Rezoning Application and Checklist

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

Raleigh

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 12 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	☐ General use	[X] Conditional use	☐ Planned Development	**OFFICE USE ONLY** Rezoning case # _____
	☐ Text Change to Zoning Conditions			
Existing zoning base district: R-4	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: RX	Height: 5	Frontage:	Overlay(s):	
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: 5000 Duraleigh Road		
Property PIN: 0786620033		
Deed reference (book/page): 01555/01993		
Nearest intersection: Duraleigh Rd & Violet Fields Way	Property size (acres): 15.34	
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:

Property Owner/Applicant*

Printed Property Owner Name and Title:

Printed Name: Heidelberg Materials Southeast Agg LLC (Owner)

Printed Name: Portman Holdings c/o Alex Barroso (Applicant)

Property Owner Signature(s):

Signature: _____

Signature: _____

Applicant Signature (If different than Property Owner) *:

Signature: _____

Signature: _____

RECEIVED
AUG 25 2026

REVISION 03.20.26

raleighnc.gov

Contact Information	
Property Owner/Applicant*	
Name & Title:	Portman Holdings c/o Alex Barroso, Executive Vice President Residential Development (Applicant)
Email:	abarroso@portmanholdings.com
Phone:	919-689-3175
Name & Title:	
Email:	
Phone:	
Point of Contact (If different than above)**	
Point of Contact Name:	Jason Barron Morningstar Law Group
Email:	jbarron@morningstarlawgroup.com
Phone:	919-590-0371
Point of Contact Name:	Leticia Shapiro Morningstar Law Group
Email:	tshapiro@morningstarlawgroup.com
Phone:	919-590-0366

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	**OFFICE USE ONLY** Rezoning case #
Existing zoning: R-4	Proposed zoning: RX-5	

Edit: DMM

Narrative of Zoning Conditions Offered

1. Uses shall be limited to residential and accessory uses. Building types shall be limited to apartments.
2. Apartment buildings shall not be placed with 100 ft of the northern property line

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

Property Owner(s) Signature: _____

Printed Name (and Title): Anthony Gianakis

RECEIVED
AUG 25 2026

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	**OFFICE USE ONLY** Rezoning case # _____
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.

See attached Exhibit 1 Statement of Consistency.

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The proposed rezoning will provide a high quality development that will add much needed housing intended to add character to the surrounding neighborhoods and meet the City's growing housing demand.

The development will serve as a buffer between the existing quarry operations and the single family homes located along the site's northern and eastern boundaries.

Development of the site will require compliance with the City's stormwater regulations anticipated to improve the drainage of the site.

Exhibit 1 – Statement of Consistency

1. The Future Land Use Map designates this site as Special Study Area. Specifically, the site is part of the Duraleigh Quarry Special Study Area as the property is located east of an active quarry. A narrow portion along the southern property line is designated as Public Parks & Open Space along Crabtree Creek. A Small Area Plan or Special Area Study has not been completed to determine appropriate future land uses and pattern. The surrounding land use pattern consists of adjacent Low Scale Residential, Medium Scale Residential, and Special Study Area.

   The RX District is a mixed use residential district providing housing options at density in excess of 10 dwelling units per acre and can serve as a land use transition between other mixed use districts and residential neighborhoods like those located to the south, east, and north of the site. The approval of the rezoning will amend the Future Land Use Map designation to Medium Scale Residential provides an appropriate transition between existing Medium Scale Residential which is consistent with the existing and anticipated character of the surrounding area.

2. The property is not located within the Urban Form Map.

3. The proposed rezoning is consistent with many Comprehensive Plan policies including:

   1. LU 2.1 (Placemaking) - The proposed rezoning will provide a quality apartment community that will bring housing variety to the area available to renters in all stages of life;
   2. LU 2.2 (Compact Development) - The project will preserve open space and reduce negative impacts along its northern border adjacent to single family homes and its southern border along Crabtree Creek;
   3. LU 2.6 (Zoning & Infrastructure Impacts) - Design of the site shall include measures to mitigate adverse impacts resulting from the increased density;
   4. LU 5.1 (Reinforcing the Urban Pattern) - The proposed development will reinforce the established urban pattern through high-quality building design and thoughtful site planning that create a cohesive relationship with adjacent neighborhoods, complement the area's existing character, and minimize potential impacts on surrounding properties;
   5. LU 5.4 (Density Transitions) - The development will serve as an appropriate transition between the surrounding low density residential and the quarry to the west;
   6. LU 5.6 (Buffering Requirements) - Design of the site shall include sufficient buffering to avoid adverse effect on adjacent areas of lower intensity;

7. LU 8.12 (Infill Compatibility) - Development of the site will be consistent with the design of adjacent structures related to height, setbacks, massing and scale of the existing character of the surrounding area; and,
8. Policy AP-C 3 Crabtree Creek - The development will comply with all applicable requirements designed to protect the water quality of Crabtree Creek and will preserve the creek in its natural condition.

