



# Administrative Approval Action

Case File / Name: SUB-0073-2020  
Subdivision for Weathervane Properties LLC

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 north side of Bragg Street, east of S. Bloodworth St. at 1125 S. Bloodworth St.

**REQUEST:** Development of a 0.307 acre/13,394 square foot site, with 1,959 sf of right-of-way dedication, zoned R-10 and NCOD, with a density of 9.77 units/acre. This site consists of two existing lots, being Lots 13 and 16, which are being recombined and subdivided into three single-family lots. The site is in the East Raleigh/South Park Neighborhood Conservation Overlay District (NCOD; Z-30-07, Z-63-98).

South Park Neighborhood NCOD (Z-30-07, Z-63-98):

Min Lot Size: 3,000 sf

Max Lot Size: 8,000 sf

Min Lot Width: 40'ft

Max Lot Width: 80'ft

Max Building Height: 28.7'ft

Setback, Building entrance & off-street parking applicable at permitting.

**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 October 15, 2020 by Stewart-Proctor.

## **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:*

☒ **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:***

### **Engineering**

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. A public infrastructure surety for 5 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Stormwater

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

☒ **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:*

## Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along S. Bloodworth Street and 3 street trees along Bragg Street, for a total of 5 street trees.

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

## General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

**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: August 18, 2024**

**Record at least ½ of the land area approved.**

**5-Year Sunset Date: August 18, 2026**

**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 04/21/2021  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

# Preliminary Subdivision Application

Planning and Development  
Planning and Development Customer Service Center • One Raleigh Place, Suite 400 • Raleigh, NC 27601 • 919-996-6201



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 checker document. Please email all documents and your preliminary subdivision plans to: [subdivisions@raleighnc.gov](mailto:subdivisions@raleighnc.gov)

<b>DEVELOPMENT TYPE (UDO Section 2.1.2)</b>	
Conventional Subdivision	Conservation Development
NOTE: Subdivisions may require City Council approval if in a Historic Park Overlay or Historic Overlay District	
<b>GENERAL INFORMATION</b>	
Scoping/lot size (case number):	
Development name (subject to approval): <u>WeatherVane Properties LLC</u>	
Property Address(es): <u>1125 S. BLOODWORTH STREET</u>	
Recorded Deed (P/N): <u>DB 15992 PG 714</u> <u>PL 16194 PG 1898</u>	
What is your project type?	
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other: _____	
<b>CURRENT PROPERTY OWNER/DEVELOPER INFORMATION</b>	
NOTE: Please attach previous approved or in-progress subdivision plan.	
Company: <u>WeatherVane Properties LLC</u> Owner/Developer Name and Title: <u>Scott M. Smith</u>	
Address: <u>1125 S. BLOODWORTH STREET</u> Raleigh, NC <u>27601</u>	
Phone #: <u>919-996-6201</u> Email: <u>scott.smith@weathervane.com</u>	
<b>APPLICANT INFORMATION</b>	
Company: <u>WeatherVane Properties LLC</u> Contact Name and Title: <u>Scott M. Smith</u>	
Address: <u>1125 S. BLOODWORTH STREET</u> Raleigh, NC <u>27601</u>	
Phone #: <u>919-996-6201</u> Email: <u>scott.smith@weathervane.com</u>	

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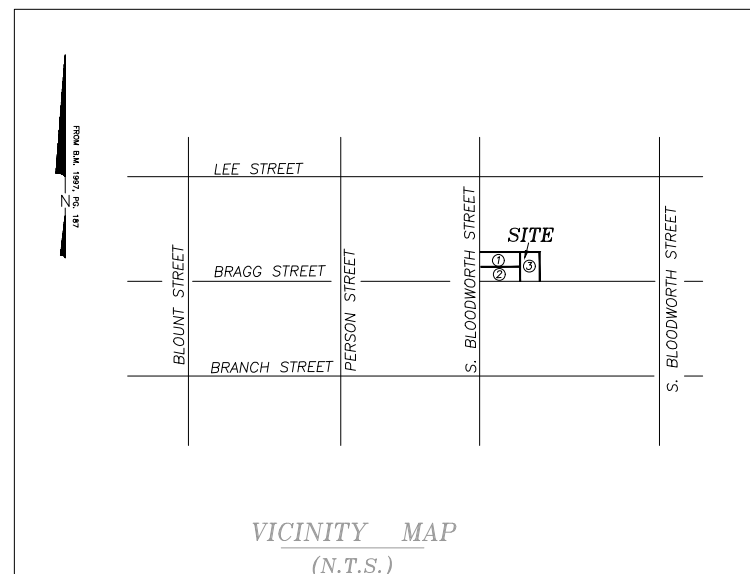
# PRELIMINARY SUBDIVISION PLAN FOR WEATHERVANE PROPERTIES LLC

