

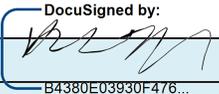


# Rezoning Application and Checklist

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 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-4			Height:
Proposed zoning base district: NX			Height: 3
Frontage:		Overlay(s):	
Frontage: PL		Overlay(s):	
<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: 5525 & 5605 ROCK QUARRY RD		
Property PIN: 1732114367; 1732115491		
Deed reference (book/page): 020066/02263; 020066/02261		
Nearest intersection: Rock Quarry Rd & Barwell Rd		Property size (acres): 1.52
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: GFL INVESTMENTS 78 LLC, 609 ROYAL TOWER WAY, CARY NC 27513-1673		
Property owner email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Property owner phone: 919-890-3318		
Applicant name and address: GFL INVESTMENTS 78 LLC, 609 ROYAL TOWER WAY, CARY NC 27513-1673		
Applicant email: <a href="mailto:mstuart@morningstarlawgroup.com">mstuart@morningstarlawgroup.com</a>		
Applicant phone: 919-890-3318		
DocuSigned by: 		
Applicant signature(s):		Huan Qiu Zhang, Manager
Additional email(s):		

**RECEIVED**  
By Matt McGregor at 9:49 am, Mar 02, 2026



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
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.	
<p>The proposed rezoning on these two parcels located along a Transit Emphasis Corridor will best serve the evolving character and use of Rock Quarry Road with convenient commercial use between an important intersection and a developing neighborhood commercial hub. Development of this site for commercial or mixed use would enhance the pedestrian experience .</p> <p>The future land use map designates these parcels as moderate-scale residential. The proposed NX zoning district is appropriate in areas along a Transit Emphasis Corridor where there are high levels of transit service. The NX zoning district brings flexibility of uses to serve commercial and mixed use needs of the area at a scale that maintains the character of the area and provides appropriate transitions to adjacent neighborhoods and surrounding land uses.</p> <p>This development supports multiple Comprehensive Plan policies including: LU 2.2 (Compact Development); LU 3.2 (Location of Growth); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed-use); LU 8.10 (Infill Development); and LU 10.1 (Mixed-Use Retail).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>This proposed rezoning will bring neighborhood-scale retail to serve nearby residents.</p> <p>The proposed rezoning supports a thoughtful mix of uses and a modest increase in density along a designated Transit Emphasis Corridor that will allow the property to serve as an appropriate transition between established adjacent neighborhoods and the planned Major Street along Rock Quarry Rd.</p> <p>The proposed rezoning supports the City's housing needs and creates opportunity for residents to live, work, and engage in commerce along a major transportation corridor.</p>	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<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.	
<b>Inventory of Historic Resources</b>	
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.	
N/A	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

**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: Transit Emphasis Corridor

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 proposed zoning supports mixed retail, office, and residential uses and encourages a pedestrian-friendly environment through Parking Limited frontage.

**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:**

Neighborhood Transition requirements will apply between the subject property and adjacent residential use, requiring additional distance, landscaping, and height transition.

**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:**

This guideline will inform the design process in the future.

**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:**

This guideline will inform the design process in the future.

**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:**

This guideline will inform the design process in the future.

**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:**

Parking Limited frontage is proposed and will encourage definition of the roadway frontages.

<p>7</p>	<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> This guideline will inform the design process in the future.</p>
<p>8</p>	<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> This guideline will inform the design process in the future.</p>
<p>9</p>	<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> This guideline will inform the design process in the future.</p>
<p>10</p>	<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> This guideline will inform the design process in the future.</p>
<p>11</p>	<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> This guideline will inform the design process in the future.</p>
<p>12</p>	<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> This guideline will inform the design process in the future.</p>
<p>13</p>	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> This guideline will inform the design process in the future.</p>

