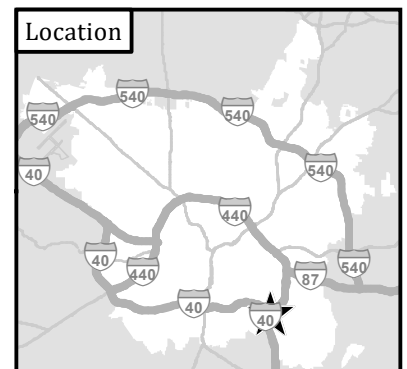


<b>Property</b>	3425 Rock Quarry Rd (portion)
<b>Size</b>	6.87 acres
<b>Existing Zoning</b>	R-6 w/SHOD-1
<b>Requested Zoning</b>	RX-4-CU



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Donald Belk, Senior Planner
Department	Planning and Development
Date	May 4, 2021
Subject	City Council agenda item for May 18, 2021 – Z-4-21

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At its meeting on May 4, 2021, the City Council scheduled the following item for a public hearing at the May 18, 2021 meeting:

**Z-4-21: 3425 Rock Quarry Road**, located approximately 0.2 miles north of the intersection of Rock Quarry Road and Sunnybrook Road, being Wake County PIN 1722177985 (portion of). Approximately 7 acres are requested by Redeeming Love Missionary Baptist Church, Inc., represented by Isabel Worthy Mattox, Mattox Law Firm, to be rezoned from R-6 w/Special Highway Overlay District-1 (SHOD-1) to RX-4-CU. A condition is proposed that would limit the total number of dwelling units to a maximum of 140.

**Current Zoning:** Residential-6 w/Special Highway Overlay District-1 (R-6 w/SHOD-1)

**Requested Zoning:** Residential Mixed Use-4 Stories-Conditional Use (RX-4-CU)

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** voted 9-0 to recommend approval of the request.

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



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13011

## CASE INFORMATION: Z-4-21 – 3425 ROCK QUARRY ROAD

Location	In southeast Raleigh located at the northwestern quadrant of the intersection of Sunnybrook Road and Rock Quarry Road.  Address: 3425 Rock Quarry Road  PIN: 1722177985 (portion of)  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	Residential-6 w/Special Highway Overlay District (R-6 w/SHOD)
Requested Zoning	Residential Mixed Use-4 Stories-Conditional Use (RX-4-CU)
Area of Request	6.8 acres
Corporate Limits	The site lies within the corporate limits of Raleigh.
Property Owner	Redeeming Love Missionary Baptist Church, Inc. 3425 Rock Quarry Road Raleigh, NC 27610-5115
Applicant	Isabel Worthy Mattox Mattox Law Firm 127 West Hargett Street, Suite 500 Raleigh, NC 27601
Council District	C
PC Recommendation Deadline	June 7, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. A maximum of 140 dwelling units may be developed on the property.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use (CMU)	
Urban Form	None	
Consistent Policies	Policy LU 1.2	Future Land Use Map and Zoning Consistency
	Policy LU 1.3	Conditional Use District Consistency
	Policy LU 2.6	Zoning and Infrastructure Impacts
	Policy LU 4.5	Connectivity
	Policy LU 5.4	Density Transitions
	Policy LU 6.2	Complementary Land Uses and Urban Vitality
	Policy LU 8.1	Housing Variety
	Policy H 1.8	Zoning for Housing

**Inconsistent Policies**

Policy LU 5.6 Buffering Requirements

**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
January 19, 2021 8 attendees	March 10, 2021	March 9, 2021 (consent)  April 27, 2021	May 4, 2021 (Report of the Planning Commission)  May 18, 2021 (Public Hearing)

**PLANNING COMMISSION RECOMMENDATION**

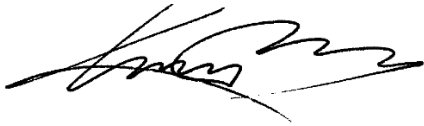
The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	This proposal is reasonable and in the public interest, and is supported by the following policies: LU 1.2 - Future Land Use Map and Zoning Consistency, LU 5.4 - Density Transitions, LU 6.2 - Complementary Land Uses and Urban Vitality, LU 8.1 - Housing Variety, and H 1.8 - Zoning for Housing.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: Rains Second: Mann In Favor: Bennett, Fox, Lampman, Mann, McIntosh, Miller, O'Haver, Rains, and Winters Opposed: None
Reason for Opposed Vote(s)	

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Revised conditions submitted 3/19/21

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.



April 27, 2021

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Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date:

Staff Coordinator: Don Belk: (919) 996-4641; [Donald.Belk@raleighnc.gov](mailto:Donald.Belk@raleighnc.gov)



# ZONING STAFF REPORT – CASE Z-4-21

## Conditional Use District

### OVERVIEW

This request is to rezone an approximately 7-acre parcel located at 3425 Rock Quarry Road from Residential-6 with Special Highway Overlay District 1 (R-6w/SHOD-1) to Residential Mixed Use-4 stories-Conditional Use (RX-4-CU). The applicant proposes to remove the SHOD-1 overlay district. As the site is not adjacent to a Major Access Corridor as described in UDO Sec. 5.3.1.D.2., removal of the SHOD would have no regulatory impact on the proposal. The applicant has also proposed a condition that would limit the total number of residential dwellings to 140 units.

The site is within City of Raleigh's corporate limits. It is located approximately 600 feet northwest of the intersection of Rock Quarry Road and Sunnybrook Road, and across Sunnybrook Road from the Coastal Credit Union Music Park at Walnut Creek.

The vacant and wooded site is presently zoned R-6 and is part of a larger 14.6-acre church property, the remainder of which will retain its current zoning of R-6. The site gently slopes westward from its border with Sunnybrook Road, which represents the lowest elevation of the property. The parcel is bordered to the north by the Sunnybrook Estates neighborhood, also zoned R-6, and a 4-acre parcel zoned NX-3-CU. To the south, the site is bordered by seven homesites that were the subject of Z-49-19, now zoned RX-4-PL-CU. Across Sunnybrook Road to the east lies a vacant tract zoned CX-3-CU. The Coastal Credit Union Music Park at Walnut Creek and Walnut Creek Elementary School are relatively close to the site.

The Rock Quarry Road/Sunnybrook Road intersection is the focal point of a mixed use activity center as shown on the Growth Framework Map, with both streets identified on the Frequent Bus Network. Recent rezoning activity (Z-49-19, RX-4, and Z-12-29, NX-3) is illustrative of the mix of uses desired in activity centers, which are intended to bring together higher density and non-residential uses within a "walkable, bicycle-friendly, and/or transit-accessible development framework." (Policy 3.6 – Mixed Use Development). This proposal would continue that trend.

The site lies within an area designated for Commercial Mixed Use on the Future Land Use Map that extends southward to Rock Quarry Road. To the north are Low Density Residential and Office and Residential Mixed Use designations.

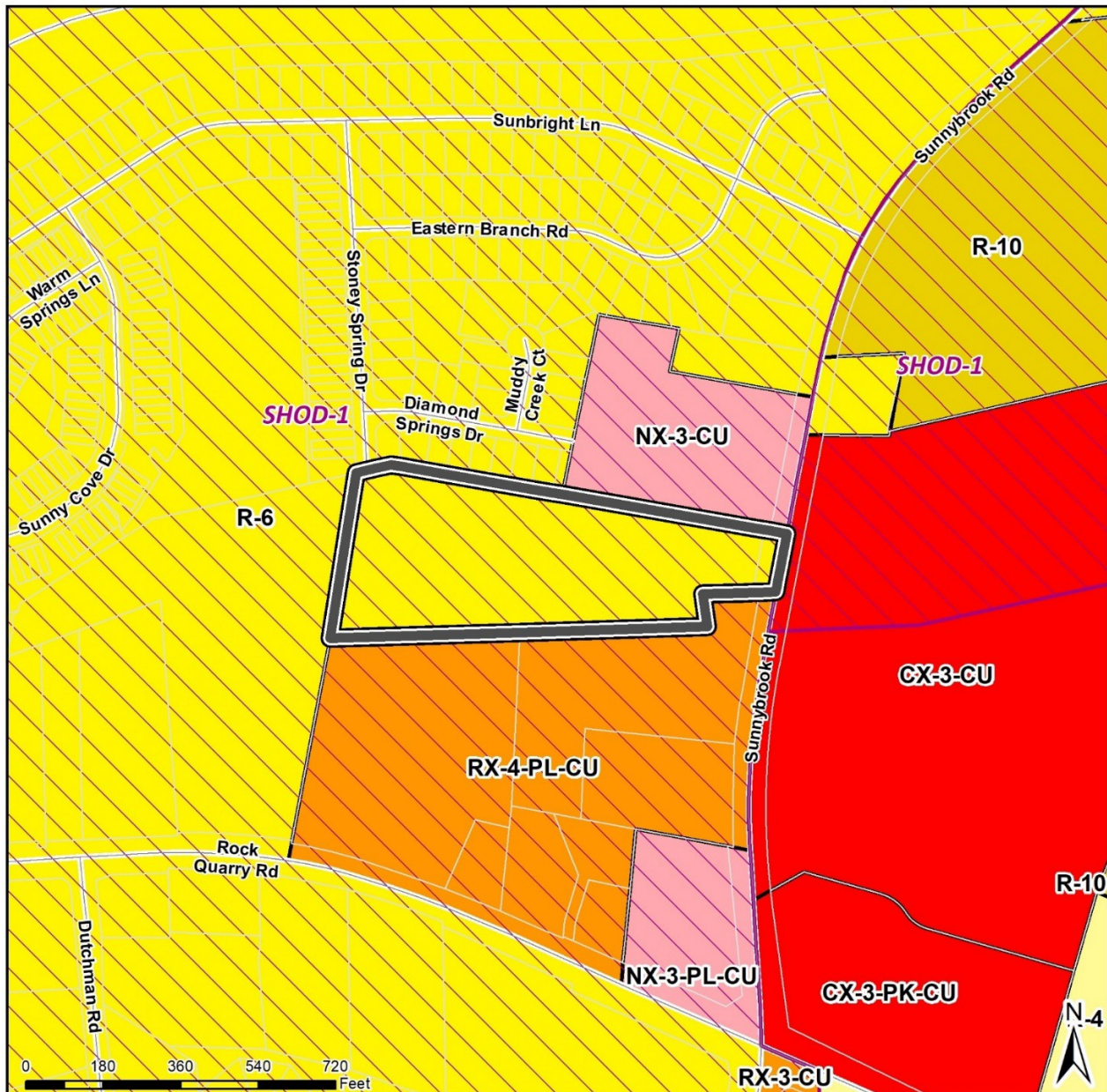
### OUTSTANDING ISSUES

Outstanding Issues	Suggested Mitigation
1. Condition should be revised to reflect maximum dwelling units instead of density, as acreage may change.	1. Revise condition to reflect maximum of 140 units.