Rezoning Application Addendum #2	
Impact on Historic Resources	**OFFICE USE ONLY** Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	

Inventory of Historic Resources

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

N/A

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

N/A

Urban Design Guidelines	
The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if: a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR; 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.	
Urban form designation: N/A	Click here to view the Urban Form Map.
1	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. **Response:**
2	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. **Response:**
3	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. **Response:**
4	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. **Response:**
5	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. **Response:**
6	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. **Response:**

7	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. **Response:**
8	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. **Response:**
9	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. **Response:**
10	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. **Response:**
11	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. **Response:**
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users. **Response:**
13	New public spaces should provide seating opportunities. **Response:**

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. **Response:**
15	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. **Response:**
16	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 cane make a significant improvement. **Response:**
17	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. **Response:**
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. **Response:**
19	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. **Response:**
20	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. **Response:**

21	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. **Response:**
22	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. **Response:**
23	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. **Response:**
24	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. **Response:**
25	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. **Response:**
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function. **Response:**

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	☑	☐	☐	☐	☐
2. Pre-application conference.	☑	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☑	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☑	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☑	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☑	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☑	☐	☐	☐
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.	☑	☐	☐	☐	☐
9. Trip generation study (May be required after submittal)	☐	☑	☐	☐	☐
10. Traffic impact analysis (May be required after submittal)	☑	☐	☐	☐	☐
11. If signed electronically, e-signature confirmation page(s)	☑	☐	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☑	☐	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
12. Master plan (see Master Plan submittal requirements).	☐	☑	☐	☐	☐
For properties requesting a text change to zoning conditions:					
13. Redline copy of zoning conditions with proposed changes.	☐	☑	☐	☐	☐
14. Proposed conditions signed by property owner(s).	☐	☑	☐	☐	☐

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	**Yes**	**N/A**	**Yes**	**No**	**N/A**
1. I have referenced this **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.	☐	☑	☐	☐	☐
2. Total number of units and square feet	☐	☑	☐	☐	☐
3. 12 sets of plans	☐	☑	☐	☐	☐
4. Completed application; submitted through Permit & Development Portal	☐	☑	☐	☐	☐
5. Vicinity Map	☐	☑	☐	☐	☐
6. Existing Conditions Map	☐	☑	☐	☐	☐
7. Street and Block Layout Plan	☐	☑	☐	☐	☐
8. General Layout Map/Height and Frontage Map	☐	☑	☐	☐	☐
9. Description of Modification to Standards, 12 sets	☐	☑	☐	☐	☐
10. Development Plan (location of building types)	☐	☑	☐	☐	☐
11. Pedestrian Circulation Plan	☐	☑	☐	☐	☐
12. Parking Plan	☐	☑	☐	☐	☐
13. Open Space Plan	☐	☑	☐	☐	☐
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☑	☐	☐	☐
15. Major Utilities Plan/Utilities Service Plan	☐	☑	☐	☐	☐
16. Generalized Stormwater Plan	☐	☑	☐	☐	☐
17. Phasing Plan	☐	☑	☐	☐	☐
18. Three-Dimensional Model/renderings	☐	☑	☐	☐	☐
19. Common Signage Plan	☐	☑	☐	☐	☐

Jason Barron | Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-590-0371
jbarron@morningstarlawgroup.com
www.morningstarlawgroup.com

July 2, 2026

Neighboring Property Owners and Tenants

Re: Neighborhood Meeting for Potential Rezoning of 5000 Duraleigh Road

Dear neighbors:

I am a land use attorney assisting the owners of the property located at 5000 Duraleigh Road (PIN 0786620033) (the "Property" or "Site") with the potential rezoning of the Site from Residential-2 (R-2) to a Residential Mixed Use up to 5 Stories (RX-5). The purpose of the rezoning is to allow for the potential development of a multifamily community with amenities on the Site.

