

Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 12 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Planned Development	OFFICE USE ONLY Rezoning case # _____
	<input type="checkbox"/> Text Change to Zoning Conditions			
Existing zoning base district:	R-10	Height:	Frontage:	Overlay(s): NCOD
Proposed zoning base district:	R-10	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information			
Date:	Date amended (1):	Date amended (2):	
Property address: Bragg Street & S East Street Assemblage (See Property Information Attachment)			
Property PIN: See Property Information Attachment			
Deed reference (book/page): See Property Information Attachment			
Nearest intersection: Bragg St & S East St		Property size (acres): 0.93	
For planned development applications only:	Total units:		Total square footage:
	Total parcels:		Total buildings:
Property Owner/Applicant*			
Printed Property Owner Name and Title:			
Printed Name: __Weathervane Properties, LLC by Julie Manly, Manager_____			
PrintedName: _____			
Property Owner Signature(s):			
Signature: <i>Julie Manly</i> _____			
Signature: _____			
Applicant Signature (If different than Property Owner) *:			
Signature: _____			
Signature: _____			



Property Information Attachment

Owner ^{▲ 2} ...	Address ^{▲ 1} ...	PIN ^{▲ 3} ...	Deed Acres [◆] ...	Deed Book [◆] ...	Deed Page
WEATHERVANE PROPERTIES LLC	1106 S EAST ST	1703848113	0.11	016194	01898
WEATHERVANE PROPERTIES LLC	1108 S EAST ST	1703848009	0.1	016194	01898
WEATHERVANE PROPERTIES LLC	1112 S EAST ST	1703848006	0.1	016194	01898
WEATHERVANE PROPERTIES LLC	1114 S EAST ST	1703848003	0.1	016194	01898
WEATHERVANE PROPERTIES LLC	1118 S EAST ST	1703848000	0.1	016194	01898
WEATHERVANE PROPERTIES LLC	1120 S EAST ST	1703838906	0.1	016194	01898
WEATHERVANE PROPERTIES LLC	409 BRAGG ST	1703837950	0.08	016194	01898
WEATHERVANE PROPERTIES LLC	411 BRAGG ST	1703837980	0.08	016194	01898
WEATHERVANE PROPERTIES LLC	415 BRAGG ST	1703838910	0.08	016194	01898
WEATHERVANE PROPERTIES LLC	417 BRAGG ST	1703838859	0.08	016194	01898

Total 0.93

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-10 (NCOD)	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

1. The front yard setback shall not be less than 8 feet or greater than 30 feet.
2. The main building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent public street right-of-way.
3. Parking shall be located to the side or rear of the building. With the exception of single-unit living, no parking areas shall be located in front of any principal building. Single-unit living parking shall be regulated according to UDO Article 7.1.

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: Julie Manly

Printed Name (and Title): Weathervane Properties, LLC, by Julie Manly, Manager



Rezoning Application Addendum #1

Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
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 sole purpose of this rezoning request is to remove the subject site from the 28.7-foot height limitation restriction of the South Park NCOD. The base R-10 zoning district will remain unchanged. The FLUM designates the property as Moderate Scale Residential, which envisions a range of missing-middle housing types such as duplexes, triplexes, fourplexes, small apartment buildings, and townhouses. "Corresponding zoning districts are R-6 and R-10." Comp Plan, p. 3-10.

The subject site is located in a Frequent Transit Area within walking distance to four existing bus routes and a planned BRT Transit Station Area. Removing the height restriction to allow for appropriate density through typical R-10 development is consistent with the FLUM and Urban Form Map designations. Further, three-story development is impracticable with the existing 28.7-foot restriction in place. The proposed rezoning to remove the height restriction is therefore consistent with Table LU-2, which recommends three-story development at this site.

The rezoning request is consistent with the following Comprehensive Plan policies: LU 1.2 - Future Land Use Map and Zoning Consistency, LU 2.2 - Compact Development, LU 4.6 Transit-oriented Development, LU 4.7 - Capitalizing on Transit Access, LU 4.19 - Missing Middle Housing, LU 5.1 - Reinforcing the Urban Pattern, LU 7.6 - Pedestrian-Friendly Development, H 1.8 - Zoning for Housing, UD 2.1 - Building Orientation, UD 2.2 -Multi-modal Design, UD 2.4 - Transitions in Building Identity.

