



# Rezoning Application and Checklist

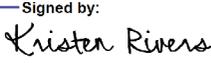
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

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
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-1	Height: N/A	Frontage: N/A	Overlay(s): N/A
Proposed zoning base district: R-10	Height: N/A	Frontage: N/A	Overlay(s): N/A
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 5305, 5309, 5401, and 5419 Louisburg Road		
Property PIN: 1726948726, 1726948878, 1726949937, and 1736050035		
Deed reference (book/page): 16581/838, 16581/846, 16581/842, and 16581/823		
Nearest intersection: Louisburg Road & Sweet Shade Trail		Property size (acres): 3.90 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: St. Matthew Baptist Church; 5410 Louisburg Road, Raleigh, NC 27616-5314		
Property owner email:		
Property owner phone:		
Applicant name and address: Ashley Honeycutt Terrazas; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: <a href="mailto:ashleyterrazas@parkerpoe.com">ashleyterrazas@parkerpoe.com</a>		
Applicant phone: (919) 835-4043		
Applicant signature(s):		
Additional email(s):		

**St. Matthew Baptist Church,**

Signed by:  
  
 By: \_\_\_\_\_  
 421BF59ACCC44F5...  
 Kristen Rivers,  
 Chair of the St. Matthew Baptist Church Trustees

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1	Proposed zoning: R-10-CU	

**Narrative of Zoning Conditions Offered**

1. The following principal uses as defined in UDO Art. 6 shall be prohibited: Cemetery and Parking Facility.

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.

**St. Matthew Baptist Church,**

By: Signed by:  
*Kristen Rivers*  
421BF59ACCC44F5... \_\_\_\_\_  
Kristen Rivers,  
Chair of the St. Matthew Baptist Church Trustees

<b>Rezoning Application Addendum #1</b>	
<b>Comprehensive Plan Analysis</b>	<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.	
<b>Statement of Consistency</b>	
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.	
See attached.	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
<b>Inventory of Historic Resources</b>	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

**Urban Design Guidelines**

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: 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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</p>

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

<p><b>14</b></p>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> N/A</p>
<p><b>15</b></p>	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p><b>Response:</b> N/A</p>
<p><b>16</b></p>	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p><b>Response:</b> N/A</p>
<p><b>17</b></p>	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p><b>Response:</b> N/A</p>
<p><b>18</b></p>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p><b>Response:</b> N/A</p>
<p><b>19</b></p>	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p><b>Response:</b> N/A</p>
<p><b>20</b></p>	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p><b>Response:</b> N/A</p>

<p><b>21</b></p>	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p><b>Response:</b> N/A</p>
<p><b>22</b></p>	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p><b>Response:</b> N/A</p>
<p><b>23</b></p>	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p><b>Response:</b> N/A</p>
<p><b>24</b></p>	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b> N/A</p>
<p><b>25</b></p>	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p><b>Response:</b> N/A</p>
<p><b>26</b></p>	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b> N/A</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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban 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 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	<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"/>

**April 25, 2025**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on May 6, 2025, from 7:00-8:00pm in the fellowship hall of St. Matthew Baptist Church (SMBC), located at 5410 Louisburg Road, Raleigh, NC 27616. The purpose of the meeting is to discuss two upcoming applications by SMBC to rezone two separate sites that it owns (the “Rezoning Requests”). The first rezoning request would rezone 4 parcels of land located at 5305 Louisburg Road (PIN: 1726948726), 5309 Louisburg Road (PIN: 1726948878), 5401 Louisburg Road (PIN: 1726949937), and 5419 Louisburg Road (PIN: 1736050035) (“Site #1”). The second rezoning request would rezone 1 parcel of land located at 5209 Kyle Drive (PIN: 1736034967) (“Site #2”).

Site #1 is currently zoned Residential-1 (R-1) and Site #2 is currently zoned Residential-6-w/ Conditions (R-6-CU). The Rezoning Requests would rezone both Sites to Residential-10-w/ Conditions (R-10-CU). During the meeting, the applicant will describe the nature of the Rezoning Requests and field any questions from the public. Enclosed are: (1) vicinity maps outlining the location of the Sites; and (2) current zoning maps of the subject areas.