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. As such, you are invited to attend our upcoming neighborhood meeting on **July 14 from 7:00 PM to 8:00 PM**. The meeting will be held at the Laurel Hills Community Center, CC Meeting Room, 3808 Edwards Mill Road, Raleigh, NC 27612. After the meeting, a report will be submitted to the Raleigh Planning and Development Department.

In addition to attending the neighborhood meeting, you may submit written comments about the meeting or the request in general to the City. More information about the rezoning process is available online by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact:

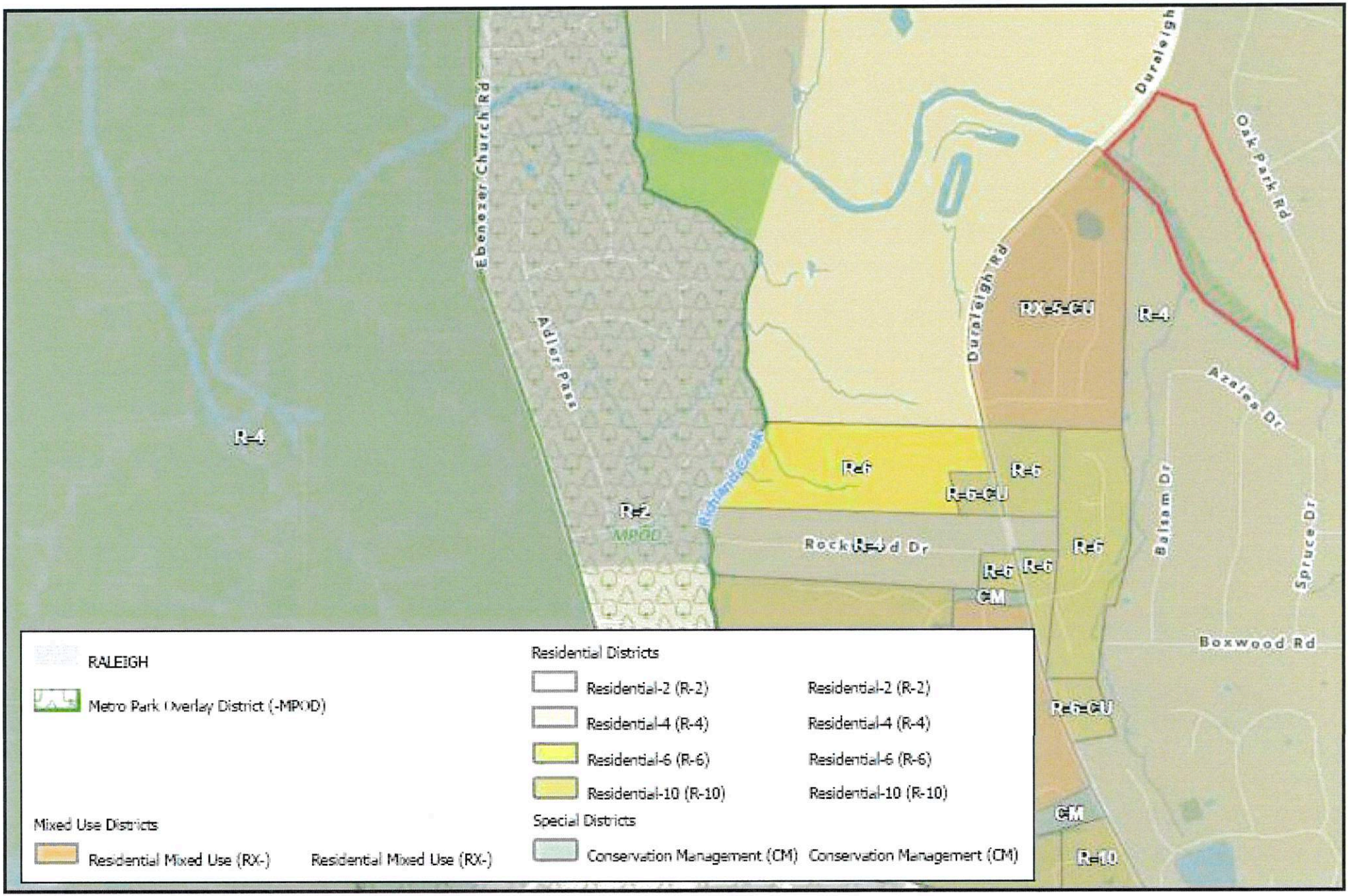
Matthew McGregor, MGEO, Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this case, please don't hesitate to reach out to me directly using the contact information shown above.