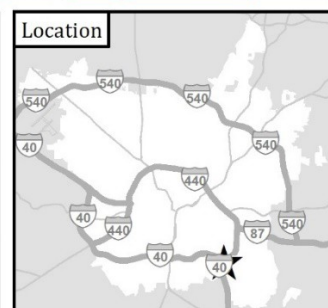


# Existing Zoning

Z-4-2021



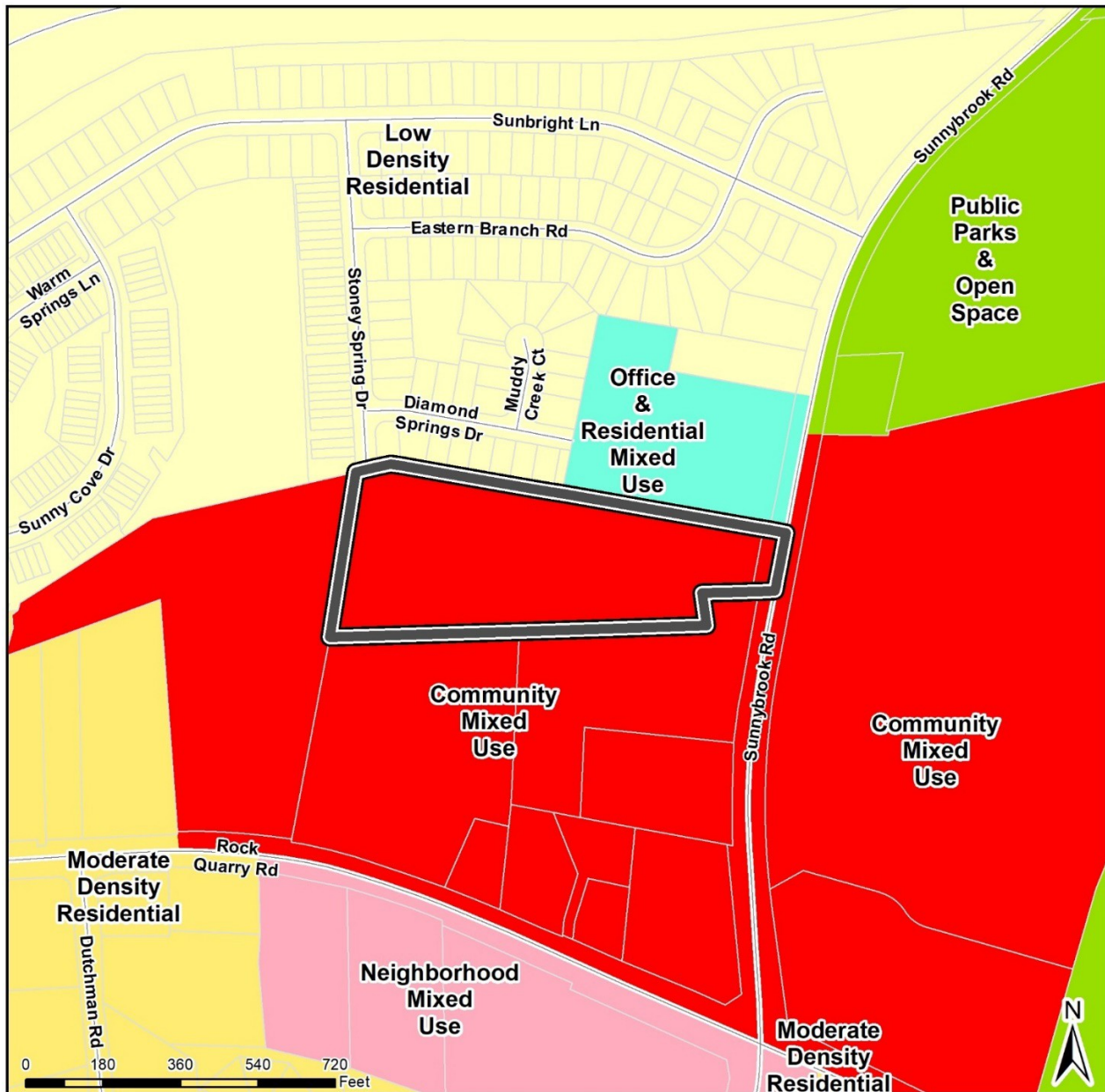
<b>Property</b>	3425 Rock Quarry Rd (portion)
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<b>Existing Zoning</b>	R-6 w/SHOD-1
<b>Requested Zoning</b>	RX-4-CU



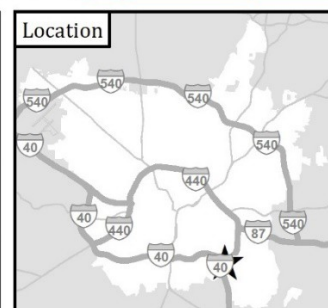
Map by Raleigh Department of City Planning (kuanc): 2/5/2021

# Future Land Use Map

Z-4-2021

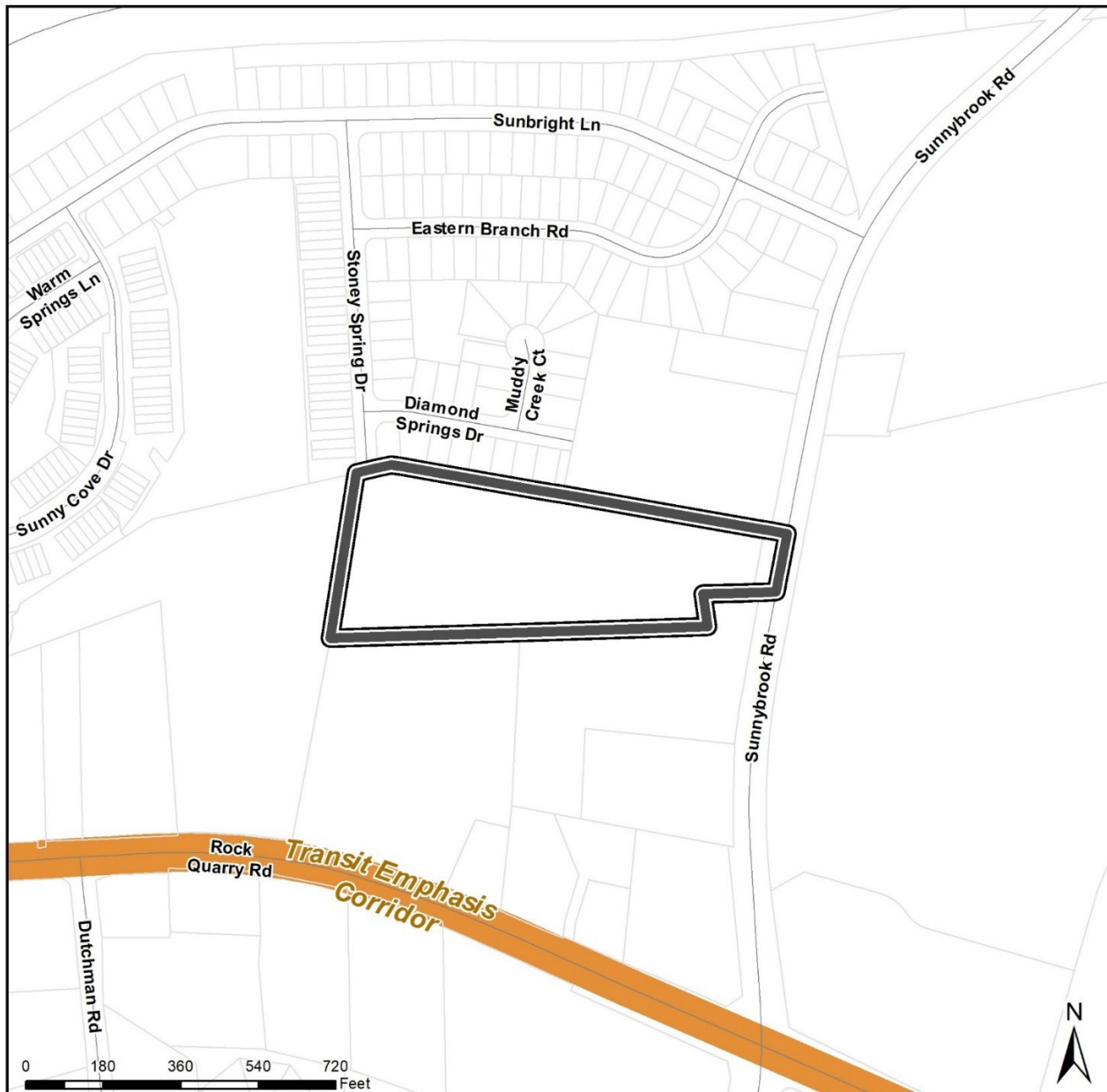


<b>Property</b>	3425 Rock Quarry Rd (portion)
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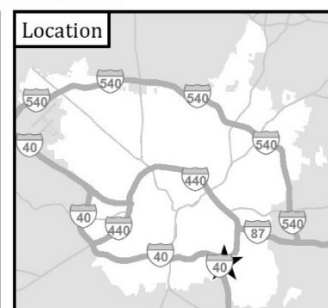


Map by Raleigh Department of City Planning (kuanc): 2/5/2021





<b>Property</b>	3425 Rock Quarry Rd (portion)
<b>Size</b>	6.87 acres
<b>Existing Zoning</b>	R-6 w/SHOD-1
<b>Requested Zoning</b>	RX-4-CU



Map by Raleigh Department of City Planning (kuanc): 2/5/2021

# 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 visions, themes, and policies contained in the Comprehensive Plan as follows:

The request is consistent with the **Expanding Housing Choices** theme, as it will expand the supply of housing options.

