

Tara Hall

From: Danny Ellis <dellis@gemmanagement.net>
Sent: Wednesday, July 19, 2023 3:23 PM
To: Tara Hall
Subject: : Comments

From: Danny Ellis
Sent: Wednesday, July 19, 2023 3:13 PM
To: Cathy Connors <cathy.connors@solsticepartners.net>
Subject: Comments

Hi Tara,

I told you that I was working with some of my peers on language for the 2024 QAP. As you are aware I am working with Fred and Freddie Mills, as well as Cathy Connors, on Bond Deals in Raleigh. This is an issue that we have discussed for the past couple of years. Legislation has dictated that if a Conditional Use requirement is in place it is now called Conditional Zoning. That is the case even if it is properly zoned for your project. Some towns understand this and others do not. The real issue here is the amount of money needed to be spent on engineered plans to get the Conditional Use Permit. At this point you already know that your zoning is correct but it would be crazy to spend the funds for the plans before you know whether or not you have an award of credits.

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