Sincerely,

MORNINGSTAR LAW GROUP

Jason Barron
Partner



Ebenezer Church Rd
Adler Pass
Richland Creek
Duraleigh Rd
Duraleigh
Oak Park Rd
Azalea Dr
Balsam Dr
Spruce Dr
Boxwood Rd
Rock Rd
R-4
R-2
MPOD
R-6
R-6-CU
RX-5-CU
CM
R-10
RALEIGH
Metro Park Overlay District (-MPOD)
Mixed Use Districts
Residential Mixed Use (RX-)
Residential Mixed Use (RX-)
Residential Districts
Residential-2 (R-2)
Residential-4 (R-4)
Residential-6 (R-6)
Residential-10 (R-10)
Residential-2 (R-2)
Residential-4 (R-4)
Residential-6 (R-6)
Residential-10 (R-10)
Special Districts
Conservation Management (CM)
Conservation Management (CM)

SUMMARY OF ISSUES

A neighborhood meeting was held July 15, 2026 (date) to discuss a potential rezoning on located at 5000 Duraleigh Road (property address). The neighborhood meeting was held at Laurel Hills Community Center, CC Meeting Room, 3808 Edwards Mill Road, Raleigh, NC (location). There were approximately 49 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See Attached

First Neighborhood Meeting Report | 5000 Duraleigh Rd. Rezoning

Date: July 14, 2026

The Applicant provided a presentation outlining the zoning request and introduced the development concept to participants. The presentation covered the following:

Proposed Development Concept

- Three apartment buildings, 4 stories on the northern (Oak Park) side, rising to 5 stories on the creek side due to topography.
- Approximately 275 apartment units over +/- 15 acres
- Class A market-rate apartments; building materials will be a mix of brick and fiber cement
- Parking planned at approximately 1 space per bedroom
- Sole access will be via Duraleigh Road (an NCDOT road); no access through Oak Park community is planned
- A connection path to the Crabtree Creek Greenway is planned
- Leasing amenities including a pool, oriented toward the creek side

Site Layout and Topography

- 80' drop from the Oak Park side down to Crabtree Creek
- Grading to a flat platform meaning the finished floor of the apartments will be roughly 15–25 feet lower than Oak Park homes
- Buildings positioned as far from the Oak Park property line as possible
- L-shaped building design used to keep the majority of units further from the Oak Park homes
- Retaining walls will be required; they start at zero height at the street and increase to potentially 25 feet toward the southern end
- Existing vegetation along the northern boundary to be preserved where possible

Rezoning and Approval Process

Total timeline estimated at 18–20 months before any construction permits could be issued

Rezoning phase Approximately 6 months which includes filing the application, city staff review for consistency with comprehensive plan and city policies, planning commission input, city council decision.

Site plan phase Approximately 6 months which includes detailed engineering, environmental studies, exact building locations, ADA compliance, etc.

Construction drawing phase Approximately 6–8 months which involved final permitting documents

Key Topics of Discussion

Drainage and Stormwater

- Existing drainage easement running between properties along the northern boundary; developer confirmed it cannot be disturbed or impeded and will be maintained as-is
- Developer is required to capture 100% of runoff generated on the property and cannot worsen existing drainage conditions
- Stormwater management will use above ground wet detention pond and underground system; developer expressed preference for proven, robust infrastructure over permeable pavement

Floodplain and Environmental

- Concerns about FEMA floodplains and Crabtree Creek; developer confirmed floodplains and creek buffers are regulated and the development will stay away from these areas
- Environmental impact studies will be required as part of the development process
- Residents noted possible buried debris and old materials on the site dating to fire in 1977
- Concerns about geologic blasting; developer does not anticipate blasting will be necessary given typical rock conditions in the area

Greenway Easement

- The southern boundary of the site is constrained by a creek, FEMA floodplain, creek buffer, and greenway easement, creating a large undisturbed area
- The greenway easement cannot be disturbed; a connection path to the greenway is planned but its exact location is TBD

- Residents requested a future meeting presentation showing the actual greenway path location overlaid on the site plan