<p><b>14</b></p>	<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> The proposed Parking Limited frontage will prevent this outcome.</p>
<p><b>15</b></p>	<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> This guideline will inform the design process in the future.</p>
<p><b>16</b></p>	<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> This guideline will inform the design process in the future.</p>
<p><b>17</b></p>	<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> Mixed-use zoning is proposed within walking distance of a transit stop at Rock Quarry Rd. and Interlock Dr; Barwell Rd at Barwell Park; and Rock Quarry at Laurel Glen.</p>
<p><b>18</b></p>	<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> Primary street facing entrances will be required, as well as new sidewalks.</p>
<p><b>19</b></p>	<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> N/A</p>
<p><b>20</b></p>	<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> This guideline will inform the design process in the future.</p>

<p>21</p>	<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> This guideline will inform the design process in the future.</p>
<p>22</p>	<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> City requirements regarding street sections will be applicable to this site.</p>
<p>23</p>	<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> City requirements regarding street sections will be applicable to this site.</p>
<p>24</p>	<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> This guideline will inform the design process in the future.</p>
<p>25</p>	<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> This guideline will inform the design process in the future.</p>
<p>26</p>	<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> This guideline will inform the design process in the future.</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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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mstuart@morningstarlawgroup.com  
www.morningstarlawgroup.com

Date: December 31, 2025

Re: Neighborhood Meeting regarding 5525 and 5605 Rock Quarry Road (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **January 12, 2026, from 6:00 pm to 7:00 pm**. The meeting will be held at Barwell Road Community Center, Meeting Room 2, 5857 Barwell Park Dr, Raleigh, NC, 27610.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Residential-4 (R-4) and is proposed to be rezoned to Neighborhood Mixed Use, up to 3 Stories, Parking Limited (NX-3-PL). The purpose of the zoning request is for mixed use neighborhood development. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Matthew McGregor, MGEO  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

If you have any concerns or questions about this potential annexation and rezoning I can be reached at:

Molly Stuart  
Morningstar Law Group  
919-890-3318  
[mstuart@mstarlaw.com](mailto:mstuart@mstarlaw.com)

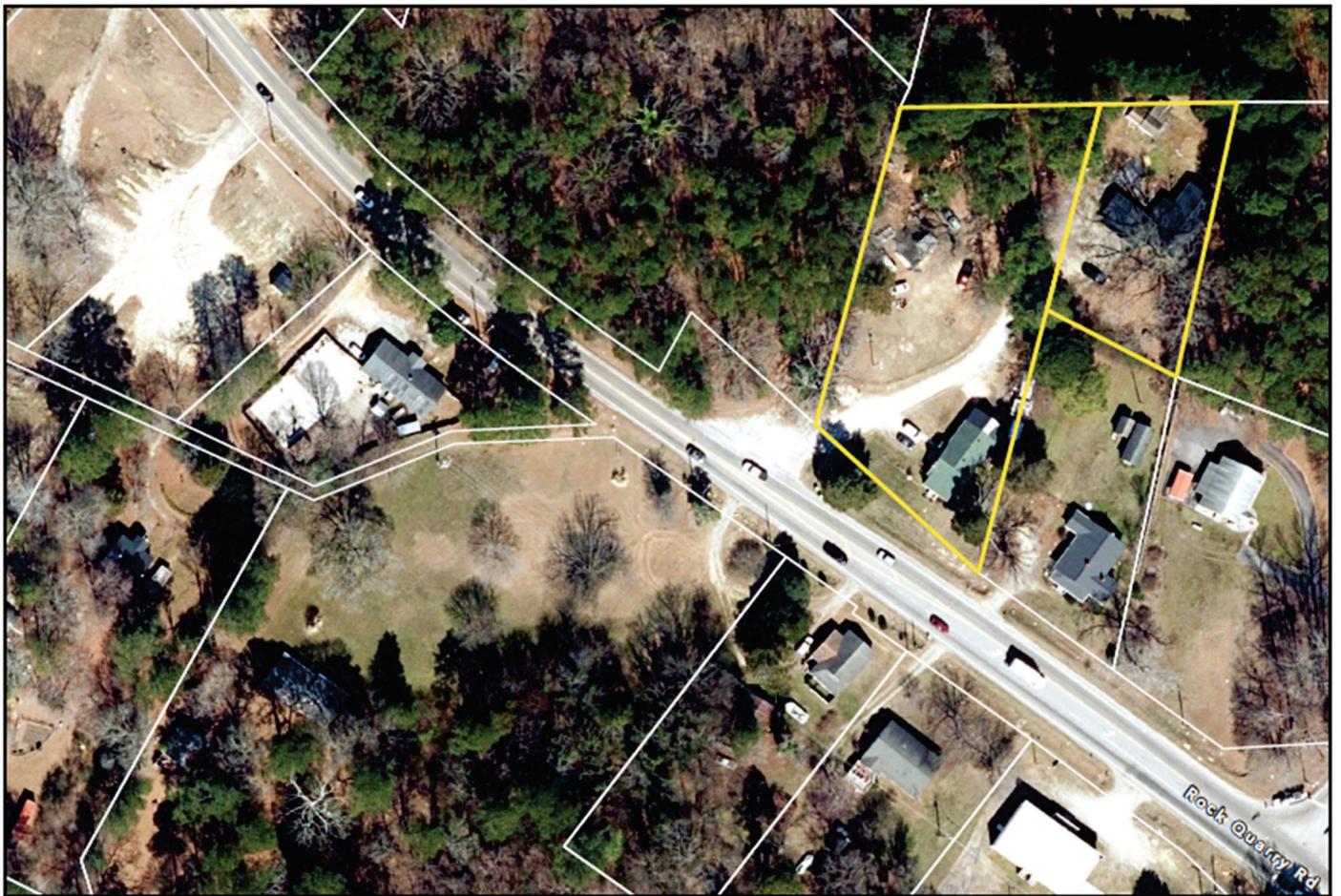
Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is written below the typed name.