CITY OF RALEIGH, NORTH CAROLINA  
OWNER: WEATHERVANE PROPERTIES LLC  
LOT 13 SOUTHPARK  
DEED BOOK 15992, PAGE 714  
BOOK OF MAPS 1885, PAGE 76  
LOT 16 SOUTHPARK  
DEED BOOK 16194, PAGE 1898  
BOOK OF MAPS 1885, PAGE 76  
SUB-0073-2020

<b>DEVELOPMENT TYPE - SITE DATA TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Zone: <u>R-10</u>	
Zoning district (if more than one, provide acreage of each):	
Overlay district: <u>None</u>	
Conditional use district (UDO Section 2.1.2):	
<b>STORMWATER INFORMATION</b>	
Building Impervious Surface:	
Area: _____	Square Feet: _____
Is it a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is it a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide the following:	
Flood zone: _____	
FEMA Map Panel #: _____	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of lots: _____	Density: _____
Total # of single-family lots: _____	
Proposed density for new zoning district (UDO 10.2.5):	
_____	
Total # of lots: _____	
Total # of single-family lots: _____	
Total # of lots: _____	
<b>SIGNATURE BLOCK</b>	
I hereby designate <u>Heidi Prater</u> to represent me in my public meeting regarding this application.	
You have read, acknowledge, and affirm that this project is conforming to all application requirements applicable to the proposed development and that the application is subject to the final order and recorded plat, which shall constitute the final order of the City of Raleigh.	
Signature: _____	Date: <u>1/15/20</u>
Printed Name: _____	Date: _____
Please email your completed application to: <a href="mailto:subdivisions@raleighnc.gov">subdivisions@raleighnc.gov</a>	

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NOTE: SITE WILL BE EXEMPT FROM THE BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b

THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.b OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE

SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS, AS PER CITY OF RALEIGH UDO 9.1.2.

LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.A.4 (AS AMENDED BY TC-2-16)

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA

REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720170300 J MAY 2, 2006

OWNER: WEATHERVANE PROPERTIES LLC  
106 N. EAST ST.  
RALEIGH, N.C. 27601

SITE ADDRESS:  
1125 S. BLOODWORTH STREET  
RALEIGH, N.C.

TRANSACTION #

SUB-0073-2020

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCES

PROPERTY ADDRESS: 1125 BLOODWORTH STREET

STEWART-PROCTOR, PLLC ENGINEERING AND SURVEYING (FIRM LICENSE # P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL 919 779-1855 FAX 919 779-1661		COVER SHEET <b>WEATHERVANE PROPERTIES LLC</b> SOURCE OF TITLE: DEED BOOK 15992, PAGE 714 SOURCE OF TITLE: DEED BOOK 16194, PAGE 1898	
DATE 10/15/2020	SURVEYED BY	JOB	RALEIGH TOWNSHIP
SCALE 1"=20'	DRAWN BY		NORTH CAROLINA
		DWG. BLOOD BRAGG	WAKE COUNTY
			OWNER
		ONED: 10/15/2020 NCOD: 10/15/2020 P.I.N. 1703-83-6972	
		1703-83-6868	

