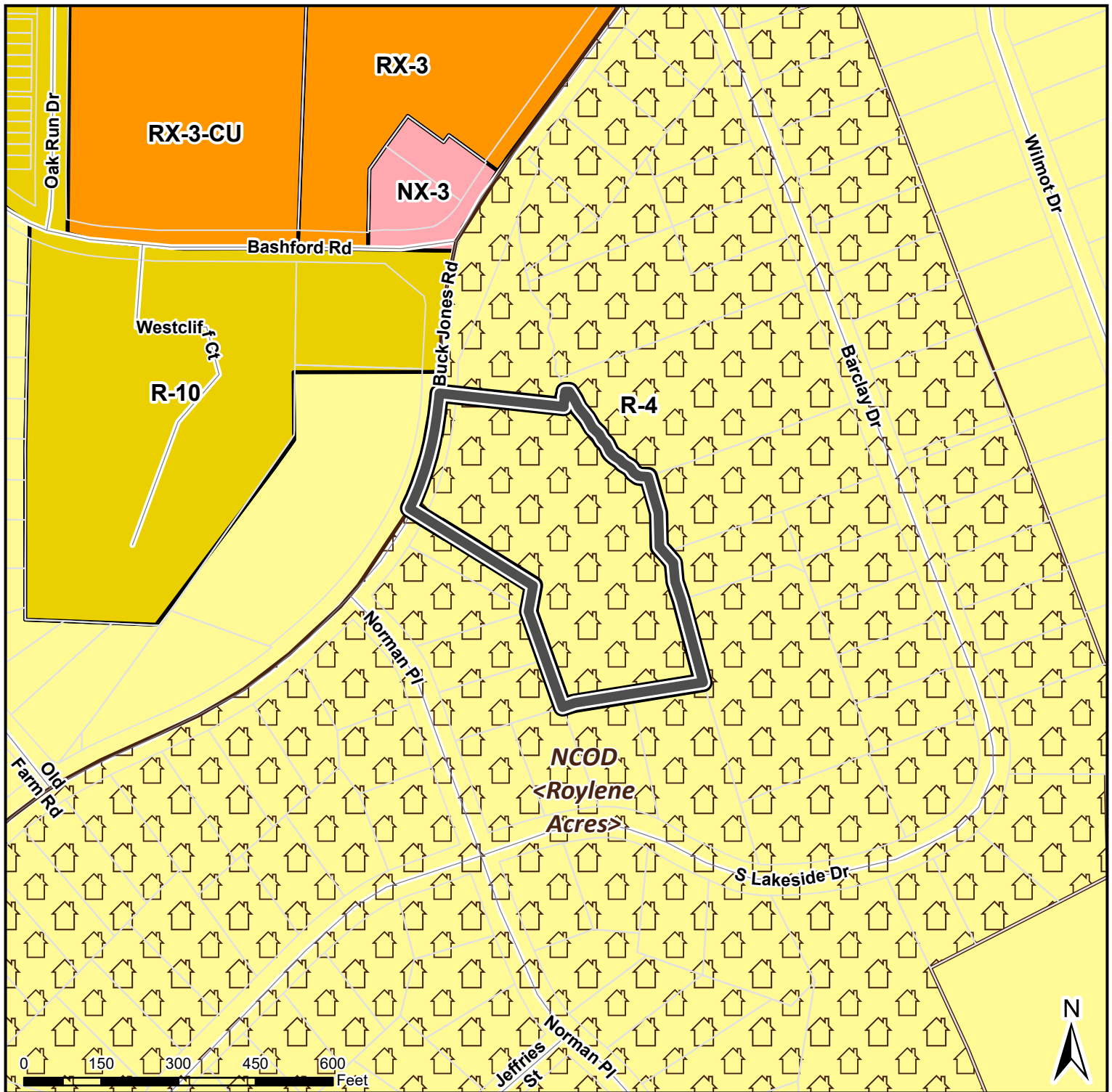
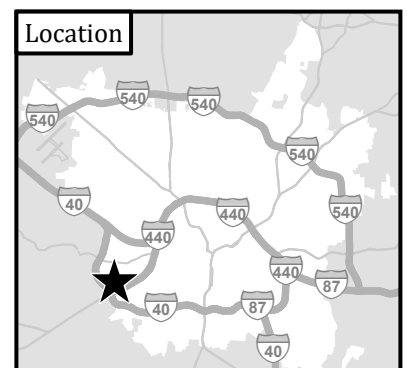


