



Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	☐ General use	☒ Conditional use	☐ Master plan
	Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district:	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	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: Z-20-24			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 717, 721-735 Chappell Drive, Raleigh, NC 27607		
Property PIN: 0793451422; 0793451222		
Deed reference (book/page): 020202/02145; 019325/00393		
Nearest intersection: Chappell and Broadwell		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address: Amy Crout & Sidney Wiswell, Smith Anderson Law Firm, on behalf of Property Owner		
Applicant email: acrout@smithlaw.com ; swiswell@smithlaw.com		
Applicant phone:		
Applicant signature(s):		
Additional email(s):		

Property Owner Signature: [REDACTED]

Timothy Warren Stephens, Managing Member
Centennial Land Company, LLC

Property Owner Signature: [REDACTED]

Stacey Lee Stephens, Managing Member
Beaver Creek Land Holdings, LLC

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: see attached	Proposed zoning:	

Narrative of Zoning Conditions Offered

1. Residential Density shall not exceed two hundred and eighty (280) dwelling units.
2. For any approved site plan containing residential units on the Property, the Property owner shall either (a) cause at least one percent (1%) of the developed units to qualify as affordable for a period of no less than ten (10) years for low-income households earning no more than 60% of the Area Median Income ("AMI") (adjusted by household size, for the Raleigh, N.C. Metropolitan Statistical Area, as determined and published annually by the U.S. Department of Housing and Urban Development) (the maximum rent and income limits will follow the affordable housing standards determined annually by the City of Raleigh Housing and Neighborhoods Department). Affordability restrictions for the Affordable Units shall be filed and recorded before the issuance of the first certificate of occupancy ("CO") which includes residential units. The Affordability Period applies on a per unit basis and shall commence from the date of initial occupancy. This date shall be provided to the City as of the date of initial occupancy for each Affordable Unit. At or before the time any Affordable Unit is dedicated, the Property Owner shall execute and record with the Wake County Register of Deeds a restrictive covenant in a form approved by the City and enforceable by the City which memorializes the affordable housing terms set forth in this Condition. The Property Owner shall certify compliance with this Condition to the City on an annual basis; or (b) pay to the City a total of \$40,000.00 per dwelling unit for one percent (1%) of all site plan approved dwelling units. Total site plan approved dwelling units multiplied by 1% shall be rounded up to the nearest whole number. The payment shall be placed in the fund designated for the City's Affordable Housing Program. Full payment must be made at the time dedication of the Affordable Units would otherwise be required under this Condition and will be placed in a fund designated for the City's Affordable Housing Programs. If a sale of the project or the Property (or a portion thereof, including a sale of controlling interests of an ownership entity within the project) occurs subsequent to the issuance of the first building permit and prior to the payment in full of the sum described within this condition, any outstanding amount shall be paid prior to the change of ownership.
3. The Property Owner agrees to provide existing tenants at least one hundred twenty (120) days written notice prior to commencement of demolition of the existing building on the Property.

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.

DocuSigned by:

Property Owner(s) Signature: [REDACTED]

Printed Name: Timothy Warren Stephens, Managing Member, Centennial Land Company, LLC

DocuSigned by:

Property Owner Signature: [REDACTED]

Stacey Lee Stephens, Managing Member, Beaver Creek Land Holdings, LLC

Rezoning Application and Checklist

Existing and Proposed Base Zoning District

717 Chappell Drive (PIN:0793451422)

- Existing Zoning: R-10 w/ SRPOD
- Proposed Zoning: RX-5-UL-CU w/ SRPOD

721-735 Chappell Drive (PIN:0793451222)

- Existing Zoning: RX-3-UL-CU w/ SRPOD
- Proposed Zoning: RX-5-UL-CU w/ SRPOD

Property Owner Name and Address

717 Chappell Drive (PIN:0793451422)

- Owner: Centennial Land Company, LLC
- Address: 2574 Corley Wood Drive, Raleigh NC 27606

721-735 Chappell Drive (PIN:0793451222)

- Owner: Beaver Creek Land Holdings, LLC
- Address: 2574 Corley Wood Drive, Raleigh NC 27606

Rezoning Application Addendum #1

Comprehensive Plan Analysis

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.

OFFICE USE ONLY

Rezoning case # _____

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.