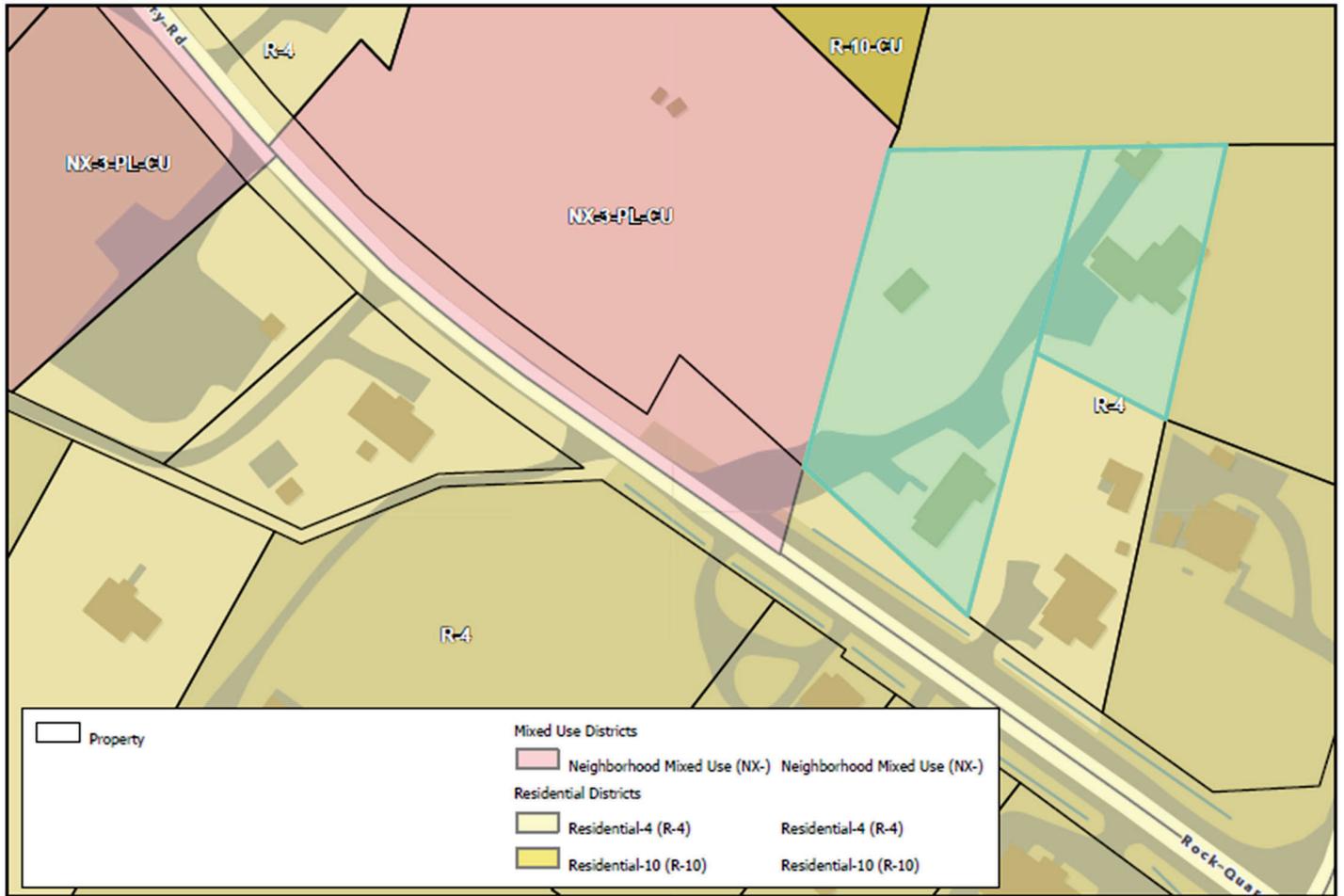
## Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

