

Appeal of Administrative Decision Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

Nature of appeal (If more space is needed, submit addendum on separate sheet): See attached	OFFICE USE ONLY
	Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences in the spaces below. If this property was the subject of a previous Board action, provide the case number.	
SUB-0045-2022	

GENERAL INFORMATION			
Property Address 1527 Iredell Drive		Date	
Property PIN 1704365241		Current Zoning R-4	
Nearest Intersection Williamson Drive / Iredell Drive		Property size (in acres) .84	
Property Owner Information			
Property Owner James R. Post and Angela M. Post		Phone 919.601.5861	Fax —
Owner's Mailing Address 1527 Iredell Dr, Raleigh, NC 27608		Email Handskrtwo@bellsouth.net	
Contact Person Information			
Project Contact Person Craig D. Justus, Esq.		Phone 828-258-2991	Fax
Contact's Mailing Address 11 North Market Street, Asheville, NC 28801		Email cjustus@vwlawfirm.com	
Property Owner Signature Angela Post		Email Handskrtwo@bellsouth.net	
Notary Sworn and subscribed before me this 26 day of January, 2023		Notary Signature and Seal 	

dd
RECEIVED
 CITY CLERKS OFFICE
 1/27/23 @ 1:20 pm
 REVISION 10.29.19

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SUB-0045-2022

GENERAL INFORMATION

Property Address 1527 Iredell Drive

Date

Property PIN 1704365241

Current Zoning R-4

Nearest Intersection Williamson Drive / Iredell Drive

Property size (in acres) .84

Property Owner Information

Property Owner James R. Post and Angela M. Post

Phone (919) 349-8025 Fax

Owner's Mailing Address

1527 Iredell Dr
Raleigh NC 27608

Email jpost1214@bellsouth.net

Contact Person Information

Project Contact Person Craig D. Justus, Esq.

Phone 828-258-2991 Fax

Contact's Mailing Address 11 North Market Street, Asheville, NC 28801

Email cjustus@vwlawfirm.com

Property Owner Signature

J. Post

Email jpost1214@bellsouth.net

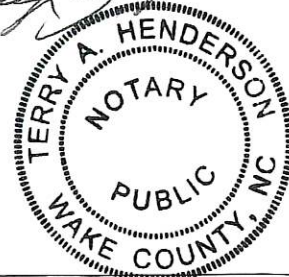
Notary

Notary Signature and Seal

Sworn and subscribed before me this 26 day of

January, 20 23

Terry A. Henderson



Appeal of Administrative Decision Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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SUB-0045-2022

GENERAL INFORMATION

Property Address **1517 Iredell Drive**

Date

Property PIN **1704366165**

Current Zoning **R-4**

Nearest Intersection **Williamson Drive / Iredell Drive**

Property size (in acres) **.31**

Property Owner Information

Property Owner **Marvin Butler Bennett, III and
Rebecca Garrison Bennett**

Phone **919-349-2681**

Fax

Owner's Mailing Address **1517 Iredell Dr Raleigh NC 27606**

Email **bobennet98@gmail.com**

Contact Person Information

Project Contact Person **Craig D. Justus, Esq.**

Phone **828-258-2991**

Fax

Contact's Mailing Address **11 North Market Street, Asheville, NC 28801**

Email **cjustus@vwlawfirm.com**

Property Owner Signature

Email **bobennet98@gmail.com**

Notary

Notary Signature and Seal

Sworn and subscribed before me this 25th day of January, 2023



Appeal of Administrative Decision Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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SUB-0045-2022

GENERAL INFORMATION

Property Address 1517 Iredell Drive

Date 1-25-23

Property PIN 1704366165

Current Zoning R-4

Nearest Intersection Williamson Drive / Iredell Drive

Property size (in acres) .31

Property Owner Information

Property Owner Marvin Butler Bennett, III and
Rebecca Garrison Bennett

Phone 919 523 2817 Fax

Owner's Mailing Address 1517 Iredell Dr Raleigh 27608

Email Rebeccabennett@icloud.com

Contact Person Information

Project Contact Person Craig D. Justus, Esq.

Phone 828-258-2991 Fax

Contact's Mailing Address 11 North Market Street, Asheville, NC 28801

Email cjustus@vwlawfirm.com

Property Owner Signature *Rebecca Garrison Bennett*

Email Rebeccabennett@icloud.com

Notary

Sworn and subscribed before me this 25th day of
January, 20 23

Notary Signature and Seal

Kerri M. Elliott



Appeal of Administrative Decision Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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SUB-0045-2022

GENERAL INFORMATION

Property Address **912 Williamson Drive**

Date

Property PIN **1704352995**

Current Zoning **R-4**

Nearest Intersection **Williamson Drive / Iredell Drive**

Property size (in acres) **1.09**

Property Owner Information

Property Owner **John Solic and Samantha Solic**

Phone **919-451-2533** Fax

Owner's Mailing Address **912 Williamson Dr. Raleigh, NC 27601**

Email **samsolic@gmail.com**

Contact Person Information

Project Contact Person **Craig D. Justus, Esq.**

Phone **828-258-2991** Fax

Contact's Mailing Address **11 North Market Street, Asheville, NC 28801**

Email **cjustus@vwlawfirm.com**

Property Owner Signature

Email **samsolic@gmail.com**

Notary
Sworn and subscribed before me this 26th day of January, 2023

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SUB-0045-2022	

GENERAL INFORMATION			
Property Address	912 Williamson Drive	Date	
Property PIN	1704352995	Current Zoning	R-4
Nearest Intersection	Williamson Drive / Iredell Drive	Property size (in acres)	1.09
Property Owner Information			
Property Owner	John Solic and Samantha Solic	Phone	919 323 6055
Owner's Mailing Address	912 Williamson Drive Raleigh, NC 27608	Email	johnsolice@mc.com
		Fax	
Contact Person Information			
Project Contact Person	Craig D. Justus, Esq.	Phone	828-258-2991
Contact's Mailing Address	11 North Market Street, Asheville, NC 28801	Email	cjustus@vwlawfirm.com
Property Owner Signature		Email	johnsolice@mc.com
Notary	Sworn and subscribed before me this <u>25th</u> day of <u>January</u> , 20 <u>23</u>	Notary Signature and Seal	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. An application will not be considered complete until all required submittal components listed on the Appeal of Decision Checklist have been received and approved.

