleigh Route 6: Glenwood stop immediately accessible at the intersection of West Jones Street and Glenwood Avenue. The site is approximately 500 feet from access to GoRaleigh Route 4: Rex Hospital, GoRaleigh Route 8: Six Forks, and GoRaleigh Route 16: Oberlin at the intersection of Glenwood Avenue and Hillsborough Street. Further, the site is approximately 500 feet from access to GoRaleigh R-Line at the intersection of West Jones Street and North West Street.

The location is within the boundaries of the [Equitable Development Around Transit \(EDAT\)](#) study, adopted in March of 2021 and is contained within the 2030 Comprehensive Plan. EDAT focuses on creating an equitable and accessible transportation network, encouraging

access around affordable housing and employment opportunities. This site is not directly within a BRT corridor; however, it is centrally located near the proposed Western, Southern and New Bern BRT routes and station areas.

The surrounding area includes a mix of zoning districts, such as OX-3-DE w/NCOD, OX-3-DE-CU w/NCOD DX-20-SH-CU, DX-7-SH, and OX-7-CU-TOD nearby to the northeast, reflecting the range of intensities typical within the Glenwood South corridor. Uses adjacent to this site are an escape room business located along the eastern and rear property lines and a public parking lot on the western property line. The area is generally made up of commercial businesses within existing and older residential structures while some residential uses are present on the block.

### **617 West Jones Street**

The rezoning request includes the property located at 617 West Jones Street, which is currently zoned Office Mixed Use (OX-) with a Detached frontage (-DE) designation and within the North Boylan NCOD. Under the current OX- zoning district, retail is a limited use and is restricted by UDO [Section 6.4.11.D.2](#). This section limits retail uses to being in a multi-tenant building, not a standalone building; limits sales are floor areas; and restricts hours of operation, uses and facility types. Retail sales in the DX- zoning district do not have these specific limitations and therefore allow for greater commercial entitlement of the site.

The existing zoning for this site includes a -DE frontage designation, which is intended for street-adjacent properties to maintain a residential feel while accommodating small-scale commercial uses. This designation is for areas transitioning from residential to commercial. The applicant seeks to remove the -DE frontage and apply the Shopfront (-SH) frontage designation.

This property is in the North Boylan NCOD, applied to this property in 1998, which is an overlay designed to preserve the defining physical character of the established neighborhood by regulating how properties may be built, expanded, or altered. New construction, additions, and site changes must follow the district's adopted standards including lot size, setbacks, height, building placement, and density. This NCOD regulates height to 24 feet, with a possible 40 feet for pitched roofs, and removal will allow for heights as regulated by the base zoning district. Removal of the NCOD removes regulations designed to maintain the scale, pattern, and visual identity of the North Boylan neighborhood by ensuring that future development aligns with the neighborhood's established form.

This site is within the Office & Residential Mixed Use Future Land Use Map (FLUM) category. Guidance from [Map LU-2 Recommended Height Designations](#) for this district within the Downtown urban form, considered an emerging urban center would have a maximum height recommendation of 12 stories.

### **117 Glenwood Avenue**

The rezoning request also applies to the property located at 117 Glenwood Avenue, which is currently zoned Downtown Mixed Use (DX-) with a Shopfront frontage (SH) designation. The applicant seeks to remove a set of previously approved zoning conditions that were established under rezoning case Z-14-22, adopted in September 2022. That earlier case included four properties, 107 Glenwood Avenue, 117 Glenwood Avenue, 123 Glenwood Avenue, and 125 Glenwood Avenue, and applied shared conditions across them. The

current request is limited only to 117 Glenwood Avenue; all conditions adopted under Z-14-22 would remain fully in effect for the other three associated parcels. The conditions proposed for removal include a maximum building height of 12 stories on the rear portion of the site adjacent to properties zoned OX-3-DE w/NCOD and a requirement to provide one public art installation visible from the public right-of-way.

The Future Land Use Map (FLUM) designates the area for Central Business District development as well as Office and Residential Mixed Use, indicating that higher density development is encouraged in this location. Height guidance for the portion of the property in the Central Business district does included a maximum of 20 stories, based on [Map LU-2 Recommended Height Designations](#). However, for the rear portion that remains in the Office and Residential Mixed Use district, guidance lends itself to a maximum of 12 stories.

### **Future Land Use Map**

The request includes locations that fall into two FLUM categories: [Office & Residential Mixed Use](#) and [Central Business District](#). The Office & Residential Mixed Use category is intended for major corridors where low-density residential uses are no longer appropriate, and which encourages a mix of office and residential uses while discouraging non-ancillary retail. The FLUM identifies Office Mixed Use (OX) as the closest corresponding zoning district. The Central Business District is intended to enhance and complement the downtown area of Raleigh. It supports a mixture of commercial and housing opportunities at a higher intensity. DX- is a recommended district for this designation.

For the portions of this request within Office & Residential Mixed Use, guidance from [Map LU-2 Recommended Height Designations](#) for this district within the Downtown urban form, considered an emerging urban center, would indicate a maximum height recommendation of 12 stories. Based on [Map DT-2: Downtown Transition Areas](#), this site on West Jones Street and the rear portion of the Glenwood Avenue parcel are part of the downtown edge.

Guidance from the Comprehensive Plan for downtown transition areas (DT 1.14 [Downtown Transition Areas](#)) says that in these areas "located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development" and that the height guidance of the site should not be changed from the Comprehensive Plan without further study.

617 West Jones Street lies entirely within the Office & Residential Mixed Use category. As discussed above, based on Map LU-2 Recommended Height Designations, the height guidance for this category would recommend a maximum of 12 stories. Coupled with the policy guidance related to the downtown transition area, the request for 20 stories is inconsistent with the FLUM.

117 Glenwood Avenue is within both the Office & Residential Mixed Use and Central Business FLUM categories. As established under the previous zoning of this parcel, 20 stories is consistent with this area for the portion within Central Business. For the portion within Office & Residential, as at 617 West Jones Street, 20 stories would be inconsistent with the FLUM. The previous rezoning limited development of this portion of the property to 12 stories through conditions, which would be considered consistent.

Despite being consistent in terms of zoning district and uses, the request is inconsistent overall with the Future Land Use Map in terms of height.

**Urban Form Map**

The site is within the Downtown and Frequent Transit Area designations on the Urban Form Map. These designations recommend an urban frontage approach, to which, -SH is considered. Frontage options are recommended for areas designated on the Urban Form Map as they add a layer of placemaking to the site. Frontages refer to the relationship of site development to the street, to include building citing, design elements, landscaping and parking. The -SH designation is intended for areas with a high level of walkability and to create a "main street" feel to the area.

This request is consistent with the Urban Form Map. The site is located within the Downtown area of the Urban Form Map and is also within a Frequent Transit Area. The 2030 Comprehensive Plan recommends an urban frontage for these classifications, which would help to create a pedestrian-oriented environment, with on-street parking available and on-site parking relegated to the sides and rear of the building. Shopfront is an urban frontage and consistent with this guidance.

**Comprehensive Plan Visions and Policies**

The request is consistent with several key policies from the Comprehensive Plan. These include concepts involving expanding housing opportunities, densification around public transit access and placemaking in the downtown area through adding to the constantly developing and evolving pedestrian-oriented environment. The proposed zoning also supports several plan themes including expanding housing choices, economic prosperity and equity and managing our growth. However, as noted previously, there are inconsistencies with some policies, largely dealing with the singular issue of the height request for 20 stories. These policies deal with height in an area otherwise targeted through the Urban Form Map for densification, and some of these policies predate the current guidance of the plan. The area itself has adjoining properties of similar height allowances. Combined, these factors may mitigate impacts from increased height. Overall, the request is consistent with the guidance and vision of the Comprehensive Plan.

**CURRENT VS. PROPOSED ZONING ENTITLEMENT\***

	EXISTING ZONING		PROPOSED ZONING
Zoning	OX-3-DE w/NCOD	DX-20-SH- CU	DX-20-SH
Total Acreage	0.41		
Maximum Height	3 stories	20 stories/ 12 Stories	20 stories
Build-to's:	Mixed Use	Mixed Use	Mixed Use
Primary street	5'	0'-15'	0'-15'
Side street	5'	0'-15'	0'-15'
Max. # of Residential Units	99		189
Max. Gross Office SF	58,358		145,969
Max. Gross Retail SF	9,890		11,099
Max. Gross Industrial SF	-		-

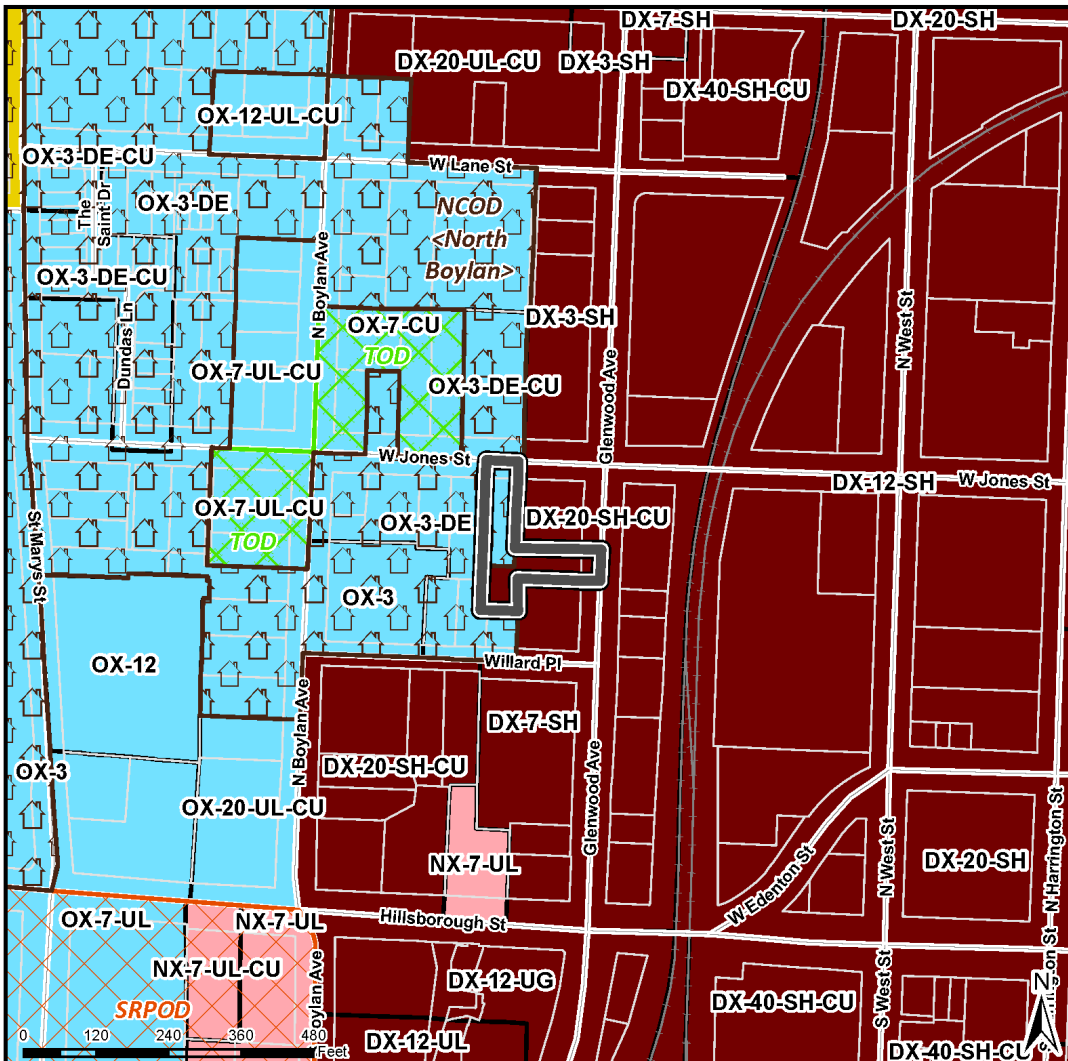
\*These are estimates presented to provide context for analysis.

