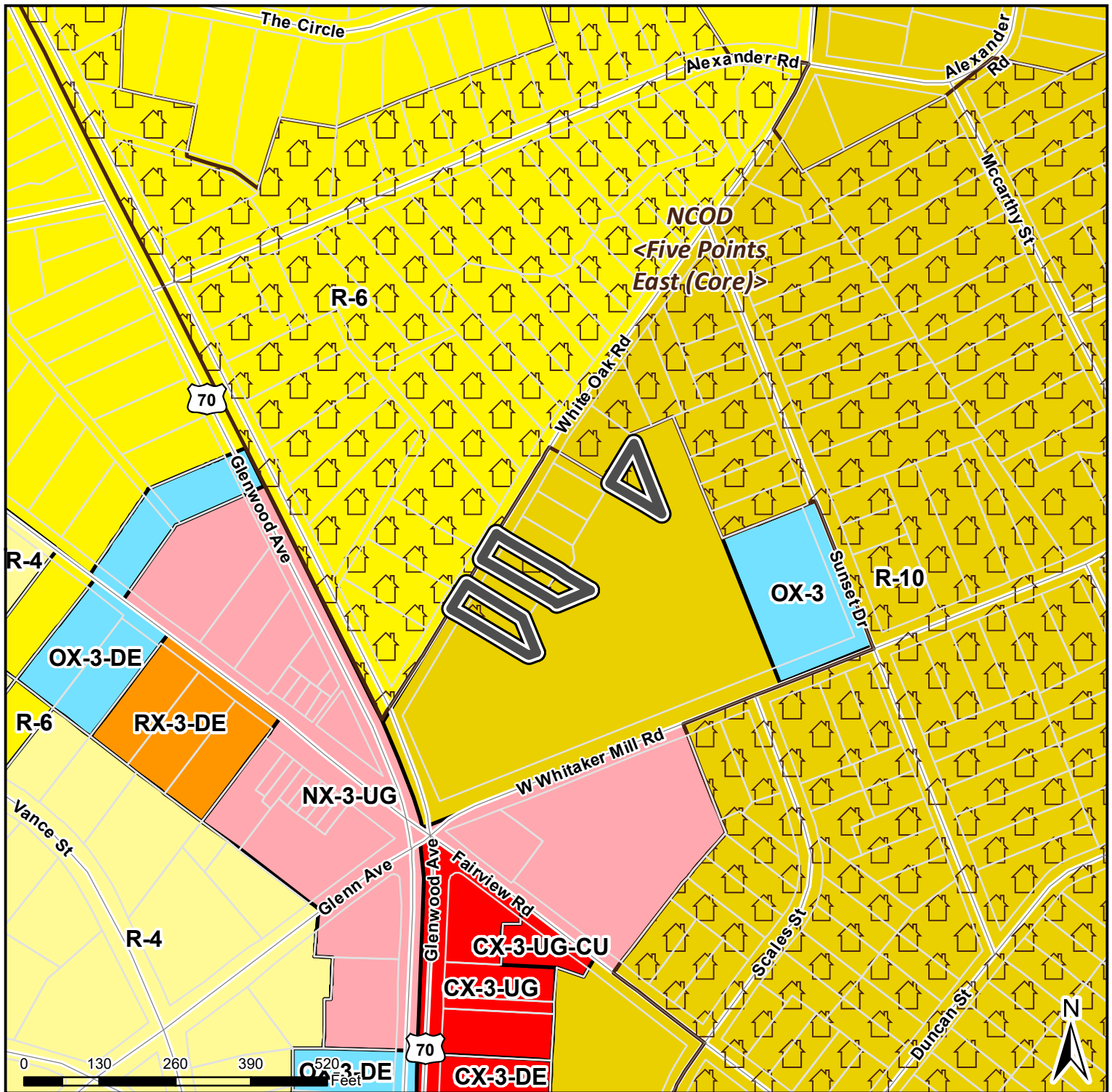


Existing Zoning

Z-2-2021



Property	1806, 1812, 1822 (portion), & 0 White Oak Rd; 1800 Glenwood Ave (portion)
Size	0.4 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	R-10 (remove NCOD)

Location



Raleigh

MEMO

TO: Marchell Adams-David, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Jason Hardin, Senior Planner
DEPARTMENT: Planning and Development
DATE: June 1, 2021

SUBJECT: City Council agenda item for June 15, 2021 – Z-2-21

On June 1, 2021, City Council authorized the public hearing for the following item:

Z-2-21: 1806, 1812 & 0 White Oak Road and part of 1822 White Oak Road and 1800 Glenwood Avenue, approximately 0.4 acres [located on the east side of White Oak Road beginning 200 feet north of Glenwood Avenue](#).

Current zoning: Residential-10 with Neighborhood Conservation Overlay District (R-10 w/NCOD).

Requested zoning: Residential-10 (R-10).

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The request is **consistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (8-0).

The Raleigh Historic Development Commission recommends approval of the request (9-2). The RHDC encouraged the applicants to take steps to preserve or salvage elements of the buildings and record the history of the structures through documentation and photographs.

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Petition for Rezoning, and the Neighborhood Meeting Report.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13021

CASE INFORMATION: Z-2-21 WHITE OAK ROAD

Location	Multiple properties along White Oak Road, beginning approximately 200' north of Glenwood Avenue Address: Part of 1800 Glenwood Avenue; Part of 1822 White Oak Road; and 1806, 1812 & 0 White Oak Road PINs: 1704583153; 1704583411; 1704581112; 1704581270; 1704583392 iMaps , Google Maps , Transit , Driving Directions from City Hall
Current Zoning	R-10 w/NCOD
Requested Zoning	R-10
Area of Request	0.4 acres
Corporate Limits	The subject site is located within the corporate limits and is surrounded by properties also within corporate limits.
Property Owners	Hayes Barton Baptist Church, Kevin E. Johnston, Mary Beth Forsyth Johnston
Applicant	Same as above
Council District	E
PC Recommendation Deadline	July 26, 2021

SUMMARY OF PROPOSED CONDITIONS

1. None

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Institutional; Low Density Residential
Urban Form	Mixed Use Center (on a portion)
Consistent Policies	LU 1.2 Future Land Use Map and Zoning Consistency LU 2.2 Compact Development H 1.8 Zoning for Housing
Inconsistent Policies	LU 8.12 Infill Compatibility

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
12/14/2020, nine attendees	None required	4/19/2021 (Consent), 5/11/2021 (Consent), 5/25/2021 (Recommend approval)	6/1/2021

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

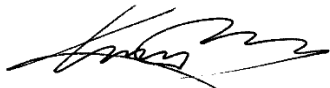
Reasonableness and Public Interest	The request is reasonable and in the public interest, as it is consistent with Comprehensive Plan policies, including LU 1.2 Future Land Use Map and Zoning Consistency, LU 2.2 Compact Development, and H 1.8 Zoning for Housing.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	Approve (8-0)
Motion and Vote	Motion: O'Haver. Second: Miller In Favor: Bennett, Fox, Mann, McIntosh, Miller, O'Haver, Rains, Winters Opposed: None

Reason for Opposed Vote(s)	N/A
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ATTACHMENTS

1. Staff report
2. Rezoning Application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



5/25/2021

Ken A. Bowers, AICP
Planning and Development Deputy Director

Date:

Staff Coordinator: Jason Hardin: (919) 996-2657; Jason.Hardin@raleighnc.gov



ZONING STAFF REPORT – CASE Z-2-21

General Use

OVERVIEW

The proposal seeks to rezone all or part of parcels totaling 0.4 acres along White Oak Road, just north of Glenwood Avenue and the Five Points intersection.