APPEAL OF ADMINISTRATIVE DECISION CHECKLIST (to be completed by applicant)			YES	N/A
PRE-SUBMITTAL REQUIREMENTS				
1. A Notice of Appeal shall be submitted to the City Clerk simultaneously with submittal of an Appeal application	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Appeal of Administrative Decision applications shall be submitted to the City Clerk, 2 nd Floor Raleigh Municipal Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Completed Appeal of Administrative Decision Intake Requirements sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
APPEAL OF ADMINISTRATIVE DECISION REQUIREMENTS				
1. A signed, notarized application and submittal fee are required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. If the appeal involves a specific property, the applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property. City staff will mail the public hearing notices.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. The Board of Adjustment conducts a quasi-judicial hearing. You may not contact the Board members once the application has been filed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. If the appeal involves a specific property, City Staff will place a public hearing sign on the subject property. The sign must be prominently displayed on the property for at least ten days before the hearing. The property owner is responsible for maintaining the sign during this ten-day period. The owner must return the sign to city staff within three days of the hearing. The owner will be charged \$45 for any sign not returned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. If the appeal involves an interpretation made by the City, a copy of the written interpretation shall be included.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
APPEAL OF ADMINISTRATIVE DECISION CONSIDERATIONS				
The Board of Adjustment will review the showings and regulations that were applicable to the original decision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

APPEAL OF ADMINISTRATIVE DECISION INTAKE REQUIREMENTS (to be completed by applicant)					
GENERAL REQUIREMENTS	YES	N/A	TO BE COMPLETED BY CITY STAFF		
			YES	NO	N/A
1. I have referenced the Appeal of Administrative Decision 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"/>			
2. Appeal of Administrative Decision application review fee (see Development Fee Schedule for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed, notarized application	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. One set of stamped envelopes addressed to all property owners within 100 feet of the subject property (if appeal is related to specific property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. List of all adjacent property owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Twelve copies of site plan or plot plan subject to the appeal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Ten days prior to submitting an application to appeal an administrative decision, a notice to appeal must be submitted to the City Clerk and copied to the administrative officer who rendered the original decision.



THE
VAN WINKLE
LAW FIRM

Writer's Extension: 2404
Writer's Facsimile: 828-257-2767
Writer's E-mail: cjustus@vwlawfirm.com

January 27, 2023

Via hand delivery

Gail G. Smith, City Clerk
City of Raleigh
2nd Floor Raleigh Municipal Building

Daniel L. Stegall, Development Services
Director/Designee
City of Raleigh

**RE: Administrative Appeal Action – 908 Williamson Drive Townhome
Project- Grounds for Appeal (Non-Exclusive)**

Dear Ms. Smith and Mr. Stegall:

My firm, together with the below listed firm, represent John and Samantha Solic, Marvin and Rebecca Bennett, and James and Angela Post. They are owners of properties adjoining the above parcel ("Site") and Project. This letter is to serve as notice of their appeal or appeal application concerning the Administrative Development Approval for the above project dated December 30, 2022, and executed by Mr. Stegall, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference ("Administrative Decision").

By ordinance and by statute, the grounds for an appeal are to be stated in the notice of appeal. We don't, however, believe that such procedural step means that the grounds are exhaustive for purposes of presentation to the zoning board. Without waiving any additional grounds, the following constitutes errors in the Administrative Decision (using the development standards in place at the time of application)¹:

1. The Site is zoned Residential-4 (R-4). Per Table, Sec. 1.4.2 (Building Types Allowed By District), a townhouse project in R-4 is allowed within a TOD overlay and the Site does not fall within such an overlay. Therefore, townhouse use/building type is not permitted in R-4 on the Site.
2. Alternatively, the Project does not meet the standards for a Compact Development as outlined below, and, therefore, the townhouse use/building type is not permitted in R-4.
3. Alternatively, if the Project takes advantage of the Frequent Transit Area standards as set forth in the Missing Housing 2.0 Ordinance (TC-20-21, adopted May 10, 2022, and effective August 8, 2022), the Site does not

¹ All citations are to the City's Unified Development Ordinance.

- completely fall within the Frequent Transit Area designated in the City's Comprehensive Plan.²
4. The Project does not comply with the Landscaping and Screening Standards in Article 7.2 nor the Transitional Protective Yard standards in Sec. 2.3.1C. in that neither a B1 or B2 yard (See Sec. 7.2.4) is provided for the Project nor is there a perimeter lot (or lots) which meets the dimensional standards of Article 2.2 (Conventional Development Option). Townhouse lots are not allowed within R-4 per Article 2.2 (Sec. 2.2.3). There is simply no qualifying perimeter lot shown on the approved plans. For example, for purposes of "perimeter lot" calculations, a conventional "open lot" in Sec. 2.2.6 (if it was proposed to be used) must be a min. of 10,000 square feet and a min. of 65 feet in width. Along its entire perimeter, the Project does not comply with the above standard, nor does it otherwise comply with Sec. 7.2.4, including subsections A, C, and D. The Project does not have a compliant transitional protective yard along the entire perimeter boundary of the development, and, therefore, it does not qualify as a Compact Development.
 5. The Project does not comply with the 50' min. open space requirements of Sec. 2.3.1B2. The secondary tree conservation area widths in Sec. 9.1.4B are also not satisfied.
 6. The Project does not comply with the residential infill requirements set forth in Sec. 2.3.4C7 and Sec. 2.2.7. Based on a proper reading of Sec. 1.5.4C, the primary street designation of Williamson Street is in error. There is no predominant block of existing townhouse development in the vicinity of the Project. As a corner lot with proposed attached housing, Sec. 1.5.4C3 should be applicable for the Site. The Site abuts the rear yard of an adjoining lot and Iredell Drive is opposite that. As a result, Iredell Drive is the proper primary street.
 7. Alternatively, Iredell Drive is the higher classification of a street since it has on-street parking without limitation, and, therefore, should have been the primary street under Sec. 1.5.4C1.
 8. Along Iredell Street running from the Site, there are three (3) comparative samples of principal buildings on the same block, within three hundred (300) feet and oriented to Iredell. The proposed townhouse lots within the Project do not comply with the comparative setbacks set forth in Sec. 2.2.7(C).

We believe the development approval was given in error and is, therefore, illegal. Our clients are aggrieved by that decision in multiple ways and will suffer special damages, distinct from the community at large. Special damages include (1) Substantially increased noise and visual impact due to the lack of the required

² Missing Housing 2.0 Ordinance appears to limit within R-4 a townhouse development to a max. of 2 units unless the project site falls within a TOD Overlay or Frequent Transit Area.

transitional protective yard, buffers or open space; (2) Loss of character historically attributable to their adjoining properties and diminution in property values as a result of the disparate differences in building type and use, density, and lack of required screening, buffers, open space and setbacks; (3) Unique proximity of their driveways to the Project's ingress and egress; and (4) Overflow parking on Iredell Drive adjoining their lots.

We have provided a copy of this appeal to the Project developer, Site owner and permit applicant. At this point, further development efforts by these folks, including any construction, would be at their risk. *Letendre v. Currituck Cty.*, 259 N.C. App. 512, 564, 817 S.E.2d 73, 106 (2018).

