



# 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		
OFFICE USE ONLY Rezoning case # _____			
Existing zoning base district: R-6-CU	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: 5209 Kyle Drive		
Property PIN: 1736034967		
Deed reference (book/page): 7104/817		
Nearest intersection: Kyle Drive & Levon Lane		Property size (acres): 4.66 acres
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: St. Matthew Baptist Church Trustees; 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 Trustees,**

Signed by:  
 By: Kristen Rivers  
 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-6-CU	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered
<div>1. The development shall not connect to the private R B Drive.</div>

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 Trustees,

Signed by:

By:

Kristin Rivers

421BF59ACCC44F5...

Kristin Rivers,

Chair of the St. Matthew Baptist Church Trustees

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.	
See attached.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached.	

Rezoning Application Addendum #2	
Impact on Historic Resources	<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.	
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: 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>

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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> N/A</p>

<b>14</b>	<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>
<b>15</b>	<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>
<b>16</b>	<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>
<b>17</b>	<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>
<b>18</b>	<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>
<b>19</b>	<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>
<b>20</b>	<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>

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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> 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:

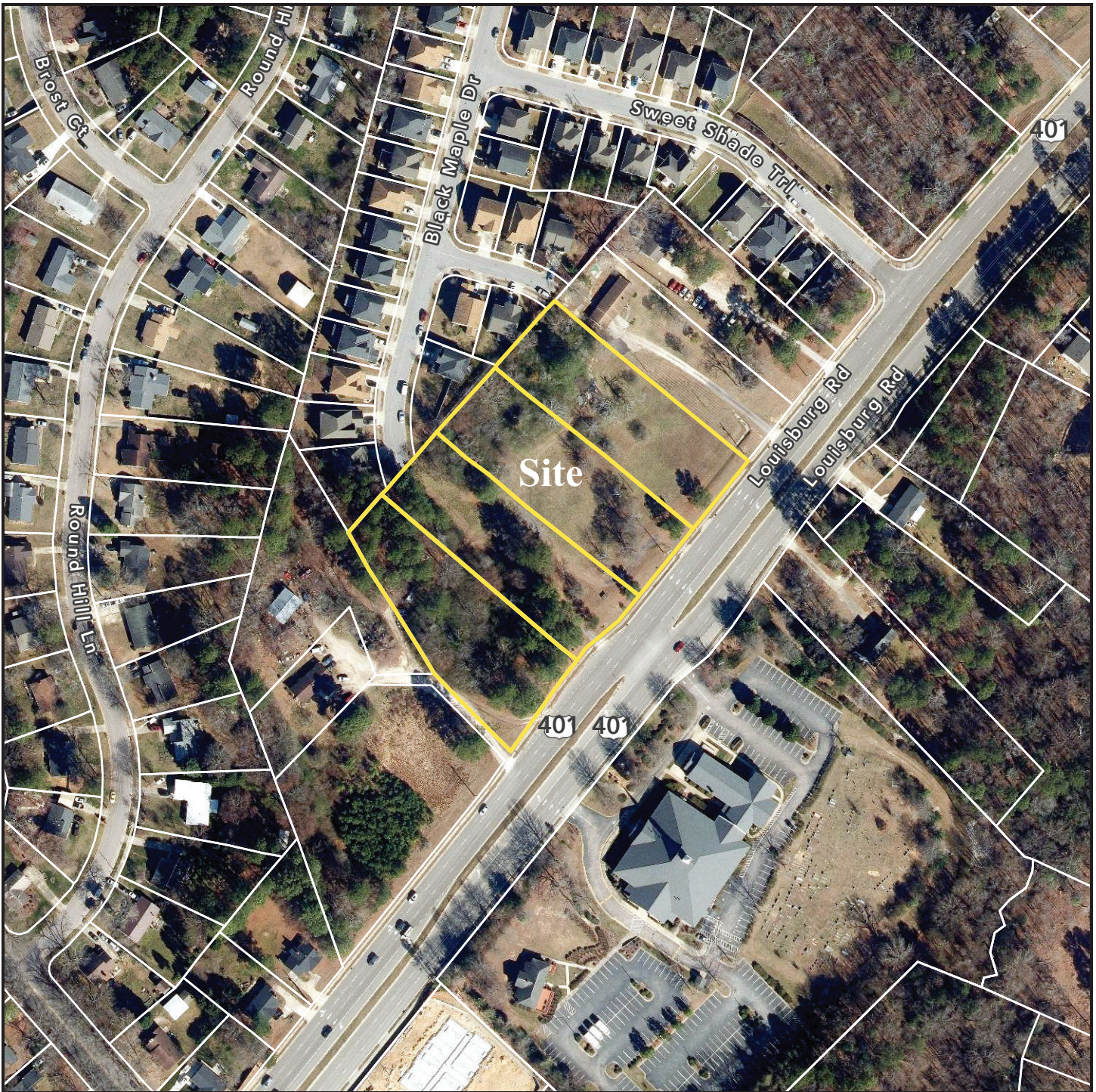
Matthew McGregor  
Raleigh Planning & Development  
(919) 996-4637  
[matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov)

