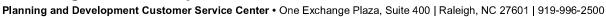
Preliminary Subdivision Application

Planning and Development





INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)					
x Conventional Subdivision	Compact Development	Conservation Development	Cottage Court		
NOTE: Subdivisions may requir	NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District				
	GENERAL INFO	RMATION			
Scoping/sketch plan case number(s):					
Development name (subject to	Development name (subject to approval): Suncrest Village Phase 4				
Property Address(es): 6461 Grassy Knoll, Raleigh, NC 27616					
Recorded Deed PIN(s): 1747035993					
	gle family Townho artment Non-res	`	Attached houses		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form					
Company: Mitchell Mill Investmen	ts, LLC Owner/Develope	r Name and Title: Allen Duncil			
Address: 2918 Suncrest Village Lane, Raleigh, NC 27616					
Phone #: 919.422.6183 Email: aduncil@gmail.com					
APPLICANT INFORMATION					
Company: Mitchell Mill Investm	ents, LLC Contact Name ar	nd Title: Allen Duncil			
Address: 2918 Suncrest Village Lane, Raleigh, NC 27616			616		
Phone #: 919.422.6183	Email: aduncil@g	mail.com			

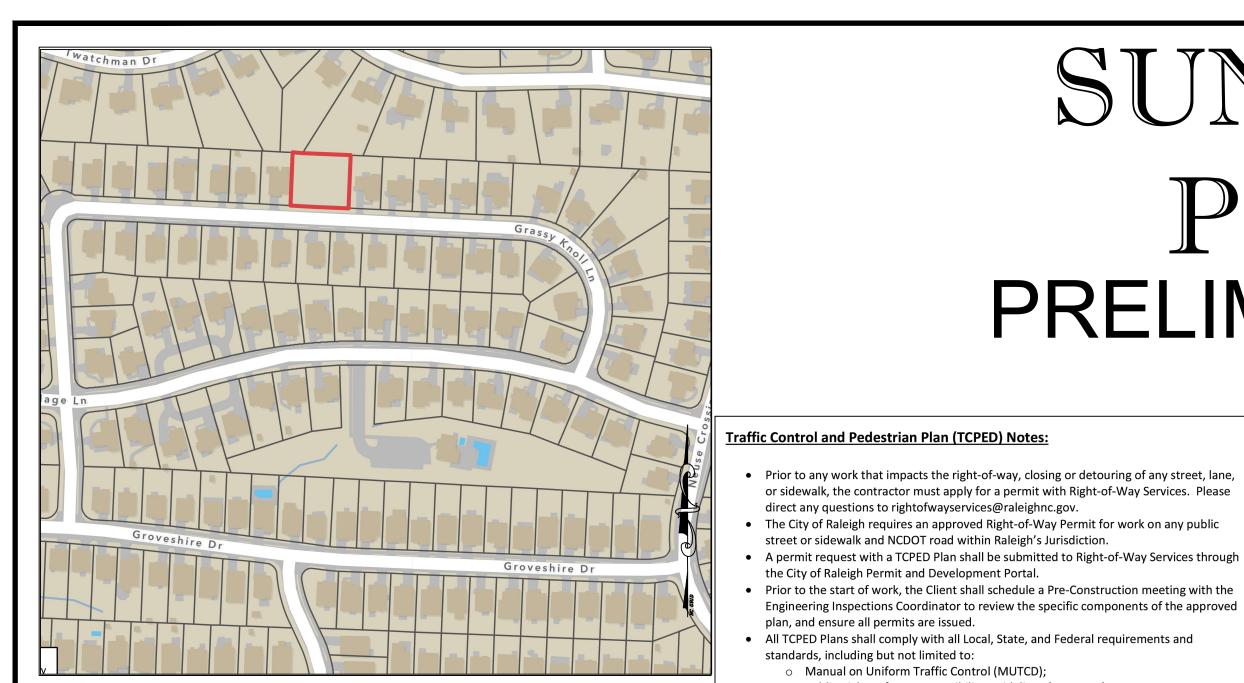
Continue to page 2 >>

Page **1** of **2** REVISION 02.19.21

	E + SITE DATE TABLE II developments)				
(Applicable to all developments) ZONING INFORMATION					
Gross site acreage: 0.3041 AC					
Zoning districts (if more than one, provide acreage of each	ch): City of Raleigh				
	2, 3a.a.g				
Overlay district: NA Inside City limite? Vee No					
Overlay district: NA Inside City limits? Yes No Conditional Use District (CUD) Case # Z- 020-96 Board of Adjustment (BOA) Case # A- 0013-202					
Conditional 030 District (00D) 0436 # 2- 020-30	Board of Aujustinoni (BOA) Case # A- 0010-2022				
STORMWATER	RINFORMATION				
Existing Impervious Surface:	Proposed Impervious Surface:				
Acres: 0 Square Feet: 0	Acres: 0 Square Feet: 0				
Neuse River Buffer ☐ Yes ✓ No	Wetlands ☐ Yes ✓ No				
Is this a flood hazard area? Yes V No					
If yes, please provide the following:					
Alluvial soils:					
Flood study: NA FEMA Map Panel #: 3720174700K					
·	TS AND DENSITY				
Total # of townhouse lots: Detached 0	Attached 0				
Total # of single-family lots: 2	, muonou -				
Proposed density for each zoning district (UDO 1.5.2.F):	∩				
	<u> </u>				
Total # of open space and/or common area lots:0					