If there is anything deficient concerning our clients' appeal, please let us know immediately so that it can be addressed right away and, hopefully, corrected. As stated in the pre-appeal notice given last week, please contact me or have a city attorney reach out should there be any questions or if we need to schedule a call, conference or meeting.

Sincerely,

**VAN WINKLE, BUCK, WALL,
STARNES AND DAVIS, P.A.**

Craig D. Justus

(Electronically Signed)

Craig D. Justus

MILLBERG GORDON STEWART PLLC

Francis J. Gordon

(Electronically Signed)

Francis J. Gordon

CDJ/ca
Enclosures

Cc: 908 Williamson, LLC (via USPS)
RDU Consulting, PLLC (via USPS)
Concept 8, LLC (via USPS)
Clients

3614

**MILLBERG GORDON STEWART PLLC
PETTY CASH ACCOUNT**

1101 HAYNES ST, SUITE 104
RALEIGH, NC 27604

DATE 1/27/2023 66-112/531

PAY TO THE ORDER OF City of Raleigh \$ 216.00
Two Hundred & Sixteen 00/100 DOLLARS

 Security Features included. Details on back.

TRUIST 

FOR _____

Frank J. Gordon 

⑈00003614⑈ ⑆053101121⑆0005290169013⑈



Administrative Approval Action

Case File / Name: SUB-0045-2022
DSLCL - 908 WILLIAMSON TOWNHOMES

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of St. Mary's St, north of Wade Avenue at 908 Williamson Drive.

REQUEST: Development of a 2.423 acre/105,531 sf tract zoned R-4, with .019 acres/846 sf of right-of-way dedication leaving a net area of 2.4 acres/104,685 sf for 18 lot subdivision. A proposed townhomes Compact Subdivision, consisting of 1 unit/6,157 sf density, for 17 3-bedroom townhomes, 1 HOA Common Lot, with 65% Open Space designated land area.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 23, 2022 by RDU Consulting, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Delineate and label the side & rear lot line parking setbacks boundaries, on sheet CE2.0, in red as labeled for the side and rear building building line setbacks.
2. Review and revise the "Tertiary Open Space" calculation on the coversheet data table, 43,969sf and the total amounts as shown on sheet CE2, which differs (43,982 sf) as labeled? In addition please note & label the actual "square footage" amount of 'required' Open Space on the data table, adding the sf amount beside the 1 acre Compact Subdivision design option on the data table, and per UDO Sec.2.3.1.B.B1.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
8. A tree impact permit must be obtained for the removal of 5 existing street trees in the right-of-way prior to the issuance of a grading permit.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Sidewalk Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
-------------------------------------	---

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Demonstrate compliance with UDO Section 2.5.7. regarding ownership and management of Open Space.

Engineering

2. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
10. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



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12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.24 acres of tree conservation area.
14. A public infrastructure surety for 15 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
3. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

7. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 8 street trees along Williamson Drive and 7 street trees along Iredell Drive for a total of 15 street trees.



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The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and rights of way street trees by Urban Forestry Sta

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: December 30, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: December 30, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 12/30/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

WILLIAMSON TOWNHOMES COMPACT SUBDIVISION PLANS

SUB-0045-2022

RALEIGH, NORTH CAROLINA

MAY 16, 2022
REVISED SEPTEMBER 6, 2022
REVISED NOVEMBER 23, 2022

DEVELOPER:
CONCEPT 8 HOLDINGS, LLC
307 S. Salem St. Suite 200
Apex, NC 27502
919-601-5078
shawn@concept8.com

CIVIL ENGINEER:
RDU
CONSULTING, PLLC

NC LICENSE P-2125
PHONE: 919-889-2611
EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 118
CLAYTON, NC 27315



VICINITY MAP

SITE DATA	
PROPERTY OWNER/DEVELOPER	CONCEPT 8 HOLDINGS, LLC
SITE ADDRESS	307 S. SALEM ST. SUITE 200 APEX, NC 27502
USE/REGULATORY ZONING	RESIDENTIAL
SITE AREA	NET 162,660 SF (3.70 AC.)
NET SITE AREA (REQUIRED)	1,000,000 SF
NET SITE AREA (PROVIDED)	162,660 SF (3.70 AC.)
ADJACENT DISTRICT	R-4
LAND USE	RESIDENTIAL
PROPOSED USE	TOWNHOME BUILDING TYPE (17) - 1-BEDROOM UNITS
SHRETT CLASSIFICATION	WILLIAMSON DR. - HIGH/PERIPHERAL YIELD
SHRETT DESIGN INDICATOR	PERIPHERAL YIELD
OTHER SPACES REQUIRED	COMPACT TOWNHOME (WILLIAMSON UDO 2.1.1.B)
TENTATIVE OPEN SPACE PROVIDED	17,746 SQ. FT. (0.40 AC.)
ADDITIONAL SPACES REQUIRED	1,000,000 SQ. FT. (23.0 AC.)
TOTAL PROVIDED	17,746 SQ. FT. (0.40 AC.)
TOTAL REQUIRED	1,000,000 SQ. FT. (23.0 AC.)
ADDITIONAL SPACES REQUIRED	982,254 SQ. FT. (22.5 AC.)
TOTAL PROVIDED	17,746 SQ. FT. (0.40 AC.)
TOTAL REQUIRED	1,000,000 SQ. FT. (23.0 AC.)

UDO SEC. 8.3.2.A BLOCK PERIMETER
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-4 RESIDENTIAL. THEREFORE, IF A BLOCK PERIMETER IS IDENTIFIED AS R-4, THE SITE AREA-BRINGING FACTOR SHALL BE LESS THAN THE MINIMUM PERMITTED BY THE ZONING ORDINANCE.
UDO SEC. 8.3.5.D CROSS ACCESS
IF A CROSS ACCESS IS IDENTIFIED AS A CROSS ACCESS, THE PERCENTAGE OF AN EXISTING DELINEATED BALANCING TYPE OR BALANCING TYPE SHALL BE LESS THAN 10%.

INDEX

CE 0.1	UDO EXCERPTS & INFILL EXHIBIT
CE-1.0	EXISTING CONDITIONS & DEMOLITION PLAN
CE-2.0	SUBDIVISION PLAN
CE-2.1	SIGHT DISTANCE EXHIBIT
CE-3.0	UTILITY PLAN
CE-4.0	GRADING & DRAINAGE PLAN
CE 4.1	STORMWATER MANAGEMENT PLAN
LA-1	LANDSCAPE PLAN
TCA	TRILE CONSERVATION PLAN

Preliminary Subdivision Application
Planning and Development
Shawn@concept8.com

NOTICE: This plan is being submitted to the Planning and Development Department (UDO Section 8.3.5.1). Please check the subdivision plan for errors and include the plan attachment document. Please email all documents and your preliminary subdivision plan to shawn@concept8.com.