### Aerial



# Zoning



### SUMMARY OF ISSUES

A neighborhood meeting was held on January 12, 2026 (date) to discuss a potential rezoning located at 5525 and 5605 Rock Quarry Road (property address). The neighborhood meeting was held at Barwell Road Community Center, 5857 Barwell Park Dr. (location). There were approximately 11 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attached.

# **First Neighborhood Meeting Report | 5525 and 5605 Rock Quarry Road Rezoning**

**Date:** January 12, 2026

Community Connector – Lloyd Inman

The applicant opened the meeting and presented the proposed rezoning for two parcels along Rock Quarry Road. The presentation covered the Future Land Use Map, including adjacent Neighborhood Mixed Use and the parcels' Moderate Scale Residential designation. The applicant reviewed the Urban Form Map, Transit Emphasis Corridor designation on Rock Quarry Road, planned traffic improvements on Barwell Road and Rock Quarry Road, the current and proposed rezoning from R-4 to NX-3-PL, the PL Frontage designation, and the overall rezoning process.

## **Main Topics Discussed**

### **Proposed Development**

- Applicant indicated current market would likely support small-scale retail given pedestrian improvements and major intersection location
- Mixed use zoning allows both commercial and residential, though specific use not determined at this stage
- No specific site plan or building design available yet - this meeting is about establishing zoning rules that will apply
- Parking limited frontage allows maximum of two rows of parking between building and street to maintain pedestrian accessibility

### **Neighborhood Transition**

- City requires automatic buffers between mixed use and residential zoning
- Typical buffer is 10 feet wide with wall, canopy trees, understory trees, and shrubs
- Three-story height limit already exists in current R4 zoning
- Most neighborhood mixed use developments in Raleigh are built as single-story due to parking and practical constraints

### **Community Concerns and Feedback**

#### **Traffic and Safety:**

- Significant concerns about increased traffic on Rock Quarry Road, which already experiences heavy congestion and accidents
- Concern about access points and driveways near existing school bus stop
- Request for current traffic study
- City will determine the need for a traffic analysis based on maximum theoretical development when application is filed

### **Development Details:**

- Strong request for applicant to be present at next meeting
- Community wants to see actual design concepts, renderings, or examples of developer's previous work
- Request for pictures of actual built examples of neighborhood transition buffers
- Desire to know developer's track record and previous projects

### **Land Use Restrictions:**

- Community expressed strong preference against vape shops, liquor stores, gas stations, and fast food restaurants
- Request for conditions to be added to restrict undesirable business types
- Preference for retail that serves community needs and matches neighborhood character

### **Site-Specific Concerns:**

- Questions about stormwater management and potential flooding impacts on adjacent properties
- Need for pedestrian connectivity and crosswalks to existing commercial uses across street
- Concern about sidewalk gaps - Barwell multi-use path doesn't extend all the way up Rock Quarry
- Need to coordinate timing with other area developments

