

# Rezoning Application and Checklist



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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: WC R30	Height: 3 stories max		OFFICE USE ONLY Rezoning case #
Proposed zoning base district: R-10-CU	Height: 2 stories		Overlay(s):
<b>Helpful Tip:</b> View the <a href="#">Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: n/a			

General Information		
Date: 6/18/24	Date amended (1):	Date amended (2):
Property address: 2608 Forestville Rd. Wake Forest, NC 27587		
Property PIN: 1748548289		
Deed reference (book/page): BK 23-E/ Pg 4544		
Nearest intersection: Long Leaf Estates Drive, Raleigh	Property size (acres): 4.56	
For planned development applications only:	Total units: 28	Total square footage: approx 1500 heated
	Total parcels: 30 (28 private 2 common)	Total buildings: 5
Property owner name and address: John Hebert Heirs - Jennifer Reynolds, 582 Rogers Rd. Zebulon, NC 27598		
Property owner email: <a href="mailto:jenniferreynolds47@yahoo.com">jenniferreynolds47@yahoo.com</a>		
Property owner phone: 919-612-4630		
Applicant name and address: Patrick Busse, Habitat for Humanity 2420 North Raleigh Blvd. Raleigh NC 27604		
Applicant email: <a href="mailto:patrick.busse@habitatwake.org">patrick.busse@habitatwake.org</a>		
Applicant phone: 919-793-6633		
Applicant signature(s):	DocuSigned by: 7/25/2024   4:53 PM EDT	<i>Patrick Busse</i> 7/25/24
Additional email(s):	<a href="mailto:john.woodlief@siteadviceinc.com">john.woodlief@siteadviceinc.com</a>	<a href="mailto:brad.mchugh@habitatwake.org">brad.mchugh@habitatwake.org</a>

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: R30- Wake County	Proposed zoning: R-10-CU	

**Narrative of Zoning Conditions Offered**

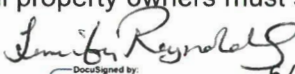
Affordable Housing & Sustainability:

1. Requires the initial sale of each individual lot to be offered to low-income first-time homebuyers, sold at fully appraised market value, and made affordable through developer-arranged 3rd party financing, for qualifying individuals & families earning up to 80% AMI.
2. Requires the initial sale of each individual lot to record a 30-year deed restrictive covenant granting 1st Right of Refusal to Habitat for Humanity, and 2nd Right of Refusal to the City of Raleigh.
3. Requires all private and common area landscaping to be managed & maintained by HOA, with HOA fees escrowed as part of the initial mortgage's monthly payments.
4. Prohibits short term rentals, as defined by the City of Raleigh.

Density & Architecture:

5. Limits the number of dwelling units to 30.
6. Prohibits the apartment building type.
7. Requires minimum 20% Open Space
8. Requires 30-foot buffer along Forestville Rd.
9. Limits maximum height to 2-Story.
10. Requires minimum 1-car garage
11. Requires front facade to have combination of two or more of the following materials: stone, brick, fiber cement lap siding, shake, board & batten.

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:  6/28/2024 | 12:17 PM EDT  
- attorney in fact

Printed Name: John T. Hebert Heirs; Jennifer Reynolds, Attorney-in-Fact

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> 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.	
<p>The request is consistent with Raleigh's 2030 Comprehensive Plan and Future Land use Map per Raleigh Planning &amp; Development Commission's rezoning memo recommendation of Forestville Station (Council Agenda Item April 6, 2021 – Z-23-20), which is located 700' away from subject parcel and approved for a similar zoning change (from Wake County R30 to Raleigh R-10-CU).</p> <p>The request is also consistent with the surrounding area, as the 4.5-acre parcel is surrounded by over 650 acres (4 subdivisions) that have already been rezoned similarly to the requested rezone (From Wake County district R30 to Raleigh district R-10-CU).</p> <p>Surrounding Subdivisions Include:</p> <ul style="list-style-type: none"> <li>- Forestville Station</li> <li>- Longleaf Estates</li> <li>- Highland Creek</li> <li>- Stonegate at St Andrews (Wake Forest District)</li> </ul>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The request will benefit the public by bringing much needed affordable housing for first-time-homeowners to the area</p>	

**Rezoning Application Addendum #2**

**Impact on Historic Resources**

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.