## OUTSTANDING ISSUES

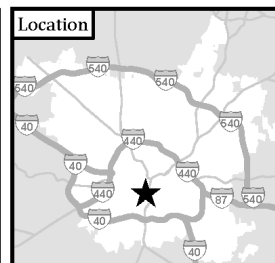
<b>Outstanding Issues</b>	1. None	<b>Suggested Mitigation</b>	1. N/A
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# Existing Zoning

Z-3-2026



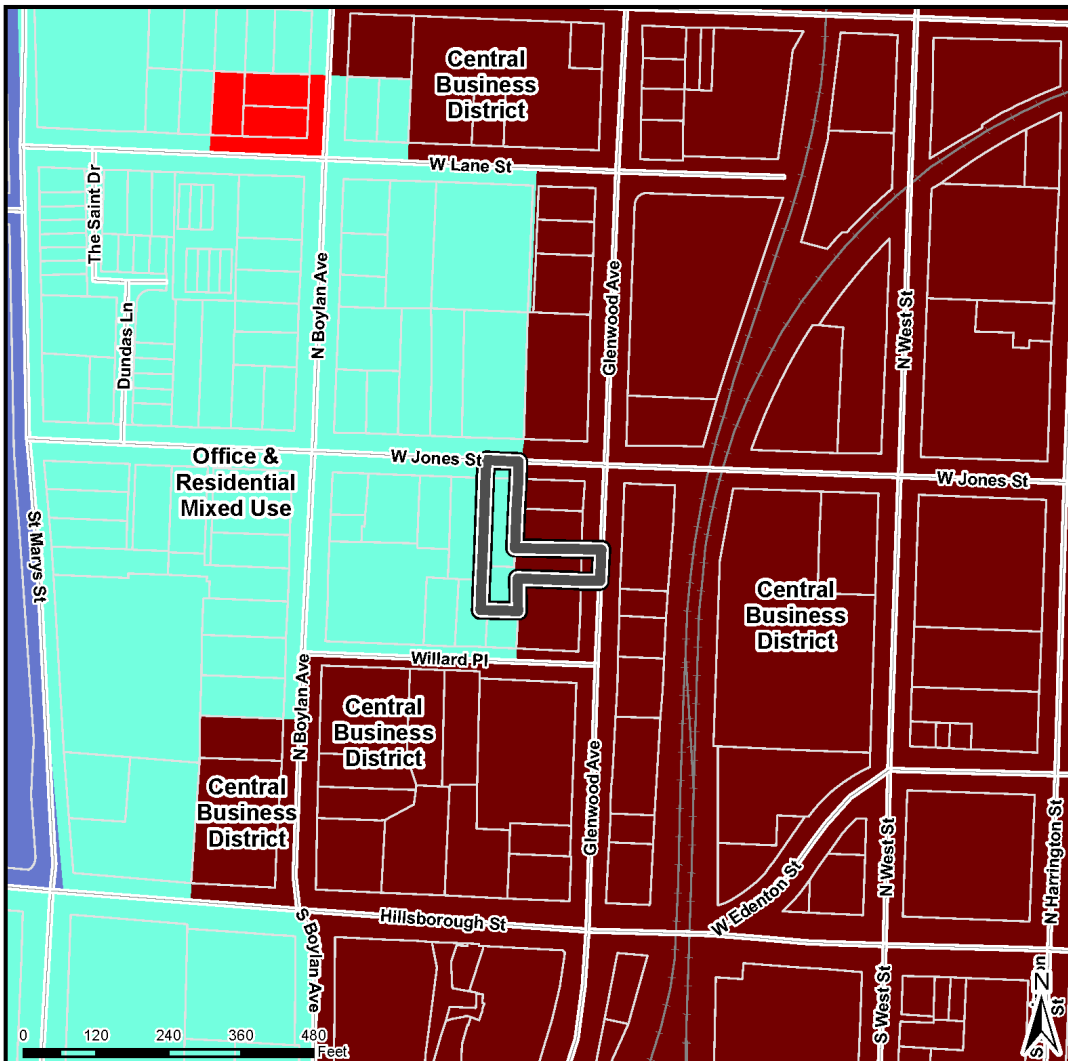
<b>Property</b>	617 W Jones St & 117 Glenwood Ave
<b>Size</b>	0.41 acres
<b>Existing Zoning</b>	OX-3-DE w/ NCOD & DX-20-SH-CU
<b>Requested Zoning</b>	DX-20-SH (Remove NCOD)



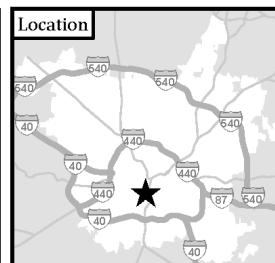
Map by Raleigh Department of Planning and Development (mrogregom); 1/28/2026

# Future Land Use

Z-3-2026



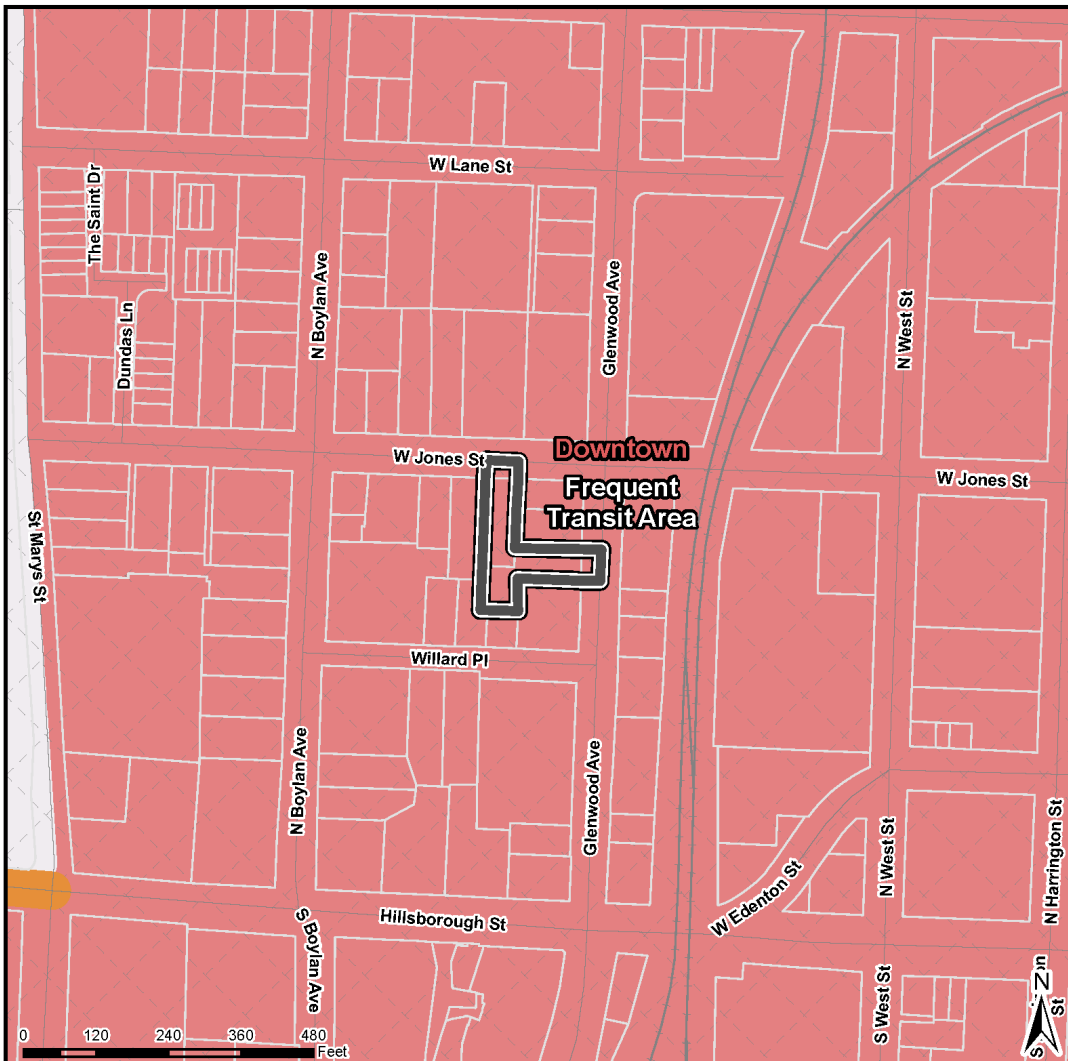
<b>Property</b>	617 W Jones St & 117 Glenwood Ave
<b>Size</b>	0.41 acres
<b>Existing Zoning</b>	OX-3-DE w/ NCOD & DX-20-SH-CU
<b>Requested Zoning</b>	DX-20-SH (Remove NCOD)



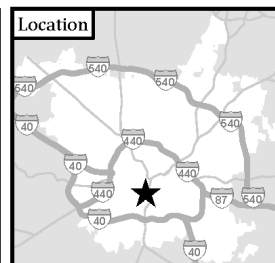
Map by Raleigh Department of Planning and Development (mrogregom); 1/28/2026

# Urban Form

# Z-3-2026



<b>Property</b>	617 W Jones St & 117 Glenwood Ave
<b>Size</b>	0.41 acres
<b>Existing Zoning</b>	OX-3-DE w/ NCOD & DX-20-SH-CU
<b>Requested Zoning</b>	DX-20-SH (Remove NCOD)



Map by Raleigh Department of Planning and Development (mrogregom); 1/28/2026

# COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

## Comprehensive Plan Consistency

The request is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

The request generally aligns with major goals of the Comprehensive Plan, including expanding housing options, increasing density near public transit, and strengthening the pedestrian-friendly character of downtown, while also supporting broader themes such as housing choice, economic opportunity, and managed growth. Although there are some inconsistencies related mainly to the proposed 20-story height, this area is already targeted for greater density; some height-related policies predate current guidance; and nearby properties allow similar heights, which together lessen concerns about this issue. Overall, the proposal remains consistent with the plan’s vision and guidance.

## Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	This request expands housing availability and supply in an area primed for density increases. Increasing structure height to 20 stories for the site increases the potential residential density by approximately 200 units per acre. This offers opportunity to develop more dwelling units near a major employment center. However, this request does not include an affordability component, and the variety of housing is limited.
Consistent	Economic Prosperity and Equity	This request would allow for more intensive development in the downtown area which serves as an economic and employment center. The request allows for greater residential, office and retail entitlement with increase building height.

Consistency	Vision Theme	Analysis
Consistent	Managing Our Growth	This theme supports encouraging growth to provide live-work-play areas. The request would allow for more integrated development across uses in a growing compact area.
Inconsistent	Growing Successful Neighborhoods and Communities	Through the removal of the North Boylan NCOD, this request is inconsistent with the intent of this vision as it relates to preserving the character of older neighborhoods and the architectural significance of the area.

## Future Land Use

**Future Land Use designation:** [Central Business District](#); [Office & Residential Mixed Use](#)

The request is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

If inconsistent, would the benefits of the proposed use outweigh the detriments, and would the new zoning adversely alter the recommended land use and character of the area?

The request involves two FLUM categories: Office & Residential Mixed Use and the Central Business District. The Office & Residential Mixed Use category supports office and residential uses with building heights generally up to 12 stories near neighborhoods. The Central Business District allows higher-intensity commercial and residential development, where 20-story heights are appropriate. At 617 West Jones Street, the requested 20 stories exceeds the 12-story guidance and is inconsistent with the FLUM. At 117 Glenwood, only the portion in the Central Business District supports 20 stories, while the part in the Office & Residential category remains limited to 12 stories, making the overall request inconsistent with the FLUM.

The benefits of the request do outweigh the inconsistency. These benefits include increased housing supply in an area that is walkable, close to transit opportunities, and within a major employment and economic area of the city. Redevelopment would align with the pedestrian-oriented streetscape vision for the downtown.

Further, this area is comprised mostly of commercial and non-residential uses that may benefit from the increased density. The block itself is a mixture of residential and non-residential uses, with the residential uses appearing to be multi-tenant structures. There are also two public surface parking lots on this block. The general characteristics of the Glenwood Avenue corridor in this area appear to be a mixture of 3 story buildings and 7 story buildings with provision for upwards of 20 stories directly adjacent to this site.

## Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property?  **Yes**  **No**

The site is in the downtown area which is supported by a developed street and sidewalk network, existing utilities and available emergency services. There are no indicated incidents of structural flooding in the vicinity.

## Urban Form

**Urban Form designation:** [Frequent Transit Area](#); [Downtown](#)

The request is:  **Consistent**  **Inconsistent** with the Urban Form Map.

**Overview:** The site is located within the Downtown area of the Urban Form Map and is also within a Frequent Transit Area. Frontage options are recommended for areas designated on the Urban Form Map as they add a layer of placemaking to the site. Frontages refer to the relationship of site development to the street, to include building siting, design elements, landscaping and parking. The 2030 Comprehensive Plan recommends an urban frontage for these classifications, which would help to create a pedestrian-oriented environment, with on-street parking available and on-site parking relegated to the sides and rear of the building. Shopfront is an urban frontage consistent with this guidance.

**Impact:** Shopfront is intended for areas where the highest level of walkability is desired to create a "main street" type of environment. Therefore, it would support a highly walkable and visible building area to support economic growth and access to transit and employment opportunities.

**Compatibility:** The surrounding area is a mixture of properties with multiple types of frontages from Urban General (-UG) and Urban Limit (-UL) to Detached (-DE). Detached is not considered an urban frontage and would be inconsistent with the urban form for this area, lending the change to Shopfront more compatible with the vision of growth in the area.

## Public Benefits of the Proposed Rezoning

- The proposed rezoning would enable high-density, mixed-use development that provides expanded housing options, employment opportunities, access to essential services, and a pedestrian-friendly environment, supporting both the housing supply and broader economic development.

## Detriments of the Proposed Rezoning

- None identified.

## Policy Guidance

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

<p><b>Consistent Policies</b> Key policies are marked with a dot (●)</p> <p>Area Specific Guidance policies are marked with a square (□)</p>	●	LU 2.2 Compact Development
		LU 4.6 Transit-oriented development
	●	LU 4.7 Capitalizing on Transit Access
	●	LU 6.2 Complementary Land Uses and Urban Vitality
	●	LU 7.6 Pedestrian-friendly Development
		ED 1.2 Mixed Use Redevelopment
		ED 5.8 Supporting Retail Infill and Reinvestment
	●	H 1.8 Zoning for Housing
	●	UD 1.10 Frontage
		UD 3.4 Enhanced Sidewalks
		UD 5.2 Pedestrian Access to Downtown
	●	UD 6.1 Encouraging Pedestrian-oriented Uses
	●	EP 1.1 Greenhouse Gas Reduction
		DT 1.3 Underutilized Sites in Downtown
		DT 1.6 Supporting Retail Growth
	●	DT 3.1 Ground-floor Uses on Primary Retail Streets
		DT 4.1 Encouraging Downtown Housing
●	DT 7.3 Streetwalls	

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

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

● **Policy LU 1.2 Future Land Use Map and Zoning Consistency**

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

● **Policy DT 1.14 Downtown Transition Areas**

In areas where the Downtown Section boundaries are located in proximity to established residential neighborhoods, residential densities should taper to be compatible with adjacent development. Nonresidential uses with the greatest impacts—such as theaters, concentrated destination nightlife and retail, and sports and entertainment uses—should be directed away from these transition areas. Where existing zoning overlays are mapped, the height guidance in these districts should not be changed outside of an area planning process.