The request would not change the underlying Residential-10 (R-10) zoning. It would remove the Five Points East Neighborhood Conservation Overlay District (NCOD). The overlay includes three provisions:

- Prohibiting apartments or townhouses by creating a maximum lot size
- Limiting building height to two stories
- Specifying that front setbacks of houses are similar to adjacent houses

All but one of the subject properties are owned by Hayes-Barton Baptist Church. They are all currently occupied by detached houses.

All but the northernmost property are designated as Institutional on the Future Land Use Map. This category is applied to larger school campuses, hospitals, religious facilities, and similar uses and is intended to support these institutional uses. The northernmost property, which is not owned by the church, is designated as Low Density Residential.

While the bulk of the church property is within a Mixed Use Center on the Urban Form Map, only a sliver of the properties proposed for rezoning are within that category.

The overlay district was placed on the area following the Five Points East area plan. It is not placed on other church properties, including church-owned residential lots adjacent to the properties proposed to be rezoned.

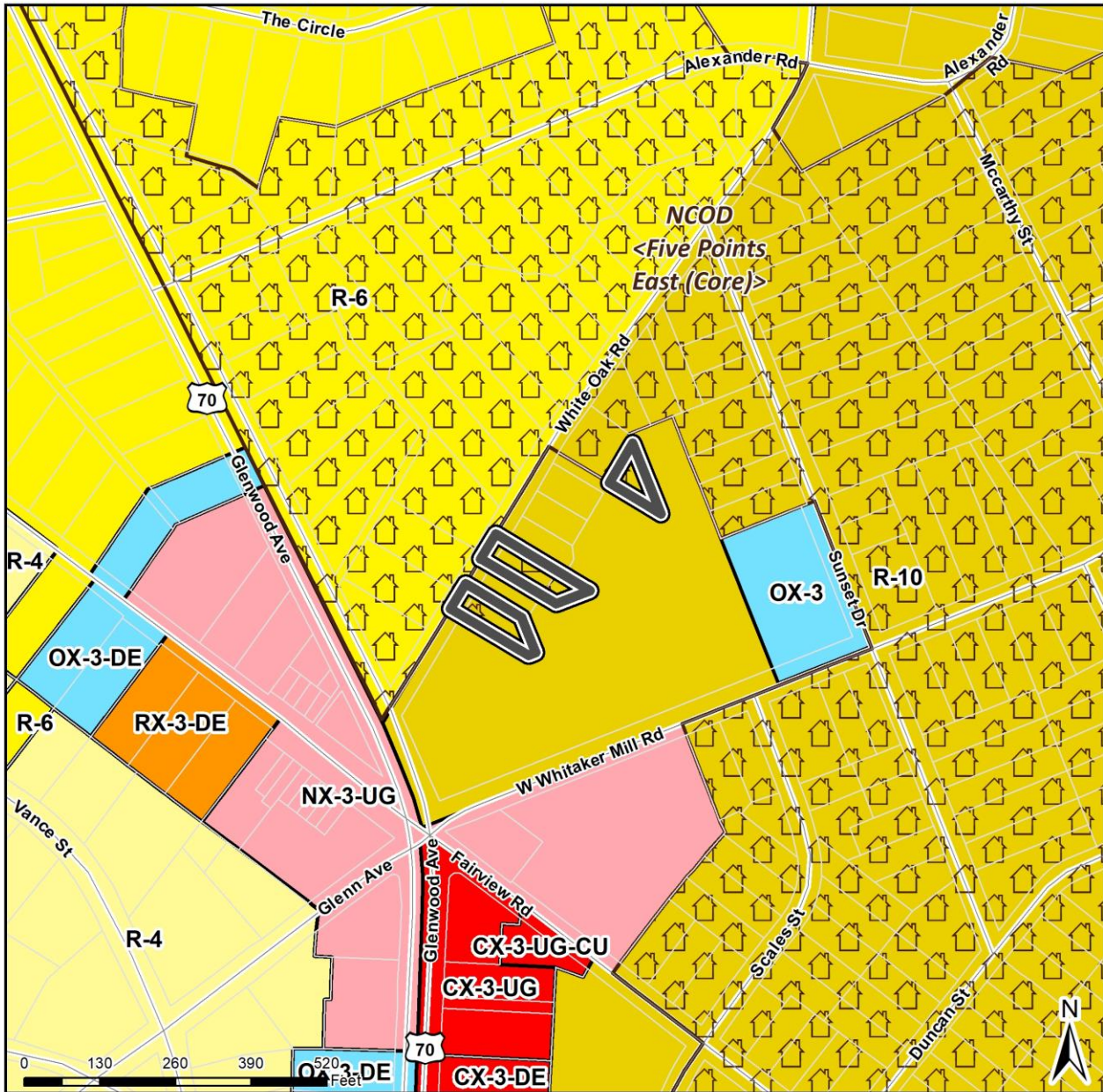
Removal of the overlay would permit the lots to be recombined. This would permit various housing types, the expansion of church buildings, parking, or other uses permitted in residential zoning districts.

OUTSTANDING ISSUES

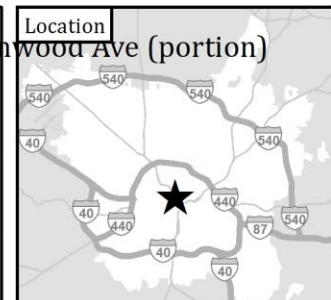
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-2-2021



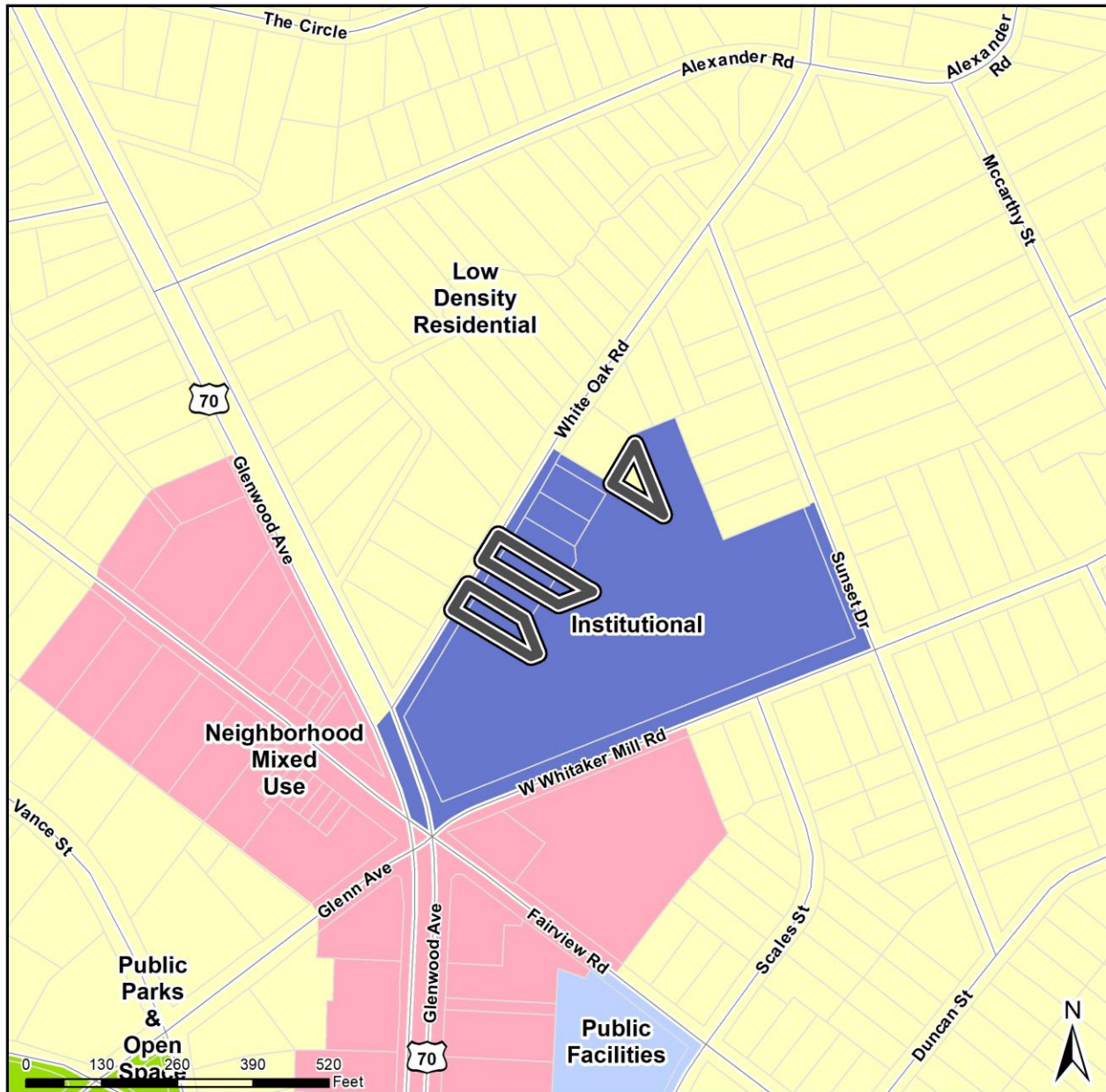
Property	1806, 1812, 1822 (portion), & 0 White Oak Rd; 1800 Glenwood Ave (portion)
Size	0.4 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	R-10 (remove NCOD)