The request is mostly consistent with the **Managing Our Growth** theme, as it will integrate a higher density of residential development near a Transit Emphasis Corridor.

The request is mostly consistent with the **Coordinating Land Use and Transportation** theme. The proposal is located near a multi-modal corridor as described on the Growth Framework Map, and it is in keeping with overall development patterns needed to support successful public transit service.

The request is consistent with the **Growing Successful Neighborhoods and Communities** theme. The proposal will provide new residential development that will provide public transit accessibility to open space, community services, retail, and employment.

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

Yes. The site location is presently designated for Commercial Mixed Use, which typically applies to medium-sized shopping centers and larger pedestrian-oriented retail districts. For residential development, ground floor retail would be encouraged, with heights generally in the three- to five-story range. The requested height and density of this proposal – slated for multi-unit living – would be appropriate in this location.

- 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?

N/A

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

Yes. Community facilities and streets appear sufficient to serve the proposed use.

## Future Land Use

**Future Land Use designation:** Commercial Mixed Use

**The rezoning request is**

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

☐ **Inconsistent**

The request for RX zoning would permit residential densities (equating to 22 units per acre) that would be appropriate in this area. The proposal would expand an existing RX- district and provide a density transition between both the R-6 and NX-zoned property to the north and the CX-zoned property to the east.

**Urban Form**

**Urban Form designation:** N/A

**The rezoning request is**

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

☐ **Inconsistent**

☒ **Other**

There is no Urban Form designation for this site.

**Compatibility**

**The proposed rezoning is**

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

☐ **Incompatible.**

The site of this request is located along an emerging corridor that has seen major residential development activity in recent years, with commercial development following suit. The site adjoins the Sunnybrook Estates community that was built in the early 2000's, a parcel that was rezoned from R-6 to NX-3 in 2019, and an assemblage of parcels that were rezoned from R-6 to RX-4 last year. There is a 32-acre tract across Sunnybrook Road zoned CX-3. The rezoning request represents a 'transitional infill' proposal that would slightly expand the existing RX-4 district located to the south, which provides the transition in density from CX- and NX-zoned parcels adjoined by the R-6-zoned areas.

**Public Benefits of the Proposed Rezoning**

- Adds to the housing supply.
- Creates higher-density residential development near a Transit Emphasis Corridor.

- Will facilitate improved pedestrian transportation infrastructure on Sunnybrook Road.
- Facilitates infill development on a large and underutilized parcel.

## Detriments of the Proposed Rezoning

- The proposal would generate significantly higher number of vehicular trips than under the current entitlements. While the rezoning proposal does not trigger the requirement for a traffic impact analysis, a TIA may be required at the site plan stage.

## Policy Guidance

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

### **Policy 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 proposed zoning (RX-4-CU) is consistent with the Future Land Use Map. Although the FLUM designates this area for Commercial Mixed Use, the proposed density of the site (equating to 22 units per acre) is an appropriate residential density in this area. Furthermore, the subject site is adjoined by properties that are already zoned for Neighborhood Mixed Use and Commercial Mixed Use, forming the core of a Mixed Use Community Center as identified on the Growth Framework Map. Talk about height and table LU-2

### **Policy LU 1.3 – Conditional Use District Consistency**

*All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.*

- The conditions proposed in the request are consistent with the Comprehensive Plan; specifically the condition calls for a maximum of 140 dwelling units.

### **Policy LU 2.6 – Zoning and Infrastructure Impacts**

*Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.*

- The proposal would not adversely impact existing water infrastructure capacity. The site is located near a Transit Emphasis Corridor and will improve pedestrian connectivity and transit access along both Rock Quarry Road and Sunnybrook Road.

### **Policy LU 4.5 – Connectivity**

*New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.*

- Development of the proposed site would provide the opportunity for connectivity with adjacent mixed use-zoned parcels, ensuring alternative means of access as the mixed-

use center develops in the future. The site is also located along a four-lane, divided avenue and near a Transit Emphasis Corridor, which will provide improved opportunities for mobility.

#### **Policy LU 5.4 – Density Transitions**

*Low to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.*

- The proposal would offer a transitional density (limited to 140 units – identified in the 2030 Comprehensive Plan as medium density) between the low density residential-zoned (R-6) areas to the north and west and the NX- and CX-zoned property to the north and east.

#### **Policy LU 6.2 – Complementary Land Uses and Urban Vitality**

*A complementary integration and mixture of land uses should be provided within all growth centers and mixed-use centers to maintain the city's livability, manage future growth, and provide walkable and transit accessible destinations. Areas designated for mixed-use development in the Comprehensive Plan should be zoned consistent with this policy*

- The subject site is located within a Mixed-Use Community Center as defined on the Growth Framework Map, and near a Transit Emphasis Corridor as defined on the Urban Form Map. This rezoning proposal for Residential Mixed Use is consistent with this policy.

#### **Policy LU 8.1 – Housing Variety**

*Accommodate growth in newly developing areas of the City through mixed-use neighborhoods with a variety of housing types.*

- The proposal will add to the variety of housing stock in the area.

#### **Policy H 1.8 – Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.*

- The proposal to rezone to RX will provide the opportunity to build a transit-accessible housing type that adds to the market supply in this area.

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

#### **Policy LU 5.6 – Buffering Requirements**

*New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.*

- The proposed rezoning site is bordered to the north and west by a parcel zoned for lowdensity residential (R-6), and currently is mostly undeveloped. While neighborhood



transitions are required, the additional height requested in this proposal may warrant more specific measures to create more certainty about the form of future development.

### Area Plan Policy Guidance

There is no area plan guidance for this site.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	22	Transit score is well below the City's average, although the score indicates that "it is possible to get on a bus." There is hourly bus service along Rock Quarry from downtown to Shoppes at Battle Bridge.
Walk Score	31	22	The Walk score is below the City's average and indicates that "almost all errands require a car."
Bike Score	41	28	The area is somewhat bikeable, with minimal bicycle infrastructure

*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 proposal would have a higher than average carbon footprint due to the lower-than-average scores for transit access and walkability. However, the proposal is located near a Transit Emphasis Corridor which is programmed for greater frequency of bus service in the future. There is presently a lack of sidewalks along this section of Rock Quarry and Sunnybrook Road; however, the pedestrian network will build out as new development and redevelopment occurs.

## 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:** This proposal does not specify a residential building type, but a multi-family building type is anticipated. This would result in overall lower average annual energy use, thus a reduced carbon footprint over the detached house building type.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The proposal will add directly to the supply of housing in Southeast Raleigh, specifically multi-family housing types.
Does it include any subsidized units?	No	The proposal does not include subsidized units.
Does it permit a variety of housing types beyond detached houses?	Yes	The proposed RX zoning would allow for a variety of housing types.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	The proposed development would be within walking distance (500 feet) of GoRaleigh Route 17.

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

**Summary:** The proposal would allow for an increase in the number and variety of housing units in the area.

# IMPACT ANALYSIS

## Historic Resources

1. The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

**Impact Identified:** None.

## 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 Walnut Creek Athletic Park (0.9 miles) and Worthdale Park (1.1 miles).
3. Nearest existing greenway trail access is provided by Walnut Creek Greenway Trail (0.6 miles).
4. Current park access level of service in this area is graded a C letter grade.

**Impact Identified:** None.

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	160	25,000	94,425
Wastewater	160	25,000	94,425

**Impact Identified:**

1. The proposed rezoning would add approximately 69,425 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. 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.

4. 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 Developer.

## Stormwater

Floodplain	n/a
Drainage Basin	Walnut Creek, Big Branch South
Stormwater Management	UDO 9.2
Overlay District	n/a

**Impact Identified:** No downstream structural impacts identified.

## Transit

1. The proposed site is subject to Article 8.11, Transit Infrastructure. Further comments from Transit are pending a Site Plan submittal or any applied transit conditions to site development.

**Impact Identified:** None.

## Transportation

### **1. Site Location and Context**

#### *Location*

The Z-4-21 site is located in southeast Raleigh near the northwest corner of Rock Quarry Road and Sunnybrook Road.

#### *Area Plans*

The Z-4-21 site is not located within any existing or active are or corridor plans.

### **2. Existing and Planned Infrastructure**

#### *Streets*

Both Rock Quarry Road and Sunnybrook Road are designated as 4-lane divided avenues in map T-1 of the Comprehensive Plan. Both are maintained by NCDOT. Sunnybrook Road is constructed with 2 through lanes and a center turn lane; it lacks curb and gutter and sidewalks. Rock Quarry Road east of Sunnybrook Road is constructed with 4 through lanes and a center turn lane; it has complete curb and gutter as well as sidewalks. West of Sunnybrook Road, Rock Quarry Road does not have complete improvements, but there is a funded project to complete widening, sidewalks, and bikeways.



In accordance with UDO section 8.3.2, the maximum block perimeter for RX-4-CU zoning districts is 3,000 feet, and the maximum length for a dead-end street is 400 feet. The current block perimeter for this site is very large, being constrained by I-40 and I-440. In the street plan (map T-1), Sunbright Lane is planned to be extended as a neighborhood street from its current terminus to Rock Quarry Road, aligning with Dutchman Road. When this street is constructed, the block perimeter for the site would be approximately 7,000 feet.

Stoney Spring Drive stubs to the northern edge of the site. It is not in the Street Plan and is therefore a local street. Extension of this street to Rock Quarry Road would create a block approximately 5,400 feet in perimeter. More importantly, it would add a second access point to a neighborhood that currently only has one for approximately 300 homes. The Raleigh Street Design Manual requires one access point for each 150 units for resiliency and public safety reasons. There are additional stub streets within the block to facilitate further reductions of the block perimeter in this area.