Traffic

- A TIA will be required by the city and reviewed by NCDOT; the curb cut onto Duraleigh Road (an NCDOT road) will also require NCDOT approval
- TIA findings will result in required traffic improvements baked into zoning conditions
- No cut-through access to Oak Park is planned or desired

Lighting

- Parking lot lights will use cutoff shielded design so light only faces downward and does not spill onto adjacent properties
- The 15–25 foot grade difference also means parking lot headlights will not shine into Oak Park homes

Construction Impacts/Noise

- Construction hours limited by city ordinance (approximately 7am–7pm)
- Developer committed to being accessible during construction to address neighbor complaints on a case-by-case basis
- Retaining walls will be built first to stabilize any excavation and prevent erosion
- Any trees on neighboring properties that die due to construction activity will be replaced

Landscaping and Buffer

- Developer acknowledged inadequate landscaping in a prior adjacent development and committed to doing better
- Landscaping and tree buffer along the northern property line will be pursued and baked into zoning conditions
- Developer open to evergreen or deciduous screening trees, and fencing along the property line

Density and Feasibility

- Density concerns raised

- Developer noted this rezoning process creates negotiating leverage for the community that would not exist if the site were developed under current zoning as townhomes
- The site was previously listed for sale for townhome development but did not attract buyers

Home Values

- Developer stated that market-rate Class A apartments typically improve surrounding property values and do not diminish them based on 20+ years of experience

Community Engagement Commitments

- Developer committed to ongoing direct engagement with residents well before Planning Commission and City Council hearings
- Residents encouraged to contact Christina Jones (City Council Member) and to speak at Planning Commission and City Council hearings
- A follow-up neighborhood meeting will be held with requested updated cross-section drawings, topographic overlays, and more detail on buffers and the greenway path
- Developer will send list of properties he has worked on in Wake County

<u>Specific Question and Answer Session</u>

Q: Are you anticipating paving in the flood plains?
A:. These are areas that cannot be built upon.

Q: Do you know when the floodplain maps changed?
A:. We do not know when the floodplain maps changed but can get that information before our next meeting.

Q: Will there be an environmental impact studies?
A: Yes.

Q: Is the greenway easement the trees? Will it stay trees?
A: Yes.

Q: How many parking spaces?
A: One space per bedroom.

Q: What type of apartments will be built?
A: They are class A luxury apartments. Average unit will rent for $2100 .

Q: There were a lot of people who could not be here because of a swim competition for the kids in the neighborhood. Could you make sure the next meeting is not scheduled at the same time as a neighborhood event?
A: Thank you for that information. We have contact information and can avoid that issue for the next meeting.

Q: Were you aware there is an issue with remediation of a burned asphalt plant in October 1977?

A: Thank you for this information. I will let the professionals who conduct the environmental study know about this.

Q: There are woodpeckers, wild turkeys and amphibian habitats on this property. There are a lot of people who care about this habitat. There are a lot of mature hardwoods. We may lose these and would want to be indemnified.

A: The site will be designed to work with the existing topography, minimizing land disturbance to the greatest extent practicable. We try not to take dirt out or bring dirt in. Although some retaining walls and selective clearing will be necessary, the design seeks to preserve the site's natural character as much as possible.

Q: Do you have any renderings?

A: Not yet.

Q: Will the retaining wall be in the back?

A: Yes. Retaining walls will start at zero and can be up to 25ft.

Q: I am curious about the parking lot. Will the lights shine into my house?

A: No. The light will only face down. Given the topography the parking lot will be lower than your homes.

Q: My property is where the hill starts to decline. Any removal of trees will cause this hill to fall. I will be losing property.

A: The retaining walls go up first to stabilize the land. We are not permitted to disturb your land.

Q: What about the drainage easement?

A: Again, we cannot disturb it. We cannot impede the easement. There will be some treatment to allow that water to continue. We are not permitted to worsen a drainage issue. We usually improve them.

Q: Is there a question of whether the city will allow one access with this many units?

A: .Yes, that is a good question. As long as we maintain the required turning radius for emergency vehicles it should be allowed. This will certainly be a question during the rezoning.

Q: If this is an issue would the developers consider less density?

A: This is really not very dense given the 15 acres. Anything less would make the project not feasible.

Q: Will there be a u-turn?

A: No.

Q: Is Hanson still the owner?

