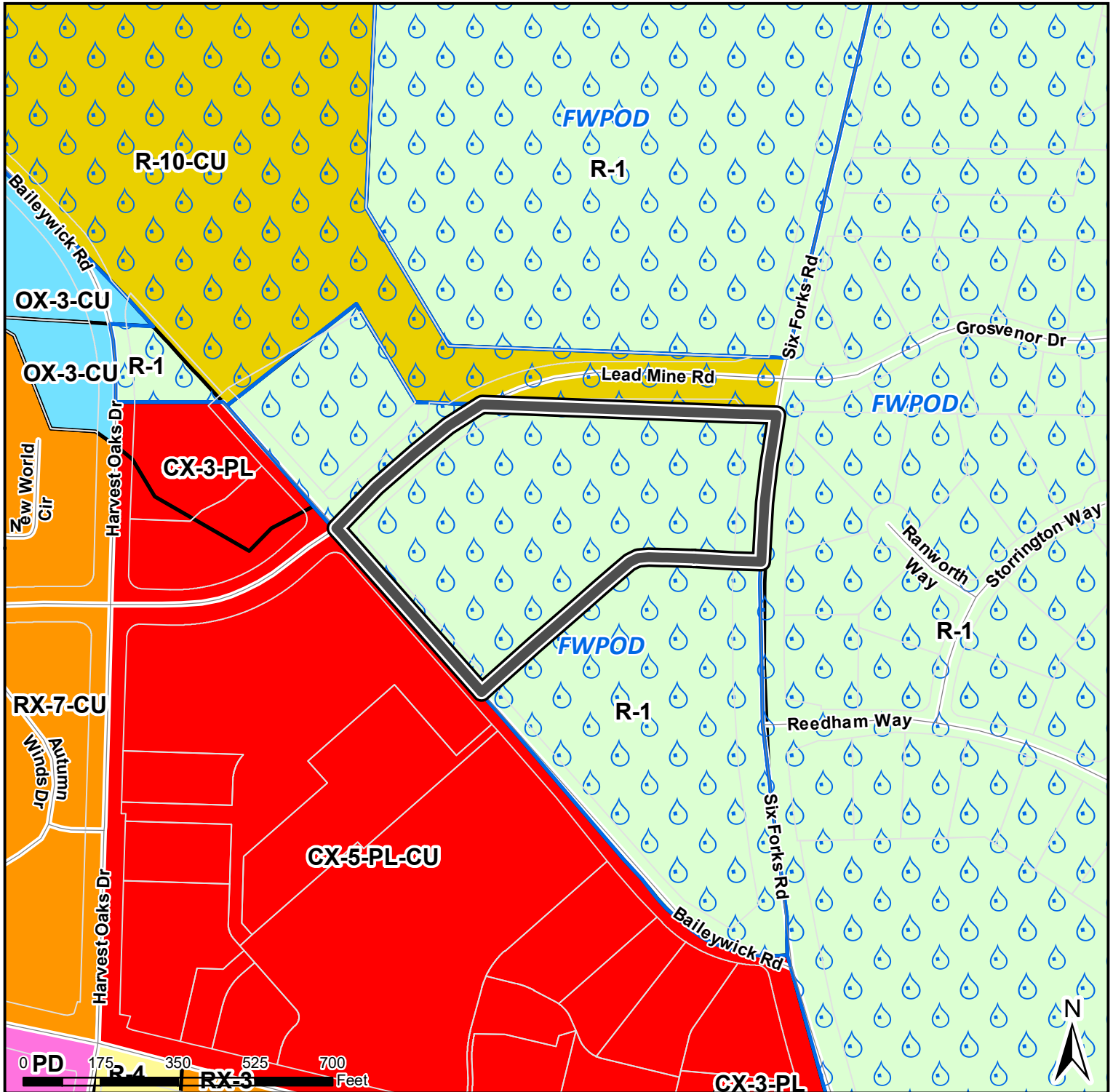
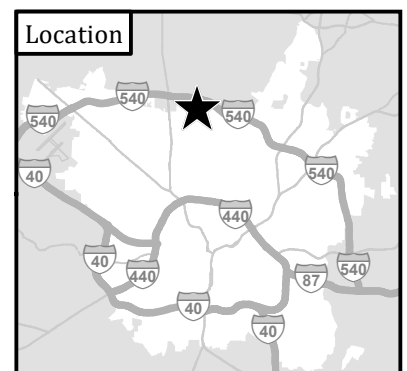


Existing Zoning

Z-25-2021



Property	9121 Six Forks Rd (portion)
Size	7.44 acres
Existing Zoning	R-1 w/FWPOD
Requested Zoning	R-10-CU w/FWPOD



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Senior Planner
Department	Planning and Development
Date	October 12, 2021
Subject	City Council agenda item for October 19, 2021 – Z-25-21

On September 21, 2021, City Council authorized the public hearing for the following item:

Z-25-21 9121 E Six Forks Road (portion), approximately 7.44 acres located at [9121 E Six Forks Road](#).

Signed zoning conditions provided on October 8, 2021 prohibit all uses except those permitted in R-1, two-unit living, and multi-unit living, prohibit stacked apartment buildings and limit dwelling units to 40. Conditions also require a minimum of 3,800 square feet of permeable pavers and that each dwelling unit have a rain barrel installed.

Current zoning: Residential-1 (R-1) with Falls Watershed Protection Overlay District (FWPOD)

Requested zoning: Residential-10-Conditional Use (R-10-CU) with FWPOD

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **inconsistent** with the Future Land Use Map.

The Planning Commission recommends approval of the request (5 - 3).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

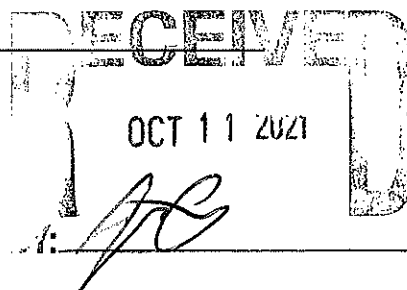
Conditional Use District Zoning Conditions		
Zoning case #: Z-25-21	Date submitted: October 8, 2021	OFFICE USE ONLY Rezoning case #
Existing-zoning: R-1 w/FWPOD	Proposed zoning: R-10-CU w/FWPOD	

Narrative of Zoning Conditions Offered
<p>1. Only those Permitted, Limited or Special Uses allowed in an R-1 zoning district, as well as Two-Unit Living and Multi-Unit Living, shall be allowed on the portion of the Property subject to this rezoning ordinance.</p> <p>2. An apartment building type may not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.</p> <p>3. No more than forty (40) residential dwelling units shall be located on the portion of the Property subject to this rezoning ordinance.</p> <p>4. Development of this property shall include a minimum 3,800 square feet of permeable pavers. The location and type of pavers shall be determined at site permitting.</p> <p>5. Each dwelling unit shall install a minimum one (1) rain barrel on its respective lot, prior to the issuance of a Certificate of Occupancy for said dwelling unit.</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: Harold Dawson, Trustee

Printed Name: Harold Dawson





RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13056

CASE INFORMATION: Z-25-21; 9121 SIX FORKS ROAD

Location	Six Forks Road, at the northwest corner of its intersection with Baileywick Drive Address: 9121 Six Forks Road (Portion of) PINs: 1708243379 iMaps , Google Maps , Directions from City Hall
Current Zoning	Residential-1 with Falls Watershed Overlay Protection District (R-1 w/FWPOD)
Requested Zoning	Residential-10 with Conditions and the Falls Watershed Overlay Protection District (R-10-CU-FWPOD)
Area of Request	7.44 acres
Corporate Limits	The subject site is located within the corporate limits.
Property Owner	Windborne United Methodist Church 9121 E. Six Forks Road, Raleigh, NC 27615
Applicant	Worth Mills, Longleaf Law Partners 4509 Creedmoor Road, Suite 302 Raleigh, NC 27612
Council District	A
PC Recommendation Deadline	Tuesday, November 9, 2021

SUMMARY OF PROPOSED CONDITIONS

1. The only allowed uses are those permitted, limited or special uses allowed in an R-1 zoning district and two-unit and multi-unit living.
2. The apartment building type may not include dwelling units that are separated from one another by a horizontal party wall (meaning no "stacked" dwelling units). This condition shall not prohibit a dwelling unit from having multiple stories.
3. No more than 40 residential dwelling units shall be permitted on the portion of the property subject to the rezoning application.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Institutional
Urban Form	Urban Thoroughfare

Consistent Policies	<ul style="list-style-type: none"> ● Policy LU 2.2 Compact Development Policy LU 5.5 Transitional and Buffer Zone Districts <ul style="list-style-type: none"> ● Policy LU 5.4 Density Transitions ● Policy H 1.8 Zoning for Housing Policy LU 8.1 Housing Variety Policy AP-FL 1 Falls Lake Secondary Watershed
Inconsistent Policies	<ul style="list-style-type: none"> ● Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 8.5 Conservation of Single-family Neighborhoods Policy AP-FL 2 Falls Lake Secondary Watershed Density

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☐ **Consistent** ☒ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
April 26, 2021, 13 Attendees	June 23, 2021, 19 Attendees	August 10, 2021 (Consent), September 14, 2021	September 21, 2021

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

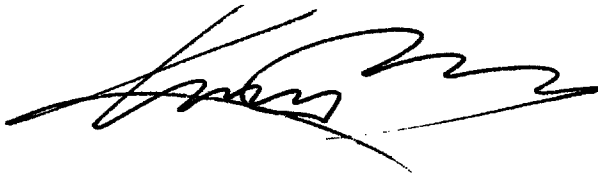
Reasonableness and Public Interest	It will increase housing supply in the area, allows additional types of housing and enables the development of a constrained site.
---	--

Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel only from Institutional to Low Density Residential.
Recommendation	Approval
Motion and Vote	Motion: Fox Second: Rains Bennett (Nay), Dautel (Aye), Elder (Nay), Chair Fox (Aye), Lampman (Nay), Vice-Chair Mann (Aye), Mr. O'Haver (Aye) and Mr. Rains (Aye).
Reason for Opposed Vote(s)	The request is inconsistent with the Falls Lake Area Plan Policy AP-FL 2: Falls Lake Secondary Watershed Density as the requested density exceeds four units per acre.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: September 14, 2021

Staff Coordinator: Sara Ellis: (919) 996-2234; Sara.Ellis@raleighnc.gov



ZONING STAFF REPORT – CASE Z-25-21

Conditional Use District

OVERVIEW

The rezoning site is a portion of a single parcel of almost 14 acres that contains the Church at Six Forks. The rezoning application is for approximately half the site or about 7.44 acres, on the northern end of property which is currently undeveloped and forested. Proposed zoning conditions limit the uses to those permitted in R-1 zoning districts in addition to two-unit and multi-unit living; require the apartment building type mimic the appearance of a townhome and limit the total number of units to no more than 40.

Bordering the site on the east is the Reedham Oaks subdivision which shares the Residential-1 zoning designation. To the west and south of the site across Baileywick Road is a commercial shopping center containing a grocery store, restaurants and retail. Bordering the site to the north is a YMCA and Duke Energy Easement that is mostly forested.

The zoning in the surrounding area is significantly more intense to the west and south of the site than to the north. This dividing line, which follows Strickland Road on the east side of Six Forks Road and follows Baileywick Road on the west side, represents the boundary of the Falls Lake Watershed. Rain falling on areas north of the line will generally drain into Falls Lake. Rain falling on the south side drains to a tributary in the Neuse River drainage basin called Mine Creek.

To the south of the site across Strickland Road and to the west across Six Forks Road, the zoning is mostly Commercial Mixed Use. The site is zoned Residential-1, as is the land to the north and east. The Falls Watershed Protection Overlay District is mapped on the north side of Strickland Road and Baileywick Road, including on the majority of the rezoning property.

Falls Lake is the primary water supply for Raleigh's Public Utilities Department, which also serves several other municipalities in Wake County. The North Carolina Division of Water Resources (DWR) has listed Falls Lake as "impaired" due to both nutrient and sediment pollution. The state Environmental Management Commission adopted the Falls Lake Rules in response to the lake's impairment. The City of Raleigh is required to provide the state with a plan indicating how the City will comply with the Falls Lake Rules.

Part of Raleigh's plan is the Falls Watershed Protection Overlay District. The overlay district is intended to ensure that the amount of nutrient and sediment pollutants entering Falls Lake is controlled through restrictions on development of the land that drains into Falls Lake. The three key provisions of the overlay that serve this purpose are a limit of 30% of the site area that may contain impervious cover, a minimum of 40% of the site area that must be forested

and required stormwater control measures that have performance standards for treating nutrient pollution.

The Future Land Use Map designation for the rezoning site is Institutional. This designation is also present on the parcels directly north containing the YMCA, and immediately south containing a vacant parcel and a church. The neighborhoods to the north and northeast are mapped with the Rural Residential land use category. Community Mixed Use is applied on the south side of Strickland Road and to the south of Baileywick Road.