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

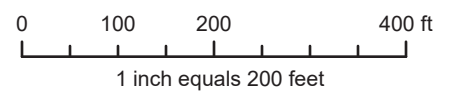




# Rezoning Request #1

## 5305/5309/5401/5419 Louisburg Road

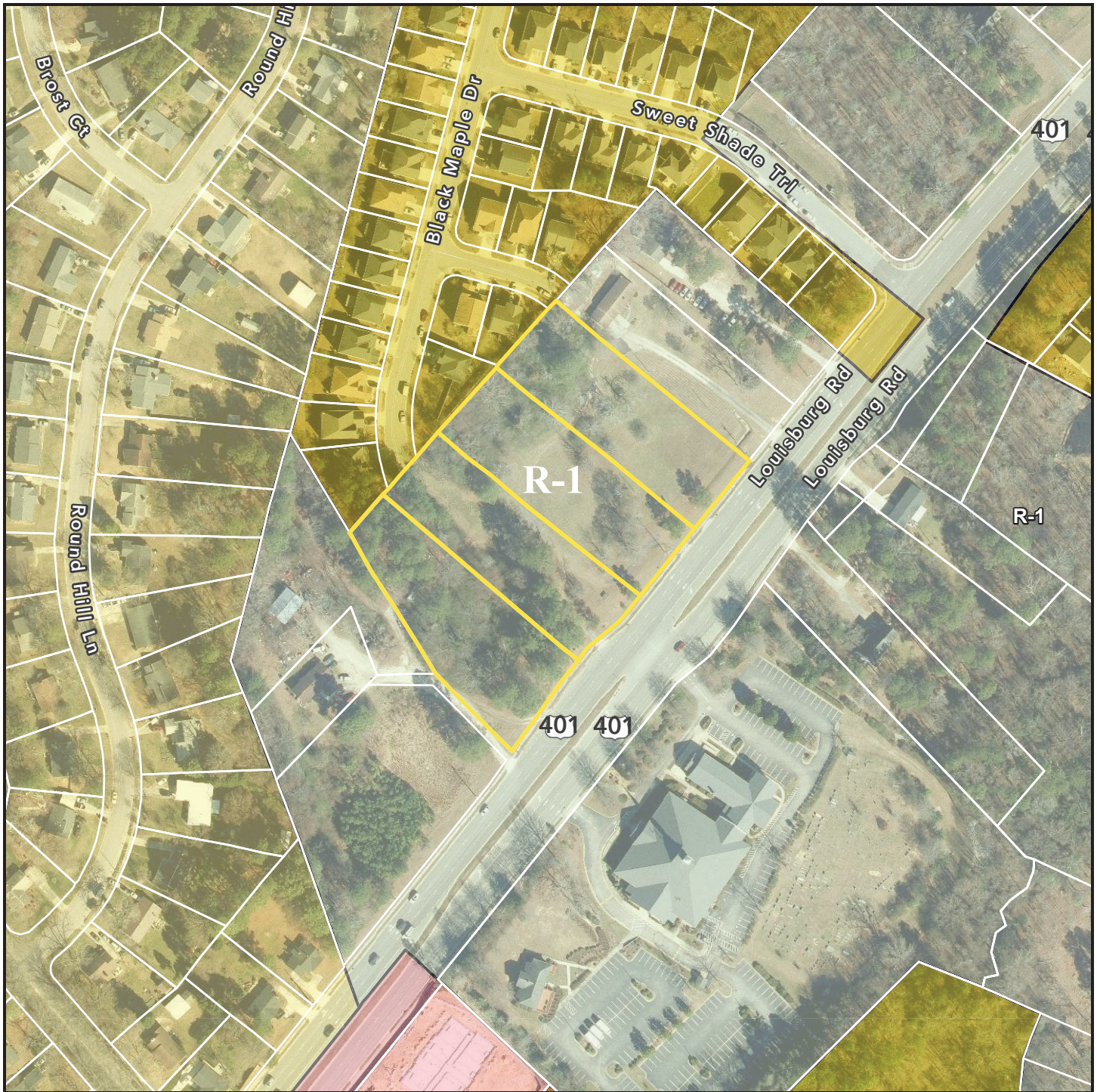
### Vicinity Map



#### **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



0 100 200 400 ft  
1 inch equals 200 feet

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## Rezoning Request #2

5209 Kyle Drive

## Vicinity Map

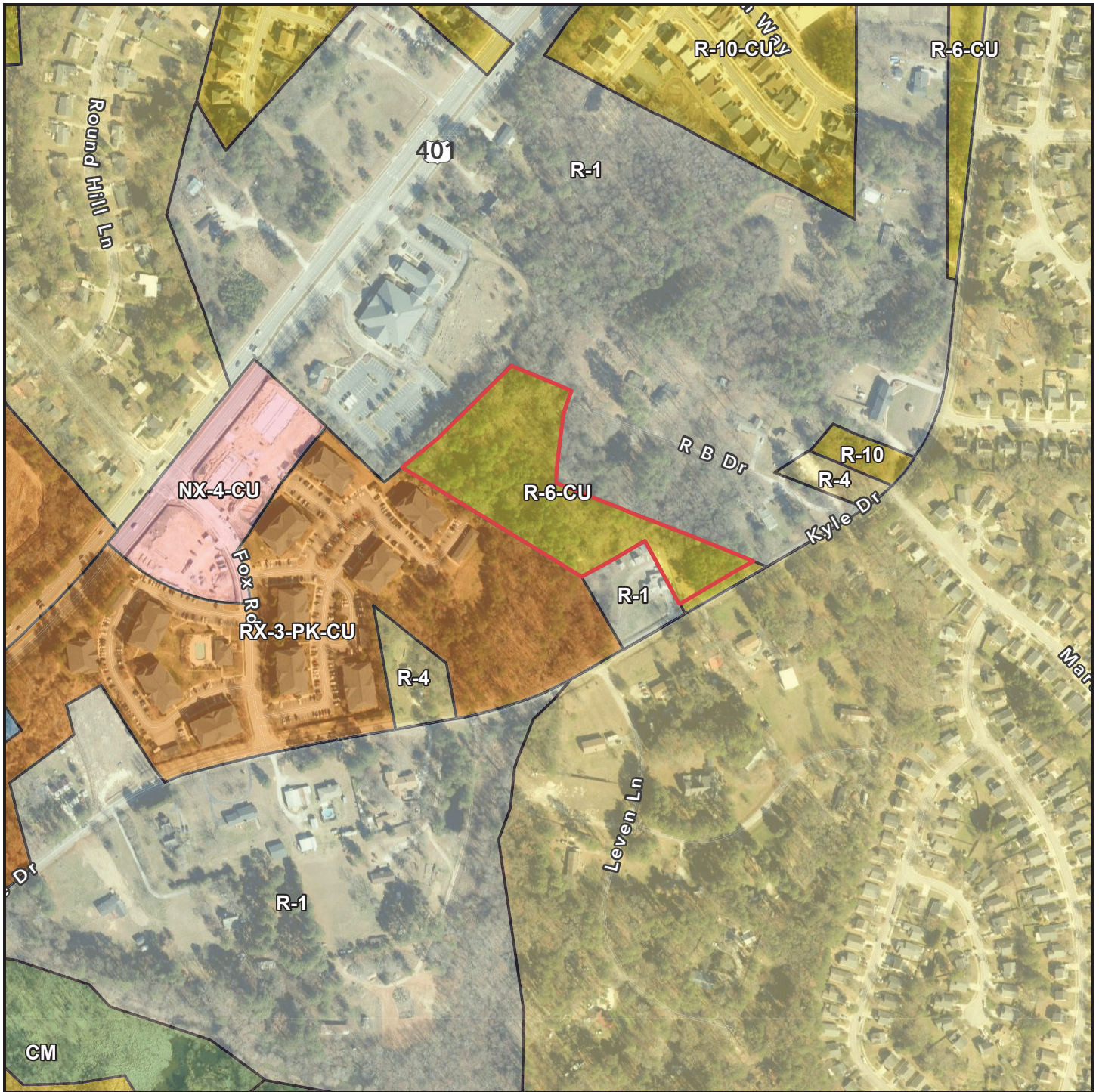


0 200 400 800 ft  
1 inch equals 400 feet

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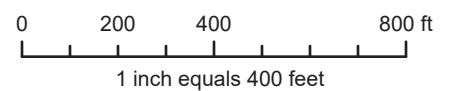


## Rezoning Request #2

5209 Kyle Drive

### Zoning Map

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



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## Kyle Drive Rezoning - 500ft Adjacent Property Owner/Tenant List

Owner	Mailing Address 1	Mailing Address 2
ALEX S GUPTON & MARY C GUPTON FAMILY TRUST	5120 KYLE DR	RALEIGH NC 27616-5206
ANSLEIGH HOMEOWNERS ASSOCIATION	3710 NATIONAL DR STE 101	RALEIGH NC 27612-4807