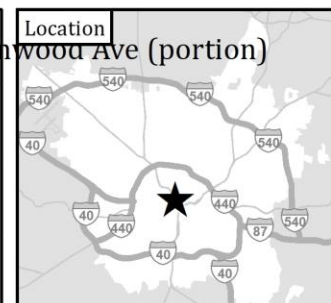
Map by Raleigh Department of City Planning (kuanc): 1/27/2021

Future Land Use

Z-2-2021



Property	1806, 1812, 1822 (portion), & 0 White Oak Rd; 1800 Glenwood Ave (portion)
Size	0.4 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	R-10 (remove NCOD)

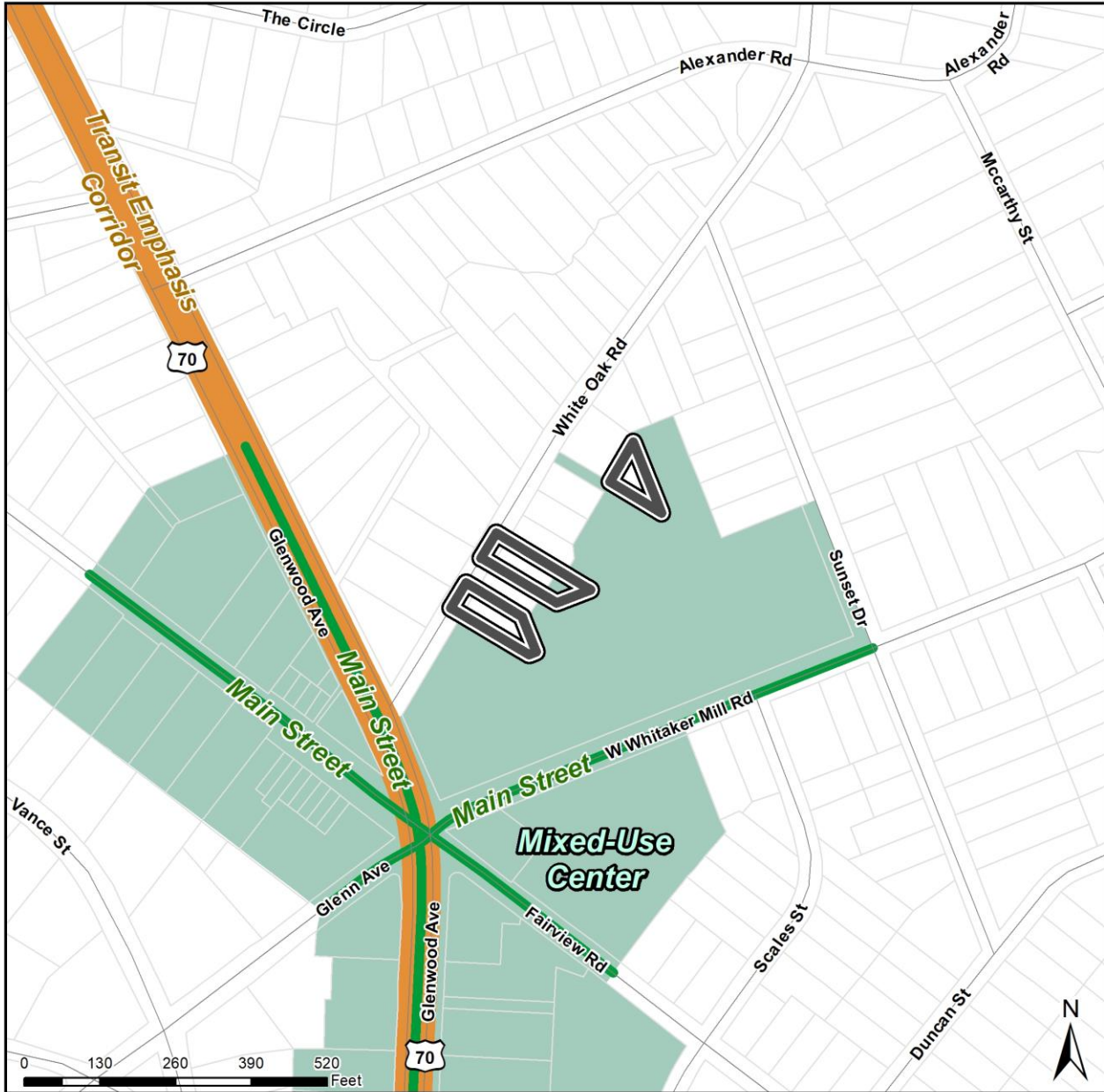


Map by Raleigh Department of City Planning (kuanc): 1/27/2021

Staff Evaluation
Z-2-21 White Oak Road

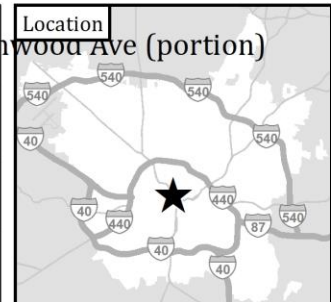
Urban Form

Z-2-2021



Property	1806, 1812, 1822 (portion), & 0 White Oak Rd; 1800 Glenwood Ave (portion)
Size	0.4 acres
Existing Zoning	R-10 w/NCOD
Requested Zoning	R-10 (remove NCOD)

Map by Raleigh Department of City Planning (kuanc): 1/27/2021



Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes. The proposal is consistent with the Plan, specifically with the Future Land Use Map designation of Institutional.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

Yes. The rezoning would continue to permit uses allowed in residential districts.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

The uses are designated on the Future Land Use Map.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes. The proposal would have minimal impact on facilities.

Future Land Use

Future Land Use designation: Institutional, Low Density Residential

The rezoning request is

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The proposal would not allow any additional uses that are inconsistent with the Institutional or Low Density Residential categories.

Urban Form

Urban Form designation: Mixed Use Center (one a portion of one property)

The rezoning request is

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☐ **Other** (no Urban Form designation OR no Urban Form designation, but zoning frontage requested)

Only a portion of the site has an Urban Form Map designation. The rezoning does not alter any relevant setback or other requirements related to Urban Form on that portion of the site.

