

**Submittal
Date**

11/3/2017

Request:

**1.29 acres from
R-4
to R-6**

VICINITY MAP





To: Ruffin L. Hall, City Manager

From: Hannah Reckhow, Planner I
Ken Bowers AICP, Director, Department of Planning & Development

Copy: City Clerk

Date: February 21, 2018

Re: City Council agenda item for March 6, 2018 – Z-31-17

The City Council authorized the following case for Public Hearing on March 6, 2018.

Z-31-17 Carp Road, at the southern side of the intersection with Riverbed Drive, being Wake County PINs 1734456929, 1734466089, and 1734467166. Approx. 1.29 acres are requested by Sherwood Homes, LLC and Charlene and Eldrice Murphy to be rezoned from Residential-4 (R-4) to Residential-6 (R-6).

The Planning Commission recommends approval of this request (6-1).

The Northeast CAC voted 11 to 0 in opposition to this request.

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



CERTIFIED RECOMMENDATION

Raleigh Planning Commission

CR# 11826

CASE INFORMATION Z-31-17

Location	Carp Road, on the southern side of its intersection with Riverbed Drive Address: 1308, 1312, 1316 Carp Road PIN: 1734456929, 1734466089, 1734467166
Request	Rezone property from R-4 to R-6
Area of Request	1.29 acres
Corporate Limits	The site is outside and adjacent to corporate limits. It is located in the ETJ.
Property Owners	Sherwood Homes, LLC 867 County Road 165 Drive Boling, TX 77420 Charlene and Eldrice Murphy 1105 S Alodie Court Apex, NC 27502
Applicant	Jon Frazier FLM Engineering PO Box 91727 Raleigh, NC 27675
Citizens Advisory Council (CAC)	Northeast CAC WRenia Bratts-Brown 336-705-2254 CACNortheast@gmail.com
PC Recommendation Deadline	April 9, 2018

COMPREHENSIVE PLAN CONSISTENCY

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

FUTURE LAND USE MAP CONSISTENCY

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

COMPREHENSIVE PLAN GUIDANCE

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	-
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 2.2 – Compact Development

	Policy LU 5.1 – Reinforcing the Urban Pattern Policy LU 8.5 – Conservation of Single Family Neighborhoods Policy H 1.8 – Zoning for Housing
<i>INCONSISTENT Policies</i>	None identified.

SUMMARY OF PROPOSED CONDITIONS

1. N/A

PUBLIC MEETINGS

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
9/30/17	1/11/18; 2/8/18 (Y-0, N-11)	1/9/18; 2/13/18	2/20/18

PLANNING COMMISSION RECOMMENDATION

☒ The rezoning case is **Consistent** with the relevant policies in the Comprehensive Plan, and **Approval** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Consistent** with the relevant policies in the comprehensive Plan, but **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning is **Inconsistent** with the relevant policies in the Comprehensive Plan, and **Denial** of the rezoning request is reasonable and in the public interest.

☐ The rezoning case is **Inconsistent** with the relevant policies in the Comprehensive Plan, but **Approval** of the rezoning request is reasonable and in the public interest due to changed circumstances as explained below. Approval of the rezoning request constitutes an amendment to the Comprehensive Plan to the extent described below.

Reasonableness and Public Interest	The request is consistent with the Comprehensive Plan and the Future Land Use Map. The request is reasonable and in the public interest, as it is for a compatible low-density residential
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	district and would have minimal traffic impacts on the area.
<i>Recommendation</i>	Approve. City Council may now schedule the proposal for Public Hearing or refer it to committee for further study and discussion.
<i>Motion and Vote</i>	Motion: Fluhrer Second: Queen In Favor: Braun, Fluhrer, Hicks, Lyle, Queen, Novak Opposed: Jeffreys

ATTACHMENTS

1. Staff report

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.

_____	2/13/18	_____	2/13/18
Planning Director	Date	Planning Commission Chairperson	Date

Staff Coordinator: Hannah Reckhow: (919) 996-2622; Hannah.Reckhow@raleighnc.gov



ZONING STAFF REPORT – Z-31-17

GENERAL USE DISTRICT

OVERVIEW

The request is to rezone 1.29 acres from Residential-4 (R-4) to Residential-6 (R-6). The rezoning site is three parcels on the southern side of Carp Road at its intersection with Riverbed Drive. The site is irregularly shaped, being rectilinear on the northeastern side and coming to a point in the southwest near the road's cul-de-sac. The topography is fairly even, with a downward slope of about 8% grade that ends at a small stream channel in the southwestern corner of the site. The site then slopes up at a similar grade.