# Existing Zoning

# Z-11-2022



|                         |                   |
|-------------------------|-------------------|
| <b>Property</b>         | 517 Buck Jones Rd |
| <b>Size</b>             | 4.18 acres        |
| <b>Existing Zoning</b>  | R-4 w/NCOD        |
| <b>Requested Zoning</b> | R-10-CU           |



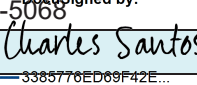


# Rezoning Application and Checklist

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 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

| Rezoning Request                                                                                                                 |                                  |                                                     |                  |                                    |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------|------------------|------------------------------------|
| Rezoning Type                                                                                                                    | General Use                      | <input checked="" type="checkbox"/> Conditional Use | Master Plan      | Office Use Only<br>Rezoning case # |
|                                                                                                                                  | Text change to zoning conditions |                                                     |                  |                                    |
| Existing zoning base district: R                                                                                                 | Height: 4                        | Frontage:                                           | Overlay(s): NCOD |                                    |
| Proposed zoning base district: R                                                                                                 | Height: 10                       | Frontage:                                           | Overlay(s):      |                                    |
| <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: 517 Buck Jones Road                                                                       |                   |                             |  |
| Property PIN: 0773974470                                                                                    |                   |                             |  |
| Deed reference (book/page): 018679/00674                                                                    |                   |                             |  |
| Nearest intersection: Buck Jones Rd and Norman Pl                                                           |                   | Property size (acres): 4.18 |  |
| For planned development applications only                                                                   | Total units:      | Total square footage:       |  |
|                                                                                                             | Total parcels:    | Total buildings:            |  |
| Property owner name and address: BUILDER BEE PROPERTIES LLC, 517 BUCK JONES RD, RALEIGH NC 27606-2201       |                   |                             |  |
| Property owner email: <a href="mailto:charles@builderbeeprojects.com">charles@builderbeeprojects.com</a>    |                   |                             |  |
| Property owner phone: 919-987-5068                                                                          |                   |                             |  |
| Applicant name and address: BUILDER BEE PROPERTIES LLC, 517 BUCK JONES RD, RALEIGH NC 27606-2201            |                   |                             |  |
| Applicant email: <a href="mailto:charles@builderbeeprojects.com">charles@builderbeeprojects.com</a>         |                   |                             |  |
| Applicant phone: 919-987-5068                                                                               |                   |                             |  |
| Applicant signature(s):  |                   |                             |  |
| Additional email(s):                                                                                        |                   |                             |  |

**RECEIVED**

By Carmen Kuan at 1:41 pm, Jan 27, 2022

**Conditional Use District Zoning Conditions**

|                                  |                                 |                                                    |
|----------------------------------|---------------------------------|----------------------------------------------------|
| Zoning case #:                   | Date submitted:                 | <b>Office Use Only</b><br>Rezoning case #<br>_____ |
| Existing zoning: <b>R-4-NCOD</b> | Proposed zoning: <b>R-10-CU</b> |                                                    |

**Narrative of Zoning Conditions Offered**

1. If an apartment building type is utilized, then the apartment building may not include dwelling units that are separated from one another by a horizontal party wall (meaning no "stacked" dwelling units). This condition shall not prohibit a dwelling unit from having multiple stories.

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: Charles Santos  
DocuSigned by: 3385776ED69F42E...

Printed Name(s): Charles Santos

**RECEIVED****By Carmen Kuan at 1:42 pm, Jan 27, 2022**

**Rezoning Application Addendum #1****Comprehensive Plan Analysis****Office Use Only**Rezoning case #  

---

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

**Statement of Consistency**

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

The proposed R-10 zoning district bridges the gap between the RX-3 district supported within the Core Transit Area in this location and the R-6 district supported by the underlying more general Low Scale Residential designation for areas outside the Core Transit Area.

