



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13423

CASE INFORMATION: Z-05-25 ROCK QUARRY ROAD

| | |
|-----------------------------------|--|
| Location | Southeast Raleigh, off Rock Quarry Road west of the Rock Quarry Road / I-40 interchange. Address: 3027 Rock Quarry Road PIN: 1712985045 Link to iMaps |
| Current Zoning | R-6 w/ SHOD-1 |
| Requested Zoning | R-10-CU w/ SHOD-1 |
| Area of Request | 17.62 acres |
| Corporate Limits | The site is in the ETJ. The corporate limits are to the west and south of this site. |
| Property Owner | Treasuring Christ Church |
| Applicant | Beth Trahos, Fox Rothschild, LLP |
| Council District | C (upon annexation) |
| PC Recommendation Deadline | October 27, 2025 |

SUMMARY OF PROPOSED CONDITIONS

1. All dwelling units will be maintained as affordable rental units from households earning no more than 80% of the area median income for a period of 30 years from the issuance of a certificate of occupancy for each unit.

COMPREHENSIVE PLAN GUIDANCE

| | |
|--|---|
| Future Land Use | Low Scale Residential |
| Urban Form | Transit Emphasis Corridor |
| Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i> | ● LU 1.3 – Conditional Use District Consistency |
| | ● LU 4.5 – Connectivity |
| | ● LU 4.7 – Capitalizing on Transit Access |
| | ● LU 8.1 – Housing Variety |
| | ● EP 1.1 – Greenhouse Gas Reduction |
| | ● H 1.8 – Zoning for Housing |
| | ● UD 7.3 – Design Guidelines |
| | □ LU 8.17 – Zoning for Housing Opportunity & Choice |
| | □ H 1.9 – Housing Diversity |
| | □ H 2.13 – Transit Accessibility |
| □ UD 8.3 – Transit Area Infill | |
| Inconsistent Policies ● Key Policy □ Area Specific Guidance | ● LU 1.2 – Future Land Use Map & Zoning Consistency |
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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 |
|----------------------------|-----------------------------|---------------------|--------------|
| 1/9/2025 0 attendees | 6/24/2025 2 attendees | 8/26/2025 | |

REZONING ENGAGEMENT PORTAL RESULTS

| Views | Participants | Responses | Comments |
|--------------------------|--------------|-----------|----------|
| 43 | 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 **Approval** is reasonable and in the public interest because:

| | |
|---|--|
| Reasonableness and Public Interest | The request would increase the amount and types of housing that could be built on site and includes a condition that requires all dwelling units to be maintained as affordable; and the properties are nearby a major transportation corridor, allowing residents to access a variety of employment opportunities, and are along a transit emphasis corridor. |
| Change(s) in Circumstances | |
| Amendments to the Comprehensive Plan | If approved, the Future Land Use Map will be amended as to the subject parcel only from Low Scale Residential to Moderate Scale Residential. |
| Recommendation | Approval |
| Motion and Vote | Motion: Omokaiye; Second: Neptune; In Favor: Bennett, Cochran, Fox, Miller, Neptune, Omokaiye, Otwell, and Shelburne |
| Reason for Opposed Vote(s) | |

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Zoning conditions
4. 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.



Bynum Walter
 Planning and Development Assistant Director

Date: 9/2/2025

Staff Coordinator: Erin Klinger, Planning and Development



REZONING STAFF REPORT – Z-05-25

Conditional Use District

OVERVIEW

This request is to rezone approximately 17.62 acres from Residential-6 (R-6) with Special Highway Overlay District-1 (SHOD-1) to Residential-10-Conditional Use (R-10-CU) with SHOD-1.

The proposed zoning conditions stipulate that the property owner will maintain all dwelling units on the property as affordable for low-income households earning no more than 80% of the area median income (AMI) for a period of 30 years from the issuance of a certificate of occupancy for each unit.

The request involves a single parcel of land on Rock Quarry Road adjacent to Interstate 40. There are currently two dwelling units and associated accessory buildings on site. It is adjacent to multiple areas designated low-scale residential on the Future Land Use Map. There is an unfinished subdivision to the property's northwest, and there is another residential subdivision across Rock Quarry Road along Shepherd Valley Street. There is also a neighborhood mixed-use area to the southwest of the site and east of I-40 at Sunnybrook Road.

The current R-6 zoning allows for single-unit living, two-unit living, and multi-unit living. The SHOD-1 overlay district requires a 50-foot wide protective yard adjacent to Interstate 40 in accordance with UDO [Sec. 5.3.1.F](#). The proposed R-10-CU zoning would allow for apartments in addition to the housing types allowed under the current zoning. The minimum lot size required by R-10 zoning (4,000 square feet) is also less than that required by R-6 zoning.

The request is inconsistent with the Future Land Use Map. The Future Land Use Map for these properties designates Low-Scale Residential as the appropriate land use category for this area. This land use designation includes the R-2, R-4, and R-6 zoning districts. The Comprehensive Plan states that the Low-Scale Residential land use category envisions a range of housing types, including duplexes, triplexes, fourplexes, and other small apartment buildings, but at a scale that reflects that of the existing neighborhoods in the area. While the rezoning request would allow for a variety of housing types, it does so at a scale that is more in line with the Moderate Scale Residential designation.

While this request is inconsistent with the Future Land Use Map, it is consistent with the Comprehensive Plan overall as it aligns with several of the plan's vision themes and policies that advocate for a variety of housing types and increased housing supply.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

| | EXISTING ZONING | PROPOSED ZONING |
|-----------------------------|-----------------|-------------------|
| Zoning | R-6 w/ SHOD-1 | R-10-CU w/ SHOD-1 |
| Total Acreage | 17.62 | |
| Maximum Height | 40' | 40' |
| Setbacks: | Townhouse | Apartment |
| Front | 10' | 10' |
| Side | 10' | 5' |
| Rear | 20' | 20' |
| Max. # of Residential Units | 170 | 230 |
| Max. Gross Office SF | N/A | N/A |
| Max. Gross Retail SF | N/A | N/A |
| Max. Gross Industrial SF | N/A | N/A |

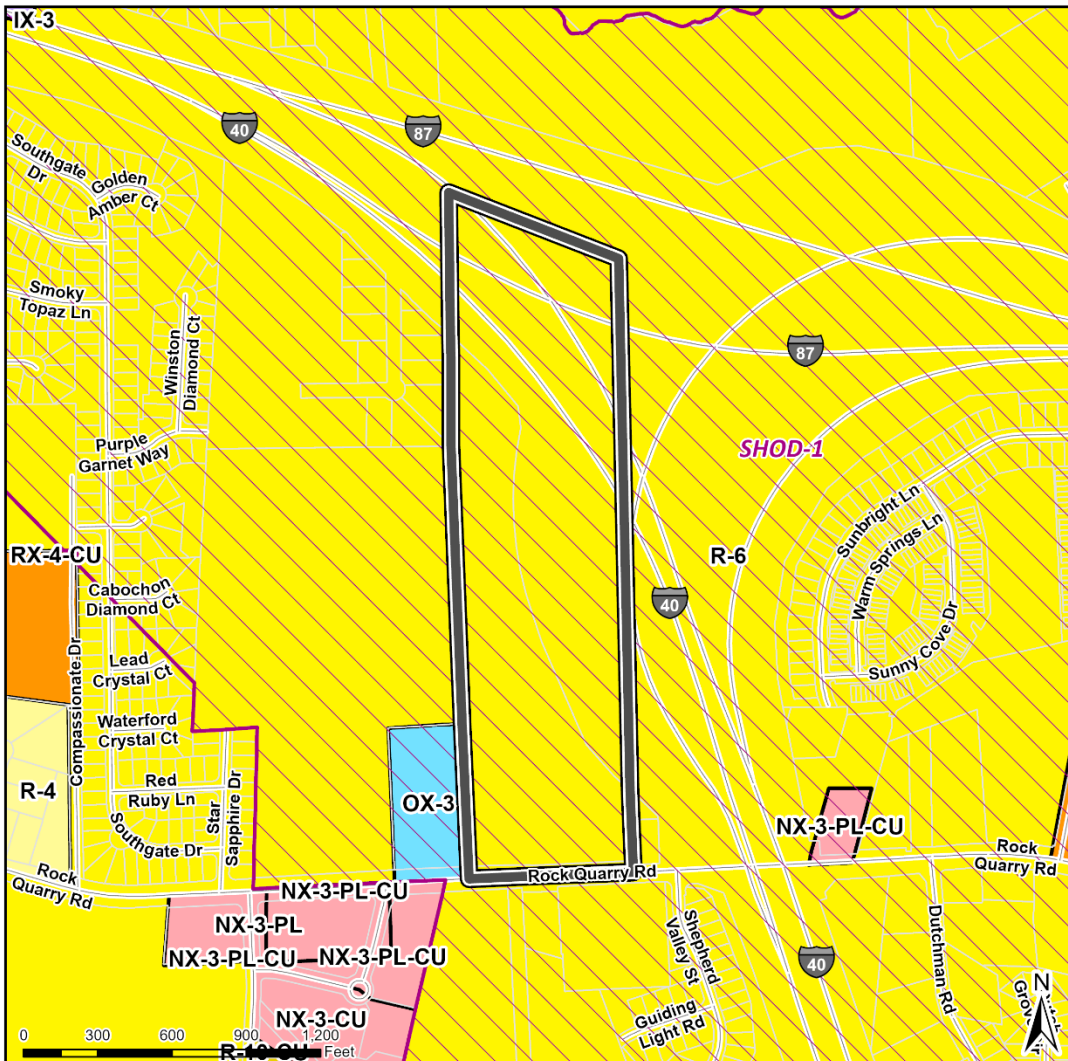
**These are estimates presented to provide context for analysis.*

OUTSTANDING ISSUES

| Outstanding Issues | Suggested Mitigation |
|--------------------|----------------------|
| 1. None found. | 1. N/A. |

Existing Zoning

Z-5-2025



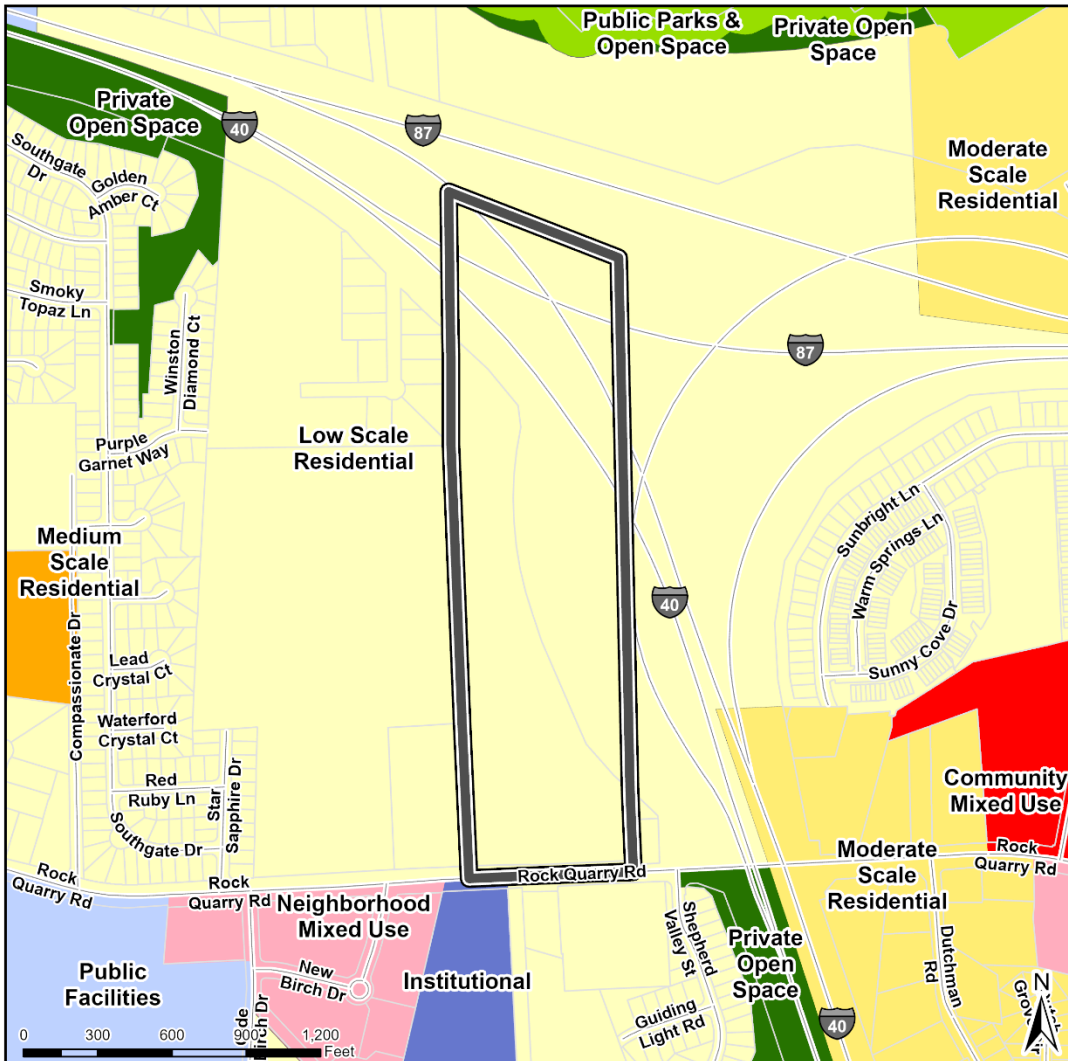
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|-------------------------|---------------------|
| Property | 3027 Rock Quarry Rd |
| Size | 17.62 acres |
| Existing Zoning | R-6 w/ SHOD-1 |
| Requested Zoning | R-10-CU w/ SHOD-1 |