Total # of requested lots:2					
SIGNATURE BLOCK					
The undersigned indicates that the property owner(s) is away	· · · · · · · · · · · · · · · · · · ·				
described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.					
Ion Callahan					
I, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property					
owner(s) in any public meeting regarding this application.					
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with					
the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy,					
which states applications will expire after 180 days of inactivity.					
Signature: / WM UII	Date: 08/09/2022				
Printed Name: Jon Callahan					
Signature:	Date:				
Printed Name:					

Please email your completed application to SiteReview@raleighnc.gov.

Page 2 of 2 REVISION 02.19.21



VICINITY MAP

SOLID WASTE INSPECTIONS STATEMENT DEVELOPER IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. WILL USE 96 GALLON CONTAINERS STORED IN GARAGE TO BE ROLLED TO CURB FOR PICK UP ON DESIGNATED DAYS.

HORIZONTAL DATUM: NAD83 VERTICAL DATUM:

 $\|\mathsf{FEE}\mathsf{-}\mathsf{IN}\mathsf{-}\mathsf{LIEU}\|$ TO BE PROVIDED FOR 6 SIDEWALK WIDTH PER UDO 3.2.2B NEIGHBORHOOD LOCAL (T-10.11)

SITE DATA

	SIIE	DAIA		
	OWNER:	ER: CAPITAL HILL INVESTMENTS, LLC		
	SITE ADDRESS:	6461 GRASSY KNOLL LANE RALEIGH N 27616		
	WAKE COUNTY PIN#:	1747035993		
	REFERENCES:	DB 7688, PG 199		
	AREA:	13,246 S.F. (0.3041 AC.)		
ZO	NING:	R-4-CU		
AR	EA TO BE DEDICATED:	0 SF		
PR	OPOSED TOTAL ACREAGE:	13,246 SF (0.3041 AC)		
PR	OP AREA LOT 1	6,622 SF (0.15 AC)		
PR	OP AREA LOT 2	6,622 SF (0.15 AC)		
EXISTING USE:		VACANT		
PROPOSED USE:		SINGLE FAMILY RESIDENTAIL		
BUILDING HEIGHT:		MAXIMUM	PROVIDED	
	PRINCIPAL BUILDING:	40'	40' MAX	
ACCESSORY STRUCTURE:		25'	25' MAX	
	IMPER	VIOUS		
STING	ON SITE	0 SF (0 AC)		
EXIS	WITHIN EFFECTIVE AREA	0 SF (0 AC)		
OSED	ON SITE	NA		
PROPOSED	WITHIN EFFECTIVE AREA	NA		
PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.b				
PROJECT IS EXEMPT FROM RESIDENTIAL INFILL REQUIREMENTS PER UDO 2.2.7.B.1Bb; RIGHT-OF-WAY WAS DEDICATED VIA BM 2008 PG 217				

ORDINANCE (1996) 849 ZC 386 CORRECTED COPY

Effective: April 2, 1996

Z-20-96 Neuse Crossing Drive, south end, south of Mitchell Mill Road, being Map 1737.04 93 6646. Approximately 53 acres rezoned to Residential-4 Conditional Use and Conservation Buffer, according to maps on file in the Planning Dept.