Public Benefits

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

The proposed rezoning is reasonable because it is consistent with the policies set forth in the Comprehensive Plan and because the proposed zoning conditions are tailored to maintain the South Park NCOD's primary building characteristics, while removing the 28.7-foot height limitation. Since the height restriction inhibits the development of missing middle housing, removing the property from the NCOD will provide the flexibility necessary to encourage the construction of such housing. The proposed rezoning is in the public interest because it will increase the housing supply, complement surrounding residential uses, and improve the aesthetic quality of the pedestrian realm. Since the site is located within walking distance to four existing bus routes and a planned BRT Transit Station Area, this rezoning will allow for residential uses to develop in proximity to planned and existing transit infrastructure in support of the public interest.

Rezoning Application Addendum #2

Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
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.

None known.

Proposed Mitigation

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

NA

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: NA

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

1	<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>Response:</p>
2	<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>Response:</p>
3	<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>Response:</p>
4	<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>Response:</p>
5	<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>Response:</p>
6	<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>Response:</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>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

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

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <u>Two</u> 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 (May be required after submittal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis (May be required after submittal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. If signed electronically, e-signature confirmation page(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
12. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
13. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. 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 Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input 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"/>

***Signature Requirements**

1. Accepted Signatures

Rezoning applications and conditional pages (when applicable) must be signed by the property owner(s) listed on the Wake County Deeds registry for the property.

If the owner and/or applicant is a corporate entity, the application must be signed by a duly authorized representative of the applicant (the “Manager” or “Managing Member” listed on the NC State Business Secretary page). If that is not readily apparent to the City’s reviewer(s), the signatory may be asked to provide documentation that such person is authorized to make a request to rezone the property and/or submit to the property being placed in a conditional district.

Property owner signatures for rezoning applications will only be accepted in the following forms:

1. Original, wet signatures – If a rezoning application is signed with a physical signature, the original, wet copy must be submitted to city staff before the application is deemed complete.
2. Adobe or DocuSign e-signatures – If a rezoning application is signed electronically, it must be either an Adobe or DocuSign signature. The signature verification page must be submitted for the application to be deemed complete.

****Differentiation Between Property Owner, Applicant, & Point of Contact**

1. Property Owner/Applicant

The Property Owner is the individual(s) or organization listed on Wake County Deeds for the property.

- For a conditional rezoning request, the property owner must be the individual making the rezoning request (i.e. the applicant).
- For a general use rezoning request, the property owner and applicant (individual making the request) can be different for the purposes of the rezoning application.

2. Point of Contact

The Point of Contact is the individual that city staff will coordinate with throughout the rezoning process. This section can be left blank if the property owner and/or applicant intends to be staff’s main point of contact throughout the rezoning process.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION ADDRESS(ES) AND WAKE COUNTY PIN(s))

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS/NEAREST INTERSECTION). This site is currently zoned (CURRENT ZONING DISTRICT- FULL DISTRICT AND ABBREVIATION) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT – FULL DISTRICT AND ABBREVIATION). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

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.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning I (WE) can be reached at:
(NAME)
(CONTACT INFO)

Sincerely,



Jason Barron, Partner
Hunter Winstead, Associate
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-590-0371
jbarron@morningstarlawgroup.com
hwinstead@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: November 21, 2025

Re: Neighborhood Meeting regarding 409 Bragg St (PIN No. 1703837960), 415 Bragg St (PIN No. 1703838930), 510/512 Bragg St (PIN No. 1703931754), 1106 S East St (PIN No. 1703848101), 1112/1114 S East St (PIN No. 1703848004), 1120 S East St (PIN No. 1703838908), 1201 S East St (PIN No. 1703839761), and 1223/1225/1227/1229 Mangum St (PIN No. 1703931611) (collectively, the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **December 1, 2025, from 6 pm to 7 pm**. The meeting will be held at John Chavis Community Center, Multipurpose Room 2, 505 Martin Luther King Jr Blvd, Raleigh, NC 27601-2477.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Residential-10-Neighborhood Conservation Overlay District (R-10-NCOD), and is proposed to be rezoned to Residential-10-Conditional Use (R-10-CU). The purpose of the rezoning request is to remove the height restriction within the Neighborhood Conservation Overlay District to allow for greater development flexibility. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

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.