- This request presents a conflict regarding building height and strict policy compliance for structure height. There are no use inconsistencies noted. The massing and height provision of the request would be better suited for Central Business District land use designation.

- **LU 8.12 Infill Compatibility**

*Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.*

**Policy UD 1.1 Protecting Neighborhood Identity**

*Use Neighborhood Conservation Overlay Districts (NCOD), Historic Overlay Districts (HOD), or rezonings to retain the character of Raleigh's existing neighborhoods and strengthen the sense of visual order and stability.*

- The request seeks to remove the North Boylan Neighborhood Conservation Overlay District. This removal would remove dimensional restrictions as applied by the NCOD.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	95	Walker's Paradise: Daily errands do not require a car.
Transit Score	30	69	Good Transit: Many nearby public transportation options.
Bike Score	41	80	Very Bikeable: Biking is convenient for most trips.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	92	This score is well above average for the city and indicates an extremely low cost of transportation for this area.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	98	This score is well above average for the city and indicates the area is close to a large employment center.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

## Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
Detached House	82.7	No*
Townhouse	56.5	No*
Small Apartment (2-4 units)	42.1	No*
Larger Apartment	34.0	No*

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.  
 \*This building type is not permitted in the DX district with Shopfront frontage ([UDO Sec. 1.4.2.](#)). Dwelling units may be located in a Mixed-Use Building.

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	Current potential residential development is up to 99 dwelling units whereas the proposed zoning would allow for up to 189.
Is naturally occurring affordable housing present on the site?	Unlikely	Both structures on the site are occupied by businesses.
Does it include any subsidized units?	No	None identified in the application
Does it permit a variety of housing types beyond detached houses?	No	Multi-family within a mixed-use building is the only residential dwelling allowed due to the application of the Shopfront frontage.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	Request is a mixed-use district
Is it within walking distance of transit?	Yes	Site is located on GoRaleigh Route 6: Glenwood with a stop immediately accessible at the intersection of West Jones St & Glenwood Ave; site is approximately 540' from access to GoRaleigh Route 4: Rex Hospital, GoRaleigh Route 8: Six Forks, and GoRaleigh Route 16: Oberlin at the intersection of Glenwood Ave & Hillsborough St; site is approximately 500' from access to GoRaleigh Route R-Line at the intersection of W Jones St & N West St

\*The average lot size for detached residential homes in Raleigh is 0.28 acres.

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	22	37
People of Color Population (%)	23	46
Low Income Population (%)	21	29
Linguistically Isolated Population (%)	2	3
Population with Less Than High School Education (%)	0	8
Population under Age 5 (%)	0	6
Population over Age 64 (%)	13	11
% change in median gross rent since 2016	58.31	25.5
% change in median gross rent since 2019	29.16	-

\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

## Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	79.5 years	This is slightly lower than the city average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	There is no known industrial use within 1,000 feet of the site.
Are there hazardous waste facilities are located within one kilometer?	Yes	Drycleaner location within 1km down W Jones St to the east; Drycleaner location within 1km to the northeast near intersection of W Peace St and Harrington St
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

\*Raleigh average = 79.9; Wake County average = 80.3

## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	Yes	The property was part of the original City of Raleigh created in 1792.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	No records of this type were found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	No records of this type were found.

\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*This request would increase residential density and commercial opportunities within proximity to public transit options. The request would allow for development of units that are traditionally more energy efficient near transit access thus providing for the potential for carbon emissions reduction.*

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Housing costs have increased significantly in this area and additional units would benefit area residents by adding to the supply and potentially reducing costs for rent and operation of the dwelling unit. The area has a great deal of access to employment and transportation opportunities. These benefits may reduce energy costs and carbon emissions through the nature of the building design and location in relation to transit opportunities which is also in a pedestrian-friendly part of the city.*

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Yes, cost have increased significantly over recent years at greater than the average figures for the city.*

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*While no direct records were found for this specific area, at the time this area entered the city, discrimination was common in planning. As such, increasing residential density at a site with very low cost of transportation and very high job access will likely avail opportunities to a more diverse group of people.*

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

*Area residents have a slightly lower average life expectancy than the city, however, there is plenty of access to healthy lifestyle choices and little exposure to environmental hazards (area drycleaners).*

# TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

## Review Summary

The following reviewers identified no potential negative impacts specific to this request:

- Current Planning       Raleigh Fire       Raleigh Water       Transportation
- Historic Resources       Raleigh Parks       Stormwater       Urban Forestry

## Stormwater Information

Z-3-26 617 West Jones Street / 117 Glenwood Avenue	YES/NO	NOTES
Floodzone	No	
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	No	
Existing Impervious	Yes	Existing buildings and parking lots
Subject to Impervious Limits in UDO 9.2.2.A	Yes	
Changes to UDO Max Impervious Area (9.2.2.A)	No	
Subject to 9.2.2.B to H	No	
Watershed Overlay	No	
Drainage Basin	Pigeon House	

## Transportation & Transit Review

### *Location*

The site is located in downtown Raleigh on Glenwood Avenue.

### *Area Plans*

While not within an adopted Small Area Plan, the site is located in downtown Raleigh. [Section 15 of the Comprehensive Plan](#) outlines policies aimed at encouraging high-density transit-oriented development and sustainable urban design in the downtown area.

### *Other Projects in the Area*

West of the site, NCDOT and Virginia Rail Passenger Authority's [S-Line Raleigh to Richmond Project](#) seeks to establish high-performance passenger rail service connecting Raleigh to Richmond, Virginia. In 2023, NCDOT was awarded a \$1.09 billion Federal-State Partnership grant from the Federal Railroad Administration for final design, right-of-way acquisition, and construction of the 18-mile Raleigh–Wake Forest section. In 2024, construction contracts were issued for the first-grade separation projects at Durant Road and New Hope Church Road in Raleigh. In early 2026, the Consolidated Rail Infrastructure and Safety Improvements Program (CRISI) grant was obligated and preliminary engineering for the rail line between Wake Forest and Raleigh was authorized to begin.

## **Existing and Planned Infrastructure**

### *Streets*

This section of Glenwood Avenue is a city-maintained street and is designated as a Main Street, Parallel Parking in the Raleigh Street Plan ([UDO 8.5.5.D](#)). Jones Street is a city-maintained street that is not included in the Raleigh Street Plan. Both streets currently operate as two lane roads with parallel parking on either side.

### *Pedestrian Facilities*

Adjacent to Glenwood South, the pedestrian network near the site is built out with sidewalks on either side of Glenwood Avenue and Jones Street. However, current sidewalks on Glenwood Avenue are narrower than the 10' requirement for Main Street, Parallel Parking street types ([UDO 8.5.5.D](#)). Wider sidewalks foster a more pedestrian oriented environment and are support by [Policy DT 2.5](#) in the comprehensive plan.

### *Bicycle Facilities*

There are currently no sidewalks along the site's frontage. Separated bicycle facilities are not included in the Main Street, Parallel Parking street type. East of the site, the Active Mobility Plan identifies West Street and Harrington Street as part of the city's Priority Bike Network, providing a north/south bike route for cyclists riding through this part of downtown.

### *Transit*

The site is directly served by GoRaleigh route 6 Glenwood, with a stop just north of the site on the opposite side of Jones Street. Route 6 Glenwood connects downtown to the Crabtree Valley Mall and the Townridge Shopping Center, running every 15 minutes from 6 AM to 7 PM and every 30 minutes until midnight.

There are several other GoRaleigh routes are within a 5-minute walk of the site, including: Route 4 Rex Hospital, route 8 Six Forks, route 9 Hillsborough, route 16 Oberlin, and the R-Line Downtown Circulator.

## **Traffic Impact Analysis (TIA)**

### *Determination*

Based on the Envision results, approval of case Z-03-26 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from OX -3-DE w/NCOD and DX-20-SH-CU to DX-20-SH-CU is projected to generate 91

new trips in the AM peak hour and 92 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-3-26 Existing Land Use Escape Room and Bridal Shop	Daily	AM	PM
	76	9	11
Z-3-26 Current Zoning Entitlements Office Mixed Use and Downtown Mixed Use	Daily	AM	PM
	610	64	72
Z-3-26 Proposed Zoning Maximums Downtown Mixed Use	Daily	AM	PM
	1,527	156	164
Z-3-26 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>917</b>	<b>92</b>	<b>92</b>



# COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-3-26

## OVERVIEW

Approval of this request would result in an amendment to the Future Land Use Map for 617 West Jones Street and the rear portion of 117 Glenwood Avenue to a designation that recommends the range of land uses and building heights permitted in the Downtown Mixed Use district with heights up to 20 stories. The Future Land Use Map identifies the area of these parcels as Office and Residential Mixed Use. If approved, the site would be updated to Central Business District on the Future Land Use Map. Of the Central Business District designation, the 2030 Comprehensive Plan states:

This category applies to the Raleigh Central Business District, and is intended to enhance Downtown Raleigh as a vibrant mixed-use urban center. The category recognizes the area's role as the heart of the city, supporting a mix of high-intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses. Multiple zoning districts might apply within the CBD, corresponding to the different character and vision for its various neighborhoods, with DX being the primary district for the mixed-use core of downtown. Heights in the downtown could reach as high as 40 stories in the core, but would taper down to meet the adjacent neighborhoods at a height of three to four stories.

## LIST OF AMENDMENTS

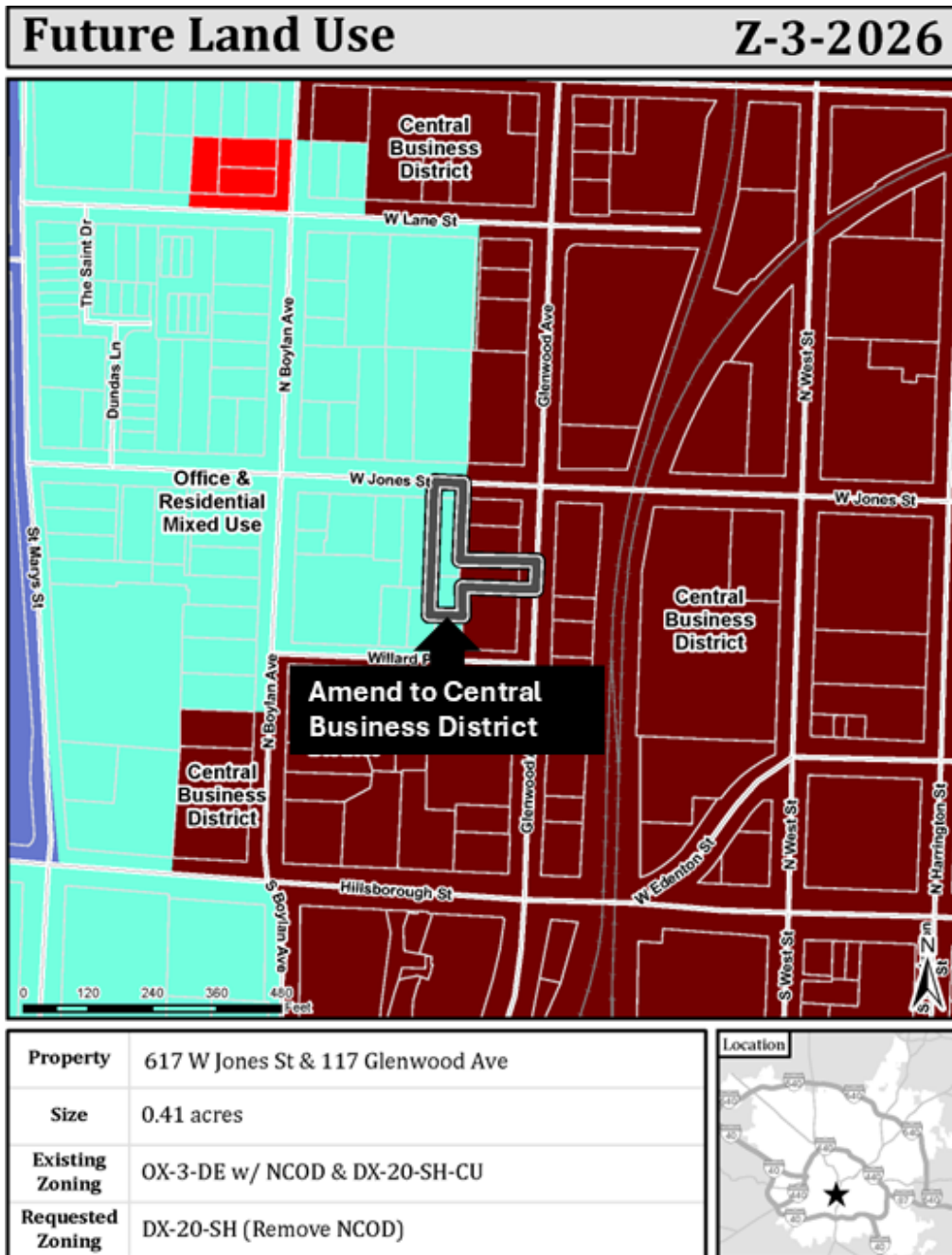
1. Change the Future Land Use Map designation for the portion of the subject parcels from Office & Residential Mixed Use to Central Business District.