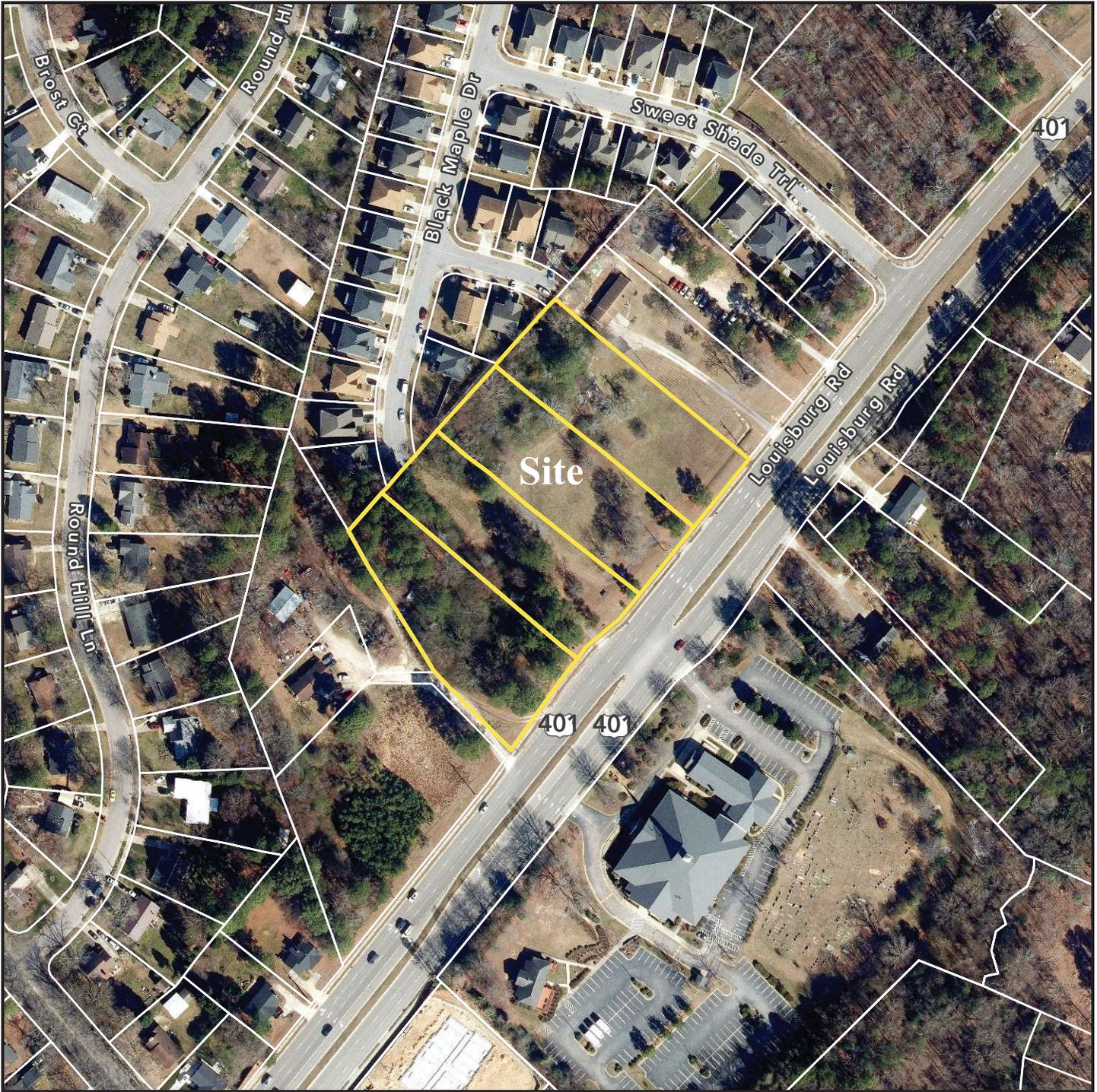
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. Any landowner or tenant who is interested in learning more about the Rezoning Requests is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact:

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

If you have any questions about this request, please contact me at (919) 835-4043 or via email at [ashleyterrazas@parkerpoe.com](mailto:ashleyterrazas@parkerpoe.com).