Additionally, the proposal is supported by a number of Comprehensive Plan policies, including LU 4.7 (Capitalizing on Transit Access); LU 4.19 (Missing Middle Housing); LU 8.17 (Zoning for Housing Opportunity and Choice); and H 1.8 (Zoning for Housing).

**Public Benefits**

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

The proposed R-10 zoning district will help the city to balance its interest in increasing access to the planned bus rapid transit line along Western Boulevard with the character of the surrounding neighborhood constructed largely in the 1950s and 1960s. Given these competing concerns, the choice of the R-10 district places this request squarely between the R-6 district that would be supported in this area in the absence of the planned transit line and the RX-3 that is supported within the Core Transit Area and applicable to this site.

The request further balances the need for increased housing within the city with the existing 60-70 year old surrounding development pattern.

| Rezoning Application Addendum #2                                                                                                                                                                                                                                                                                                                                                                        |                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Impact on Historic Resources                                                                                                                                                                                                                                                                                                                                                                            | Office Use Only<br>Rezoning case #<br><br>_____ |
| 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.                                                                                                                                                                                                                                    |                                                 |
| None.                                                                                                                                                                                                                                                                                                                                                                                                   |                                                 |
| Public Mitigation                                                                                                                                                                                                                                                                                                                                                                                       |                                                 |
| Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.                                                                                                                                                                                                                                                                                           |                                                 |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                     |                                                 |

## 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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: N/A

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

| 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 Rezoning Checklist 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="#">Development 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 or downtown design guidelines                                                                                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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                           | <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"/> |
| For properties requesting a Conditional Use District:                                                                                                                | Yes                                 | N/A                                 | Yes                      | No                       | N/A                      |
| 11. Completed zoning conditions, signed by property owner(s)                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If applicable, see page 18:                                                                                                                                          | Yes                                 | N/A                                 | Yes                      | No                       | N/A                      |
| 12. Proof of Power of Attorney or Owner Affidavit                                                                                                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a Planned Development or Campus District:                                                                                                  | Yes                                 | N/A                                 | Yes                      | No                       | N/A                      |
| 13. Master plan (see Master Plan submittal requirements)                                                                                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| For properties requesting a text change to zoning conditions:                                                                                                        | Yes                                 | N/A                                 | Yes                      | No                       | N/A                      |
| 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"/> |

Please continue to the next page for the Master Plan Submittal Requirements checklist.

**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 Master Plan Checklist 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 and 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 two 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"/> |



## Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. The property owner;
2. An attorney acting on behalf of the property owner with an executed power of attorney; or
3. A person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

Date: December 30, 2021

Re: Neighborhood Meeting regarding 517 Buck Jones Road (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on Wednesday, **January 12, 2022, from 5pm to 7pm**. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of the Property, located on 517 Buck Jones Road. This Property is currently zoned Residential-4, with Neighborhood Conservation Overlay District (R-4-NCOD) and is proposed to be rezoned to Residential-10, Conditional Use (R-10-CU). The purpose of the zoning request is to permit residential development of the site at a maximum density of 10 homes per acre. Our goal is to gather comments through your participation in this virtual 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 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:

Carmen Kuan  
Raleigh Planning & Development  
(919) 996-2235  
[Carmen.Kuan@raleighnc.gov](mailto:Carmen.Kuan@raleighnc.gov)