## IMPACT ANALYSIS

The subject parcels are requested to be rezoned from Office Mixed Use-3 Stories-Detached Frontage with North Boylan Neighborhood Conservation Overlay District (OX-3-DE w/NCOD) and Downtown Mixed Use-20 Stories-Shop Frontage-Conditional Use (DX-20-SH-CU) to Downtown Mixed Use-20 Stories-Shopfront Frontage (DX-20-SH). Office and Residential Mixed Use does not generally support heights of more than twelve (12) stories within this area of the city. Some properties in the area, including a portion of this site and the properties adjacent to the north and east allow for twenty (20) story height limitations. Height limitations within the general area of this site range from three (3) stories to forty (40) stories. All the surrounding properties are within the Frequent Transit Area and Downtown designations of the Urban Form Map, with some nearby properties to the west having the Transportation Overlay District (TOD) applied. The FLUM designation of Central Business

District is applied to a portion of this site and borders directly adjacent to the north and south of the site, lending support for this type of density and growth for the general area. Given the Frequent Transit Area and Downtown designations, consideration as an emerging urban center on Table LU-2 and this locations proximity to transit services, employment centers, and economic potential, the FLUM will be made more reflective of the proposed zoning entitlements of the subject site. The long-range view of this area will continue to develop with higher density, continuing the growth in the area.

**AMENDED MAPS**





# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: See			Height: _____
Proposed zoning base district: _____			Height: 20
Frontage: _____			Overlay(s): _____
Frontage: _____			Overlay(s): _____
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-14-22			

General Information		
Date: _____	Date amended (1): _____	Date amended (2): _____
Property address: 617 W. Jones St/117 Glenwood Avenue		
Property PIN: 1703493982; 1703493883		
Deed reference (book/page): 020129/00566; 017913/00089		
Nearest intersection: W Jones St & Glenwood Ave		Property size (acres): _____
For planned development applications only:	Total units: _____	Total square footage: _____
	Total parcels: _____	Total buildings: _____
Property owner name and address: _____		
Property owner email: _____		
Property owner phone: _____		
Applicant name and address: _____		
Applicant email: _____		
Applicant phone: _____		
Applicant signature(s): _____		DocuSigned by: <i>Stevnia Palssiti</i> BB6733BC7911477...
Additional email(s): _____		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning:	Proposed zoning:	

Narrative of Zoning Conditions Offered

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

### Property Information Attachment

<b>PIN</b>	<b>Address</b>	<b>Deed/Book</b>	<b>Acres</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Owner</b>
1703493982	617 W Jones St	020129/00566	0.18	OX-3-DE (NCOD)	DX-20-SH	617 WEST JONES STREET, LLC 107 Glenwood Ave RALEIGH, NC 27603
1703493883	117 Glenwood Ave	017913/00089	0.23	DX-20-SH-CU	DX-20-SH	TAHSSILI REAL ESTATE VENTURES LLC SHERVIN TAHSSLIL 712 W JOHNSON ST RALEIGH NC 27603-1191
<b>Total Acres:</b>			0.41			

<b>Rezoning Application Addendum #1</b>	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b> Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
<b>Statement of Consistency</b>	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>The Future Land Use Map designates the subject area as Office &amp; Residential Mixed Use and Central Business District, supporting mixed-use development in a walkable downtown setting. The proposed rezoning district - Downtown Mixed Use with a Shopfront frontage (DX-20-SH) is consistent with this vision. In addition, the proposed rezoning is compatible with the Downtown designation of the Urban Form Map, supporting high-intensity, pedestrian-oriented development with active shopfront frontage. While the Office &amp; Residential Mixed Use designation and current conditions on portions of the property present height limitations, the site's downtown setting and opportunity to bring residential, employment, services and parking to this area of Glenwood South support the requested zoning district and requested height, and strengthen its compatibility with the City's long-term plan.</p> <p>Additionally, many Comprehensive Plan policies support the requested designation, including LU 2.2 (Compact Development); LU 4.7 (Capitalizing on Transit Access); LU 6.2 (Complementary Land Uses and Urban Vitality); LU 7.6 (Pedestrian Friendly Development); ED 1.2 (Mixed Use Redevelopment); ED 5.4 (Niche Office Development); ED 5.8 (Supporting Retail Infill and Reinvestment); H 1.8 (Zoning for Housing); UD 3.4 (Enhanced Sidewalks); DT 1.6 (Supporting Retail Growth); DT 3.1 (Ground Floor Uses on Primary Retail Streets); DT 4.1 (Encouraging Downtown Housing); and DT 7.3 (Streetwalls).</p>	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The proposed rezoning would allow for development of a site that would support high-density, mixed uses, employment opportunity, services, and parking that would expand the housing supply and support economic development. The urban frontage will maintain and enhance the pedestrian experience of downtown and Glenwood South.</p>	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
<b>Inventory of Historic Resources</b>	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Molly M. Stuart, Partner



Date: December 23, 2025

Re: Neighborhood Meeting regarding 617 W Jones Street and 117 Glenwood Avenue (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **January 7, 2026, from 6:00 pm to 7:00 pm**. The meeting will be held at 107 Glenwood Avenue, 2<sup>nd</sup> Floor, Raleigh, NC.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Office Mixed Use, up to 3 Stories, Detached, with Neighborhood Conservation Overlay District (OX-3-DE (NCOD) and Downtown Mixed Use, up to 20 Stories, Shopfront, Conditional Use (DX-20-SH-CU) and is proposed to be rezoned to Downtown Mixed Use, up to 20 Stories, Shopfront (DX-20-SH). The purpose of the zoning request is to for mixed use development. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor, MGEO  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

If you have any concerns or questions about this potential annexation and rezoning I can be reached at:

Molly Stuart  
Morningstar Law Group



Sincerely,

A handwritten signature in blue ink, appearing to read "MSL".

## **Neighborhood Meeting Agenda**

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



# Zoning





### SUMMARY OF ISSUES

A neighborhood meeting was held on January 7, 2026 (date) to discuss a potential rezoning located at 617 W Jones St. and 117 Glenwood Ave. (property address). The

neighborhood meeting was held at 107 Glenwood Avenue, 2nd Floor, Raleigh NC (location).

There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See Attached.

## **First Neighborhood Meeting Report | Jones Street Rezoning**

**Date:** January 7, 2026

Community Connector – Lloyd Inman

The applicant opened the meeting and presented the proposed rezoning for an assemblage of two parcels along Glenwood Ave. The applicant team outlined a request for Downtown Mixed-Use on approximately 0.41 acres. In addition, the applicant provided an in depth look into the Urban Form Map, Comprehensive Plan, frontages, zoning districts, and overlays and discussion of the two existing zoning conditions on the property that fronts Glenwood Ave.

### **Specific Questions and Responses**

**1. Q: Participant expressed interest in transitions.**

**A:.** Applicant team discussed the site's Future Land Use designations and the respective height limitations.

**2. Q: What is happening on Willard?**

**A:.** Applicant explained he has had some discussions but an opportunity has not yet presented itself.

**3. Q: What is the plan for this site?**

**A:** We do not have a specific plan now for various reasons. We are interested in providing parking not only parking that serves the site but also allow for additional parking for Glenwood South.

**4. Q: The parking entrance would most likely be on Jones?**

**A:** Yes, that makes the most sense.

**5. Q: Do you have any other projects?**

**A:** Yes, but not a high-rise.

**6. Q: Are you going to build on it or flip it?**

**A:** That all depends on the opportunity.

**7. Q: Any other things coming up in this area?**

**A:** We are watching projects that have recently been approved.

REZONING OF PROPERTY CONSISTING OF +/- 0.41 ACRES  
LOCATED AT 617 W. JONES STREET AND 117 GLENWOOD AVENUE  
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
April 1, 2026

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Wednesday, April 1, 2026, at 6:00 p.m. The property considered for this potential rezoning totals approximately 0.41 acres and is located at 617 W. Jones Street and 117 Glenwood Avenue, in the City of Raleigh, having Wake County Parcel Identification Numbers 1703493982 and 1703493883. This meeting was held in person at 107 Glenwood Avenue, 2nd Floor, Raleigh, NC. All owners and occupants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.



Molly M. Stuart, Partner

EXHIBIT A - Neighborhood Meeting Notice



To: Neighboring Property Owners and Tenants  
From: Molly Stuart  
Date: March 20, 2026  
Re: Notice of meeting to discuss potential rezoning of certain property located at 617 W Jones Street and 117 Glenwood Avenue (the "Property")

We are counsel for 617 West Jones Street LLC ("Jones"), which plans to rezone the above-captioned Property. Currently, the Property is zoned Office Mixed Use, up to 3 Stories, Detached, with Neighborhood Conservation Overlay District (OX-3-DE (NCOD) and Downtown Mixed Use, up to 20 Stories, Shopfront, Conditional Use (DX-20-SH-CU). Jones is considering rezoning the Property to Downtown Mixed Use, up to 20 Stories, Shopfront (DX-20-SH). The purpose of the zoning request is to rezone the property to allow for mixed use development.

You are invited to attend a neighborhood meeting on **April 1, from 6 pm to 7 pm**. The meeting will be held at 107 Glenwood Avenue, 2<sup>nd</sup> Floor, Raleigh, NC. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet, written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-3-26.

If you have further questions about the rezoning process, please contact:

Hiram J. Marziano, II, MPA CFM CZO  
Raleigh Planning & Development  
(919) 996-6370  
[hiram.marziano@raleighnc.gov](mailto:hiram.marziano@raleighnc.gov)

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly Stuart  
Morningstar Law Group



Sincerely,

A handwritten signature in blue ink, appearing to read "MSL".

Aerial Photo



# Zoning



## EXHIBIT B - Mailing Llist

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
"CURRENT RESIDENT OR TENANT"	202 DUNDAS LN	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	617 W NORTH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	703 W LANE ST 102	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	700 W MORGAN ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	801 HILLSBOROUGH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	627 W LANE ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	501 HILLSBOROUGH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	714 W JONES ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	413 GLENWOOD AVE	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	517 W NORTH ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	213 N BOYLAN AVE	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1175	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 33P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 34P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 945	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 66P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 67P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 1P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST A	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST B	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST C	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 69P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1205	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 62P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST E	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	0 W JONES ST	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 705	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 26P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 27P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1145	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 13P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 14P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 15P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 925	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 60P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 61P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1475	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 25P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 32P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 78P	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 79P	RALEIGH , NC 27603	



"CURRENT RESIDENT OR TENANT"	121 N HARRINGTON ST 1445	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 63P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1005	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 39P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 22P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 4P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 47P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1555	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 52P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 35P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1405	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 50P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 49P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 48P	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	323 W JONES ST 43P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 72P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1275	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 5P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 6P	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1075	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 55P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 56P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 21P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 28P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 805	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 68P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 77P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 20P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 12P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 76P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 715	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 42P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 725	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1115	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 74P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1045	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 8P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 65P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 57P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 40P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 51P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1425	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	323 W JONES ST 29P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 7P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 64P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST D	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	323 W JONES ST 46P	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N HARRINGTON ST 1015	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	218 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	216 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	308 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	706 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	612 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	623 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	615 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	612 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	208 ST MARYS ST A	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	224 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 203	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 102	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	610 HILLSBOROUGH ST 305	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	626 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	618 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	3 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	119 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	300 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	1 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	607 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	704 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	606 WILLARD PL	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	501 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	618 HILLSBOROUGH ST	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	120 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 N WEST ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	122 ST MARYS ST	RALEIGH , NC 27605
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"CURRENT RESIDENT OR TENANT"	611 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	601 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	215 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	704 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	407 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	16 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	111 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	621 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	411 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	124 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 711	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 505	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 323	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 509	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 405	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 609	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 613	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 214	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 407	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 317	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 618	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 418	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 204	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 304	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 616	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 601	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 413	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 305	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 311	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 218	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	202 GLENWOOD AVE M	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 612	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 209	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 513	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 412	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 518	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 409	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 504	RALEIGH , NC 27603





"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 211	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 GLENWOOD AVE 223	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	711 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	707 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	326 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	304 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	115 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	320 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	400 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	310 N HARRINGTON ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	7 S WEST ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	330 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	720 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	623 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 HILLSBOROUGH ST B	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 W JONES ST A	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	116 N WEST ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	125 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	709 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	213 N HARRINGTON ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	123 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N WEST ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	617 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	118 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	703 W LANE ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	625 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 WILLARD PL	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	208 DUNDAS LN	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	703 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 102	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 105	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	708 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W NORTH ST 104	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	109 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	214 ST MARYS ST	RALEIGH , NC 27605