Thank you,

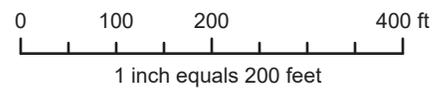
Ashley Honeycutt Terrazas



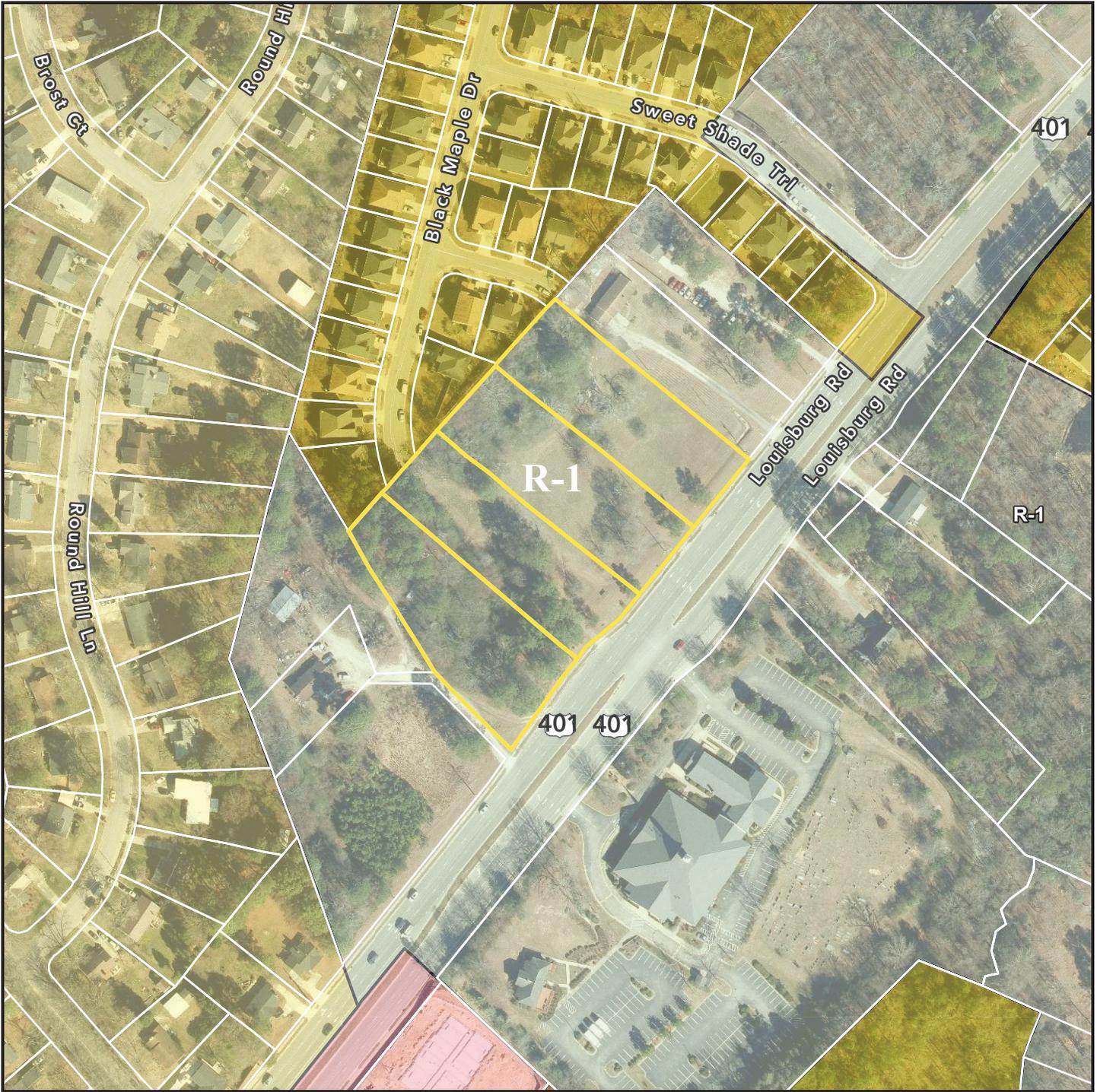
# Rezoning Request #1

## 5305/5309/5401/5419 Louisburg 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.

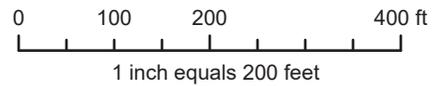


# Rezoning Request #1

**5305/5309/5401/5419 Louisburg Road**

**Zoning Map**

**Current Zoning: R-1**



**Disclaimer**

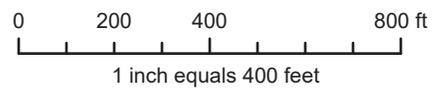