A: Yes

Q: What is going on with traffic impact?

A: Once the application is filed, the City will review it and will let us know if a traffic impact analysis will be required.

Q: That happens when?

A: During the rezoning process. The analysis will look at peak hours, the capacity of the existing roads and they will recommend improvements. The expectation is that zoning conditions will be included with these recommendations.

Q: What is the plan for stormwater management.

A: Both underground and above ground.

Q: How do you get the water out?

A: It releases slowly over time.

Q: Are you going to consider forest pavement for the parking lot?

A: We have done that before and we only do that if we cannot capture all of the water.

Q: The current stormwater measure is extremely small.

A: I understand. We may have a pond that size and underground.

Q: I am not convinced that you will be able to move the rock to complete this project.

A: We have not done a complete study, but I think it will be possible.

Q: There are trucks that are spilling gravel all over the roads to get to the quarry. There is a traffic issue due to the trucks.

A: Thank you for that information. It is helpful to know this.

Q: Water runoff is a substantial problem. Do you have any inclination to do something that would benefit our neighborhood?

A: We want to work with you and if there are opportunities to do that we will. For example, if you ask us for a thicker buffer than the ordinance requires, we can possibly do that. Our goal is to not do the minimum of everything. Our goal is to listen to our neighbors and do the best we can.

Q: What other properties have you developed?

A: Main Street Vista in Holly Springs is one project. I can provide a list.

Q: You have the same interest regarding whether there is granite under here.

A: Yes, we do.

Q: There was litigation about the quarry. One of the refinements of the litigation is increased vegetation. What is the plan to mitigate the dust.

A: The concern with dust is a concern for us as well. Right now, we do not have a plan.

Q: How will you handle unreasonable noise during construction. I have sensitive dogs.

A: We can only operate 7am-7pm. If there is a problem, you can call us. To the extent we can help we will.

Q: Is there going to be any commercial?

A: No.

Q: Can you walk me through the timeline for this project?

A: We will file an application in a few weeks. The city will review the application including the transportation piece. The rezoning process will take approximately 6 months, could be longer. The zoning establishes the use. Heights, setbacks, max units etc are included in the zoning. Site plan will have the detail of the development which is another 6-month process, then construction drawings which is another 6-8 month process. From where we are standing today, you are looking at 18-24 months. I also want to mention that Christina Jones is your district council member. You can always reach out to her. She will be your advocate.

Q: You can see the line of houses that this will impact. We have owned our homes 30-40 years. We do not want to face a retaining wall. Can you do something to beautify that?

A: There are things we can do to mitigate such as fencing and planting evergreens.

Q: Are you aware blasting still happens across the street? Our walls and foundations crack.

A: We are aware that they are still blasting. Thank you for the information.

Q: You cannot set a clock to it but we all have cracks in our walls and foundations.

A: I do not anticipate there will be blasting related to this project.

Q: Will these be apartments or townhomes?

A: Apartments.

Q: Have you talked to the City of Oaks Conservation?

A: No, we have not.

Q: I have a couple of requests:

I would like to see a landscaping plan as I would like additional buffering.

A: Yes, the landscaping plan can help. We can follow up with you on that.

Any place that can be native landscaping will help mitigate a lot of this.

A: Yes, I agree.

Q: Is there a way for us as a group to stay involved and get ideas together so we can have constructive conversation.

A: That is always my goal. I am willing to sit down with you, walk through your properties and/or hold additional meetings. A summary of this meeting will be part of the application and we are happy to provide you with a copy.

Q: We would like a copy of the report and the slide deck.

A: We will forward this to you.

Q: There was a settlement agreement to move it but that agreement had no milestone.

A: Thank you.

Q: I believe we were supposed to be notified of blasting and we have not been.

A: I will dig this up and look. There was also a closing date I believe. Is the grinder on all day?

Q: The strength of the blast was something we were entitled to also.

A: We can track that down.

Q: What does this do to our home values?

A: We have never had an instance where development decreases the value of homes.

Q: How does it compare to the what is there?

A: It is comparable.

Q: What will the exterior be?

A: Brick and cement.

Q: Does your design have any direct access to Oak Park?

A: No.

Q: Does your company build and maintain the development?

A: Yes.

Q: The company will be on the hook for maintenance?

A: Yes we are self-interested in maintaining the property.

Q: Can you use that water for irrigation?