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

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

If you have any concerns or questions about this potential rezoning, I can be reached at:

Jason Barron
Morningstar Law Group
919-590-0371
jbarron@morningstarlawgroup.com

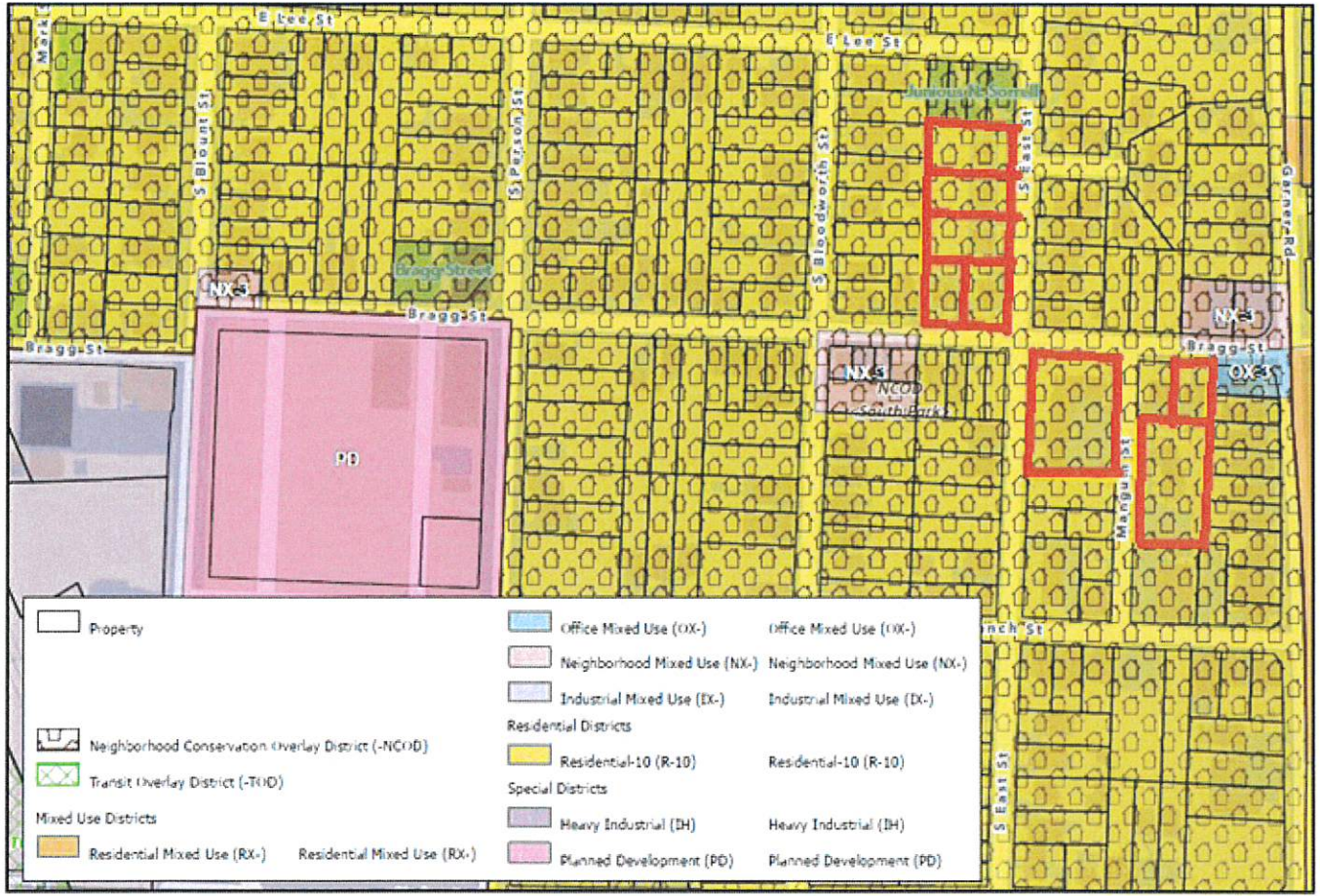
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial



Zoning



Rezoning Application and Checklist

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



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Rezoning Request			
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Proposed zoning base district: R-10	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 409, 415, 510/512 Bragg St & 1106, 1112, 1120, 1201 S East St & 1223/1225/1227/1229 Mangum St		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: Bragg St & East St		Property size (acres): 2.04
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: See Attached		
Property owner email: hwinstead@morningstarlawgroup.com		
Property owner phone: 919-590-0396		
Applicant name and address: WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112		
Applicant email: hwinstead@morningstarlawgroup.com		
Applicant phone: 919-590-0396		
Applicant signature(s):		
Additional email(s):		

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

Narrative of Zoning Conditions Offered
<p>The following uses shall be prohibited: detention center, jail, prison.</p>