1. 717, 721-735 Chappell Drive (collectively, the "Property") are designated as "Office and Residential Mixed Use" on the Future Land Use Map. According to the 2030 Comprehensive Plan, such areas apply to certain areas where low-density residential uses are no longer appropriate. The category encourages a mix of residential and office use. The proposed RX-5 rezoning will allow for denser housing and more uses, while remaining appropriate in height and scale. The proposed RX-5 rezoning is also consistent with recent rezonings in the immediate area.

2. The Urban Form Map shows that the Property is in a Frequent Transit Area. Increasing the residential density of the Property in this area, while still maintaining neighborhood character and zoning consistency, expands access to transit opportunities for more residents.

3. The proposed rezoning is consistent with the following Comprehensive Plan policies: LU 1.2 (Future Land Use Map Zoning and Consistency); LU 2.2 (Compact Development); LU 2.5 (Healthy Communities); LU 4.4 (Reducing Vehicle Miles Traveled Through Mixed - Use); LU 4.7 (Capitalizing on Transit Access); LU 5.1 (Reinforcing Urban Pattern); LU 6.2 (Complementary Land Uses and Urban Vitality); LU 8.1 (Housing Variety); LU 8.14 (Student Oriented Housing); LU 8.17 (Zoning for Housing Opportunity and Choice); H ; H 1.8 (Zoning for Housing); H 1.9 (Housing Diversity).

Public Benefits

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

A portion of the Property (PIN 0793451222) was rezoned in 2025 (Z-20-24) to RX-3-UL-CU. This rezoning will ensure that the two parcels have consistent zoning, increasing the efficiency of the Property as the intent is for it to be developed as one project. This rezoning request also makes the Property zoning consistent with the RX-5 zoning to the north of the Property.

The request would provide greater housing choice and increase supply. The request would also continue to allow housing within walking distance of a corridor programmed for frequent transit services and would permit additional housing units located near a major employment center and university, providing access to the campus.

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

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	☒	☐	☐	☐	☐
2. Pre-application conference.	☒	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☒	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☒	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☒	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☒	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☒	☐	☐	☐
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.	☒	☐	☐	☐	☐
9. Trip generation study	☐	☒	☐	☐	☐
10. Traffic impact analysis	☐	☒	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☒	☐	☐	☐	☐
If applicable, see page 11:					
12. Proof of Power of Attorney	☐	☒	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	☐	☒	☐	☐	☐
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	☐	☒	☐	☐	☐
15. Proposed conditions signed by property owner(s).	☐	☒	☐	☐	☐

SUMMARY OF ISSUES

A neighborhood meeting was held on June 9, 2026 (date) to discuss a potential rezoning located at 408 Ashe Ave., Raleigh, NC 27606 (property address). The neighborhood meeting was held at Pullen Community Center (location). There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of timeline of development.

June 9, Pollen
Center

[illegible]

Larry Miller

Nicolas Joubert

Rebecca Mahon

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

LAWYERS

OFFICES
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E-Mail: swiswell@smithlaw.com

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

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

May 28, 2026

Re: Notice of neighborhood meeting to discuss proposed rezoning of parcels located at 717 and 721-735 Chappell Drive, Raleigh, NC 27606 (PINs: 0793451422, 0793451222).

Dear Neighbors:

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning for the land located at 717 and 721-735 Chappell Drive, Raleigh, NC 27606 (PINs: 0793451422, 0793451222) (the "Property").

The neighborhood meeting will be held on June 9, 2026, from 6:00-7:00pm at the Pullen Community Center, located at 408 Ashe Ave, Raleigh, NC, 27607.

The Property is currently zoned Residential Mixed Use-3-Urban Limited-Conditional Use with Special Residential Parking Overlay District (RX-3-UL-CU w/SPROD) and Residential-10 with Special Residential Parking Overlay District (R-10 w/SPROD). The Property is proposed to be rezoned to Residential Mixed Use 5-Urban Limited-Conditional Use with Special Residential Parking Overlay District (RX-5-UL-CU w/SPROD). The enclosed maps show the location and current base zoning of the Property and surrounding parcels.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including potential zoning conditions.

