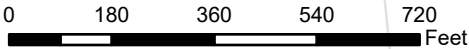
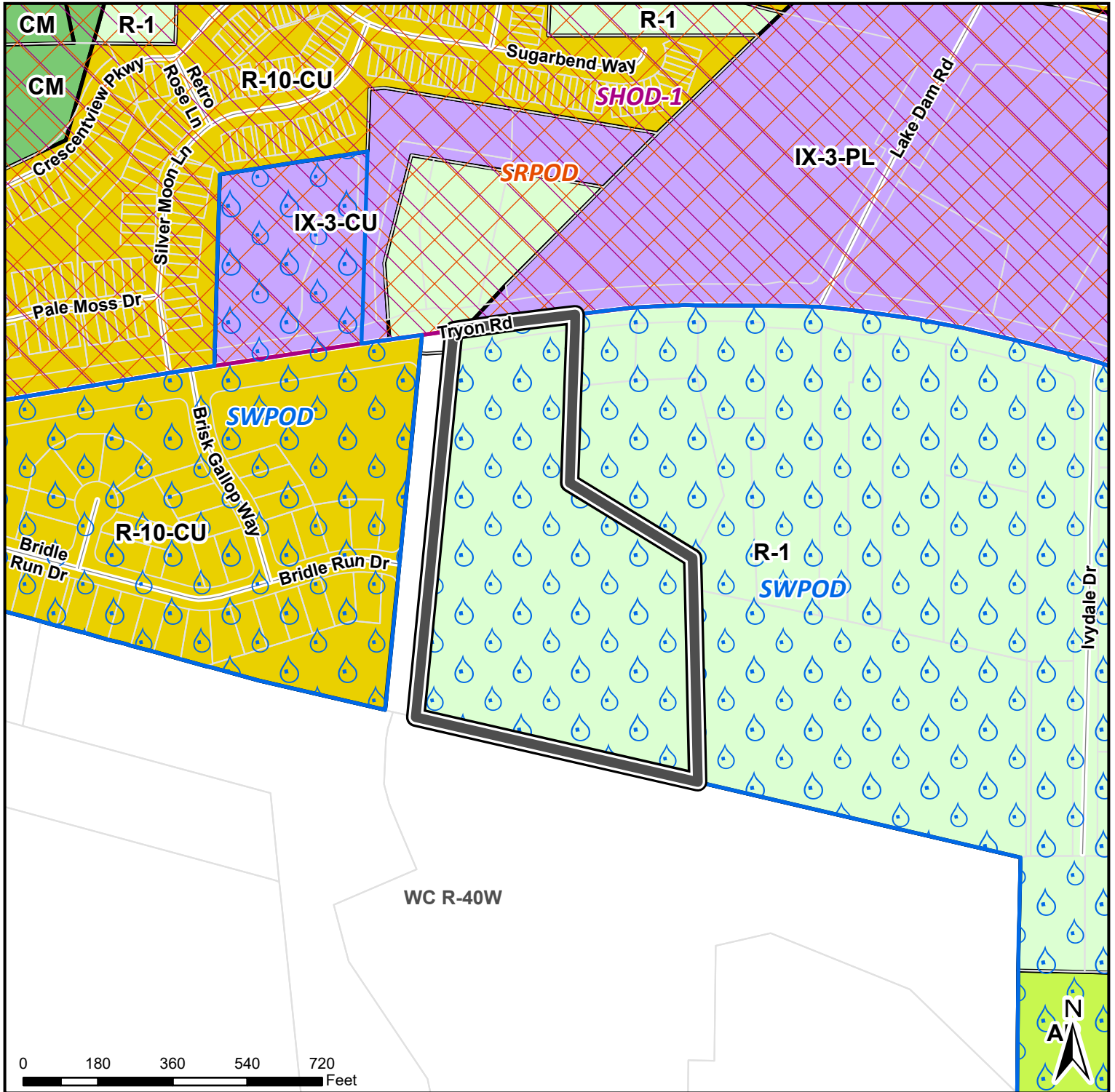
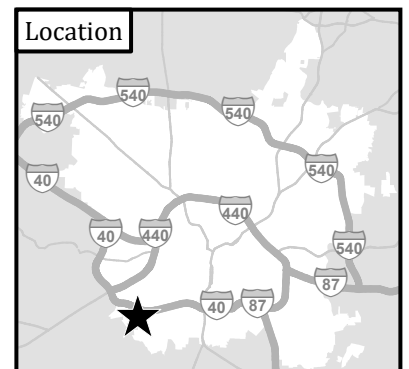