Conditions: (2/14/96)

Stormwater control shall be in accordance with Raleigh Planning Commission C.R.

SHEET INDEX			
HEET NUMBER	SHEET NAME		
C-0	COVER SHEET		
C-1	EXISTING CONDITIONS		
C-2	SUBDIVISION, SITE, & STREET TREE PLAN		
C-3	GRADING, STORMDRAIN, & UTILITY PLAN		
	C-0 C-1 C-2		

SUNCREST VILLAGE PHASE 4 - LOT 98

PRELIMINARY SUBDIVISION PLAN

SUB-0055-2022

6461 GRASSY KNOLL LANE RALEIGH, NC 27616

AUGUST 8TH, 2022 LAST REVISION 10/04/22

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) **ZONING INFORMATION** Gross site acreage: 0.3041 AC Zoning districts (if more than one, provide acreage of each): City of Raleigh Inside City limits? ✓ Yes No Conditional Use District (CUD) Case # Z- 020-96 Board of Adjustment (BOA) Case # A- 0013-2022 STORMWATER INFORMATION Existing Impervious Surface: Proposed Impervious Surface: Square Feet: Square Feet: Neuse River Buffer ☐ Yes ✓ No Wetlands Yes Is this a flood hazard area? ☐ Yes ✓ No If yes, please provide the following: Alluvial soils: Flood study: NA FEMA Map Panel #: 3720174700K NUMBER OF LOTS AND DENSITY Total # of townhouse lots: Detached 0 Attached (Total # of single-family lots: 2 Proposed density for each zoning district (UDO 1.5.2.F): Total # of open space and/or common area lots:0 Total # of requested lots: 2 SIGNATURE BLOCK The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance. will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with

the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy,

Please email your completed application to SiteReview@raleighnc.gov

Date:

which states applications will expire after 180 days of inactivity.

Signature: When Ault

Printed Name: Jon Callahan

Signature: Printed Name: Approved as requested.

WHEREAS Mitchell Mill Investments, LLC, as property owner, requests a variance from the required 10,000 square feet minimum lot area as set forth in Unified Development Ordinance Section 2.2.1.A.1 and ii) a variance from the required 65 feet minimum lot width as set forth in Unified Development Ordinance Section 2.2.1.A.2, in association with the subdivision of the property into two new lots each with a minimum dimension of 60.1x100 feet including at least 6500 square feet for each lot, on a 0.3-acre property zoned Residential-4 (R-4) and located at 6461 Grassy Knoll Lane.

This item was deferred from the June 13, 2022, agenda.

Senior Planner Justin Bucher (sworn) used a PowerPoint Presentation to summarize the request noting the request involves a property wherein the Applicant proposes to subdivide the lot into 2 equal-sized smaller lots.

Attorney Isabel Worthy Mattox, PO Box 946, Raleigh, NC, representing the Applicant, moved to have the application, presentation, and related documents admitted into the record. Without objection, Chairman Swink granted the motion.

Ms. Mattox used a PowerPoint Presentation for illustrative purposes as she summarized the request and noted there were neighbors in opposition; however, a meeting was held with the neighbors the week before today's meeting and the concerns raised at that time

Ms. Mattox stated the property was part of planned cluster-unit subdivision created under the old Part 10 Zoning Code and pointed out such subdivisions are no longer listed under the Unified Development Ordinance (UDO). She stated the original subdivision was created by the developer to stimulate real estate activity during a down-time in the economy by creating smaller, less expensive building lots and left the subject lot to be dealt with at a later time. She pointed out that the UDO was adopted during the interim and maintained that the proposed subdividing of the subject property was with the same intention as earlier. She noted the subdivided lot would be similar in size with the original subdivision lots and that the proposed single-family residences would be very compatible with the neighboring residences. She outlined the type of residential options her client could build—including townhomes —with the existing lot configuration, and summarized her presentation as follows:

- Hardship: Size of Lot 98 and built pattern of neighborhood
- 2012 recombination was effort to reduce lot sizes and prices to survive Great Recession
- Subject lot almost 2X larger than other lots Developer always planned to come back in a subdivide but law changed
- Added cost of large lot results in much larger home which is out of character with neighborhood • Intent of lot dimension ordinances: promote established residential neighborhoods with consistent lot & home sizes
- Public interest served by variance because it would provide consistent lot size resulting in compatible home sizes in established neighborhood

Response to Opposition Petition

- Applicant's (Mitchell Mill Investments, LLC) argument that the lot's current dimensions will result in the construction of a house larger and, therefore, "out of character" with other houses along the street is not relevant. A developed lot of similar size (Lot 89, 0.31 acres) is occupied by a house of similar size to the other houses in the
- neighborhood. Lot size does not equate to house size. o Response: Yes there may be 1 example like this in 149 lots, but in this market, a larger lot will result in a higher price and thus a bigger house. Builders have a formula and lot price is a
- percentage of total lot price + construction costs. • The average size of the 47 properties (excluding Lot 98 in question) on Grassy Knoll Lane is 0.19 acres. The average size of houses on these lots is 2,405 square feet. If this application is approved, the resulting two lots will be 23.5% smaller on average than other Grassy Knoll Lane lots. There are currently 4 developed lots on Grassy
- Knoll Lane that are equal to or larger in size than Lot 98. It would not be an anomaly. o Response: The median size of 14 lots on our subdivision plat (excluding subject) is .16 acres.
- 11 of 14 on our plat are .16 or less. • The other 3 are cul de sac lots which are irregular shapes.
- o 51 out of 149 lots in neighborhood have less than 65' width We seek lots of .152. Very consistent with neighborhood.
- Applicant's argument that this hardship did not result from "the actions of the Applicant" is untrue. Assumedly, Applicant drew/approved original 2008 plat map showing all lot sizes as 0.17 acres. Current Lot 98 was shown as 2 0.17 acre lots. Applicant refiled in 2012 to combine these 2 lots into 0.30 Lot 98. Applicant was no doubt aware of lot size differential at that time.
 - o Response: This hardship was the result of several factors—the Great Recession was in full effect in the real estate market in 2012. In an effort to survive, and maintain the character of the neighborhood, developer recombined lots to slightly smaller sizes to reduce sales prices. Could have done a subdivision but recombination was cheaper and quicker and they decided to leave Lot 98 to subdivide at a later date when economy was better. But then Code changed and prevented subdivision that without a variance. So hardship was the combination of recession +
- survival of developer and neighborhood + City Code change. • Applicant's argument that subdividing Lot 98 "will protect the established neighborhood" ignores the fact that the building of two houses on the subdivided lot will create twice the disruption to the neighborhood in terms of length of disruption, noise, and inconvenience caused by presence of construction equipment. For neighbors living nearby, the two-house solution would not provide the achievement of "substantial justice." Additionally, as noted above,
- the neighborhood contains other lots equal to or larger than the current lot, which are occupied by a single house. Response: Construction of homes is a normal part of living in a neighborhood and fairly shortlived. Also, construction of two homes may occur at the same time, especially if townhouses

Chairman Swink clarified the townhome option would exist independent of any Board action taken with Ms. Mattox indicating that was correct according to the recent adoption of the Missing Middle 2.0 text change in May 2022 to become effective August 2022.

William Bolick, 6503 Grassy Knoll Lane, Raleigh, NC (sworn) read a statement in support stating the neighbors who had filed a petition in opposition met with the Applicant and, as a result of discussions with the Applicant and the plans presented, resolved their issues and have withdrawn their opposition.

Opposition

No one had requested to speak in opposition.

No one else requested to speak on the matter; therefore, Chairman Swink closed the hearing

Requests for Notification

Board Deliberations

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None.