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: _____

Property Information Attachment

Address	PIN	Book/Page	Acres	Owner & Mailing Address
409 Bragg St	1703837960	016194/ 01898	0.16	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
415 Bragg St	1703838930	016194/ 01898	0.16	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
510/512 Bragg St	1703931754	018472/00146	0.11	POINT, DAVID 2810 OBERRY ST RALEIGH NC 27607-4112
1106 S East St	1703848101	016194/ 01898	0.21	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
1112/1114 S East St	1703848004	016194/ 01898	0.20	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
1120 S East St	1703838908	016194/ 01898	0.20	WEATHERVANE PROPERTIES LLC, 106 N EAST ST, RALEIGH NC 27601-1112
1201 S East St	1703839761	016939/02647	0.56	POINT, CRISTINE C POINT, STUART W, BRICK AND OAK PARTNERS, LLC 300 WINDCHASE LN WILMINGTON NC 28409- 3028
1223/1225/1227 /1229 Mangum St	1703931611	018472/00260	0.44	POINT, DAVID 2810 OBERRY ST RALEIGH NC 27607-4112
Total Acres			2.04	

First Neighborhood Meeting Report | South Park Rezoning

December 1, 2025

The applicant opened the meeting and explained that the purpose of the first neighborhood meeting is to walk through the Raleigh rezoning process, outline what a potential rezoning could allow, and gather community feedback.

The site includes multiple property owners. Because the request is at the earliest stage, the discussion was conceptual and focused on how rezoning establishes the framework for allowable uses and building form rather than specific development plans. The presentation reviewed the roles of City staff, the Planning Commission, and City Council, the anticipated timeline, and how the Comprehensive Plan and transit-related policy designations guide the City's evaluation.

KEY TOPICS DISCUSSED

- **Rezoning Process and Public Review**
 - The process begins with a pre-application conference and the first neighborhood meeting.
 - City staff reviews the application to determine whether a second neighborhood meeting is required.
 - The Planning Commission evaluates consistency with the Comprehensive Plan and makes a recommendation.
 - City Council holds a public hearing and makes the final rezoning decision.
- **Comprehensive Plan and Policy Context Access**
 - The Comprehensive Plan provides long-range policy guidance but does not function as zoning.
 - The site is designated Moderate-Scale Residential on the Future Land Use Map.
 - The Urban Form Map designates the site within a Frequent Transit Area and near a BRT corridor.
 - The rezoning request is not associated with a historic district but is subject to the South Park NCOD.
- **Zoning Standards and Development Considerations**
 - Raleigh zoning includes residential districts (such as R-10) and mixed-use districts (such as RX-), each with different standards.

- The relevant NCOD's height limit of 28 feet is particularly restrictive, especially this close to downtown.
- Maintaining R-10 zoning would keep the same density while allowing consideration of additional height flexibility.
- Limited neighborhood-scale commercial uses could be permitted under RX-, subject to strict UDO standards.

QUESTIONS AND RESPONSES

1. Q: What is the purpose of this meeting?

A: To explain the rezoning process, discuss what rezoning could allow, and gather community questions and feedback.

2. Q: Who owns the property being discussed?

A: The site includes multiple owners, several of which are present.

3. Q: Why are there no detailed development plans yet?

A: The request is at an early stage; rezoning establishes the rules for future development rather than final designs.

4. Q: What does rezoning regulate?

A: Rezoning sets allowable uses, building types, height, and other development standards.

5. Q: What are the main steps in the Raleigh rezoning process?

A: Pre-application review, application filing and staff review, Planning Commission recommendation, and City Council decision.

6. Q: What happens after the first neighborhood meeting?

A: The meeting report and sign-in materials are submitted with the rezoning application to the City.

7. Q: Will there be another neighborhood meeting?

A: City staff will determine whether a second neighborhood meeting is required.

8. Q: Can residents review the rezoning application once it is filed?

A: Yes, it will be available on the City of Raleigh website and upon request.

9. **Q: What role does the Planning Commission play?**

A: It evaluates the request for consistency with the Comprehensive Plan and issues a recommendation to City Council.

10. **Q: Does the Planning Commission approve or deny the rezoning?**

A: No. City Council makes the final decision.

11. **Q: What is the typical timeline for a rezoning decision?**

A: Approximately six to eight months after filing, though the process can take longer.

12. **Q: How often are rezonings approved?**

A: We don't know the exact percentage, but approval is more likely when the request is consistent and lacks extreme opposition.

13. **Q: What guides the City's review?**

A: The Comprehensive Plan, including the Future Land Use Map.

14. **Q: Is the Future Land Use Map zoning?**

A: No, it is policy guidance rather than a regulatory document.

15. **Q: How is the site designated on the Future Land Use Map?**

A: Moderate-Scale Residential.