Map by Raleigh Department of Planning and Development (francist: 8/14/2025)

Future Land Use

Z-5-2025



| | |
|-------------------------|---------------------|
| Property | 3027 Rock Quarry Rd |
| Size | 17.62 acres |
| Existing Zoning | R-6 w/ SHOD-1 |
| Requested Zoning | R-10-CU w/ SHOD-1 |



Map by Raleigh Department of Planning and Development (francist: 8/14/2025)

Urban Form

Z-5-2025



| | |
|-------------------------|---------------------|
| Property | 3027 Rock Quarry Rd |
| Size | 17.62 acres |
| Existing Zoning | R-6 w/ SHOD-1 |
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Map by Raleigh Department of Planning and Development (francist: 8/14/2025)

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 is consistent with the Comprehensive Plan overall as it aligns with several of the plan’s vision themes as well as policies that advocate for a variety of housing types and increased housing supply.

Vision Themes

The request is:

| Consistency | Vision Theme | Analysis |
|-------------|--|---|
| Consistent | Expanding Housing Choices | This vision theme has several components: affordable housing, housing variety, and housing supply. Not only does the request commit to providing affordable housing units, it would permit a greater variety of housing types as well as allow for more units than what is permitted under the existing zoning, thereby increasing the city’s housing supply. |
| Consistent | Coordinating Land Use and Transportation | The property is adjacent to two major transportation corridors as well as along a Transit Emphasis Corridor. It is nearby both an elementary school and a high school as well. |

Future Land Use

Future Land Use designation: Low Scale Residential

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 proposed zoning is R-10-CU with SHOD-1. The Future Land Use Map designation for this property calls for Low-Scale Residential. The Comprehensive Plan states that the Low-Scale Residential land use category envisions a range of housing types, including duplexes, triplexes, fourplexes, and other small apartment buildings, but at a scale that reflects that of the existing neighborhoods in the area. Corresponding zoning districts associated with the Low-Scale Residential category would be R-2, R-4, or R-6. While the rezoning request would allow for a variety of housing types, it does so at a scale that is more in line with the Moderate-Scale Residential land use designation. If this rezoning request were approved, the Future Land Use Map should be amended to Moderate Scale Residential for the subject property.

Infrastructure

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

There is sufficient access to water, and development of the property would allow for extension of Purple Garnet Way through the site. The nearest sewer is approximately 200 feet away and the developer will need to extend it to service the site.

Urban Form

Urban Form designation: Transit Emphasis Corridor

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

Other (no Urban Form designation or no Urban Form designation, but zoning frontage requested)

Overview: Due to the site's location along a Transit Emphasis Corridor, an urban frontage is recommended. The request does not include an urban frontage.

Impact: No frontage has been requested.

Compatibility: Properties to the east on the other side of I-40 are zoned with a Parking Limited (PL-) frontage.

Analysis of Inconsistency: A frontage cannot be applied to a residential district.

Public Benefits of the Proposed Rezoning

- The request would increase the amount and types of housing that could be built on site and includes a condition that requires all dwelling units to be maintained as affordable.
- The properties are nearby a major transportation corridor, allowing residents to access a variety of employment opportunities, and are along a transit emphasis corridor.

Detriments of the Proposed Rezoning

- None found.

Policy Guidance

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

| | | |
|--|------------------------------|---|
| Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i> | ● | LU 1.3 – Conditional Use District Consistency |
| | ● | LU 4.5 – Connectivity |
| | ● | LU 4.7 – Capitalizing on Transit Access |
| | ● | LU 8.1 – Housing Variety |
| | ● | EP 1.1 – Greenhouse Gas Reduction |
| | ● | H 1.8 – Zoning for Housing |
| | ● | UD 7.3 – Design Guidelines |
| | | LU 8.17 – Zoning for Housing Opportunity & Choice |
| | | H 1.9 – Housing Diversity |
| | | H 2.13 – Transit Accessibility |
| | UD 8.3 – Transit Area Infill | |

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 (□).

● **LU 1.2 – Future Land Use Map & Zoning Consistency**

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

- The Future Land Use designation for this site is Low-Scale Residential. The request R-10-CU zoning is inconsistent with this land use designation. To make this request more consistent, the applicant could consider providing a cap on the total number of units on the site or limiting the number of units in a single building.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

| | City Average | Site | Notes |
|-----------------------------------|--|------|---|
| Walk Score | 31 | 34 | The walk score for this site is slightly higher than the city average. Most errands require a car. |
| Transit Score | 30 | 26 | The transit score is slightly less than the city average. There are a few public transportation options nearby. |
| Bike Score | 41 | 31 | The bike score is marginally less than the city average. There is minimal bike infrastructure in the area. |
| HUD Low Transportation Cost Index | [N/A, index is expressed as a percentile.] | 70 | This site has lower transportation costs than 70 percent of the nation. |
| HUD Jobs Proximity Index | [N/A, index is expressed as a percentile.] | 58 | The site has higher access to jobs than 58 percent of the nation. |

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 | Yes |
| Townhouse | 56.5 | Yes |
| Small Apartment (2-4 units) | 42.1 | Yes |
| Larger Apartment | 34.0 | Yes |

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Housing Supply and Affordability

| | | |
|--|----------|---|
| Does the proposal add or subtract from the housing supply? | Adds | The proposed zoning would allow for 60 more units than what is allowed under the current zoning. |
| Is naturally occurring affordable housing present on the site? | Unlikely | There is an existing single-family home on site, but its value is not considered to be affordable. |
| Does it include any subsidized units? | Yes | Proposed conditions will maintain all dwelling units as affordable for those at 80% AMI. |
| Does it permit a variety of housing types beyond detached houses? | Yes | |
| If not a mixed-use district, does it permit smaller lots than the average? * | Yes | The request would permit lots as small as 3,000 square feet, depending on housing type. |
| Is it within walking distance of transit? | Yes | Route 17 runs along Rock Quarry Road, and there is a bus stop less than a quarter-mile from the site on the other side of the road. However, there are a limited number of pedestrian crossings on this portion of Rock Quarry Road, reducing accessibility for transit riders. |

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

Demographic Indicators from EJSCREEN*

| Indicator | Site Area | Raleigh |
|---|-----------|---------|
| Demographic Index** (%) | 64.4 | 37 |
| People of Color Population (%) | 95.5 | 46 |
| Low Income Population (%) | 33.3 | 29 |
| Linguistically Isolated Population (%) | 4.9 | 3 |
| Population with Less Than High School Education (%) | 17.2 | 8 |
| Population under Age 5 (%) | 6.3 | 6 |
| Population over Age 64 (%) | 7.3 | 11 |
| % change in median gross rent since 2016 | 26.2 | 25.5 |

*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*? | 77 (yrs) | This is slightly lower than both the city and county-wide averages. |
| Are there known industrial uses or industrial zoning districts within 1,000 feet? | No | The closest industrial use is 2 miles to the north. |
| Are there hazardous waste facilities are located within one kilometer? | No | The closest hazardous waste facility is a gas station located approximately 2.1 kilometers (1.3 miles) to the northwest of the site. |
| 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 | The site is located just north of a food desert. |

*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?* | No | This property has not yet been annexed into city limits. |
| 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 | None found. |
| Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?* | No | None 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?

Response: Yes, the amount and type of housing would increase, and the request includes affordable units. It is along Rock Quarry Road, which is designated as Transit Emphasis Corridor on the Urban Form Map.

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?

Response: Yes, residents in this area could benefit from lower cost housing and a wider variety of transportation modes.

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

Response: Housing costs in this area have increased slightly over the past several years. The rate of increase is marginally higher than the citywide average.

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?

Response: No instances of racial or ethnic discrimination were found.

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?

Response: The life expectancy in this area is slightly lower than the citywide average. There are no known environmental hazards or toxins nearby.

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-05-25 Rock Quarry Road | YES/NO | NOTES |
|--|-------------------------|--|
| Floodzone | No | |
| Structural Flooding Downstream | No | |
| Other Drainage Complaints Downstream | No | |
| Stormwater Conditions | No | |
| Neuse Buffers Onsite | No | |
| Existing Impervious | Yes | One SFD-style building, driveway, and accessory structures |
| Subject to Impervious Limits in UDO 9.2.2.A | No | |
| Changes to UDO Max Impervious Area (9.2.2.A) | N/A | |
| Subject to 9.2.2.B to H | Yes | |
| Watershed Overlay | No | |
| Drainage Basin | Walnut/Big Branch South | |

Transportation & Transit Review

Site and Location Context

Location

The site is located in southeast Raleigh, just southwest of the I-40/I-440 split.

Area Plans

There is no area plan guidance for this site or the surrounding area.