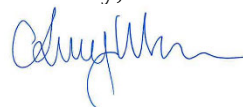
Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding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

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

Matt McGregor
Raleigh Planning & Development
919-996-4637
Matthew.mcgregor@raleighnc.gov

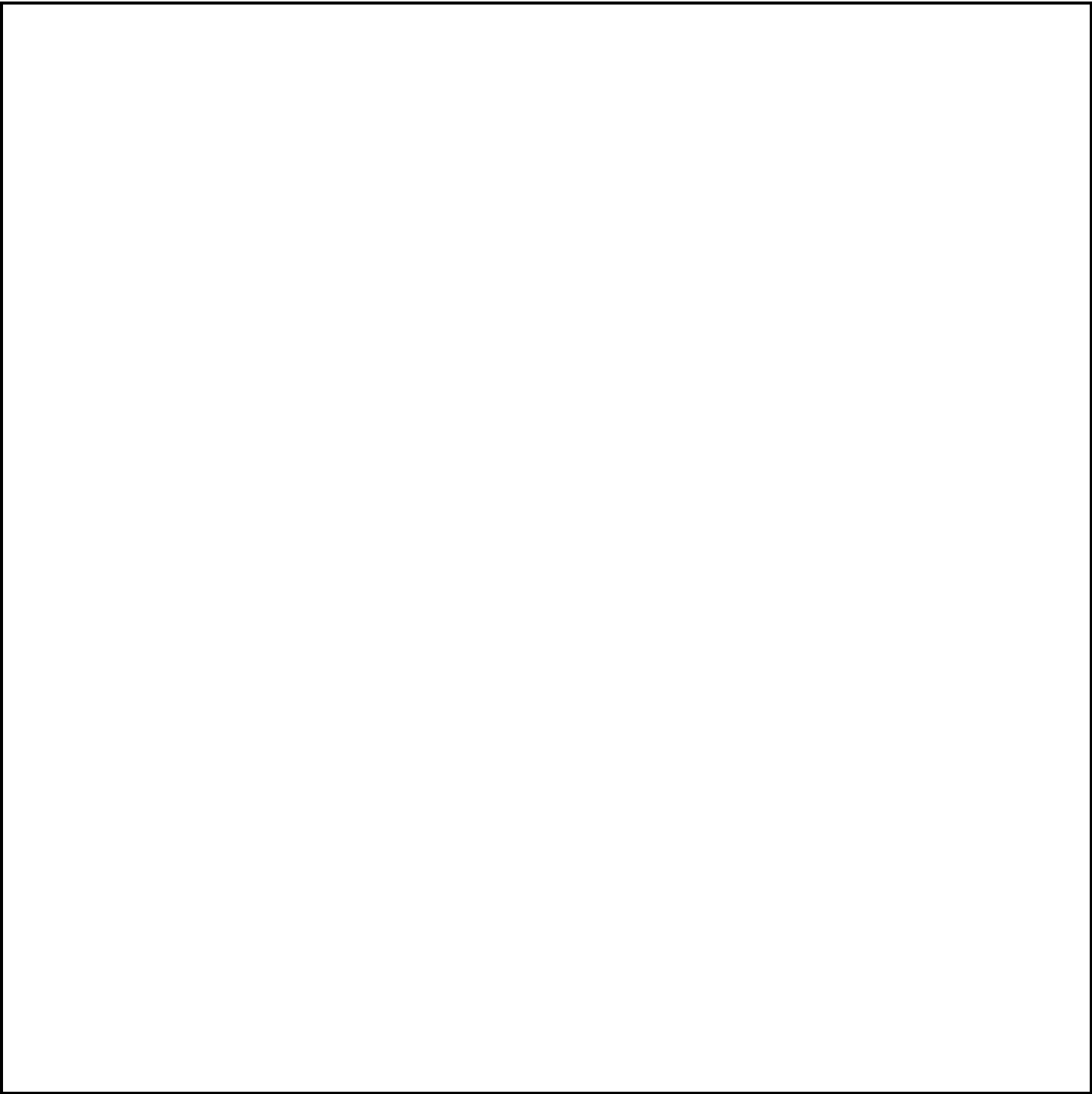
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6704 or via email at swiswell@smithlaw.com.

Sincerely,

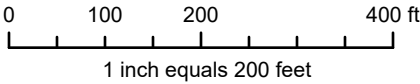


Sidney Wiswell

[Enclosures]



717 and 721 Chappell Drive (Aerial)



Property

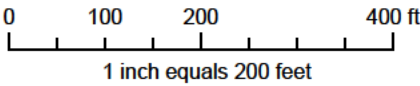
→

Streets

Disclaimer
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717 and 721 Chappell Drive (Zoning)



Property

→ Streets

Mixed Use Districts

	Residential Mixed Use (RX-)	Residential Mixed Use (RX-)
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Residential Districts

	Residential-10 (R-10)	Residential-10 (R-10)
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Special Districts

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