ART BUILDERS LLC CONSTRUCTION MASTERS LLC	3722 WAKE FOREST RD	DURHAM NC 27703-3635
BANEGAS, SELBIN GEOVANY	5100 KYLE DR	RALEIGH NC 27616-5206
BRANNAN, THOMAS STEPHEN	5016 KYLE DR	RALEIGH NC 27616-5204
CANTY, BRYAN KEITH CANTY, CORLETHA L	5605 MARTHONNA WAY	RALEIGH NC 27616-4556
CAO, THU MINH	3821 BUFFALOE RD	RALEIGH NC 27604-4210
CAPUTO, GIANNA R	5615 MARTHONNA WAY	RALEIGH NC 27616-4556
CAZUELA-CAZUELA, JOAQUIN VARGAS, ADRIANA CAPULA	5300 GRAYMAR CT	RALEIGH NC 27616-4598
CHEEK, LUZELIA R	4913 R B DR	RALEIGH NC 27616-5262
CLAYTON, TORRANCE L	5623 MARTHONNA WAY	RALEIGH NC 27616-4556
COCKBURN, WINSTON W COCKBURN, PRUDENCE V	5609 MARTHONNA WAY	RALEIGH NC 27616-4556
CURTIS, BERTRON B CURTIS, KARI L EATON	5201 KYLE DR	RALEIGH NC 27616-5207
CURTIS, HENDELL CURTIS, FREIDA J	5205 KYLE DR	RALEIGH NC 27616-5207
DE ORELLANA, ANGELICA MARROQUIN	4800 MARATHON LN	RALEIGH NC 27616-0747
ELHENTATY, WALEED ABOUZID, AWATEF	3722 WAKE FOREST RD	DURHAM NC 27703-3635
F7 DEVELOPMENT INC	918 ROCK QUARRY RD	RALEIGH NC 27610-3949
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