**OFFICE USE ONLY**  
Rezoning case #

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**Inventory of Historic Resources**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

N/A

**Proposed Mitigation**

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

N/A

## Urban Design Guidelines

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

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

Urban form designation:

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

<b>1</b>	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p><b>Response: n/a</b></p>
<b>2</b>	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p><b>Response: n/a</b></p>
<b>3</b>	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p><b>Response: n/a</b></p>
<b>4</b>	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p><b>Response: n/a</b></p>
<b>5</b>	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p><b>Response: n/a</b></p>
<b>6</b>	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p><b>Response: n/a</b></p>

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

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response: n/a</b></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><b>Response: n/a</b></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><b>Response: n/a</b></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><b>Response: n/a</b></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><b>Response: n/a</b></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><b>Response: n/a</b></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><b>Response: n/a</b></p>

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



**Rezoning Checklist (Submittal Requirements)**

To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 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.

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 **31st, day of May, 2024**. 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.

DocuSigned by:  
*Patrick Busse* Habitat for Humanity  
0922AC06EF19428...  
Signature of Applicant/Applicant Representative

6/19/2024 | 11:09 AM EDT

Date

Date: 5/24/24

Re: Potential rezoning of property, from Wake County Zoning District R-30 to Raleigh Zoning District R-10, located at 2608 Forestville Rd. Wake Forest.

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on Thursday, June 13<sup>th</sup>. The meeting will be held at Hope Lutheran Church 3525 Rogers Rd. Wake Forest and will begin at 6:00 PM.

The purpose of this meeting is to discuss a potential rezoning of the property located at 2608 Forestville Rd. Wake Forest, located near the Forestville Rd entrance of Longleaf Estates. This site is currently zoned as Wake County zoning district R-30 and is proposed to be zoned as Raleigh zoning district R-10.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact Raleigh Planning & Development at 919-996-2682 (option 2), [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov), or email Mathew McGregor at [matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov).

If you have any concerns or questions about this potential rezoning, please feel free to contact me directly.

Sincerely,

Patrick Busse

Land Development and Acquisitions Manager

Habitat for Humanity of Wake County, Inc.

[Patrick.busse@habitatwake.org](mailto:Patrick.busse@habitatwake.org) , mobile 919-793-6633

2420 North Raleigh

**SUMMARY OF ISSUES**  
**Page 1 of 2**

A neighborhood meeting was held on June 13, 2024 to discuss a potential rezoning located at 2608 Forestville Rd, Raleigh NC. The neighborhood meeting was held at Hope Lutheran Church, 3525 Rogers Rd, Wake Forest, NC. There were approximately 50 (number) neighbors in attendance.

The general issues discussed were:

- Traffic
- Amenities
- Parking
- Density
- Infrastructure
- HOA
- Safety
- Deed details
- Name of neighborhood

Summary of Issues:

**Traffic:**

- There is too much traffic anyway.
- Are there studies on how much traffic this will add?
- Where will the construction traffic coming in and out of on a daily basis?
- There is going to be a bottleneck of people coming home from work and leaving for work.
- Entranceway of neighborhood gets dangerous. Suggested having an alternative entrance.
- Too many people will be using all the roads.

**Response:** The town could do a study to see how many cars come in and out and if there are enough cars they can put a traffic light in.

**Traffic circle:**

- School buses are going to make it worse.
- It's dangerous for kids trying to ride on the buses.
- Where will be bus stop be?
- Traffic circle is super small and there are accidents.

**Response:** Could possibly be reverted to something else.

**Density is too high:**

- The density is too high and going up too quickly.
- Townhomes are out of character of the neighborhood.
- There will be too many houses there and it would be better to have less homes and they can have their own entrance.
- Maybe single family homes that will meet the surrounding homes.
- Longleaf residents purposely zoned it for no town homes

**Response:** Denser housing will keep the homes affordable for residents. Habitat will look at the plan and see if changes can be made.