Ms. Rudisill moved to grant the variance as requested. Her motion was seconded by Secretary Mial and received the following vote: Ayes - 5 (Rudisill, Mial, Swink, Rainey, Kenney). Noes - 0. Chairman Swink ruled the motion adopted on a 5-0 vote and the

The Board's written decision with findings of facts and conclusions of law are attached hereto and are incorporated herein by

CIVIL ENGINEER:

Manual on Uniform Traffic Control (MUTCD);

 American Disability Act (ADA) requirements; Raleigh Street Design Manual (RSDM).

Manual on Uniform Traffic Control Devices (MUTCD).

Preliminary Subdivision Application

Development name (subject to approval): Suncrest Village Phase 4

Single family

Apartment

Address: 2918 Suncrest Village Lane, Raleigh, NC 27616

Planning and Development

subdivision plans to SiteReview(

Scoping/sketch plan case number(s):

Recorded Deed PIN(s): 1747035993

project type?

Phone #: 919.422.6183

Phone #: 919.422.6183

Continue to page 2 >>

Page **1** of **2**

Public Rights-of-Way Accessibility Guidelines (PROWAG);

• All permits must be available and visible on site during the operation.

All public sidewalks must be accessible to pedestrians who are visually impaired and/or

Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the

Raleigh

Attached houses

REVISION 02.19.21

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people with mobility concerns. Existing and alternative pedestrian routes during

construction shall be required to be compliant with the Public Rights of Way

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

Property Address(es): 6461 Grassy Knoll, Raleigh, NC 27616

Company: Mitchell Mill Investments, LLC | Contact Name and Title: Allen Duncil

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the

DEVELOPMENT TYPE (UDO Section 2.1.2)

GENERAL INFORMATION

Townhouse

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Email: aduncil@gmail.com APPLICANT INFORMATION

Email: aduncil@gmail.com

Address: 2918 Suncrest Village Lane, Raleigh, NC 27616

Non-residential

Compact Development | Conservation Development | Cottage Court

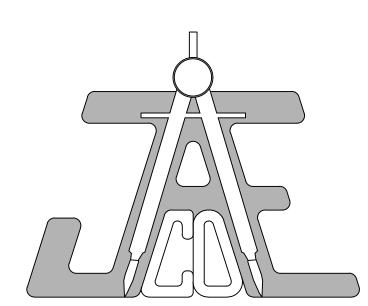
U Other:

appropriate review type and include the plan checklist document. Please email all documents and your preliminary

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

JAECO

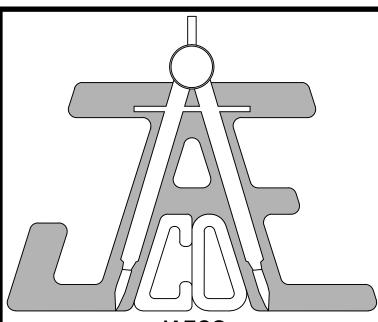
Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com



OWNER/DEVELOPER:

Capital Hill Investments, LLC

3601 Woods Myrtle Court Wilson, NC 27896 PHONE: (919) 422-6183 E-MAIL: aduncil@gmail.com



JAECO Consulting Engineers and Land Surveyors

> NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com

> > www.jaeco.com



6461 Grassy Knoll Lane Raleigh, North Carolina

Capital Hill Investments LLC 3601 Woods Myrtle Ct. Wilson, NC 27896 PHONE 919.422.6183 EMAIL aduncil@gmail.com