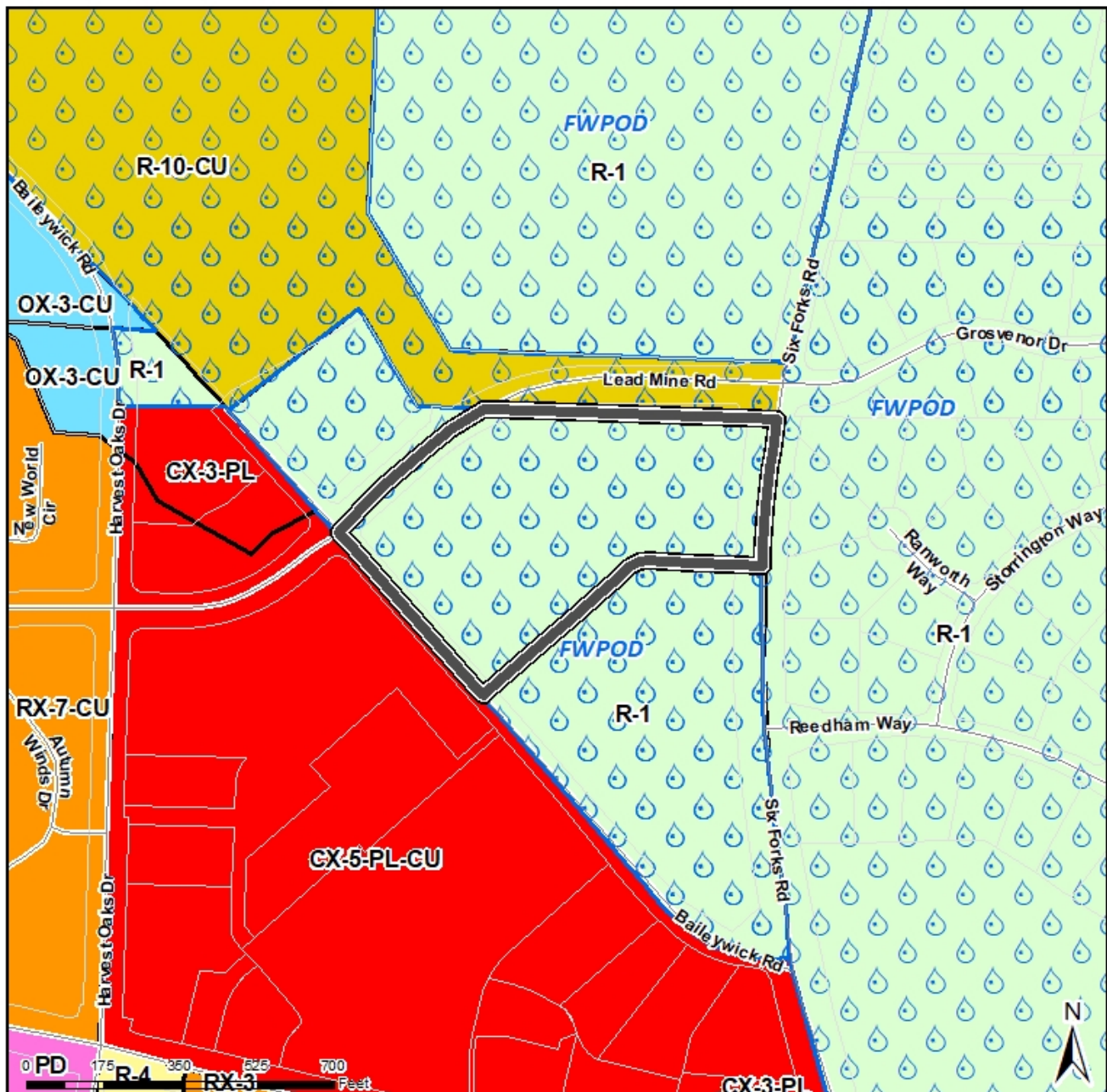
Baileywick Road bordering the site on the west is designated as a Transit Emphasis Corridor and is mapped along a larger Mixed Use Center that contains the mixed use shopping center at the intersection of Six Forks and Strickland Road.

OUTSTANDING ISSUES

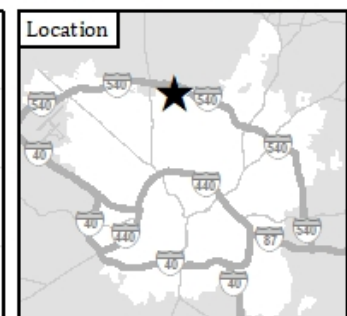
Outstanding Issues	1. None,	Suggested Mitigation	1. N/A
--------------------	----------	----------------------	--------

Existing Zoning

Z-25-2021

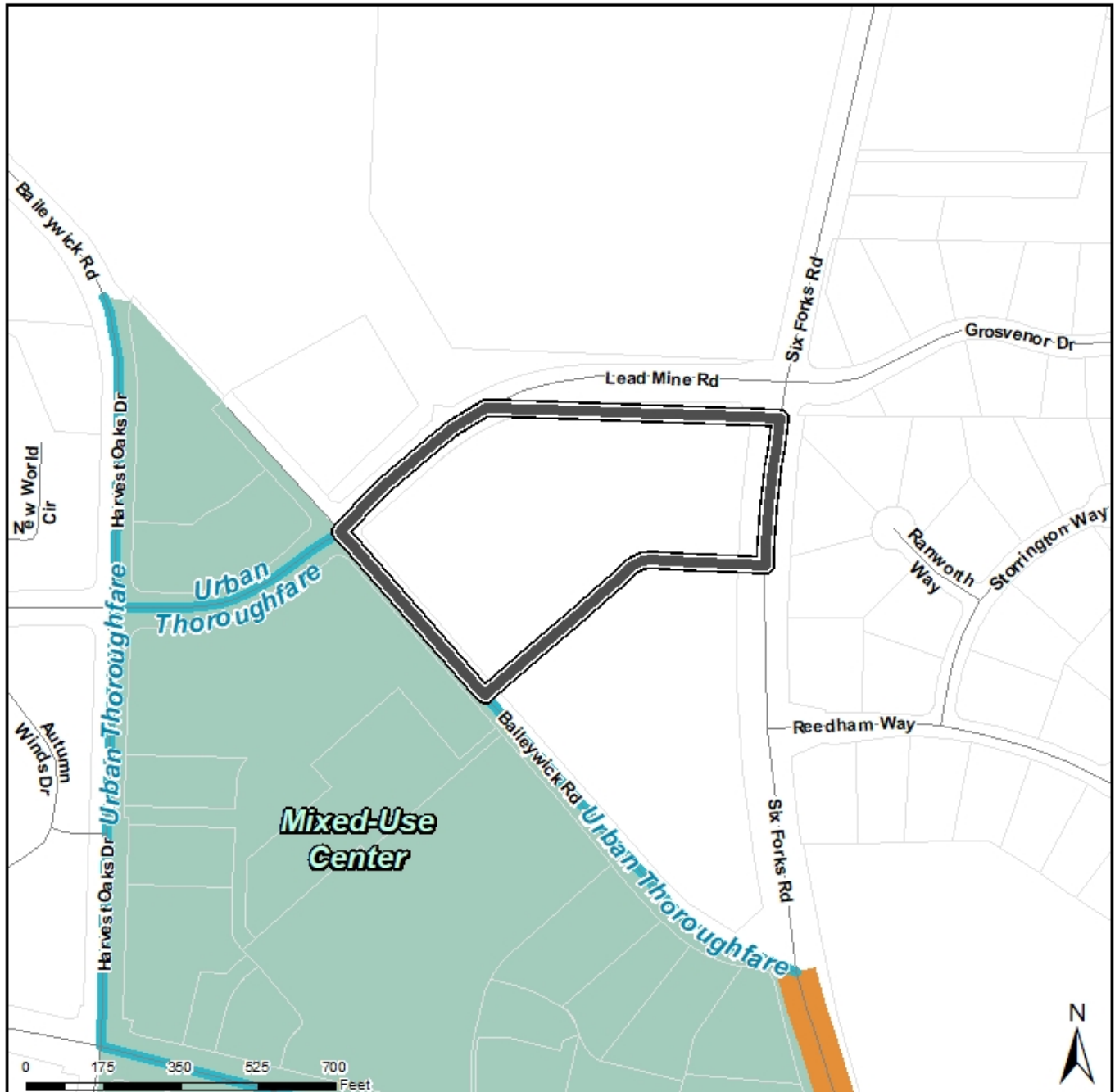


Property	9121 Six Forks Rd (portion)
Size	7.44 acres
Existing Zoning	R-1 w/FWPOD
Requested Zoning	R-10-CU w/FWPOD

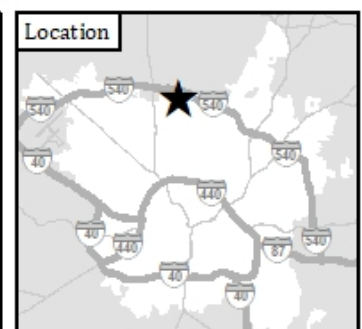


Urban Form

Z-25-2021



Property	9121 Six Forks Rd (portion)
Size	7.44 acres
Existing Zoning	R-1 w/FWPOD
Requested Zoning	R-10-CU w/FWPOD



COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

The proposal is inconsistent with the Future Land Use Map designation of Institutional. However, the requested district is consistent with policies in the 2030 Comprehensive Plan, as well as the vision themes of *Expanding Housing Choices and Managing Our Growth*. It is however inconsistent with *Greenprint Raleigh- Sustainable Development* as it is inconsistent with Falls Lake Small Area Plan density policies. The request would increase potential housing on a site that is located along a transportation corridor with sufficient water and sewer to serve the proposed increase in density.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

No, the Future Land Use designation for the site is Institutional, which envisions a public or non-profit institution occupying the site. The proposal would allow a total of 40 residential dwelling units. The type of development allowed by the proposal does not match what is called for by the Future Land Use designation.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

Yes, the Future Land Use designation for the site is Institutional, which envisions a public or non-profit institution occupying the site. While the type of development allowed by the proposal does not match what is called for by the Future Land Use designation, it could be established without adversely altering the recommended land use and character of the area. The parcels to the west and south are zoned for Commercial Mixed Use, and those to the north and east are generally zoned for Rural Residential, the rezoning request is to construct apartments to the standards of Low Density Residential, which is a reasonable transition from a height and use perspective between commercial and very low density residential.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes, the site is served by City infrastructure and is connected to sewer and water.

Future Land Use

Future Land Use designation: Institutional

The rezoning request is

☐ **Consistent** with the Future Land Use Map.

☒ **Inconsistent**

The Future Land Use designation for the site is Institutional, which envisions a public or non-profit institution occupying the site. The request is for residential.

Urban Form

Urban Form designation: Urban Thoroughfare

The rezoning request is

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☒ **Other**

The requested district is a residential district, and a frontage cannot be applied. Baileywick Drive does have an Urban Thoroughfare designation, which recommends that mixed use zoning districts apply an urban or hybrid frontage. However, the apartment building type does require a minimum of one street facing entrance per building.

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The request to rezone from R-1 to R-10 with a unit cap of 40 is compatible with the area as the site is located in between Commercial Mixed Use and Rural Residential and a low density apartment development with a three story height limit would serve as an appropriate transition.

Public Benefits of the Proposed Rezoning

- The proposal would increase the supply of housing in the area.

Detriments of the Proposed Rezoning

- The rezoning may increase vehicle trips on roads in the area.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

- The proposed rezoning would allow a more compact land use pattern by increasing the permitted residential density from approximately 0.94 units per acre to 5.38 units per acre. The request would also permit a larger range of building types, including the apartment and townhouse which have smaller minimum lot sizes.

Policy LU 5.4 Density Transitions

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

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 rezoning site is designated as Institutional, which does not have a corresponding density recommendation. However, should the request be approved the FLUM would be amended to Low Density Residential, which would be an appropriate transition between the Community Mixed Use bordering the site to the west, and the Rural Residential abutting the site to the east.

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.

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 rezoning request would increase the number of permitted residential units from approximately 7 to a maximum of 40 units. It would also increase the types of

housing permitted, which are currently limited to detached residential. If the request is approved, it would permit the attached, townhouse and apartment building types which may reduce the cost of housing by virtue of the smaller unit sizes.

*The rezoning request is **inconsistent** with the following policies:*

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 Future Land Use Map designation is Institutional which envisions a public or non-profit institution occupying the site, the request is for residential.

Policy LU 8.5 Conservation of Single-family Neighborhoods

Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale.

- The request would allow the attached, townhouse and apartment building types in addition to detached single family. This request would permit a change in the development character of the area by allowing a greater range of housing types.

Area Plan Policy Guidance

The rezoning site is located within the Falls Lake Small Area Plan.

*The rezoning request is **consistent** with the following policies:*

Policy AP-FL 1 Falls Lake Secondary Watershed

Zoning in the Falls Lake Secondary Watershed Protection Area, no new non-residential zoning or land uses should be permitted.