DEVELOPMENT TYPE (UDO Section 2.1.2)
Conventional Subdivision Compact Development Conservation Development College District

GENERAL INFORMATION
NOTE: Subdivisions may require City Council approval in a Major Plan, Ordinance or Historic District Ordinance.
Scoping/Action Item Code Number(s): **SCOPE-0115-2021**

Development Name (subject to approval): **908 Williamson Townhomes**

Priority Address(es): **908 Williamson Drive**

Neighborhood (PIN): **1704366041**

Map to show location: Single Family Townhome Other: Attachment Number: Non-Residential Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement or other document showing title.
Company: **Concept 8 Holdings, LLC** NC 27502
Address: **307 S. Salem St., Suite 200, Apex, NC 27502**
Phone: **919-601-5078**
Email: **shawn@concept8.com**

APPLICANT INFORMATION
Company: **RDU Consulting, PLLC** Contact Name and Title: **Jason G. Mapson, P.E.**
Address: **701 S. 4th St., Raleigh, NC 27601**
Phone: **919-889-2611** Email: **jason@rduconsulting.com**

Continue to page 2 >>

DEVELOPMENT TYPE - SITE DATE TABLE
(Applicable to all developments)

Class: **Residential R-4**
Special District: **None**
Special Districts (if more than one, provide acreage of each): **R-4**

County District: **Wake** Yes No
Board of Adjustment (BZA) Case #: **A**

STORMWATER INFORMATION
Flood Hazard: **None**
Flood Study: **None**
Flood Map: **None**

NUMBERS OF LOTS AND DENSITY
Total # of lots: **17**
Total # of lots: **17**
Total # of lots: **17**
Total # of lots: **17**

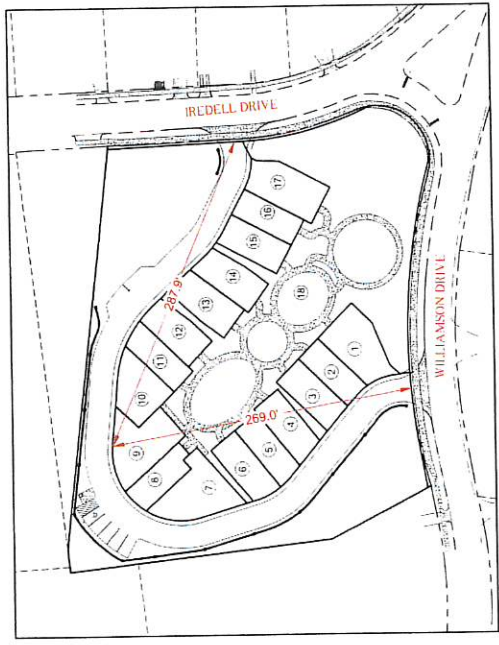
SIGNATURE BLOCK
I, the undersigned, certify that the information provided in this application is true and correct to the best of my knowledge and belief, and that I am duly qualified to practice as a Professional Engineer in the State of North Carolina. I acknowledge that this application is subject to the final determination of the Planning and Development Department. I acknowledge that the information provided in this application is subject to the final determination of the Planning and Development Department. I acknowledge that the information provided in this application is subject to the final determination of the Planning and Development Department.

Signature: **Jason G. Mapson** Date: **11/23/22**
Printed Name: **Jason G. Mapson** Date: **11/23/22**

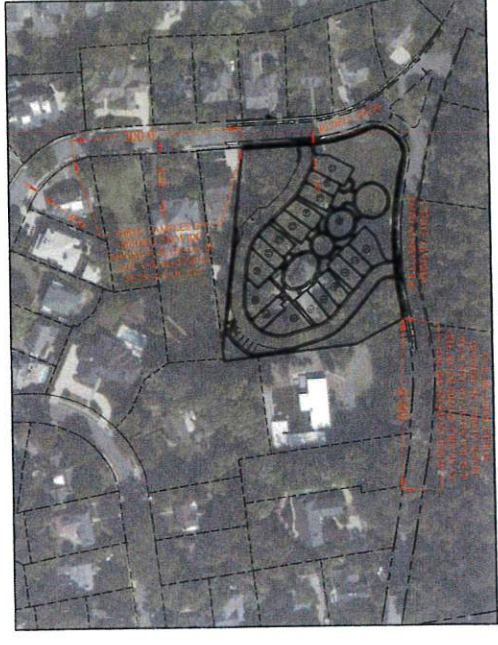
Page 2 of 2
Please email your completed application to shawn@concept8.com.

UDO SEC. 8.3.2.A BLOCK PERIMETER
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IF A CROSS ACCESS IS IDENTIFIED AS A CROSS ACCESS, THE PERCENTAGE OF AN EXISTING DELINEATED BALANCING TYPE OR BALANCING TYPE SHALL BE LESS THAN 10%.

Number	Description	Units
1	RESIDENTIAL	100
2	OFFICE	100
3	RETAIL	100
4	INDUSTRIAL	100
5	COMMERCIAL	100
6	AGRICULTURE	100
7	RECREATION	100
8	UTILITY	100
9	OTHER	100



SITE ACCESS EXHIBIT
 SCALE: 1" = 30'



INFILL EXHIBIT
 SCALE: 1" = 30'

Article 2.3. Compact Development

Sec. 2.3.1. General Requirements

A. Site

B. Open Space

C. Traditional Protective Land

	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-10
1.1. Open Space (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.2. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.3. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.4. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.5. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.6. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.7. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.8. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.9. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%
1.10. Traditional Protective Land (Acres)	10%	10%	10%	10%	10%	10%	10%	10%

D. Residential Unit Types (Units)

	R-1	R-2	R-3	R-4	R-5	R-6	R-8	R-10
1.1. Single-Family Detached	100%	100%	100%	100%	100%	100%	100%	100%
1.2. Single-Family Attached	0%	0%	0%	0%	0%	0%	0%	0%
1.3. Townhome	0%	0%	0%	0%	0%	0%	0%	0%
1.4. Condominium	0%	0%	0%	0%	0%	0%	0%	0%
1.5. Multi-Family	0%	0%	0%	0%	0%	0%	0%	0%
1.6. Other	0%	0%	0%	0%	0%	0%	0%	0%

Scale: 1" = 30'

Sec. 2.3.4. Townhouse

A. Site Dimensions

	R-4	R-5	R-10
1.1. Lot Area (sq. ft.)	10,000	10,000	10,000
1.2. Lot Width (ft.)	100	100	100
1.3. Lot Depth (ft.)	100	100	100
1.4. Lot Area (sq. ft.)	10,000	10,000	10,000
1.5. Lot Width (ft.)	100	100	100
1.6. Lot Depth (ft.)	100	100	100

