

April 30, 2021

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on May 10, 2021 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone one parcel of land located at 5904 Creedmoor Road (PIN 0796497665). The site is currently zoned R-4 and is proposed to be rezoned to CX-3-PL-CU. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcel (2) a vicinity map outlining the location of the parcel; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	846 8913 9625
Enter the following password:	299468

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	846 8913 9625 #
Enter the Participant ID:	#
Enter the Meeting password:	299468 #

The City of Raleigh requires a neighborhood meeting involving the residents and property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

Carmen Kuan
Raleigh Planning & Development
(919) 996-2180
Carmen.Kuan@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at lauragoode@parkerpoe.com.

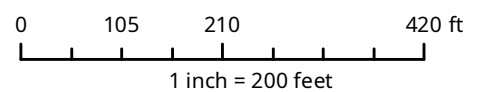
Thank you,

Laura Goode



5904 Creedmoor Road

Aerial Map



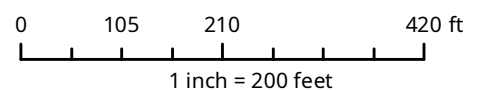
Disclaimer

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



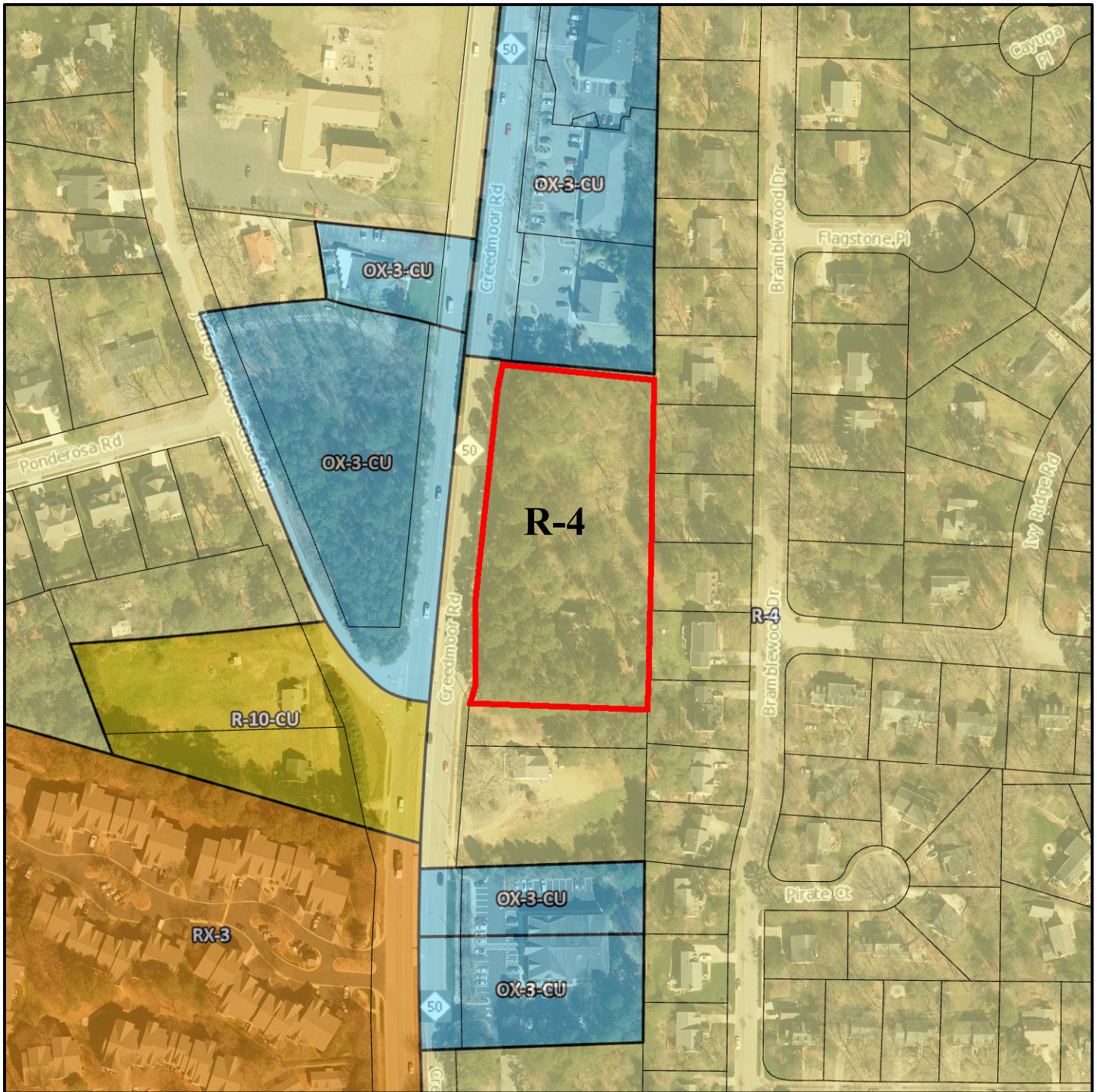
5904 Creedmoor Road

Vicinity Map



Disclaimer

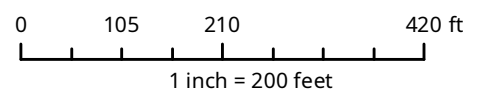
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5904 Creedmoor Road

Zoning Map

Current Zoning: R-4



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Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-4		Height: N/A	Frontage: N/A	Overlay(s): N/A
Proposed zoning base district: CX		Height: 3	Frontage: PL	Overlay(s): N/A
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: N/A				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 5904 Creedmoor Road, Raleigh, NC 27612		
Property PIN: 0796497665		
Deed reference (book/page): 000261/0000E		
Nearest intersection: Creedmoor Road & Jefferys Grove School Road		Property size (acres): 2.45 ac
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: Bruce Watson		
Property owner email: trifixinc@bellsouth.net		
Property owner phone: (919) 418-6777		
Applicant name and address: Laura Goode; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: lauragoode@parkerpoe.com		
Applicant phone: (919) 835-4648		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4	Proposed zoning: CX-3-PL-CU	

Narrative of Zoning Conditions Offered
<p>1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, restaurant/bar, shopping center, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12).</p> <p>2. Any office or medical use shall be limited to 35,000 square feet.</p> <p>3. Household Living uses shall be limited to multi-unit living, and shall not exceed a maximum of 125 units.</p> <p>4. Any retail sales use is subject to the following:</p> <ul style="list-style-type: none"> a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building. b. The floor area of the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot. c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries. d. Drive-thru or drive-in facilities are not permitted.

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: _____