"CURRENT RESIDENT OR TENANT"	120 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	0 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	220 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	200 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	225 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	204 DUNDAS LN	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	212 ST MARYS ST	RALEIGH , NC 27605
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"CURRENT RESIDENT OR TENANT"	113 N BOYLAN AVE	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	618 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	226 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	501 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	309 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	9 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	117 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	226 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	701 W LANE ST 104	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	215 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	107 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	707 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	615 W MORGAN ST	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	122 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 W LANE ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	303 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	720 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	600 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	709 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	222 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	518 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	104 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	102 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	216 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	222 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	710 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	527 HILLSBOROUGH ST	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	14 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	224 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	709 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	603 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	219 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	401 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	711 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	718 W LANE ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	14 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	607 WILLARD PL	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	615 WILLARD PL	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 W LANE ST 102	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W NORTH ST 104	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W NORTH ST 102	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W NORTH ST 105	RALEIGH , NC 27603
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"CURRENT RESIDENT OR TENANT"	700 W NORTH ST 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	201 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	415 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	15 N WEST ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	530 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	705 W MORGAN ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	209 N BOYLAN AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	519 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	220 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	509 W NORTH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	206 DUNDAS LN	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	8 ST MARYS ST	RALEIGH , NC 27605
"CURRENT RESIDENT OR TENANT"	630 HILLSBOROUGH ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	608 WILLARD PL	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	403 GLENWOOD AVE	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	508 W JONES ST	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT A	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT B	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT C	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT D	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT E	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	617 W North St APT F	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 102	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 201	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 202	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 301	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	700 W Morgan St APT 302	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	10 S West St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	500 W Morgan St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	502 W Morgan St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	507 Hillsborough St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	508 W Morgan St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	509 Hillsborough St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	511 Hillsborough St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 Hillsborough St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 Hillsborough St STE A	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	513 Hillsborough St STE B	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	2 S Boylan Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 Hillsborough St STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 Hillsborough St STE 111	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	701 Hillsborough St STE 121	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	5 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 1	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 10	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 11	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 12	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 13	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 14	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 15	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 16	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 17	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 18	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 19	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 2	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 20	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 3	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 4	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 5	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 6	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 7	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 8	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	611 W Lane St APT 9	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 120	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 130	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 140	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	404 Glenwood Ave STE 150	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 225	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 226	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 227	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 228	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 229	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 230	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 231	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 232	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 233	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave APT 234	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 100	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 130	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 140	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 150	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 170	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 200	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 300	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	410 Glenwood Ave STE 350	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 130	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 140	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 150	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 300	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	414 Glenwood Ave UNIT 350	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	426 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	511 Tucker St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	320 1/2 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	322 Glenwood Ave	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	521 W North St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	535 W North St	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 103	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 105	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 107	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 109	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	301 N West St STE 111	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 1	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 2	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 3	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	610 Willard Pl UNIT 4	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 100	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 101	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 200	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	122 Glenwood Ave STE 300	RALEIGH , NC 27603
"CURRENT RESIDENT OR TENANT"	517 W Jones St	RALEIGH , NC 27603

"CURRENT RESIDENT OR TENANT"	106 Glenwood Ave	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	108 Glenwood Ave	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	219 N Harrington St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	220 N West St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	221 N Harrington St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	222 N West St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 1	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 2	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 3	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 4	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 5	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 6	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 7	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	705 W Morgan St UNIT 8	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 1	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 10	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 11	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 12	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 2	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 3	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 4	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 5	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 6	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 7	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 8	RALEIGH , NC 27603	
"CURRENT RESIDENT OR TENANT"	8 St Marys St UNIT 9	RALEIGH , NC 27603	
107 GLENWOOD LLC	712 W JOHNSON ST	RALEIGH NC 27603-1191	
120 RALEIGH (PROPERTY OWNER VENTURE) LP	1111 BRICKELL AVE STE 2175	MIAMI FL 33131-3162	
120 SAINT LLC	120 SAINT MARYS ST	RALEIGH NC 27605-1809	
123 GLENWOOD LLC	712 W JOHNSON ST	RALEIGH NC 27603-1191	
215 NORTH BOYLAN LLC	215 N BOYLAN AVE	RALEIGH NC 27603-1424	
221 GLENWOOD LLC	221 GLENWOOD AVE	RALEIGH NC 27603-1404	
222 GLENWOOD CONDO OWNERS ASSOC	222 GLENWOOD INVESTMENTS LLC	4325 LAKE BOONE TRL STE 200	RALEIGH NC 27607-7510
222 GLENWOOD LLC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367	
225 GLENWOOD LLC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367	
303 N WEST LLC	911 N WEST ST STE 201	RALEIGH NC 27603-2576	
401 N WEST LLC	PO BOX 20667	RALEIGH NC 27619-0667	
410 GLENWOOD AVENUE PROPERTY LLC	4 BRYANT PARK STE 200	NEW YORK NY 10018-8204	
413 GLENWOOD AVE LLC	712 W JOHNSON ST	RALEIGH NC 27603-1191	
612 LANE STREET LLC	2501 BLUE RIDGE RD STE 208	RALEIGH NC 27607-6479	
617 WEST JONES STREET LLC	617 W JONES ST	RALEIGH NC 27603-1587	
623 WEST LANE LLC	623 W LANE ST	RALEIGH NC 27603-1410	
627 W LANE LLC	323 W JONES ST APT 1555	RALEIGH NC 27603-1467	

700 WEST MORGAN LLC	PO BOX 25095	RALEIGH NC 27611-5095	
701 WEST LANE LLC	623 W LANE ST	RALEIGH NC 27603-1410	
703 WEST LANE TOWNHOMES HOMEOWNERS ASSOCIATION	C/O KILDAIRE MANAGEMENT COMPANY		CARY NC 27511
ACEF-HSR 400H LLC	ATTN: LISA SHER	300 CONSHOHOCKEN STATE RD STE 250	CONSHOHOCKEN PA 19428-3801
AGS APARTMENTS VENTURE LLC	4509 CREEDMOOR RD STE 308	RALEIGH NC 27612-3862	
AL-AWAR, RIMA S	14201 WYNDFIELD CIR	RALEIGH NC 27615-1318	
ALLEN, JAMES BARRY TRUSTEE TRUSTEE OF JAMES BARRY ALLEN REVOCABLE TRUST	PO BOX 3241	TOPSAIL BEACH NC 28445-8817	
AMES, BRANDON M	222 315 GLENWOOD AVE	RALEIGH NC 27603-1488	
ANAKWENZE, OKE A	122 N HARRINGTON ST UNIT 1225	RALEIGH NC 27603-8084	
ANTONE, ANITA LYNNE ANTONE, WILLIAM EARL III	222 211 GLENWOOD AVE	RALEIGH NC 27603-1480	
ARICHEA, MICHAEL J GIBSON, DENNIS JOE	222 GLENWOOD AVE APT 521	RALEIGH NC 27603-1496	
ARWOOD, JACQUELYN M Y	216 MULBERRY HILL LN	EDENTON NC 27932-9257	
ASHBY, ROGER TIMOTHY	222 GLENWOOD AVE APT 509	RALEIGH NC 27603-1496	
ASHE AVENUE VENTURES LLC	C/O WINIFRED BOLTON	1500 DELLWOOD DR	RALEIGH NC 27607-6719
ATKESON, BENJAMIN ATKESON, ELIZABETH	7813 MONUMENT LN	RALEIGH NC 27615-3020	
AYCOCK, MAHLON L WILDER, RYON W	5201 LENORAWAY DR	RALEIGH NC 27613-1404	
BADR, MENNA	222 302 GLENWOOD AVE	RALEIGH NC 27603-1485	
BAHHO, AMANDA	745 13TH ST APT 12	MIAMI BEACH FL 33139-4432	
BARBEE, DAWN B	222 GLENWOOD AVE APT 503	RALEIGH NC 27603-1496	
BARBEE, WILLARD HAROLD BARBEE, CHRISTIE B	122 N HARRINGTON ST UNIT 945	RALEIGH NC 27603-8079	
BARNETT, GARY A	10626 GOVERNORS DR	CHAPEL HILL NC 27517-8403	
BARRINGER, DAVID V	222 GLENWOOD AVE APT 215	RALEIGH NC 27603-1480	
BARRISTER REALTY INC	124 SAINT MARYS ST	RALEIGH NC 27605-1809	
BAUMAN, JOHN	222 GLENWOOD AVE APT 704	RALEIGH NC 27603-1783	
BEAMAN LLC	521 N BOUNDARY ST	RALEIGH NC 27604-1952	
BELOKOWSKY, SIMON HUFF, KEVIN E	610 HILLSBOROUGH ST APT 201	RALEIGH NC 27603-1748	
BLACO, MELISSA L BLACO, DAMON	256 CHRISTENBURY LN	CLAYTON NC 27527-3331	
BLUM, MARC C BLUM, DANISE A	PO BOX 26025	RALEIGH NC 27611-6025	
BOWERMAN, ROBERT E BOWERMAN, ANNA K	222 GLENWOOD AVE APT 613	RALEIGH NC 27603-1782	
BOYD, RICHARD D RODGERS, MARY K	710 DEVEREUX ST	RALEIGH NC 27605-1408	
BOYLAN GROUP LLC	109 N BOYLAN AVE	RALEIGH NC 27603-1422	
BRADY, ANGELA	122 N HARRINGTON ST UNIT 1475	RALEIGH NC 27603-8087	
BRAMMER, THOMAS D	122 N HARRINGTON ST UNIT 1445	RALEIGH NC 27603-8086	
BREAM, HARTLEY	9 CHILES AVE	ASHEVILLE NC 28803-2236	
BRELAND, TONY	1301 CHECKERBERRY DR	MORRISVILLE NC 27560-9749	
BROWN WYNNNE FUNERAL HOMES INC	PROPERTY TAX DEPT-8TH FLOOR	PO BOX 130548	HOUSTON TX 77219-0548
BROWN, LEAH E TRUSTEE LEAH E BROWN REVOCABLE TRUST	PO BOX 41	OAK BLUFFS MA 02557-0041	
BULLUCK, JEFFERSON C BULLUCK, JOYCE B	4112 PEPPERON DR	RALEIGH NC 27606-1734	
BUNN, WILLIAM H IV	710 103 W NORTH ST	RALEIGH NC 27603-7153	
BURGESS, WHITNEY A BURGESS, TAYLOR A	4400 MACINTYRE CMNS	RALEIGH NC 27606-3470	
BYRD, ANDREW	220 SAINT MARYS ST UNIT 4	RALEIGH NC 27605-1811	
BYRD-CANNON HOLDINGS LLC	303 N BOYLAN AVE	RALEIGH NC 27603-1402	
BYRD-CANNON HOLDINGS LLC	612 W LANE ST	RALEIGH NC 27603-1411	
BYRD-CANNON HOLDINGS, LLC	612 W LANE ST	RALEIGH NC 27603-1411	

CABA PROPERTIES II LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CABA PROPERTIES II, LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CABA PROPERTIES LLC	700 W JONES ST	RALEIGH NC 27603-1427	
CABELL, HAYDEN HELEN	222 GLENWOOD AVE APT 417	RALEIGH NC 27603-1495	
CAPEL, CHRISTOPHER BLAIR JR	700 W NORTH ST UNIT 102	RALEIGH NC 27603-7151	
CARR INVESTMENT LIMITED PARTNERSHIP	PO BOX 4207	CHARLOTTESVILLE VA 22905-4207	
CARR, NICHOLAS GEORGE	222 GLENWOOD AVE APT 319	RALEIGH NC 27603-1488	
CARTER, JUSTIN	222 GLENWOOD AVE APT 715	RALEIGH NC 27603-1783	
CASA	PO BOX 12545	RALEIGH NC 27605-2545	
CASA BARCO LLC	2337 AIRLINE DR	RALEIGH NC 27607-3109	
CASANA ESTATES LLC	610 103 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
CASH, STEPHEN M	222 GLENWOOD AVE APT 711	RALEIGH NC 27603-1783	
CENTER LINE PROPERTIES LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
CHARLES, ERNEST GEORGE	2722 SPRING FOREST RD APT 139	RALEIGH NC 27616-1979	
CHASE, SUSAN M	222 GLENWOOD AVE APT 321	RALEIGH NC 27603-1488	
CHELSEA PROPERTIES OF NC LLC	2222 THE CIR	RALEIGH NC 27608-1448	
CIO BLOC 83 LLC	666 BURRARD ST STE 3210	VANCOUVER BC V6C 2X8	CANADA
CITYPLAT MODALIA 504 LLC	107 FAYETTEVILLE ST STE 400	RALEIGH NC 27601-2916	
CITYPLAT MODALIA 504, LLC	5215 W CEDAR LN	BETHESDA MD 20814-1548	
COBB, KYLE	222 GLENWOOD AVE APT 208	RALEIGH NC 27603-1480	
COCKRILL, MICHAEL ASHLEY COCKRILL, MARY S	5227 COFFEETREE DR	RALEIGH NC 27613-4553	
COCO PROPERTY & INVESTMENT LLC	125 GLENWOOD AVE	RALEIGH NC 27603-1703	
COMMUNITY ALTERNATIVES FOR SUPPORTIVE ABODES CORPORATION	PO BOX 12545	RALEIGH NC 27605-2545	
COOPERSTEIN, RICHARD LAWRENCE COOPERSTEIN, DANIELLE ANNOZINE	122 N HARRINGTON ST UNIT 1025	RALEIGH NC 27603-8081	
COWDEN, BARTOW IV POLMANTEER, SHARON	109 LAKESHORE DR	ASHEVILLE NC 28804-2403	
COX, KEVIN J	222 217 GLENWOOD AVE	RALEIGH NC 27603-1480	
CREATIVE SPACES LLC	4040 ED DR STE 201	RALEIGH NC 27612-8090	
CREECH, LUTHER H	122 N HARRINGTON ST	RALEIGH NC 27603-8074	
CRISCUOLO, MICHAEL P CRISCUOLO, JENNIFER G	8606 CASE RIDGE DR	OAK RIDGE NC 27310-9685	
CROMARTIE, HENRY L III	222 414 GLENWOOD AVE	RALEIGH NC 27603-1495	
CUOMO, GENNARO A CUOMO, STEPHANIE	212 SAINT MARYS ST	RALEIGH NC 27605-1811	
CWM PROPERTIES LLC	606 WILLARD PL	RALEIGH NC 27603-1846	
DAVENPORT, DAWN JOHNSON, JOHN PETER	122 N HARRINGTON ST UNIT 1275	RALEIGH NC 27603-8085	
DAVIES, WILLIAM KEITH	700 W NORTH ST UNIT 105	RALEIGH NC 27603-7151	
DAVIS, JAMES E TRUSTEE DAVIS, SANDRA S TRUSTEE	PO BOX 369	FUQUAY VARINA NC 27526-0170	
DC GLENWOOD LLC	2700 POST OAK BLVD	HOUSTON TX 77056-5784	
DEGEORGES, THOMAS	222 502 GLENWOOD AVE	RALEIGH NC 27603-1496	
DIXON, MARK THOMAS	510 GLENWOOD AVE APT 405	RALEIGH NC 27603-1262	
DOLPHIN REACH PROPERTIES LLC	119 N BOYLAN AVE	RALEIGH NC 27603-1422	
DP4 LLC	222 GLENWOOD AVE APT 619	RALEIGH NC 27603-1782	
DUBAYU LLC	209 BICKETT BLVD	RALEIGH NC 27608-2565	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
EAST SIDE GARDEN LLC	2519 LEWIS FARM RD	RALEIGH NC 27608-1911	
ECHELBERGER, DAVID F	701 W LANE ST APT 104	RALEIGH NC 27603-1497	