- The request is to rezone from R-1 to R-10-CU, which would continue to only permit residential uses in the secondary watershed protection area.

*The rezoning request is **inconsistent** with the following policies:*

Policy AP-FL 2 Falls Lake Secondary Watershed Density

Within the Falls Lake Secondary Watershed Protection Area, density should not exceed one dwelling unit per acre on any parcel unless UDO Conservation Development standards are met, in which case up to four units per acre could be allowed.

- Request would permit up to 5.38 units per acre, which is just slightly above UDO Section 2.4.1 General Requirements for Conservation Development Options which

permits up to 5 units per acre in a conservation development. Additionally, the required forestation in the FWPOD is similar to the required open space for the Conservation Development Option, hence the 4 units per acre density recommendation. The request can be brought into consistency with this policy by reducing the density to a maximum of four units per acre.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	27	Slightly lower than the City's average, some options available.
Walk Score	31	52	Higher than the City's average score, somewhat walkable.
Bike Score	41	48	Somewhat bikeable, there is not much infrastructure.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: The rezoning site is located just north of a large intersection with shopping, personal service, and employment destinations. There is a transit stop for GoRaleigh Route 8 Six Forks on the south side of Strickland Road a quarter mile south from the site. However, crossing Strickland Road or Six Forks Road and walking along either of these roads is not a very comfortable pedestrian experience due to the size of the roads and the speed of traffic travelling on them. Developments around this intersection are also widely spaced with large fields of vehicle parking and very little pedestrian space within the developments. In general, this area is developed in a way that favors travel by motor vehicle and not on foot.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The request would increase the permitted building types, including townhouse, small apartment and large apartment which are more energy efficient than the detached house type, which is the only building type currently permitted.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request will permit an additional 33 units beyond the current entitlement of 7 units.
Does it include any subsidized units?	No	N/A
Does it permit a variety of housing types beyond detached houses?	Yes	The request would permit all housing types.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	The request would permit a minimum lot size of 4,000 square feet.
Is it within walking distance of transit?	Yes	The #8 Six Forks Bus has a stop within a quarter mile of the site.

*The average lot size for detached residential homes in Raleigh is 0.28 acres.

Summary: The request would increase the housing supply from a currently permitted 7 units to an allowed 40 units. The request would also allow for a smaller than average minimum lot size, and would allow a greater range of housing types.

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	14	36
People of Color Population (%)	17	46
Low Income Population (%)	11	30
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	3	9

Population under Age 5 (%)	4	6
Population over Age 64 (%)	26	11
% change in median rent since 2015	20.2	20.3

**Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency
(<https://www.epa.gov/ejscreen>)*

***The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities*

Health and Environmental Analysis

What is the life expectancy in this zip code tract? Is it higher or lower than the City average?	78.3	Slightly higher than the City's average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	Yes	The Home Depot is located within a quarter mile of the site and is listed as a Hazardous Waste Site.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	There are no flood-prone soils on the site itself, but it is located within the Falls Lake Secondary Watershed.
Is this area considered a food desert by the USDA?	No	The site is proximate to a grocery store.

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	This site is not located in a redevelopment area.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	
Are there known restrictive covenants on the property or nearby properties that restrict	No	

development beyond what the UDO otherwise requires?*

**The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.*

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

Response: The request will increase the number of available housing units in the area, and will increase options for housing that reduce carbon emissions.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

Response: Yes, residents would benefit from access to low cost housing, this request may help with that by increasing the supply but does not include any subsidized units. The request would reduce energy cost by permitting smaller units.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Response: Yes housing costs have increased by about 20.2% which is slightly below the average for the City of Raleigh.

Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

Response: No specific instances of discriminatory practices have been identified for this site.

4. Do residents of the area have disproportionately low life expectancy, low access to health insurance, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Response: The collected indicators suggest nearby residents have better opportunities for healthy lifestyles and outcomes than the average resident of Raleigh.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None identified.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Baileywick Park (0.9 miles) and Honeycutt Park (3.3 miles).
3. Nearest existing greenway trail access is provided by the Baileywick Greenway Trail (0.9miles).
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: None identified.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	415	4,375	25,000
Waste Water	415	4,375	25,000

Impact Identified:

1. The proposed rezoning would add approximately 20,625 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Stormwater

Floodplain	None
Drainage Basin	Lower Barton and Honeycutt
Stormwater Management	UDO 9.2
Overlay District	Falls Watershed

Impact Identified:

Transit

There is an existing transit stop on Strickland Road, approximately 0.4 mile southeast of the site. It is served by GoRaleigh Route 8, which stops every 30 minutes during peak periods.

Impact Identified: None.

Transportation

Site Location and Context

Location

The Z-25-21 site is located in north Raleigh, on Lead Mine Road, between Six Forks Road and Baileywick Road, a third mile south of where Six Forks Road interchanges with I-540.

Area Plans

The Z-25-21 site is located within the Falls Lake Area Plan, which generally covers the Falls Lake watershed area. A primary goal is to limit impacts on water quality.

Policy AP-FL 10 recommends that streets be design to sensitive area standards.

Existing and Planned Infrastructure

Streets

The subject property has approximately 2000 feet of frontage on Lead Mine Road; it also fronts on Six Forks Road and Baileywick Road. In the Raleigh Street Plan, Bailywick Road is designated as a 2-lane divided avenue; it is maintained by the City of Raleigh. Six Forks Road is specified as a

6-lane divided avenue along this site's frontage while Bailywick Road is not specified in the street plan; both are maintained by NCDOT.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 districts is 2,500 feet and the maximum dead end street length is 300 feet. The existing block perimeter for the site is approximately 3400 feet.

Pedestrian Facilities

There is existing sidewalk on all portions of the site frontage. There is no sidewalk on the opposite side of Baileywick Road near the site.

Bicycle Facilities

There are no existing bicycle facilities within the vicinity of the site. In the long-term bikeway plan, bicycle lanes are planned for Six Forks Road and Lead Mine Road, and a separated bikeway is planned for Strickland Road.

Access

Access to the subject site can be via any of the surrounding public streets, subject to NCDOT approval and driveway spacing standards.

Other Projects in the Area

The Z-25-21 site is not located near any planned NCDOT nor City of Raleigh transportation projects.

TIA Determination

Based on the Envision results, approval of case Z-25-21 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-1 w/FWPOD to R-10-CU w/FWPOD is projected to generate 13 new trips in the AM peak hour and 22 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-25-21 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-25-21 Current Zoning Entitlements	Daily	AM	PM
Residential	66	5	7
Z-25-21 Proposed Zoning Maximums	Daily	AM	PM
Residential	293	18	22
Z-25-21 Trip Volume Change	Daily	AM	PM
(Proposed Maximums minus Current Entitlements)	227	13	15

Impact Identified: Slight decrease in the number of daily trips.

Urban Forestry

Proposed rezoning from R-1 to R-10 would decrease the amount of required tree conservation areas on site from 15% to 10% of the Net Site Area (UDO 9.1.3.A.a). - A 50 ft primary tree conservation area thoroughfare yard would be required at development along Six Forks Road, where existing conditions meet tree conservation requirements.

Impact Identified: In R-10 w/FWPOD, 10% of the 40% forestation requirement may be met by existing trees being conserved. The other 30% could be areas of the site that are cleared and replanted. In the R-1 zoning district an extra 5% of the forestation would be required as existing trees rather than replanting.

Impacts Summary

The R-10 zoning district requires 5% less existing tree save than the R-1 zoning district. The resulting impact may be a greater allowance for tree removal, however they will be required to be replanted through the FWPOD 40% forestation requirements.

Mitigation of Impacts

None required at the rezoning stage.

CONCLUSION

The request would rezone approximately 7.44 acres of a 14 acre parcel from R-1-FWPOD to R-10-CU-FWPOD. Under the proposed conditions no more than 40 dwelling units would be permitted; limits the uses to those allowed in R-1, two-unit and multi-unit living; and require the apartment building type mimic the appearance of a townhome. The rezoning site is located within the Falls Lake Secondary Watershed, and will be subject to those code requirements that limit impervious surface coverage and require minimum forestation.

The request to increase residential entitlement on the site is inconsistent with the Future Land Use Map designation of Institutional, which envisions a public or non-profit institution occupying the site. However, the request is consistent with the policies regarding compact development, transition and buffer zones, zoning for housing and residential uses in the Falls Lake secondary watershed. The request is also consistent with the vision theme of *Expanding Housing Choices* and *Managing Our Growth*. Overall, the request would increase the residential density and provide a transition between rural residential and commercial, and is consistent overall with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
5/06/2021	Conditional use rezoning application submitted.	Application incomplete, documentation of stormwater drainage area required.
6/29/2021	Stormwater drainage documentation submitted.	Application complete

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-1	R-1	CX-5-PL-CU & R-1	R-1	CX-5-PL-CU
Additional Overlay	FWPOD	FWPOD	FWPOD	FWPOD	None
Future Land Use	Institutional	Rural Residential	Institutional & Community Mixed Use	Rural Residential	Community Mixed Use
Current Land Use	Undeveloped and Church	YMCA & Duke Energy Easement	Retail & Detached Residential	Detached Residential	Retail and Commercial
Urban Form	Urban Thoroughfare	None	Transit Emphasis Corridor	None	Mixed Use Center

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-1 w/FWPOD	R-10-CU w/FWPOD
Total Acreage	7.44	7.44
Setbacks:		
Front	20'	10'
Side Street	15'	10'
Rear Lot Line	30'	20'
Residential Density:	0.94	5.38
Max. # of Residential Units	7	40
Max. Gross Building SF	14,000	44,000
Max. Gross Office SF	--	--
Max. Gross Retail SF	14,000	44,000
Max. Gross Industrial SF	--	--
Potential F.A.R	0.04	0.14

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-25-21

OVERVIEW

The request is inconsistent with the Future Land Use Map designation of Institutional due to the allowed uses. The proposed uses match the policy recommendations of Low Density Residential of the Future Land Use Map.

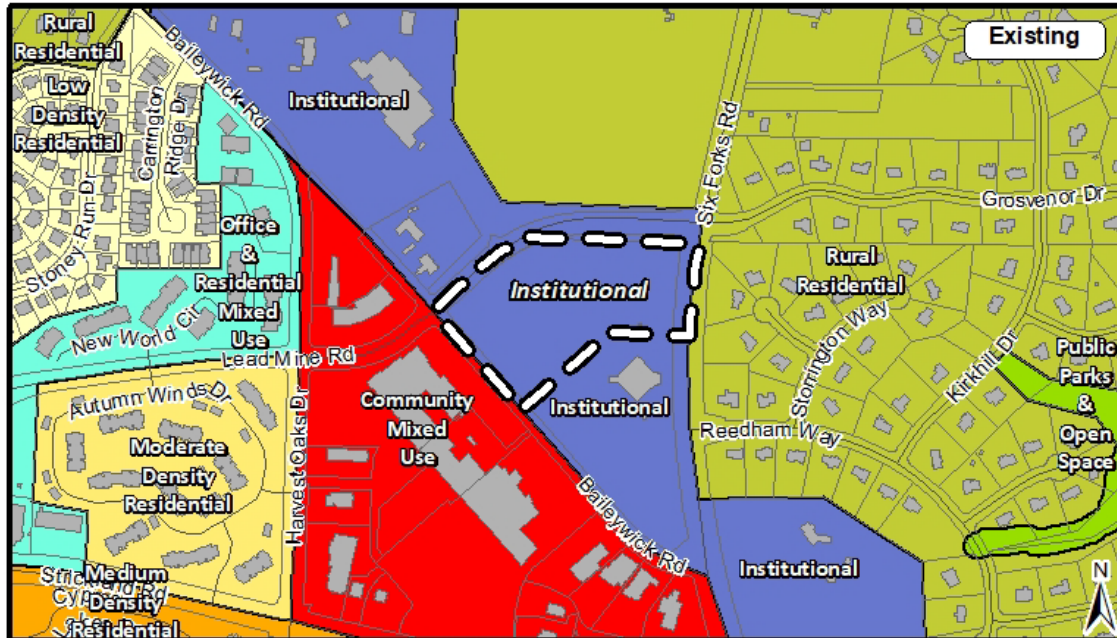
LIST OF AMENDMENTS

- | |
|--|
| 1. Amend the Future Land Use Map to Low Density Residential. |
|--|

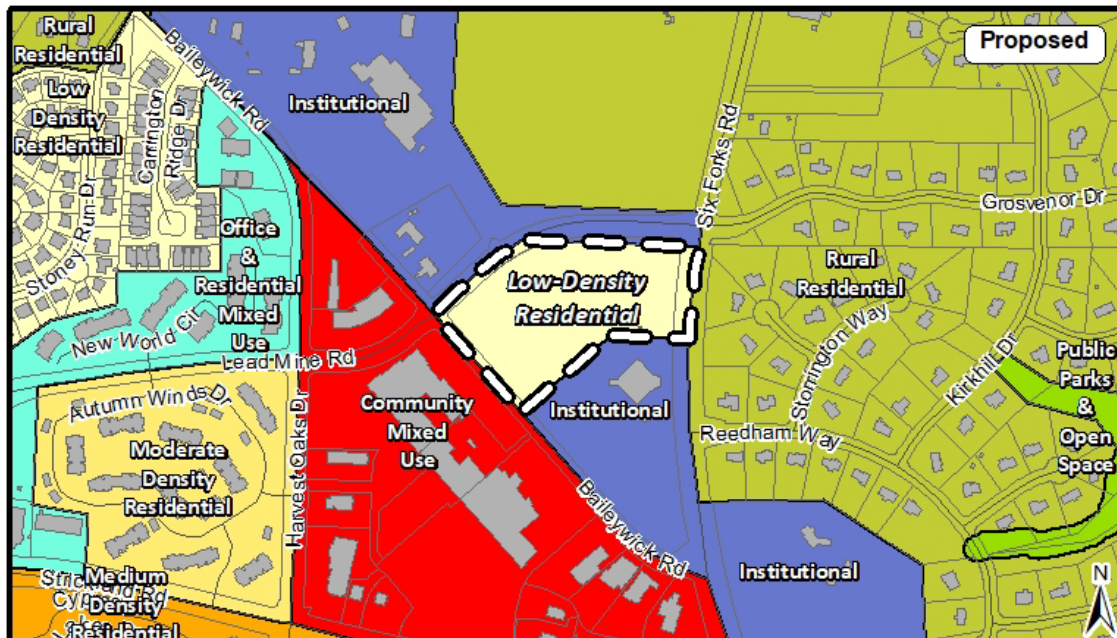
AMENDED MAPS

Z-25-2021: Required Amendment to the Future Land Use Map

Existing Designation: Institutional



Proposed Designation: Low-Density Residential



IMPACT ANALYSIS

If approved, the request will increase the permitted residential density on the site and will modify the existing Institutional designation to Low Density Residential.