## Summary of Issues

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### Infrastructure:

- Need to plant mature trees that match the growth of the trees that exist.
- The trees should match the surrounding area.
- Drainage issues are a concern.
- Will there be privacy in yards that are adjacent to each other?
- What kind of a buffer will be in between the town homes that will be close to Longleaf's playground and pool?

**Response:** Drainage runoff will likely improve as Raleigh requires that new subdivisions drain in onto itself with SCM. Habitat can try to make sure there is a fence and/ or privacy landscaping. There is a possibility that a landscape berm can be added to add additional plant height and/or irrigation system to ensure fast healthy growth. The city planning department will ultimately determine the buffer width and vegetation requirements.

### Parking spaces:

- There aren't enough parking spaces for overflow and people may park on Longleaf drive.
- Who will enforce it if people park on Longleaf?

**Response:** Habitat will work with the engineer to add as many visitor parking spaces as possible while still meeting open space and impervious requirements. There is also a possibility for end units to have wider driveways.

### HOA:

- What amenities will be offered in this development?
- How can we make sure people won't use the pool for Longleaf?
- There are already people that jump the gate.
- Needs a playground.
- Could you add a pool?

**Response:** Habitat has plans to build a tot lot and will have open space amenity areas.

### Safety and security:

- Why are you annexing to Raleigh instead of Wake Forest?
- There will have to be accommodation for first responder needs.

**Response:** The zoning ETJ for this parcel was predetermined by the County, Raleigh & Wake Forest. Studies have shown higher density housing does not cause crime to increase. The homes are geared towards first-time homeowners and studies have shown that increases in homeownership percentages directly correlate with decreases in crime rates.

### Deed details:

- Can it be rented out?
- How do you enforce how many people can live in one house?
- Might end up adding too many people to neighborhood.

**Response:** The owner cannot rent out the rooms. Will discuss with habitat leadership team, the possibility of offering no-rentals as a zoning condition.

### Name of neighborhood:

- What would the neighborhood be called?
- Would it be obvious that it is a Habitat neighborhood?

