

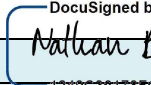


Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	OFFICE USE ONLY Rezoning case #
	<input checked="" type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: NX	Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: NX	Height: 3	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-30-2018			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 3219 Poole Road		
Property PIN: 1723364186		
Deed reference (book/page): 18672/1325		
Nearest intersection: Poole Road & Sunnybrook Rd		Property size (acres): 1.61
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Southern Purchasing Group LLC, PO Box 37086, Raleigh, NC 27627		
Property owner email:		
Property owner phone:		
Applicant name and address: Amy Crout (150 Fayetteville Street, Ste 2300, Raleigh), on behalf of Property Owner		
Applicant email: acrout@smithlaw.com		
Applicant phone: 919-821-6694		
Applicant signature(s): 		
Additional email(s):		

DocuSigned by:

Nathan Becker

1249C30178F043A...

REVIEWED

By Metra Sheshbaradaran at 2:00 pm, May 06, 2025

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: NX-3-CU	Proposed zoning: NX-3-CU	

Narrative of Zoning Conditions Offered
<p>1. The following uses shall be prohibited:</p> <ul style="list-style-type: none"> a. Boarding House b. Special Care Facility c. Outdoor Sports or Entertainment Facility (<250 seats) d. Outdoor Sports or Entertainment Facility (>250 seats) e. Bar, Nightclub, Tavern, Lounge f. Vehicle Fuel Sales (including gasoline and diesel fuel) g. Vehicle Sales/Rental h. Detention Center, Jail, Prison i. Vehicle Repair (minor) j. Tobacco, e-cigarette, or vapor product shops k. Check cashing, payday loan l. Amusement Center, Game Arcade, Billiard Hall, Pool Hall, Bingo Parlor, Shooting Range m. Telecommunication Towers (< or = or > 250 ft) n. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium <p>2. The detached house building type shall be prohibited for any redevelopment of the property.</p> <p>3. Maximum building height shall be reduced to 45 feet.</p> <p>4. The hours of operations of an eating establishment use as described in UDO Sec. 6.4.10.C.1, and the hours of operations of retail sales use as described in UDO Sec. 6.4.11.A, except for any retail use that sells prescription medications, can begin no earlier than 6:00 AM and end no later than 11:00 PM, including all deliveries.</p> <p>5. Apartment building type (UDO Sec. 1.4.1) and Mixed-Use Building type (UDO Sec. 1.4.1) that includes Multi-Unit Living use (UDO Sec. 6.2.D) shall utilize one of the Urban Frontages as identified in UDO Sec. 3.4.2.A.</p>

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: _____

DocuSigned by:
Nathan Becker
7249C36178FC43A...

Printed Name: _____

Nathan Becker

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: NX-3-CU	Proposed zoning: NX-3-CU	

Narrative of Zoning Conditions Offered
<p>6. A protective yard with a minimum width of 10 feet shall be located adjacent to the northern property line shared with the following adjoining property currently owned by Morning Star Missionary Baptist Church, PIN No. 1723364458 (Lot 1A, Book of Maps 1965, Page 17 and Deed Book 009304, Page 01452, Wake County registry) (the "Church Property"). The protective yard shall have an average width of not less than 12 feet. The protective yard must include: (i) four shade trees per 100 lineal feet, (ii) three understory trees per 100 lineal feet, and (iii) 40 shrubs per 100 lineal feet.</p> <p>7. The rear facade of a building that faces the Church Property or the abutting property located at 413 Inclusion Way (PIN No. 1723362279, Lot 58, Book of Maps 2022, Page 317, Wake County Registry) (the "413 Inclusion Way Property") and is not screened by an intervening building shall be subject to a maximum blank wall area of 28 feet as calculated in Section 1.5.10 of the UDO.</p> <p>8. Pole mounted light fixtures located within 50 feet of either the Church Property or the 413 Inclusion Way Property shall exceed the minimum standard by only consisting of full cutoff fixtures.</p> <p>9. The minimum Landscaping and Screening requirements for screening walls, as described in Secs. 7.2.5.B and 7.2.5.C, shall be increased to require the provision of planting material for unenclosed loading areas 50 feet or larger ("Loading Areas") and areas for trash collection, trash compaction, recycling collection and other similar services that are not integrated into a building planting ("Unintegrated Service Areas"). In Loading Areas and Unintegrated Service Areas that are required by the UDO to have screening walls, additional planting material shall be provided for the portions of the required screening walls that both (a) face an adjacent residential district and (b) are not screened from the adjacent residential district by an intervening building. Planting material provided pursuant to this condition must be sufficient so that no more than 50 percent of the surface area of the portions of the screening wall subject to this additional screening requirement are visible at the time of maturity of the plants.</p> <p>10. Residential density shall not exceed 20 units per acre (32 units).</p> <p>11. Within those portions of the Property where the neighborhood transition standards of UDO Section 3.5 apply, any Zone A, Type 2 Neighborhood Transition Protective Yard placed on the Property that is immediately adjacent to the portions of the western property line or the northern property line shared with the 413 Inclusion Way Property shall be increased to an average width of not less than 25 feet.</p>

