

MORRIS & RITCHIE ASSOCIATES OF NC, PC

AN AFFILIATE OF MORRIS & RITCHIE ASSOCIATES, INC. WHICH
PROVIDES ENGINEERING, ARCHITECTURE, PLANNING, SURVEYING &
LANDSCAPE ARCHITECTURE THROUGHOUT THE MID-ATLANTIC REGION



Date: 12-29-2021

Re: 5500 Running Fox Lane, Durham, NC 27703

Rezoning Community Meeting

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on Tuesday, January the 18th 2022 from 6:00 pm – 8:00 pm. The meeting will be held virtually.

Please join this meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/875079933>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3412

- One-touch: <tel:+18722403412,,875079933#>

Access Code: 875-079-933

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/875079933>

The purpose of this meeting is to discuss a potential rezoning of the property located at 5500 Running Fox Lane, Durham, NC 27703. This site is currently zoned R-1-CU and is proposed to be rezoned to R-10. The property was formally a dog kennel.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners and tenants within 500 feet of the area requested for rezoning.

If you have any concerns or questions we can be reached at: Morris & Ritchie Associates 5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607. (MRA Phone: 984-200-2103)

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 the Raleigh Planning and Development Department at:

(919) 996-2682 (option 2) rezoning@raleighnc.gov

Thank you.

5605 Chapel Hill Road, Suite 112, Raleigh, NC 27607 (984) 200-2103 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Leesburg, VA ♦ Raleigh, NC
(410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103

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 18 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	Conditional Use	Master Plan	Office Use Only Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-1-CU	Height: 40'	Frontage: 20'		Overlay(s):
Proposed zoning base district: R-10	Height: 45'	Frontage: 10'		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: 01-04-2022	Date amended (1):		Date amended (2):
Property address: 5500 Running Fox Lane, Durham, NC 27703			
Property PIN: 0779235014			
Deed reference (book/page): 007266/000241			
Nearest intersection: Kenndall Ridge Ct/Running Fox Lane		Property size (acres): 13.20	
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: SJ Pines, LLC c/o Judy Oh P.O. Box 342472 Bethesda, MD 20827			
Property owner email: Judyoh7777@yahoo.com			
Property owner phone: 301-300-7579			
Applicant name and address: MRA 5605 Chapel Hill Rd, Suite 112, Raleigh, NC 27607			
Applicant email: JGuerrero@mragta.com			
Applicant phone: 984-200-2103			
Applicant signature(s):			
Additional email(s):			

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	Office Use Only Rezoning case # _____
Existing zoning:	Proposed zoning:	

Proposed zoning:

Narrative of Zoning Conditions Offered	

raleighnc.gov



MRA

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5605 CHAPEL HILL ROAD, STE. 112

RALEIGH, NC 27607

(984) 200-2103

WWW.MRAGTA.COM

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AERIAL

5500 RUNNING FOX LANE

DURHAM

DURHAM, NC

SCALE: 1" = 200'

DATE: 12/29/21

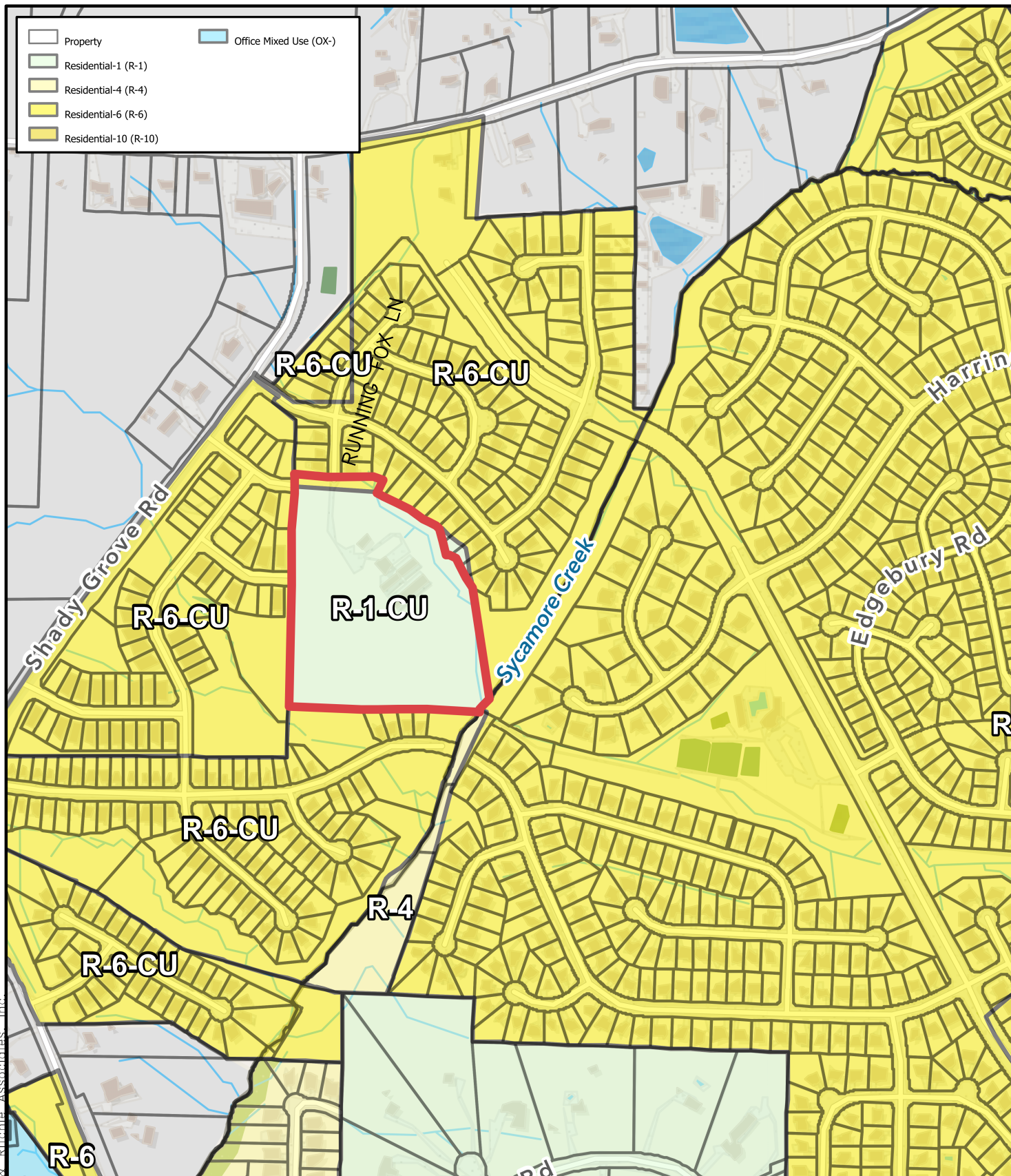
DRAWN BY: JG

DESIGN BY: JG

REVIEW BY: JG

JOB NO. :21404

S:\PROJECTS\CY 2021\21404 - Running Fox Site\20-LDE\10 Prelim\WORK\8x11.dwg, 12/30/2021 11:28:42 AM, THarris, 1:1



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ZONING MAP RUNNING FOX LANE

WAKE COUNTY, NC

SCALE: NTS

DATE: 12-30-2021

DRAWN BY: TH

DESIGN BY: TH

REVIEW BY: JG

JOB NO. : 21404