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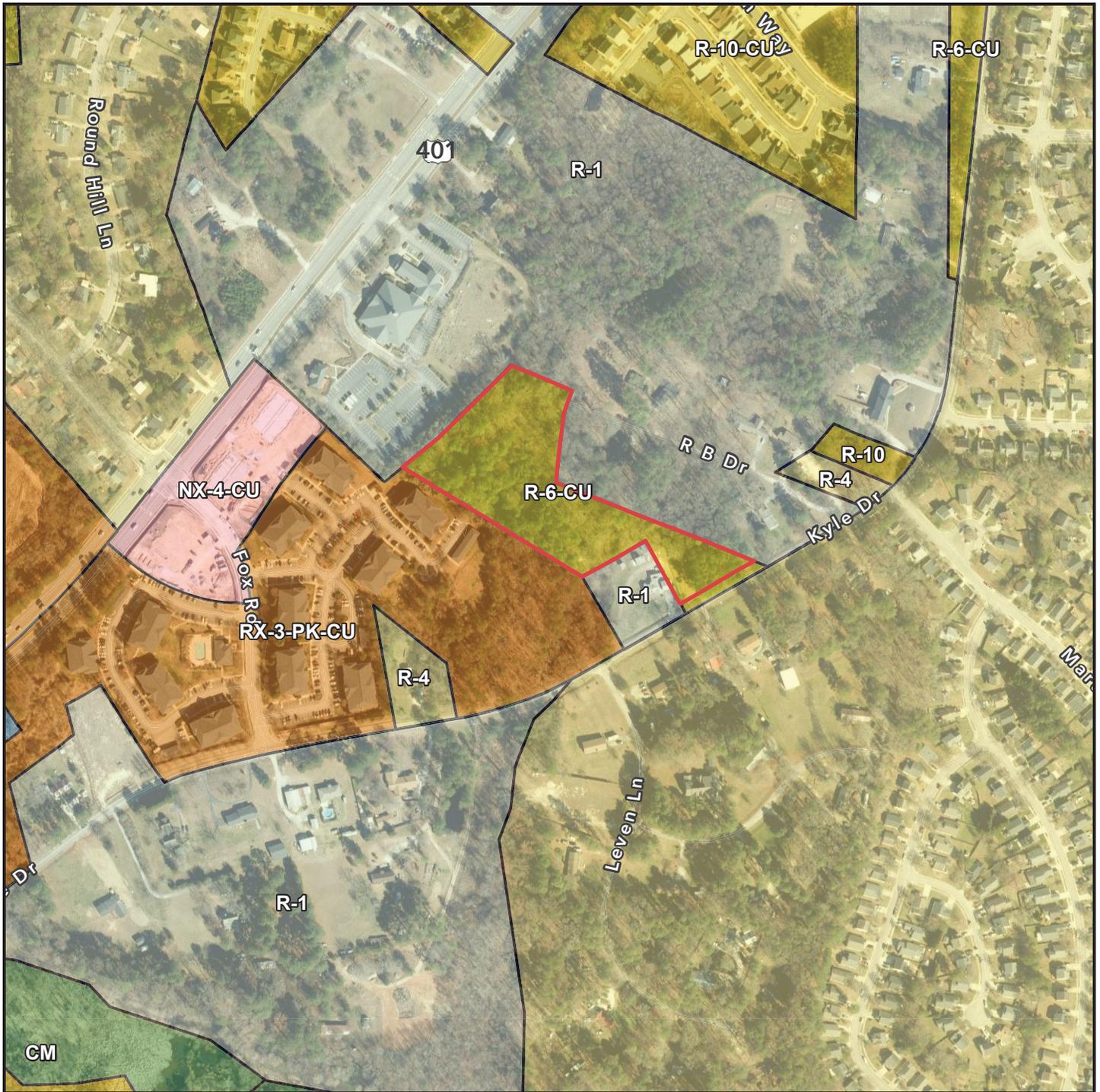
## Rezoning Request #2

5209 Kyle Drive

### Vicinity Map



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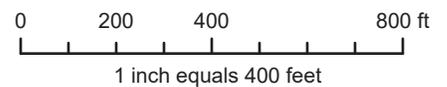


## Rezoning Request #2

5209 Kyle Drive

## Zoning Map

**Current Zoning: R-6-CU**



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**Louisburg Road Rezoning - 500ft Adjacent Property Owner/Tenant List**