JOHNSON, JAMES ARTHUR	5201 KYLE DR	RALEIGH NC 27616-5207
JOHNSON, SANDRA E	4812 BLUETICK RD	RALEIGH NC 27616-5120
KEMPKE, CINDY LOU	5012 KYLE DR	RALEIGH NC 27616-5258
LOPEZ, JENNIFER LISSETE	3615 GRIMES AVE	DURHAM NC 27703-4815
MARTINEZ, SAMUEL JR	5619 MARTHONNA WAY	RALEIGH NC 27616-4556
NGO, LAM DOAN, THAO M	6718 ROLLINGWOOD DR	RALEIGH NC 27613-7554
OSTA, PETER L OSTA, SANDRA MURPHY	4816 BLUETICK RD	RALEIGH NC 27616-5120
ROJAS, HERNAN DAVID	4820 BLUETICK RD	RALEIGH NC 27616-5120
ROSA, JOHANNI	5121 SILVERDENE ST	RALEIGH NC 27616-4592
SCARBOROUGH, NATALIE F SCARBOROUGH, CRYSTAL B	4917 R B DR	RALEIGH NC 27616-5262
ST MATTHEW BAPTIST CHURCH	5410 LOUISBURG RD	RALEIGH NC 27616-5314
ST MATTHEW BAPTIST CHURCH TRUSTEES	5410 LOUISBURG RD	RALEIGH NC 27616-5314
TRAN, VY VAN NGUYEN, LE HOA THI TRAN	4645 DRESDEN VILLAGE DR	RALEIGH NC 27604-4971
TRUSTEE FOR THE CHALLURU FAMILY TRUST THE CHALLURU FAMILY TRUST	260 SEYMOUR PL	CARY NC 27519-6461
WARD, SONIA DORINE TRUSTEE WARD, RENWICK BRUCE TRUSTEE	4225 COLDWATER SPRINGS DR	RALEIGH NC 27616-8419