## SITE DATA TABLE

CASE # SUB-0073-2020  
PIN# (LOT 13) 1703-83-6972  
PIN# (LOT 16) 1703-83-6868  
ZONED: R-10  
OVERLAY DISTRICT NEIGHBORHOOD CONSERVATION (NCOD) EAST RALEIGH/SOUTHPARK HISTORIC DISTRICT  
TOTAL GROSS AREA: 13,394 S.F. (0.307 ACS.)  
TOTAL R/W DEDICATED: 1,959 S.F. (0.045 ACS.)  
TOTAL NET AREA: 11,435 S.F. (0.262 ACS.)  
TOTAL LOTS PROPOSED: 3 SINGLE FAMILY  
AVERAGE LOT SIZE: 0.09 ACRES  
MINIMUM LOT SIZE: 0.07 ACRES  
MINIMUM WIDTH: 40'  
MAXIMUM DENSITY: 10 UNITS PER ACRE  
DENSITY PROPOSED: 3 LOTS /0.307 ACS. = 9.77 UNITS/ACRE  
PROPOSED USE: RESIDENTIAL  
PROPOSED LAND USE: SINGLE FAMILY DETACHED  
PROPERTY LIES WITHIN RALEIGH CITY LIMITS  
CONDITIONS PER NCOD SOUTHPARK NEIGHBORHOOD PER CITY OF RALEIGH U.D.O. SEC. 5.4.3.F.18  
MINIMUM LOT SIZE: 3,000 S.F.  
MAXIMUM LOT SIZE: 8,000 S.F.  
MINIMUM LOT WIDTH: 40 FEET  
MAXIMUM LOT WIDTH: 80 FEET  
FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING, BUT NOT LESS THAN 8 FEET OR GREATER THAN 30 FEET.  
BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL FACE THE STREET FROM WHICH THE BUILDING IS ADDRESSED. NO UPPER STORY ENTRANCE SHALL BE VISIBLE FROM AN ADJACENT PUBLIC STREET RIGHT-OF-WAY.  
MAXIMUM BUILDING HEIGHT: 28.7 FEET  
OFF-STREET PARKING: PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING, WITH THE EXCEPTION OF SINGLE-UNIT LIVING. NO PARKING AREAS SHALL BE LOCATED IN FRONT OF ANY PRINCIPAL BUILDING. SINGLE-UNIT LIVING PARKING SHALL BE REGULATED ACCORDING TO ARTICLE 7.1.

## DESIGN STANDARDS (R10)

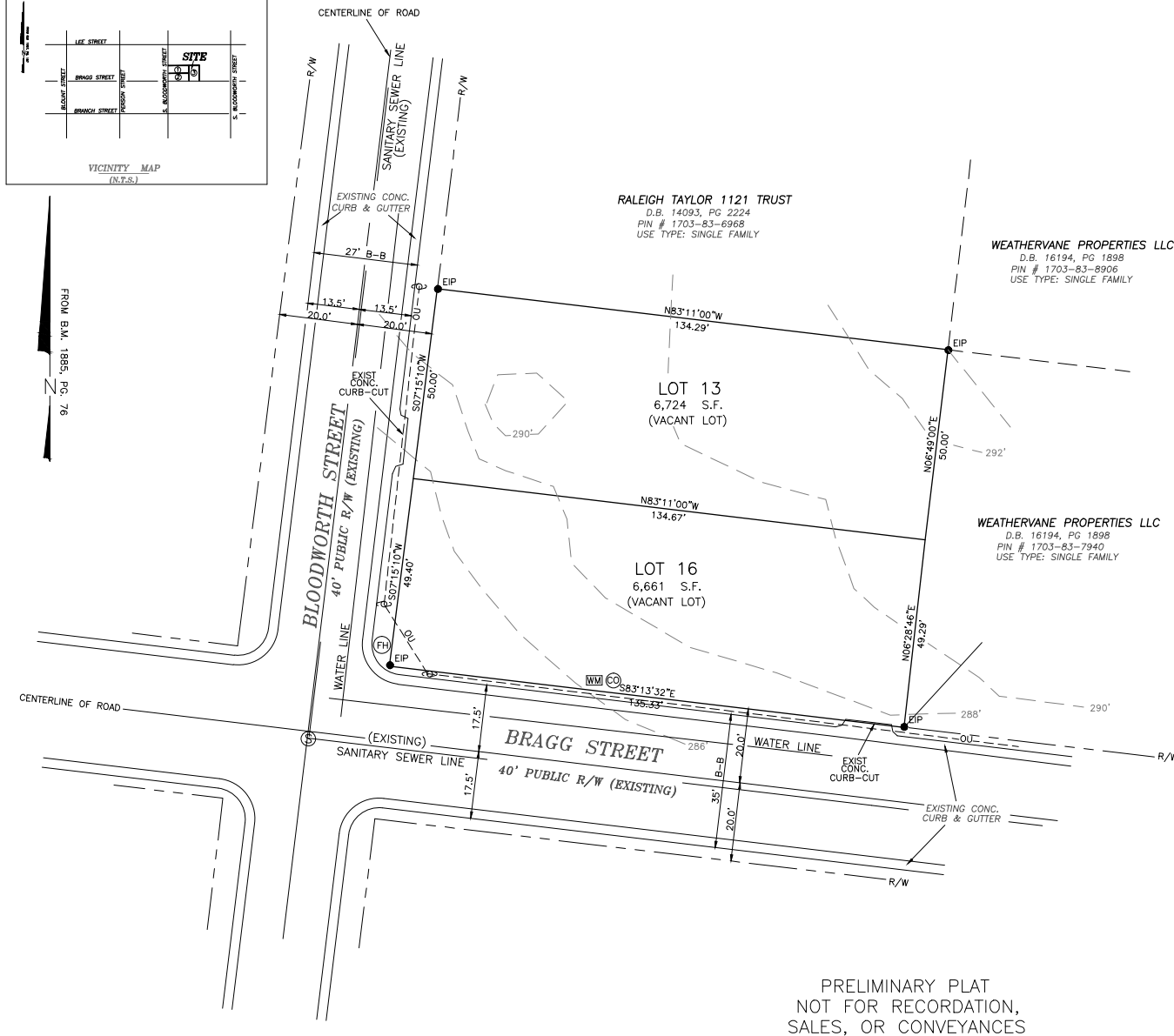
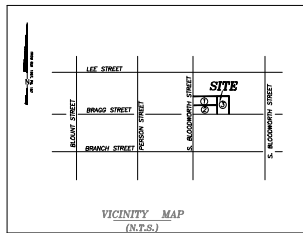
**LOT DIMENSIONS**  
MINIMUM LOT AREA = 4,000 S.F.  
MINIMUM LOT WIDTH (INTERIOR LOT) = 45'  
MINIMUM LOT WIDTH (CORNER LOT) = 60'  
MINIMUM LOT DEPTH = 60'  
MINIMUM LOT DENSITY = 10 U/A  
**PRINCIPAL BUILDING SETBACKS**  
MINIMUM FROM PRIMARY STREET = 10'  
MINIMUM FROM SIDE STREET = 10'  
MINIMUM FROM SIDE LOT LINE = 5'  
MINIMUM SUM OF SIDE SETBACKS = 10'  
MINIMUM FROM REAR LOT LINE = 20'  
NOTE: RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)  
NOTE: THE CONTRACTOR /BUILDER AND PROPERTY OWNER IS RESPONSIBLE FOR COMPLIANCE WITH POTENTIAL INFILL REQUIREMENTS IN TERMS OF SETBACKS, DESIGN AND TC-7-2017.  
NOTE: PER TC-5A-18 THE PRIMARY STREET DESIGNATION FOR LOT 2 SHALL BE S. BLOODWORTH STREET  
NEW LOT 1 NET AREA = 3,267 S.F./0.075 ACS. (NET)  
WIDTH = 40.39' DEPTH = 81.11'  
NEW LOT 2 NET AREA = 4,024 S.F./0.092 ACS. (NET)  
WIDTH = 49.50' DEPTH = 81.47'  
NEW LOT 3 NET AREA = 4,144 S.F./0.095 ACS. (NET)  
WIDTH = 46.28' DEPTH = 89.29'