<b>Owner</b>	<b>Mailing Address 1</b>	<b>Mailing Address 2</b>	<b>Mailing Address 3</b>
AMH 2014-2 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
AMH 2014-3 BORROWER LLC	23975 PARK SORRENTO FL 3	CALABASAS CA 91302-4015	
ART BUILDERS LLC CONSTRUCTION MASTERS LLC	3722 WAKE FOREST RD	DURHAM NC 27703-3635	
BANG, GEORGE W CARTER, PAMELA STOCKFORD	5412 ROUND HILL LN	RALEIGH NC 27616-5373	
BAUCOM, JAMES K	5400 ROUND HILL LN	RALEIGH NC 27616-5373	
BECOAT, CONSTANCE	5228 ROUND HILL LN	RALEIGH NC 27616-5267	
BELL, JOSHUA T	5573 WEDGEWOOD CT	SAN JOSE CA 95123-1347	
BLUSKY1 LLC	5405 RAZAN ST	RALEIGH NC 27616-6710	
BOYETTE, RALPH DEIR-BOYETTE, MELINDA TANYA	4909 AUTUMN SAGE LINDG	RALEIGH NC 27616-4651	
BRANDEMERE HOMEOWNERS ASSOCIATION INC	ELITE MANAGEMENT PROFESSIONALS INC	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
BURGOYNE, RAYMOND F	5408 ROUND HILL LN	RALEIGH NC 27616-5373	
CAUDILL, JUSTIN LEE	5329 BLACK MAPLE DR	RALEIGH NC 27616-4649	
CLEMENTS, BRIAN J	5220 ROUND HILL LN	RALEIGH NC 27616-5267	
COFFEY, BRIAN KENNETH TRUSTEE THE COFFEY LIVING TRUST	4936 SWEET SHADE TRL	RALEIGH NC 27616-4652	
CONWELL, JACQUELINE U	5421 LOUISBURG RD	RALEIGH NC 27616-5313	
DINH, HAI VAN DINH, LYNN LE	2912 MARS ST	RALEIGH NC 27604-3924	
FAISON, MANICHA LOWERY, EUGENE JR.	4908 SWEET SHADE TRL	RALEIGH NC 27616-4652	
FELICIANO, JONAS C FELICIANO, JOCELYN L	5221 ROUND HILL LN	RALEIGH NC 27616-5268	
FERRETZ, PASCUAL DE LERMA PINEDA-SANCHEZ, ANA BERTHA	5308 ROUND HILL LN	RALEIGH NC 27616-5309	
FRIEDLANDER, STEVENE FRIEDLANDER, DEBORAH L	5317 ROUND HILL LN	RALEIGH NC 27616-5310	
GALDAMEZ, KEVIN A CHAVE	4917 SWEET SHADE TRL	RALEIGH NC 27616-4653	
GOODSON, ANTHONY I GOODSON, DOROTHY D	5312 LOUISBURG RD	RALEIGH NC 27616-5312	
GOODSON, HEZEKIAH JR GOODSON, ANTHONY I	5317 KYLE DR	RALEIGH NC 27616-6101	
GOODSON, HEZEKIAH JR LOVE, LINDA G	5317 KYLE DR	RALEIGH NC 27616-6101	
GUZMAN-ROSAS, JUAN CARLOS	5205 LOUISBURG RD	RALEIGH NC 27616-5216	
HAAS, SOPHIA MARIE AMES, MICHAEL STEPHEN	5401 BLACK MAPLE DR	RALEIGH NC 27616-4641	
HICKS, DYLAN	4921 SWEET SHADE TRL	RALEIGH NC 27616-4653	
HINTON, TRACEY L	5212 ROUND HILL LN	RALEIGH NC 27616-5267	
HURDLE, CARMEN L	4944 SWEET SHADE TRL	RALEIGH NC 27616-4652	
JONES, WILBERT SR HEIRS	5301 LOUISBURG RD	RALEIGH NC 27616-5311	
JUMA, MOHAMMAD Z JUMA, ZAHRA	5404 ROUND HILL LN	RALEIGH NC 27616-5373	
KOO, JEOUNGHUN	5 PIETY CORNER RD	WALTHAM MA 02451-0955	
LE, LIEN THI LE, MINH	5301 ROUND HILL LN	RALEIGH NC 27616-5310	
LEE, PATRICK LEE, DAWN	4920 SWEET SHADE TRL	RALEIGH NC 27616-4652	
LEWIS, ANNIE M LEWIS, ERIC M	5313 ROUND HILL LN	RALEIGH NC 27616-5310	
LI, QIN	5408 BLACK MAPLE DR	RALEIGH NC 27616-4640	
MARSHBURN, MICHELLE LEE	5345 BLACK MAPLE DR	RALEIGH NC 27616-4649	
MARTINEZ, JAVIER SANCHEZ MORALES LEMUS, MARIA CELESTINA	5204 ROUND HILL LN	RALEIGH NC 27616-5267	
MAXFIELD, PAUL E MAXFIELD, MARILYN H	4501 BROST CT	RALEIGH NC 27616-5377	
MILKOVICH, RHONDA E M MILKOVICH, GARY E	5309 ROUND HILL LN	RALEIGH NC 27616-5310	
MOHAMMED, KHALEEL TARANUM, FASEEHA	5016 DEAH WAY	RALEIGH NC 27616-6709	