WESTON, DENNA P DENNA P WESTON REVOCABLE TRUST	5215 KYLE DR	RALEIGH NC 27616-5207
WYNLOW PARK LLC	701 EXPOSITION PL STE 101	RALEIGH NC 27615-3356
YOYO HOMES LLC	5540 CENTERVIEW DR STE PMB 34764	RALEIGH NC 27606-3363
ZAMORA, JERSON ALONZO ROSAS, LILIANA OJEDA	1730 CRAG BURN LN	RALEIGH NC 27604-6900
ZHAN, JIAN WANG, JIE	817 WELLBROOK STATION RD	CARY NC 27519-1543
"CURRENT RESIDENT"	5008 KYLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	5627 MARTHONNA WAY	RALEIGH, NC 27616
"CURRENT RESIDENT"	5400 LOUISBURG RD	RALEIGH, NC 27616
"CURRENT RESIDENT"	5200 KYLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	5117 SILVERDENE ST	RALEIGH, NC 27616
"CURRENT RESIDENT"	5201 R B DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	5009 KYLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	4908 R B DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	5020 KYLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	5309 KYLE DR	RALEIGH, NC 27616
"CURRENT RESIDENT"	4909 R B DR	RALEIGH, NC 27616
SIGNS REQUIRED - 3 SIGNS	4311 STANSMORE DR	RALEIGH, NC 27616
SIGNS REQUIRED - 5 SIGNS	4200 FOX RD	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 buffered stream
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

<b>ATTENDANCE ROSTER</b>	
<b>NAME</b>	<b>ADDRESS</b>
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 property is a 3.93-acre parcel that fronts Kyle Drive and abuts the St. Matthew Baptist Church to the northwest (the “Property”). The Property is zoned R-6-CU (Z-5-94), and one of the zoning conditions limits the development of the Property to “detached homes on separate lots.” This zoning was applied before the Property was gifted to the St. Matthew Baptist Church (the “Applicant”) in 1996.

The Applicant now intends to develop a family life center on the Property that would serve as a gathering space for recreation, education, and community outreach ministries. But as the 1994 zoning conditions do not allow for any civic uses, the Property must be rezoned to allow uses permitted in residential districts today. The requested R-10 district aligns with the Comprehensive Plan’s recommended zoning district for the Property, and will also provide slightly more flexible dimensional standards for the Applicant’s intended development of a community center on the Property.

1. **FLUM**: The Property is in a large area designated for Moderate Scale Residential (MSR) zoning and development on the eastern side of Louisburg Road and Kyle Drive on the Future Land Use Map (“FLUM”). As such, a variety of “missing middle” housing types are appropriate in these areas, and the corresponding zoning districts are R-6 and R-10. Thus, the proposed R-10 zoning district is directly consistent with the FLUM guidance for this Property.

2. **Urban Form Map**: The Urban Form Map does not have any applicable guidance for this Property.