A: I have never seen that in a commercial setting.

Q: You are not concerned with flooding?

A: The flood plain extends beyond the creek. The improvements we are doing will be designed to the City's requirements.

Q: Wish list for the notes: Traffic, speed bumps or other traffic calming.

A: Thank you. This will be noted in a summary provided with the application.

Q: Can you downsize the development?

A: It does not work.

Q: What about townhomes?

A: We are a multifamily developer.

Q: Will there be green space.

A: The applicant showed green space, amenities and pool.

Q: If this rezoning is not approved will Townhomes be built here?

A: Probably not.

Q: When you do this, can you resurface our neighborhood pool.

A: We can discuss that, yes.

Q: Is the greenway easement going to be replanted.

A: No, we cannot touch it.

Q: What is the depth of that?

A: 100 feet or more from the centerline of the greenway

Q: I would be interested in seeing the existing path.

A: We can do that.

Q: You have shown us a conceptual plan. If this is rezoned, anything allowed in that district can be built here, correct?

A: That is why we will include conditions restricting the uses.

Q: I feel like the negotiation process sounds great but the reality is that you put in what is needed.

A: The emphasis is on the zoning conditions and the language of those conditions.

Q: You have to have a minimum amount of parking?

A: Parking minimums have been removed. We need to put in what is needed to park the site.

Q: You could work with parking?

A: Yes.

Q: This includes visitor parking?

A: There will be additional parking allocated for visitors.

Q: Will the retaining walls be viewed from the apartments.

A: Yes.

Q: So we can discuss the type of landscaping?

A: Yes.

Q: Did you discuss the flood zone?

A: The dashed line represents the FEMA flood line.

Q: So there is nothing you could do that would make the water go higher?

A: No.

Q: You can see the flood line. Is that the 100 year?

A: I do not know the designation.

Print Name	Address	Phone and/or Email Address
Lee Rothstein	3908 Oak Park Rd	919.306.8124 ace27612@aol.com
Dennis Allen	4108 Oak Park Rd	919-612-1551 d@gsnkmail.us
Cole O. Harris	4113 Stranave Pl	919 610 1802 Coharris4113@gma
MARION ROGERS	4513 STERLING PLACE	919-740-0749 rhodelina@msn.co
Amanda Fritts	4116 Spruce Drive	443.340.6592 amandabfritts@gmail.com
Elizabeth Rader	4000 Oak Park Rd.	919-306-9691 erader@uc.rr.com
DOUG RADER	4002 OAK PARK RD	919-616-5712 dwrader919@outlook.ra
Rita Kierski	4208 Oak Park Rd	919-394-7895 rita.kierski@gmail.c
Amy Mindick	4012 Oak Park Rd.	9192183411 miner_amy@yahoo.com
Holly Tehan	6001 Glenwood Ave	919-740-8443 HCTehan@gmail.com
JEREMY FETVEDT	4805 DUNDEE PL	919-971-5314 FETVEDT@GMAIL.com
R. Marinacci	4967 Lady of the Lake Dr.	919-703-0112
GROVER NICHOLSON	4609 LINDSAY DR RAL NC	919-272-0422
Sherry Nicholson	"	"
Verdina Walker	Community Connector	404.386.3543
Jim Nightingale	5005 Picardy	312 286 3821
SARAH JOHNSTON	4320 Oak Park Rd	sajohnston.sj@gmail.com ~~SAJOHNSTON.SJ@gmail~~
Brent Lancaster	4417 Embleton Drive	336-207-0643 brentljunk@gmail.co
Allison Vick	4509 Lindsay Drive	(919) 961-6730 hello@littleblueman.com
Melissa Bailey	4305 Oak Park Rd	5408788733 melissabailey@gmail.com
Carl Vick	4509 Lindsay Dr	919 946 4628 admin@littleblue
Jim Singer	4416 Embleton Drive	919-414-5442 singerjjay@aol.com
Zach Miller	4316 Oak Park Rd.	zactackwnc@gmail.com