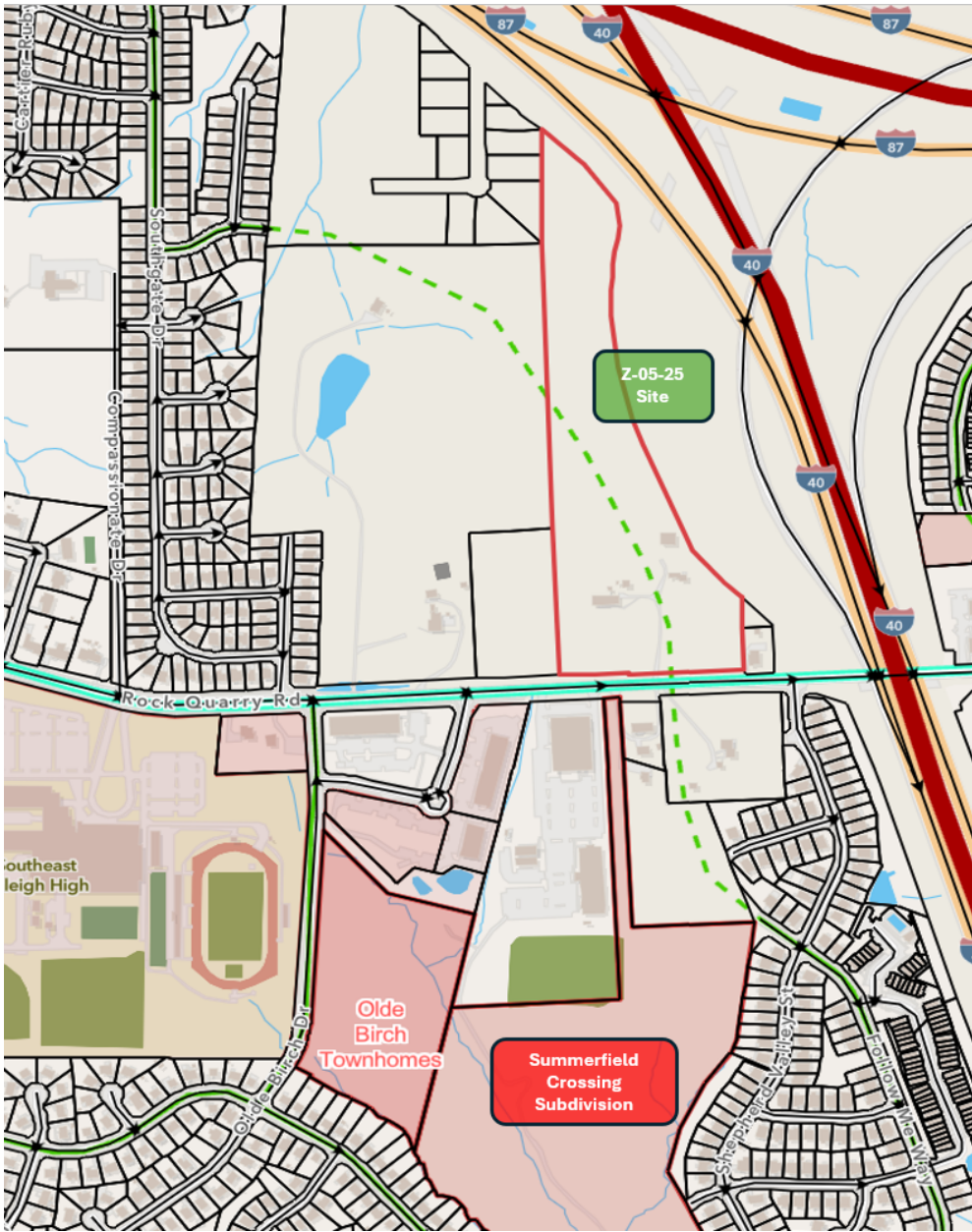
Other Projects in the Area

Existing and Planned Infrastructure

Streets

The City of Raleigh Street Plan proposes the extension of Purple Garnet Way through the site, connecting to Rock Quarry Road. Development of the site through a Tier 3 Site Plan or subdivision will require right-of-way dedication and street improvements to match the neighborhood street specifications outlined in [UDO 8.5.4.C](#). This will require the creation of a stub on the western property line to facilitate the future connection to Southgate Drive.

The proposed street indicated in the Street Plan is intended to produce greater grid density through the existing street network. The Summerfield Crossing subdivision on the south side of Rock Quarry Road currently has a development plan that is under review (SUB-0011-2025). This development also proposes a connection to Rock Quarry Road. Staff plan to work with all parties to align the proposed neighborhood street through this site to form a four-leg intersection with the new public street created by the Summerfield Crossing subdivision. This will allow for the new street connection to fulfill its intent without creating additional turning conflicts onto Rock Quarry Road. The new four-leg intersection may be a candidate for signalization, allowing residents to better access Rock Quarry Road from adjacent subdivisions and residential streets.



Pedestrian Facilities

There are currently pedestrian facilities on either side of Rock Quarry Road. However, there are very few safe pedestrian crossings along this stretch of Rock Quarry Road. A new traffic signal at Compassionate Drive/Southeast Raleigh Magnet High School has been approved and will provide pedestrian crossing infrastructure 0.25 miles west of the site, replacing the existing HAWK. Additional traffic signals along the corridor are currently being explored.

The construction of the neighborhood street that runs through the site will require a 6' sidewalk on either side of the road as shown in UDO [8.5.4.C](#).

Walk Score – 0 out of 10: Because the sidewalk and HAWK signal provide access to nearby uses and transit, this area is somewhat walkable. However, other than the HAWK, there are very few opportunities to safely cross the road along this corridor.

Bicycle Facilities

The Rock Quarry Road Widening Project recently installed a multi-use path along the south side of Rock Quarry Road. However, this facility only spans from Olde Birch Drive to Sunnybrook Drive, failing to provide consistent bicycle access along the Rock Quarry corridor. However, there are limited opportunities to cross from the north to south side of Rock Quarry.

Bike Score – 3 out of 10: While a separated bicycle facility exists nearby, the new multi-use path serves the south side of Rock Quarry Road only, failing to connect to any safe crossing locations or continuous bicycle infrastructure. Due to the high volumes and speeds on Rock Quarry Road, the overall bike score for this area is a 3 out of 10.

Transit

The site is served by GoRaleigh Route 17 Rock Quarry with two bus stops on either side of Rock Quarry Road near Compassionate Drive a quarter of a mile away. Route 17 runs once over hour, connecting the GoRaleigh station in downtown to the Shoppes at Battle Bridge.

Transit Score – 4 out of 10: While there are currently transit stops within half a mile of the site, the limited number of pedestrian crossings on this mile long stretch of Rock Quarry results in reduced accessibility for transit riders giving it an overall transit score of 4 out of 10.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-05-25 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 R-6 w/ SHOD-1 to R-10-CU w/ SHOD-1 is projected to generate 27 new trips in the AM peak hour and 29 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-05-25 Existing Land Use Single Family Detached | Daily | AM | PM |
| | 9 | 1 | 1 |
| Z-05-25 Current Zoning Entitlements Moderate Scale Residential | Daily | AM | PM |
| | 1,244 | 78 | 95 |
| Z-05-25 Proposed Zoning Maximums Moderate Scale Residential | Daily | AM | PM |
| | 1,698 | 105 | 124 |
| Z-05-25 Trip Volume Change (Proposed Maximums minus Current Entitlements) | Daily | AM | PM |
| | 454 | 27 | 29 |



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-05-25

OVERVIEW

Approval of this request would result in an amendment to the Future Land Use Map to a designation that recommends the range of land uses and building heights permitted in the requested district. The Future Land Use Map presently identifies the subject property as Low-Scale Residential. If approved, the site would be updated to Moderate Scale Residential on the Future Land Use Map. Of the Moderate Scale Residential designation, the 2030 Comprehensive Plan states:

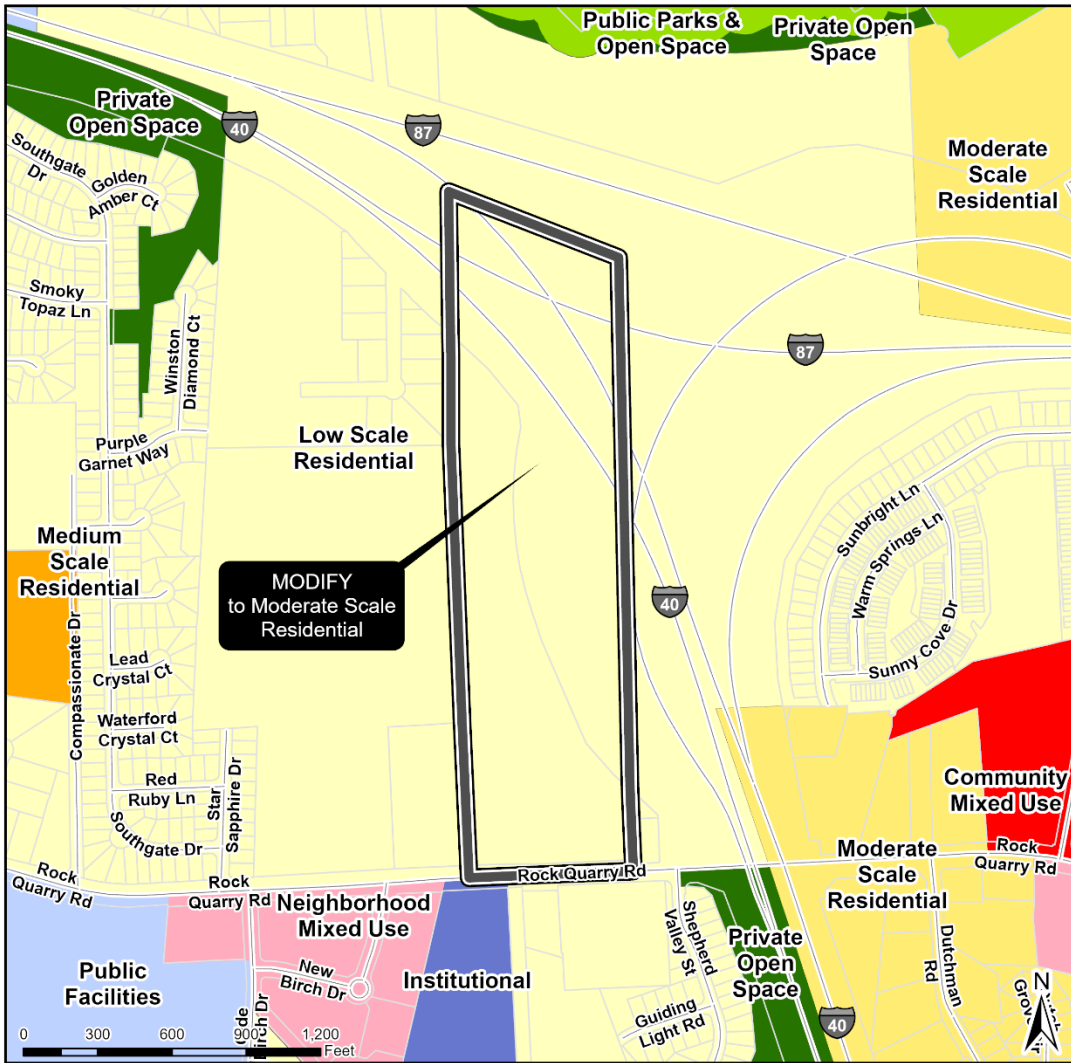
“This category applies to many of the city’s older residential neighborhood, plus newer master-planned communities which typically contain a mix of housing types, including small-lot detached houses and many traditional examples of “missing middle” housing types. It also applies to suburban townhouse and garden apartment communities that would benefit from enhanced walkability. As with Low Scale Residential, this category envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses. Scale would follow existing precedents of detached and missing middle housing in the area. Corresponding zoning districts are R-6 and R-10. RX-3 is also appropriate when controls or conditions that address building mass are included, such as a Detached frontage or limiting the number of units in a single building to no more than 24. In areas served by high levels of transit, RX-3 or RX-4 may be appropriate. In some instances, small-scale commercial uses allowed in RX districts are appropriate. Comprehensive Plan Land Use Section policies, including Table LU-2, should be consulted for additional guidance.”

LIST OF AMENDMENTS

1. Change the Future Land Use Map designation for the subject property from Low Scale Residential to Moderate Scale Residential.

AMENDED MAPS

Future Land Use **Z-5-2025**



| | |
|-------------------------|---------------------|
| Property | 3027 Rock Quarry Rd |
| Size | 17.62 acres |
| Existing Zoning | R-6 w/ SHOD-1 |
| Requested Zoning | R-10-CU w/ SHOD-1 |



Map by Raleigh Department of Planning and Development (francist); 8/14/2025

IMPACT ANALYSIS

The subject property is requested to be rezoned from Residential—6 (R-6) with Special Highway Overlay District-1 (SHOD-1) to Residential-10-Conditional Use (R-10-CU) with SHOD-1. The current land use category of Low Scale Residential does envision a range of housing types, but a scale that reflects that of the existing neighborhoods in the area. The Moderate Scale Residential future land use designation is more appropriate to reflect the entitlement granted by this rezoning request. The Future Land Use Map will be made more reflective of the proposed zoning entitlements of the subject properties, and the long-range vision for this general area will become more urban in nature.