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: _____

DocuSigned by:

Nathan Becker

DocuSigned by: 1249C36178FC43A...

Nathan Becker

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ORDINANCE NO. (2019) 942 ZC 777
Effective 5/7/19

~~1. Z-30-18—3219 Poole Road, being Wake County PIN 1723364186. Approximately 1.61 acres located at the northwest intersection of Poole Road and Sunnybrook Road at 3219 Poole Road are rezoned to Neighborhood Mixed Use 3 stories Conditional Use (NX-3-CU).~~

Conditions dated: March 28, 2019

1. The following uses shall be prohibited:
 - a. Boarding House
 - b. Special Care Facility
 - c. Outdoor Sports or Entertainment Facility (<250 seats)
 - d. Outdoor Sports or Entertainment Facility (>250 seats)
 - e. Bar, Nightclub, Tavern, Lounge
 - f. Vehicle Fuel Sales (including gasoline and diesel fuel)
 - g. Vehicle Sales/Rental
 - h. Detention Center, Jail, Prison
 - i. Vehicle Repair (minor)
 - j. Tobacco, e-cigarette, or vapor product shops
 - k. Check cashing, payday loan
 - l. Amusement Center, Game Arcade, Billiard Hall, Pool Hall, Bingo Parlor, Shooting Range
 - m. Telecommunication Towers (< or = or > 250 ft)
 - n. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium
2. The detached house building type shall be prohibited for any redevelopment of the property.
3. ~~a. Maximum Building Height, as described in UDO Sec. 3.3.1.A shall be reduced to 45 feet.~~
~~b. The maximum height limit requirement for Height and Form, as described in UDO Sec. 3.5.5.B.2, shall be reduced to no more than 36 feet at the Neighborhood Transition Zone C line.~~
4. The hours of operations of an eating establishment use as described in UDO Sec. 6.4.10.C.1, and the hours of operations of retail sales use as described in UDO Sec. 6.4.11.A, except for any retail use that sells prescription medications, can begin no earlier than 6:00 AM and end no later than 11:00 PM, including all deliveries.
5. ~~For 180 days after the rezoning becomes final and not subject to challenge, the applicant, its successors or assigns, (“Applicant”) shall allow any non-profit entity, individual or for-profit entity to relocate the existing house on the property at no cost to the Applicant and without payment to the Applicant so long as the party~~

~~relocating the house is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. Applicant will provide public notice of the offer for relocation or salvage including, but not limited to, Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office within 30 days after the rezoning becomes final and not subject to challenge. Should the house not be relocated within 180 days after the rezoning becomes final and not subject to challenge, prior to demolition or salvage, Applicant shall document the building in its original location through photographs (black and white, and in color) and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation unit, and the State of North Carolina Historic Preservation Office.~~

~~5.6. Townhouse and~~ Apartment building type (UDO Sec. 1.4.1), and Mixed-Use Building type (UDO Sec. 1.4.1) that includes Multi-Unit Living use (UDO Sec. 6.2.D) shall utilize one of the Urban Frontages as identified in UDO Sec. 3.4.2.A.