ERDMAN, THOMAS S SINGER, LAURIE M	222 GLENWOOD AVE APT 617	RALEIGH NC 27603-1782	
FELT, ANN	222 GLENWOOD AVE APT 218	RALEIGH NC 27603-1480	
FENTON, THOMAS	222 602 GLENWOOD AVE	RALEIGH NC 27603-1499	
FIRNHABER, ANA FIRNHABER, JUAN	936 NOTTINGHAM RD	GREENVILLE NC 27858-6251	
FORD, JAMES WILLARD FORD, CASSANDRA LEE	222 GLENWOOD AVE APT 519	RALEIGH NC 27603-1496	
FRAMPTON, ELIZABETH	222 712 GLENWOOD AVE	RALEIGH NC 27603-1783	
FREDERICK, STACEY E	222 GLENWOOD AVE APT 507	RALEIGH NC 27603-1496	
GAAL, DANIELLE	222 GLENWOOD AVE APT 614	RALEIGH NC 27603-1782	
GEARINO, GEORGE DANIEL GEARINO, LAURA	122 N HARRINGTON ST UNIT 745	RALEIGH NC 27603-8075	
GENGO, LAURIE B	8804 ALRIGHT RD	RALEIGH NC 27612	
GLENBOROUGH LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
GLENWOOD CENTER LLC	C/O BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367
GLENWOOD LLC	900 S MCDOWELL ST	CHARLOTTE NC 28204-2818	
GLENWOOD SOUTH PARTNERS LLC	300 ANDERSON DR STE 120	RALEIGH NC 27609	
GLENWOOD WILLARD HOTEL LLC	SHG LLC ATTN: R. DOYLE PARRISH	3141 JOHN HUMPHRIES WYND STE 200	RALEIGH NC 27612-5383
GODFREY, BRIAN JAMES	222 GLENWOOD AVE APT 317	RALEIGH NC 27603-1488	
GOODNIGHT, ROBERT FRANKLIN	222 717 GLENWOOD AVE	RALEIGH NC 27603-1783	
GOOLSBY, RAYMOND JR	222 213 GLENWOOD AVE	RALEIGH NC 27603-1480	
GRAMERCY GLENWOOD LLC	BLUE RIDGE REALTY INC	2501 BLUE RIDGE RD STE 280	RALEIGH NC 27607-6367
GSRA SUBSIDIARY LLC	PO BOX 20197	ATLANTA GA 30325-0197	
GUGENHEIM PROPERTIES, LLC	543 GUILFORD CIR	RALEIGH NC 27608-1699	
GURGANUS, BRIAN F GURGANUS, MARY J	222 GLENWOOD AVE APT 605	RALEIGH NC 27603-1499	
GURGANUS, BRIAN GURGANUS, MARY	224 SAINT MARYS ST	RALEIGH NC 27605-1811	
GURGANUS, BRIAN GURGANUS, MARY	222 GLENWOOD AVE APT 605	RALEIGH NC 27603-1499	
H S A LIMITED PARTNERSHIP	YORK PROPERTIES INC	2108 CLARK AVE	RALEIGH NC 27605-1606
HAMED, HADI	122 N HARRINGTON ST UNIT 815	RALEIGH NC 27603-8077	
HANLEY, NIALL	PO BOX 12526	RALEIGH NC 27605-2526	
HARPER, ROBERT N	3312 RUGBY RD	DURHAM NC 27707-5454	
HAWKINS PROPERTIES OF HIGHLANDS LLC	2266 WALKINGSTICK RD	HIGHLANDS NC 28741-7424	
HEAVEN & HE LLC	501 WASHINGTON ST	RALEIGH NC 27605-1525	
HENDERSON, RANCE DAVID HENDERSON, SHARON BAIN	122 N HARRINGTON ST UNIT 925	RALEIGH NC 27603-8079	
HENNEPIN VENTURES LLC	1212 NEW YORK AVE NW STE 1000	WASHINGTON DC 20005-6127	
HEPP, THERESA	222 611 GLENWOOD AVE	RALEIGH NC 27603-1499	
HIBERNIAN REAL ESTATE LLC	PO BOX 12526	RALEIGH NC 27605-2526	
HICKS, TERESA	6 BROOKSHIRE STREET EXT	ASHEVILLE NC 28803-2728	
HIGH, CYNTHIA T HIGH, ROBERT H JR	122 N HARRINGTON ST UNIT 1505	RALEIGH NC 27603-8088	
HIGH, CYNTHIA T TRUSTEE HIGH, ROBERT H JR TRUSTEE	122 1505 N HARRINGTON ST	RALEIGH NC 27603-8088	
HIGHLINE PROPERTY LLC	TURNBRIDGE EQUITIES	4 BRYANT PARK STE 200	NEW YORK NY 10018-8204
HILLSBOROUGH 630 LLC	PO BOX 340805	BEAVERCREEK OH 45434-0805	
HILLYER MEMORIAL CHRISTIAN CHURCH	718 HILLSBOROUGH ST	RALEIGH NC 27603-1606	
HILLYER MEMORIAL CHURCH	710 HILLSBOROUGH ST	RALEIGH NC 27603-1606	
HINING, MICHAEL JOHN CROTTS, ELIZABETH ANNE	6501 MOUNTAIN BROOK LN	RALEIGH NC 27615-7345	
HOANG, THANH HAI	9209 SULKIRK DR	RALEIGH NC 27617-7205	
HOBBY FAMILY LLC	219 N WEST ST	RALEIGH NC 27603-1432	

HOBBY FAMILY LLC	PO BOX 18506	RALEIGH NC 27619-8506
HOBGOOD, LYNN H	409 HILLSBOROUGH ST	RALEIGH NC 27603-1727
HOBGOOD, LYNN H	1918 SAINT MARYS ST	RALEIGH NC 27608-2225
HOLDEN BARNETT PROPERTIES LLC	7610 FALLS OF NEUSE RD STE 150	RALEIGH NC 27615-3350
HOLLER, ANNETTE J	5226 DRIFTWOOD LN	MOREHEAD CITY NC 28557-2576
HONEYCUTT, WILLIAM DANIEL	137 NICKLAUS DR	GARNER NC 27529-9718
HOOG, LINDA M HOOG, KLAUS D	34 CURRITUCK CIR	ORIENTAL NC 28571-8642
HORN, JASON HILL, TARA DRESCHER	701 W LANE ST APT 102	RALEIGH NC 27603-1497
HOUSING AUTH CITY OF RALEIGH	900 HAYNES ST	RALEIGH NC 27604-1462
HUCK PROPERTIES LLC	707 W JONES ST	RALEIGH NC 27603-1426
HUGHES, LEONARD ANTHONY III HUGHES, RACHEL MARY	222 GLENWOOD AVE APT 301	RALEIGH NC 27603-1485
HUSTA, JENNIFER TRUSTEE HUSTA, JOHANNA TRUSTEE	4041 ATWOOD RD	STONE RIDGE NY 12484-5250
IRELAND, MERLE S MITCHEL, JULIE S	222 GLENWOOD AVE APT 203	RALEIGH NC 27603-1480
JACKSON CONDO LLC	762 CARROLL STORE RD	AUTRYVILLE NC 28318-8070
JAMES, GEORGIA PARRISH HERRING, LORI PARRISH	222 GLENWOOD AVE APT 419	RALEIGH NC 27603-1495
JENKINS, STEPHANIE	122 1215 N HARRINGTON ST	RALEIGH NC 27603-8084
JERKINS, ETHEL DELAINE JERKINS, JAMES MONROE	222 SAINT MARYS ST	RALEIGH NC 27605-1811
JMIKE INVESTCO LLC	3008 ANDERSON DR STE 250	RALEIGH NC 27609-7678
JONES, AMY N	222 GLENWOOD AVE APT 518	RALEIGH NC 27603-1496
JONES, MERRILL G II JONES, ANNE P	222 GLENWOOD AVE APT 609	RALEIGH NC 27603-1499
JT HOBBY AND SON INC	PO BOX 8506	RALEIGH NC 27619
JTM INVESTMENT PROPERTY LLC	9217 HAYMARKET LN	RALEIGH NC 27615
JUNIOR LEAGUE OF RALEIGH INC THE	PO BOX 26821	RALEIGH NC 27611-6821
JURY, PATRICK S TRUSTEE JURY, CATHERINE S TRUSTEE	323 W JONES ST APT 1005	RALEIGH NC 27603-1390
KAISER, JEFFREY HOWARD	222 GLENWOOD AVE APT 404	RALEIGH NC 27603-1495
KANE, OLIVIA E	222 GLENWOOD AVE APT 501	RALEIGH NC 27603-1496
KEITH, R FREDERICK TRUSTEE THE GOKU LAND REVOCABLE TRUST	715 BAKEWELL ST	COVINGTON KY 41011-1227
KELLY, DAMIAN A BATTEN, NATALIE J	206 DUNDAS LN	RALEIGH NC 27603-7145
KLEIN, MELINDA ANN	222 GLENWOOD AVE APT 701	RALEIGH NC 27603-1783
KLUGER, JEFFREY M KLUGER, ANN J	406 FIRST FLIGHT RUN	KITTY HAWK NC 27949-9253
KM5 PROPERTIES LLC	720 W JONES ST	RALEIGH NC 27603-1427
KNEPLEY, PETER L	323 W JONES ST APT 1425	RALEIGH NC 27603-1436
L E WOOTEN & CO	120 N BOYLAN AVE	RALEIGH NC 27603-1423
L E WOOTEN & COMPANY	120 N BOYLAN AVE	RALEIGH NC 27603-1423
L E.WOOTEN & COMPANY	120 N BOYLAN AVE	RALEIGH NC 27603-1423
LAMBSHANK LLC	6510 CHAPEL HILL RD STE 200	RALEIGH NC 27607-5010
LANE, JOHN TRACY	122 N HARRINGTON ST UNIT 975	RALEIGH NC 27603-8080
LANEWOOD 2 LLC	509 W NORTH ST	RALEIGH NC 27603-1414
LANEWOOD 3 LLC	509 W NORTH ST	RALEIGH NC 27603-1414
LANEWOOD LLC	509 W NORTH ST	RALEIGH NC 27603-1414
LARKIN, JONAS HUNTER	222 516 GLENWOOD AVE	RALEIGH NC 27603-1496
LAW, AARON CHRISTOPHER	222 409 GLENWOOD AVE	RALEIGH NC 27603-1495
LEGION BLOCKADE LLC	119 N BOYLAN AVE	RALEIGH NC 27603-1422
LIGON PROPERTIES II LLC	3001 ROTHGEB DR	RALEIGH NC 27609-7707