NC DEPARTMENT OF TRANSPORATION	815 STADIUM DR	DURHAM NC 27704-2713
NGO, HUNG	5412 BLACK MAPLE DR	RALEIGH NC 27616-4640
NGUYEN, DAT NGUYEN, THUY	5409 BLACK MAPLE DR	RALEIGH NC 27616-4641
OBASI, CHINYERE OBASI, UBAA	4901 SWEET SHADE TRL	RALEIGH NC 27616-4653
OSSOWSKI, RICHARD JR	5213 ROUND HILL LN	RALEIGH NC 27616-5268
PALMER, SCOTT PALMER, ILANA	5216 ROUND HILL LN	RALEIGH NC 27616-5267
PATEL, ASHOKKUMAR M PATEL, KAILASHBENA	4932 SWEET SHADE TRL	RALEIGH NC 27616-4652
PHAM, MINH THU THI	5413 BLACK MAPLE DR	RALEIGH NC 27616-4641
PROGRESS RESIDENTIAL BORROWER 11 LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090
QUADRI, SYED QUADRI, SYEDA SARAH	5333 BLACK MAPLE DR	RALEIGH NC 27616-4649
QUASH, STERLING LEO QUASH, NELNEETA	5429 BLACK MAPLE DR	RALEIGH NC 27616-4641
RAMIREZ, JOSE SANTANA GONZALEZ, LAURA	4913 SWEET SHADE TRL	RALEIGH NC 27616-4653
REYES, FELICIANO AMADOR SANTIAGO VIDALES, MARIA CELIA GASPAR	5316 ROUND HILL LN	RALEIGH NC 27616-5309
REYNAS CLEANING SERVICE INC	3901 LUVERLY LN	RALEIGH NC 27604-2570
ROGERS, YONIKA EDWARDS ROGERS, LAWRENCE	5337 BLACK MAPLE DR	RALEIGH NC 27616-4649
SAMBRICK, FRANK SAMBRICK, DIANE	6000 BUR TRL	RALEIGH NC 27616-5455
SANCHEZ, CECILIA	1280 SW 28TH TER	FT LAUDERDALE FL 33312-2966
SEVEN POINTS BORROWER LLC	PO BOX 4090	SCOTTSDALE AZ 85261-4090
SFR II BORROWER 2021-3 LLC	RYAN LLC	PO BOX 4900
SHARPE, GREGORY SHARPE, TERESA	5341 BLACK MAPLE DR	RALEIGH NC 27616-4649
SHIVELY, AUSTIN H	5209 ROUND HILL LN	RALEIGH NC 27616-5268
SIMMONS, MONIQUE R	4909 SWEET SHADE TRL	RALEIGH NC 27616-4653
SMITH, REUBEN	5416 BLACK MAPLE DR	RALEIGH NC 27616-4640
SNOTHERLY, JULIA ANN	5208 ROUND HILL LN	RALEIGH NC 27616-5267
ST MATTHEW BAPTIST CHURCH	5410 LOUISBURG RD	RALEIGH NC 27616-5314
STEVENS, JERALD A	PO BOX 40734	RALEIGH NC 27629-0734
THE OASIS SUBDIVISION HOMEOWNERS ASSOCIATION INC	5520 LOUISBURG RD	RALEIGH NC 27616-5316
THOMPSON, ERIC ALEXANDER	12209 WINDSOR HALL WAY	HERNDON VA 20170-2362
UTLEY, MARTHA J JONES, WILBERT	ANTHONY JONES	5301 LOUISBURG RD
VALERIO, JUAN GONZALEZ VALERIO, LGAVEDOLLA	5205 ROUND HILL LN	RALEIGH NC 27616-5268
WAGGY, NORMAN C WAGGY, HARRIET L	5312 ROUND HILL LN	RALEIGH NC 27616-5309
WARREN, ERIC P WARREN, ANGELA W	5305 ROUND HILL LN	RALEIGH NC 27616-5310
WILLIAMS, CHERIOR	5349 BLACK MAPLE DR	RALEIGH NC 27616-4649
WILSON, EVELYN C	1033 WADE AVE STE 104	RALEIGH NC 27605-1155
WOMACK, CHARLES JR WOMACK, MAXINE C	5416 ROUND HILL LN	RALEIGH NC 27616-5373
WOODRUFF, STEPHEN C	5304 ROUND HILL LN	RALEIGH NC 27616-5309
WRIGHT, BRENDA	5425 BLACK MAPLE DR	RALEIGH NC 27616-4641
WYNSLOW PARK LLC	701 EXPOSITION PL STE 101	RALEIGH NC 27615-3356
YTYG, LLC	110 BEACON FALLS CT	CARY NC 27519-6131
"CURRENT RESIDENT"	5209 LOUISBURG RD	RALEIGH, NC 27616
"CURRENT RESIDENT"	4940 SWEET SHADE TRL	RALEIGH, NC 27616
"CURRENT RESIDENT"	5217 ROUND HILL LN	RALEIGH, NC 27616
"CURRENT RESIDENT"	4905 AUTUMN SAGE LINDG	RALEIGH, NC 27616
"CURRENT RESIDENT"	5405 BLACK MAPLE DR	RALEIGH, NC 27616