# Existing Zoning

# Z-17-2024



<b>Property</b>	4325 Tryon Rd
<b>Size</b>	11.32 acres
<b>Existing Zoning</b>	R-1 w/ SWPOD
<b>Requested Zoning</b>	R-10-CU w/ SWPOD




# Rezoning Application and Checklist

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



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

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R1/R40W	Height: 40	Frontage:	Overlay(s): SWPOD	
Proposed zoning base district: R10CU	Height: 45	Frontage:	Overlay(s): SWPOD	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: 5/8/2024	Date amended (1):	Date amended (2):
Property address: 4325 TRYON ROAD		
Property PIN: 0782-57-9241		
Deed reference (book/page): DB011555 PG00814		
Nearest intersection: BRISK GALLOP & BRIDLE RUN		Property size (acres): 11.32
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Kiddie University LLC, 1004 Minnie Drive, Raleigh MC 27603		
Property owner email: <a href="mailto:stacey-h10@hotmail.com">stacey-h10@hotmail.com</a>		
Property owner phone: 919-521-3001		
Applicant name and address: GREENWOOD HOMES LLC		
Applicant email: <a href="mailto:George Weller &lt;george@greenwoodhomes.com&gt;">George Weller &lt;george@greenwoodhomes.com&gt;</a>		
Applicant phone: 703.856.7081		
Applicant signature(s): 		
Additional email(s):		

**RECEIVED**  
MAY 21 2024  
BY: \_\_\_\_\_

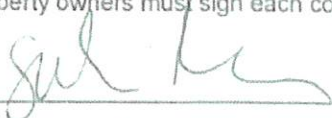
**Conditional Use District Zoning Conditions**

Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R1	Proposed zoning: R10-CU	

**Narrative of Zoning Conditions Offered**

- 1) Residential dwelling units are limited to a six (6) per acre or less.
- 2) Apartment building type shall be prohibited.
- 3) Areas set aside for trees may in lieu of being situated on the individual dwelling lots may instead be located within the required open space, provided that the overall acreage set aside for trees is not diminished.

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: Stacey Rabon, Authorized Signatory

**Rezoning Application Addendum #1**

Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> 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.

The subject parcels are marked as Low Scale Residential on the Future Land Use map. Comprehensive Plan area policy AP-SC1 (Swift Creek) shows the subject parcels in the Swift Creek "New Urban" area, corresponding to Policy AP-SC 1 "Residential Land Use" and Policy AP-SC 3 "Up to six dwelling-units per acre should be allowed".

**Public Benefits**

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

The request for six residential dwelling-units per acre is reasonable and in the public interest in order to comply with the intent of the Future Land Use map and the Comprehensive Plan. It is consistent with the neighboring adjacent development case Z-43-2015 with similar conditions as applicable to the project. Existing utility and transportation infrastructure are adjacent and available for connection.

**Rezoning Application Addendum #2**

**Impact on Historic Resources**

**OFFICE USE ONLY**  
Rezoning case #

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.

There are no historic landmarks on the property and the property is not on the National Register of Historic Places or in the Historic Overlay District.

