

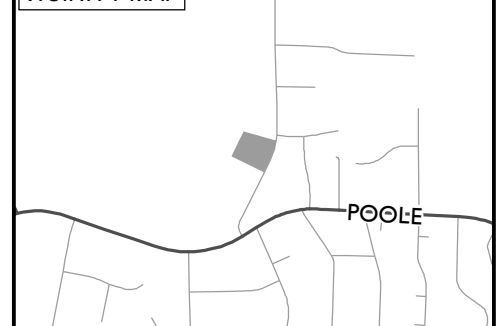
**Submittal
Date**

5/6/2016

Request:

**2.01 acres from
R-4 w/NCOD
to R-4-CU**

VICINITY MAP





Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

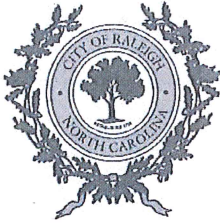
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Rezoning Application

Rezoning Request		OFFICE USE ONLY
<input checked="" type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
Existing Zoning Classification R-4 King Charles NCOD		Transaction Number Z-12-16 446137
Proposed Zoning Classification Base District R-4 - With Restrictions Height Two Story Frontage 60		
If the property has been previously rezoned, provide the rezoning case number. Z-73-04		
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. 446137		

GENERAL INFORMATION		
Property Address 512 and 604 Donald Ross Drive, Raleigh, NC 27610		Date
Property PIN 1723068854, 1723069918	Deed Reference (Book/Page) 016111 / 01938 and 016111 / 02186	
Nearest Intersection Donald Ross Drive and Warren Avenue		Property size (in acres) 1.06 and 0.95
Property Owner/Address 4497 Sunset Avenue, Rocky Mount, NC 27804	Phone 252.266.1799	Fax 252.459.8197
	Email williamsgcllc@gmail.com	
Project Contact Person/Address Duane Williams Same Contact Information as Above	Phone Same	Fax Same
	Email Same	
Owner/Agent Signature Duane Williams	Email Same	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



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Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number 2-12-16		Transaction Number
Date Submitted 7/1/16		
Existing Zoning R-4 King Charles NCOD	Proposed Zoning R-4 CU	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	Minimum Front Yard Setback shall be 76 feet.
2.	Maximum Building Height shall be 2 stories with a maximum height of 35'.
3.	Exterior building façade materials, other than windows, doors, and trim, shall be limited to brick, painted wood, or vinyl siding.
4.	There shall be a Maximum of 4 Dwelling Units
5.	The Primary Entrance of all Dwelling Units shall face Donald Ross Drive with direct pedestrian access provided from the public sidewalk to the primary entrance.
6.	
7.	
8.	
9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature 	Print Name Duane Williams
--	---------------------------



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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	Transaction Number 446137 Zoning Case Number Z-12-16

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.

1.	The site is located in the East Planning District within an area designated as appropriate for suburban residential.
2.	The plan encourages appropriate infill development while promoting single family, owner occupied housing. This rezoning proposal requests R-4 zoning which ensures single family development with application setbacks, building heights, and construction materials.
3.	
4.	

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1.	The proposed new development would be a significant investment into an area that has begun to improve.
2.	The proposed construction would match height restrictions, materials, and setbacks of the King Charles Overlay District.
3.	The proposed houses will be new construction but keep the integrity and look of the existing neighborhood.
4.	

2-12-16

WILLIAMS GENERAL CONTRACTORS, LLC
Ronald Duane Williams
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Rocky Mount, NC 27804

North Carolina General Contractor Unlimited License #51859
Telephone: (252) 443-3242
Toll Free: (866) 596-7529
Telefax: (252) 451-0052
Email: jessica@jessicawilliamsllaw.com

January 19, 2016

OUR FILE: N58/2302

RE: 512 and 604 Donald Ross Drive

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on February 22, 2016. The meeting will be held at 512 Donald Ross Drive at 7:00 PM

The purpose of this meeting is to discuss a potential rezoning of the property located at 512 and 604 Donald Ross Drive. This site is currently zoned R-4 NCOD and is proposed to be rezoned to R-4 Conditional Use. The proposed development would like to remove the existing King Charles Overlay to allow for 4 houses to be built on approximately 2.0 acres, a density of approximately 2 units per acre. The single family houses are proposed to be a comparable building materials to the existing neighborhood.

This meeting is being held as a result of the City of Raleigh requiring that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any questions I can be reached at 252-266-1799.

Most cordially yours,

Duane Williams

Summary of Issues

A neighborhood meeting was held on February 22nd, 2016 to discuss potential rezoning located at 512 and 604 Donald Ross Drive. The neighborhood meeting was held at 512 Donald Ross Drive. There were approximately 3 neighbors in attendance. The general issues discussed were:

- 1) The developer began the meeting by informing the attendees that he purchased the property from Mrs. Grady's Heirs and there are roughly 2.0 Acres total.
- 2) They are looking to keep the house if it is structurally sound, but tearing it down if it is not financially feasible to keep in place.
- 3) They are looking to have 4 lots total with 1 driveway serving 2 lots.
- 4) They are looking to build something nice to revitalize the area, possibly 2 story structures with board and batten siding.
- 5) They are also discussed the idea of having a berm across the front.
- 6) They ended the meeting by describing the King Charles overlay and that he was requesting removal. Conditions were read and discussed.

Summary of Issues:

- 1) Neighbors are concerned about there being a large number of homes, styles, etc.
- 2) Neighbors concerned about the price range of the homes being proposed, estimated at approximately \$300,000. Other houses in that area are below that price range.
- 3) Neighbors concerned about the type of clientel that may be interested in a house of this price range.
- 4) Neighbors concerned about possibly not being able to sell these proposed homes with multifamily across the street.

Sincerely,



Jeff Carter
Stocks Engineering, P.A.
Assistant Project Manager
(252) 903-5036

Address

Kevin Varnell
Dhane Williams
Tad Loudermilk
Telphonia Dunn (Ankney Dunn)
Marshall Freeman

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