"CURRENT RESIDENT"	5400 LOUISBURG RD	RALEIGH, NC 27616
"CURRENT RESIDENT"	4900 AUTUMN SAGE LNDG	RALEIGH, NC 27616
"CURRENT RESIDENT"	5300 ROUND HILL LN	RALEIGH, NC 27616
"CURRENT RESIDENT"	4904 AUTUMN SAGE LNDG	RALEIGH, NC 27616
"CURRENT RESIDENT"	4916 SWEET SHADE TRL	RALEIGH, NC 27616
"CURRENT RESIDENT"	5417 BLACK MAPLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	4905 SWEET SHADE TRL	RALEIGH, NC 27616
"CURRENT RESIDENT"	5224 ROUND HILL LN	RALEIGH, NC 27616
"CURRENT RESIDENT"	4901 AUTUMN SAGE LNDG	RALEIGH, NC 27616
"CURRENT RESIDENT"	4912 SWEET SHADE TRL	RALEIGH, NC 27616
"CURRENT RESIDENT"	5421 BLACK MAPLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	5336 BLACK MAPLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	5425 LOUISBURG RD	RALEIGH, NC 27616
SIGNS REQUIRED - 3 SIGNS	4311 STANSMORE DR	RALEIGH, NC 27616
SIGNS REQUIRED - 5 SIGNS	4200 FOX RD	RALEIGH, NC 27616
BUJ, KHANG BUI, MINH QUANG	4916 ELM HEIGHTS LN	RALEIGH NC 27616-4643
FATIMA, MUBASHIRA KHAN, IQBAL	5401 RAZAN ST	RALEIGH NC 27616-6710
FAZLY, FARID A JALALZAI, SPOZHMAL	5405 RAZAN ST	RALEIGH NC 27616-6710
HICKEL, KENDA OLNEY HICKEL, JAMES ALVA	780 BEESON RUN RD	WALKER WV 26180-5512
JOY, ROBERT L JR JOY, BEVERLY RILEY	4912 ELM HEIGHTS LN	RALEIGH NC 27616-4643
KENNEDY, LISA M	5420 ROUND HILL LN	RALEIGH NC 27616-5373
NGO, PHU NGUYEN, HA	4900 ELM HEIGHTS LN	RALEIGH NC 27616-4643
PERKINS, LISA TRUSTEE LISA ELWILLA PERKINS REVOCABLE LIVING TRUST	4908 ELM HEIGHTS LN	RALEIGH NC 27616-4643
"CURRENT RESIDENT"	4904 ELM HEIGHTS LN	RALEIGH, NC 27616

### SUMMARY OF ISSUES

A neighborhood meeting was held on May 6, 2025 (date) to discuss a potential rezoning located at 5209 Kyle Dr; 5305, 5309, 5401, and 5419 Louisburg Rd (property address). The neighborhood meeting was held at St. Matthew Baptist Church, 5410 Louisburg Rd (location). There were approximately 31 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of church's plans to develop community center on Kyle Dr parcel
Discussion of need for additional housing in Raleigh
Discussion of permitted uses, housing types, heights, and densities in R-10
Questions and discussion about access for both sites; extension of Black Maple Dr to Louisburg Rd
Discussion of Kyle Dr site access and development challenges given location of stream on site
Discussion of neighbors' desire that apartments not be developed on Kyle Dr parcel, concerns about increased use of R B Drive, which is a private, dirt road
Questions about church's stormwater management plan and stormwater regulation for Kyle Dr
Discussion of required frontage improvements on Louisburg Rd

## ATTENDANCE ROSTER

NAME	ADDRESS
Rev Ronald Avery	5410 Louisburg Rd
Janice & Clarence Cofield	2008 Lawrence Dr
Mikaela Rojas	4820 Bluetick Rd
Stacy Alston	5410 Louisburg Rd
George Bang	5412 Round Hill Dr
Dana Johnson	4921 RB Dr
Michael Utley	5510 Louisburg Rd
Natalie Scarborough	4917 RB Dr
Jeffrey Brown	5410 Louisburg Rd
Crystal Scarborough	4917 RB Dr
Bryan Richardson	4136 Mangrove Dr
Winston Broad	4136 Mangrove Dr
Sandra Bolden	113 Beaver Dam Dr
Taylor Keyes	3520 Bunting Dr
Sandra & Pete Osta	4816 Bluetick Rd
Earlene Frazier	5106 Mass Rock Dr
Darius Hooks	5410 Louisburg Rd
Linda & Carl Jones	244 Greenbrier Farm Tr
Denna & Randall Weston	5215 Kyle Dr
Kennes Davis	2401 Sandare Dr
Sterling Quash	5429 Black Maple Dr
John Kearney	2405 Diquedo Dr
Hezekiah Goodson	5317 Kyle Dr
Greg Sharpe	5341 Black Maple Dr



## 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 properties are a 4.66-acre assemblage on Louisburg Rd, directly across from the St. Matthew Baptist Church (the “Property”). The Property belongs to St. Matthew Baptist Church (the “Applicant”) and is zoned R-1, reflecting the zoning that was applied to the low-density residential development in Wake County that characterized much of the older homes in this area.