The bulk of the church property is designated as part of a Mixed Use Center, which calls for a “more walkable and mixed-use development pattern.” If that designation were applied to the subject parcels, it would discourage auto-oriented forms, such as fronting a street with a large parking lot.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The proposal would not change the underlying zoning. It would permit uses allowed in R-10 zoning, which is common throughout Raleigh.

Public Benefits of the Proposed Rezoning

- The proposal would facilitate the use of property owned by an existing institution in the area.
- If used for residential uses, it would permit additional housing types, such as townhouse or apartment, that on average are more affordable than detached houses.

Detriments of the Proposed Rezoning

- The proposal could result in the loss of existing housing. While the proposal could potentially provide additional housing and more affordable housing types, it also could result in the remove of existing housing without replacement.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The requested change is consistent with the Future Land Use Map designation of Institutional on the bulk of the parcels to be rezoned. On the parcel designated as

Low Density Residential, the rezoning would have no effect on allowed density or building types unless recombined with other parcels.

LU 2.2 Future Land Use Map and Zoning Consistency

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

- The requested change would facilitate the recombination of the lots with the larger church property. This would tend to permit a more compact land use pattern by allowing uses to cross the current property lines without intervening setbacks or other constraints.

H 1.8 Zoning for Housing

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

- The requested change would permit additional housing types by removing the NCOD limitation on maximum lot size.

*The rezoning request is **inconsistent** with the following policies:*

LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

- The existing context is residential. While the request could facilitate residential redevelopment in more affordable building types such as townhouses and apartments that would be consistent in scale with the area, it also could facilitate a larger surface lot.

Area Plan Policy Guidance

The area is within the “core area” of the Five Points East area-specific guidance. This guidance supported the application of the Five Points East Neighborhood Conservation Overlay District, but no specific policies in the Plan address the Five Points overlay district.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	42	Slightly higher than average
Walk Score	30	67	Significantly higher than average

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The area is more walkable and transit-rich than the city as a whole. Additional housing or other building space here would bring down per-capita carbon emissions.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The rezoning would permit buildings with more than two units, which are currently prohibited by the overlay district. If the property is used for housing, this would permit more energy-efficient buildings.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	No change	
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	It would permit Townhouse and Apartment buildings if properties are recombined
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	
Is it within walking distance of transit?	Yes	

**The average lot size for detached residential homes in Raleigh is 0.28 acres.*

Summary: If the property is used for residential purposes, it would permit building types that on average are more affordable than detached houses.

IMPACT ANALYSIS

Historic Resources

The properties included in this application are located in the Bloomsbury National Register Historic District (see below for details). They are not located within a local historic overlay district or include any Raleigh Historic Landmarks. The Raleigh Historic Development Commission has not yet been provided an opportunity to comment on this request.

Per the Bloomsbury National Register Nomination report, there is only one institutional building in the district, the Hayes Barton Baptist Church located at 1800 Glenwood Avenue (inventory #151. Three of the properties are considered non-contributing to the character of the district. Two properties were listed as non-contributing due to age and could possibly be considered as contributing if a report revision occurred. 1812 White Oak Rd is described as a contributing structure to the district. The properties are described in the report thusly:

#151 - 1800 Glenwood Avenue: Hayes Barton Baptist Church - c. 1966 Georgian Revival. Two-story Flemish bond brick, slate tile gable roof, Wren-like steeple. This oversized ecclesiastical structure features four wooden columns with Corinthian capitals which remain from original 1926 structure. (In 1962 a fire burned the original church.) Additional features include brick quoins, molded cast stone sills, modillions, multi-paned windows with curved arches. Front facade entry has three sets of double-leaf, triple-paneled doors and central entry with broken pediment. Stucco portico with round vent in center. Non-contributing: age.

#383 - 1806 White Oak Road: house - c. 1925 Craftsman Bungalow. One-story, vinyl siding, side gable roof. House has undergone substantial remodeling. Original, front, triple, 111 windows have been replaced with large bay windows featuring vertical supports extending from the ground to the bottom bay sash. Vinyl siding appears to have been added in the remodeling. Side entry porch with square post and brick pier remains. Non-contributing: integrity.

#385 - 1812 White Oak Road: house - c. 1930 Foursquare. Two-story, weatherboard, frame with hip roof. Upper story features paired, 9/1 windows. Lower story features triple, 9/1 windows and off-center door with sidelights. Attached front porch supported by square battered columns, wooden balustrade, piers on porch denote entry. Contributing.

#389 - 1820-1822 White Oak Road duplex - c. 1960 Ranch. One-story, brick with hip roof. 8/8 windows with shutters, side inset entries at east and west front corners of building with iron posts and rails. Central brick chimney. Non-contributing, age.

Impact Identified: No direct impact. Houses could be removed or changed under current zoning.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Roanoke Park (0.4 miles) and Five Points Center for Active Adults (0.5 miles).
3. Nearest existing greenway trail access is provided by Crabtree Creek Greenway Trail (1.1 miles).
4. Current park access level of service in this area is graded a B letter grade.

Impact Identified: None

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	500	500	500
Waste Water	500	500	500

Impact Identified:

1. The proposed rezoning would contribute no changes to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	n/a
Drainage Basin	Crabtree
Stormwater Management	UDO 9.2

Impact Identified: Downstream structural impacts identified at 1930 Alexander Rd. Specific impacts to be determined at site permitting review.

Transportation

Site Location and Context

Location

The Z-2-2021 site is located in the Five Points district at the northwest corner of the intersection of Whitaker Mill Road and Glenwood Avenue.

Area Plans

The Z-2-2021 site overlaps with the boundaries of the Five Points East area plan. This plan is concerned with preserving and perpetuating the unique character of the neighborhoods.

Existing and Planned Infrastructure

Streets

Whitaker Mill Road is designated as a 2-lane undivided avenue in map T-1 of the Comprehensive Plan. Sunset Drive is designated as a neighborhood street. White Oak Road is not designated in the Street Plan and is therefore a local street. All three are maintained by the City of Raleigh. Glenwood Avenue is designated as four-lane divided avenue and is maintained by NCDOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The current block perimeter for this site is approximately 2,590 feet.

A tier 3 site plan for the site would result in right-of-way dedication and frontage improvements to Whitaker Mill Road that would facilitate changes to the operations of the Five Points intersection; lower-tier site plans would not have this requirement.

Currently this intersection does not have dedicated left turn phases for Whitaker Mill Road or Fairview Road, putting those movements in conflict with through traffic and pedestrians. NCDOT has in the past expressed support for adding protected left turns to the signal on the condition that the left turn lane of Whitaker Mill Road was extended. A condition requiring some of these improvements with a tier 2 site plan would be consistent with Comprehensive Plan Policies T 2.10, T 2.11, and T 3.4 because it would improve pedestrian and vehicle safety while also maintaining vehicle level of service.

Pedestrian Facilities

Sidewalks are complete on both sides of surrounding and nearby streets. Tier 3 site plans for the subject property would trigger a requirement for wider sidewalks with additional separation from the curb as detailed in UDO Article 8.5. Tier 1 and tier 2 site plans would not result in changes the sidewalks.

Bicycle Facilities and Greenways

There are no existing bikeways adjacent the Z-2-2021 site. There are shared lane markings on Whitaker Mill Road from Glenwood Avenue to Reaves Drive. A section of shared-use path under Wade Avenue at the Capital Boulevard interchange facilitates a connection from Fairview Road to West Street. Whitaker Mill Road, Fairview Road, and Glenwood Avenue are designated for bicycle lanes Map T-3 in the Comprehensive Plan.