~~6. 7. A protective yard with a~~ The minimum width of 10 feet shall be located Zone A: Type 1 Neighborhood Transition Protective Yard, as described in UDO Sec. 3.5.3.A.1, adjacent to the north ern property line shared with the following adjoining property currently owned by, (Morning Star Missionary Baptist Church, parcel PIN No. 1723364458 (Lot 1A, Book of Maps 1965, Page 17 and Deed Book 009304, Page 01452, Wake County registry) (the "Church Property"). The protective yard shall be increased to have an average width of not less than 12 feet. The protective yard must include: (i) four shade trees per 100 lineal feet, (ii) three understory trees per 100 lineal feet, and (iii) 40 shrubs per 100 lineal feet.

~~7. 8. The rear facade of a building that faces the Church Property or the abutting property located at 413 Inclusion Way (PIN No. 1723362279, Lot 58, Book of Maps 2022, Page 317, Wake County Registry) (the "413 Inclusion Way Property") and is not screened by an intervening building minimum standard maximum Neighborhood Transition blank wall area, as described in UDO Sec. 3.5.5.C (Wall Articulation),~~ shall be subject to a maximum blank wall area of 28 feet as calculated in Section 1.5.10 of the UDO.

~~8. 9. Pole mounted light fixtures All Parking and Pedestrian Area lighting, as described in Sec 7.4.5, that are~~ located within the Neighborhood Transition Zone B, 50 feet of either the Church Property or the 413 Inclusion Way Property shall exceed the minimum standard by only consisting of full cutoff fixtures.

~~9. 10. The minimum Landscaping and Screening planting material requirements for screening walls, as described in Secs. 7.2.5.B and 7.2.5.C,~~ shall be increased to require the provision of planting material for unenclosed loading areas 50 feet or larger ("Loading Areas") and areas for trash collection, trash compaction, recycling collection and other similar services that are not integrated into a

building ("Unintegrated Service Areas"). In Loading Areas and Unintegrated Service Areas that are required by the UDO to have screening walls, additional planting material shall be provided for the portions of the required screening walls that both (a) face an adjacent residential district and (b) are not screened from the adjacent residential district by an intervening building. Planting material provided pursuant to this condition must be sufficient so that no more than 50 percent of the surface area of ~~the portions of the both loading area and service area~~ screening walls ~~facing an adjacent residential district is subject to this additional screening requirement are~~ visible at the time of maturity of the plants.

10. ~~11.~~ Residential density shall not exceed ~~14~~20 units per acre (~~22~~32 units).

11. ~~12.~~ Within those portions of the Property where the neighborhood transition standards of UDO Section 3.5 apply, any ~~The minimum 20-foot A-~~ Zone A, Type 2 Neighborhood Transition Protective Yard placed on the Property that is immediately adjacent to the portions of the western property line or and adjacent to the northern property line shared with the 413 Inclusion Way Property of the Roberts parcel (Deed Book 014076, Page 01424) shall be increased to an average width of not less than 25 feet.

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr/>
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>1. The Property is designated Neighborhood Mixed Use on the Future Land Use Map. This request maintains the NX-3 zoning designation, which is consistent with the Future Land Use Map. The changes to the conditions continue to allow mixed use development on the property, while also allowing more flexibility for residential development.</p> <p>2. The Urban Form Map shows that the Property is within a Frequent Transit Area and along a Transit Emphasis Corridor. Increasing the residential density of the Property in this area, while still maintaining neighborhood character and zoning consistency, expands access to transit opportunities for more residents.</p> <p>3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 (Future Land Use Map and Zoning Consistency); LU 1.3 (Conditional Use District Consistency); LU 2.2 (Compact Development); LU 4.7 (Capitalizing on Transit Access); LU 5.1 (Reinforcing the Urban Pattern); LU 8.1 (Housing Variety); LU 8.3 (Conserving, Enhancing, and Revitalizing Neighborhoods); LU 8.5 (Neighborhood-scale Housing); LU 8.17 (Zoning for Housing Opportunity and Choice); and H 1.8 (Zoning for Housing).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The request continues to limit more of the intense uses allowed in the NX district to keep development of the property in harmony of with the surrounding area, which is predominately residential.</p> <p>The request will permit additional housing to be built in a transit supportive area of the City, which will allow more people to live in a part of the City with convenient access to jobs, educational, and recreational amenities.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
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 rezoning allows a mix of uses in a compact and pedestrian-friendly form.