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). 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.

| Rezoning Request | | | |
|--|---|---|--------------------------------------|
| Rezoning Type | <input type="checkbox"/> General use | <input checked="" type="checkbox"/> Conditional use | <input type="checkbox"/> Master plan |
| | <input type="checkbox"/> Text change to zoning conditions | | |
| Existing zoning base district: R-6 | Height: | Frontage: | Overlay(s): SHOD-1 |
| Proposed zoning base district: R-10 | Height: | Frontage: | Overlay(s): SHOD-1 |
| Helpful Tip: View the Zoning Map 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: | | | |

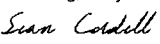
| General Information | | |
|---|-------------------|-------------------------------|
| Date: | Date amended (1): | Date amended (2): |
| Property address: 3027 Rock Quarry Road | | |
| Property PIN: 1712985045 | | |
| Deed reference (book/page): Book 17082, Page 1893 | | |
| Nearest intersection: Rock Quarry/1-40 | | Property size (acres): 17.62± |
| For planned development applications only: | Total units: | Total square footage: |
| | Total parcels: | Total buildings: |
| Property owner name and address: Treasuring Christ Church | | |
| Property owner email: | | |
| Property owner phone: | | |
| Applicant name and address: Roers Companies, c/o Beth Trahos, Fox Rothschild, LLP | | |
| Applicant email: btrahos@foxrothschild.com | | |
| Applicant phone: 919.719.1276 | | |
| Applicant signature(s): <i>Peter Schroeder, Roers Companies</i> | | |
| Additional email(s): | | |

| Conditional Use District Zoning Conditions | | |
|--|-----------------------------------|---|
| Zoning case #: | Date submitted: | OFFICE USE ONLY Rezoning case # |
| Existing zoning: R-6 w/SHOD-1 | Proposed zoning: R-10 CU w/SHOD-1 | |

Narrative of Zoning Conditions Offered

1. The Property Owner will maintain all dwelling units on the subject property as affordable rental units for low-income households earning no more than 80% of the area median income, as adjusted by household size, for the Metropolitan Statistical Area including Raleigh, North Carolina, as determined and published annually by the U. S. Department of Housing and Urban Development (HUD) ("Raleigh AMI") for a period of thirty (30) years beginning on the date of issuance of a certificate of occupancy for each respective unit ("Term"). Both income and rent restrictions shall be calculated as provided in Section 42 of the Code, including without limitation any exceptions permitted under Section 42 of the Code for tenants whose income increases after initially meeting such restrictions. An Affordable Housing Deed Restriction in a form approved by the City shall be filed with the City and recorded in the property's chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving the first certificate of occupancy.

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.

DocuSigned by:

 Property Owner(s) Signature: _____
ACC900FCF9A546E...

Printed Name: Sean Corde11

| Rezoning Application Addendum #1 | |
|---|--|
| Comprehensive Plan Analysis | OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 0 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. | |
| Statement of Consistency | |
| Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan. | |
| <p>Provision of housing in general and workforce housing in particular is a key element of the Comprehensive Plan. The proposed rezoning would allow for more efficient use of this property in growing area immediately adjacent to Highway 40.</p> <p>The subject property is located in close proximity to transit options. Rock Quarry Road is a Transit Emphasis Corridor. The subject property is located less than a mile from a Frequent Transit Area.</p> <p>The subject property is designated Low Scale Residential by the Future Land Use Map. This land use category envisions ". . .a range of housing types, including duplex, triplexes, fourplexes and other small apartment buildings, townhomes. . ." The Apartment building types is not generally permitted in current zoning district, R-6.</p> | |
| Public Benefits | |
| Provide brief statements explaining how the rezoning request is reasonable and in the public interest. | |
| The proposed rezoning will allow the subject property to be developed for much-needed workforce housing. | |

| Urban Design Guidelines | |
|--|--|
| <p>The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:</p> <p>a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;</p> <p>b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.</p> | |
| Urban form designation: | Click here to view the Urban Form Map. |
| 1 | <p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response:</p> |
| 2 | <p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p> |
| 3 | <p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p> |
| 4 | <p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p> |
| 5 | <p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response:</p> |
| 6 | <p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response:</p> |

| | |
|------------------|---|
| <p>7</p> | <p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p> |
| <p>8</p> | <p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p> |
| <p>9</p> | <p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p> |
| <p>10</p> | <p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p> |
| <p>11</p> | <p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p> |
| <p>12</p> | <p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p> |
| <p>13</p> | <p>New public spaces should provide seating opportunities.</p> <p>Response:</p> |

| | |
|------------------|---|
| <p>14</p> | <p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p> |
| <p>15</p> | <p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p> |
| <p>16</p> | <p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p> |
| <p>17</p> | <p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p> |
| <p>18</p> | <p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p> |
| <p>19</p> | <p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p> |
| <p>20</p> | <p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p> |

| | |
|------------------|--|
| <p>21</p> | <p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p> |
| <p>22</p> | <p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p> |
| <p>23</p> | <p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p> |
| <p>24</p> | <p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p> |
| <p>25</p> | <p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p> |
| <p>26</p> | <p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p> |

| 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 Rezoning Checklist 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 Fee Guide 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"/> |
| For properties requesting a Conditional Use District: | | | | | |
| 11. Completed zoning conditions, signed by property owner(s). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If applicable, see page 11: | | | | | |
| 12. Proof of Power of Attorney | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Planned Development or Campus District: | | | | | |
| 13. Master plan (see Master Plan submittal requirements). | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a text change to zoning conditions: | | | | | |
| 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) | | | | | |
|---|-------------------------------------|--------------------------|---------------------------------|--------------------------|--------------------------|
| General Requirements – Master Plan | To be completed by Applicant | | To be completed by staff | | |
| | Yes | N/A | Yes | No | N/A |
| 1. I have referenced this Master Plan Checklist 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Total number of units and square feet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. 12 sets of plans | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Completed application; submitted through Permit & Development Portal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Vicinity Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Existing Conditions Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Street and Block Layout Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. General Layout Map/Height and Frontage Map | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Description of Modification to Standards, 12 sets | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Development Plan (location of building types) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Pedestrian Circulation Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. Parking Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Open Space Plan | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Major Utilities Plan/Utilities Service Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Generalized Stormwater Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. Phasing Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Three-Dimensional Model/renderings | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Common Signage Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Neighborhood Meeting Minutes

January 9, 2025, at 6 p.m.

A neighborhood meeting was held on Thursday, January 9th at 6 p.m. at Roberts Park Community Center. This community meeting was held to discuss the proposed rezoning of 3027 Rock Quarry Road from R-6 with SHOD-1 to R-10 CU with SHOD-1. Invitations were sent to all property owners and tenants within 500 feet. Attached as **EXHIBIT A** is a copy of the neighborhood meeting notice. A copy of the mailing list is attached as **EXHIBIT B**.

The following members of the applicant team attended the meeting: Beth Trahos and Kayla Welch, Fox Rothschild and Peter Schroeder, Roers Companies. Lloyd Inman, Raleigh's Rezoning Community Connector for District C, also attended the meeting.

No one from the public attended. As a result, there was no discussion about the project. The applicant team left the meeting location just after 7.

Exhibit A

Neighborhood Meeting Notice



434 Fayetteville Street
Suite 2800
Raleigh, NC 27601
☎ 919.755.8700 📠 919.755.8800
WWW.FOXROTHSCHILD.COM

BETH TRAHOS
Direct No: 919.719.1276
Email: btrahos@foxrothschild.com

December 18, 2024

Re: Rezoning of 3027 Rock Quarry Road

Dear Neighbor:

You are invited to attend a neighborhood meeting on **Thursday, January 9, 2025 from 6:00 p.m. to 7 p.m.** The meeting will be held at **Roberts Park Community Center** located at 1330 E. Martin Street in Raleigh.

The purpose of this meeting is to discuss a potential rezoning of 3027 Rock Quarry Road, located at the intersection of Rock Quarry Road and I-40 in Raleigh. The site is currently zoned Residential-6 (“R-6”) with the Special Highway Overlay District-1 (“SHOD-1”). We propose rezoning it to Residential-10 (“R-10”) Conditional Use with SHOD-1.

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 at www.raleighnc.gov if you search for “Rezoning Process.” If you have further questions about the rezoning process, please contact Metra Sheshbaradaran in Raleigh Planning and Development at 919-996-2638 or metra.sheshbaradaran@raleighnc.gov.

I can be reached at 919-719-1276 if you have questions. Thank you in advance for your time.

With best regards,


Beth Trahos
ECT

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Massachusetts Minnesota Missouri
Nevada New Jersey New York North Carolina Oklahoma Pennsylvania South Carolina Texas Washington

Exhibit B

Mailing List

| Address | Owner | Mailing Address 1 | Mailing Address 2 | Mailing Address 3 |
|-------------------------|---|-------------------------------|----------------------------|--------------------------|
| 3010 ROCK QUARRY RD | WORD OF GOD FELLOWSHIP | 3000 ROCK QUARRY RD | RALEIGH NC 27610-5110 | |
| 1917 KING ARTHUR RD | THOMAS WALTER BRAND, III | PO BOX 11 | COLUMBUS NC 28722-0011 | |
| 2408 SIR LANCELOT RD | JOHN L. JR REITZEL AND BEVERLY ROSSER REITZEL | 390 BLACKBERRY INN RD | WEAVERVILLE NC 28787-9766 | |
| 3026 ROCK QUARRY RD | BENJAMIN W. WHITAKER | 3026 ROCK QUARRY RD | RALEIGH NC 27610-5110 | |
| 3001 ROCK QUARRY RD | GENERAL BAPTIST STATE CONVENTION NC | PO BOX 28061 | RALEIGH NC 27611-8061 | |
| 1909 KING ARTHUR RD | T W BRAND AND DOROTHY M. BRAND | PO BOX 11 | COLUMBUS NC 28722-0011 | |
| 3108 ROCK QUARRY RD | CHERYL HAMLIN HAMLIN AND VALENTIN C FREEMAN, III | PO BOX 81577 | SAN DIEGO CA 92138-1577 | |
| 3109 ROCK QUARRY RD | DOROTHY M. WHITAKER | 3109 ROCK QUARRY RD | RALEIGH NC 27610-5111 | |
| 2201 SHEPHERD VALLEY ST | PROVIDENCE OF RALEIGH HOMEOWNERS ASSOC INC. | HRW INC AAMC | 4700 HOMEWOOD CY SUITE 380 | RALEIGH NC 27609 |
| 2313 SHEPHERD VALLEY ST | MARQUITA L. HEDGEPETH | 2313 SHEPHERD VALLEY ST | RALEIGH NC 27610-2391 | |
| 0 ROCK QUARRY RD | BEATRICE WHITAKER | 3109 ROCK QUARRY RD | RALEIGH NC 27610-5111 | |
| 2203 SHEPHERD VALLEY ST | NURY EDILMA RUIZ AND YEISLIN RODRIGUEZ | 2203 SHEPHERD VALLEY ST | RALEIGH NC 27610-2494 | |
| 2901 1/2 ROCK QUARRY RD | VERIZON | 2901 ROCK QUARRY RD | RALEIGH NC 27610-5107 | |
| 2901 ROCK QUARRY RD | SHAW UNIVERSITY | ATTN ACCOUNTS PAYABLE | 118 E SOUTH ST | RALEIGH NC 27601-2341 |
| 2318 SHEPHERD VALLEY ST | SHAWNDRELL DEBERRY AND RENEISHA DEBERRY | 2318 SHEPHERD VALLEY ST | RALEIGH NC 27610-2389 | |
| 2204 SHEPHERD VALLEY ST | PROVIDENCE OF RALEIGH HOMEOWNERS ASSOCIATION INC | ASSOCIA HRW INC | 4700 HOMEWOOD CT STE 380 | RALEIGH NC 27609-5732 |
| 3027 ROCK QUARRY RD | TREASURING CHRIST CHURCH | 3101 ROCK QUARRY RD | RALEIGH NC 27610-5111 | |
| 2310 SHEPHERD VALLEY ST | SHAWN MICHAEL MILAN AND STACEY LEE KNOPP | 2310 SHEPHERD VALLEY ST | RALEIGH NC 27610-2389 | |
| 2800 ROCK QUARRY RD | FARMINGTON SQUARE LLC | 3725 NATIONAL DR STE 150 | RALEIGH NC 27612-4831 | |
| 2207 SHEPHERD VALLEY ST | GEORGE ADAM CORBETT AND KENDRA CHARISSA LOCKLEAR | 2207 SHEPHERD VALLEY ST | RALEIGH NC 27610-2494 | |
| 2211 SHEPHERD VALLEY ST | CANDICE STOKES AND TRACY B. STOKES | 2211 SHEPHERD VALLEY ST | RALEIGH NC 27610-2494 | |
| 3400 NEW BIRCH DR | FARMINGTON BACELINE LLC | 511 N BROADWAY | DENVER CO 80203-3405 | |
| 2305 SHEPHERD VALLEY ST | JO ANN RAWLS WILLIAMS, BRISY MARY SHEMIAH ANTHONY | 2305 SHEPHERD VALLEY ST | RALEIGH NC 27610-2391 | |
| 2309 SHEPHERD VALLEY ST | UNITED M LLC | 11010 LAKE GROVE BLVD STE 100 | MORRISVILLE NC 27560-7392 | |
| 3108 ROCK QUARRY RD | CURRENT RESIDENT | 3108 ROCK QUARRY RD | RALEIGH, NC 27610 | |
| 2901 1/2 ROCK QUARRY RD | CURRENT RESIDENT | 2901 1/2 ROCK QUARRY RD | RALEIGH, NC 27610 | |
| 2901 ROCK QUARRY RD | CURRENT RESIDENT | 2901 ROCK QUARRY RD | RALEIGH, NC 27610 | |
| 3030 ROCK QUARRY RD | CURRENT RESIDENT | 3030 ROCK QUARRY RD | RALEIGH, NC 27610 | |
| 2800 ROCK QUARRY RD | CURRENT RESIDENT | 2800 ROCK QUARRY RD | RALEIGH, NC 27610 | |
| 3400 NEW BIRCH DR | CURRENT RESIDENT | 3400 NEW BIRCH DR | RALEIGH, NC 27610 | |
| 2309 SHEPHERD VALLEY ST | CURRENT RESIDENT | 2309 SHEPHERD VALLEY ST | RALEIGH, NC 27610 | |
| | CURRENT RESIDENT | 3400 New Birch Dr | RALEIGH, NC 27610 | |
| | CURRENT RESIDENT | 3400 New Birch Dr STE 100 | RALEIGH, NC 27610 | |
| | CURRENT RESIDENT | 3400 New Birch Dr STE 112 | RALEIGH, NC 27610 | |
| | CURRENT RESIDENT | 3400 New Birch Dr STE 114 | RALEIGH, NC 27610 | |
| | CURRENT RESIDENT | 3400 New Birch Dr STE 120 | RALEIGH, NC 27610 | |
| | CURRENT RESIDENT | 3408 New Birch Dr | RALEIGH, NC 27610 | |