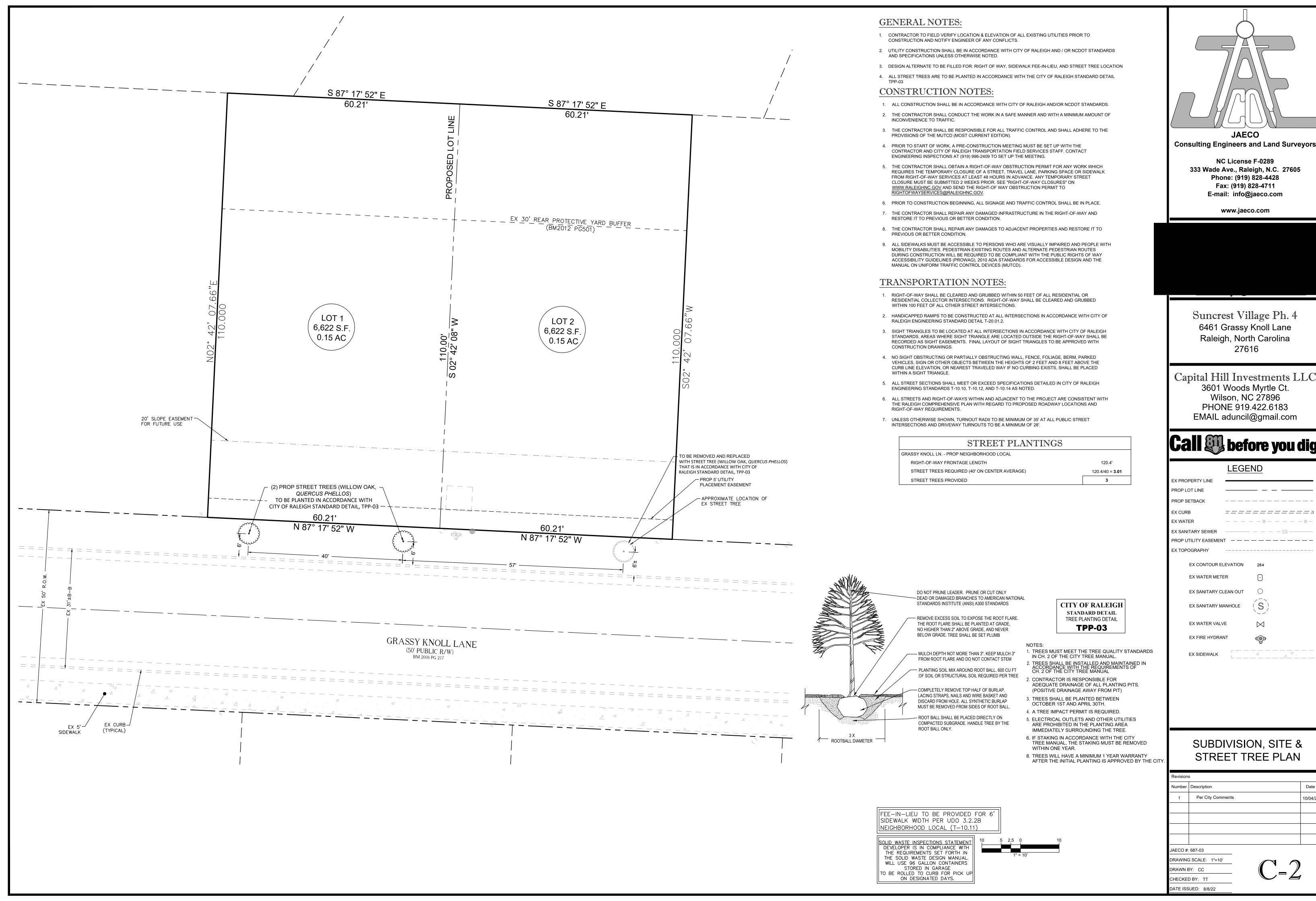


<u>LEGEND</u>

COVER SHEET

Revision	S				
Number	Description				Dat
1	Per City Comments	3			10/04
JAECO#	687-03				
DRAWING	SCALE: NA				
	2)/- 00		<i>(</i> ■ `	// \	

CHECKED BY: TT ATE ISSUED: 8/8/22



Call before you dig.

<u>LEG</u> E	END
EX PROPERTY LINE	
PROP LOT LINE	
PROP SETBACK	
EX CURB ====	=======
EX WATER	ww-
EX SANITARY SEWER	ss
PROP UTILITY EASEMENT	
EX TOPOGRAPHY	
EX CONTOUR ELEVATION	264
EX WATER METER	\odot
EX SANITARY CLEAN OUT	0
EX SANITARY MANHOLE	(S)
EX WATER VALVE	\bowtie
EX FIRE HYDRANT	ெ
EX SIDEWALK	

Revision	s			
Number	Description			Date
1	Per City Comments	S		10/04/2
JAECO #	: 687-03			
DRAWING	G SCALE: 1"=10'			