#### *Pedestrian Facilities*

Sidewalks in the vicinity of this site are intermittent. Completion of the sidewalks on Rock Quarry Road is programmed with the project to widen Rock Quarry Road from Sunnybrook Road to Olde Birch Drive.

#### *Bicycle Facilities and Greenways*

There are no existing bikeways near subject property. There is a multi-use path on Rock Quarry Road west of New Birch Drive. This separated bikeway extends to Martin Luther King Jr. Blvd where it connects to buffered bicycle running north onto Tarboro Road. The planned project to widen Rock Quarry Road will extend this multi-use path eastward to Sunnybrook Road. The Walnut Creek Greenway Trail connects to the Walnut Creek South Park, approximately  $\frac{3}{4}$  mile to the northeast of the site.

#### *Transit*

GoRaleigh Route 17 serves Rock Quarry Road with hourly service.

#### *Access*

Access to the subject site is via Sunnybrook Road, Stoney Spring Drive, and any new public streets created south before or during the development of the site.

### **3. Other Projects in the Area**

The City of Raleigh and NCDOT have a project to improve and widen Rock Quarry Road to a consistent five lane cross section between Sunnybrook Road and Olde Birch Drive. This project is U-6093 in the Capital Area Metropolitan Transportation Planning Organization (CAMPO) Transportation Improvement Program (TIP). It is expected to be built by NCDOT along with the current design-build project to widen I-40 between Garner and I-440 (project I-5111), which is currently under construction. A specific schedule for design and construction is not known at this time.

### **4. TIA Determination**

Based on the Envision results, approval of case Z-4-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-6 to RX-4-CU is projected to generate 26 new trips in the AM

peak hour and 30 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-4-21 Existing Land Use Vacant	Daily	AM	PM
	0	0	0
Z-4-21 Current Zoning Entitlements Residential	Daily	AM	PM
	378	30	40
Z-4-21 Proposed Zoning Maximums Residential Mixed Use	Daily	AM	PM
	848	55	69
Z-4-21 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>471</b>	<b>26</b>	<b>30</b>

### Urban Forestry

1. Proposed zoning and conditions offered do not alter Tree Conservation Area requirements of the UDO from the existing zoning.

**Impact Identified:** None.

### Impacts Summary

There are no significant impacts identified for this rezoning proposal. No downstream structural flooding cases were identified, and the increase in peak hour vehicular trips did not trigger the requirement of a Traffic Impact Analysis, and a fire flow analysis may be required at the site plan stage.

### Mitigation of Impacts

A traffic impact analysis may be required at the site plan stage. A downstream sewer capacity study and fire flow analysis will be required prior to the issuance of a building permit.

## CONCLUSION

This proposal will add to the housing supply and continue the trend of mixed-use development near this intersection, the focal point of a mixed-use community center as defined on the Growth Framework Map.

This proposal is consistent with the Future Land Use Map, which designates the area for Community Mixed Use. The adjoining area is predominately vacant, with the exception of nearby large-lot homesites, a church, and the Walnut Creek Elementary School. As such, the proposal represents an opportunity to set establish a more walkable pattern of development in this area, defined as a mixed-use community center on the Growth Framework Map. The proposed site is located near a Transit Emphasis Corridor (Rock Quarry Road).

Z-49-19 is consistent overall with the 2030 Comprehensive Plan.

## CASE TIMELINE

Date	Action	Notes
January 26, 2021	Application submitted as Conditional Use rezoning	
March 9, 2021	Planning Commission meeting	Consent agenda
April 27, 2021	Planning Commission meeting	Recommend approval, 9-0
May 4, 2021	City Council – Report of Planning Commission	Public Hearing recommended for May 18, 2021
May 18, 2021	City Council – Public Hearing	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
Existing Zoning	R-6	R-6, NX-3-CU	RX-4-PL-CU	CX-3-CU	R-6
Additional Overlay	SHOD	SHOD	SHOD	SHOD	SHOD
Future Land Use	CMU	LDR, ORMU	CMU	CMU	CMU
Current Land Use	Vacant	Residential	Residential	Vacant	Institutional
Urban Form	N/A	N/A	N/A	N/A	N/A

## CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-6	RX-4-CU
Total Acreage	14.6	6.8
Setbacks:		
Front	10'	10'
Side	10'	10'
Rear	20'	20'
Residential Density:	6 du/ac	22 du/ac
Max. # of Residential Units	40	140
Max. Gross Building SF	60,000	156,450
Max. Gross Office SF	-	4,000
Max. Gross Retail SF	-	4,000
Max. Gross Industrial SF	-	-
Potential F.A.R	0.2	0.54

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





# 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](http://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](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: <b>R-6</b>		Height:	Frontage:
Proposed zoning base district: <b>RX</b>		Height: <b>4</b>	Frontage:
			Overlay(s): SHOD-1
			Overlay(s): NONE
<b>Helpful Tip:</b> 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: January 21, 2021	Date amended (1):	Date amended (2):
Property address: The eastern portion of 3425 Rock Quarry Road (approximately 7 acres)		
Property PIN: 1722177985		
Deed reference (book/page): Book 9584, Page 64		
Nearest intersection: Rock Quarry Rd and Sunnybrook Rd		Property size (acres): Approx. 7 acres of 14.60 acre parcel
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: Redeeming Love Missionary Baptist Church, Inc.		
Property owner email: c/o Isabel Mattox @ <a href="mailto:Isabel@mattoxlawfirm.com">Isabel@mattoxlawfirm.com</a>		
Property owner phone: c/o Isabel Mattox @ 919-828-7171		
Applicant name and address: Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: <a href="mailto:Isabel@mattoxlawfirm.com">Isabel@mattoxlawfirm.com</a>		
Applicant phone: (919) 828-7171		
Applicant signature(s): See Property Owner's signature below.		

## PROPERTY OWNER'S SIGNATURE:

REDEEMING LOVE MISSIONARY BAPTIST CHURCH, INC., a North Carolina non-profit corporation

By:   
 Name: Mark T. Gibson  
 Title: Senior Pastor / BOD Chairman

By:   
 Name: JAMES WHITHER  
 Title: CHIEF OF STAFF

By:   
 Name: Collin Brown  
 Title: Financial Secy / BOD

By:   
 Name: Wilbert R. Morris  
 Title: Assist. Finance Secy / BOD

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: January 21, 2021	OFFICE USE ONLY Rezoning case #
Existing zoning: R-6	Proposed zoning: RX-4-CUD	

Narrative of Zoning Conditions Offered
--

1. A maximum of 140 dwelling units or 22 units per acre may be developed on the property.

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:

REDEEMING LOVE MISSIONARY BAPTIST CHURCH, INC.,  
a North Carolina non-profit corporation

By: Mark T. Gibson  
Name: Mark T. Gibson  
Title: Senior Pastor / BOD Chairman

By: Jane Whitner  
Name: JANE WHITNER  
Title: CHIEF OF STAFF

By: Colleen Brown  
Name: Colleen Brown  
Title: Financial Secer/BOD

By: Wilbert R. Morris  
Name: Wilbert R. Morris  
Title: Assist. Financial Sec. / BOD

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> 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	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
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.

<b>1</b>	<p>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.</p> <p><b>Response:</b></p>
<b>2</b>	<p>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.</p> <p><b>Response:</b></p>
<b>3</b>	<p>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.</p> <p><b>Response:</b></p>
<b>4</b>	<p>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.</p> <p><b>Response:</b></p>
<b>5</b>	<p>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.</p> <p><b>Response:</b></p>
<b>6</b>	<p>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.</p> <p><b>Response:</b></p>



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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b></p>

<b>14</b>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b></p>
<b>15</b>	<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><b>Response:</b></p>
<b>16</b>	<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><b>Response:</b></p>
<b>17</b>	<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><b>Response:</b></p>
<b>18</b>	<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><b>Response:</b></p>
<b>19</b>	<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><b>Response:</b></p>
<b>20</b>	<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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></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><b>Response:</b></p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference.					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned.					
9. Trip generation study					
10. Traffic impact analysis					
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).					
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.					
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).					
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					



**Property Owner: Redeeming Love Missionary Baptist Church, Inc.**







# Pre-Application Conference

## Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

<b>Meeting Date:</b> 1/15/2021	
<b>Attendees:</b> Sara Ellis, Donald Belk, Carmen Kuan, Jason Myers, Anne Conlon, Isabel Mattox, Andy w/ South Creek Development.	
<b>Site Address/PIN:</b> 1722177985 – 3425 Rock Quarry Rd (portion of)	
<b>Current Zoning/Designation:</b> R-6 w/ SHOD-1	
<b>Proposed Zoning/Designation:</b> RX-4-PL-CU	
<b>City Council District:</b> C – Corey Branch	
<b>Notes:</b> The subject for rezoning is the northeast portion of the property at 3425 Rock Quarry Rd. The intent for the rezoning is to develop ~132 units of affordable senior housing. The tract will be subdivided during site review. The proposed rezoning is consistent with the FLUM and Comprehensive Plan.  Potential conditions could include a maximum number of units (although not required for FLUM consistency) and a height maximum along the northern boundary of the site. Staff recommends providing a condition that may mitigate buffer and height transition concerns of neighbors.  Potential inconsistencies related with the rezoning are: <ul style="list-style-type: none"><li>• SHOD removal may be inconsistent with tree conservation although this can be mitigated by a condition.</li><li>• Neighborhood character which can be mitigated with conditions for height and buffer transitions.</li></ul> A second neighborhood meeting will be required based on the acreage of the rezoning.	
<b>Department &amp; Staff</b>	<b>Notes</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Jason Myers <a href="mailto:Jason.Myers@raleighnc.gov">Jason.Myers@raleighnc.gov</a> 919-996-2166  <input type="checkbox"/> Anne Conlon <a href="mailto:Anne.Conlon@raleighnc.gov">Anne.Conlon@raleighnc.gov</a> 919-996-2160	Transportation notes that a TIA may not be required at the rezoning phase so long as the proposed conditions do not alter the standard street plan requirements.