B. Unit Dimensions

	R-4	R-5	R-10
1.1. Unit Area (sq. ft.)	1,000	1,000	1,000
1.2. Unit Width (ft.)	10	10	10
1.3. Unit Depth (ft.)	10	10	10
1.4. Unit Area (sq. ft.)	1,000	1,000	1,000
1.5. Unit Width (ft.)	10	10	10
1.6. Unit Depth (ft.)	10	10	10

C. Parking

	R-4	R-5	R-10
1.1. Parking Spaces	10	10	10
1.2. Parking Area (sq. ft.)	1,000	1,000	1,000
1.3. Parking Width (ft.)	10	10	10
1.4. Parking Depth (ft.)	10	10	10
1.5. Parking Area (sq. ft.)	1,000	1,000	1,000
1.6. Parking Width (ft.)	10	10	10
1.7. Parking Depth (ft.)	10	10	10



NO LICENSE FEE
 PROJECT NUMBER: 2021-10
 EMAIL: INFO@RDU-CONSULTING.COM
 301 BROAD ST.
 CLAYTON, NC 27020

CONCEPT 8
HOLDINGS, LLC
 307 S. SALEM ST. #200
 APEX, NC 27502

WILLIAMSON
TOWNHOMES
(SUB-0045-2022)

PRELIMINARY
SUBDIVISION

- LEGEND**
- 1" = 1'0"
 - 1" = 2'0"
 - 1" = 4'0"
 - 1" = 8'0"
 - 1" = 16'0"
 - 1" = 32'0"
 - 1" = 64'0"
 - 1" = 128'0"
 - 1" = 256'0"
 - 1" = 512'0"
 - 1" = 1024'0"
 - 1" = 2048'0"
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LEGEND

1" = 20'	PROPOSED 12" DIA. R/W
2" = 40'	PROPOSED 24" DIA. R/W
3" = 60'	PROPOSED 36" DIA. R/W
4" = 80'	PROPOSED 48" DIA. R/W
5" = 100'	PROPOSED 60" DIA. R/W
6" = 120'	PROPOSED 72" DIA. R/W
7" = 140'	PROPOSED 84" DIA. R/W
8" = 160'	PROPOSED 96" DIA. R/W
9" = 180'	PROPOSED 108" DIA. R/W
10" = 200'	PROPOSED 120" DIA. R/W
11" = 220'	PROPOSED 132" DIA. R/W
12" = 240'	PROPOSED 144" DIA. R/W
13" = 260'	PROPOSED 156" DIA. R/W
14" = 280'	PROPOSED 168" DIA. R/W
15" = 300'	PROPOSED 180" DIA. R/W
16" = 320'	PROPOSED 192" DIA. R/W
17" = 340'	PROPOSED 204" DIA. R/W
18" = 360'	PROPOSED 216" DIA. R/W
19" = 380'	PROPOSED 228" DIA. R/W
20" = 400'	PROPOSED 240" DIA. R/W
21" = 420'	PROPOSED 252" DIA. R/W
22" = 440'	PROPOSED 264" DIA. R/W
23" = 460'	PROPOSED 276" DIA. R/W
24" = 480'	PROPOSED 288" DIA. R/W
25" = 500'	PROPOSED 300" DIA. R/W
26" = 520'	PROPOSED 312" DIA. R/W
27" = 540'	PROPOSED 324" DIA. R/W
28" = 560'	PROPOSED 336" DIA. R/W
29" = 580'	PROPOSED 348" DIA. R/W
30" = 600'	PROPOSED 360" DIA. R/W
31" = 620'	PROPOSED 372" DIA. R/W
32" = 640'	PROPOSED 384" DIA. R/W
33" = 660'	PROPOSED 396" DIA. R/W
34" = 680'	PROPOSED 408" DIA. R/W
35" = 700'	PROPOSED 420" DIA. R/W
36" = 720'	PROPOSED 432" DIA. R/W
37" = 740'	PROPOSED 444" DIA. R/W
38" = 760'	PROPOSED 456" DIA. R/W
39" = 780'	PROPOSED 468" DIA. R/W
40" = 800'	PROPOSED 480" DIA. R/W
41" = 820'	PROPOSED 492" DIA. R/W
42" = 840'	PROPOSED 504" DIA. R/W
43" = 860'	PROPOSED 516" DIA. R/W
44" = 880'	PROPOSED 528" DIA. R/W
45" = 900'	PROPOSED 540" DIA. R/W
46" = 920'	PROPOSED 552" DIA. R/W
47" = 940'	PROPOSED 564" DIA. R/W
48" = 960'	PROPOSED 576" DIA. R/W
49" = 980'	PROPOSED 588" DIA. R/W
50" = 1000'	PROPOSED 600" DIA. R/W

Number	Description	Date
1	ISSUED FOR PERMITS	11/15/2018
2	ISSUED FOR PERMITS	11/15/2018

Scale: 1" = 20'

WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD

IREDELL DRIVE
 50' PUBLIC R/W
 SIDE STREET
 NEIGHBORHOOD YIELD

WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD

WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD

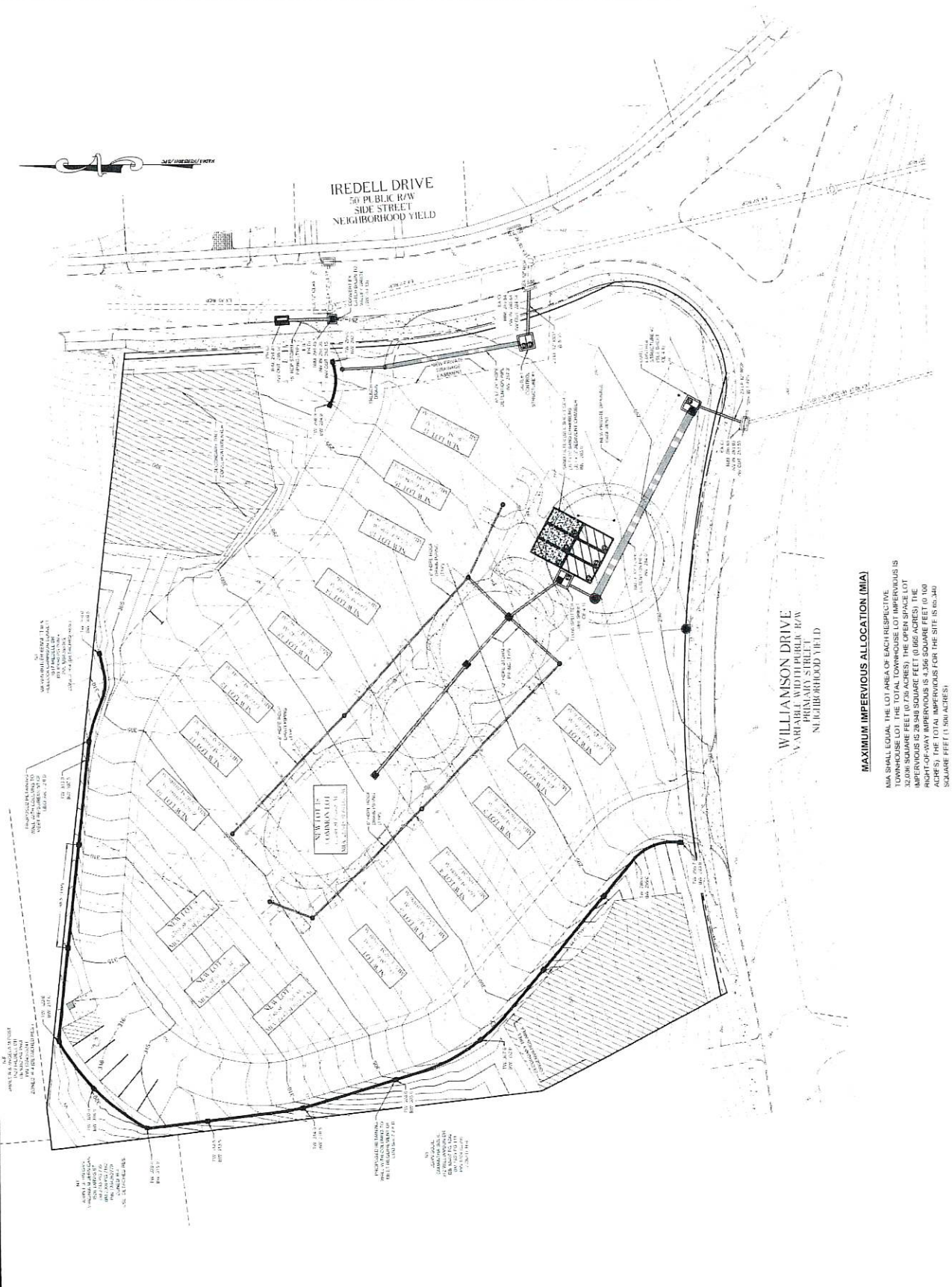
WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD

WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD

WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD

WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD

WILLIAMSON DRIVE
 VARIABLY WIDTH PUBLIC R/W
 NEIGHBORHOOD YIELD



MAXIMUM IMPERVIOUS ALLOCATION (MIA)

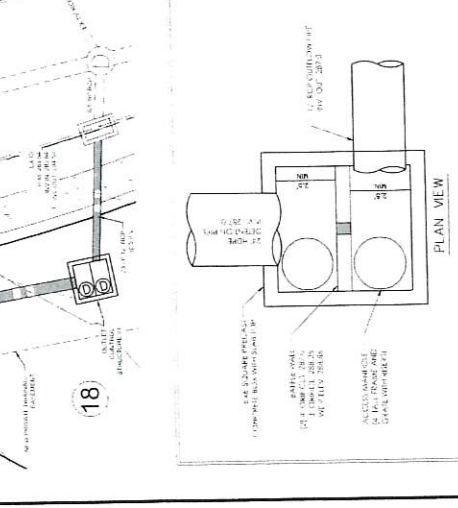
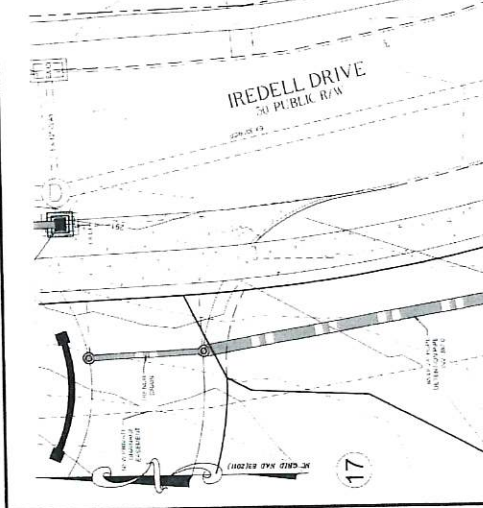
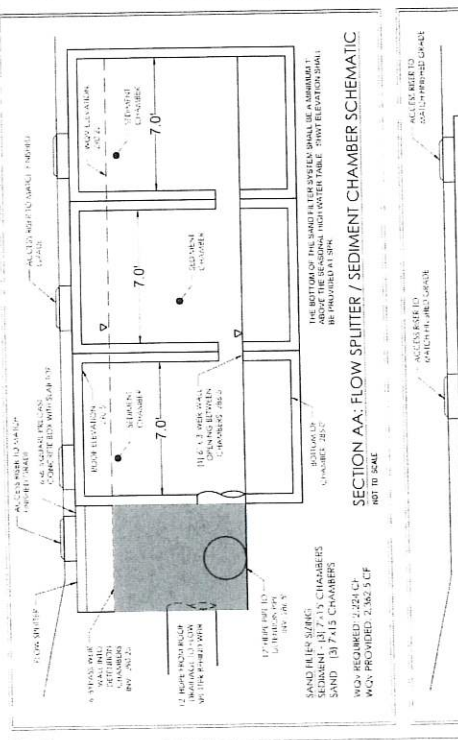
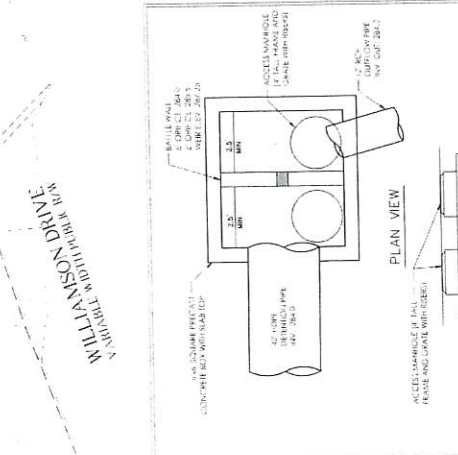
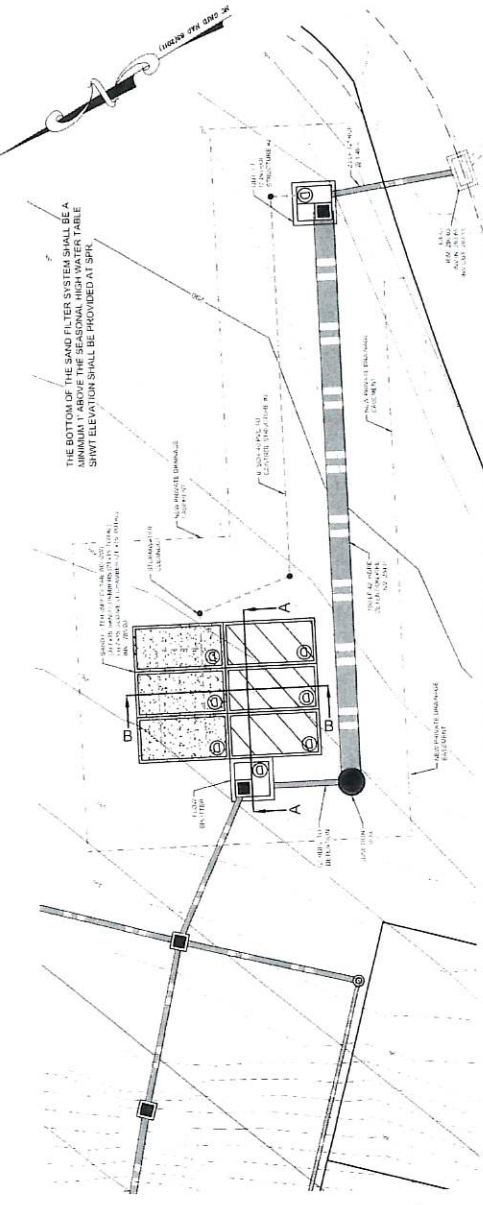
MIA SHALL EQUAL THE LOT AREA OF EACH RESPECTIVE TOWNHOUSE LOT. THE TOTAL TOWNHOUSE MIA FOR THIS PROJECT IS 28,549 SQUARE FEET (0.656 ACRES). THE RIGHT-OF-WAY IMPERVIOUS IS 4,356 SQUARE FEET (0.100 ACRES). THE TOTAL IMPERVIOUS FOR THE SITE IS 32,905 SQUARE FEET (0.756 ACRES).