**Response:** Habitat does not know the name of the new development yet.

## ATTENDANCE ROSTER

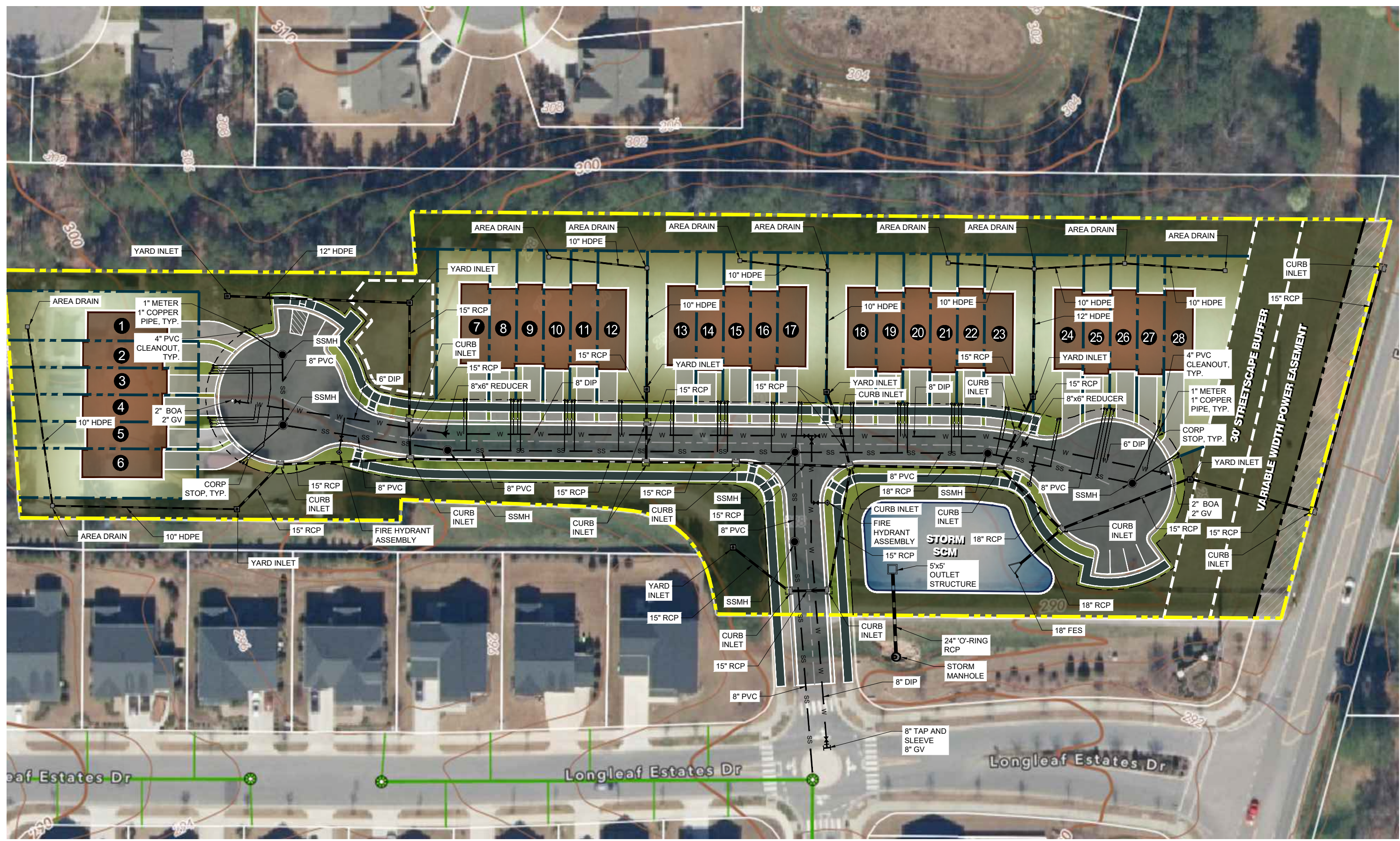
NAME	ADDRESS
Mary Miller	Longleaf Estates Dr.
Will & Cassie Sigmom	Longleaf Estates Dr.
Steve Morrison	2529 Forestville
Tilda T. Caudle	812 N. Taylor St. WF
Pastor Wayne Paul	3525 Rogers Rd. WF
Don McCarty	2613 Forestville 1/2 P8
Angie McCarty	2617 Forestville Rd
<del>Don</del>	3504 Longleaf Estates Dr
Cynthia Buckley	2608 Forestville Rd
JONATHAN HUTCHINSON	3235 LONGLEAF ESTATES DR.
Kirk Main	3332 Table Mtn Pine Dr.
Georgie Main	3332 Table Mtn Pine Dr.
JEFF GONDER	7469 Norway Spruce
Milan Thaker & KOMAL THAKER	3340 TABLE MOUNTAIN PINE DR.
Chike & Elena Nwankwo	2520 Macedonia Pine Dr.
Hank Lewis	2625 Yellow Pine Rd
Bill & Charlene West	2634 Yellow Pine Rd
Howard	3337 Longleaf Est
TOM McCLAREN	3508 " " DR.
Dora Pearce	309 Bonwick, WF
Zora Olurin	3422 Longleaf Estates Dr.
KEN MARY	195 LANA LN
Ricardo Aybar	3606 Longleaf Estates Dr.
Dan Schrader	2340 Rainy Lk Sh WF