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

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

Sincerely,



## **Neighborhood Meeting Agenda**

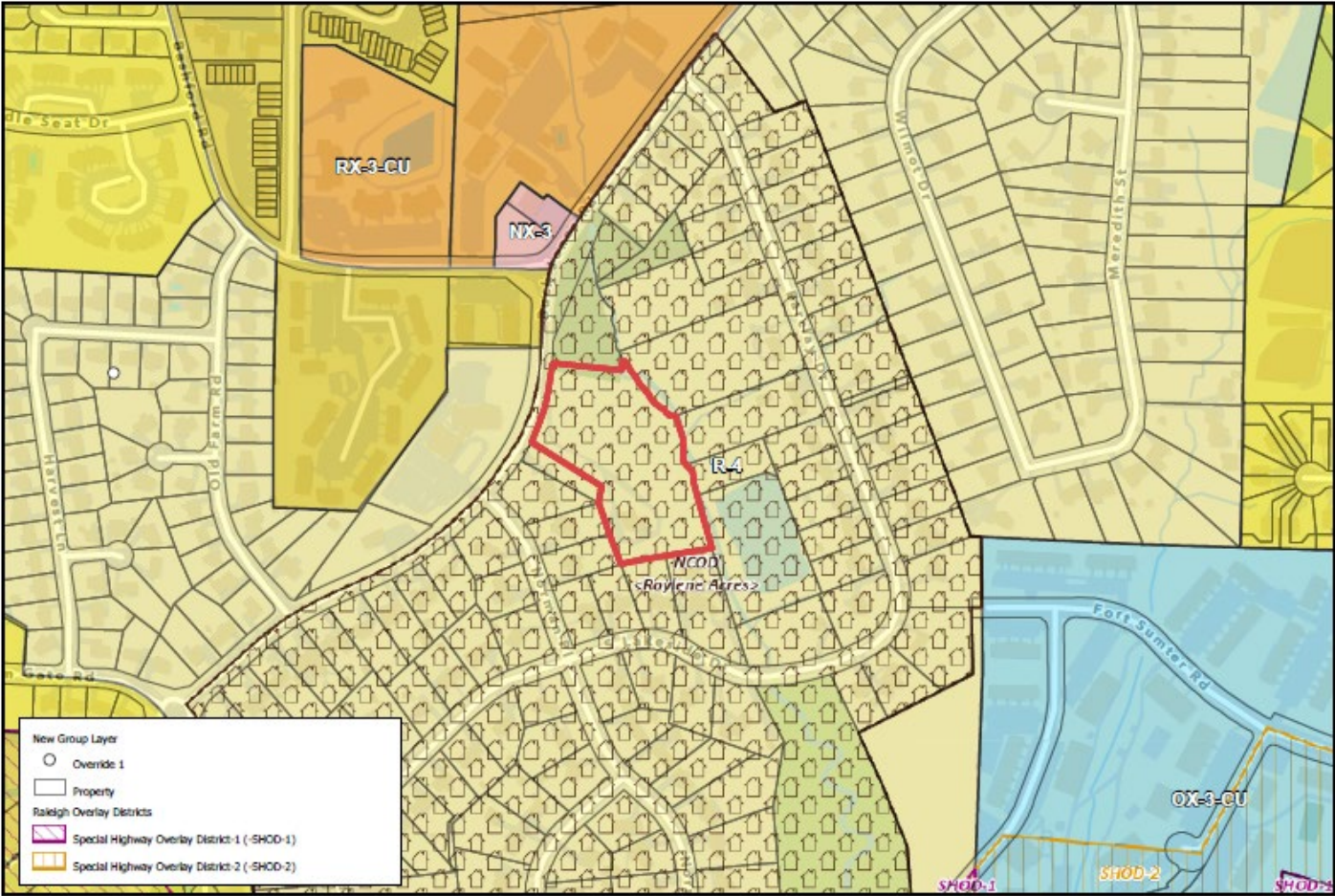
- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial





Zoning





**How to Participate in the January 12, 2022 Neighborhood Meeting  
Re: 517 Buck Jones Road**

- To participate by PC, Mac, iPad, iPhone or Android device,
  - Go to [morningstarlaw.group/01122022mtg](https://morningstarlaw.group/01122022mtg) to register for the meeting.  
*(Registration is necessary as we are required by the City of Raleigh to have a record of attendance.)*
  - Upon registration, you will receive a confirmation email with instructions on how to access the meeting.
- To participate by phone,
  - Dial one of the following numbers:
    - +1 312 626 6799
    - +1 929 436 2866
    - +1 301 715 8592
    - +1 346 248 7799
    - +1 669 900 6833
    - +1 253 215 8782
  - Enter Webinar ID: 882 5589 1955
  - Enter password: 307866
  - *For attendance purposes as required by the City of Raleigh, individuals participating via telephone will be unmuted and asked to identify themselves including their name and address.*

If you have difficulty connecting or have technical difficulties during the meeting, you can email us at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com) or call 919-590-0366.

You are encouraged to join the meeting via your computer or smartphone so that you will have access to Zoom Webinar's interactive features including Raise Hand and Chat.