Access to the Crabtree Creek Greenway Trail is available approximately a mile from the site, north on White Oak Road and Oxford Road.

Transit

There are currently two transit services that serve this site. GoRaleigh Route 2 provides service every 30 minutes between Falls of Neuse Road at Strickland Road and Downtown Raleigh. GoRaleigh Route 6 operates along Glenwood Avenue connecting downtown to Duraleigh Road and providing access to connecting services at Crabtree Valley. This route is planned to be upgraded to frequent all-day service in the Wake Transit Plan in FY2021.

Access

Vehicle access to the subject site is via Whitaker Mill Road, White Oak Road, and/or Sunset Drive.

Other Projects in the Area

The City of Raleigh has a few sidewalk projects within a mile of the site. One will construct a short missing segment of sidewalk on St. Mary's Street at Glenwood Avenue in conjunction with green stormwater infrastructure. This project is in the construction phase. A second project will build sidewalk along Oxford Road between Kenmore Drive and Overbrook Drive. This project is in design.

TIA Determination

Based on the Envision results, approval of case Z-2-21 would not increase the amount of projected vehicular peak hour trips to and from the site. There is no change in the quantity of a land use. A rezoning Traffic Impact Analysis is not triggered a based on the trip generation thresholds in the Raleigh Street Design Manual.

Urban Forestry

The area is smaller than the threshold required for tree conservation to apply.

Impact Identified: No impact.

Impacts Summary

None requiring mitigation beyond code.

Mitigation of Impacts

None needed.

CONCLUSION

The request would remove the existing NCOD, which would allow the recombination of church-owned lots. This would facilitate the use of those properties for different housing types, for church buildings, or for parking or other institutional-supporting uses.

The site is within a National Register Historic District. Raleigh Historic District Commission intends to consider the application

The request is consistent with the Future Land Use Map and Comprehensive Plan as a whole.

CASE TIMELINE

Date	Action	Notes
12/14/20	Neighborhood meeting	Nine attendees
1/6/21	Request filed	Remove NCOD
4/9/21	Request complete	Can proceed to Planning Commission
4/27/21	Planning Commission	On consent agenda for deferral
5/18/21	Raleigh Historic District Commission	Commission recommended approval 9-2. Encouraged applicant to record the history of the structures.
5/25/21	Planning Commission	Commission recommended approval 8-0.

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-10	R-10	R-10	R-10	R-6
Additional Overlay	NCOD	NCOD	NCOD	-	NCOD
Future Land Use	Institutional; Low Density Residential	Low Density Residential	Institutional	Institutional	Low Density Residential
Current Land Use	Residential	Residential	Church	Church	Residential
Urban Form	Mixed Use Center on a portion	-	Mixed Use Center	Mixed Use Center	-

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-10 w/NCOD	R-10
Total Acreage	0.4	0.4
Setbacks:		
Front	Avg. of setbacks on block	10'
Side	0' or 6'	0' or 6'
Rear	20'	20'
Residential Density:	10 units/acre	10 units/acre
Max. # of Residential Units	2	2
Other uses permitted	Civic Uses (Church, etc.)	Civic Uses (Church, etc.)

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

AGENDA ITEM (E) 2: Z-2-21 – White Oak Road

This case is located White Oak Road, including all or part of multiple parcels totaling 0.4 acres beginning 200 feet north of Glenwood Avenue.

Approximately 0.4 acres is requested to be rezoned by Hayes-Barton Baptist Church, Kevin E. Johnston, and Mary Beth Forsyth Johnston.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The request first appeared on the consent agenda on May 11, with the agenda citing the need for a second neighborhood meeting. However, staff determined that the code did not require a second meeting for this request, so the Planning Commission can discuss and take action. The 90-day deadline for Planning Commission action is July 26, 2021; however, the last regularly scheduled Planning Commission meeting before the deadline is June 22, 2021.

Planner Hardin presented the case.

Isabel Mattox representing the applicant gave a brief overview of the case.

Pastor Dr. Haley representing the applicant gave a brief overview of the case regarding expansion in the neighborhood; spending a year meeting with neighbors to discuss things that would support them and the needs of the Hayes Barton Church family and expanded parking lot/access point. He stated that 2 of the homes would be renovated to help with low income needed housing in the area and believes it will be needs of neighborhood; needs of families with income challenges and the needs of the church members with families and young children. This will be a win, win, win situation and asks for the commissions support.

David Brown also representing applicant spoke regarding the sketch plan and site plans regarding the additional parking added.

There was no public comment.

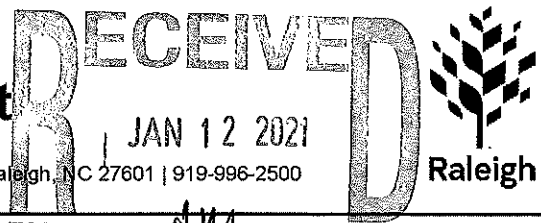
Mr. O'Haver made a motion to recommend approval of the case. Ms. Miller seconded the motion.

Commissioners how do you vote?

Bennett (Aye) Fox (Aye), Mann (Aye), McIntosh (Aye), Miller (Aye), O'Haver (Aye), Rains (Aye) and Winters (Aye). The vote was unanimous 8-0.

Rezoning Application and Checklist

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



BY: JM
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 checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-10		Height:	Frontage:
Proposed zoning base district: R-10		Height:	Frontage:
			Overlay(s): NCOD
			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: <u>January 6, 2021</u>	Date amended (1):	Date amended (2):
Property address: Part of 1800 Glenwood Avenue; Part of 1822 White Oak Road; and 1806, 1812 & 0 White Oak Road		
Property PIN: 1704583153; 1704583411; 1704581112; 1704581270; 1704583392		
Deed reference (book/page): BK 1424 PG 478; BK 17537 PG 1190; BK 17060 PG 2357; BK 1424 PG 478; BK 11771 PG 1214		
Nearest intersection: Glenwood Avenue & White Oak Road		Property size (acres): 5.11; 0.29; 0.13; 0.11; and 0.01 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Hayes Barton Baptist Church et al. - See attached Exhibit A		
Property owner email: c/o Isabel Worthy Mattox at Isabel@mattoxlawfirm.com		
Property owner phone: c/o Isabel Worthy Mattox at (919) 828-7171		
Applicant name and address: c/o Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: Isabel@mattoxlawfirm.com		
Applicant phone: (919) 828-7171		
Applicant signature(s): <u>See below Property Owners' signatures</u>		
Additional email(s):		

HAYES BARTON BAPTIST CHURCH

By: Jay M. Parker, Trustee

Kevin E. Johnston

By: John Cooke, Trustee

Mary Beth Forsyth Johnston

By: Gregory W. Owen, Trustee

REVISION 10.27.20

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 checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-10			Height: Frontage: Overlay(s): NCOD
Proposed zoning base district: R-10			Height: Frontage: 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: <u>January 6, 2021</u>	Date amended (1):	Date amended (2):
Property address: Part of 1800 Glenwood Avenue; Part of 1822 White Oak Road; and 1806, 1812 & 0 White Oak Road		
Property PIN: 1704583153; 1704583411; 1704581112; 1704581270; 1704583392		
Deed reference (book/page): BK 1424 PG 478; BK 17537 PG 1190; BK 17060 PG 2357; BK 1424 PG 478; BK 11771 PG 1214		
Nearest intersection: Glenwood Avenue & White Oak Road		Property size (acres): 5.11; 0.29; 0.13; 0.11; and 0.01 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Hayes Barton Baptist Church et al. - See attached Exhibit A		
Property owner email: c/o Isabel Worthy Mattox at Isabel@mattoxlawfirm.com		
Property owner phone: c/o Isabel Worthy Mattox at (919) 828-7171		
Applicant name and address: c/o Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: Isabel@mattoxlawfirm.com		
Applicant phone: (919) 828-7171		
Applicant signature(s): <u>See below Property Owners' signatures</u>		
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HAYES BARTON BAPTIST CHURCH