In the immediate vicinity, parcels along Carp Road are zoned Residential-4 and are occupied with detached houses and vacant lots, including one detached house south of the rezoning site at the cul-de-sac. To the east, Carp Road ends at Milburnie Park, approximately 0.5 miles from the rezoning site. Directly south of the rezoning site is a City-owned parcel that is associated with Milburnie Park and currently forested. Additionally, the Neuse River runs east of the site, and the Neuse River Trail extends from Milburnie Park south along the river.

To the northwest and south, the rezoning site is adjacent to the Rogers Farm Planned Development (MP-1-96). This area is occupied by residential uses and open space. Directly north of the intersection with Riverbed Drive are detached houses with an approximate density of 6.5 units per acre. The density of residential areas increases farther out, with detached houses west of Southall Road having an approximate density of 8 units per acre and townhouses south of Raleigh Beach Road having an approximate density of 20 units per acre.

The current zoning permits a maximum of 5 units on the site. The request would allow an increase of 2 units in the maximum number of units on the site. The request would also allow the Attached House building type in addition to the Detached House building type.

OUTSTANDING ISSUES

Outstanding Issues	1. None	Suggested Mitigation	1. None
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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 consistent with the vision, themes, and policies contained in the Comprehensive Plan. Residential-6 is consistent with the designation of Low Density Residential on the Future Land Use Map. The proposal is consistent with policies aimed at reinforcing the urban fabric and protecting low-density character, while also supporting policies to increase allowed housing types and compact development when possible. The case is consistent with the Vision Theme of Growing Successful Neighborhoods and Communities, which calls for enhancing existing neighborhoods through careful infill that compliments the existing character.

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

Yes, the subject property is designated as Low Density Residential, and the request for Residential-6 aligns with this 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?

N/A – the use is specifically designated on the Future Land Use Map

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

It appears that community facilities and streets will be able to adequately serve the rezoning site.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is:

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

☐ **Inconsistent**

Urban Form

Urban Form designation: N/A

The rezoning request is:

☒ **Not applicable** (no Urban Form designation)

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

☐ **Inconsistent**

Compatibility

The proposed rezoning is:

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

☐ **Incompatible.**

Public Benefits of the Proposed Rezoning

- The request would increase diversity of possible housing types near existing infrastructure.
- The request would facilitate infill in an existing neighborhood, near a central corridor into downtown, New Bern Avenue.

Detriments of the Proposed Rezoning

None identified.

Policy Guidance

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

Policy LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map and associated Comprehensive Plan policies shall be used to guide zoning, ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.

Residential-6 is consistent with the site's Low Density Residential designation.

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 request increases development entitlement, while preserving existing open space, in a residential district already served by transportation infrastructure.

Policy LU 5.1 Reinforcing the Urban Fabric

New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

The request would establish density at 6 units per acre. This is compatible with the neighborhood adjacent to the west and north of the site and with other single-family neighborhoods in the surrounding area.

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.

Residential-6 is a low-density district that is compatible with the existing adjacent single-family neighborhood.

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 lowers the level of subsidy necessary to produce affordable housing.

Residential-6 allows an additional building type, Attached House.

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

None identified.

Area Plan Policy Guidance

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

No Area Plan policy guidance exists for the rezoning site.