16. **Q: What does the Urban Form designation mean for the site?**

A: It reflects proximity to frequent transit and informs development expectations tied to transit access.

17. **Q: Is the site within a Bus Rapid Transit corridor?**

A: It is just outside the quarter-mile BRT corridor but within the Frequent Transit Area.

18. **Q: Is this rezoning related to a historic district?**

A: No.

19. **Q: What is R-10 zoning?**

A: A residential zoning designation that limits density to a specific number of units per acre.

20. **Q: Would keeping R-10 increase density?**

A: No, density would remain the same.

21. Q: Why is height flexibility being considered?

A: The current overlay height limit of 28 feet restricts many typical residential building forms.

22. Q: Would height flexibility allow much larger buildings?

A: No, buildings would still be limited to 3 stories and would be constrained by zoning standards and scale expectations.

23. Q: Is RX zoning being considered?

A: Yes, RX is an option due to its flexibility and limited neighborhood-scale commercial allowances.

24. Q: Would RX allow large commercial development?

A: No, commercial uses would be limited and subject to strict UDO requirements.

25. Q: Where could commercial uses be located if RX is applied?

A: At street corners in an apartment building, subject to additional standards.

26. Q: Is the community being asked for input on commercial uses?

A: Yes, we would love to hear what types of commercial the community would like to see.

27. Q: We would like to see a small coffee shop or grocery store in the neighborhood.

A: Great, thank you.

28. Q: Would rezoning increase the number of housing units?

A: Under R-10, unit count would not increase, but RX- does not have a density limit, just a height limit of 3 stories.

29. Q: Will a traffic impact analysis be required?

A: Only if trip-generation thresholds are exceeded. Staff will make the determination once we file the rezoning application.

30. Q: Are existing units occupied?

A: Most of the units are currently unoccupied.

31. Q: Is displacement of residents anticipated?

A: No, our main intent is reinvestment in the area, not displacement.

32. Q: Will the project include affordable housing?

A: We do not anticipate placing affordability restrictions on the project.

33. Q: What is “missing middle” housing?

A: Housing types between single-family homes and large apartment buildings, such as duplexes and small multifamily structures.

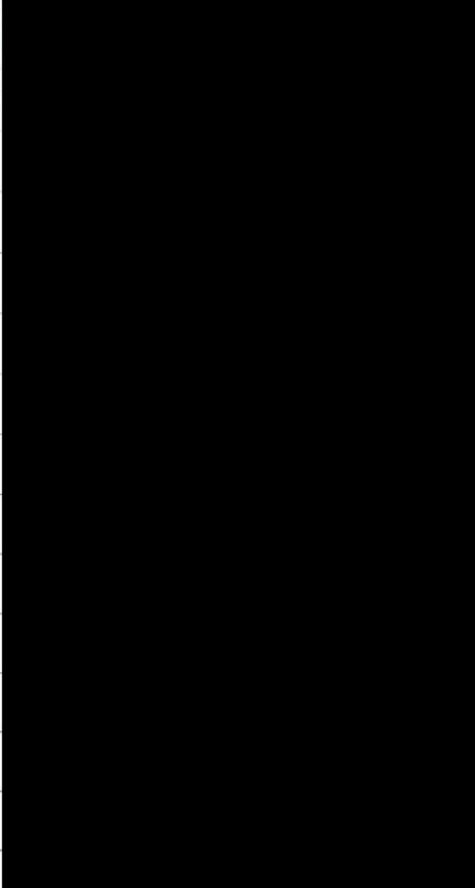
34. Q: Can different owners develop differently under the same rezoning?

A: Yes, rezoning sets the rules, but owners may pursue different projects within those rules.

35. Q: How can residents stay informed as the process moves forward?

A: Through the contacting us directly, checking the City’s website, future neighborhood meetings, Planning Commission hearings, City Council hearings, and publicly posted case materials.

The applicant thanked the attendees for their participation and closed the neighborhood meeting.

Print Name	Address	Phone and/or Email Address	
Dave Jones	1201 S. East St		
Rob Lyman	106 N East St.		
Matthew Willis	621 Walnut Heights Dr #103		
Tyler Steade	925 S East St		
S. L. Frew	1210 1/2 garn		
Craff Rogers	garn KD		
ROGERS Muldra	603 St George Rd		
Richard Rogers	1310 Garn Rd		
Sylvanus Sumner	528 Branch St		
Marian M. Moring	804 E Lane St		
Cuetonus Moore	911 S. East St		
Cara McConnell	311 E Lee St		
Kevin Stephens	313 E Lee St		
Shirley M. Smith			