<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Collette Kinane  <a href="mailto:Collette.Kinane@raleighnc.gov">Collette.Kinane@raleighnc.gov</a>  919-996-2649</p>	
<p><b>Parks, Recreation, &amp; Cultural Resources</b></p> <p><input type="checkbox"/> TJ McCourt  <a href="mailto:Thomas.McCourt@raleighnc.gov">Thomas.McCourt@raleighnc.gov</a>  919-996-6079</p> <p><input type="checkbox"/> Emma Liles  <a href="mailto:Emma.Liles@raleighnc.gov">Emma.Liles@raleighnc.gov</a>  919-996-4871</p>	
<p><b>Public Utilities</b></p> <p><input type="checkbox"/> John Sorrell  <a href="mailto:John.Sorrell@raleighnc.gov">John.Sorrell@raleighnc.gov</a>  919-996-3485</p> <p><input type="checkbox"/> Lorea Sample  <a href="mailto:Lorea.Sample@raleighnc.gov">Lorea.Sample@raleighnc.gov</a>  919-996-3484</p>	
<p><b>Stormwater</b></p> <p><input type="checkbox"/> Gary Morton  <a href="mailto:Gary.Morton@raleighnc.gov">Gary.Morton@raleighnc.gov</a>  919-996-3517</p> <p><input type="checkbox"/> Charles Webb  <a href="mailto:Charles.Webb@raleighnc.gov">Charles.Webb@raleighnc.gov</a>  919-996-3519</p>	
<p><b>Development Services</b></p> <p><input type="checkbox"/> Justin Rametta  <a href="mailto:Justin.Rametta@raleighnc.gov">Justin.Rametta@raleighnc.gov</a>  919-996-2665</p> <p><input type="checkbox"/> Mike Walters  <a href="mailto:Michael.Walters@raleighnc.gov">Michael.Walters@raleighnc.gov</a>  919-996-2636</p>	



# MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox  
[Isabel@mattoxlawfirm.com](mailto:Isabel@mattoxlawfirm.com)

Matthew J. Carpenter  
[Matthew@mattoxlawfirm.com](mailto:Matthew@mattoxlawfirm.com)

January 8, 2021

TO ALL ADDRESSEES:

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

A Portion of 3425 Rock Quarry Road, Raleigh, NC 27610 (entire parcel contains 14.60 acres) (PIN 1722177985) Book 9584, Page 64, owned by REDEEMING LOVE MISSIONARY BAPTIST CHURCH, INC., a North Carolina non-profit corporation (the "Rezoning Property")

Dear Property Owners:

You are receiving this letter because you are the owner 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-6 with SHOD-1 to RX-4-PL-CUD to allow for affordable senior housing (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner of the Rezoning Property, or the owner of property within 500 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held remotely **via Zoom on Tuesday, January 19, 2021 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/81605633279>
2. Email Matthew Carpenter at [Matthew@mattoxlawfirm.com](mailto:Matthew@mattoxlawfirm.com) and receive an e-mail invitation.
3. Call in to the meeting at 929-205-6099 and enter meeting ID: **816 0563 3279.**

To ensure that we are able to address as many questions as possible, please submit questions via email to [Matthew@mattoxlawfirm.com](mailto: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

All Addressees  
January 8, 2021  
Page 2 of 2

available online and can be accessed by visiting **[www.raleighnc.gov](http://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](mailto:JP.Mansolf@raleighnc.gov)**. You can also contact me directly with any questions.

Yours very truly,

*Isabel Mattox*

Isabel Worthy Mattox

Enclosures

cc: Charlie Heritage ([charlie@southcreekdevelopment.com](mailto:charlie@southcreekdevelopment.com) via email )

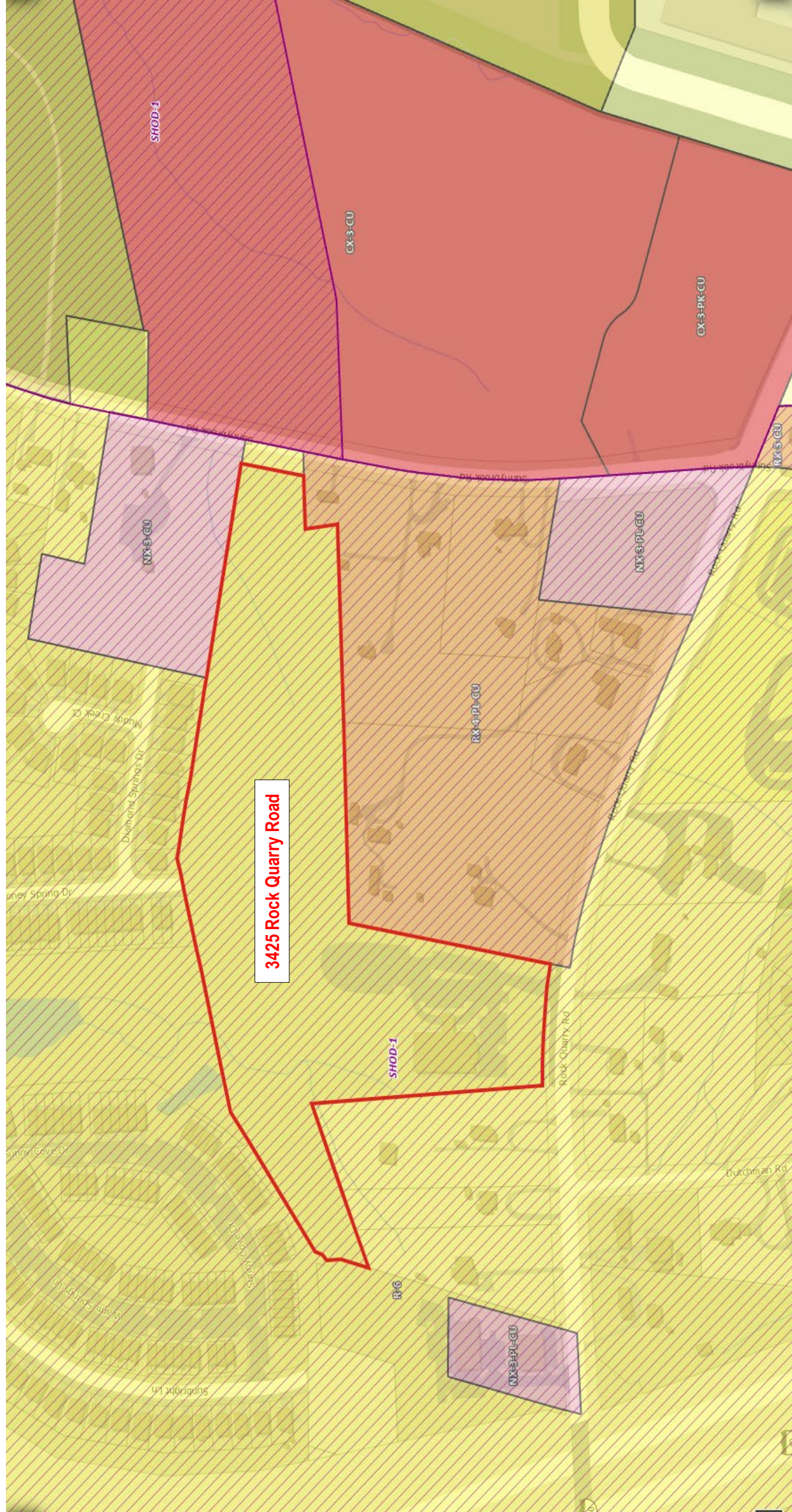


# Aerial View – 3425 Rock Quarry Road





# Current Zoning – 3425 Rock Quarry Road





# Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://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](mailto:rezoning@raleighnc.gov).

**\*\* DRAFT \*\***

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:	<b>R-6</b>	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	<b>RX-4-PL</b>	Height:	Frontage:	Overlay(s): <b>SHOD-1</b>
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> 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:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s): See Property Owner's signature below.		
Additional email(s):		

## PROPERTY OWNER'S SIGNATURE:

REDEEMING LOVE MISSIONARY BAPTIST CURCH, INC., a North Carolina non-profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

## 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:

Rezoning process and timeline
Proposed Development - multifamily senior housing. Age restrictions, typical lessees, apartment configurations
Effect of the development on neighboring property values
Current and proposed zoning
Preliminary site layout
Potential construction timeline
Traffic
Support of Redeeming Love Missionary Baptist Church

[illegible]

1722177985  
REDEEMING LOVE MISSIONARY BAPTIST  
CHURCH INC  
3425 ROCK QUARRY RD  
RALEIGH NC 27610-5115

1722078574  
CULTURAL COMMERCE PARTNERS LLC  
YORK PROPERTIES INC OF RALEIGH  
PO BOX 10007  
RALEIGH NC 27605-0007

1722078574  
RESIDENT/TENANT  
3301 ROCK QUARRY RD  
RALEIGH NC 27610

1722262307  
WAKE CNTY BOARD OF EDUCATION THE  
RE SERVICES DIRECTOR  
1551 ROCK QUARRY RD  
RALEIGH NC 27610-4145

1722262307  
RESIDENT/TENANT  
2600 SUNNYBROOK RD  
RALEIGH NC 27610

1722069922  
ADAMS, EARNEST PAUL  
ADAMS, GERALDINE P  
3300 ROCK QUARRY RD  
RALEIGH NC 27610-5114

1722077909  
GREENE, AESHA  
GREENE, MICHAEL T  
3207 SUNBRIGHT LN  
RALEIGH NC 27610-6436

1722077914  
LOPEZ, HILARIO A  
3205 SUNBRIGHT LN  
RALEIGH NC 27610-6436

1722079913  
SMITH, SEAN  
SMITH, JACINDA  
2239 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722079933  
OBONYO, PHOEBE  
WANYAMA, HESBON M  
2237 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722079953  
AKKISSETTY, GAJAPATHI RAO  
AKKISSETTY, VIDYA  
406 WILLINGHAM RD  
MORRISVILLE NC 27560-7475