LEGEND

1	EXIST. ROAD
2	NEW ROAD
3	EXIST. SIDEWALK
4	NEW SIDEWALK
5	EXIST. DRIVEWAY
6	NEW DRIVEWAY
7	EXIST. UTILITY
8	NEW UTILITY
9	EXIST. FENCE
10	NEW FENCE
11	EXIST. CONCRETE
12	NEW CONCRETE
13	EXIST. ASPHALT
14	NEW ASPHALT
15	EXIST. GRAVEL
16	NEW GRAVEL
17	EXIST. SAND
18	NEW SAND
19	EXIST. SOIL
20	NEW SOIL
21	EXIST. VEGETATION
22	NEW VEGETATION
23	EXIST. TREE
24	NEW TREE
25	EXIST. SHrub
26	NEW SHrub
27	EXIST. GRASS
28	NEW GRASS
29	EXIST. MULCH
30	NEW MULCH
31	EXIST. ROCK
32	NEW ROCK
33	EXIST. SANDSTONE
34	NEW SANDSTONE
35	EXIST. GRANITE
36	NEW GRANITE
37	EXIST. MARBLE
38	NEW MARBLE
39	EXIST. QUARTZ
40	NEW QUARTZ
41	EXIST. SLATE
42	NEW SLATE
43	EXIST. GNEISS
44	NEW GNEISS
45	EXIST. SCHIST
46	NEW SCHIST
47	EXIST. METAMORPHIC
48	NEW METAMORPHIC
49	EXIST. IGNITE
50	NEW IGNITE
51	EXIST. SEDIMENTARY
52	NEW SEDIMENTARY
53	EXIST. METAMORPHIC
54	NEW METAMORPHIC
55	EXIST. IGNITE
56	NEW IGNITE
57	EXIST. SEDIMENTARY
58	NEW SEDIMENTARY
59	EXIST. METAMORPHIC
60	NEW METAMORPHIC
61	EXIST. IGNITE
62	NEW IGNITE
63	EXIST. SEDIMENTARY
64	NEW SEDIMENTARY
65	EXIST. METAMORPHIC
66	NEW METAMORPHIC
67	EXIST. IGNITE
68	NEW IGNITE
69	EXIST. SEDIMENTARY
70	NEW SEDIMENTARY
71	EXIST. METAMORPHIC
72	NEW METAMORPHIC
73	EXIST. IGNITE
74	NEW IGNITE
75	EXIST. SEDIMENTARY
76	NEW SEDIMENTARY
77	EXIST. METAMORPHIC
78	NEW METAMORPHIC
79	EXIST. IGNITE
80	NEW IGNITE
81	EXIST. SEDIMENTARY
82	NEW SEDIMENTARY
83	EXIST. METAMORPHIC
84	NEW METAMORPHIC
85	EXIST. IGNITE
86	NEW IGNITE
87	EXIST. SEDIMENTARY
88	NEW SEDIMENTARY
89	EXIST. METAMORPHIC
90	NEW METAMORPHIC
91	EXIST. IGNITE
92	NEW IGNITE
93	EXIST. SEDIMENTARY
94	NEW SEDIMENTARY
95	EXIST. METAMORPHIC
96	NEW METAMORPHIC
97	EXIST. IGNITE
98	NEW IGNITE
99	EXIST. SEDIMENTARY
100	NEW SEDIMENTARY

REVISIONS

Number	Description	Date
1	ISSUE FOR PERMITS	10/26/22
2	ISSUE FOR PERMITS	11/29/22



REVISIONS

Number	Description	Date
1	ISSUE FOR PERMITS	10/26/22
2	ISSUE FOR PERMITS	11/29/22

TREE COVER REPORT

Segment 1

Type	DBH	Stem Area
Magnolia	2.1	0.09
Magnolia	8	0.252
Magnolia	7.5	0.31
Magnolia	6	0.30
Magnolia	5.5	0.14
Magnolia	19.2	2.07
Magnolia	9.2	0.49
Magnolia	11.2	0.72
Magnolia	5	0.14
Magnolia	7.3	0.31
Magnolia	2.5	0.09
Magnolia	6.5	0.22
TOTAL STEM AREA	4.72	53.62
STEM DENSITY		23.82