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 Moderate Scale Residential designation.

b. **Policy LU 2.1 Placemaking**, *Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.* The rezoning will allow long-vacant land adjacent to the applicant’s main church campus to serve as a community center that will help serve the recreational needs, and will serve as a gathering space for the growing community in this area of Louisburg Rd.

c. **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.*

**d. 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 RX-3-PK-CU and NX-4-CU zoning immediately to the west, and the lower-density R-1 zoning on the single-family homes that are still in Wake County to the east.*

**e. Policy LU 5.3 Institutional Uses,** *Ensure that when institutional uses, such as private schools, child care facilities, and similar uses are permitted in residential neighborhoods, they are designed and operated in a manner that is sensitive to neighborhood issues and that maintains quality of life. Encourage institutions and neighborhoods to work pro-actively to address issues such as traffic and parking, hours of operation, outside use of facilities, and facility expansion. The proposed rezoning would allow an existing institutional use, the St. Matthew Baptist Church, to expand its community impact by developing a family life center that is planned to connect to its existing campus fronting Louisburg Rd, and will have a positive impact on the surrounding community.*

**f. 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 proposed R-10 zoning will be an appropriate buffer zone between the RX and NX mixed use districts to the west and the existing R-1 zoning on the unincorporated residential properties to the east.*

**g. 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 this property than what is permitted under the current 1994 zoning conditions. While the Applicant intends to develop a family life center on this parcel, it is consistent with the Comprehensive Plan policies to allow more housing variety and to not restrict housing types.*

**h. 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 community center that will fit within the fabric of the surrounding area.

i. **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 for several reasons—its unusual shape, its outdated zoning conditions, and the stream that bisects the largest developable area of the site from Kyle Drive make this a difficult site to develop. However, the rezoning will enable a relatively small-scale community center development that will be a benefit to the area.

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 outdated limitation restricting the use to single-family detached homes.

5. The proposed rezoning is consistent with the following policies of Chapter 8 of the 2030 Comprehensive Plan (Parks, Recreation, and Open Space):

a. **Policy PR 2.8 Creating Recreational Experiences through Adaptive Reuse,** *Consideration should be given to opportunities for providing parks, recreation and cultural resource experiences through innovative and adaptive reuse of underutilized or vacant properties.* The proposed rezoning will allow the church to provide a cultural and recreational facility that serves the community and is compatible with, and celebrates, the church’s history and the historic Rosenwald school that adjoins this Property.

b. **Policy PR 4.1 Flexible Facilities,** *Continue to plan, develop, and operate a variety of flexible indoor and outdoor facilities to support programs and multiple activities across the entire city with respect to sufficient quality, quantity, size, and geographic distribution, and to reserve space for future trends and services.* The proposed rezoning will enable new indoor recreational opportunities for the community.

c. **Policy PR 4.3 Partnerships and Collaboration,** *Collaborate with partners in the public and private sectors to develop innovative park arrangements and spaces that help provide a diversity of needed recreational facilities.* St. Matthew Baptist Church has a history of partnering with the City on community outreach efforts, and would intend to continue that partnership in the family life center.

d. **Policy PR 4.9 Adequate Indoor Facilities,** *Seek to provide adequate indoor and all- weather facilities for a wide variety of active living choices for all generations.* The rezoning will support the development of an indoor facility that will provide recreational opportunities for all age groups in the area.

6. The proposed rezoning is consistent with the following policy of Chapter 11 of the 2030 Comprehensive Plan (Urban Design):

a. **Policy UD 5.8 Neighborhood Community Centers,** *Ensure that each of Raleigh's neighborhoods has well-programmed community facilities, including recreation centers and libraries, within walking distance.* The proposed rezoning would enable the development of a new recreational center for the residential development existing and coming in very close proximity to the Property. It will allow the church to provide a gathering and outreach space for its longtime, new, and coming neighbors.

## 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 parcel that belongs to the St. Matthew Baptist Church to develop in a way that makes sense given the site constraints. It is intended to have access through, and become essentially a part of, the church's existing campus that fronts Louisburg Road—to be a private recreational, gathering, and outreach area for the fast-growing community in the surrounding area of northeast Raleigh. The requested rezoning is consistent with the Comprehensive Plan guidance and will enable a community-serving civic use.