1722079973  
DE ALMEIDA, JEFFERSON  
ALMEIDA, ROSANA CARRO  
233 HAMMOND WOOD PL  
MORRISVILLE NC 27560-5305

1722079994  
SURAPANENI, RAGHUVVEER  
SURAPANENI, PRATHIMA  
2112 PRAIRIE DOG DR  
WAKE FOREST NC 27587-3818

1722086192  
HENDERSON, SUJEANNA  
3213 SUNBRIGHT LN  
RALEIGH NC 27610-6436

1722086197  
ECHOLS, KRISTEN V  
3215 SUNBRIGHT LN  
RALEIGH NC 27610-6436

1722086292  
HACKNEY, SHELIA F  
3217 SUNBRIGHT LN  
RALEIGH NC 27610-6436

1722087003  
HERNANDEZ, PABLO ANIBAL GUERRA  
ROMERO, RAQUEL E  
3209 SUNBRIGHT LN  
RALEIGH NC 27610-6436

1722087008  
JACKSON, SHAWNTANA  
3211 SUNBRIGHT LN  
RALEIGH NC 27610-6436

1722088056  
PITZEL, JOEL STEPHEN  
PITZEL, MELISSA THERESE  
3205 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088058  
AKKISSETTY, GAJAPATHI RAO DASS-  
AKKISSETTY, VIDYA  
406 WILLINGHAM RD  
MORRISVILLE NC 27560-7475

1722088148  
ESSIG, JOHN  
3215 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088150  
BROCKINGTON, CHARISMA  
3209 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088154  
WILLIAMSON, JAMES M. JR.  
3211 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088156  
WILLIAMS, REVONDA B  
3213 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088240  
PUGH, DAPHNE D.  
3217 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088252  
WILLIAMS, SADE  
3219 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088254  
JAMES, CHARISSE  
3221 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088269  
MOLOCK, ANJANEE M  
3225 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088361  
MACK, CEDRIC LAVONNE II  
3227 WARM SPRINGS LN  
RALEIGH NC 27610-2764

1722088363  
BAILEY, WILLIAM BAILEY, THERESE  
1546 EVA MAE DR  
RALEIGH NC 27610-4447



1722088375  
SRESRA REALTY LLC  
302 BRIARGATE TERRACE LN  
CARY NC 27519-8390

1722161826  
GUTIERREZ, GERMAN GONZALEZ  
CISNEROS, ANDREA  
3316 DUTCHMAN RD  
RALEIGH NC 27610-4188

1722163850  
GOODWIN, GLENN E  
GOODWIN, PEGGY W  
54 BRYLEE LN  
CLAYTON NC 27520-3700

1722164977  
VO, MY THE  
202 WINTERLOCHEN DR  
DUNN NC 28334-8908

1722169966  
ROCK QUARRY PROPERTIES, LLC  
3510 ROCK QUARRY RD  
RALEIGH NC 27610-5118

1722170468  
BUCHHOLZ, DONALD W  
BUCHHOLZ, TERESA L  
3311 ROCK QUARRY RD  
RALEIGH NC 27610-5113

1722170914  
HADRACH, HICHAM  
2229 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722170934  
LOWERY, CARMESIA  
2227 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722170974  
PINEHURST REIT LLC  
PO BOX 1298  
PINEHURST NC 28370-1298

1722170995  
PINEHURST REIT LLC  
1015 PINEHURST DR  
CHAPEL HILL NC 27517-5656

1722171029  
WALL, HAROLD T  
WALL, BILLY M  
2033 SMITH RD  
SMITHFIELD NC 27577-9513

1722171581  
LI, YUNLONG  
PO BOX 33335  
RALEIGH NC 27636-3335

1722171916  
SEVILLA PROPERTIES LLC  
1015 PINEHURST DR  
CHAPEL HILL NC 27517-5656

1722171936  
SEVILLA, GARRICK A  
SEVILLA, CARLA  
1015 PINEHURST DR  
CHAPEL HILL NC 27517-5656

1722171999  
GALLOWAY, ASHLEY D.  
2213 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722173154  
NNAMANI, DEBORAH  
3404 ROCK QUARRY RD  
RALEIGH NC 27610-5116

1722173631  
MAYO, LOUIS JR  
89 WALNUT ST  
BAMBERG SC 29003-1851

1722175157  
RATLIFF, CAROLYN E  
3414 ROCK QUARRY RD  
RALEIGH NC 27610-5116

1722177041  
HOLDER, BOYD WATSON  
3513 ARROWWOOD DR  
RALEIGH NC 27604-2511

1722179577  
GOODWIN, WILLIAM E  
GOODWIN, BARBARA J  
2718 ROCK QUARRY RD  
RALEIGH NC 27610-5104

1722180006  
FELICIANO, VALENTIN  
FELICIANO, ELIZABETH  
141 LUXORWIND DR  
GARNER NC 27529-4370

1722180008  
YARLAGADDA, RADHA K  
3008 TABERNA DR  
GREENVILLE NC 27834-0943

1722180100  
UPPALAPATI, BABU MAHESH  
4 OBERT DR  
RARITAN NJ 08869-1659

1722180102  
MALLUPEDDI, SRINIVASARAO  
MALLUPEDDI, LAKSHMI K.  
605 SHALE GRAY CT  
CARY NC 27519-1846

1722180104  
FELICIANO, VALENTIN  
FELICIANO, ELIZABETH  
141 LUXORWIND DR  
GARNER NC 27529-4370

1722180106  
FELICIANO, VALENTIN  
FELICIANO, ELIZABETH  
141 LUXORWIND DR  
GARNER NC 27529-4370

1722180192  
BRYANT, TABITHA M  
2214 SUNNY COVE DR  
RALEIGH NC 27610-6460

1722180201  
WALTER, JEREL O  
8167 FELDWIG PL  
RALEIGH NC 27616-9314

1722180203  
PINEHURST REIT LLC  
PO BOX 1298  
PINEHURST NC 28370-1298

1722180215  
SUPREME CLOUD PROPERTIES LLC  
205 SLATE BLUE PL  
CARY NC 27519-1833

1722180217  
JOHNSON, JONATHAN  
3224 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180219  
MCNEILL, CARLOTTA L.  
3226 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180311  
CHAMBLEE, THOMAS R JR  
3228 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180335  
SMITH, LA-TANYA  
3238 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180347  
JACKSON, SARA ANNE  
3240 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180359  
CARY, JEFFREY  
CARY, JANNETTE M  
3242 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180461  
BLOUNT, DEANDRIA DAKEITA  
3244 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180472  
RICHARDSON, MAHOGANY TRAMAYNE  
3246 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722180484  
REYES, NITAYA J  
3248 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722181113  
SURAPANENI, RAGHUVVEER  
SURAPANENI, PRATHIMA  
2112 PRAIRIE DOG DR  
WAKE FOREST NC 27587-3818

1722181124  
JAVVADI, VIJAY KUMAR  
JAVVADI, NEELIMA  
260 HILLIARD FOREST DR  
CARY NC 27519-8124

1722181145  
PADIGALA, KIRAN  
PECHITTY, SMITA  
418 W GREENS DR  
BATON ROUGE LA 70810-8949

1722181157  
VALERIO, JUAN G  
VALERIO, SOLANYI POLANCO  
2206 SUNNY COVE DR  
RALEIGH NC 27610-6460

1722181178  
PADIGALA, KIRAN  
PECHITTY, SMITA  
418 W GREENS DR  
BATON ROUGE LA 70810-8949

1722181199  
VATTIKUTI, SURYA N  
GALI, SUNITHA  
451 GARFIELD AVE  
MINEOLA NY 11501-2204

1722181438  
LASSITER, WALLACE E  
3260 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722181449  
TELFAIR, AMBER MARIE  
3262 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722181560  
COFIELD, RONALD K  
3264 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722181581  
STALLINGS, CHAKA  
3268 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722181592  
GANELES, JOSHUA A  
3270 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722182001  
BOVE, FAITH  
2211 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722182022  
GREENE, VINCENT  
2209 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722182043  
PARRIS, MELIDA Z  
2110 NEWKIRK AVE APT 2K  
BROOKLYN NY 11226-7536

1722182054  
RENTALIS RALEIGH LLC  
PO BOX 933  
CARY NC 27512-0933

1722182076  
TRICE, BRENDA  
2203 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722182087  
DOUBLEDDEE, DEION  
DOUBLEDDEE, GENESIS  
2201 SUNNY COVE DR  
RALEIGH NC 27610-6461

1722182214  
MURRELD, ATIYA A  
2150 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182226  
SARDANA, REEMA TRUSTEE SINHA,  
SUBHADEEP TRUSTEE  
3436 SURRY PL  
FREMONT CA 94536-3544

1722182228  
MOORE, SONYA K  
2146 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182320  
KIM, SE HOUN  
SARGENT, JUSTIN  
3036 WINFRED DELL LN  
CARY NC 27511-3325

1722182322  
LAHMEYER, JOSEPH S  
LAHMEYER, HANNAH M  
2142 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182431  
VALEIRON, MIGUEL A  
2134 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182513  
SHUTT, GREG A  
SHUTT, TRACEY A  
3272 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722183111  
GALLAGHER, SAMUEL JAMES  
GALLAGHER, BROOKE OLIVIA  
2161 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183146  
MORGAN, DEIDRE C  
2155 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183388  
WATSON, VICTORIA C  
2139 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183396  
KHAN, KIMBERLY L  
2141 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183492  
WHITE, AMBER  
2135 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183583  
NURSE, TANYA A  
2125 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722187592  
LOCKETT, DEVELLE JR  
2220 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722182334  
FLOWERS, CRYSTAL S  
2140 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182433  
HARRIS, GRETA D  
2132 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182534  
HINTON, NELSONYA M  
3274 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722183122  
GUPTON, DEVONDA R  
2159 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183297  
BALLENTINE, JANSICA  
2149 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183391  
GILMORE, BARRY ALEXANDER  
2145 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183486  
MUSE, FLORENCE M  
MUSE, NATHANIEL  
2131 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183494  
SHAH, GIRA S  
SHAH, SUNILKUMAR  
2679 242ND CT NE  
SAMMAMISH WA 98074-5107