Certificate Of Completion

Envelope Id: C0BCCF84-31C6-4790-8190-E8980B1FE6E5
Subject: Complete with Docusign: RezoningApplication(165946972.1)-C[35].pdf
Source Envelope:
Document Pages: 14 Signatures: 1
Certificate Pages: 5 Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:
Natalie Potter-Jones
5425 Page Road
Suite 100
Durham, NC 27703
njones@triprop.com
IP Address: 173.95.110.146

Record Tracking

Status: Original
2/3/2025 11:37:52 AM
Holder: Natalie Potter-Jones
njones@triprop.com

Location: DocuSign

Signer Events

Sean Cordell
scordell@tccraleigh.org
Pastor
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Sean Cordell
ACC900FCF9A545E...

Signature Adoption: Pre-selected Style
Using IP Address: 71.69.150.166
Signed using mobile

Timestamp

Sent: 2/3/2025 11:41:01 AM
Resent: 2/6/2025 9:53:43 AM
Viewed: 2/6/2025 11:31:11 AM
Signed: 2/6/2025 11:31:57 AM

Electronic Record and Signature Disclosure:
Accepted: 2/6/2025 11:31:11 AM
ID: 286a7139-435e-4c3f-a581-69fc40b89e19

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

John Hibbits
jhibbits@triprop.com
Member Manager
Tri Properties, LLC
Security Level: Email, Account Authentication (None)

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Sent: 2/3/2025 11:41:02 AM

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Matt Watkins
mwatkins@triprop.com
VP
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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise Tri Properties, Inc. of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at jaholt@triprop.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to jaholt@triprop.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Tri Properties, Inc.

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to jaholt@triprop.com and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

| | |
|----------------------------|--|
| Operating Systems: | Windows2000? or WindowsXP? |
| Browsers (for SENDERS): | Internet Explorer 6.0? or above |
| Browsers (for SIGNERS): | Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above) |
| Email: | Access to a valid email account |
| Screen Resolution: | 800 x 600 minimum |
| Enabled Security Settings: | <ul style="list-style-type: none"> •Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection |

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Tri Properties, Inc. as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Tri Properties, Inc. during the course of my relationship with you.

Neighborhood Meeting Minutes

June 24, 2025 from 6 p.m. to 7 p.m.

A neighborhood meeting was held on Tuesday, June 24th at 6 p.m. at Roberts Park Community Center. This community meeting was held to discuss the proposed rezoning of 3027 Rock Quarry Road from R-6 with SHOD-1 to R-10 CU with SHOD-1. Invitations were sent to all property owners and tenants within 1,000 feet. Attached as **EXHIBIT A** is a copy of the neighborhood meeting notice. A copy of the mailing list is attached as **EXHIBIT B**. A copy of the attendance list is attached as **EXHIBIT C**.

Applicant Team:

Beth Trahos, Fox Rothschild LLP

Kayla Welch, Fox Rothschild LLP

Peter Schroeder, Roers Companies

Kevin Sturgeon, Roers Companies

Taylor Fancera, Kaas Wilson Architects

Erin Klinger, Raleigh's Planning and Development Department

The meeting began a few minutes before 6 p.m. and ended at 7 p.m.

There were two attendees at the meeting. Since the attendees arrived in a staggered fashion, the applicant team spoke to each attendee separately. Beth gave an overview of the case and provided each attendee with a copy of the PowerPoint presentation, a copy of which is attached as **EXHIBIT D**. Both attendees indicated they did not oppose the proposed rezoning.

The following items were discussed:

- Concern for access to existing residential lots;
- Concern about interconnection between public streets; and
- History of the area and development.

Exhibit A

Neighborhood Meeting Notice



434 Fayetteville Street
Suite 2800
Raleigh, NC 27601
☎ 919.755.8700 📠 919.755.8800
WWW.FOXROTHSCHILD.COM

BETH TRAHOS
Direct No: 919.719.1276
Email: btrahos@foxrothschild.com

June 11, 2025

Re: Rezoning of 3027 Rock Quarry Road

Dear Neighbor:

You are invited to attend a neighborhood meeting on **Tuesday, June 24, 2025 from 6:00 p.m. to 7 p.m.** The meeting will be held at **Roberts Park Community Center** located at 1330 E. Martin Street in Raleigh.

The purpose of this meeting is to discuss a potential rezoning of 3027 Rock Quarry Road (Wake County PIN: 1712985045), located at the intersection of Rock Quarry Road and I-40 in Raleigh. The site is currently zoned Residential-6 (“R-6”) with the Special Highway Overlay District-1 (“SHOD-1”). We propose rezoning it to Residential-10 (“R-10”) with SHOD-1.

Prior to Planning Commission review, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 1,000 feet of the area requested for rezoning. 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 to the Raleigh Planning and Development Department, but to be included in the Planning Commission agenda packer, written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. No date has yet been set for hearing by the Planning Commission.

Information about the rezoning process is available online at www.raleighnc.gov if you search for “Rezoning Process.” If you have further questions about the rezoning process, please contact Erin Klinger in Raleigh Planning and Development at erin.klinger@raleighnc.gov or Metra Sheshbaradaran also in Raleigh Planning and Development at 919.996.2638.

A Pennsylvania Limited Liability Partnership



June 11, 2025
Page 2

I can be reached at 919-719-1276 if you have questions. Thank you in advance for your time.

With best regards,

A handwritten signature in blue ink, appearing to read "Beth", with a long, sweeping flourish extending to the right.