Impact Analysis

Transportation

1. The Z-31-2017 site is located on the south side of Carp Road near its intersection with Riverbend Drive. Carp Drive is maintained by the City of Raleigh and currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Carp Drive is classified as a Neighborhood Yield in the Raleigh Street Plan. There are no transit stops, sidewalks or exclusive bike lanes adjacent to the Z-31-2017 parcels. There are no NCDOT projects or City of Raleigh CIP projects planned for any street immediately adjacent to the Z-31-2017 site.
2. Site access will be provided via the existing Neighborhood Yield street, Carp Road. The site is near access to the Neuse River Trail Greenway, but as currently configured requires travel on Southall Road (a major street) for a total distance of approximately 3,575 feet. The site backs up to City of Raleigh parks property on Raleigh Beach Road and the right of way for Carp Road connects to the Milburnie Park Property approximately 1,000 feet from the site.
3. In accordance with UDO section 8.3.2, the maximum block perimeter is 4,500 feet for R-6 zoning where the average lot size is 8,500 square feet. Due to the site's location with respect to the Neuse River, the City's park property and a missing segment of Southall Road, the block perimeter for Z-31-2017 cannot be determined.
4. The existing land is occupied by a single-family dwelling. Approval of case Z-31-2017 would increase the development allowance from 5 single family dwellings to 7 single family dwellings. Average peak hour trip volumes by 1 veh/hr in the AM peak and by 2 veh/hr in the PM peak; daily trip volume will increase by 19 veh/day. A traffic study is not required for case Z-31-2017.

Impact Identified: Block perimeter cannot be determined

Transit

The nearest transit routes are GoRaleigh routes 15 and 15L, which serve the New Hope Commons Wal-Mart approximately 1.2 miles from rezoning site.

Impact Identified: None

Hydrology

<i>Floodplain</i>	No FEMA Floodplain present
<i>Drainage Basin</i>	Neuse
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	None

Impact Identified: None

Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	0 gpd	1,750 gpd
<i>Waste Water</i>	0 gpd	1,750 gpd

1. The proposed rezoning would add approximately 1,750 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the property at 1308 Carp Rd. However, at the time of development plan submittal, the properties of 1312 & 1316 Carp Rd will be required to extend the water main along the property frontage and extend sanitary sewer mains to all adjacent upstream properties.
2. 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.
3. 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.

Impact Identified: None

Parks and Recreation

1. This site is not impacted by any existing or proposed greenway trails or greenway corridors.
2. Nearest park access is provided by Milburnie (0.5 miles) and Anderson Point Park (2 miles).
3. Nearest existing greenway access is provided by the Neuse River Trail (0.5 miles).

4. Current Park access level of service in this area is considered below average. LOS will improve with the future development of Milburnie Park.
5. These parcels are located adjacent to the City-owned parcel at 5221 Raleigh Beach Rd. This city-owned parcel is nearby to and currently associated with the Milburnie Park property. Planning documents associated with Milburnie Park do not indicate any proposed use for the 5221 Raleigh Beach Rd parcel, which appears to have been acquired by the City of Raleigh in 2002. The most recent master plan document associated with Milburnie Park is the 1996 Neuse River Regional Master Plan. Milburnie Park is likely to undergo a new master planning process in a mid-term timeframe (approximately 5 years).

Impact Identified: None

Urban Forestry

The properties within this rezoning case are collectively less than 2 acres in size and would not have to establish tree conservation areas in accordance with UDO Article 9.1.

Impact Identified: None

Designated Historic Resources

Impact Identified: None

Impacts Summary

The proposed increase in density on the site would have a minimal impact on the infrastructure in the area.

Mitigation of Impacts

None.

Conclusion

Z-31-17 is a request to rezone 1.29 acres on Carp Road from R-4 to R-6. The request is consistent with the Comprehensive Plan, including the Future Land Use Map. The request is also consistent with Comprehensive Plan policies regarding increasing diversity of housing, preserving the low-density character of single-family neighborhoods and existing urban form, and maximizing efficiency through more-compact development. The request would have minimal impact on existing infrastructure and support the Vision Theme of Growing Successful Neighborhood and Communities.

Case Timeline

<i>Date</i>	<i>Revision [change to requested district, revised conditions, etc.]</i>	<i>Notes</i>
11/3/17	Submitted	
11/15/17	Updated petition submitted	
12/1/17	Initial review provided	
1/9/18	Planning Commission review began	Deferred to 2/13/18 for CAC vote
2/13/18	Planning Commission recommends approval	

Appendix

Surrounding Area Land Use/ Zoning Summary

	<i>SUBJECT PROPERTY</i>	<i>NORTH</i>	<i>SOUTH</i>	<i>EAST</i>	<i>WEST</i>
Existing Zoning	R-4	R-4	PD Rogers Farm; R-4	R-4	PD Rogers Farm
Additional Overlay	-	-	-	-	-
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential	Low Density Residential
Current Land Use	Single Family Residential; Vacant	Single Family Residential	Open Space	Single Family Residential	Single Family Residential
Urban Form (if applicable)	-	-	-	-	-