1722187497  
MILLS, YVETTE  
2224 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722187594  
COTTON, LAQUITA S  
2218 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722182339  
BRUCE-MENSAH, GRACE  
BRUCE-MENSAH, KOFI  
2136 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182435  
KARIUKI, GEORGE  
KARIUKI, WINNIE  
2130 SUNNY COVE DR  
RALEIGH NC 27610-6454

1722182545  
HARRIS, NATUSHA L  
HARRIS, GEORGIA  
3276 WARM SPRINGS LN  
RALEIGH NC 27610-2765

1722183134  
CARCIRIERI, JENNIFER  
2157 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183299  
CROCHIK, FELIPE  
SANGIACOMO, LIGIA  
107 SEDGEMOOR DR  
CARY NC 27513-5593

1722183393  
ALBRITTON, TIFFANY  
2143 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183489  
RIZZO, BRANDON  
2129 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722183581  
WAITHE, SHARARD  
2127 SUNNY COVE DR  
RALEIGH NC 27610-6455

1722187590  
TRUSTEE FOR THE IRVING D NORWOOD  
REVOCABLE LIVING THE IRVING D NORWOOD  
REVOCABLE LIVING TRUST  
112 ESCADA LN  
LAS VEGAS NV 89145-3920

1722187596  
WU, LU  
2216 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722187598  
FOLKERT, KARALYN  
2214 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722187687  
JACKSON, STEPHANIE ADELE  
3201 BURNTWOOD CIR  
RALEIGH NC 27610-5707

1722187691  
DAWKINS, RAUL SEAN  
2212 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722187693  
FREEMAN, QUENTIN R  
FREEMAN, DONNETT T  
2210 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722188211  
OQUAYE, ODOFOLEY F  
2308 STONEY SPRING DR  
RALEIGH NC 27610-1895

1722188213  
WAGNER, GEORGE ALLEN  
2306 STONEY SPRING DR  
RALEIGH NC 27610-1895

1722188218  
AKBAR, JAMAL  
3806 CALVERHALL WAY  
ROCKLIN CA 95677-3254

1722188300  
ANDERSON, ROBERT L II  
2300 STONEY SPRING DR  
RALEIGH NC 27610-1895

1722188302  
JONES, BRANDON M  
2238 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722188304  
VENKATRAM, PARTHASARATHY  
2236 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722188306  
BLOUNT, TOCCARA  
2234 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722188308  
DRYE, TEMIKA M  
2232 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722188400  
CRUDUP, CAROLYN L  
2230 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722188403  
SPARROW, SHANIQUEA QUNTELL  
2228 STONEY SPRING DR  
RALEIGH NC 27610-1698

1722189243  
ANDREWS, BRIAN  
ANDREWS, JOLEEN  
3504 DIAMOND SPRINGS DR  
RALEIGH NC 27610-2481

1722189356  
ALVAREZ, JOSE ROBERTO  
GARCIA, CATALINA R  
2235 STONEY SPRING DR  
RALEIGH NC 27610-1885

1722189445  
MARTIN, TAKEYA S  
MARTIN, JAMES L  
2227 STONEY SPRING DR  
RALEIGH NC 27610-1885

1722189451  
TAMBEAUX, CHRISTIAN  
2231 STONEY SPRING DR  
RALEIGH NC 27610-1885

1722189540  
HOLMES, MICHEAL A  
HOLMES, KESHIA V  
2223 STONEY SPRING DR  
RALEIGH NC 27610-1885

1722189544  
MURPHY, JARED J  
MURPHY, MELINDA R  
2219 STONEY SPRING DR  
RALEIGH NC 27610-1885

1722189549  
HOWARD, KERRY CRAIG  
HOWARD, TONYA JONES  
2215 STONEY SPRING DR  
RALEIGH NC 27610-1885

1722189616  
MOORE, CORNELIUS  
MOORE, PATRICIA A  
3504 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722189666  
GORENSTEIN, BARRY  
3516 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722271273  
GOODWIN GRIER & ASSOCIATES LLC  
2718 ROCK QUARRY RD  
RALEIGH NC 27610-5104

1722272292  
GOODWIN, WILLIAM  
2718 ROCK QUARRY RD  
RALEIGH NC 27610-5104

1722273667  
MCCULLEN, THEODORE  
MCCULLEN, BOBBIE D  
8108 HARPS MILL RD  
RALEIGH NC 27615-3722

1722274229  
GOODWIN, WILLIAM E  
2502 CRAVENRIDGE PL  
GARNER NC 27529-5117

1722276412  
GOODWIN GRIER & ASSOCIATES LLC  
2718 ROCK QUARRY RD  
RALEIGH NC 27610-5104

1722280203  
NORMAN, ANN E  
3512 DIAMOND SPRINGS DR  
RALEIGH NC 27610-2481

1722280252  
COFIELD, GARY V  
COFIELD, ROSALIND J  
3516 DIAMOND SPRINGS DR  
RALEIGH NC 27610-2481

1722280328  
BOBBITT, KUWANNA  
3513 DIAMOND SPRINGS DR  
RALEIGH NC 27610-2480

1722280377  
OPENDOOR PROPERTY TRUST I  
1 POST ST FL 11  
SAN FRANCISCO CA 94104-5215

1722280616  
MORRELL, CARL  
ABDUL-MATEEN, SOYINI  
3520 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722280666  
ROWLAND, SHERRIKA  
3524 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722281201  
JENKINS, CHESTER JR  
3520 DIAMOND SPRINGS DR  
RALEIGH NC 27610-2481

1722281250  
ALMERZA, NAWARIS  
3524 DIAMOND SPRINGS DR  
RALEIGH NC 27610-2481

1722281327  
SPEARS, LARRY ROGER JR  
JONES, WYSHANA T  
3521 DIAMOND SPRINGS DR  
RALEIGH NC 27610-2480

1722281383  
KALU, UKAKU A  
2022 MUDDY CREEK CT  
RALEIGH NC 27610-3780

1722281399  
SULLIVAN, MIGUEL LYNBERT  
SULLIVAN, JAMIE MATRICE  
2018 MUDDY CREEK CT  
RALEIGH NC 27610-3780

1722281474  
SMITH, MELISSA  
SMITH, JOE  
2012 MUDDY CREEK CT  
RALEIGH NC 27610-3780

1722281552  
MOFTAH, MARWAN SAID  
ELMONGY, MAI MEDHAT  
2008 MUDDY CREEK CT  
RALEIGH NC 27610-3780

1722281616  
AMH 2014-3 BORROWER LLC  
AMERICAN HOMES 4 RENT  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301-2148

1722281676  
REED, GWENDOLYN  
REED, KENNETH  
3532 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722282109  
SEKABUHORU, THIERRY H  
NDOMBE, JOLYNE F  
3600 DIAMOND SPRINGS DR  
RALEIGH NC 27610-3782

1722282158  
ROBINSON, ALBERT M  
ROBINSON, LORETTA BROWN  
3604 DIAMOND SPRINGS DR  
RALEIGH NC 27610-3782

1722282517  
DANIELS, MIRIAM  
2004 MUDDY CREEK CT  
RALEIGH NC 27610-3780

1722282597  
DELACRUZ, JAY EMMANUEL  
S VILLAMOR, ROCHELLE U  
2000 MUDDY CREEK CT  
RALEIGH NC 27610-3780

1722282626  
ANDERSON, ERICA  
3536 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722282676  
BUNN, YOLANDA  
BUNN, CURTIS  
3540 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722283107  
CORDELL, LARRY  
CORDELL, REBECCA A  
3608 DIAMOND SPRINGS DR  
RALEIGH NC 27610-3782

1722283321  
JONES, FRANKLIN V JR  
PARRY-JONES, JACLYN A  
2021 MUDDY CREEK CT  
RALEIGH NC 27610-3781

1722283347  
HINES, JENNIFER  
2017 MUDDY CREEK CT  
RALEIGH NC 27610-3781

1722283452  
AMODU, AYODELE S  
AMODU, CHRISTIANA K  
2013 MUDDY CREEK CT  
RALEIGH NC 27610-3781

1722283478  
CORDELL, CHRISTOPHER SEAN  
CORDELL, DANA LYNN  
2009 MUDDY CREEK CT  
RALEIGH NC 27610-3781

1722283554  
LOVETT, KIA T  
PO BOX 14721  
RALEIGH NC 27620-4721

1722283626  
SHERROD, LATONYA MICHELL  
3546 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722283676  
AMH NC PROPERTIES LP LIMITED  
PARTNERSHIP  
30601 AGOURA RD STE 200  
AGOURA HILLS CA 91301-2148

1722284613  
SEABROOKS, CRYSTAL  
3554 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722284650  
FARRELL, SEAN  
FARRELL, REBECCA  
3558 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722285508  
DUCKETT, CHRISTIE LEE  
3562 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722285567  
GEHO, RAZE ANTHONY  
GEHO, HELEN B  
3566 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722286206  
FOZARD, YASMIN  
2224 SUNNYBROOK RD  
RALEIGH NC 27610-5128

1722286526  
PARRIS, ANTHONY  
PHILLIPS, ASHLEE  
3570 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722286588  
BETHEA, SHARON LANETTE  
3574 EASTERN BRANCH RD  
RALEIGH NC 27610-2482