Beth Trahos

ECT

Exhibit B

Mailing List

| Owner | Owner 2 | Mailing Address 1 | Mailing Address 2 | Mailing Address 3 |
|---|---|--------------------------------|-------------------------------|--------------------------|
| WORD OF GOD FELLOWSHIP | WORD OF GOD FELLOWSHIP | 3000 ROCK QUARRY RD | RALEIGH NC 27610-5110 | |
| JONES, ROBERT D JONES, CRYSTAL V | CRYSTAL V JONES AND ROBERT D JONES | 3120 GUIDING LIGHT RD | RALEIGH NC 27610-4480 | |
| BROWN, VERITA L | VERITA L BROWN | 3126 GUIDING LIGHT RD | RALEIGH NC 27610-4480 | |
| AKKISSETTY, GAJAPATHI RAO DASS-AKKISSETTY, VIDYA | GAJAPATHI RAO DASS-AKKISSETTY AND VIDYA AKKISSETTY | 406 WILLINGHAM RD | MORRISVILLE NC 27560-7475 | |
| BRAND, THOMAS WALTER III | THOMAS WALTER III BRAND | PO BOX 11 | COLUMBUS NC 28722-0011 | |
| LIGON, CONNIE P MCELROY, CHRISTOPHER | CONNIE P MCELROY AND CHRISTOPHER LIGON | 2105 STAR SAPPHIRE DR | RALEIGH NC 27610-5972 | |
| REITZEL, JOHN L JR REITZEL, BEVERLY ROSSER | JOHN L REITZEL JR AND BEVERLY ROSSER REITZEL | 390 BLACKBERRY INN RD | WEAVERVILLE NC 28787-9766 | |
| WHITAKER, BENJAMIN W | BENJAMIN W WHITAKER | 3026 ROCK QUARRY RD | RALEIGH NC 27610-5110 | |
| GENERAL BAPTIST STATE CONVENTION NC | GENERAL BAPTIST STATE CONVENTION NC | PO BOX 28061 | RALEIGH NC 27611-8061 | |
| CLINTON, EDDIE BERNARD CLINTON, PATRICIA ANN | EDDIE BERNARD CLINTON AND PATRICIA ANN CLINTON | 575 LAKE ROYALE | LOUISBURG NC 27549-9572 | |
| CHISLEY, DAVID CHISLEY, ALLISON | DAVID CHISLEY AND ALLISON CHISLEY | 2430 SHEPHERD VALLEY ST | RALEIGH NC 27610-2098 | |
| HOM, CHARLOTTE NICOLE | CHARLOTTE NICOLE HOM | 2025 WINSTON DIAMOND CT | RALEIGH NC 27610-5776 | |
| JACKSON, SHAWNTANA | SHAWNTANA JACKSON | 136 BRIAR ROSE LN | GARNER NC 27529-2183 | |
| JOHNSON, CYNETTE JOHNSON, BENJAMIN | CYNETTE JOHNSON AND BENJAMIN JOHNSON | 3110 GUIDING LIGHT RD | RALEIGH NC 27610-4480 | |
| OBONYO, PHOEBE WANYAMA, HESBON M | PHOEBE WANYAMA AND HESBON M OBONYO | 2237 SUNNY COVE DR | RALEIGH NC 27610-6461 | |
| CULTURAL COMMERCE PARTNERS LLC | CULTURAL COMMERCE PARTNERS LLC | YORK PROPERTIES INC OF RALEIGH | PO BOX 10007 | RALEIGH NC 27605-0007 |
| HACKNEY, SHELIA F | SHELIA F HACKNEY | 3217 SUNBRIGHT LN | RALEIGH NC 27610-6436 | |
| NC DEPT OF TRANSPORTATION | NC DEPT OF TRANSPORTATION | 1546 MAIL SERVICE CTR | RALEIGH NC 27699-1500 | |
| LI, YUNLONG LI, XIAOJUAN | YUNLONG LI AND XIAOJUAN LI | PO BOX 33335 | RALEIGH NC 27636-3335 | |
| STANTON, BRYAN C. NISBET-STANTON, DAWN | BRYAN C. NISBET-STANTON AND DAWN STANTON | 2725 RED RUBY LN | RALEIGH NC 27610-5976 | |
| CONCEPT 8 HOLDINGS LLC | CONCEPT 8 HOLDINGS LLC | 910 TRYON HILL DR STE 100 | RALEIGH NC 27603-2577 | |
| BRAND, T W BRAND, DOROTHY M | T W BRAND AND DOROTHY M BRAND | PO BOX 11 | COLUMBUS NC 28722-0011 | |
| PEYTON, JAMES JR | JAMES PEYTON JR | 2013 WINSTON DIAMOND CT | RALEIGH NC 27610-5776 | |
| FREEMAN, CHERYL HAMLIN HAMLIN, VALENTIN C III | CHERYL HAMLIN HAMLIN AND VALENTIN C FREEMAN III | PO BOX 81577 | SAN DIEGO CA 92138-1577 | |
| WHITAKER, DOROTHY M | DOROTHY M WHITAKER | 3109 ROCK QUARRY RD | RALEIGH NC 27610-5111 | |
| PROVIDENCE OF RALEIGH HOMEOWNERS ASSOC INC | PROVIDENCE OF RALEIGH HOMEOWNERS ASSOC INC | HRW INC AAMC | 4700 HOMEWOOD CY SUITE 380 | RALEIGH NC 27609 |
| AKYEA, MARILYN AKYEA, ERIC | MARILYN AKYEA AND ERIC AKYEA | 2411 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| LOPEZ, HILARIO A | HILARIO A LOPEZ | 3205 SUNBRIGHT LN | RALEIGH NC 27610-6436 | |
| LE, MY HOANG TRAN, BICH THUY THI | MY HOANG TRAN AND BICH THUY THI LE | 2431 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| HEDGEPEETH, MARQUITA L. | MARQUITA L. HEDGEPEETH | 2313 SHEPHERD VALLEY ST | RALEIGH NC 27610-2391 | |
| BANKS-MANUEL, STEPHANIE | STEPHANIE BANKS-MANUEL | 2121 STAR SAPPHIRE DR | RALEIGH NC 27610-5972 | |
| JOHNSON, LARRY E JOHNSON, CAROL A | LARRY E JOHNSON AND CAROL A JOHNSON | 2117 STAR SAPPHIRE DR | RALEIGH NC 27610-5972 | |
| ANDERSON, CYNTHIA | CYNTHIA ANDERSON | 2109 STAR SAPPHIRE DR | RALEIGH NC 27610-5972 | |
| RAYNOR, ARLECIA RAYNOR, GARY W | ARLECIA RAYNOR AND GARY W RAYNOR | 2101 STAR SAPPHIRE DR | RALEIGH NC 27610-5972 | |
| JORDAN, WAYNE M COUNTS, PATRICIA A | WAYNE M COUNTS AND PATRICIA A JORDAN | 2033 STAR SAPPHIRE DR | RALEIGH NC 27610-5974 | |
| CHAVIS, ANTOINETTE | ANTOINETTE CHAVIS | 2032 STAR SAPPHIRE DR | RALEIGH NC 27610-5973 | |
| GRANITE RIDGE HOMEOWNERS ASSOC INC | GRANITE RIDGE HOMEOWNERS ASSOC INC | SENTRY MGMT INC | 2180 W SR 434 STE 5000 | LONGWOOD FL 32779-5042 |
| BREEDEN, TERRANCE D BREEDEN, LATONIA B | TERRANCE D BREEDEN AND LATONIA B BREEDEN | 3221 SUNBRIGHT LN | RALEIGH NC 27610-6436 | |
| WHITAKER, BEATRICE | BEATRICE WHITAKER | 3109 ROCK QUARRY RD | RALEIGH NC 27610-5111 | |
| HARRIS, DINAH EVA | DINAH EVA HARRIS | 3219 SUNBRIGHT LN | RALEIGH NC 27610-6436 | |
| RODRIGUEZ, NURY EDILMA RUIZ, YEISLIN | NURY EDILMA RUIZ AND YEISLIN RODRIGUEZ | 2203 SHEPHERD VALLEY ST | RALEIGH NC 27610-2494 | |
| SIVAMANI, SWARNATARA | SWARNATARA SIVAMANI | 2108 STAR SAPPHIRE DR | RALEIGH NC 27610-5971 | |
| PENN, SHAWN H | SHAWN H PENN | 2423 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| BROWN, VIROY R SR BROWN, ROMATHA | VIROY R BROWN SR AND ROMATHA BROWN | 2403 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| WATSON-MOORE, WANDA | WANDA WATSON-MOORE | 3115 GUIDING LIGHT RD | RALEIGH NC 27610-4481 | |
| VERIZON | VERIZON | 2901 ROCK QUARRY RD | RALEIGH NC 27610-5107 | |
| SHAW UNIVERSITY | SHAW UNIVERSITY | ATTN ACCOUNTS PAYABLE | 118 E SOUTH ST | RALEIGH NC 27601-2341 |
| WAKE CNTY BOARD OF EDUCATION | WAKE COUNTY BOARD OF EDUCATION | RE SERVICES DIRECTOR | 1551 ROCK QUARRY RD | RALEIGH NC 27610-4145 |
| HOSSAIN, MOAZZEM HOSSAIN, NASIMA | MOAZZEM HOSSAIN AND NASIMA HOSSAIN | 2033 WINSTON DIAMOND CT | RALEIGH NC 27610-5776 | |
| SUNNYBROOK ESTATES SUBDIVISION HOA INC | SUNNYBROOK ESTATES SUBDIVISION HOA INC | PINDELL-WILSON PROPERTY MGMT | PO BOX 20969 | RALEIGH NC 27619-0969 |
| GERST, QUANDO V LOGAN, APRIL SHEFFIELD | QUANDO V LOGAN AND APRIL SHEFFIELD GERST | 2317 SHEPHERD VALLEY ST | RALEIGH NC 27610-2391 | |
| FLORES, ERNESTINA | ERNESTINA FLORES | 2325 SHEPHERD VALLEY ST | RALEIGH NC 27610-2391 | |
| ADAMS, GERALDINE P | GERALDINE P ADAMS | 3300 ROCK QUARRY RD | RALEIGH NC 27610-5114 | |
| BROWN, JACQUALON BROWN, CRISSY | JACQUALON BROWN AND CRISSY BROWN | 3129 GUIDING LIGHT RD | RALEIGH NC 27610-4481 | |
| CHOOORAN-MODESTE, ELISE C MODESTE, FERALLY | ELISE C MODESTE AND FERALLY CHOOORAN-MODESTE | 3125 GUIDING LIGHT RD | RALEIGH NC 27610-4481 | |
| MIAL, TONYA Y | TONYA Y MIAL | 1435 N HASKETT ST | MOUNTAIN HOME ID 83647-1696 | |
| LUCAS, SYREETA | SYREETA LUCAS | 2407 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| DEBERRY, SHAWN DRELL DEBERRY, RENEISHA | SHAWN DRELL DEBERRY AND RENEISHA DEBERRY | 2318 SHEPHERD VALLEY ST | RALEIGH NC 27610-2389 | |
| MCMILLAN, FELICIA J. | FELICIA J. MCMILLAN | 2425 FOLLOW ME WAY | RALEIGH NC 27610-6599 | |
| PROVIDENCE OF RALEIGH HOMEOWNERS ASSOCIATION INC | PROVIDENCE OF RALEIGH HOMEOWNERS ASSOCIATION INC | ASSOCIA HRW INC | 4700 HOMEWOOD CT STE 380 | RALEIGH NC 27609-5732 |
| SALMERON, GEOVANY GAMEZ, SONIA ROMERO | GEOVANY GAMEZ AND SONIA ROMERO SALMERON | 2724 PURPLE GARNET WAY | RALEIGH NC 27610-5998 | |
| CHARLESTON, ADRIENNE | ADRIENNE CHARLESTON | 3111 GUIDING LIGHT RD | RALEIGH NC 27610-4481 | |
| RAMIRES, VICTORIA Y ARCIA QUIROGA, OSCAR ARMANDO G | VICTORIA Y ARCIA QUIROGA AND OSCAR ARMANDO G RAMIRES | 2419 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| PNJ HOMES LLC | PNJ HOMES LLC | PO BOX 1289 | ANGIER NC 27501-1289 | |
| BROCKINGTON, CHARISMA | CHARISMA BROCKINGTON | 3209 WARM SPRINGS LN | RALEIGH NC 27610-2764 | |
| TREASURING CHRIST CHURCH | TREASURING CHRIST CHURCH | 3101 ROCK QUARRY RD | RALEIGH NC 27610-5111 | |
| KNOPP, SHAWN MICHAEL MILAN, STACEY LEE | SHAWN MICHAEL MILAN AND STACEY LEE KNOPP | 2310 SHEPHERD VALLEY ST | RALEIGH NC 27610-2389 | |
| GRUHA INVESTMENTS LLC | GRUHA INVESTMENTS LLC | 107 HEADLANDS LN | CARY NC 27518-8312 | |
| PROGRESS RESIDENTIAL BORROWER 5 LLC | PROGRESS RESIDENTIAL BORROWER 5 LLC | PO BOX 4090 | SCOTTSDALE AZ 85261-4090 | |
| TERRY, DAMION | DAMION TERRY | 2113 STAR SAPPHIRE DR | RALEIGH NC 27610-5972 | |
| SAFARI TWO ASSET COMPANY LLC | SAFARI TWO ASSET COMPANY LLC | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746-1053 | |
| FARMINGTON SQUARE LLC | FARMINGTON SQUARE LLC | 3725 NATIONAL DR STE 150 | RALEIGH NC 27612-4831 | |
| QUACH, KIM | KIM QUACH | 115 TECUMSEH CT | CARY NC 27513-6186 | |
| ORTEGA, WENDY CISNEROS | WENDY CISNEROS ORTEGA | 2436 SHEPHERD VALLEY ST | RALEIGH NC 27610-2098 | |
| LOCKLEAR, GEORGE ADAM CORBETT, KENDRA CHARISSA | GEORGE ADAM CORBETT AND KENDRA CHARISSA LOCKLEAR | 2207 SHEPHERD VALLEY ST | RALEIGH NC 27610-2494 | |
| PITZEL, JOEL STEPHEN PITZEL, MELISSA THERESE | JOEL STEPHEN PITZEL AND MELISSA THERESE PITZEL | 3205 WARM SPRINGS LN | RALEIGH NC 27610-2764 | |
| HERNANDEZ, PABLO ANIBAL GUERRA ROMERO, RAQUEL E | PABLO ANIBAL GUERRA ROMERO AND RAQUEL E HERNANDEZ | 3209 SUNBRIGHT LN | RALEIGH NC 27610-6436 | |
| SMITH, SEAN SMITH, JACINDA | SEAN SMITH AND JACINDA SMITH | 2239 SUNNY COVE DR | RALEIGH NC 27610-6461 | |
| SRIVASTAVA, RAVI P SRIVASTAVA, SAVITA | RAVI P SRIVASTAVA, SAVITA SRIVASTAVA | 2041 STAR SAPPHIRE DR | RALEIGH NC 27610-5974 | |
| MILLS FAMILY HOMES LLC | MILLS FAMILY HOMES LLC | 2209 STONEROSE CIR | RALEIGH NC 27606-8707 | |
| 2024-1 IH BORROWER LP | 2024-1 IH BORROWER LP | C/O RYAN LLC | PO BOX 4900 | SCOTTSDALE AZ 85261-4900 |
| STOKES, CANDICE STOKES, TRACY B | CANDICE STOKES AND TRACY B STOKES | 2211 SHEPHERD VALLEY ST | RALEIGH NC 27610-2494 | |
| CONSTRUCTION MASTERS LLC | CONSTRUCTION MASTERS LLC | 1720 ASHLEY DOWNS DR | APEX NC 27502-5297 | |
| LAWSON, KRISTY J | KRISTY J LAWSON | 3103 GUIDING LIGHT RD | RALEIGH NC 27610-4481 | |
| FARMINGTON BACELINE LLC | FARMINGTON BACELINE LLC | 511 N BROADWAY | DENVER CO 80203-3405 | |
| ANTHONY, JO ANN RAWLS WILLIAMS, BRISY MARY SHEMIAH | JO ANN RAWLS WILLIAMS AND BRISY MARY SHEMIAH ANTHONY | 2305 SHEPHERD VALLEY ST | RALEIGH NC 27610-2391 | |
| UNITED M LLC | UNITED M LLC | 11010 LAKE GROVE BLVD STE 100 | MORRISVILLE NC 27560-7392 | |
| MORGAN, SHAMARA | SHAMARA MORGAN | 2415 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| COLEMAN, JOSEPH NICHOLAS COLEMAN, ZAKIYA | JOSEPH NICHOLAS COLEMAN AND ZAKIYA COLEMAN | 3104 GUIDING LIGHT RD | RALEIGH NC 27610-4480 | |
| YAMASA CO LTD | YAMASA CO LTD | PO BOX 4090 | SCOTTSDALE AZ 85261-4090 | |
| IRVIN, NAOMI D | NAOMI D IRVIN | 3130 GUIDING LIGHT RD | RALEIGH NC 27610-4480 | |
| NEWKIRK, REGINALD L NEWKIRK, YVETTE C | REGINALD L NEWKIRK AND YVETTE C NEWKIRK | 8700 SPRINGHOUSE LN | RALEIGH NC 27617-4783 | |
| IGBOANUGO, KINGSLEY IGBOANUGO, IHUOMA | KINGSLEY IGBOANUGO AND IHUOMA IGBOANUGO | 12009 DRIVE | RALEIGH NC 27614 | |
| MCDUGAL, LETECIA MCDUGAL, CHARLES | LETECIA MCDUGAL AND CHARLES MCDUGAL | 2037 STAR SAPPHIRE DR | RALEIGH NC 27610-5974 | |
| MITCHELL, DONALD TRUSTEE RAWINDRARAJ, MARIA TRUSTEE | MITCHELL, DONALD TRUSTEE RAWINDRARAJ AND MARIA TRUSTEE MITCHELL | 1111 FINCH CT | APEX NC 27502-2534 | |
| FARAH, ABDELFAHAT FARAH, NAJAT FALIH | ABDELFAHAT FARAH AND NAJAT FALIH FARAH | 2427 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| VAUGHN, LARON VAUGHN, CORLETTA A | LARON VAUGHN AND CORLETTA A VAUGHN | 2017 WINSTON DIAMOND CT | RALEIGH NC 27610-5776 | |
| AMH 2015-1 BORROWER LLC | AMH 2015-1 BORROWER LLC | 23975 PARK SORRENTO FL 3 | CALABASAS CA 91302-4015 | |
| TRIANGLE GREENWAYS COUNCIL | TRIANGLE GREENWAYS COUNCIL | REUBEN SCHOOLER | 2401 S WILMINGTON ST STE 3226 | RALEIGH NC 27603-2545 |
| F7 DEVELOPMENT OPP NC LLC | F7 DEVELOPMENT OPP NC LLC | 918 ROCK QUARRY RD | RALEIGH NC 27610-3949 | |
| FARMINGTON SQUARE PROPERTY OWNERS ASSOCIATION | FARMINGTON SQUARE PROPERTY OWNERS ASSOCIATION | 106 N JOHNSTON ST | FUQUAY VARINA NC 27526 | |
| MOSELEY, DAVID J MOSELEY, AMY S | DAVID J MOSELEY AND AMY S MOSELEY | 2435 SHEPHERD VALLEY ST | RALEIGH NC 27610-1976 | |
| OLIVO, BENITA | BENITA OLIVO | 2503 CATTAIL POND DR | ZEBULON NC 27597-7688 | |
| GACHA, SAMUEL GACHA, MARIA FERNANDA | SAMUEL GACHA AND MARIA FERNANDA GACHA | 2045 WINSTON DIAMOND CT | RALEIGH NC 27610-5776 | |