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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-1		Height:	Frontage:	Overlay(s): FWPOD
Proposed zoning base district: R-10		Height:	Frontage:	Overlay(s): FWPOD
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-78D-1999				

General Information		
Date: April 29, 2021	Date amended (1):	Date amended (2):
Property address: 9121 E. Six Forks Road (portion of)		
Property PIN: 1708-24-3379 (portion of)		
Deed reference (book/page): 9647 / 874 (portion of)		
Nearest intersection: Lead Mine Road and Baileywick Road		Property size (acres): 7.44 (portion of 14.1 acres)
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Windborne United Methodist Church; 9121 E. Six Forks Road, Raleigh, NC 27615		
Property owner email:		
Property owner phone: 919-386-0212		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919-645-4313		
Applicant signature(s): <i>Harold Dawson Trustee Chair</i>		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1 w/FWPOD	Proposed zoning: R-10-CU w/FWPOD	

Narrative of Zoning Conditions Offered

1. Only those Permitted, Limited or Special Uses allowed in an R-1 zoning district, as well as Two-Unit Living and Multi-Unit Living, shall be allowed on the portion of the Property subject to this rezoning ordinance.
2. An apartment building type may not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.
3. No more than forty (40) residential dwelling units shall be located on the portion of the Property subject to this rezoning ordinance.

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: Harold Dawson Trustee Chair

Printed Name: Harold Dawson

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

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY 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.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	

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:

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					
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 of area to be rezoned and properties with 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 or Owner Affidavit.					
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).					

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.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

Temporary Option for Virtual Neighborhood Meetings

During times when in-person gatherings are restricted, this document consists of guidance and templates for conducting a virtual meeting that may satisfy the pre-submittal neighborhood meeting prerequisite for filing a rezoning request and, when required, the second neighborhood meeting prerequisite for Planning Commission review. All requirements related to notice and neighborhood meetings found in the UDO are still applicable and should be reviewed when preparing for a neighborhood meeting.

Raleigh Planning & Development staff are available to advise you in the preparation for virtual neighborhood meetings. For more information, contact JP Mansolf (919) 996-2180 or jp.mansolf@raleighnc.gov.

WHAT IS THE PURPOSE OF A NEIGHBORHOOD MEETING?

A neighborhood meeting is a required form of community outreach to receive community feedback regarding a rezoning prior to submittal to Raleigh Planning & Development or prior to Planning Commission review, per the standards found in [UDO Ch. 10](#). The intention of the meeting is to facilitate neighbor communication; identify issues of concern early on; and provide the applicant an opportunity to address neighbors' concerns about the potential impacts of the rezoning request at key steps in the rezoning process.

GUIDANCE FOR VIRTUAL NEIGHBORHOOD MEETINGS

The virtual neighborhood meeting option is available to applicants on a temporary basis during times when in-person gatherings are restricted. Above and beyond the requirements for neighborhood meetings found in the UDO, the following practices are strongly encouraged for virtual neighborhood meetings:

Verification of mailed notice for virtual neighborhood meetings can be completed by USPS or Raleigh Planning & Development staff.

Neighborhood meeting notification letters can be verified in one of two ways for virtual neighborhood meetings:

- By using USPS in compliance with [UDO Sec. 10.2.1.C.1.b](#).
- By coordinating with Raleigh Planning & Development staff.
 - When City of Raleigh facilities are open to the public, applicants may present stuffed, stamped, addressed, and unsealed neighborhood meeting notifications to Raleigh Planning & Development staff prior to the 10-day period for confirmation that the complete list of property owners is being noticed and that the notices contain adequate information to satisfy the requirements of the UDO and are in keeping with this guidance document.
 - When City of Raleigh facilities are closed to the public, applicants may present electronic documentation to city staff prior to the 10-day period for verification. Documentation should include: an electronic copy of the notification letter and any enclosures, the mailing list, photographs of the mailing that demonstrates the number of envelopes prepared for mailing, an attestation from the applicant that the mailing satisfies all UDO requirements and that acknowledges that false statements negate validity of the mailing.

The meeting should be held within specific timeframes and meet certain requirements.

The UDO requires that “the applicant shall provide an opportunity to meet with property owners of the development site and property owners within the mailing radius described in [UDO Sec. 10.2.1.C.1](#). In order to provide meaningful opportunity, a virtual neighborhood meeting should follow these guidelines:

- Electronically via an interactive online video conferencing software such as Microsoft Teams, Zoom, WebEx, or any similar platform of the applicant’s choice.
- The software must support a two-way conversation that allows for residents to ask questions and provide thoughts, as well as hear the applicant’s presentation.
- The software should provide an option for an individual to participate exclusively by telephone.
- The meeting should be conducted for a minimum of two (2) hours, Monday through Thursday, during the 5:00 p.m. - 9:00 p.m. time period.
- The meeting should not be held on City of Raleigh or State of North Carolina recognized holidays.
- Just as with an in-person meeting, an attendance sheet must be completed to log known attendees of the virtual meeting. Note if no one attended.

Additional informational material should be provided by post to all invitees.

To help facilitate discussion during the meeting for all participants, especially those that may participate exclusively by telephone, informational material should be provided by post. A copy of all mailed materials should be included as part of the Neighborhood Meeting report required for the rezoning application. In addition to details required by [UDO Sec. 10.2.1.C.1](#), the following information should be mailed with the meeting notice:

- The date, time, and detailed instructions for how to participate in the virtual meeting either online or by telephone.
- A current aerial photograph of the area.
- A current zoning map of the area.
- A draft of the rezoning petition to be submitted.
- For a rezoning request to a district that requires a master plan ([UDO Art. 4.6](#) and [4.7](#)) preliminary or schematic plans of the proposed master plan should be provided to help facilitate discussion.

The meeting agenda should describe the action to be requested and the nature of the questions involved.

This information should be addressed during the meeting:

- Explanation of the rezoning process.
- Explanation of future meetings (additional neighborhood meetings, if any; Planning Commission review; City Council public hearing).
- Explanation of the development proposal, including proposed uses and zoning conditions; explanation of any proposed master plan; and any public information available about the property owner or buyer, developer or builder, and/or likely tenant.
- Questions or concerns by virtual attendees and responses by the applicant.
- Report of any questions and concerns received by the applicant in correspondence or phone call in advance of the meeting, along with any applicant-provided responses.

The applicant shall be responsible for notifying any neighbors who request to be kept up-to-date of any additional neighborhood meetings and the actual submittal date to the City of Raleigh Development Portal.

NOTIFICATION LETTER TEMPLATE

Date:

Re: (SITE LOCATION)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held virtually. You can participate online or by telephone. To participate, visit:

(MEETING WEB ADDRESS)

Or call:

(MEETING PHONE NUMBER)

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (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 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:

JP Mansolf
Raleigh Planning & Development
(919)996-2180
JP.Mansolf@raleighnc.gov

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

(NAME)

(CONTACT INFO)

Sincerely,

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the _____, day of _____, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

Signature of Applicant/Applicant Representative

Date

REZONING OF PROPERTY CONSISTING OF +/- 7.44 ACRES,
LOCATED IN THE EASTERN QUADRANT OF THE BAILEYWICK ROAD AND LEAD
MINE ROAD INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
APRIL 26, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Monday, April 26, at 5:00 p.m. The property considered for this potential rezoning totals approximately 7.44 acres, and is located in the eastern quadrant of the Baileywick Road and Lead Mine Road intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1708-24-3379. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: April 15, 2021
Re: Neighborhood Meeting for Rezoning of a Portion of 9121 E. Six Forks Road

You are invited to attend a neighborhood meeting on Monday, April 26, 2021 from 5:00 PM to 7:00 PM. The purpose of the meeting is to discuss the proposed rezoning of a portion of property located at 9121 E. Six Forks Road (PIN 1708-24-3379). During this meeting, we will provide details about the rezoning request and receive questions and comments.

The entire 14.1-acre parcel is currently zoned R-1 with the Falls Watershed Protection Overlay District (FWPOD). The proposed rezoning concerns only the northern-most portion of the site, approximately 7.44 acres in size, as highlighted on the attached maps. The proposed zoning for the northern portion of the property is R-10- CU with the FWPOD, and the purpose of this rezoning is to permit a townhome development.

Due to the COVID-19 Pandemic, this neighborhood meeting will be held virtually. You can participate online via Zoom or by telephone by using these directions:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 856 9560 4167
Password: 044861

To Join by Telephone:

+1 646 558 8656
Meeting ID: 856 9560 4167
Password: 044861

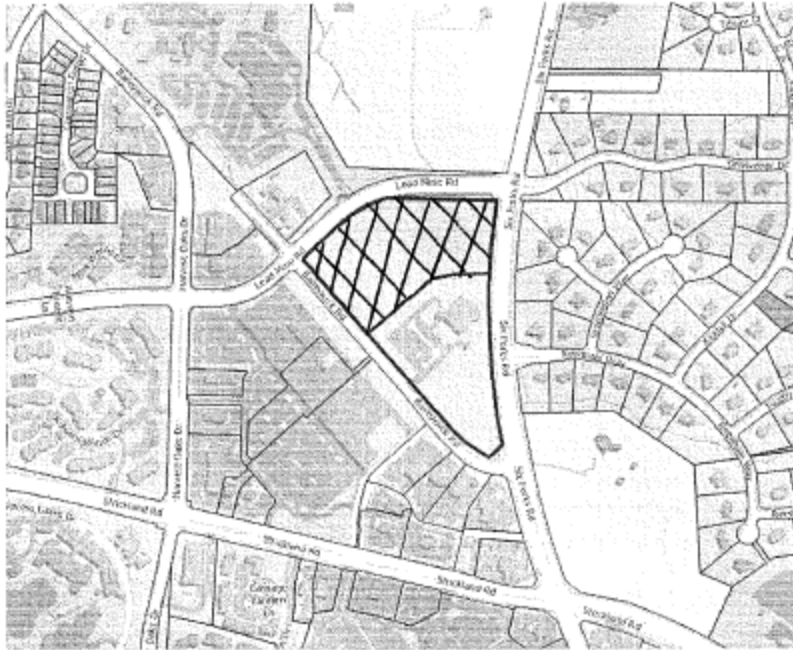
The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties prior to filing a rezoning application. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4317 and mbirch@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2682 or JP.Mansolf@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A draft of the proposed Rezoning Application, including proposed zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-998-2500



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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-1			Height: Frontage: Overlay(s): FWPOD
Proposed zoning base district: R-10			Height: Frontage: Overlay(s): FWPOD
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: April 15, 2021	Date amended (1):	Date amended (2):
Property address: 9121 E. Six Forks Road (portion of)		
Property PIN: 1708-24-3379		
Deed reference (book/page): 9647 / 874		
Nearest intersection: E. Six Forks Road and Lead Mine Road		Property size (acres): 7.44
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Windborne United Methodist Church		
Property owner email:		
Property owner phone: 919-386-0212		
Applicant name and address: Michael Birch, Longleaf Law Partners		
Applicant email: mbirch@longleaflp.com		
Applicant phone: 919.645.4317		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: <input type="text"/>	Date submitted: <input type="text"/>	OFFICE USE ONLY Rezoning case # <input type="text"/>
Existing zoning: <input type="text" value="R-1-FWPOD"/>	Proposed zoning: <input type="text" value="R-10-FWPOD-CU"/>	