During the meeting, participants will be muted by default. Also, participants' video will be off by default, i.e. only the presenters will be visible.

- If you are participating via your computer, iPhone or Android device, you can submit questions/comments by using the Raise Hand and/or Chat features. If you use Raise Hand, a panelist will either unmute you to allow you to speak or will chat with you to solicit your questions/comments.
- If you are participating via telephone, you can submit questions/comments prior to and during the meeting via email at [meetings@mstarlaw.com](mailto:meetings@mstarlaw.com). At the end of the Q&A period of the meeting, all callers will be unmuted to allow for questions/comments.



# 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 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

| Rezoning Request                                                                                                                 |                                  |                   |                  |                                    |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------|------------------|------------------------------------|
| Rezoning Type                                                                                                                    | General Use                      | X Conditional Use | Master Plan      | Office Use Only<br>Rezoning case # |
|                                                                                                                                  | Text change to zoning conditions |                   |                  |                                    |
| Existing zoning base district: R                                                                                                 | Height: 4                        | Frontage:         | Overlay(s): NCOD |                                    |
| Proposed zoning base district: R                                                                                                 | Height: 10                       | Frontage:         | Overlay(s):      |                                    |
| <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: 517 Buck Jones Road                                                                    |                   |                             |  |
| Property PIN: 0773974470                                                                                 |                   |                             |  |
| Deed reference (book/page): 018679/00674                                                                 |                   |                             |  |
| Nearest intersection: Buck Jones Rd and Norman Pl                                                        |                   | Property size (acres): 4.18 |  |
| For planned development applications only                                                                | Total units:      | Total square footage:       |  |
|                                                                                                          | Total parcels:    | Total buildings:            |  |
| Property owner name and address: BUILDER BEE PROPERTIES LLC, 517 BUCK JONES RD, RALEIGH NC 27606-2201    |                   |                             |  |
| Property owner email: <a href="mailto:charles@builderbeeprojects.com">charles@builderbeeprojects.com</a> |                   |                             |  |
| Property owner phone: 919-987-5068                                                                       |                   |                             |  |
| Applicant name and address: BUILDER BEE PROPERTIES LLC, 517 BUCK JONES RD, RALEIGH NC 27606-2201         |                   |                             |  |
| Applicant email: <a href="mailto:charles@builderbeeprojects.com">charles@builderbeeprojects.com</a>      |                   |                             |  |
| Applicant phone: 919-987-5068                                                                            |                   |                             |  |
| Applicant signature(s):                                                                                  |                   |                             |  |
| Additional email(s):                                                                                     |                   |                             |  |

**Conditional Use District Zoning Conditions**

|                                  |                                 |                                                    |
|----------------------------------|---------------------------------|----------------------------------------------------|
| Zoning case #:                   | Date submitted:                 | <b>Office Use Only</b><br>Rezoning case #<br>_____ |
| Existing zoning: <b>R-4-NCOD</b> | Proposed zoning: <b>R-10-CU</b> |                                                    |

**Narrative of Zoning Conditions Offered**

1. If an apartment building type is utilized, then the apartment building may not include dwelling units that are separated from one another by a horizontal party wall (meaning no "stacked" dwelling units). This condition shall not prohibit a dwelling unit from having multiple stories.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: \_\_\_\_\_

Printed Name(s): \_\_\_\_\_



## SUMMARY OF ISSUES

A neighborhood meeting was held on January 12, 2022 (date) to discuss a potential rezoning located at 517 Buck Jones Road (property address). The neighborhood Meeting was held at [virtual] (location). There were approximately 91 (number) neighbors in attendance. The general issues discussed were:

## Summary of Issues:

An NCDOT stream restoration project, Abbott Property State Project No. 8.1402601. TIP Project No. R-2541, was noted, with a suggestion to consult NCDOT regarding this proposal.

A conceptual plan for development was requested and shown, noting it may change significantly prior to construction.

Information was requested regarding the applicant's finances and previous projects.

The project was opposed by several attendees, citing several concerns, including stormwater, traffic, and current use by wildlife.

The townhomes are intended for sale and not rental.

The applicant is currently renovating the existing house on the site to serve as his personal residence.