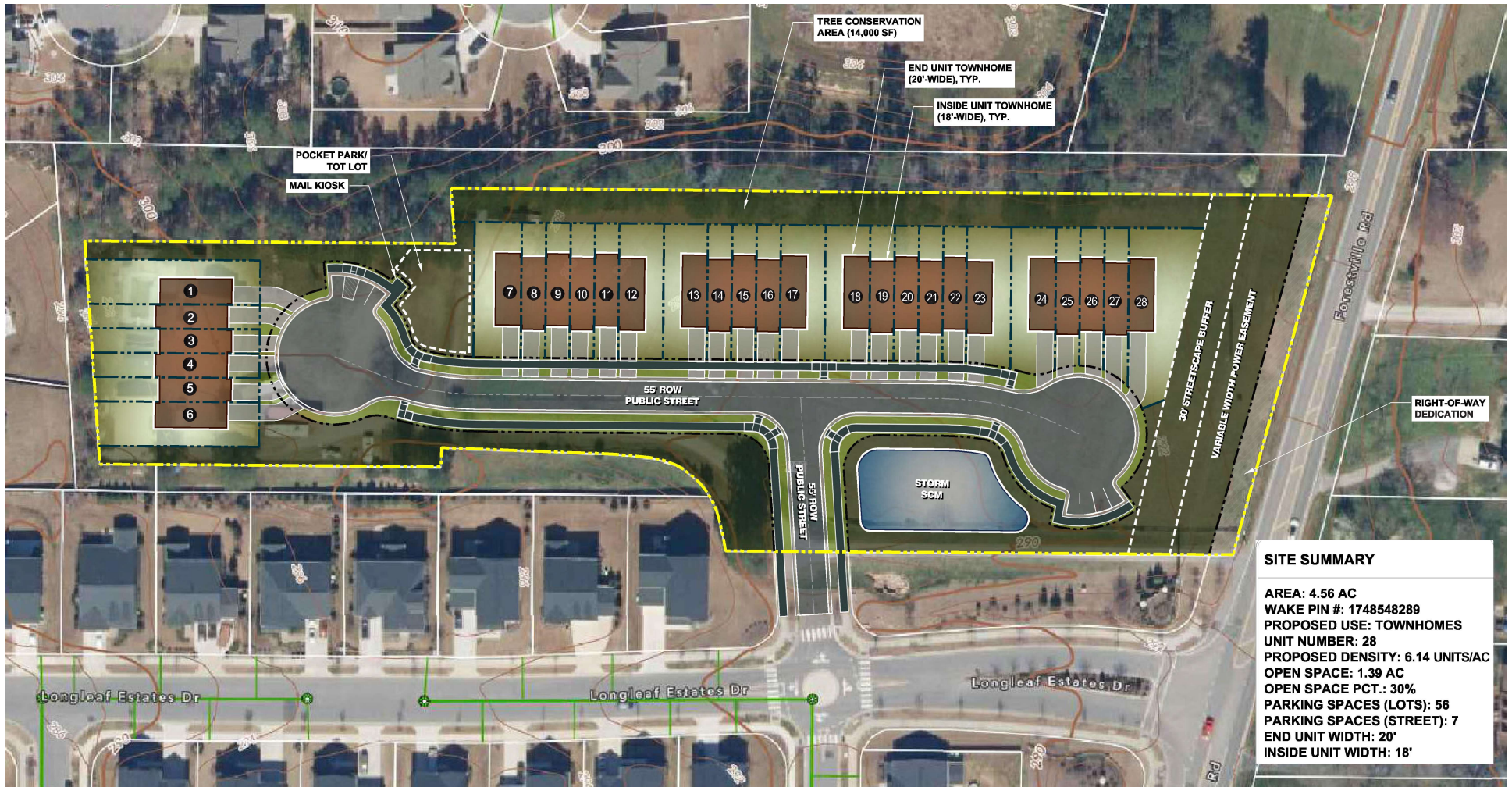
## ATTENDANCE ROSTER

NAME	ADDRESS
Mandy Holt	3333 Longleaf Estates Dr.
JEREMY GEORGE	3273 DOUGLAS FIR RD, RALEIGH NC 27616
Debra Nussome McGruder	2605 Yellow Pine Rd
Betty Furman	3271 Longleaf Estates Dr
Rob Furman	"
Bill Habicht	7332 DUNSON CT, W.F., NC
Shanda Williams	2604 PRINCESS TREE DR.
Ann + Bill Van Cleave	925 Poppy Fields Ln. WF
Kelci + Erik Thomas	3306 Longleaf Estates Dr.
Kenille Baumgardner	121 W. Vernon Ave. W.F.
Galindo	3625 Longleaf Estates Dr
Tommy + Joyce Chasak	2633 Yellow Pine Rd
Lisa A. Pierre	10101 San Remo Pl.
JT Underwood	2605 Forestville
Jennifer McClaren	3508 Longleaf Estates
JASON L AMEN <del>HERE</del>	Community Connectors - City of Raleigh
Tim VO	3511 Longleaf Estates
Anh Tren	3511 Longleaf Estates
Matt Hayhurst	2605 Limber Pine Rd.
Jennifer Reynolds	582 Rogers Rd.
Chas KASH	2608 Princess Tree Dr





## Conceptual Site Plan



**COLBY MITCHELL**  
**GREYSON TAVOLACCI**  
**DANIEL WALSER, CCIM**  
**DAVID BATTEN**

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Prepared by and Return to:  
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Raleigh, North Carolina 27612

**NORTH CAROLINA  
LIMITED POWER OF ATTORNEY FOR REAL PROPERTY**

I, **SHELBY HEBERT** name the following person as my agent:

Name of Agent: **JENNIFER REYNOLDS**

For purposes of this power of attorney, the "Property" is all of that real property located in Wake County, North Carolina, and known or identified as follows:

**BEING all of Tract 1-B of the W. T. Shearin Estate, together with the 2.439-acre tract adjacent thereto and bordering along the south and west of Tract 1-B of the W. T. Shearin Estate, as shown on a plat thereof recorded in Book of Maps 1979, Page 872, and in Book of Maps 1986, Page 915, Wake County Registry; and being the same property as shown on a survey by Al Prince and Associates, P.A., dated March 21, 1994, and entitled "Survey For Bryce Talley Nicholson and Starr P. Nicholson, Wake County, North Carolina."**

**REID: 0115604**

**Property address: 2608 Forestville Road, Wake Forest, NC 27587**

**GRANT OF AUTHORITY**

I grant my agent general authority to act for me with respect to the Property, all tangible personal property related to the Property, and all financial transactions relating to the Property. The authority granted to my agent pursuant to this power of attorney expressly includes the following:

1. The authority to act with respect to real property as set forth in Section 32C-2-204 of the North Carolina General Statutes;

2. The authority to act with respect to tangible personal property as set forth in Section 32C-2-205 of the North Carolina General Statutes; and
3. The authority to act with respect to banks and other financial institutions as set forth in Section 32C-2-208 of the North Carolina General Statutes.

The authority granted to my agent pursuant to this power of attorney may be exercised by my agent even though the exercise of that authority may benefit the agent or a person to whom the agent owes an obligation of support.

#### **EFFECTIVE DATE; AUTOMATIC EXPIRATION**

This power of attorney is effective immediately. The authority of my agent to act on our behalf pursuant to this power of attorney will automatically expire on 9/30/2024 (or, if no date is specified, one year from the date of this power of attorney). Actions taken by my agent on my behalf pursuant to this power of attorney while this power of attorney remains in effect shall continue to bind me even after my agent's authority expires.

#### **RELIANCE ON THIS POWER OF ATTORNEY**

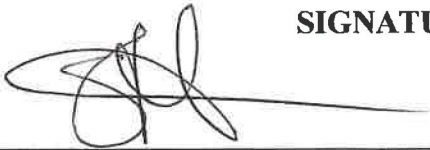
Any person, including our agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

#### **MEANING AND EFFECT**

The meaning and effect of this power of attorney shall for all purposes be determined by the law of the State of North Carolina.

(Signatures appear on the following page.)

**SIGNATURE AND ACKNOWLEDGMENT**



**SHELBY HEBERT**

Date July 16<sup>th</sup> 2024

State of Florida, County of Hernando

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: **SHELBY HEBERT**

Date: 07/16/2024

(Official Seal)

  
Signature of Notary Public

Destiny Shea, Notary Public  
Printed or typed name

My commission expires: 3/16/27