Narrative of Zoning Conditions Offered
<p>1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Golf course; (ii) Outdoor sports and entertainment facility (<250 seats); (iii) Outdoor sports and entertainment facility (>250 seats); and (iv) Remote parking facility.</p>

EXHIBIT B – NOTICE LIST

A E STEVENS LLC PO BOX 1595 WRIGHTSVILLE BEACH NC 28480-1595	AMERICAN VENTURES II LLC AMERICAN PROPERTIES HOLDINGS LLC 2701 E MILLBROOK RD RALEIGH NC 27604-2811	AZIKIWE, NDIDI 101 GROSVENOR DR RALEIGH NC 27615-2045
CARROLL, RAYMOND C JR 108 REEDHAM WAY RALEIGH NC 27615-3153	CASELDINE, KATRINA L S CASELDINE, JESSE M 9200 RANWORTH WAY RALEIGH NC 27615-3151	CASTLEBERRY, JEFFREY P CASTLEBERRY, SUZANNE H 9100 STORRINGTON WAY RALEIGH NC 27615-3159
CONLEY, WILLIAM JOSEPH JR TRUSTEE CONLEY, SHARON MUNYER TRUSTEE 9204 RANWORTH WAY RALEIGH NC 27615-3151	CONROY, NORMAN J 200 REEDHAM WAY RALEIGH NC 27615-3155	COX, MATTHEW N COX, LAURA M 9101 STORRINGTON WAY RALEIGH NC 27615-3160
CSR CAROLINA LMTD PARTNERSHIP ROOT REAL EST CORP (PHILIP MARONEY) 275 CLYDE MORRIS BLVD ORMOND BEACH FL 32174-5977	DUKE ENERGY PROGRESS INC TAX DEPT - DEC41B 550 S TRYON ST CHARLOTTE NC 28202-4200	GANGJEE, TOWFIQ GANGJEE, SHEHNAZ 104 REEDHAM WAY RALEIGH NC 27615-3153
GEM&J ENTERPRISES LTD 9560 STRICKLAND RD STE 103-207 RALEIGH NC 27615-1935	GOODWILL COMMUNITY FOUNDATION INC 4808 CHIN PAGE RD DURHAM NC 27703-8476	GRI HARVEST LLC FIRST WASHINGTON REALTY INC 4350 E WEST HWY STE 400 BETHESDA MD 20814-4426
HARVEST PLAZA INVESTORS LLC 5306 SIX FORKS RD STE 101 RALEIGH NC 27609-4468	KIDD, DANIEL S KIDD, MARGARET 101 REEDHAM WAY RALEIGH NC 27615-3154	LEWIS, CYNTHIA SMITH TRUSTEE SMITH, THOMAS WAYNE TRUSTEE 5700 ROCKPORT PL KNIGHTDALE NC 27545-9403
LG 8916 SIX FORKS ROAD LLC 3500 MAPLE AVE STE 1600 DALLAS TX 75219-3936	LORD BARON INVESTMENTS LLC MARVIN F POER & COMP PO BOX 52427 ATLANTA GA 30355-0427	MARKS, CURTIS E MARKS, PATRICIA J 9205 RANWORTH WAY RALEIGH NC 27615-3152
MIRBLOOK, SOODABEH 8800 COLESBURY DR RALEIGH NC 27615-3809	MMG PROPERTIES LLC 2019 EASTCHESTER DR HIGH POINT NC 27265-1406	NEAL, GREGORY S NEAL, ROBIN E 9201 RANWORTH WAY RALEIGH NC 27615-3152
NET LEASE FUNDING 2005 LP ATTN: PROPERTY ADMIN #198 14103 DENVER WEST PKWY LAKEWOOD CO 80401-3114	PARK, YONG KEE PARK, KUM SUN 105 GROSVENOR DR RALEIGH NC 27615-2045	POSTAL CUSTOMER 100 REEDHAM WAY RALEIGH NC 27615
POSTAL CUSTOMER 8801 #107 LEAD MINE RD RALEIGH NC 27615	POSTAL CUSTOMER 8801 #111 LEAD MINE RD RALEIGH NC 27615	POSTAL CUSTOMER 8801 #113 LEAD MINE RD RALEIGH NC 27615

POSTAL CUSTOMER 8801 #117 LEAD MINE RD RALEIGH NC 27615	POSTAL CUSTOMER 8801 #119 LEAD MINE RD RALEIGH NC 27615	POSTAL CUSTOMER 8801 #131 LEAD MINE RD RALEIGH NC 27615
POSTAL CUSTOMER 8901 SIX FORKS RD RALEIGH NC 27615	POSTAL CUSTOMER 8904 HARVEST OAKS DR RALEIGH NC 27615	POSTAL CUSTOMER 8909 SIX FORKS RD RALEIGH NC 27615
POSTAL CUSTOMER 8916 SIX FORKS RD RALEIGH NC 27615	POSTAL CUSTOMER 9001 BAILEYWICK RD RALEIGH NC 27615	POSTAL CUSTOMER 9005 BAILEYWICK RD RALEIGH NC 27615
POSTAL CUSTOMER 9009 BAILEYWICK RD RALEIGH NC 27615	POSTAL CUSTOMER 9121 E SIX FORKS RD RALEIGH NC 27615	POSTAL CUSTOMER 9208 RANWORTH WAY RALEIGH NC 27615
POSTAL CUSTOMER 9216 BAILEYWICK RD RALEIGH NC 27615	POSTAL CUSTOMER 9320 SIX FORKS RD RALEIGH NC 27615	POSTAL CUSTOMER 9500 STRICKLAND RD RALEIGH NC 27615
POSTAL CUSTOMER 9504 STRICKLAND RD RALEIGH NC 27615	POSTAL CUSTOMER 9508 STRICKLAND RD RALEIGH NC 27615	POSTAL CUSTOMER 9600 STRICKLAND RD RALEIGH NC 27615
POSTAL CUSTOMER 9650 STRICKLAND RD STE 100 RALEIGH NC 27615	POSTAL CUSTOMER 9650 STRICKLAND RD STE 101 RALEIGH NC 27615	POSTAL CUSTOMER 9650 STRICKLAND RD STE 102 RALEIGH NC 27615
POSTAL CUSTOMER 9650 STRICKLAND RD STE 103 RALEIGH NC 27615	POSTAL CUSTOMER 9650 STRICKLAND RD STE 104 RALEIGH NC 27615	POSTAL CUSTOMER 9650 STRICKLAND RD STE 105 RALEIGH NC 27615
POSTAL CUSTOMER 9650 STRICKLAND RD STE 106 RALEIGH NC 27615	POSTAL CUSTOMER 9650 STRICKLAND RD STE 142 RALEIGH NC 27615	POWELL, KIM S POWELL, LEWIS 9209 RANWORTH WAY RALEIGH NC 27615-3152
RALEIGH KOREAN BAPTIST CHURCH 9130 BAILEYWICK RD RALEIGH NC 27615-1905	RICKMAN, ROBERT R RICKMAN, JUNE T 124 SEASIDE LN WRIGHTSVILLE BEACH NC 28480-1740	SAMUEL & JOANN MEREDITH LVNG TRUST MEREDITH, SAMUEL E CO- TRUSTEE 555 BYRON ST APT 207 PALO ALTO CA 94301-2037

SINN, MATTHEW T REAVIS SINN, AMY K 100 GROSVENOR DR RALEIGH NC 27615-2044	WACHOVIA BANK OF NC NA RYAN LLC PO BOX 56607 ATLANTA GA 30343-0607	WACHOVIA BNK & TRUST CO NA RYAN LLC PO BOX 56607 ATLANTA GA 30343-0607
WARD, JOSEPH C III WARD, SARA RENEE 9113 STORRINGTON WAY RALEIGH NC 27615-3160	WINDBORNE UNITED METHODIST CHURCH 9121 SIX FORKS RD RALEIGH NC 27615-1924	WYNDHAM HOMEOWNERS ASSOCIATION INC 4900 FALLS OF NEUSE RD RALEIGH NC 27609-5368
YOUNG MEN'S CHRISTIAN ASSOC OF THE TRIANGLE AREA, 801 CORPORATE CENTER DR STE 200 RALEIGH NC 27607-5243		

Mayor Mary-Ann Baldwin City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member Nicole Stewart City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member Jonathan Melton City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590
Council Member Patrick Buffkin City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member David Cox City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member Corey Branch City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590
Council Member Stormie Forte City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	Council Member David Knight City of Raleigh City Council Office PO Box 590 Raleigh 27602-0590	

EXHIBIT C – ITEMS DISCUSSED

- 1.** Anticipated traffic estimates from the proposed development
- 2.** Potential traffic from the adjacent proposed rezoning
- 3.** Traffic mitigation techniques
- 4.** Windborne United Methodist Church's process for identifying potential developers
- 5.** How the City computes estimated traffic increases
- 6.** The height limit in R-10 zoning districts
- 7.** The hope that any development of this site is a positive addition to the neighborhoods across Six Forks Road
- 8.** For-sale townhome products and prospective owners
- 9.** Tree Conservation Area versus the forestation requirement in the FWPOD

EXHIBIT D – MEETING ATTENDEES

1. Roland Gammon (applicant)
2. John Anagnost (City of Raleigh)
3. Worth Mills (attorney, Longleaf Law Partners)
4. Kaline Shelton (Longleaf Law Partners)
5. Albert O'Connell
6. Collier Marsh
7. Sharon Conley
8. Sarah Godwin
9. William Conley
10. Andre Mann
11. Suzy Allaire
12. Anita Adelson
13. Peter

REZONING OF PROPERTY CONSISTING OF +/- 7.44 ACRES,
LOCATED IN THE EASTERN QUADRANT OF THE BAILEYWICK ROAD AND LEAD
MINE ROAD INTERSECTION, IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
June 23, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners and tenants on Wednesday, June 23, at 5:00 p.m. The property considered for this potential rezoning totals approximately 7.44 acres, and is located in the eastern quadrant of the Baileywick Road and Lead Mine Road intersection, in the City of Raleigh, having Wake County Parcel Identification Numbers 1708-24-3379. This meeting was held virtually on Zoom with an option to call in by telephone. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Michael Birch, Longleaf Law Partners
Date: June 15, 2021
Re: Neighborhood Meeting for Rezoning of a Portion of 9121 E. Six Forks Road

You are invited to attend a neighborhood meeting on Wednesday, June 23, 2021 from 5:00 PM to 7:00 PM. The purpose of the meeting is to discuss the proposed rezoning of a portion of property located at 9121 E. Six Forks Road (PIN 1708-24-3379). During this meeting, we will provide details about the rezoning request and receive questions and comments.

The entire 14.1-acre parcel is currently zoned R-1 with the Falls Watershed Protection Overlay District (FWPOD). The proposed rezoning concerns only the northern-most portion of the site, approximately 7.44 acres in size, as highlighted on the attached maps. The proposed zoning for the northern portion of the property is R-10-CU with the FWPOD, and the purpose of this rezoning is to permit a townhome development.