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:

The proposed rezoning and any proposed development will be sensitive to the context and character of the surrounding area.

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:

Future development will take this guideline into account. Currently, there are no direct connections from the property to a neighborhood road network, but access is provided by the Poole Road and/or Sunnybrook Road right of way.

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:

Future development will take this guideline into account and be planned with due regard to the designed corridors shown on the City plans.

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:

Future development will take this guideline into account.

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:

Future development will take this guideline into account.

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response: Future development will take this guideline into account. Specific development plans for the property are still in development, but the applicant expects there will be opportunities to locate off-street parking behind or beside buildings.</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response: Future development will take this guideline into account.</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response: Future development will be designed to take into account location, views, and sun exposure.</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response: Future development will be designed to take into account location, access, and points of entry for pedestrians.</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response: The proposed rezoning would permit such uses on the property.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: Future development will take this guideline into account.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: Future development will provide seating opportunities consistent with the UDO.</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: Future development will take into account that parking lots should not dominate the frontage, interrupt pedestrian routes, or negatively impact surrounding developments.</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response: Future development will be aimed at locating parking to the rear or interior of a block whenever possible.</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response: Future development will take care to incorporate design elements to avoid negative visual effects.</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response: Future development will take this guideline into account. The property is in walking distance of public transit.</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: The property is located at the intersection of Poole and Sunnybrook with pedestrian access to the surrounding areas.</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response: There are no known sensitive natural resources on this property.</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response: Future development will be designed to take into account this guidance.</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response: Any sidewalks will be provided consistent with the UDO.</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response: Any street trees will be provided in accordance with the UDO.</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response: Future development will take this guideline into account.</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response: Future development will take this guideline into account.</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response: Future development will take this guideline into account.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: Future development will take this guideline into account.</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 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 Fee Guide 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"/>
For properties requesting a Conditional Use District:					
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"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<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:					
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:					
14. Redline copy of zoning conditions with proposed changes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Certificate Of Completion

Envelope Id: 48D966C8-853F-489C-8997-ED8279087216

Status: Completed

Subject: 3219 Poole Road

Source Envelope:

Document Pages: 2

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Jennifer Wilson

AutoNav: Enabled

PO Box 2611

Envelopeld Stamping: Enabled

Raleigh, NC 27602

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

jwilson@smithlaw.com

IP Address: 4.42.105.221

Record Tracking

Status: Original

Holder: Jennifer Wilson

Location: DocuSign

4/28/2025 4:13:39 PM

jwilson@smithlaw.com

Signer Events

Nathan Becker

nathan@bigrealtyco.com

Authorized Signatory

NathanBecker

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Nathan Becker
1249C36178FC43A...

Signature Adoption: Pre-selected Style
Using IP Address: 12.75.41.123
Signed using mobile

Timestamp

Sent: 4/28/2025 4:18:28 PM

Viewed: 4/28/2025 5:25:33 PM

Signed: 4/28/2025 5:25:52 PM

Electronic Record and Signature Disclosure:

Accepted: 11/27/2023 12:50:19 PM

ID: 1cb8503f-0965-4381-a8ac-9ee3748296fd

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Toby Coleman

tcoleman@smithlaw.com

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 4/28/2025 5:25:53 PM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