Segment 2

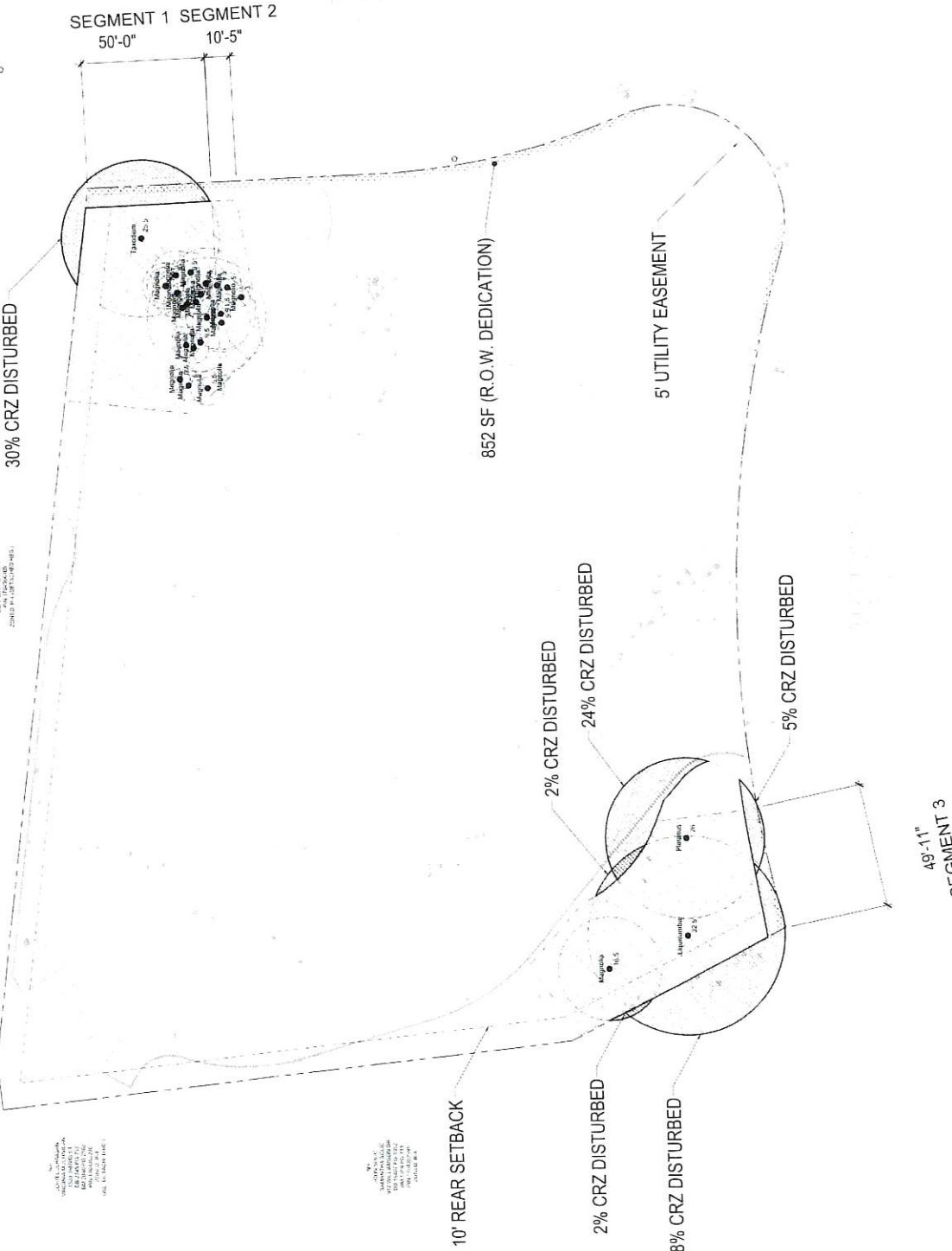
Type	DBH	Stem Area
Magnolia	5	0.14
Magnolia	9.5	0.49
Magnolia	11.1	0.72
Magnolia	3	0.09
Magnolia	9.2	0.49
TOTAL STEM AREA	1.97	23.82
STEM DENSITY		12.15

Segment 3

Type	DBH	Stem Area
Magnolia	29	3.89
Magnolia	16.4	1.48
Magnolia	17.5	3.72
TOTAL STEM AREA	3.09	37.85
STEM DENSITY		12.85

TCA SUMMARY TABLE

SITE AREAS	PROPOSED TCA AREA	AREA #	TYPE	AC
SEGMENT 1	53.62	1	Magnolia	1.1
SEGMENT 2	23.82	2	Magnolia	0.2
SEGMENT 3	37.85	3	Magnolia	0.3
TOTAL PROPOSED TCA	115.29			1.6
TOTAL PROPOSED TCA SF	18,291.38			



REQUIRED TCA 10,542 SF
PROVIDED TCA 10,552 SF



list of addresses on stamped envelopes:

1704358979
GRUSKIN, JAMES M GRUSKIN, MARIA M
1504 IREDELL DR
RALEIGH NC 27608-2303

1704353526
JOHNSON, DAVID JR
5839 CAPITAL BLVD
RALEIGH NC 27616-2937

1704359852
PITLER, THOMAS A PITLER, VIRGINIA H
1500 IREDELL DR
RALEIGH NC 27608-2303

1704364305
PROCTOR, JUDITH W TRUSTEE PROCTOR,
CHARLES W SR TR...
1522 JARVIS ST
RALEIGH NC 27608-2211

1704355518
JOHNSON, C DAVID JR
5839 CAPITAL BLVD
RALEIGH NC 27616-2937

1704368087
GAMMON, WALTER R GAMMON, SALLY U
1506 IREDELL DR
RALEIGH NC 27608-2303

1704365241
POST, JAMES R POST, ANGELA M
1527 IREDELL DR
RALEIGH NC 27608-2304

1704356597
PEDEN, MELISSA A
909 WILLIAMSON DR
RALEIGH NC 27608-2307

1704368175
ABRAMS, NOAH B ABRAMS, MELISSA N
1508 IREDELL DR
RALEIGH NC 27608-2303

1704365041
908 WILLIAMSON LLC
307 S SALEM ST
APEX NC 27502-1845

1704366165
BENNETT, MARVIN BUTLER III BENNETT,
REBECCA GARRIS...
1517 IREDELL DR
RALEIGH NC 27608-2304

1704362270
RUSSELL BEACH HOUSE LLC
749 FENNER RD
ROCKY MOUNT NC 27804-6510

1704359901
MINTON, ELLIS EDWARDS CLARK, LEE
MILLER
1502 IREDELL DR
RALEIGH NC 27608-2303

1704352995
SOLIC, JOHN SOLIC, SAMANTHA
912 WILLIAMSON DR
RALEIGH NC 27608-2308

1704368263
MCLAURIN, ROBERT L JR
6600 GREYWALLS LN
RALEIGH NC 27614-8204

David Johnson
917 Williamson Drive
Raleigh NC 27608

Russell Beach House, LLC,
or resident
1520 Jarvis Street
Raleigh NC 27608

David Johnson or resident
915 Williamson Drive
Raleigh NC 27608

George and Nickye Venters
905 Williamson Drive
Raleigh NC 27608

David Johnson or resident
913 Williamson Drive
Raleigh NC 27608

Michael and Cecelia Conroy
907 Williamson Drive
Raleigh NC 27608

Robert McLaurin or resident
1520 Iredell Drive
Raleigh NC 27608

Greg and Amy Pierce
904 Williamson Drive
Raleigh NC 27608

Property owners adjacent to 908 Williamson Drive

John and Samantha Solic

912 Williamson Drive

Raleigh NC 27608

Marvin and Rebecca Bennett

1517 Iredell Drive

Raleigh NC 27608

James and Angela Post

1527 Iredell Drive

Raleigh NC 27608

Russell Beach House, LLC

1520 Jarvis Street

Raleigh NC 27608

Additional items included with this filing:

1. Stamped envelopes addressed to property owners within 100 feet of subject property
2. Twelve copies of site plan subject to the appeal