Due to the COVID-19 Pandemic, this neighborhood meeting will be held virtually. You can participate online via Zoom or by telephone by using these directions:

To Join with Video:

<https://zoom.us/join>
Meeting ID: 835 9688 6860
Password: 555622

To Join by Telephone:

+1 646 558 8656
Meeting ID: 835 9688 6860
Password: 555622

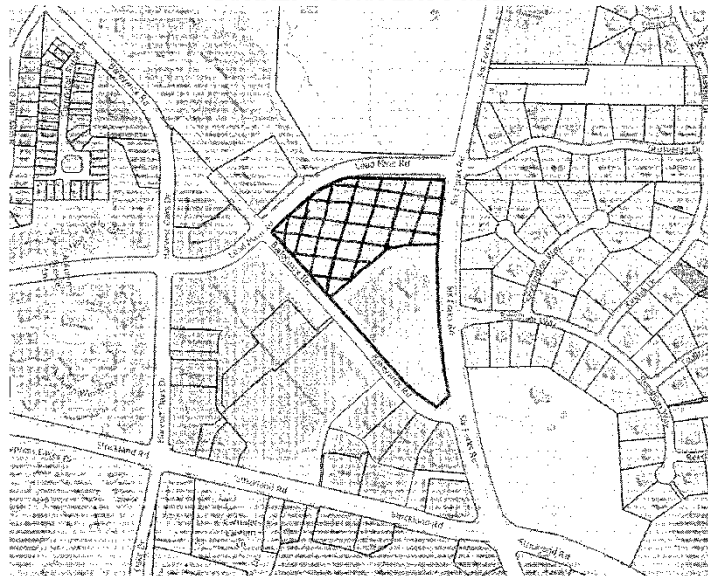
The City of Raleigh requires a second neighborhood meeting involving the owners and tenants of property within 1,000 feet of the property prior to a Planning Commission hearing. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.645.4313 and wmills@longleaflp.com. Also, for more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at 919.996.2234 or sara.cllis@raleighnc.gov.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. A copy of the Rezoning Application, including zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-1			Height: Frontage: Overlay(s): FWPOD
Proposed zoning base district: R-10			Height: Frontage: Overlay(s): FWPOD
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-78D-1999			

General Information		
Date: April 29, 2021	Date amended (1):	Date amended (2):
Property address: 9121 E. Six Forks Road (portion of)		
Property PIN: 1708-24-3379 (portion of)		
Deed reference (book/page): 9647 / 874 (portion of)		
Nearest intersection: Lead Mine Road and Baileywick Road		Property size (acres): 7.44 (portion of 14.1 acres)
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Windborne United Methodist Church; 9121 E. Six Forks Road, Raleigh, NC 27615		
Property owner email:		
Property owner phone: 919-386-0212		
Applicant name and address: Worth Mills; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: 919-645-4313		
Applicant signature(s): <i>Harold Dawson Trustee Chair</i>		
Additional email(s):		

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

Narrative of Zoning Conditions Offered
<p>1. Only those Permitted, Limited or Special Uses allowed in an R-1 zoning district, as well as Two-Unit Living and Multi-Unit Living, shall be allowed on the portion of the Property subject to this rezoning ordinance.</p> <p>2. An apartment building type may not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.</p> <p>3. No more than forty (40) residential dwelling units shall be located on the portion of the Property subject to this rezoning ordinance.</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: Harold Dawson Trustee Chair

Printed Name: Harold Dawson

EXHIBIT B – NOTICE LIST

8951 LLC
8951 HARVEST OAKS DR STE 201
RALEIGH NC 27615-2114

A E STEVENS LLC
PO BOX 1595
WRIGHTSVILLE BEACH NC 28480-1595

ADELSON, PAUL S TRUSTEES, ANITA S
204 REEDHAM WAY
RALEIGH NC 27615-3155

ALLAIRE, BENJAMIN TODD ALLAIRE,
SUZANNE BUGGELN
9117 STORRINGTON WAY
RALEIGH NC 27615-3160

AMERICAN VENTURES II LLC
AMERICAN PROPERTIES HOLDINGS LLC
2701 E MILLBROOK RD
RALEIGH NC 27604-2811

AT HARVEST OAKS LLC
PO BOX 1139
WATKINSVILLE GA 30677-0024

AZIKIWE, NDIDI
101 GROSVENOR DR
RALEIGH NC 27615-2045

BARNES, JAMES E BARNES, JANE P
9012 CARRINGTON RIDGE DR
RALEIGH NC 27615-1968

BASS, LAWRENCE B BASS, ELIZABETH B
9112 STORRINGTON WAY
RALEIGH NC 27615-3159

BRE NC SIX FORKS LLC
LIVCOR LLC
233 S WACKER DR STE 4200
CHICAGO IL 60606-6310

CALLOWAY, HELEN M
8961 HARVEST OAKS DR STE 201
RALEIGH NC 27615-2140

CARRINGTON RIDGE THM OWNR
ASSOC INC
901 PAVERSTONE DR
RALEIGH NC 27615-4710

CARROLL, JOHN P
9024 CARRINGTON RIDGE DR
RALEIGH NC 27615-1968

CARROLL, RAYMOND C JR
108 REEDHAM WAY
RALEIGH NC 27615-3153

CASELDINE, KATRINA L S CASELDINE,
JESSE M
9200 RANWORTH WAY
RALEIGH NC 27615-3151

CASTLEBERRY, JEFFREY P CASTLEBERRY,
SUZANNE H
9100 STORRINGTON WAY
RALEIGH NC 27615-3159

COBB, CHARLES A COBB, SHARON M
9008 CARRINGTON RIDGE DR
RALEIGH NC 27615-1968

CODY, REBECCA JANE CODY, RUSSELL
TODD
9101 TEALBY PL
RALEIGH NC 27615-3173

CONLEY, WILLIAM JOSEPH JR TRUSTEE
CONLEY, SHARON MUNYER TRUSTEE
9204 RANWORTH WAY
RALEIGH NC 27615-3151

CONROY, NORMAN J
200 REEDHAM WAY
RALEIGH NC 27615-3155

COOK, RONALD G COOK, DEBRA C
120 GROSVENOR DR
RALEIGH NC 27615-2044

COX, MATTHEW N COX, LAURA M
9101 STORRINGTON WAY
RALEIGH NC 27615-3160

CR VILLAGE LLC
1427 CLARKVIEW RD STE 500
BALTIMORE MD 21209-0016

CSR CAROLINA LMTD PARTNERSHIP
ROOT REAL EST CORP (PHILIP
MARONEY)
275 CLYDE MORRIS BLVD
ORMOND BEACH FL 32174-5977

DOUBLE BUCK HOLDINGS LLC
9605 STRICKLAND RD STE 103270
RALEIGH NC 27615-1938

DUKE ENERGY PROGRESS INC
TAX DEPT - DEC41B
550 S TRYON ST
CHARLOTTE NC 28202-4200

DUPREY, DENNIS DUPREY, SARA
100 TIBURY CT
RALEIGH NC 27615-2057

FLOYD, CHARLES T FLOYD, LINDA J
121 GROSVENOR DR
RALEIGH NC 27615-2045

FRITH, LLC
9209 BAILEYWICK RD STE 203
RALEIGH NC 27615-1975

GANGJEE, TOWFIQ GANGJEE, SHEHNAZ
104 REEDHAM WAY
RALEIGH NC 27615-3153

GEM&J ENTERPRISES LTD
9560 STRICKLAND RD STE 103-207
RALEIGH NC 27615-1935

GOLDENBERG, PETER LANCE
GOLDENBERG, LYNN M
9100 KIRKHILL DR
RALEIGH NC 27615-1959

GOODBERRY CREAMERY INC
305 CAPCOM AVE
WAKE FOREST NC 27587-6598

GOODWILL COMMUNITY FOUNDATION
INC
4808 CHIN PAGE RD
DURHAM NC 27703-8476

GRANT DAVID FREDERICK WILLIAM
ETAL GRANT SHARRON GRACE MAE
NORRIS
205 REEDHAM WAY
RALEIGH NC 27615-3156

GRI HARVEST LLC
FIRST WASHINGTON REALTY INC
4350 E WEST HWY STE 400
BETHESDA MD 20814-4426

HARVEST PLAZA DEVELOPERS LLC
5306 SIX FORKS RD STE 101
RALEIGH NC 27609-4468

HARVEST PLAZA INVESTORS LLC
5306 SIX FORKS RD STE 101
RALEIGH NC 27609-4468

HAY, DAVID HAY, CARRIE
404 REEDHAM WAY
RALEIGH NC 27615-3174

HOZZA, MARK J HOZZA, MARIA L
9109 KIRKHILL DR
RALEIGH NC 27615-1960

INTERWORTH HOLDINGS LLC
9650 STRICKLAND RD # 103-193
RALEIGH NC 27615-1902

JUDY, JAMES P JUDY, LORA M
9104 STORRINGTON WAY
RALEIGH NC 27615-3159

KEXIAN REAL ESTATE MANAGEMENT
COMPANY LLC
928 UPROCK DR
CARY NC 27519-2602

KIDD, DANIEL S KIDD, MARGARET
101 REEDHAM WAY
RALEIGH NC 27615-3154

LAWRENCE, JAMES RUFFIN JR
LAWRENCE, TONNIE
300 REEDHAM WAY
RALEIGH NC 27615-3157

LEAD MINE LAND CO
PO BOX 924133
HOUSTON TX 77292-4133

LEE, ADAM LEE, KARA
109 GROSVENOR DR
RALEIGH NC 27615-2045

LEWIS, CYNTHIA SMITH TRUSTEE
SMITH, THOMAS WAYNE TRUSTEE
5700 ROCKPORT PL
KNIGHTDALE NC 27545-9403

LG 8916 SIX FORKS ROAD LLC
3500 MAPLE AVE STE 1600
DALLAS TX 75219-3936

LORD BARON INVESTMENTS LLC
MARVIN F POER & COMP
PO BOX 52427
ATLANTA GA 30355-0427

LORENZI, FRANK JOSEPH LORENZI,
VIRGINIA K
9121 STORRINGTON WAY
RALEIGH NC 27615-3160

MANN, ANDRE D MANN, LAURA E
9105 KIRKHILL DR
RALEIGH NC 27615-1960

MARKS, CURTIS E MARKS, PATRICIA J
9205 RANWORTH WAY
RALEIGH NC 27615-3152

MASON, STACY MASON, ROBERT
THOMAS JR
117 GROSVENOR DR
RALEIGH NC 27615-2045

MCMAHON, JOSEPH II MCMAHON,
MICHELLE
304 REEDHAM WAY
RALEIGH NC 27615-3157

MEDLIN, ANDREW MEDLIN, JOLIE
113 GROSVENOR DR
RALEIGH NC 27615-2045

MIRBLOOK, SOODABEH
8800 COLESBURY DR
RALEIGH NC 27615-3809

MMG PROPERTIES LLC
2019 EASTCHESTER DR
HIGH POINT NC 27265-1406

MONTAGUE, JOHN DEWEY
MONTAGUE, SUSAN C
108 GROSVENOR DR
RALEIGH NC 27615-2044

NAUSICAA'S BLESSING LLC
701 TADLOCK DR
RALEIGH NC 27614-9238

NEAL, GREGORY S NEAL, ROBIN E
9201 RANWORTH WAY
RALEIGH NC 27615-3152

NET LEASE FUNDING 2005 LP
ATTN: PROPERTY ADMIN #198
14103 DENVER WEST PKWY
LAKEWOOD CO 80401-3114

NORTHPOINTE COMMONS
CONDOMINIUM
8951 HARVEST OAKS DR
RALEIGH NC 27615-2113

OAKMARK OFFICE CENTRE
CONDOMINIUM
PO BOX 99288
RALEIGH NC 27624-9288

OLDE, GARTH L OLDE, SHIRLEY G
9028 CARRINGTON RIDGE DR
RALEIGH NC 27615-1968

OLOFSON, RICHARD H OLOFSON, JEAN
M
9116 STORRINGTON WAY
RALEIGH NC 27615-3159

ORION VENTURE BOA LLC
CORP R/E ASSESSMENTS NC 1-001-03-
81
101 N TRYON ST
CHARLOTTE NC 28246-0100

PARK, YONG KEE PARK, KUM SUN
105 GROSVENOR DR
RALEIGH NC 27615-2045

PERRY, A BRYAN SR PERRY, PATRICIA T
2016 PAGAN RD
RALEIGH NC 27603-8213

PITTMAN, GEORGE E PITTMAN, LOU
ANN B
9004 CARRINGTON RIDGE DR
RALEIGH NC 27615-1968

PM REALTY ASSOCIATES LLP
9207 BAILEYWICK RD
RALEIGH NC 27615-1976

POSTAL CUSTOMER
100 REEDHAM WAY
RALEIGH NC 27615

POSTAL CUSTOMER
8800 AUTUMN WINDS DR
RALEIGH NC 27615

POSTAL CUSTOMER
8800 CARRIAGE LANTERN LN
RALEIGH NC 27615

POSTAL CUSTOMER
8800 HARVEST OAKS DR
RALEIGH NC 27615

POSTAL CUSTOMER
8801 107 LEAD MINE RD
RALEIGH NC 27615

POSTAL CUSTOMER
8801 111 LEAD MINE RD
RALEIGH NC 27615

POSTAL CUSTOMER
8801 113 LEAD MINE RD
RALEIGH NC 27615

POSTAL CUSTOMER
8801 117 LEAD MINE RD
RALEIGH NC 27615

POSTAL CUSTOMER
8801 119 LEAD MINE RD
RALEIGH NC 27615

POSTAL CUSTOMER
8801 131 LEAD MINE RD
RALEIGH NC 27615

POSTAL CUSTOMER
8805 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
8809 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
8812 HARVEST OAKS DR
RALEIGH NC 27615

POSTAL CUSTOMER
8816 HARVEST OAKS DR
RALEIGH NC 27615

POSTAL CUSTOMER
8869 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
8901 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
8904 HARVEST OAKS DR
RALEIGH NC 27615

POSTAL CUSTOMER
8909 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
8916 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
8951 HARVEST OAKS DR
RALEIGH NC 27615

POSTAL CUSTOMER
8961 HARVEST OAKS DR STE 101
RALEIGH NC 27615

POSTAL CUSTOMER
9001 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9005 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9009 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9203 101 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9203 103 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9203 201 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9203 203 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9205 103 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9205 203 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9205 BAILEYWICK RD STE 101
RALEIGH NC 27615

POSTAL CUSTOMER
9205 BAILEYWICK RD STE 201
RALEIGH NC 27615

POSTAL CUSTOMER
9207 101 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9207 201 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9207 203 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9208 RANWORTH WAY
RALEIGH NC 27615

POSTAL CUSTOMER
9209 103 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9209 107 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9209 203 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9209 BAILEYWICK RD STE 101
RALEIGH NC 27615