4/28/2025 4:18:28 PM

Certified Delivered

Security Checked

4/28/2025 5:25:33 PM

Signing Complete

Security Checked

4/28/2025 5:25:52 PM

Completed

Security Checked

4/28/2025 5:25:53 PM

Payment Events

Status

Timestamps

Certificate Of Completion

Envelope Id: 15DE3F92-A856-4AFA-8F6F-78D4B81EFC8A
 Subject: 3219 Poole--Second Conditions Page for Signature.pdf
 Source Envelope:
 Document Pages: 1
 Certificate Pages: 5
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed

Envelope Originator:
 Jennifer Wilson
 PO Box 2611
 Raleigh, NC 27602
 jwilson@smithlaw.com
 IP Address: 4.42.105.221

Record Tracking

Status: Original
 5/5/2025 9:26:00 AM

Holder: Jennifer Wilson
 jwilson@smithlaw.com

Location: DocuSign

Signer Events

Nathan Becker
 nathan@bigrealtyco.com
 Authorized Signatory
 NathanBecker
 Security Level: Email, Account Authentication
 (None)

Signature

DocuSigned by:

 1249C36178FC43A...

Signature Adoption: Pre-selected Style
 Using IP Address: 68.74.196.38

Timestamp

Sent: 5/5/2025 9:47:56 AM
 Viewed: 5/5/2025 12:16:10 PM
 Signed: 5/5/2025 12:16:34 PM

Electronic Record and Signature Disclosure:
 Accepted: 11/27/2023 12:50:19 PM
 ID: 1cb8503f-0965-4381-a8ac-9ee3748296fd

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Toby Coleman
 tcoleman@smithlaw.com
 Security Level: Email, Account Authentication
 (None)

Sent: 5/5/2025 12:16:35 PM

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	5/5/2025 9:47:56 AM
Certified Delivered	Security Checked	5/5/2025 12:16:10 PM
Signing Complete	Security Checked	5/5/2025 12:16:34 PM
Completed	Security Checked	5/5/2025 12:16:35 PM

Payment Events

Status

Timestamps

SUMMARY OF ISSUES

A neighborhood meeting was held on March 5, 2025 (date) to discuss a potential rezoning located at 3219 Poole Road (property address). The neighborhood meeting was held at Worthdale Community Center (1001 Cooper Road, Raleigh) (location). There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

History of property's zoning & reasons for proposed text change (e.g. to allow more residential)
Proposed layout of townhomes on the property
Impacts to adjoining landowners, specifically the church
Potential changes to zoning conditions

Attendance Roster
Neighborhood Meeting for 3219 Poole Road

Name	Address
Kemeca & Georgy Veney	4120 Viewmont Drive, Raleigh
Robert Williams	549 Cooper Road, Raleigh

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
Wells Fargo Capitol Center
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

AMY C. CROUT
DIRECT DIAL: (919) 821-6694
E-Mail: acrout@smithlaw.com

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

February 21, 2025

Re: Notice of neighborhood meeting to discuss a proposed text change to zoning conditions of lands located at 3219 Poole Road (PIN: 1723364186)

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed text change to zoning conditions for the lands located at 3219 Poole Road, Raleigh, North Carolina (PIN: 1723364186) (the "Property").

The neighborhood meeting will be held on March 5, 2025, from 6:30 p.m. to 7:30 p.m. in the Worthdale Community Center located at 1001 Cooper Road, Raleigh, North Carolina 27610.

The Property is currently zoned NX-3-CU and the applicant is proposing to update the zoning conditions previously adopted in Z-30-18 (enclosed). The enclosed maps show the location of the Property and the current zoning of the neighborhood.

At the Neighborhood Meeting, we will discuss the proposed text change, including the potential zoning conditions for the development of the Property.