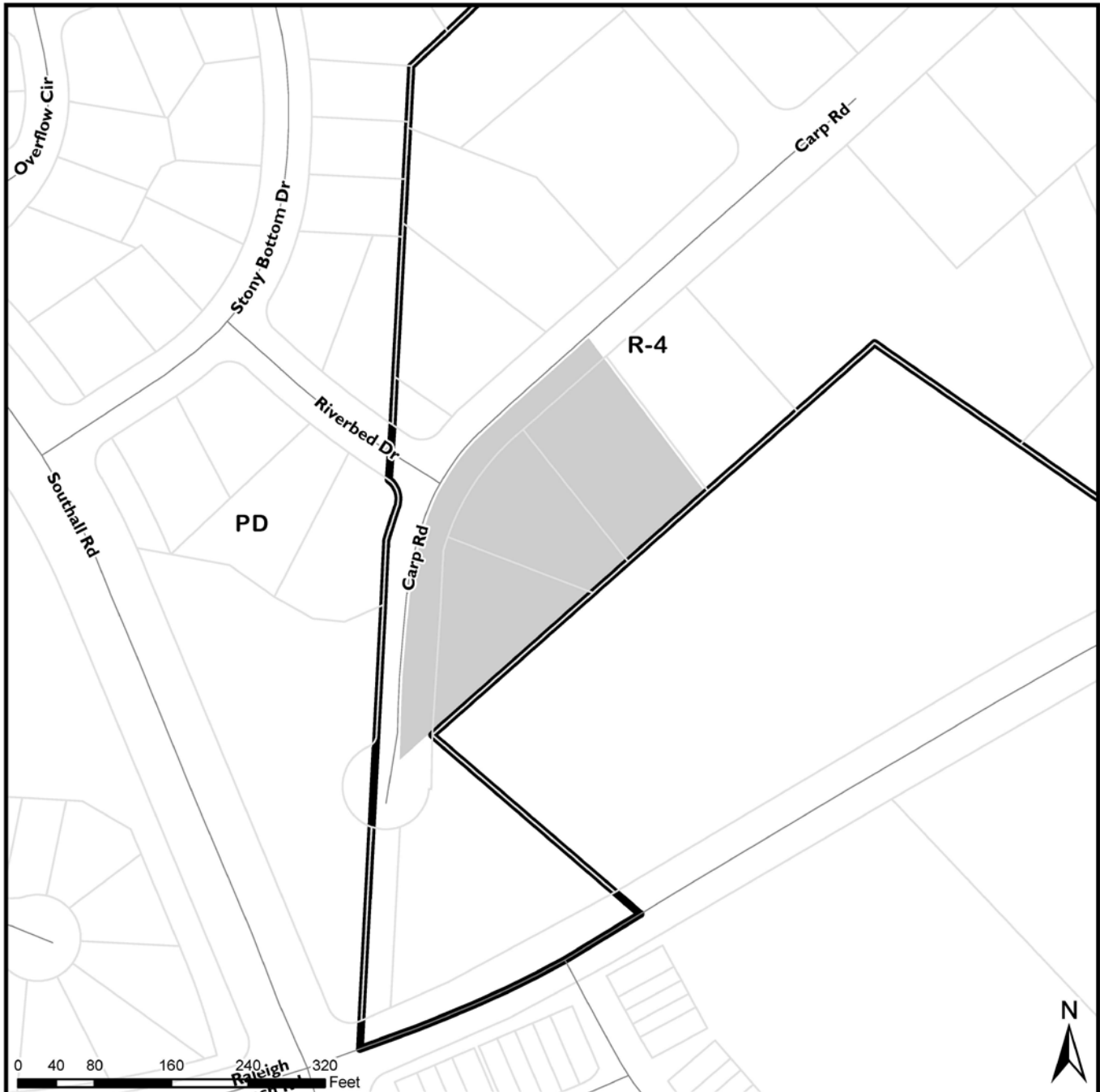
Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
Zoning	Residential-4	Residential-6
Total Acreage	1.29	1.29
Setbacks:		
Front:	20'	10'
Side:	10'	5'
Rear:	30'	20'
Residential Density:	4 units/acre	6 unites/acre
Max. # of Residential Units	5	7
Max. Gross Building SF (if applicable)	11,000	15,400
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-
Potential F. A. R.	0.20	0.27