LILLE LLC	122 SAINT MARYS ST	RALEIGH NC 27605-1809	
LITTLE, WILLIAM B L LITTLE, CATHRYN M	WILLIAM LITTLE	1904 PRESCOTT PL	RALEIGH NC 27615-5552
LIU, TIAN	222 GLENWOOD AVE APT 511	RALEIGH NC 27603-1496	
LKJD2 LLC	1607 SCALES ST	RALEIGH NC 27608-2457	
LOCAL GOVERNMENT FEDERAL CREDIT UNION	323 W JONES ST STE 600	RALEIGH NC 27603-1369	
LOHR, ROBERT I LOHR, SUSAN B	222 GLENWOOD AVE APT 413	RALEIGH NC 27603-1495	
LURIE, JESSICA TRUSTEE WOLPERT, ELIZABETH TRUSTEE	222 GLENWOOD AVE APT 710	RALEIGH NC 27603-1783	
LYONS, JOSEPH LYONS, ANGELA	707 W LANE ST	RALEIGH NC 27603-1412	
MACDONALD, KEVIN T TRUSTEE MACDONALD, ANDREA LANE TRUSTEE	700 W NORTH ST UNIT 104	RALEIGH NC 27603-7151	
MARBLE EMPIRE PROPERTIES LLC	133 FAYETTEVILLE ST STE 600	RALEIGH NC 27601-2911	
MARCHANT, RAYMOND SHERWOOD III	221 DENNIS AVE	RALEIGH NC 27604-2136	
MARLOWE, JEFFREY ALLEN	222 GLENWOOD AVE APT 303	RALEIGH NC 27603-1485	
MARLOWE, JEFFREY ALLEN BEROT, LISA	710 W NORTH ST UNIT 104	RALEIGH NC 27603-7153	
MARRULLIER, AYDEN	222 GLENWOOD AVE APT 612	RALEIGH NC 27603-1499	
MATT620 LLC	1978 OAK GROVE RD	DANDRIDGE TN 37725-5029	
MAY, RUSSELL EDWARD II SZTJN, PAOLA	610 206 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
MCAVOY, JAMES THOMAS MCAVOY, ARLENE ANN	222 GLENWOOD AVE APT 418	RALEIGH NC 27603-1495	
MCNABB, JOHN C JR MCNABB, DAWN M	10721 LESLIE DR	RALEIGH NC 27615-1229	
MEDDERS, RUSSELL GLEN COGGINS, PAUL E	122 N HARRINGTON ST UNIT 1145	RALEIGH NC 27603-8083	
MEISTER, ANNE M TRUSTEE THE ANNE M MEISTER LIVING TRUST	3112 CASA CT	WILMINGTON NC 28409-2788	
MILES, JULIE A	222 307 GLENWOOD AVE	RALEIGH NC 27603-1485	
MILES, LYN MILES, BENTON JR	222 GLENWOOD AVE APT 515	RALEIGH NC 27603-1496	
MILL & OAK LLC	309 N BOYLAN AVE	RALEIGH NC 27603-1402	
MIMS, WANETT WILLIAMS MIMS, CHRISTOPHER	122 N HARRINGTON ST UNIT 1245	RALEIGH NC 27603-8084	
MIMS, WANETT WILLIAMS MIMS, KENNEDY SANILA	122 N HARRINGTON ST UNIT 1245	RALEIGH NC 27603-8084	
MOORE, KEITH CARLAN	222 GLENWOOD AVE APT 508	RALEIGH NC 27603-1496	
MOOSE, DANIEL R VU, ANDY B	222 708 GLENWOOD AVE	RALEIGH NC 27603-1783	
MORDOCK, MELODY ROBITAILLE, MARTEN	222 714 GLENWOOD AVE	RALEIGH NC 27603-1783	
MULLIN INVESTMENTS THREE LLC	819 CLAY ST	RALEIGH NC 27605-1422	
MURPHY, GEORGE WILSON	323 W JONES ST APT 845	RALEIGH NC 27603-1381	
MVPQ HOLDINGS LLC	4257 KNOLL AVE	OAKLAND CA 94619-3024	
MYERS, JONATHAN BRENT NEWTON, CHRISTOPHER	710 W JONES ST	RALEIGH NC 27603-1427	
MYSTRA PROPERTIES LLC 525 HILLSBOROUGH LLC	3901 YADKIN DR	RALEIGH NC 27609-6330	
NC ASSOCIATION OF COUNTY COMMISSIONERS	215 N DAWSON ST	RALEIGH NC 27603-1172	
NC DEPARTMENT OF TRANSPORTATION	DIVISION RIGHT OF WAY AGENT	815 STADIUM DR	DURHAM NC 27704-2713
NEW APPROACH LLC	612 BEAVER DAM RD	RALEIGH NC 27607-4004	
NEWMAN, RYAN MATTHEW NEWMAN, DAVID ANDREW	610 HILLSBOROUGH ST APT 305	RALEIGH NC 27603-1748	
NORFOLK SOUTHERN RAILWAY COMPANY	110 FRANKLIN RD SE	ROANOKE VA 24042-0002	
NORTH CAROLINA ASSOCIATION OF COUNTY COMMISSIONERS	PO BOX 27288	RALEIGH NC 27611-7288	
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION	815 STADIUM DR	DURHAM NC 27704-2713	
NORTH CAROLINA LEAGUE OF MUNICIPALITIES	215 N DAWSON ST	RALEIGH NC 27603-1172	
NORTHLANE LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
NORTHLANE2 LLC	509 W NORTH ST	RALEIGH NC 27603-1414	
NP LODEN 401H LLC	640 N LASALLE DR STE 605	CHICAGO IL 60654	

NP LODEN 401H, LLC	640 N LASALLE DR STE 605	CHICAGO IL 60654	
NP LODEN GLENWOOD LLC	640 N LASALLE DR STE 605	CHICAGO IL 60654	
OAK BARREL GROUP LLC	165 ROCK WATER E	BOONE NC 28607-6930	
OLLIVER, LISA	222 GLENWOOD AVE APT 401	RALEIGH NC 27603-1495	
OLSON, DOUGLAS L OLSON, LAURIE S	751 CURRITUCK DR	RALEIGH NC 27609-6319	
O'NEILL, JUDITH JARVIS	PO BOX 4716	EMERALD ISLE NC 28594-4716	
O'NEILL, JUDITH JARVIS TRUSTEE JUDITH JARVIS O'NEILL LIVING TRUST	PO BOX 4716	EMERALD ISLE NC 28594-4716	
OSBORNE, DANIEL	122 N HARRINGTON ST UNIT 915	RALEIGH NC 27603-8079	
OSBORNE, JOSEPH D OSBORNE, MARGITA M	10530 HUSSEY LN	CARMEL IN 46032-7921	
O'SULLIVAN, LORI ADKINS O'SULLIVAN, MARTIN VINCENT	710 105 W NORTH ST	RALEIGH NC 27603-7153	
PADE, VLADIMIR Z TRUSTEE PADE, JUDITH A TRUSTEE	201 TENNWOOD CT	DURHAM NC 27712-8952	
PARKER, WENDY J NEWCOMB, JAMES	222 GLENWOOD AVE APT 204	RALEIGH NC 27603-1480	
PARSONS, JAMES S	2027 SAINT MARYS ST	RALEIGH NC 27608-2248	
PARSONS, JAMES SHERIDAN	2027 SAINT MARYS ST	RALEIGH NC 27608-2248	
PEELER, AARON	222 GLENWOOD AVE APT 316	RALEIGH NC 27603-1488	
PETERSON, RICHARD D	3500 WINDGARDEN CV	MEMPHIS TN 38125-1732	
PHS PARTNERS LLC	104 LAKE CLIFF CT	CARY NC 27513-5695	
PLANNED PARENTHOOD OF GREATER RALEIGH INC	100 S BOYLAN AVE	RALEIGH NC 27603-1802	
POWELL LINEAGE WAKE COUNTY LLC	PO BOX 7947	ROCKY MOUNT NC 27804-0947	
POWELL NETWORK LLC	222 312 GLENWOOD AVE	RALEIGH NC 27603-1488	
POWELL, ASHLYN	222 205 GLENWOOD AVE	RALEIGH NC 27603-1480	
POWELL, MICHAEL W	2200 OLD KEARNEY RD	WAKE FOREST NC 27587-6675	
PROPST, ELIZABETH M	103 CAMILLA RD	WASHINGTON NC 27889-3909	
QUORUM CENTER CONDO OWNERS ASSOC	HARRINGTON STREET ASSOCIATES	PO BOX 26506	RALEIGH NC 27611-6506
QUORUM CENTER CONDOMINIUM MASTER OWNERS ASSOCIATIO	122 N HARRINGTON ST	RALEIGH NC 27603-8074	
RAABE, JASON D	222 GLENWOOD AVE	RALEIGH NC 27603-1479	
REDAN ASSOCIATES LLC	PO BOX 10181	RALEIGH NC 27605-0181	
REIBMAN, ANDREW	208 DUNDAS LN	RALEIGH NC 27603-7145	
REIHL, LAUREN REIHL, ADAM	222 705 GLENWOOD AVE	RALEIGH NC 27603-1783	
RESEARCH TRIANGLE REGIONAL PUBLIC TRANSPORTATION	REAL ESTATE	PO BOX 13787	RTP NC 27709-3787
REYNOLDS HOLDINGS LLC	330 HILLSBOROUGH ST	RALEIGH NC 27603-1726	
REYNOLDS, ABIGAIL VICTORIA	222 GLENWOOD AVE APT 202	RALEIGH NC 27603-1480	
RG TUCKER ENTERPRISES LLC	1108 QUEENSFERRY RD	CARY NC 27511-6427	
RIEL, VIRGINIA PARNELL ROBERTSON, WILLIAM ALLEN	222 GLENWOOD AVE APT 402	RALEIGH NC 27603-1495	
RODRIGUEZ, XIOMARA	222 407 GLENWOOD AVE	RALEIGH NC 27603-1495	
ROLLER, JAMES G ROLLER, KATHRYN M	222 GLENWOOD AVE APT 405	RALEIGH NC 27603-1495	
ROSOWSKI, JEFFREY M	45 PALATINE APT 131	IRVINE CA 92612-7637	
ROUGIER-CHAPMAN, DUNCAN PETER	703 W LANE ST APT 103	RALEIGH NC 27603-1482	
RUFFIN, DAVID H	204 DUNDAS LN	RALEIGH NC 27603-7145	
RUSSOS, KATINA F HEIRS	7233 TERREGLES DR	RALEIGH NC 27617-6701	
RYCEK, SEAN RYCEK, CASSANDRA L.	700 103 W NORTH ST	RALEIGH NC 27603-7151	
SAINT MARYS SCHOOL	ATTN: MARY ETHEL MCCORKLE	900 HILLSBOROUGH ST	RALEIGH NC 27603-1610
SAKI, ZAHRA	222 GLENWOOD AVE APT 608	RALEIGH NC 27603-1499	
SALTWATERCURE LLC	PO BOX 127	LOUISBURG NC 27549-0127	

SAMIH T & REBECCA A YEHIA RVCBLE TRUST THE YEHIA, SAMIH T TRUSTEE	2428 SUNNYSTONE WAY	RALEIGH NC 27613-6082	
SAVCO Q LLC	1100 BANBURY WOODS PL	RALEIGH NC 27607-3741	
SAVIC, DUSAN SAVIC, GORDANA	421 ELM ST	RALEIGH NC 27604-1931	
SCACCHETTI, JARRETT M SANTANA, LOGAN	222 GLENWOOD AVE APT 415	RALEIGH NC 27603-1495	
SCAVELLI, KURT T	202 DUNDAS LN	RALEIGH NC 27603-7145	
SCHAEFFER, MARK L SCHAEFFER, PATRICIA W	222 604 GLENWOOD AVE	RALEIGH NC 27603-1499	
SCHALK, IRMA Y SCHALK, JOSEPH W	122 N HARRINGTON ST UNIT 1105	RALEIGH NC 27603-8083	
SCHNEPP, DAVID	222 304 GLENWOOD AVE	RALEIGH NC 27603-1485	
SCHULKER, BRIAN A LEWIS, TYLER D	222 707 GLENWOOD AVE	RALEIGH NC 27603-1783	
SCHWARTZ, JODI R	323 W JONES ST APT 1555	RALEIGH NC 27603-1467	
SCHWARTZ, JODI R	2315 BEECHRIDGE RD	RALEIGH NC 27608-1429	
SCP YORK POWERHOUSE LLC	SHINER MANAGMENT CO	3201 OLD GLENVIEW RD STE 235	WILMETTE IL 60091-2996
SCULLEN, TIMOTHY	222 GLENWOOD AVE APT 601	RALEIGH NC 27603-1499	
SHARP, CHARLES EDWARD JR TRUSTEE CHARLES EDWARD SHARP JR RVCBLE TRUST	122 N HARRINGTON ST UNIT 875	RALEIGH NC 27603-8078	
SHEPARD, ALECIA LANI	222 615 GLENWOOD AVE	RALEIGH NC 27603-1782	
SIMMONS, EDWARD BARDIN JR	222 403 GLENWOOD AVE	RALEIGH NC 27603-1495	
SIMONSON, CHRISTIAN EDWARD V	222 GLENWOOD AVE APT 621	RALEIGH NC 27603-1782	
SMITH, DWIGHT SMITH, DEBORAH	206 RIDGEWOOD DR	GOLDSBORO NC 27534-7505	
SMITH, HOLBROOK COLLINS	323 W JONES ST APT 1575	RALEIGH NC 27603-1467	
SMITH, RYAN CHRISTOPHER	115 APPOMATTOX RD	CARY NC 27513-5166	
SOPHIE, THOMAS J TRUSTEE SOPHIE, MARGARET A TRUSTEE	207 GOVAN LN	CARY NC 27511-6492	
SOUTHEASTERN BLDG CORP	C/O HOWARD SATISKY	415 HILLSBOROUGH ST STE 201	RALEIGH NC 27603-1727
SOUTHEASTERN BUILDING CORP	C/O HOWARD SATISKY	415 HILLSBOROUGH ST STE 201	RALEIGH NC 27603-1727
SPD HOLDINGS LLC	5862 FARINGDON PL STE 1	RALEIGH NC 27609-4582	
SPENCER, LUCY	222 GLENWOOD AVE APT 512	RALEIGH NC 27603-1496	
ST METROPOLITAN LLC	4250 N FAIRFAX DR	SUITE 1050	ARLINGTON VA 22203
ST PAULS A M E CHURCH	402 W EDENTON ST	RALEIGH NC 27603-1718	
STATE EMPLOYEES CREDIT UNION INC	801 HILLSBOROUGH STREET	PO BOX 26807	RALEIGH NC 27611-6807
STONE, ZACHARY THOMAS STONE, MEAGAN HUNTER	122 N HARRINGTON ST UNIT 905	RALEIGH NC 27603-8079	
STRICKLAND, ROSCOE L III	703 W LANE ST APT 102	RALEIGH NC 27603-1482	
STUART, CATHERINE R	3209 BRANTFORD PL	RALEIGH NC 27607-4178	
SUG LLC	836 GASTON WOOD CT	RALEIGH NC 27605-1403	
T3 NORTH LAND LLC	501 FAIRMOUNT AVE STE 101	TOWSON MD 21286-5462	
TAHSSILI REAL ESTATE VENTURES LLC	SHERVIN TAHSSLIL	712 W JOHNSON ST	RALEIGH NC 27603-1191
TASH PROPERTIES LLC	214 SAINT MARYS ST	RALEIGH NC 27605-1811	
TATAR, PAUL HEIRS	SARAH T WINKLER EXEC	720 W LANE ST	RALEIGH NC 27603-1413
TAVERNIER, AMY	709 W NORTH ST	RALEIGH NC 27603-1418	
TAYLOR, WILLIAM H TRUSTEE TAYLOR, CATHERINE P TRUSTEE	14705 HENRY HARRISON STILLWELL DR	HUNTERSVILLE NC 28078-8971	
THE COLEMAN GROUP LLC	115 S SAINT MARYS ST	RALEIGH NC 27603-1699	
THE NADINE RUBIN REVOCABLE TRUST	705 W NORTH ST	RALEIGH NC 27603-2192	
THE SAINT TOWNHOMES OWNERS ASSOCIATIONS INC	14201 WYNDFIELD CIR	RALEIGH NC 27615-1318	
THOMPSON, RONNIE A	216 SAINT MARYS ST	RALEIGH NC 27605-1811	
TOWBIN, SCOTT TOWBIN, NANCY	218 SAINT MARYS ST	RALEIGH NC 27605-1811	
TR ASHE DEVELOPMENT LLC	14 N BOYLAN AVE	RALEIGH NC 27603-1421	