Prior to submitting the application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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

Metra Sheshbaradaran
Raleigh Planning & Development
919-996-2638
metra.sheshbaradaran@raleighnc.gov

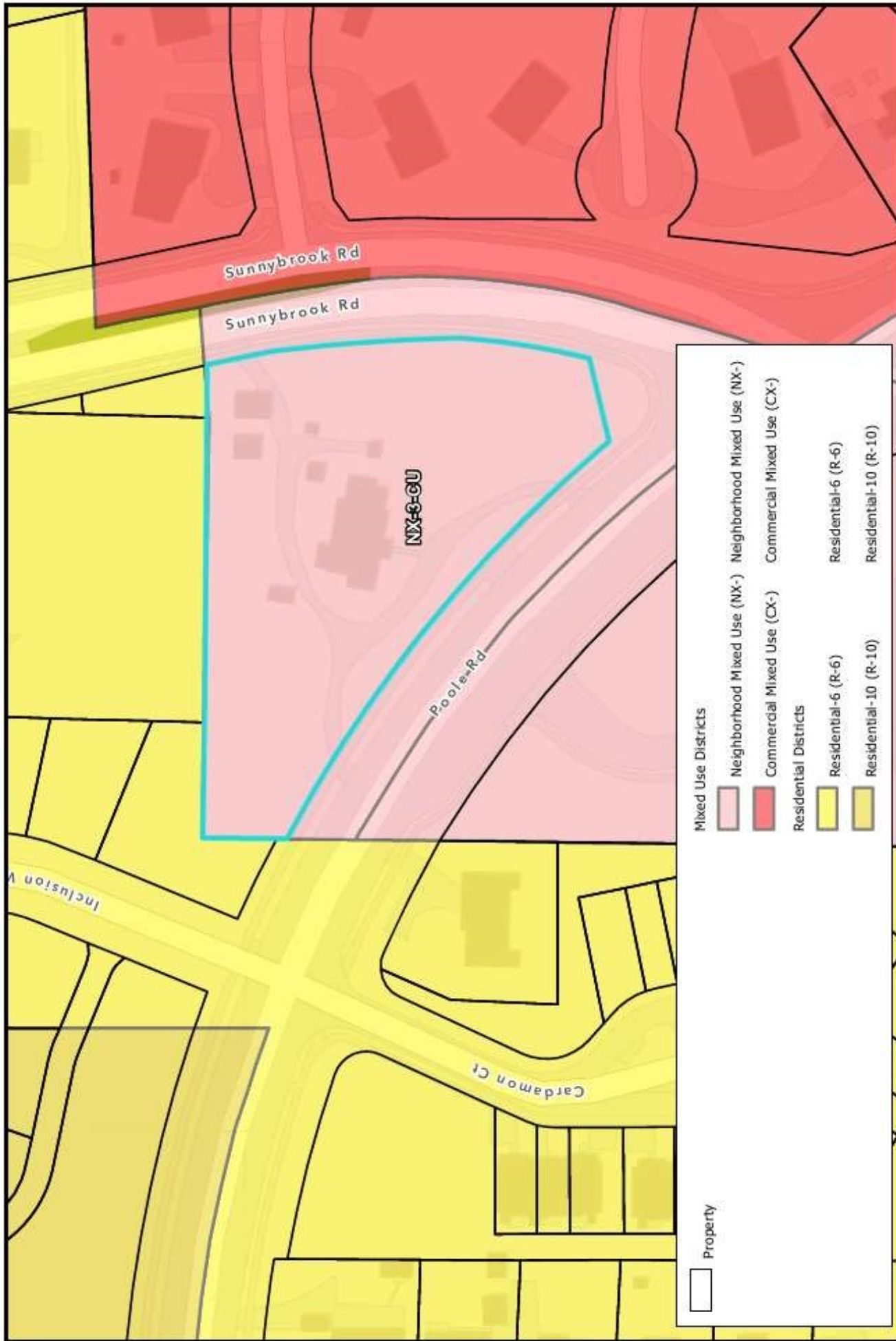
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at acrout@smithlaw.com.

Sincerely,



Amy C. Crout

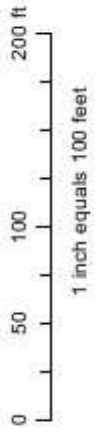
enclosures



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3219 Poole Road GIS



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