| | | | |
|--|--|-----------------------------|-----------------------|
| WILLIAMS, THOMAS WILLIAMS, VALLI | THOMAS WILLIAMS AND VALLI WILLIAMS | 2424 SHEPHERD VALLEY ST | RALEIGH NC 27610-2098 |
| WEBER, MARK A WEBER, SOMMANY | MARK A WEBER AND SOMMANY WEBER | 3213 SUNBRIGHT LN | RALEIGH NC 27610-6436 |
| PEREZ, DAMIAN AARON CAJANDING PALERACIO, CHRISTIAN GRACE | DAMIAN AARON CAJANDING PALERACIO AND CHRISTIAN GRACE PEREZ | 2429 FOLLOW ME WAY | RALEIGH NC 27610-6599 |
| JUDD, SAYSHA MICHELLE | SAYSHA MICHELLE JUDD | 2036 STAR SAPPHIRE DR | RALEIGH NC 27610-5973 |
| FU, GUANJIU FU, ANBANG | GUANJIU FU AND ANBANG FU | 7237 ASHLEY DR | RALEIGH NC 27616-6401 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3207 WARM SPRINGS LN | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3211 SUNBRIGHT LN | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3301 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3311 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3147 SILVER BARK LN | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3108 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2901 1/2 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2901 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3030 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2100 STAR SAPPHIRE DR | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3119 GUIDING LIGHT RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2321 SHEPHERD VALLEY ST | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2009 WINSTON DIAMOND CT | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2045 STAR SAPPHIRE DR | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2800 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2125 STAR SAPPHIRE DR | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2029 WINSTON DIAMOND CT | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2021 WINSTON DIAMOND CT | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3400 NEW BIRCH DR | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2822 NEW BIRCH DR | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2802 NEW BIRCH DR | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2309 SHEPHERD VALLEY ST | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2005 WINSTON DIAMOND CT | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2041 WINSTON DIAMOND CT | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3215 SUNBRIGHT LN | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2419 FOLLOW ME WAY | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2037 WINSTON DIAMOND CT | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 0 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 ROCK QUARRY RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3116 GUIDING LIGHT RD | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3207 SUNBRIGHT LN | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3301 Rock Quarry Rd STE 100 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3301 Rock Quarry Rd STE 102 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3301 Rock Quarry Rd STE 104 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3303 Rock Quarry Rd | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3303 Rock Quarry Rd STE 101 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3303 Rock Quarry Rd STE 103 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3303 Rock Quarry Rd STE 107 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3400 New Birch Dr STE 100 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3400 New Birch Dr STE 112 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3400 New Birch Dr STE 114 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3400 New Birch Dr STE 120 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3408 New Birch Dr | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2822 New Birch Dr STE 100 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2822 New Birch Dr STE 102 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2822 New Birch Dr STE 104 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2822 New Birch Dr STE 106 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2822 New Birch Dr STE 108 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2802 New Birch Dr STE 100 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2802 New Birch Dr STE 110 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2818 New Birch Dr | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 100 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 101 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 102 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 103 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 104 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 105 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 106 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 107 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 108 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 109 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 110 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 111 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 112 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 2718 Rock Quarry Rd STE 113 | RALEIGH, NC 27610 |
| "CURRENT RESIDENT OR TENANT" | CURRENT RESIDENT OR TENANT | 3441 Olde Birch Dr | RALEIGH, NC 27610 |

Exhibit C

Attendance List

1

| NAME | PHONE NUMBER | EMAIL |
|--------------|--------------|-------------------------------|
| WAH BRAUD | 828-817-5139 | twbraud |
| | | iii@gmail.com |
| Erin Klinger | | erin.klinger@state.ig.kwa.gov |
| Adams | — | GWA-302825@AOL.com |
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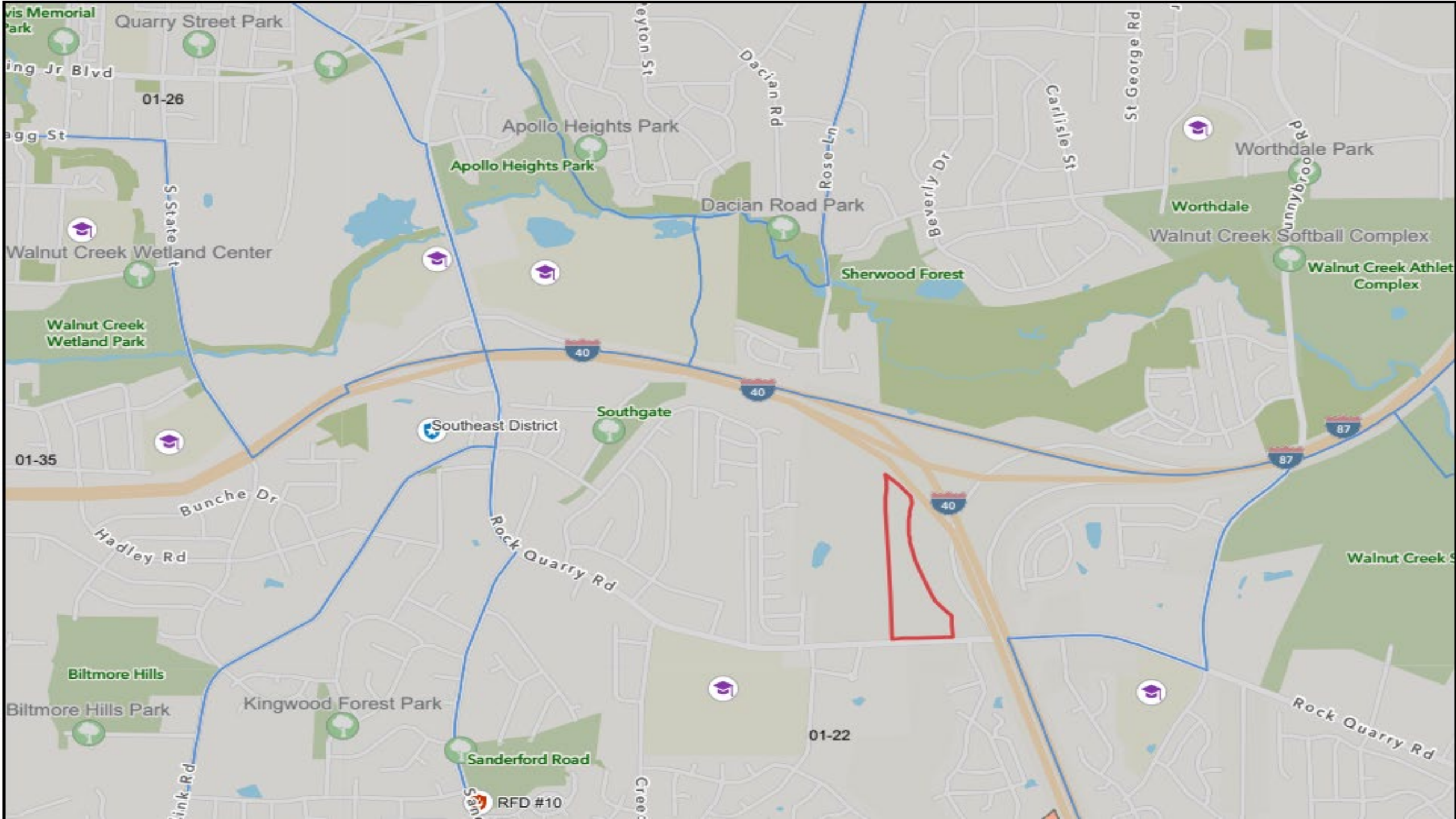
Exhibit D