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By: Gregory W. Owen, Trustee

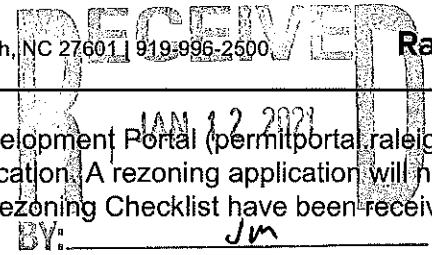
REVISION 10.27.20

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Property owner phone: c/o Isabel Worthy Mattox at (919) 828-7171		
Applicant name and address: c/o Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: Isabel@mattoxlawfirm.com		
Applicant phone: (919) 828-7171		
Applicant signature(s): <u>See below Property Owners' signatures</u>		
Additional email(s):		

HAYES BARTON BAPTIST CHURCH

By: Jay M. Parker
Jay M. Parker, Trustee

Kevin E. Johnston

By: _____
John Cooke, Trustee

Mary Beth Forsyth Johnston

By: _____
Gregory W. Owen, Trustee

REVISION 10.27.20

Rezoning Application and Checklist

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



RECEIVED
JAN 12 2021
BY: JM

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.

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Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
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Existing zoning base district: R-10		Height:	Frontage:
Proposed zoning base district: R-10		Height:	Frontage:
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Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
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By: _____
Jay M. Parker, Trustee

By: _____
John Cooke, Trustee

By: _____
Gregory W. Owen, Trustee

Kevin E. Johnston

Mary Beth Forsyth Johnston

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

Click [here](#) to view the Urban Form Map.

1

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

Response: The church campus serves a variety of uses including religious services, pre-school, and community meetings. Further, other businesses located at Five Points in close proximity to the church provide eating establishments, food stores, banks, office, and residential within walking distance of each other.

2

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

Response: FZWVgW Ma` [Yi [^ af bW [fYdSWZfZS` [eS^ai Wg` WdfZWgdWfla` [Yz

3

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

Response: FZWbbaeW [bchW Wfei [^ [bchVSUefa I Z[fVAS] DaSVz 5gcdWfk dWwfe aXZWVZTadZaaVUS` SUWefZWZgdZi [fZagfcdSW` YS^a` YS_ SadfZadgYZSdW

4

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

Response: FZWbbaeW [bchW WfeVa` af [UgWS` k` W edWes` Vi [^ af StWfZWskag aX fZWV[d [Y` WZTadZaaVedW` W ad ž

5

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

Response: FZW^aU e[W [^ af US` YW: ai VWWfSXUXai i [^ [bchVSXWfZWa` efgUfa` aX S` SW[f[a S^SUWefqha` I Z[fVAS] DaSVz

6

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

Response: 3^ZagYZfZ[e[eSefWbS` [egVMZW S` UZgdZTg[V` Yi [^ dW S` [[feUgdWf^aUSfa` I fronting the five points intersection.

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response: Although this is a site plan issue, it is anticipated that the majority of parking will remain behind the existing sanctuary.</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response: The main church building is and will remain at the Five Points intersection. The improvements will allow improved parking and loading areas at the rear of the church.</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response: The existing church building is and will remain accessible via sidewalks and streets. The proposed improvements will improve access for those with decreased mobility.</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response: The main sanctuary can be accessed by sidewalk. The church has numerous additional access points in other locations throughout the campus.</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response: There are numerous retail shops, cafes, and restaurants within walking distance of the church.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: The proposed improvements will be thoughtfully designed. The existing church campus includes open spaces.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: There are no new public spaces anticipated with this project.</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: The existing parking is located behind the main church building. The proposed additional parking and new access drive will also be at the rear of the building.</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: Although this is a site plan issue, the existing parking lot is located at the rear of the church and the proposed improvements will be in the same area.</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: There are no parking structures planned.</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: There are multiple bus stops within close proximity of the church including the Whitaker Mill Rd at Fairview Rd stop directly in front of the sanctuary.</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: Pedestrians dropped off at the Whitaker Mill stop can access the main church entrance directly via sidewalk.</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: Although this is a site plan issue, the proposed improvements will include adequate buffers and landscaping.</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: Currently, no new streets are planned as part of the proposed improvements. However, existing pedestrian access to the church is sufficient and handicap access will be improved through the additional access drive and building entrance from White Oak Road.</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response: Although this is a site plan issue, any new sidewalks will comply with the requirements of the UDO.</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response: Existing trees will be preserved when practicable. The proposed improvements will include required plantings and buffer areas.</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response: The location of the existing church building will not change.</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response: The primary church sanctuary entrance is located at the corner of the five points intersection and creates a beautiful streetscape.</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response: The existing church is accessible via sidewalk and includes signage where appropriate.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: The existing sidewalks along White Oak, Glenwood Avenue, and W. Whitaker Mill Road complement the church and the surrounding neighborhood.</p>



TO: Planning Commission
FROM: Nick Fountain, Chair
CC: Jason Hardin, Senior Planner
Tania Tully, Senior Preservation Planner
SUBJECT: Rezoning case Z-2-21 (Part of 1800 Glenwood Avenue; Part of 1822 White Oak Road; and 1806, 1812 & 0 White Oak Road)
DATE: May 21, 2021

The Raleigh Historic Development Commission (RHDC) reviewed rezoning case Z-2-21 at its May 18, 2021 meeting. The proposed rezoning includes the property located at 1800 Glenwood Avenue (part of parcel); 1822 White Oak Road (part of parcel); and 1806, 1812 & 0 White Oak Road. The current zoning is R-10 with an NCOD overlay. The application requests a change to R-10 – removal of the NCOD.

Recommendation

The RHDC, on a vote of 9-2, supports the rezoning application.

The RHDC strongly encouraged the applicants to take steps to preserve or salvage elements of the buildings and record the history of the structures through documentation and photographs.

Analysis

The site includes five properties located in the [Bloomsbury National Register Historic District](#). See attached map (Attachment A).

The Bloomsbury district was listed in the National Register of Historic Places in 2002. The summary notes that the district is “locally significant as an early twentieth century suburban neighborhood constructed during the transitional period of the late 1910s and 1920s when streetcar suburbs were giving way to early automobile suburbs. Developed on either side of Carolina Power & Light's Glenwood Avenue streetcar line, Bloomsbury was a relatively diverse neighborhood of middle- and upper-middle income citizens.” The district’s period of significance begins in 1914 and extends to 1952, “to include changes in development patterns and architectural styles after the close of World War II.”

The Bloomsbury nomination form describes the extant properties as follows:

- **1800 Glenwood Avenue** – Hayes Barton Baptist Church: non-contributing, age c. 1966. Georgian Revival. Two-story Flemish bond brick, slate tile gable roof, Wren-like steeple. This oversized ecclesiastical structure features four wooden columns with Corinthian capitals which remain from original 1926 structure. (In 1962 a fire burned the original church.) Additional features include brick quoins, molded cast stone sills, modillions, multi-paned windows with curved arches. Front facade entry

has three sets of double-leaf, triple-paneled doors and central entry with broken pediment. Stucco portico with round vent in center.” *Only a small portion of this property is included in the rezoning.