The Applicant purchased the Property several years ago, and is now seeking to rezone it in order to position it for development of more housing at a scale that is consistent and compatible with other housing in the area, to help meet the City’s growing housing need.

1. **FLUM:** The Property is designated as Low Scale Residential (LSR) on the Future Land Use Map (“FLUM”), which was applied to many low-density residential properties in Wake County, like the subject Property, and neighborhoods of detached houses that were existing when the FLUM was adopted. But LSR “envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses, but at a scale that generally follows precedent set by existing [housing types] in these areas.” A range of zoning districts are recommended for LSR areas, depending on context. And as the primary housing types being planned or built along Louisburg Rd in this area are townhomes and apartments, an R-10 zoning district that would permit these housing types at a smaller scale is appropriate for the Property and is consistent with the FLUM guidance for this Property. This is also the same zoning district and FLUM designation of the immediately-adjacent Brandemere small-lot single-family detached neighborhood that this Property will connect to when it develops. Thus, like Brandemere, R-10 zoning for this Property is appropriate in this area designated as LSR on the FLUM.

2. **Urban Form Map:** Louisburg Rd is designate as a Parkway Corridor on the Urban Form Map. The requested R-10 residential zoning district and potentially Thoroughfare TCA that would be required at development, will ensure that the development of the Property is appropriately screened from Louisburg Rd.

3. The proposed rezoning is also consistent with the following policies of Section 3 of the 2030 Comprehensive Plan (Land Use):

a. **Policy LU 1.2 Future Land Use Map and Zoning Consistency,** *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* The requested R-10 zoning is consistent with the FLUM Lower Scale Residential designation in the context of a rapidly growing area of Louisburg Rd.

b. **Policy LU 2.6 Zoning and Infrastructure Impacts.** *Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.* The proposed rezoning has very little impact to the City’s infrastructure. It is in an area that the City can

support development, and the proposed R-10 zoning, which will allow civic uses typically permitted in residential districts, and does not drastically increase the amount of residential entitlement on the Property.

c. **Policy LU 5.1 Reinforcing the Urban Pattern**, *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* The proposed R-10 zoning and uses are consistent with the development pattern in this area, with the apartments and townhomes that are developing along the frontage of Louisburg Rd. R-10 will permit housing types and scale that is consistent with the adjacent Brandemere neighborhood's smaller-lot single-family detached homes.

d. **Policy LU 5.5. Transitional and Buffer Zone Districts**, *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* The R-10 zoning district will be an appropriate buffer between the mixed use district zoning on the properties on Louisburg Rd at the intersections of Spring Forest Rd and Fox Rd.

e. **Policy LU 8.1 Housing Variety**, *Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.* The proposed rezoning will permit more housing types on the Property than what is permitted under the R-1 zoning, which essentially just reflects the current development on the Property. The current property entitlement, which would essentially only allow large-lot single-family detached housing, is no longer appropriate given the other development in the area and the safety issues associated with new residential driveways on Louisburg Rd in light of the size and amount of traffic on this road today.

f. **Policy LU 8.10 Infill Development**, *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create "gaps" in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.* The Property is in a doughnut hole of the City's jurisdiction and the proposed zoning will allow the development of a new housing that will fit within the fabric of the surrounding area.

g. **Policy LU 8.11 Development of Vacant Sites**, *Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures that would address these.* The Property has long been undeveloped and underdeveloped. The R-1 zoning district is inconsistent with the development patterns along Louisburg Rd today, and residential development under this zoning district would create safety challenges with placing residential driveways on Louisburg Rd. Also, the church originally bought the Property to build the family life center on it, which would have been a permitted civic use; however, given that the Property is separated from the church's main campus by 6-lane

Louisburg Rd, the church ultimately determine that it would not be an appropriate site for the family life center as they anticipate people will need to safely pass between the community center and the church's main campus.

4. The proposed rezoning is also consistent with the following policy of Section 7 of the 2030 Comprehensive Plan (Housing).

a. **Policy H 1.8 Zoning for Housing**, *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning will allow more housing types than are permitted under the current zoning's restrictions on housing types and minimum lot sizes.

5 The proposed rezoning is also consistent with the following policy of Section 11 of the 2030 Comprehensive Plan (Urban Design).

a. **Policy UD 5.4 Neighborhood Character and Identity**, *Strengthen the defining visual qualities of Raleigh's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations, and additions to existing neighborhood context.* The proposed R-10 zoning fits well in the context of the adjacent and surrounding residential neighborhoods.

PUBLIC BENEFITS

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

This proposed rezoning will enable a long-vacant underdeveloped site that belongs to the St. Matthew Baptist Church to develop with additional housing that is consistent with the growth that the Applicant has seen in the area and will contribute toward addressing Raleigh's housing needs.