TRINH, HOA K TANG, LANH	2336 NOBLE RD	RALEIGH NC 27608-1726	
TRIVELLA, MARCO GIOVANNI	703 W LANE ST APT 101	RALEIGH NC 27603-1482	
TUBOLINO, FRANCIS MARK	610 HILLSBOROUGH ST APT 304	RALEIGH NC 27603-1748	
TURINSKY, GRANT	610 HILLSBOROUGH ST APT 301	RALEIGH NC 27603-1748	
TURNER, STEVEN TURNER, SUSAN	401 W HARGETT ST APT 730	RALEIGH NC 27603-4083	
TURNMIRE, KEITH ALAN WHITE, H MICHAEL	6900 CRESSKILL PL	RALEIGH NC 27615-5597	
TWO TWO ONE LLC	222 221 GLENWOOD AVE	RALEIGH NC 27603-1480	
TYLER, ENTERPRISES LLC	3600 WILLIAMSBOROUGH CT	RALEIGH NC 27609-6356	
VAIANA, ANTHONY JOSEPH VAIANA, ELVIRA GIOVANNA	222 GLENWOOD AVE APT 219	RALEIGH NC 27603-1480	
VALLAS FAMILY II LLC	705 LAKE BOONE TRL	RALEIGH NC 27607-6603	
VAUGHN, JOSHUA D VAUGHN, AUBRE ELISE	226 SAINT MARYS ST	RALEIGH NC 27605-1811	
VELAZQUEZ, GEORGE VELAZQUEZ, ALICIA	415 WEATHERGREEN DR	RALEIGH NC 27615-3218	
VON SEGGERN, TODD WILLIAM HOPKINS-WILCOX, RYAN ELISSA	610 - 303 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
WAECHTER, GEORGE DAVID WAECHTER, DEBORAH HAUSER	1555 DULATOWN RD	LENOIR NC 28645-8155	
WAKE CNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
WAKE COUNTY BAR ASSOCIATION INC THE TENTH JUDICIAL DISTRICT BAR	8000 WESTON PKWY STE 330	CARY NC 27513-2123	
WALSH, ALICIA WALTON, WILLIAM II	103 GREENWOOD PL	MORGANTON NC 28655-3701	
WARREN, JUNIUS CLAYTON WARREN, JOSIE R	222 GLENWOOD AVE APT 618	RALEIGH NC 27603-1782	
WAYNE, ERIC KEITH	222 603 GLENWOOD AVE	RALEIGH NC 27603-1499	
WENTLEY, THOMAS B WENTLEY, AMY W	222 311 GLENWOOD AVE	RALEIGH NC 27603-1485	
WENTZ, PETER J BECKWITH, ALEXANDRA	610 306 HILLSBOROUGH ST	RALEIGH NC 27603-1748	
WG BUILDING, LLC	718 W LANE ST	RALEIGH NC 27603-1413	
WILKINS, CHARLES P JR	919 W SOUTH ST	RALEIGH NC 27603-2159	
WILLIAMS CROSS INV CO INC	% ALFRED WILLIAMS	3111 GLENWOOD AVE	RALEIGH NC 27612-5006
WILLIAMS- CROSS INVESTMENT CO INC	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	
WILLIAMS, JOHN CROSS TRUSTEE ET AL WILLIAMS, ALFRED JR (III) TRS FOR	3111 GLENWOOD AVE	RALEIGH NC 27612-5006	
WILLIAMS, KRISTIN	222 423 GLENWOOD AVE	RALEIGH NC 27603-1495	
WILLIAMS, RICHARD A /TR SINK, HENRY H JR /TR	PO BOX 12197	RALEIGH NC 27605-2197	
WYNDMOOR ENTERPRISES LLC	414 MORRISON AVE	RALEIGH NC 27608-2540	
YANG, FAN	4204 SIX FORKS RD APT 1501	RALEIGH NC 27609-6429	
YOUN, NANCY S YOUN, PAUL W	224 DUNDAS LN	RALEIGH NC 27603-7145	
YOUSEFNEJAD, ANTHONY YOUSEFNEJAD, KRISTY ARMSTRON	122 N HARRINGTON ST UNIT 725	RALEIGH NC 27603-8075	

## EXHIBIT C - Neighborhood Meeting Summary

### Second Neighborhood Meeting Report | Jones Street Rezoning

**Date:** April 1, 2026

City Case Planner – Hiram Marziano

The applicant opened the meeting and presented the proposed rezoning for an assemblage of two parcels along Glenwood Ave. The applicant team outlined a request for Downtown Mixed-Use on approximately 0.41 acres. Emphasis was placed on what to expect from the rezoning process, with detailed site plans not yet available.

Key topics discussed:

#### **Current/Proposed Zoning**

**Parcel 1 (fronting Glenwood):** Downtown Mixed Use (DX), 20 stories, shopfront frontage, with conditions including lower height limit in back portion

**Parcel 2 (on West Jones Street):** Office Mixed Use (OX), 3-story height limit (effectively 2 stories with detached frontage), detached frontage, North Boylan Neighborhood Conservation Overlay District

**Proposed zoning:** (DX-20-SH)

#### **Key Zoning Concepts Explained**

**Shopfront Frontage:** Most urban frontage type - building pushed to street, no parking in front, front-facing entrance

**Detached Frontage:** Requires commercial buildings to look like houses, approximately 24-foot height limit unless pitched roof

**North Boylan Neighborhood Conservation Overlay District (NCOD):** Overlay district with specific requirements for building placement (5-25 feet from street), front-facing entrance, no front parking, 24-foot height limit for commercial buildings

#### **Proposed Changes vs. Current NCOD Protections**

Proposed shopfront frontage provides similar protections as NCOD in most respects

Building pulled up to street (0-15 feet vs. current 5-25 feet)

Front-facing entrance required

No parking in front of building

**Major difference:** Height limit changes from 24 feet to 20 stories

#### **Policy Discussion**

**Future Land Use Map:** Designates area as Central Business District (downtown parcel) and Office/Residential Mixed Use (Western Street parcel)

Property located in downtown center where city wants to concentrate density

Surrounding area has multiple approved rezonings, with properties zoned for 12, 20, and 40 stories

Proposal aims to create more cohesive development site with consistent 20-story zoning across both parcels

**Urban Form Map:** Applicant showed participants slide of the Urban Form Map for context.  
City determines where growth and development occurs – Downtown, near transit areas.

### **Key Resident Concerns**

**Neighborhood character and identity:** Residents expressed concern about impact on historic neighborhood character and preservation of older homes

**Height increase:** Significant jump from 24-foot limit to 20 stories

**Removal of conservation protections:** Concern that removing NCOD sets precedent for further erosion of neighborhood conservation area

**Cascading rezonings:** Worry that approving this rezoning would lead adjacent properties to also request 20-story zoning

**Displacement concerns:** Residents expressed concern about being priced out of neighborhood as development increases

**Affordable housing:** Questions about whether development would include affordable housing or just market-rate apartments.

### **Specific Questions and Responses**

1. **Q: If the property is already zoned 20 stories, is the rezoning only about its relationship to the street?**

**A:.** The rezoning request is adding a parcel that was not part of the previous rezoning that will need to be changed to DX-20-SH from OX-3-DE (NCOD).

2. **Q: Will the rezoning get rid of the NCOD?**

**A:** Yes.

3. **Q: Can you show me where Hillsborough Street is in relation to this rezoning? Will it rezone property on Hillsborough Steet?**

**A:.** No, you received the letter because you are within the 1000ft notification area.

4. **Q: Participant expressed concern about the transitions from the neighborhood to 20 stories?**

**A:** The adjacent neighborhood is not single family homes it is commercial.

5. **Q: Is the purpose of the rezoning because it would just make sense to have 20 stories there?**

**A:** Adjacent property is already zoned for 20 stories. This proposal creates more cohesive development site.

6. **Q: Are there current plans for development?**

**A:** Not at this time. Entitling it now can get the property ready for development when financing is available again. It is done in anticipation of future development.

**7. Q: What has changed that you feel the NCOD is no longer worth preserving? I have concerns regarding height and aesthetics.**

**A:** There are no protections for an NCOD. It is like a zoning district and if you want it to change you have to go through this process. In this instance, most of the rules of the NCOD will not materially change. The main difference is the height. The reason for the height request is due to the high density forming along Glenwood Avenue. For this project, 20 stories will make for a better design of a building.

**8. Q: My concern is that the city will expand and shrink the NCOD because it is a small area getting to be choked out. I'm not as concerned about the final development. I'm concerned about the rezoning itself.**

**A:** I understand. That is the ultimate question as the city weighs whether to grow upward or outward. Our proposal to the city is that it makes sense immediately adjacent to 20 story zoning.

**9. Q: Once that area is rezoned --would it make sense to make nearby areas 20 stories.**

**A:** It will have to go through the rezoning process and would be up to those owners.

**10. Q: My concern is that this will continue and the NCOD will go away when it was put in place at another time for a reason.**

**A:** As downtown grows the City has to look at where they want density, where density will make sense.

**11. Q: What is the outcome of this meeting?**

**A:** We will summarize the meeting and the summary will go to the city and ultimately the Planning Commission and Council will see it.

**12. Q: I believe this development will negatively impact her neighborhood and continue to harm nearby neighborhoods. I don't think this is the right motivation for development. Nothing has been said about how this will benefit nearby neighborhoods and residents.**

**A:** The shopfront frontage will benefit the neighborhood by first floor commercial. In addition, we are in a housing crunch and anytime we can build up and not out helps put people near work, home and play.

**13. Q: Growth is not a problem to be solved. I am concerned this train of logic will lead to the removal of the NCOD that was put in place for a reason. To prevent things like this from happening.**

**A:** As Raleigh grows, it becomes tricky to know what direction to go. There are competing goals and policies.

**14. Q: I believe that this development really will affect the identity of the neighborhood that we live in. We live in a very old beautiful home. Something I**

**believe should be preserved. If you keep building this buildings, eventually I am not going to be able to afford to live here.**

**15. Q: I would like development to be about renewable and change. I would challenge developers to develop what makes sense within the framework of the city, in the existing zoning.**

A: The zoning will bring people here with right uses that are walkable. This is what the maps are showing us. Bring density here rather than elsewhere. These are the benefits to start to impact housing availability and change.

**16. Q: Will there be affordable housing? I would be more enthusiastic about this case if there is some affordable housing.**

A: Affordable housing can be approached in a few different ways. Supply can go up and prices moderate or fall. There is also an affordable housing fund that helps close the gap between what a private developer can get financed and what is needed which is called gap financing and trying to make that work.