- **1820-1822 White Oak Road** – Duplex: non-contributing, age c. 1960. Ranch. One-story, brick with hip roof. 8/8 windows with shutters, side inset entries at east and west front corners of building with iron posts and rails. Central brick chimney.” *Only the rear yard portion of this property is included in the rezoning.
- **1806 White Oak Road** – Non-contributing, integrity c. 1925. Craftsman Bungalow. One-story, vinyl siding, side gable roof. House has undergone substantial remodeling. Original, front, triple, 111 windows have been replaced with large bay windows featuring vertical supports extending from the ground to the bottom bay sash. Vinyl siding appears to have been added in the remodeling. Side entry porch with square post and brick pier remains.”
- **1812 White Oak Road** – Contributing c. 1930. Foursquare. Two-story, weatherboard, frame with hip roof. Upper story features paired, 9/1 windows. Lower story features triple, 9/1 windows and off-center door with sidelights. Attached front porch supported by square battered columns, wooden balustrade, piers on porch denote entry.”
- **0 White Oak Road** – This parcel was created through a subdivision in 2006 and thus is not described in the nomination form.

The immediately adjacent properties to the north and across the street also contain predominantly one-and-a-half story contributing houses.

In addition to the district’s architectural significance, the district also is significant in the area of Community Planning and Development. The designation notes: “The Bloomsbury Historic District...is representative of the development of early suburban neighborhoods from their conception through the transitions inherit in altering lifestyles, technologies, and postwar changes in tastes, as well as being representative of the acceptable size, use, and social segregation of early restrictive developments. As a whole, the district is a notable collection of early twentieth century architecture.”

The district is also notable for the numerous duplexes located within the neighborhood. The nomination states “Their presence underscores the greater diversity of Bloomsbury from its origins, as compared to Hayes Barton, where diversity was slower and more controversial in arriving.”

Relevant Conditions Offered
No conditions are offered.

Relevant Comprehensive Plan Policies

- Policy HP 1.1—Stewardship of Place. Foster stewardship of neighborhood, place, and landscape as the City grows and develops.
- Policy HP 1.2—Cultural and Historic Resource Preservation. Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed

and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.

- Policy HP 2.7—Mitigating Impacts on Historic Sites. Development proposals adjacent to or including historic sites should identify and minimize or mitigate any negative development impacts on those sites.
- Policy HP 3.1—Adaptive Use. Encourage adaptive use of historic properties to preserve cultural resources and conserve natural resources.
- Policy HP 3.2—Retention Over Replacement. Encourage the preservation and rehabilitation of significant or contributing existing structures, favoring retention over replacement, especially in areas where other historic resources are present.

The site is partially located in the Five Points East (Core) NCOD boundary. The neighborhood built environmental characteristics and regulations for the neighborhood are as follows:

- i. Maximum lot size: 13,067 square feet
- ii. Front yard setback: Within 10% of the average front yard setback of houses on the same block face as the new construction
- iii. Maximum building height: 2 stories, 35 feet. Buildings may exceed 35 feet when the average height of houses on the same block face as the new construction exceeds 35 feet, and then the allowed height shall be within 10% of the average height of houses in the same block face as the new construction.

Attachment A: Site map with annotations provided by applicant



EXHIBIT A
to
Rezoning Application

Property Owners' Names and Addresses

A portion of 1800 Glenwood Avenue (PIN # 1704583153):

Hayes Barton Baptist Church
1800 Glenwood Avenue
Raleigh, NC 27608-2324

A portion of 1822 White Oak Road (PIN # 1704583411):

Kevin E. Johnston
Mary Beth Forsyth Johnston
4700 Oak Park Road
Raleigh, NC 27612-5631

1806 White Oak Road (PIN # 1704581112):

Hayes Barton Baptist Church
1800 Glenwood Avenue
Raleigh, NC 27608-2324

1812 White Oak Road (PIN # 1704581270):

Hayes Barton Baptist Church
1800 Glenwood Avenue
Raleigh, NC 27608-2324

0 White Oak Road (PIN # 1704583392):

Hayes Barton Baptist Church
1800 Glenwood Avenue
Raleigh, NC 27608-2324

MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
Isabel@mattoxlawfirm.com
Matthew Joel Carpenter
Matthew@mattoxlawfirm.com

December 4, 2020

TO ALL ADDRESSEES:

RE: **NOTICE OF MEETING** Regarding Potential Rezoning of:

A portion of 1800 Glenwood Avenue, Raleigh, NC 27608 (5.11 acres) (PIN 1704583153)
Book 1424, Page 478; and

1806 White Oak Road, Raleigh, NC 27608 (0.13 acres) (PIN 1704581112) Book 17060,
Page 2357; and

1812 White Oak Road, Raleigh, NC 27608 (0.11 acres) (PIN 1704581270) Book 1424,
Page 478; and

A portion of 1822 White Oak Road, Raleigh, NC 27608 (0.29 acres) (PIN 1704583411)
Book 17537, Page 1190; and

0 White Oak Road, Raleigh, NC 27608 (0.01 acres) (PIN 1704583392) Book 11771, Page
1214 (collectively, the "Rezoning Property")

Dear Property Owners or Resident:

You are receiving this letter because you are the owner or resident of property located in the vicinity of the Rezoning Property for which a rezoning is being contemplated. The applicant plans to file a rezoning application to rezone the property from R-10 with NCOD overlay to R-10 (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner or resident of the Rezoning Property, or the owner or resident of property within 500 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held remotely **via Zoom on Monday, December 14, at 5:00 PM.**

You can join the meeting in any of the following ways:

1. Type the following URL into your internet browser: **<https://us02web.zoom.us/j/82609731822>**
2. Email Matthew Carpenter at Matthew@mattoxlawfirm.com and receive an e-mail invitation.

3. Call in to the meeting at 929-205-6099 and enter meeting ID: **826 0973 1822**.

To ensure that we are able to address as many questions as possible, please submit questions via email to Matthew@mattoxlawfirm.com prior to the meeting. The meeting will include an introduction, answers to submitted questions, followed by a general question and answer session. To aid in your participation in the meeting, please find attached a GIS aerial photograph of the Rezoning Property, a zoning map of the Rezoning Property, and a draft of the Rezoning Application.

Once the Rezoning Application is filed, it will be vetted by City of Raleigh staff over the next few weeks and referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact JP Mansolf, Raleigh Planning & Development, at (919) 996-2180 or JP.Mansolf@raleighnc.gov. You can also contact me directly with any questions.