The neighborhood is already encircled by apartments.

In response to the FLUM recommendation of RX-3 zoning, opposition to commercial uses was expressed.

## Attendance Roster

| Name                     | Address                       |
|--------------------------|-------------------------------|
| Matt Ehlers              | 5109 Norman Place             |
| Charles Smith            | 5324 Barclay Drive            |
| Heidi Scronce            |                               |
| Suzanne Smith            | 5324 Barclay Drive            |
| Natasha Gainer           | 5340 Barclay Drive            |
| John Cochran             |                               |
| Stan and Marion Moody    | 5204 Norman Place             |
| Sarah Bass               |                               |
| JACLYN WILSON            |                               |
| JJ Ols                   |                               |
| Heath Cox                | 5201 Norman Place             |
| Sherif Hassane           | 649 , South Lakeside Drive    |
| Martha Corregan          |                               |
| Sandra Lytle             | 5144 Norman Place             |
| Sam Cox                  | 917 Burch Ave                 |
| Aubrey and Peggy Wiggins | 5308 Norman Pl,               |
| Donald Belk              |                               |
| Laura Vance              | 5304 Barclay Dr               |
| Vivian Colbert           | 628 S Lakeside Drive          |
| Bob Dascombe             | 2201 Candun Drive, Suite #103 |
| Andrea Weigl             | 5109 Norman Place             |
| Kellee and David         | 505 S Lakeside Dr             |
| Ralph Whisnant           | 5124 Norman Place             |
| Jeff Zimmer              | 637 S Lakeside Dr.            |
| EH                       | 5137 NORMAN PL                |
| Barbara Williamson       |                               |
| David Bennett            | 405 South Lakeside Drive      |
| Sonia Milabo             | 5305 Barclay Drive            |
| David Cox                | Roylene Acres                 |
| Kim Powell               |                               |
| Claire Leland            |                               |
| Magdalena Kordas         | 5317 Barclay Dr               |
| Jonathan Gardner         | 512 S Lakeside Dr             |
| Joe Burton               | 633 South Lakeside Drive      |
| Adam Ligon               | 5335 BARCLAY RD               |
| Justin Johnson           | 5149 Jeffries St              |
| Marion Laske             | 5148 Norman Place             |
| Erin Dodder              | 652 S Lakeside Dr             |

## Attendance Roster

| Name                        | Address                               |
|-----------------------------|---------------------------------------|
| Leroy Laske                 | 5148 Norman Place                     |
| Mr. & Mrs. Barnwell         |                                       |
| Kelvin Bell                 |                                       |
| Lindsey Barbee              | 5205 Norman Pl.                       |
| Willie Sue Tucker           |                                       |
| Bruce Corregan              | 5313 BARCLAY DR                       |
| Stephen Cox                 | 5201 Norman Pl                        |
| James Chromy                | 5320 Barclay Drive, Raleigh, NC 27606 |
| Gary Meeks                  | 609 Buck Jones Road                   |
| Thomas Kublin               | 5308 Barclay Drive                    |
| April Darden                | 641 S Lakeside Drive                  |
| Peter Stone                 | 5153 Jeffries Street                  |
| Shelby Gainer               | 5300 Barclay Drive                    |
| Alex Tabbal                 |                                       |
| David Smith                 | 401 Lake Boone Trail                  |
| Stephen Colbert             | 628 S Lakeside Dr                     |
| Rachel Tabbal               | 417 Buck Jones Rd                     |
| Rebekah Royster             | 5321 Barclay Drive                    |
| Stephen Crook               | 5304 Norman Pl                        |
| Szymon Kordas               | 5317 Barclay Dr                       |
| Cissy McKissick             | 629 S Lakeside Drive                  |
| Stephen Sandor              | 612 S. Lakeside Dr                    |
| Robert Dodder               | 652 S Lakeside Dr                     |
| Carla MacClamrock           | 5116 Norman Place                     |
| Elizabeth Bowen             |                                       |
| Andrew J. Lytle             |                                       |
| sejohnson444@gmail.com      |                                       |
| dave@trd-chp.com            |                                       |
| devonb1313@gmail.com        |                                       |
| Plus 10 attendees via phone |                                       |
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