PowerPoint Presentation

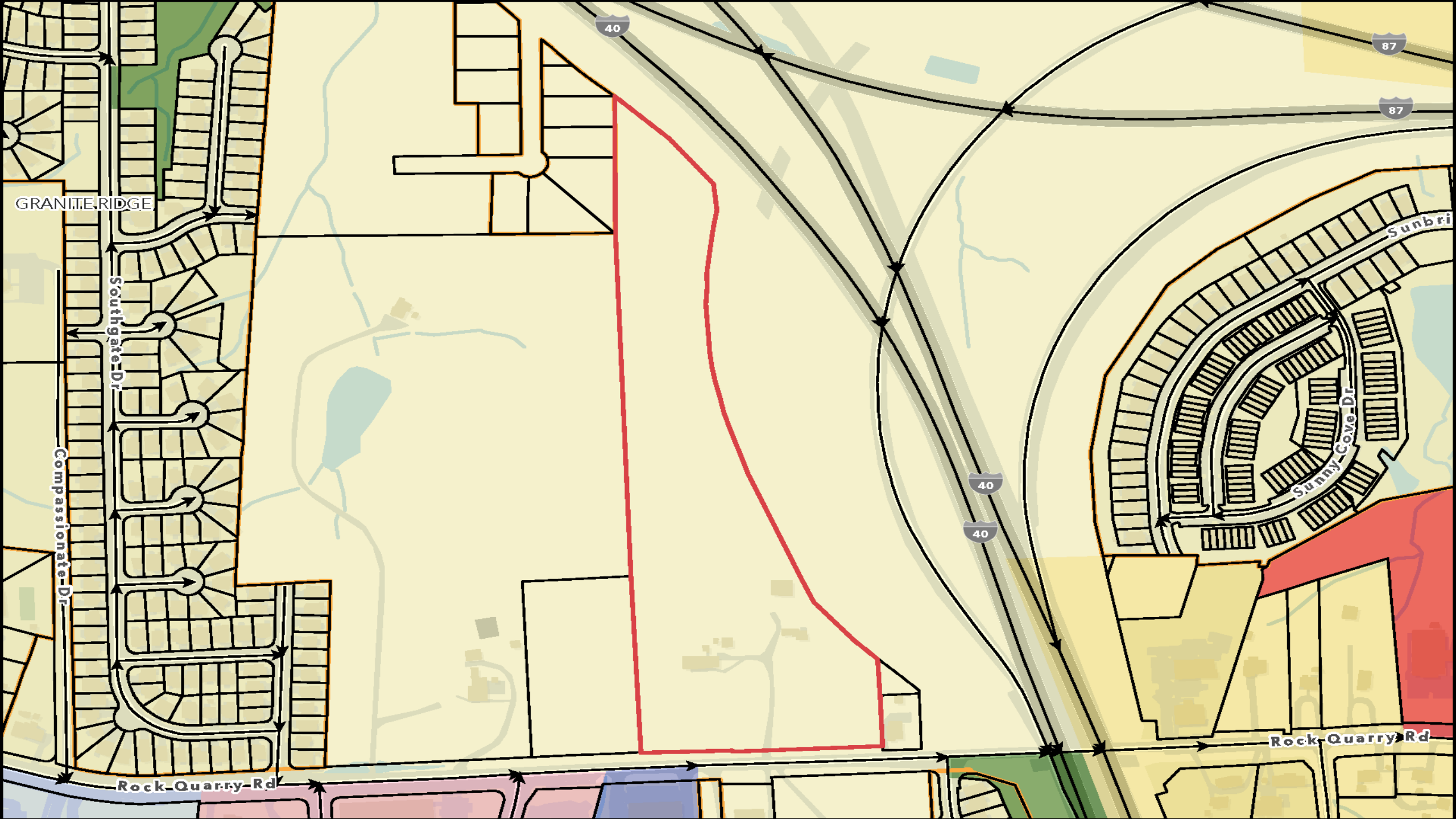


3027 Rock Quarry Road

2nd Neighborhood Meeting
Roberts Park Community Center
June 24, 2025



Map labels include: Quarry Street Park, Apollo Heights Park, Dacian Road Park, Sherwood Forest, Biltmore Hills, Kingwood Forest Park, Sanderford Road, Walnut Creek Wetland Center, Walnut Creek Wetland Park, Southeast District, Southgate, Worthdale, Walnut Creek Softball Complex, Walnut Creek Athlet Complex, and various street names like Dacian Rd, Rock Quarry Rd, Bunche Dr, and Interstate 40/87.



40

87

87

GRANITE RIDGE

Southgate Dr

Compassionate Dr

Rock Quarry Rd

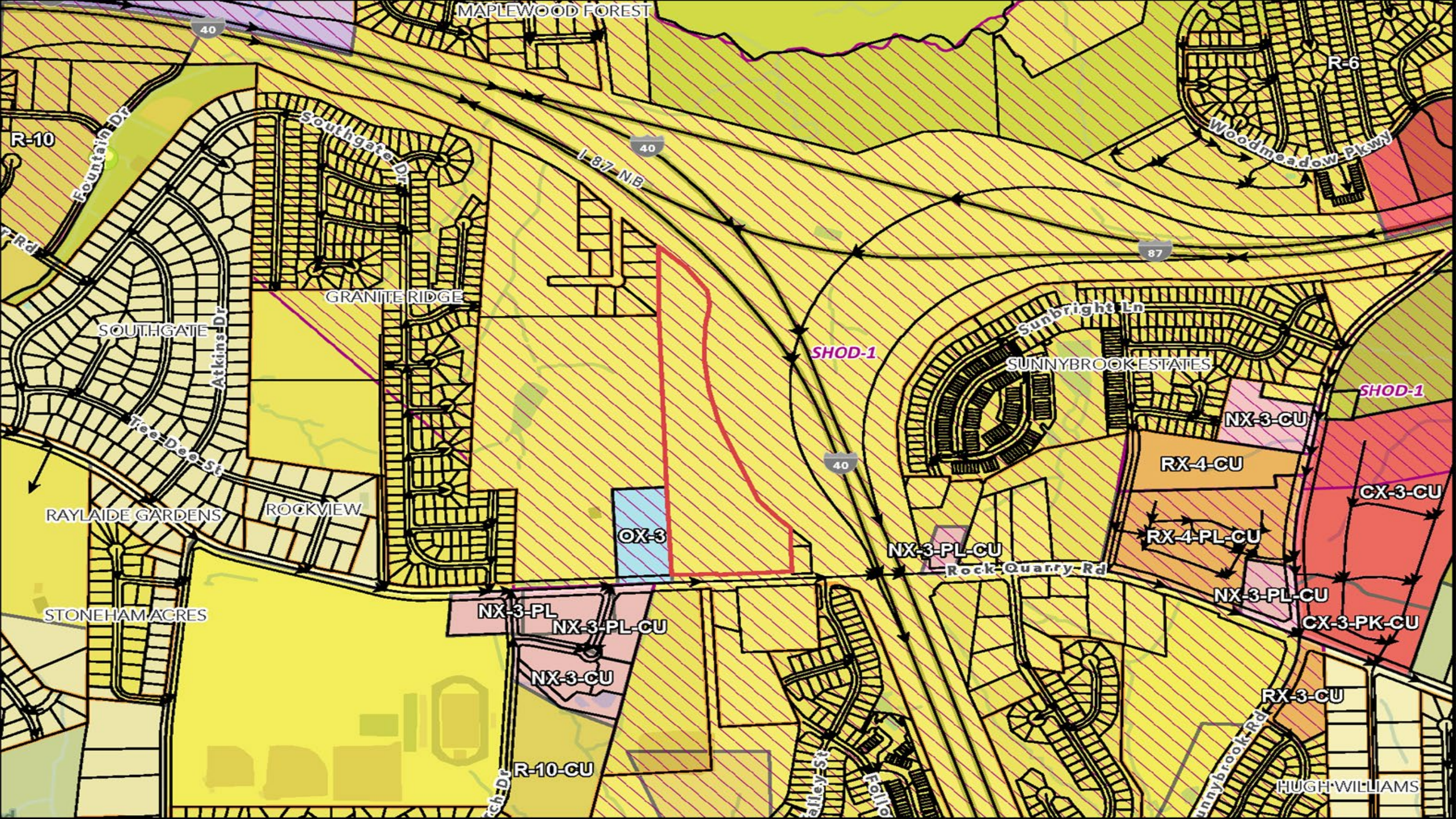
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Rock Quarry Rd

Sunny Cove Dr

Sunbri



Proposed Rezoning

- **Existing Zoning: Residential-6 (R-6) with the Special Highway Overlay District-1 (SHOD-1).**
- **Proposed Zoning: Residential-10 (R-10) with the Special Highway Overlay District-1 (SHOD-1) Conditional Use (CU).**



Compassionate Dr

Southgate Dr

Star Sapphire Dr

Winston Diam

Rock Quarry Rd

Rock Quarry Rd

272-304 TOTAL UNITS

450-500 PARKING STALLS

66 STALLS +/-
3-Story Apartment w/
Walk-Out Basement

55 STALLS +/-
3-Story Apartment w/
Walk-Out Basement

60 STALLS +/-
3-Story Apartment w/
Walk-Out Basement

40 STALLS +/-
3-Story Apartment

45 STALLS +/-
3-Story Apartment

40 STALLS +/-
3-Story Apartment

25 STALLS +/-
3-Story Apartment

DOG PARK

CLUBHOUSE

PLAY GROUND



87

40

40

40

40

40

1 40 EB

1 40 WB

I 87 NB

87

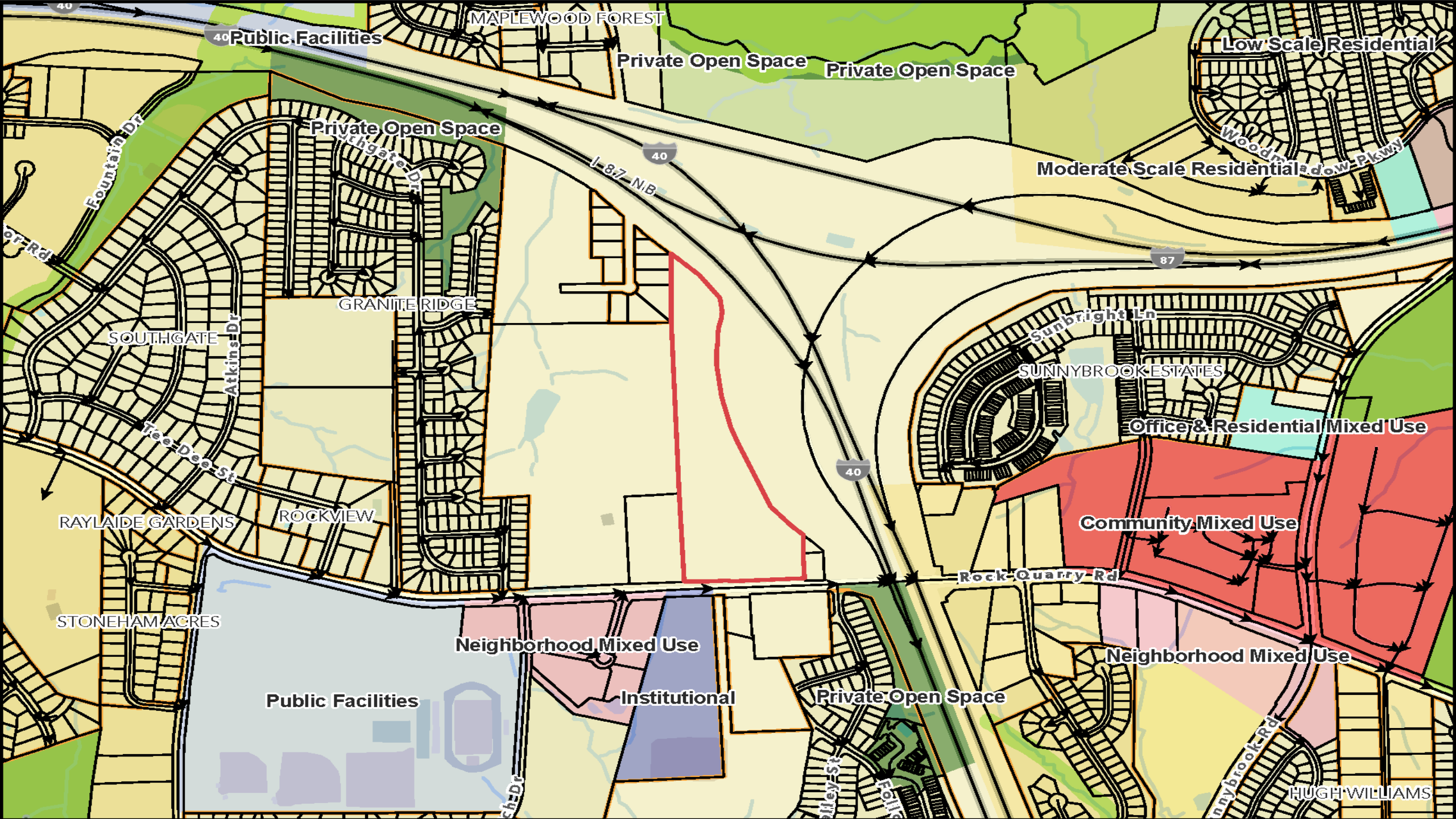
Sunbright Ln

Warm Springs Ln

Sunbright Ln

Sunny Cove Dr





40 Public Facilities

MAPLEWOOD FOREST

Private Open Space Private Open Space

Low Scale Residential

Private Open Space

Moderate Scale Residential

I-87-N/B

87

GRANITE RIDGE

SOUTHGATE

Sunbright Ln

SUNNYBROOK ESTATES

Office & Residential Mixed Use

RAYLAIDE GARDENS

ROCKVIEW

Community Mixed Use

Rock Quarry Rd

STONEHAM ACRES

Neighborhood Mixed Use

Institutional

Private Open Space

Neighborhood Mixed Use

Public Facilities

HIGH WILLIAMS

Any Questions?

Beth Trahos

Btrahos@foxrothschild.com

Telephone: 919.719.1276

Fox Rothschild

301 Hillsborough Street | Suite 1120

Raleigh, NC 27603

THANK YOU!