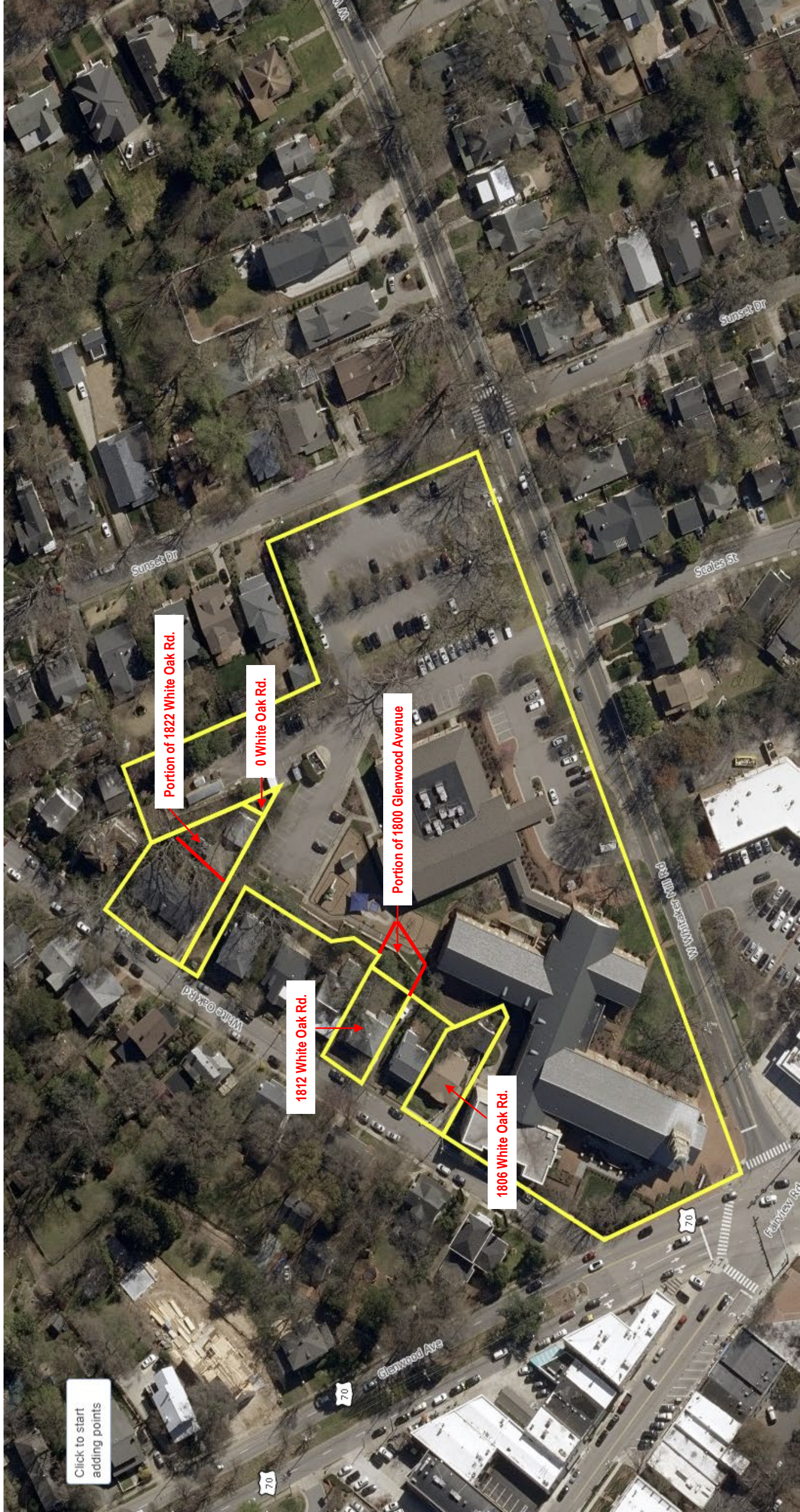
Yours very truly,

Isabel Mattox

Isabel Worthy Mattox

Enclosures

Aerial View – 1800 Glenwood Avenue et al.



Click to start
adding points

Portion of 1822 White Oak Rd.

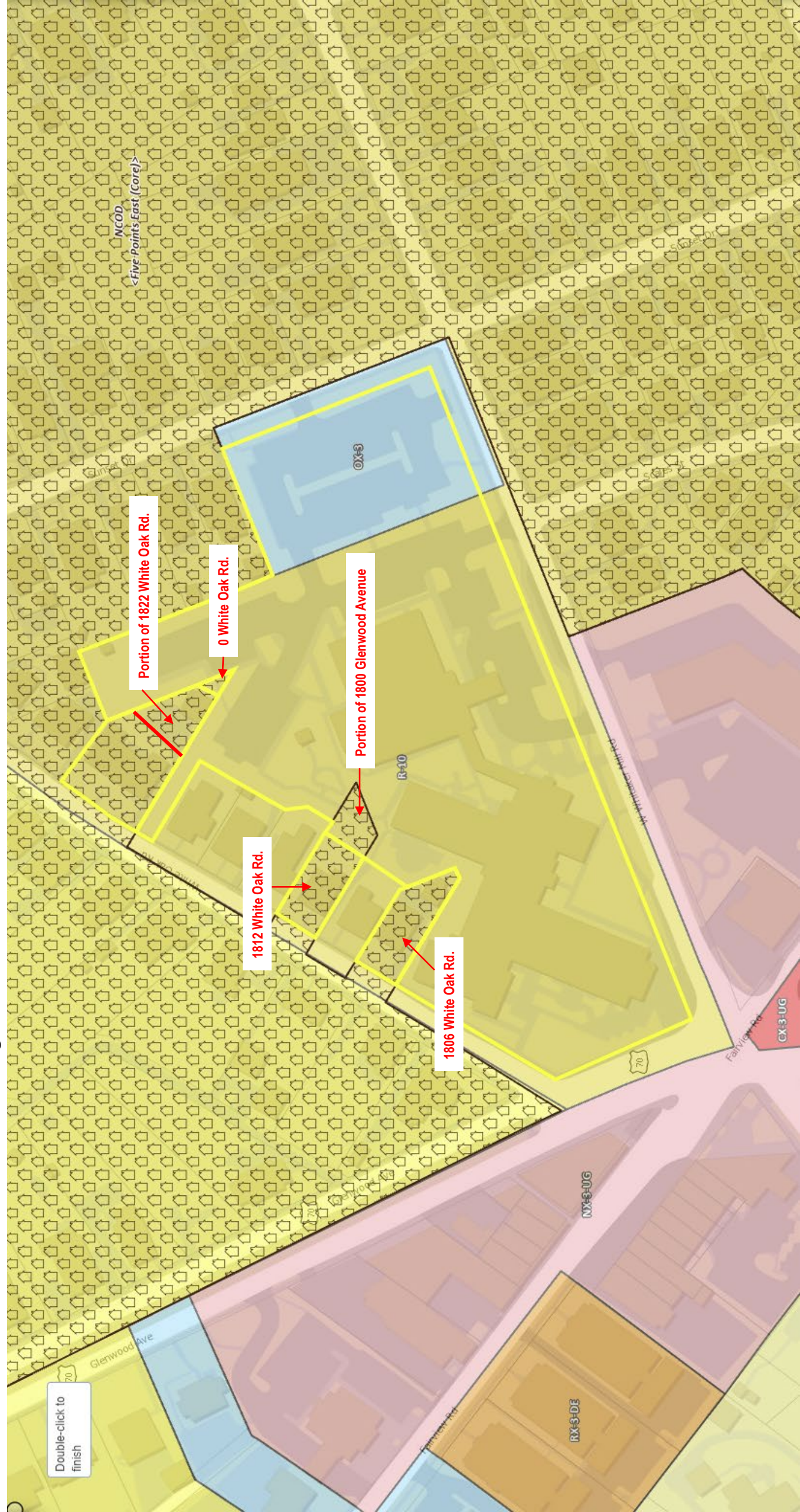
0 White Oak Rd.

Portion of 1800 Glenwood Avenue

1812 White Oak Rd.

1806 White Oak Rd.

Zoning R-10 w/NCOD - 1800 Glenwood Avenue et al.



SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

<p>Effad i SfWZ6[ege]a` dWSdM` Yefad i SfWUa` fch^VWUWZ</p>
<p>9WWS^B'S` eŽFZWbb[US` fgbVSfWfZWVYZTad dWSdM` Y: SkW4Sda` 4Sbf[ef5ZgdZyeb'S` eXad fZWbcbWkS` VVjbS[` WfZSf fZWMA` [` Y[e` WWWfaeXWfSdMa` T[` Sf[a` aXZWVWf[S^afe [` fa fZWScWUZgdZ bcbWkž</p>
<p>DMA` [` YF[W W</p>
<p>4gXW3dWZ6[ege]a` edWSdM` YfZW</p> <p>Size and type of buffer required between the main church property and the adjacent residential neighbors.</p>
<p>Access - Explanation of the Church's need for an additional access point on White Oak Road to better serve elderly and handicapped individuals.</p>