1722287463  
DANIEL, GLENDA  
2214 SUNNYBROOK RD  
RALEIGH NC 27610-5128

1722288502  
DAVIS, JACKIE KELLY  
6486 SCOTT MCDOWELL DR  
ASHEBORO NC 27205-8054

1722079953  
RESIDENT/TENANT  
2235 SUNNY COVE DR  
RALEIGH NC 27610

1722079973  
RESIDENT/TENANT  
2233 SUNNY COVE DR  
RALEIGH NC 27610

1722079994  
RESIDENT/TENANT  
2231 SUNNY COVE DR  
RALEIGH NC 27610

1722088058  
RESIDENT/TENANT  
3207 WARM SPRINGS LN  
RALEIGH NC 27610

1722088363  
RESIDENT/TENANT  
3229 WARM SPRINGS LN  
RALEIGH NC 27610

1722088375  
RESIDENT/TENANT  
3231 WARM SPRINGS LN  
RALEIGH NC 27610

1722163850  
RESIDENT/TENANT  
3321 DUTCHMAN RD  
RALEIGH NC 27610

1722164977  
RESIDENT/TENANT  
3412 ROCK QUARRY RD  
RALEIGH NC 27610

1722170974  
RESIDENT/TENANT  
2223 SUNNY COVE DR  
RALEIGH NC 27610

1722170995  
RESIDENT/TENANT  
2221 SUNNY COVE DR  
RALEIGH NC 27610

1722171029  
RESIDENT/TENANT  
3316 ROCK QUARRY RD  
RALEIGH NC 27610

1722171581  
RESIDENT/TENANT  
3317 ROCK QUARRY RD  
RALEIGH NC 27610

1722171916  
RESIDENT/TENANT  
2219 SUNNY COVE DR  
RALEIGH NC 27610

1722171936  
RESIDENT/TENANT  
2217 SUNNY COVE DR  
RALEIGH NC 27610

1722173631  
RESIDENT/TENANT  
3405 ROCK QUARRY RD  
RALEIGH NC 27610

1722177041  
RESIDENT/TENANT  
3424 ROCK QUARRY RD  
RALEIGH NC 27610

1722179577  
RESIDENT/TENANT  
3501 ROCK QUARRY RD  
RALEIGH NC 27610

1722180006  
RESIDENT/TENANT  
3204 WARM SPRINGS LN  
RALEIGH NC 27610

1722180008  
RESIDENT/TENANT  
3206 WARM SPRINGS LN  
RALEIGH NC 27610

1722180100  
RESIDENT/TENANT  
3208 WARM SPRINGS LN  
RALEIGH NC 27610

1722180102  
RESIDENT/TENANT  
3210 WARM SPRINGS LN  
RALEIGH NC 27610

1722180104  
RESIDENT/TENANT  
3212 WARM SPRINGS LN  
RALEIGH NC 27610

1722180106  
RESIDENT/TENANT  
3214 WARM SPRINGS LN  
RALEIGH NC 27610

1722180201  
RESIDENT/TENANT  
3218 WARM SPRINGS LN  
RALEIGH NC 27610

1722180203  
RESIDENT/TENANT  
3220 WARM SPRINGS LN  
RALEIGH NC 27610

1722180215  
RESIDENT/TENANT  
3222 WARM SPRINGS LN  
RALEIGH NC 27610

1722181113  
RESIDENT/TENANT  
2212 SUNNY COVE DR  
RALEIGH NC 27610

1722181124  
RESIDENT/TENANT  
2210 SUNNY COVE DR  
RALEIGH NC 27610

1722181145  
RESIDENT/TENANT  
2208 SUNNY COVE DR  
RALEIGH NC 27610

1722181178  
RESIDENT/TENANT  
2204 SUNNY COVE DR  
RALEIGH NC 27610

1722181199  
RESIDENT/TENANT  
2202 SUNNY COVE DR  
RALEIGH NC 27610

1722182043  
RESIDENT/TENANT  
2207 SUNNY COVE DR  
RALEIGH NC 27610

1722182054  
RESIDENT/TENANT  
2205 SUNNY COVE DR  
RALEIGH NC 27610

1722182226  
RESIDENT/TENANT  
2148 SUNNY COVE DR  
RALEIGH NC 27610

1722182320  
RESIDENT/TENANT  
2144 SUNNY COVE DR  
RALEIGH NC 27610

1722183299  
RESIDENT/TENANT  
2147 SUNNY COVE DR  
RALEIGH NC 27610

1722183494  
RESIDENT/TENANT  
2133 SUNNY COVE DR  
RALEIGH NC 27610

1722187590  
RESIDENT/TENANT  
2222 STONEY SPRING DR  
RALEIGH NC 27610

1722187687  
RESIDENT/TENANT  
2204 STONEY SPRING DR  
RALEIGH NC 27610

1722188218  
RESIDENT/TENANT  
2302 STONEY SPRING DR  
RALEIGH NC 27610

1722271273  
RESIDENT/TENANT  
3529 ROCK QUARRY RD  
RALEIGH NC 27610

1722272292  
RESIDENT/TENANT  
3601 ROCK QUARRY RD  
RALEIGH NC 27610

1722273667  
RESIDENT/TENANT  
2400 SUNNYBROOK RD  
RALEIGH NC 27610

1722274229  
RESIDENT/TENANT  
3605 ROCK QUARRY RD  
RALEIGH NC 27610

1722276412  
RESIDENT/TENANT  
2412 SUNNYBROOK RD  
RALEIGH NC 27610

1722280377  
RESIDENT/TENANT  
3517 DIAMOND SPRINGS DR  
RALEIGH NC 27610

1722281616  
RESIDENT/TENANT  
3528 EASTERN BRANCH RD  
RALEIGH NC 27610

1722283554  
RESIDENT/TENANT  
2005 MUDDY CREEK CT  
RALEIGH NC 27610

1722283676  
RESIDENT/TENANT  
3550 EASTERN BRANCH RD  
RALEIGH NC 27610

1722288502  
RESIDENT/TENANT  
2212 SUNNYBROOK RD  
RALEIGH NC 27610

1722076846  
NC DEPT OF TRANSPORTATION  
1546 MAIL SERVICE CTR  
RALEIGH NC 27699-1500

1722077758  
CONSTRUCTION MASTERS LLC  
1720 ASHLEY DOWNS DR  
APEX NC 27502-5297

1722087455  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722089359  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722157567  
DUTCHMAN CREEK HOMEOWNERS ASSN  
INC  
1401 AVERSBORO RD STE 206  
GARNER NC 27529-3980

1722170944  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722180298  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722182317  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722183472  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722185436  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722187197  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722276122  
EARTH PETROLEUM VI INC  
3945 GOLDSBORO RD  
WADE NC 28395-8783

1722280562  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722283147  
SUNNYBROOK ESTATES SUBDIVISION HOA INC  
PINDELL-WILSON PROPERTY MGMT  
PO BOX 20969  
RALEIGH NC 27619-0969

1722373788  
WAL MART STORES EAST LP LTD PTNRP  
STORE #4447-00  
1301 SE 10TH ST DEPT 8013  
BENTONVILLE AR 72712-7998

1722380365  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1722387810  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1722188302  
OFFERPAD (SPVBORROWER1) LLC  
2150 EAST GERMAN RD STE 1  
CHANDLER AZ 85286

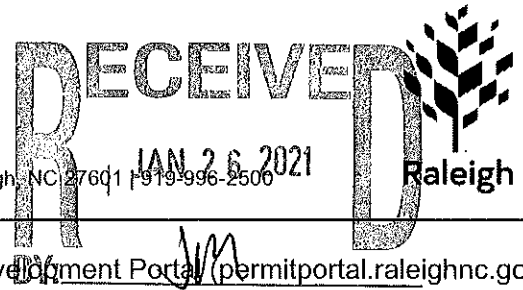
1722188302  
RESIDENT/TENANT  
2238 STONEY SPRING DR  
RALEIGH NC 27610-1698





# 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](http://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](mailto: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: <b>R-6</b>	Height:	Frontage:	Overlay(s): SHOD-1	
Proposed zoning base district: <b>RX</b>	Height: <b>4</b>	Frontage:	Overlay(s): NONE	
<b>Helpful Tip:</b> 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:	Date amended (1):	Date amended (2):
Property address: The eastern portion of 3425 Rock Quarry Road (approximately 7 acres)		
Property PIN: 1722177985		
Deed reference (book/page): Book 9584, Page 64		
Nearest intersection: Rock Quarry Rd and Sunnybrook Rd		Property size (acres): Approx. 7 acres of 14.60 acre parcel
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: Redeeming Love Missionary Baptist Church, Inc.		
Property owner email: c/o Isabel Mattox @ <a href="mailto:Isabel@mattoxlawfirm.com">Isabel@mattoxlawfirm.com</a>		
Property owner phone: c/o Isabel Mattox @ 919-828-7171		
Applicant name and address: Isabel Worthy Mattox, Mattox Law Firm, 127 W. Hargett Street, Suite 500, Raleigh, NC 27601		
Applicant email: <a href="mailto:Isabel@mattoxlawfirm.com">Isabel@mattoxlawfirm.com</a>		
Applicant phone: (919) 828-7171		
Applicant signature(s): See Property Owner's signature below.		

## PROPERTY OWNER'S SIGNATURE:

REDEEMING LOVE MISSIONARY BAPTIST CHURCH, INC., a North Carolina non-profit corporation

By: Mark T. Gibson  
Name: Mark T. Gibson  
Title: Senior Pastor / BOD Chairman

By: James W. Wither  
Name: JAMES W. WITHER  
Title: CHIEF OF STAFF

By: Collin Brown  
Name: Collin Brown  
Title: Financial Secy / BOD

By: Wilbert R. Morris  
Name: Wilbert R. Morris  
Title: Assist. Financial Secy / BOD

Conditional Use District Zoning Conditions		
Zoning case #: Z-4-21	Date submitted: 1/26/21	OFFICE USE ONLY Rezoning case #
Existing zoning: R-6 w/SHOD-1	Proposed zoning: RX-4-CUD	

**Narrative of Zoning Conditions Offered**

1. A maximum of 140 dwelling units or 22 units per acre may be developed on the property.

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:

REDEEMING LOVE MISSIONARY BAPTIST CHURCH, INC.,  
a North Carolina non-profit corporation

By: Mark T. Gibson  
Name: Mark T. Gibson  
Title: Senior Pastor / BOD Chairman

By: James Whitner  
Name: JAMES WHITNER  
Title: CHIEF OF STAFF

By: Colin Brumby  
Name: Colin Brumby  
Title: Financial Secer/BOD

By: Wilbert R. Morris  
Name: Wilbert R. Morris  
Title: Assist. Financial Sec. / BOD