## INDEX TO PLANS

SHEET 1 COVER SHEET  
SHEET 2 EXISTING CONDITIONS  
SHEET 3 SUBDIVISION PLAN  
LANDSCAPE AND UTILITY

SHEET 1 OF 3





#### LEGEND

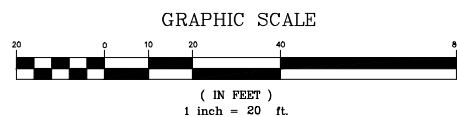
- EIP = EXISTING IRON PIN  
R/W = RIGHT-OF-WAY  
M.B.L. = MINIMUM BUILDING SETBACK  
FH = FIRE HYDRANT  
WM = WATER METER  
CO = UTILITY POLE  
OU = OVERHEAD UTILITY LINE  
S = SANITARY SEWER MANHOLE  
CO = SEWER CLEAN-OUT

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106 N. EAST ST.  
RALEIGH, N.C. 27601

PROPERTY ADDRESS: 1125 BLOODWORTH STREET

STEWART-PROCTOR, PLLC  
ENGINEERING and SURVEYING  
(FIRM LICENSE # P-0148)  
319 CHAPMAN ROAD, SUITE 106  
RALEIGH, NC 27603  
TEL. 919 779-1855 FAX 919 779-1661

DATE 10/15/2020 SURVEYED BY JOB  
SCALE 1"=20' DRAWN BY

DWG. NO.  
BLOODWORTH  
BRAGG SUB

EXISTING CONDITIONS  
**WEATHERVANE PROPERTIES LLC**  
SOURCE OF TITLE: DEED BOOK 15992, PAGE 714  
SOURCE OF TITLE: DEED BOOK 16194, PAGE 1898

RALEIGH TOWNSHIP NORTH CAROLINA  
WAKE COUNTY OWNER  
ZONED R-10 NCOD P.I.N. 1703-83-6972 1703-83-6868

SHEET 2 OF 3