### **Community Character:**

- Residents expressed concern about cumulative impact of mixed use development surrounding established residential neighborhood
- Desire for development that blends architecturally with neighborhood rather than generic commercial buildings
- Resident noted that market studies often underestimate area income levels and result in lower-quality retail

### **Specific Questions and Responses**

1. **Q: Applicant asked how much of your land can be taken before they have to pay you for it?**  
A: If you are not developing your property, you need to be paid for any part of your property that will be encumbered.
2. **Q: What is the process?**  
A: The applicant went over the rezoning process and where the case is in the process.
3. **Q: Do we get to vote on it?**  
A: The Planning Commission and City Council will vote after hearing public comment.
4. **Q: How much acreage is on the property?**  
A: 1.52 acres.
5. **Q: What is going to be put on the property?**  
A: We do not know at this time.

6. **Q: What made the applicant look at this property?**  
A: The surrounding designations on the Future Land Use Map and the surrounding zoning.
7. **Q: Is there affordability for this property?**  
A: The goal is for Commercial.
8. **Q: What are the chances it can be changed?**  
A: We don't know that today.
9. **Q: When will we know what they plan to put there?**  
A: That is difficult to answer but what I can say is if everything lined up today, this location makes sense for small scale retail or office.
10. **Q: How much does the Barwell Road project go up Rock Quarry?**  
A: Applicant provided a map.
11. **Q: There are sidewalk gaps down Rock Quarry Road we would like to see filled in.**  
A: Applicant showed a picture of the plans for Rock Quarry Road. Explained there are other projects that could also fill in the gaps .
12. **Q: What will happen first, the other development or the Rock Quarry Road project?**  
A: We do not know a timeline now.
13. **Q: We have seen many accidents, and this is concerning. The concern is the volume of people coming out onto Rock Quarry Road.**  
A: The city has a model they use that can provide a theoretical maximum and the staff will look at the traffic.
14. **Q: What kind of privacy will this project have?**  
A: The city has transition requirements that will most likely be a wall and a 10' buffer with plantings. (Applicant showed UDO drawings)
15. **Q: Is there a timeline?**  
A: No, we do not have a timeline for now.
16. **Q: The transitions are not enough to protect adjacent property from three stories.**  
A: It is currently zoned to allow three stories, as are all adjacent properties.
17. **Q: Participant expressed concern of the mixed use idea and would like to see residential.**  
A: Understood, however, if someone were to build a single family home on Rock Quarry it would be a hard sell.
18. **Q: I feel like you are just telling us what could be here and not really showing us what is going to be here.**  
A: I understand. Rezoning is a rule setting exercise, what rules are going to be applied to inform what can be put here.
19. **Q: Planning Commission representative - stated frustration that what comes in this area are always things like a Cook Out, Food Lion, and Bojangles.**
20. **Q: Can the applicant show us what he has done before in the next meeting?**  
A: Yes – we can provide that in the next meeting.
21. **Q: We would like to see what the building would look like. We don't want a boring building design.**  
A: Understood.
22. **Q: I think it is not reasonable to ask for support when you don't show them anything.**

A: Thank you.

**23. Q: Is this property in the flood zone?**

A: No.

**24. Q: Is there going to be a retention pond?**

A: City of Raleigh is very strict with regard to run off. That will be determined at development plan.

**25. Q: The lot on the corner floods when it rains and this will impact her land.**

A: The City of Raleigh has become more and more strict about that so you can't increase the runoff leaving your site.

**26. Q: There needs to be something that blocks people from walking through other people's property.**

A: Understood. Thank you.

**27. Q: How will this become walkable if there is not adequate sidewalk?**

A: There is a plan for sidewalk along Rock Quarry Road with future development and/or the NCDOT improvement plan.

**28. Q: Have you taken into consideration other projects in the area?**

A: As far as timing of development for this project, that is unknown. The Barwell improvements are already underway and hopefully that will clear up some traffic issues that are occurring now.

**29. Q: How many projects is this developer doing and is he local?**

A: I do not believe he has another project and he is local.