**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: N/A

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

<b>1</b>	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p><b>Response:</b>          The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
<b>2</b>	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p><b>Response:</b>          The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
<b>3</b>	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p><b>Response:</b>          The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
<b>4</b>	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p><b>Response:</b>          The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
<b>5</b>	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p><b>Response:</b>          The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
<b>6</b>	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p><b>Response:</b>          The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>

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

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</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><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</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><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</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><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</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><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</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><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</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><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>



21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b> The property is not within "City Growth Center", "Mixed-Use Center", along a "Main Street" or "Transit Emphasis Corridor".</p>

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

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

December 7, 2023

**Re: Notice of Neighborhood Meeting**  
Rezoning Application – 4325 Tryon Road

Adjacent Property Owners and Residents:

You are invited to attend a neighborhood meeting **on December 20, 2023, from 5:30-7:30pm at the Carolina Pines Community Center located at 2305 Lake Wheeler Road, Raleigh, NC 27603**. The purpose of the meeting is to discuss an upcoming application to rezone two parcels of land located at/near 4325 Tryon Road (PIN: 0782-57-9241 and 0782-57-6434). The parcels are currently zoned City of Raleigh R-1 with Swift Creek Watershed Protection Overlay (SWPOD) and Wake County R-40W. The Site is proposed to be rezoned to R-10-CU with SWPOD.

A brief presentation will be given which outlines the proposed rezoning request and the rezoning process. The floor will then be open to any questions or comments that you may have. Please feel free to email any questions or comments in advance of the meeting to [lovelace@underfootengineering.com](mailto:lovelace@underfootengineering.com). A site vicinity map and existing zoning map are included with this letter for reference.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and residents within 500 feet of the area requested for rezoning, however, this notice is being sent to all neighbors within 1000 feet of the parcels. Information about the rezoning process is available online and can be found by visiting [www.raleighnc.gov](http://www.raleighnc.gov) and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Robert Tate  
Raleigh Planning & Development  
(919) 996-2235  
[robert.tate@raleighnc.gov](mailto:robert.tate@raleighnc.gov)

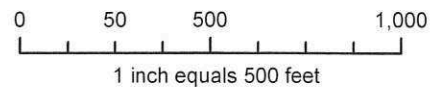
Respectfully:



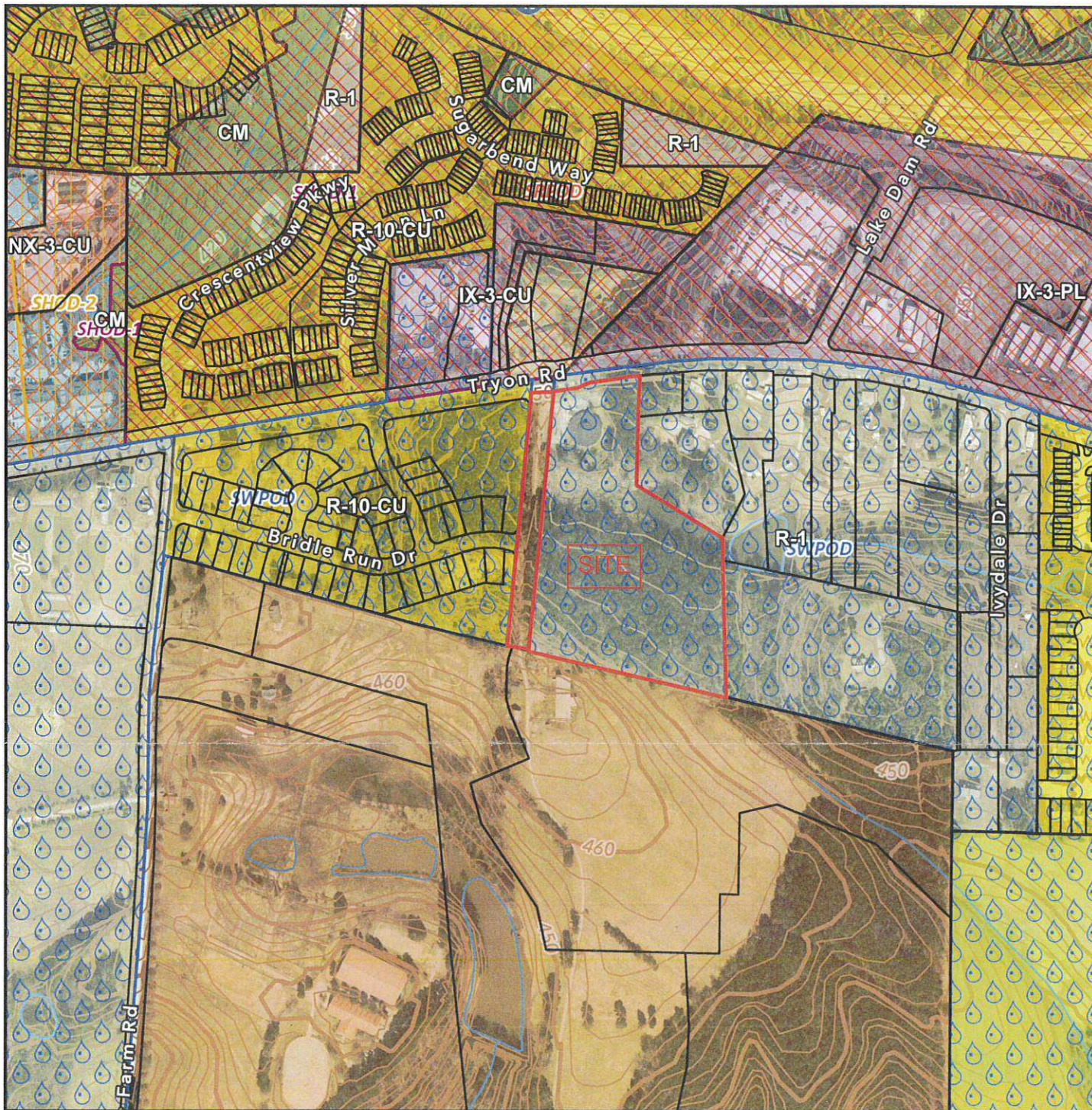
Landon M. Lovelace, PE  
Principal



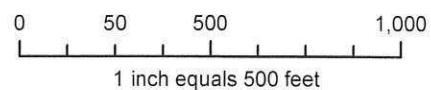
4325 Tryon Road Vicinity Map



**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



4325 Tryon Road Zoning Map



**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

UNDERFOOT ENGINEERING  
1149 EXECUTIVE CIR STE C  
CARY NC 27511-4582

---

**USPS CERTIFIED MAIL**



**9407 1118 9876 5496 0705 01**

---

RALEIGH PLANNING DEPT  
ROBERT TATE  
PO BOX 590  
RALEIGH NC 27602-0590



REZONING MEETING NOTICE

**\$4.98 US POSTAGE**  
FIRST-CLASS  
Dec 08 2023  
Mailed from ZIP 27511  
1 OZ FIRST-CLASS MAIL LETTER  
RATE  
11923275



stamps  
endicia

062S0001442150

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 8th, day of December, 2023. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



\_\_\_\_\_  
Signature of Applicant/Applicant Representative

5/8/2024

\_\_\_\_\_  
Date



## SUMMARY OF ISSUES

A neighborhood meeting was held on 12/20/2023 (date) to discuss a potential rezoning located at 4325 Tryon Road (property address). The neighborhood meeting was held at Carolina Pines Community Center located at 2305 Lake Wheeler Road (location). There were approximately 5 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Questions on product and whether or not the daycare would remain
Questions on access and/or traffic mitigation
Questions on whether or not public roads would be constructed on adjacent parcels
Questions on environmental features (wetlands, soils, etc)

# NEIGHBORHOOD MEETING SIGN IN SHEET

DATE: December 20, 2023 LOCATION: Carolina Pines Community Center

PROJECT: 4325 Tryon Road Rezoning

NAME:	PHONE:	ADDRESS:	EMAIL:
Emily Starves	919	262412	emily.garrison.starves@gmail.com
	72002	Ivydale DR	
		NC 27606	
Stacy Rahon	919571-3001		stacey-ho@hotmail.com
Charles Glenn	919-219-4869	4322 Tryon Rd Ral.	charles.glenns@gmail.com
Oscar Corrales	919-500-9880	4401 Biddle Run Dr	OSCARCORRALES.12@gmail.com
Gerard Ballentine	919 621 5901	4101 Tryon Road	zgbinst@aol.com
Michael Rudden	508-330-1367	601 Maywood Ave	michael.rudden@gmail.com
Matt Burns	919 996 4644	City of Raleigh	mattburns@raleighnc.gov