brentljunk@gmail.com

Print Name	Address	Phone and/or Email Address
Ian Stern	4104 Oak Park Rd., Raleigh, 27612	910.233.8994/ianhstern@gmail.com
STEPHANIE HARRIS	4113 STRANAVER PL, 27612	SLSCHWEIKER@HOTMAIL.COM
Leigh Chabreck	4100 Oak Park Rd NC	27612 chabrecks@gmail.c
Jim Chabreck	4100 Oak Park Rd NC	27612 chabrecks@gmail.co
Hank + Betsy Roberts	4108 Stranaver Pl.	robertsbetsy3@gmail.com
CHRISTINA HUNTER	3912 OAK PARK RD	919-601-7411 cjstrong2011@gmail.
CLYDE + SHELIA STEVENS	3915 OAK PARK RD	(919) 306-4143 scs39156@yahoo.
Cathy Busking	5005 Picardy Place	gypsykildare@gmail.com
Mark Dearman	5013 Oak Park Rd.	mdearman2723@att.net
melinda Lipsey	4316 Azalea Drive	couponmelly@gmail.com
Vic Lipsey	4316 Azalea Dr.	vic@vmajor.com
CRAIG TRAN	4304 AZALEA DR	919ANDROID@GMAIL.COM
Lea Chabreck	4100 Oak Park Dr	learobinson13@aol.com
Olivia Gentry	4021 SPRUCE DR.	Olivia.Gentry@gmail
Lloyd Jacobs	4312 Azalea Dr	Lloyd@ConstruxiDesign.com
Adrienn Uzsak	4316 Oak Park RD	uzsakada@gmail.com

Print Name	Address	Phone and/or Email Address
Susan Getter	4112 Oak Park Rd	susangetter@gmail.co
Sally Hoyt	4816 Metcalf	schoyt@hotmail.com
Matthew Myhra	3806 Lancaster Dr	mca679@gmail.com
Gerry Millen	3325 Tullree Place	gbm19689@gmail.com
Stacy Davidson	4820 Kilkenny Pl	stacywells4@hotmail.com
Mark Getter	4112 Oak Park Rd	marc.getter@gmail.co
Dave Kierski	4208 Oak Park Rd	davekierskie gmail.com
Katie Hall	3900 Oak Park Rd	Kthallnc@bellsouth.net

OWNER'S AFFIDAVIT

STATE OF Georgia)
)
COUNTY OF Barrow)

Anthony Gianakis, the Authorized Signatory of Heidelberg Materials Southeast Agg LLC ("Owner"), the Owner of the premises located at 5000 Duraleigh Road, Raleigh, North Carolina and having PIN 0786620033 (the "Property"), hereby acknowledges and agrees that Portman Holdings ("Applicant"), as represented by Morningstar Law Group ("Morningstar") , intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Morningstar, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:

Name: ANTHONY GIANAKIS

State of Georgia
County of Barrow

Subscribed and sworn to (or affirmed) before me on this 17th day of August, 2026, by Anthony Gianakis, the Authorized Signatory of Heidelberg Materials Southeast Agg LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Notary Public)

6/17/29
Commission Expires

PAULETTE WATKINS
My Commission Expires
NOTARY PUBLIC
June 17, 2029
BARROW COUNTY, GEORGIA

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "HANSON AGGREGATES SOUTHEAST LLC", CHANGING ITS NAME FROM "HANSON AGGREGATES SOUTHEAST LLC" TO "HEIDELBERG MATERIALS SOUTHEAST AGG LLC", FILED IN THIS OFFICE ON THE TWENTY-SECOND DAY OF DECEMBER, A.D. 2022, AT 6:55 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE FIRST DAY OF JANUARY, A.D. 2023.

Jeffrey W. Bullock, Secretary of State

656503 8100
SR# 20224359287

Authentication: 205199184
Date: 12-28-22

You may verify this certificate online at corp.delaware.gov/authver.shtml

DocuSign Envelope ID: 7AF69FF5-FABD-4D6C-BE4E-99AB7F9AF094

STATE OF DELAWARE
CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: Hanson Aggregates Southeast LLC

2. The Certificate of Formation of the limited liability company is hereby amended effective as of January 1, 2023 as follows:

ARTICLE I. NAME
The name of the limited liability company is:
Heidelberg Materials Southeast Agg LLC

IN WITNESS WHEREOF, the undersigned have executed this Certificate on the 19th day of December, A.D. 2022.

By: Carol L. Lowry
Authorized Person(s)

Name: Carol Lowry
Print or Type

State of Delaware
Secretary of State
Division of Corporations
Delivered 06:55 PM 12/22/2022
FILED 06:55 PM 12/22/2022
SR 20224359287 - File Number 656503