POSTAL CUSTOMER
9209 BAILEYWICK RD STE 201
RALEIGH NC 27615

POSTAL CUSTOMER
9216 BAILEYWICK RD
RALEIGH NC 27615

POSTAL CUSTOMER
9320 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
9420 SIX FORKS RD
RALEIGH NC 27615

POSTAL CUSTOMER
9441 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9500 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9501 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9504 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9508 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9600 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9601 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9611 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9650 STRICKLAND RD
RALEIGH NC 27615

POSTAL CUSTOMER
9700 STRICKLAND DR
RALEIGH NC 27615

POSTAL CUSTOMER
9704 STRICKLAND RD
RALEIGH NC 27615

POWELL, KIM S POWELL, LEWIS
9209 RANWORTH WAY
RALEIGH NC 27615-3152

RALEIGH GROSVENOR TRUST
116 GROSVENOR DR
RALEIGH NC 27615-2044

RALEIGH KOREAN BAPTIST CHURCH
9130 BAILEYWICK RD
RALEIGH NC 27615-1905

RICKMAN, ROBERT R RICKMAN, JUNE T
124 SEASIDE LN
WRIGHTSVILLE BEACH NC 28480-1740

SAMUEL & JOANN MEREDITH LVNG
TRUST MEREDITH, SAMUEL E CO-
TRUSTEE
555 BYRON ST APT 207
PALO ALTO CA 94301-2037

SAWYER, ROBERT BRUCE SAWYER,
ELIZABETH RENDLEMAN
9104 KIRKHILL DR
RALEIGH NC 27615-1959

SCARANO, STANISLAUS SCARANO,
NANCY
500 REEDHAM WAY
RALEIGH NC 27615-3176

SENNA, ROBERT M TRUSTEE TRUSTEE
OF SENNA FAMILY TRUST
9120 STORRINGTON WAY
RALEIGH NC 27615-3159

SINN, MATTHEW T REAVIS SINN, AMY K
100 GROSVENOR DR
RALEIGH NC 27615-2044

SMITH, LOIS KEITH SMITH, THOMAS
WAYNE TRUSTEE
8921 HALFMOON CT APT 101
RALEIGH NC 27613-7323

SMITH, MARVIN W SMITH, LOIS ANN
8921 HALFMOON CT APT 101
RALEIGH NC 27613-7323

SNOTHERLY, JOSHUA G SNOTHERLY,
SARAH B
408 REEDHAM WAY
RALEIGH NC 27615-3174

SNYDER, DAVID SNYDER, ELIZABETH
9020 CARRINGTON RIDGE DR
RALEIGH NC 27615-1968

STORE MASTER FUNDING XIII LLC
LANE SPE LLC
PO BOX 2230
ANGIER NC 27501-2230

TOMPKINS, DONNA E
9016 CARRINGTON RIDGE DR
RALEIGH NC 27615-1968

TULLO, LOUIS GREGORY
312 MOSS RUN
RALEIGH NC 27614-9798

TWENTY TWENTY INVESTMENTS LLC
PO BOX 33065
RALEIGH NC 27636-3065

WACHOVIA BANK NA CAUDLE,
CHAMBERLAYNE JONES
BRUEGGER'S ENTERPRISES INC
12201 MERIT DR STE 900
DALLAS TX 75251-3139

WACHOVIA BANK OF NC NA
RYAN LLC
PO BOX 56607
ATLANTA GA 30343-0607

WACHOVIA BNK & TRUST CO NA
RYAN LLC
PO BOX 56607
ATLANTA GA 30343-0607

WARD, JOSEPH C III WARD, SARA
RENEE
9113 STORRINGTON WAY
RALEIGH NC 27615-3160

WILSON, SUZANNE L WILSON, WILLIAM
R
8961 HARVEST OAKS DR STE 205
RALEIGH NC 27615-2140

WINDBORNE UNITED METHODIST
CHURCH
9121 SIX FORKS RD
RALEIGH NC 27615-1924

WYNDHAM HOMEOWNERS
ASSOCIATION INC
4900 FALLS OF NEUSE RD
RALEIGH NC 27609-5368

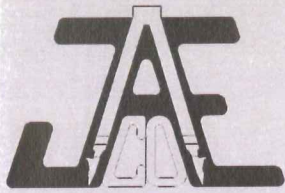
YOUNG MEN'S CHRISTIAN ASSOC OF
THE TRIANGLE AREA,
801 CORPORATE CENTER DR STE 200
RALEIGH NC 27607-5243

EXHIBIT C – ITEMS DISCUSSED

1. Rationale for electing to rezone to the R-10 district
2. Zoning conditions run with the land
3. Maximum allowable building height of three stories
4. Potential effects to Wake County School Systems and the reporting process during development
5. Other residential projects by the rezoning applicant
6. Anticipated building materials
7. Potential square footage of each townhome unit
8. Potential traffic impacts to surrounding street network
9. Potential effects of extra traffic on the Falls Watershed
10. Anticipated access points to serve the property
11. Proposed effects of more impervious surface
12. The usefulness of stormwater control measures to control runoff
13. Potential for cut-through traffic if an access point is located along Six Forks Road
14. Other rezonings and development along Six Forks Road
15. Existing traffic issues along Six Forks Road
16. Existing stormwater issues along Six Forks Road
17. The impervious surface limitations within the Falls Watershed Overlay District
18. Maintenance of private streets

EXHIBIT D – MEETING ATTENDEES

1. Roland Gammon (Applicant)
2. Sara Ellis (City of Raleigh)
3. Worth Mills (attorney, Longleaf Law Partners)
4. Albert O’Connell (Windborne United Methodist Church)
5. Joe and Monika
6. Rick
7. Anita Adelson
8. Jenny Halasz
9. Collier Marsh
10. Jenny Halasz
11. Frank Lorenzi
12. Suzy Allaire
13. Loraine Cooke
14. Steves MacMigration
15. Aaron Hayworth
16. Anita Adelson
17. Bev Brown
18. Beth
19. Denise Brown



JAECO

*Consulting Engineers
And Land Surveyors*

**333 Wade Avenue
Raleigh, NC 27605
(919) 828-4428
(919) 828-4711 fax
info@jaeco.com
www.jaeco.com**

June 24, 2021

Mr. J. Worth Mills
Longleaf Law Partners
4509 Creedmoor Road, Suite 302
Raleigh, NC 27612

Re: Downstream Stormwater Analysis for Z-25-21

Dear Worth:

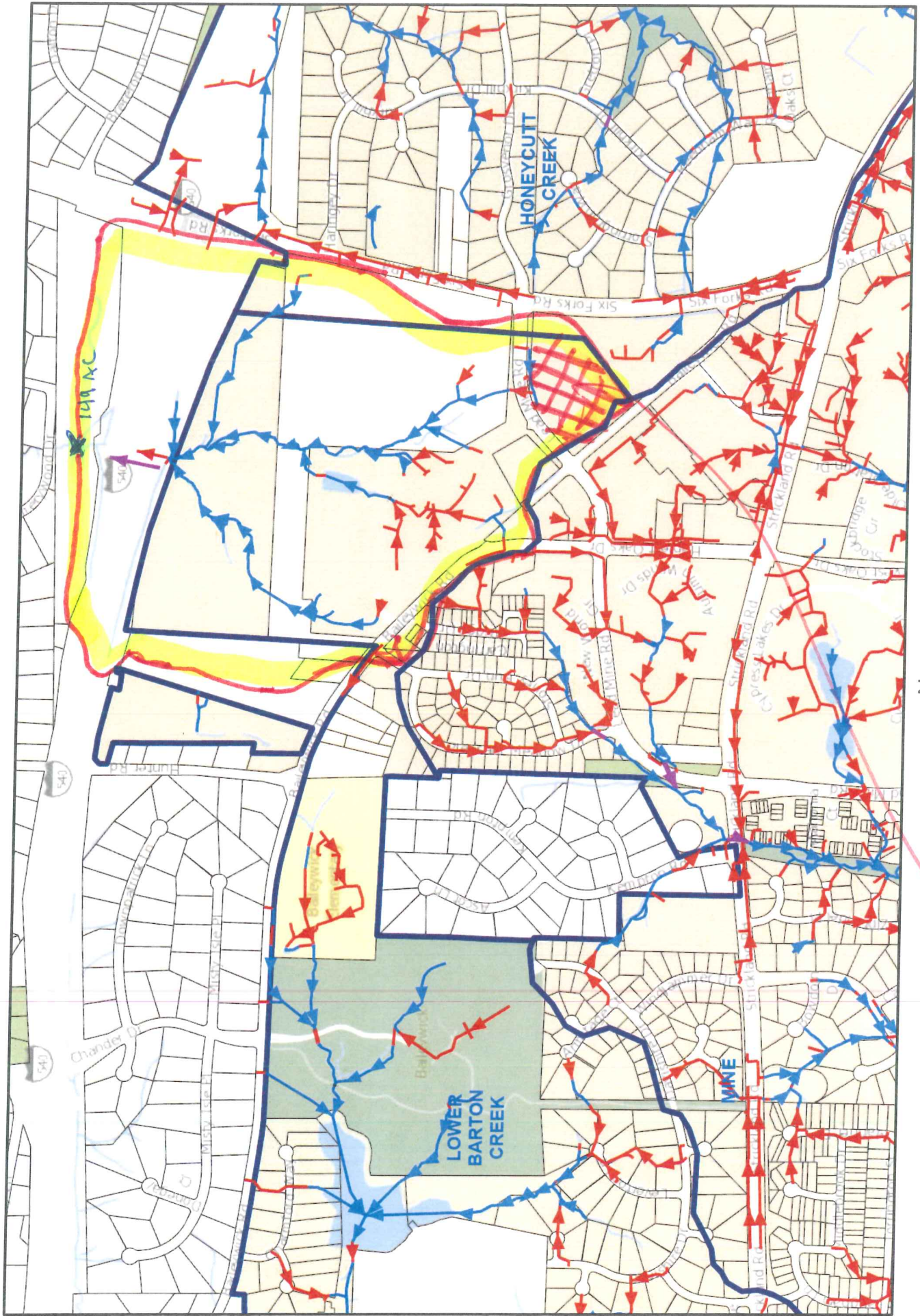
Based on the initial staff comments for proposed rezoning case Z-25-21, we understand there are documented flood complaints downstream of the subject property, however, we were not provided with addresses for those complaints. Pursuant to the City of Raleigh UDO Section 9.2.2.E.3.d., we have delineated the point at which the subject site is 5% of the overall drainage area and included that delineation on the attached exhibits.

The point at which the site is 5% of the drainage area is located approximately 100' north of the I-540 r/w line prior to entering the Stonebridge Subdivision.

JAECO appreciates the opportunity to be of service for this project, please feel free to contact me if you have any questions or require additional information.

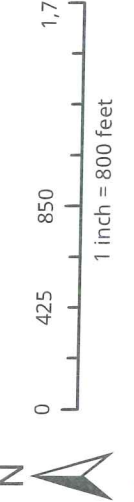
Sincerely,

John A. Edwards, Jr, PE, PLS
John A. Edwards & Company



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.



SITE
7.44 AC
DA = 149 AC

StreamStats Report

Region ID: NC

Workspace ID: NC20210622142007579000

Clicked Point (Latitude, Longitude): 35.91328, -78.65593

Time: 2021-06-22 10:20:24 -0400



Point where site is 5% of the overall drainage area

Basin Characteristics

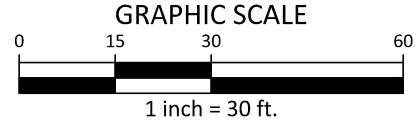
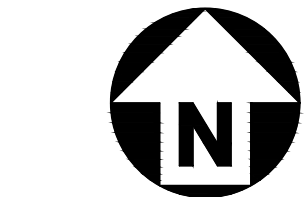
Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.26	square miles
LC06IMP	Percentage of impervious area determined from NLCD 2006 impervious dataset	15.64	percent



SITE PLAN NOTES

PARCEL (1):	
NET ACREAGE:	+/- 7.44 ACRES (AFTER ASSUMED RIGHT-OF-WAY DEDICATION)
REQUIRED FORESTATION:	+/- 2.98 ACRES (40%)
REQUIRED TREE CONSERVATION:	+/- 0.74 ACRES (10%) - CAN BE WITHIN FORESTATION AREA
DEVELOPABLE ACREAGE:	+/- 4.46 ACRES
ALLOWABLE IMPERVIOUS:	~2.23 ACRES (30% OF NET ACREAGE PER FALLS WATERSHED PROTECTION OVERLAY)
CHURCH PROPERTY (2):	
NET ACREAGE:	+/- 6.39 ACRES (AFTER ASSUMED RIGHT-OF-WAY DEDICATION)
REQUIRED TREE FORESTATION:	+/- 2.56 ACRES (40%)
REQUIRED TREE CONSERVATION:	+/- 0.64 ACRES (10%) - CAN BE WITHIN FORESTATION AREA
EXISTING TREE FORESTATION:	+/- 3.14 ACRES
ALLOWABLE IMPERVIOUS:	+/- 1.92 ACRES (30% OF NET ACREAGE PER FALLS WATERSHED PROTECTION OVERLAY)
EXISTING IMPERVIOUS:	+/- 1.8 ACRES
REMAINING IMPERVIOUS:	+/- 0.12 ACRES

NOTES:
THIS EXHIBIT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. INFORMATION SHOWN IS BASED ON WAKE COUNTY GIS AND OTHER READILY AVAILABLE SOURCES. A DETAILED FIELD ANALYSIS WILL BE REQUIRED IN ORDER TO FINALIZE THE EXTENTS OF DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS.





McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
WINDBORNE UNITED METHODIST CHURCH

9121 E SIX FORKS RD
PARCEL EXHIBIT
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE
1.	
2.	

PLAN INFORMATION

PROJECT NO.	9121 E SIX FORKS RD
FILENAME	Constraints Plan
CHECKED BY	
DRAWN BY	
SCALE	
DATE	05. 13. 2020

SHEET

PARCEL EXHIBIT

E1

Do you have any **questions** about this rezoning case? If so, ask in the comment box below. We will be sure to respond to your question here. Please note that your question is public and can be seen by others.

Please do a traffic study! This development, 8916 Six Forks Rd (Z-21-21), the Target, and a coming case for Six Forks/540 are all coming at the same time! You need to do a traffic study that takes all of these additional car trips into account. This is far too much development at the same time for an area that is heavily residential, already congested, and where schools are already capped.

one month ago

[⬆ 4 Agree](#)

Agree with Jenny Halasz! I don't see how this area is supposed to absorb all the additional traffic and how schools will absorb the additional kids! The traffic there at peak travel times is already tenuous, and adding more housing without any infrastructure changes to the area seems disastrous.

one month ago

[⬆ 2 Agree](#)

I am writing about the rezoning request for 8916 Six Forks Road that is owned by the Leon Group. I live in Reedham Oaks which is adjacent to this property.

- This is a 13.8 acre property that lies within the Falls Lake Watershed. It is currently zoned R-1. Leon Group's proposal is for it to be re-zoned as RX-5-CU w/ FWPOD.

Their buyer would like to build a project that is 5 stories and 225 units. This is much higher density than the rest of the area and is totally incompatible with nearby neighborhoods. Anything over 3 stories would greatly exceed that of nearby residential areas.

- The Falls Lake Watershed protects much of the area. This project raises huge concerns about drainage issues. Several of our residents already have drainage problems. FALLS LAKE SUPPLIES WATER FOR THE CITY OF RALEIGH. IT IS UNONSCIONABLE TO THINK THAT THIS WATERSHED DESIGNATION, WHICH HAS BEEN IN PLACES FOR ALMOST 100 YEARS, COULD BE OVERRULED TO ENABLE A DEVELOPER TO MAKE A HUGE PROFIT AT OUR EXPENSE!

- The possibility of 450 cars will create a tremendous impact on this crowded area. Entrance and exit into our neighborhood is already extremely difficult.

- Traffic on both Six Forks and Strickland is very congested. There have been several accidents on both streets. A Target is being built on the former K-mart site which will impact traffic even further. Although residents requested a traffic study, the developer does not seem to think this is necessary. Can a traffic study be done immediately?

- A community with single-family homes or townhomes would be much more consistent with the surrounding neighborhoods. Needless to say, I am totally in favor of the current zoning.

In summary, I am strongly opposed to this re-zoning request. I urge you to consider my concerns and those of others in making your decision. Feel free to contact me.

one month ago

[⬆ 3 Agree](#)

This was in the newspaper regarding how quickly the City Council eliminated our CAC's (Community Action Council). The CACs were created to encourage residents to voice their thoughts regarding any issues within their communities. Also be aware that, no matter what Planning and Zoning recommends, our City Council can, and often does, override the Pand Z recommendations: "The Raleigh City Council voted in February 2020 to disband and defund the city's 18 Citizen Advisory Councils (CACs) and their leadership board, the Raleigh Citizen Advisory Council." "I think that the way this council abolished CACs was horrible and I also think it was also based on a lot of false narratives that weren't true," said Bailey, who is chair of the Hillsborough-Wade CAC, which continues to meet virtually. "There were some minor problems with the CACs, but generally, I think the CACs brought a lot of value to the residents of Raleigh." To read the full article: The Raleigh Council's Decision to Eliminate CACs Sparked an Uproar. What Comes Next? - INDY Week
More comments to follow.

one month ago

 3 Agree

It is likely the impervious surface already in place on the possible to be remaining 6.66/acre piece housing the Church building, portico, parking lots, driveway, walks, dumpster and signs will exceed the maximum 30% impervious surface limit for this 6.66 acre piece,

Are there any conditions/restrictions from the church's original rezoning petition/approval that need to be complied with in this Falls Watershed Water Supply land?

If approved, this rezoning will infiltrate and damage the protective Institutional corridor zoning as is designated on the City of Raleigh Future Land Use map separating the neighborhood retail to the South (not in the secondary Watershed) and the Rural Residential land to the north (in the secondary Watershed Water Supply area). T

Will the church be willing to dedicate land and add an additional traffic lane along the narrow Baileywick Road frontage? Traffic in the Six Forks/Strickland/Baileywick area is congested and will become worse.

Will the church forego their City/County property tax exemption for the 7.44 acre tract due to this rezoning petition? As a not-for-profit religious entity an exemption is valid. But their transition to real estate developer should be a disqualifying issue. I understand Density is money. Money rules sadly. If rezoning is approved, asking price will jump dramatically. But their profit from a density increase should not adversely impact the surrounding community.

Going from Institutional Watershed - street and zoning to R-10 is a huge tax for the development. It's

Going from institutional watershed water supply zoning to R-10 is a leap too far. It does not align with the Comprehensive Plan detailing goals for Falls Lake Watershed. It is not in keeping with the character of the area. It opens the door for the ubiquitous rezoning Domino effect to transpire with 3 other rezoning requests currently in various stages of the pipeline and part of this protective Institutional corridor. Z 21-21 is catty corner across from this Z25-21 on Six Forks and Strickland. The 3rd and 4th proposals in the neighborhood meeting stage are the GUT 29.88 acre, R-10 proposal on Six Forks and Baileywick and the Magellan School on Baileywick seeking annexation and rezoning.

I highly oppose this rezoning. The community will be the recipient of poor planning.

one month ago

[👍 2 Agree](#)

Hi Bev, the church's original rezoning did not include any conditions. Zoning conditions stay with the property, regardless of ownership until there is a formal request to change them - which would require a rezoning. The property owner would however have to comply with the City's development ordinance regulations for the Falls Watershed Protection Overlay District which limits the impervious surface coverage to a maximum of 30% and a minimum of 40% forestation.

one month ago

This property should only be limited institutional which would allow for lower traffic generating businesses per the future land use map. There is no need for more apartments in this immediate area as there are still larger tracts of land available adjacent to I-540.

17 days ago

An R-6 zoning category is plenty for this proposal...six units/acre. R-10 far too high for this protective Institutional corridor and existing neighborhood character.

one month ago

Do you have any **comments** about this rezoning case? If so, leave them in the comments box below. Please note that your comments are public, can be seen by others, and will be presented to the Planning Commission.

This tract is part of an Institutional Corridor according to the City of Raleigh Future Land Use Plan, a very wise planning designation that should be honored, separating the neighborhood retail to the south from the Rural Residential zoning to the north in the Secondary Watershed water supply. I have lived in this area for decades and have seen the damage rezoning has done. Neighbors have had excessive storm water runoff despite developers promises that post development storm water will not be worse than pre development runoff. Case after case proves this to be a False promise negatively impacting this area.

one month ago

[!\[\]\(bd1a142de767a21e5362c595f844a4ff_img.jpg\) 6 Agree](#)

This is designated as Falls Lake Watershed water supply for the City of Raleigh and some other eastern Wake communities. Some commercial development to the south of this property exists, but it is not in the Falls Lake watershed water supply, an important distinction. Will the church eventually sell itself and seek to get the whole of their property rezoned. Existing traffic is congested and this during a time in the pandemic when many are working from home and not even on the roads. Imagine how bad it will be when people head back to the office. I am very much opposed to this zoning request. I'm frankly surprised the Methodist Church is doing this to the detriment of their residential neighbors.

one month ago

[!\[\]\(0aff635c4179ba9e710b00f4b01d3b20_img.jpg\) 6 Agree](#)

Please do a traffic study! This development, 8916 Six Forks Rd (Z-21-21), the Target, and a coming case for Six Forks/540 are all coming at the same time! You need to do a traffic study that takes all of these additional car trips into account. This is far too much development at the same time for an area that is heavily residential, already congested, and where schools are already capped.

one month ago

[!\[\]\(8bba887393ca45b761e5cb49e755e762_img.jpg\) 6 Agree](#)

Please do not rezone this area. Leave these tracts of land as they are. To not even consider conducting a traffic study leads one to think that the decision has already been made and most likely by people who will not be impacted by this development. Rezoning should be fought at every level for this region. Many of the residents purchased homes in the neighboring subdivisions because of its beauty and rural feel. These proposed developments must be fought at all levels. I don't want to see my beautiful neighborhood and surrounding region turned into a congested nightmare! We must protect the Watershed.

one month ago

[⬆ 4 Agree](#)

I do not support this rezoning. I have lived behind this land and to have a 5 story apartment building is something I would not want in my backyard. Where is all the runoff going during building? It is in the watershed. As for the traffic- it is already impossible to make a left turn out of Reedham Oaks. A traffic study is supposedly not warranted . How can that be?? This needs to be revisited now. Between Target and the Windborn church project the amount of cars will make it even more unsafe to also put apartments on this land.

one month ago

[⬆ 4 Agree](#)

I do not want to see North Raleigh turn into a traffic congested city. There's already a Target coming into this area, there are enough restaurants, and other stores in this area that still make it a nice place to visit and shop. Adding in tons of density is not what North Raleigh is about, nor should it be. I am against this zoning request.

one month ago

[⬆ 4 Agree](#)

The very least that can be done is a traffic study with proposals on how to mitigate the massive increase. With potential of 2 other developments going up in the same area this has to be considered for all of our safety.

one month ago

[⬆ 4 Agree](#)

It is puzzling why Winborne United Methodist Church who owns this property presently is seeking rezoning of 7.44 acres of their 14.10 acre tract. This link does not say where on the property these R-10 dwellings are to be located. And has the church been getting a real estate tax exemption on this property heretofore?

one month ago

[👍 4 Agree](#)

The property can be developed but per the future land use map and allow for institutional users. There is no hardship case here to be made to allow for apartments on this site which is still in the Watershed overlay. Forty to fifty apartments will result in 40 to 80 vehicles to the intersection.

17 days ago

I support this rezoning. The proposed conditions make it very reasonable given the surrounding buildings, uses, and zoning.

2 months ago

Are you a neighbor? You've posted the same exact wording on both rezoning pages. Just saying...

one month ago

[👍 6 Agree](#)

You must be the pro rezoning robot because your similarly worded comment appears first on every rezoning comment page.

4 days ago

AGENDA ITEM (F) 4: Z-25-21 – 9121 E. Six Forks Road.

This case is located 9121 E Six Forks Road (portion of), at the northwest corner of its intersection with Baileywick Drive.

Approximately 7.44 are requested by the Windborne United Methodist Church, represented by Worth Mills of Longleaf Law Partners to be rezoned. Proposed zoning conditions limit the uses to those permitted in R-1 zoning districts in addition to two-unit and multi-unit living; require the apartment building type to mimic the appearance of a townhome and limit the total number of units to no more than 40.

The request is consistent with the 2030 Comprehensive Plan.

The request is inconsistent with the Future Land Use Map.

This item previously appeared on the Planning Commission's August 10 consent agenda to satisfy timing requirements. The Planning Commission's deadline for review is November 8, 2021; the last regularly scheduled meeting before the review deadline is October 26.

Planner Ellis presented this case.

Worth Mills representing the applicant gave a brief overview of the case.

There was discussion regarding density and Falls Lake Overlay and whether there was any precedent for exceeding 5 units per acre. There was further discussion regarding urban thoroughfare frontage and the effect on the streetscape.

Would applicant be willing to stick with the 4 units per acre and a cap of 40.

Mr. Mills responded that the applicant would not be willing to move from 5 to 4 units per acre.

Janet Boyer with Stormwater spoke regarding impervious area and treatment and the treatment limitations and stormwater staff looking at that for any area plan.

Mr. Mills responded that the applicant was showing compliance with impervious and units per acre and interested in altering the density as proposed.

Chair Fox made a motion to recommend approval of the case. Mr. Rains seconded the motion. Commissioners, how do you vote?

Bennett (Nay), Dautel (Aye), Elder (Nay), Chair Fox (Aye), Lampman (Nay), Vice-Chair Mann (Aye), Mr. O'Haver (Aye) and Mr. Rains (Aye).

The vote is not unanimous, 5-3.