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

Existing Zoning

Z-31-2017



**Submittal
Date**

11/3/2017

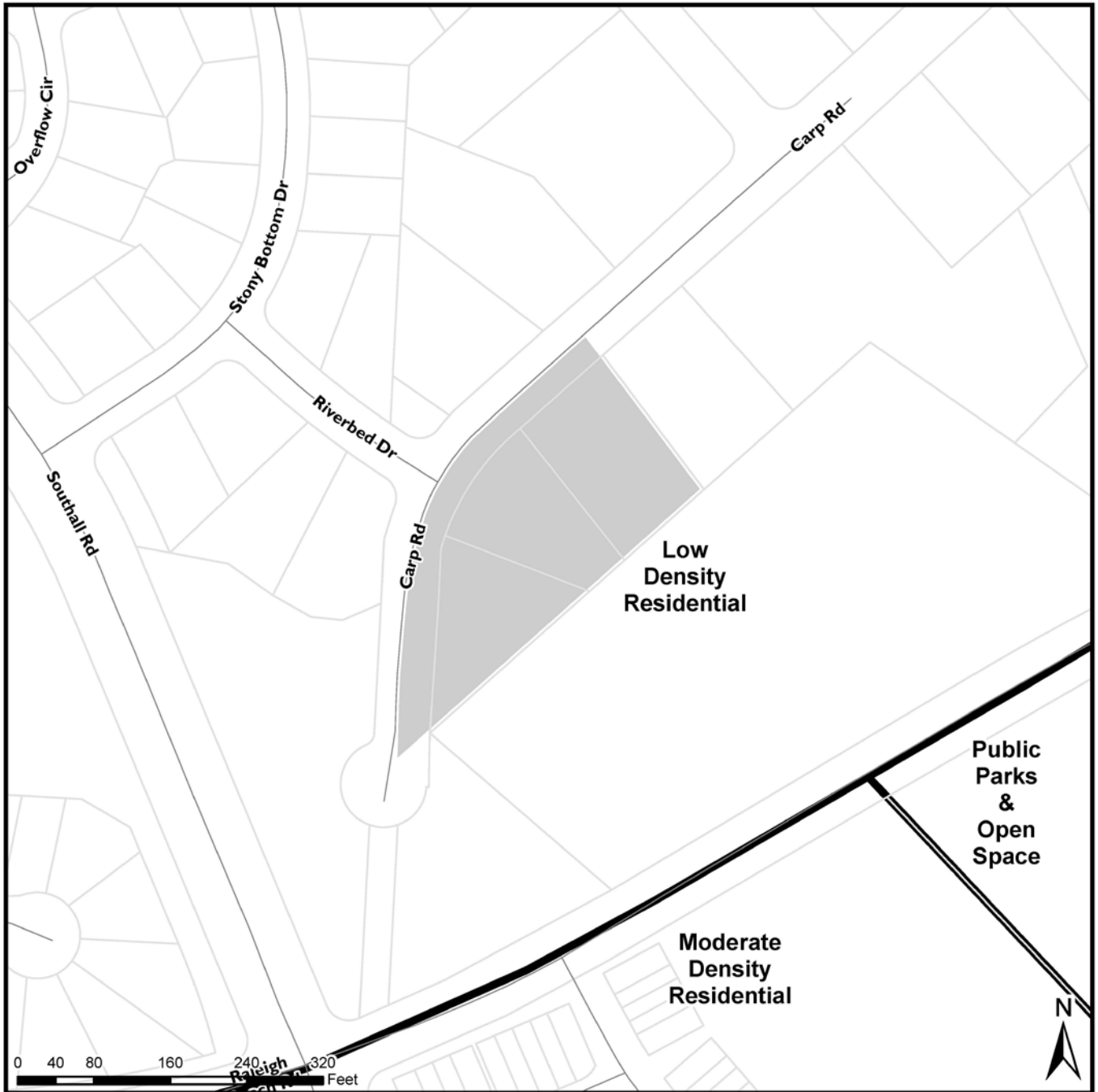
Request:

**1.29 acres from
R-4
to R-6**

VICINITY MAP



Map Date: 11/7/2017



Submittal Date

11/3/2017

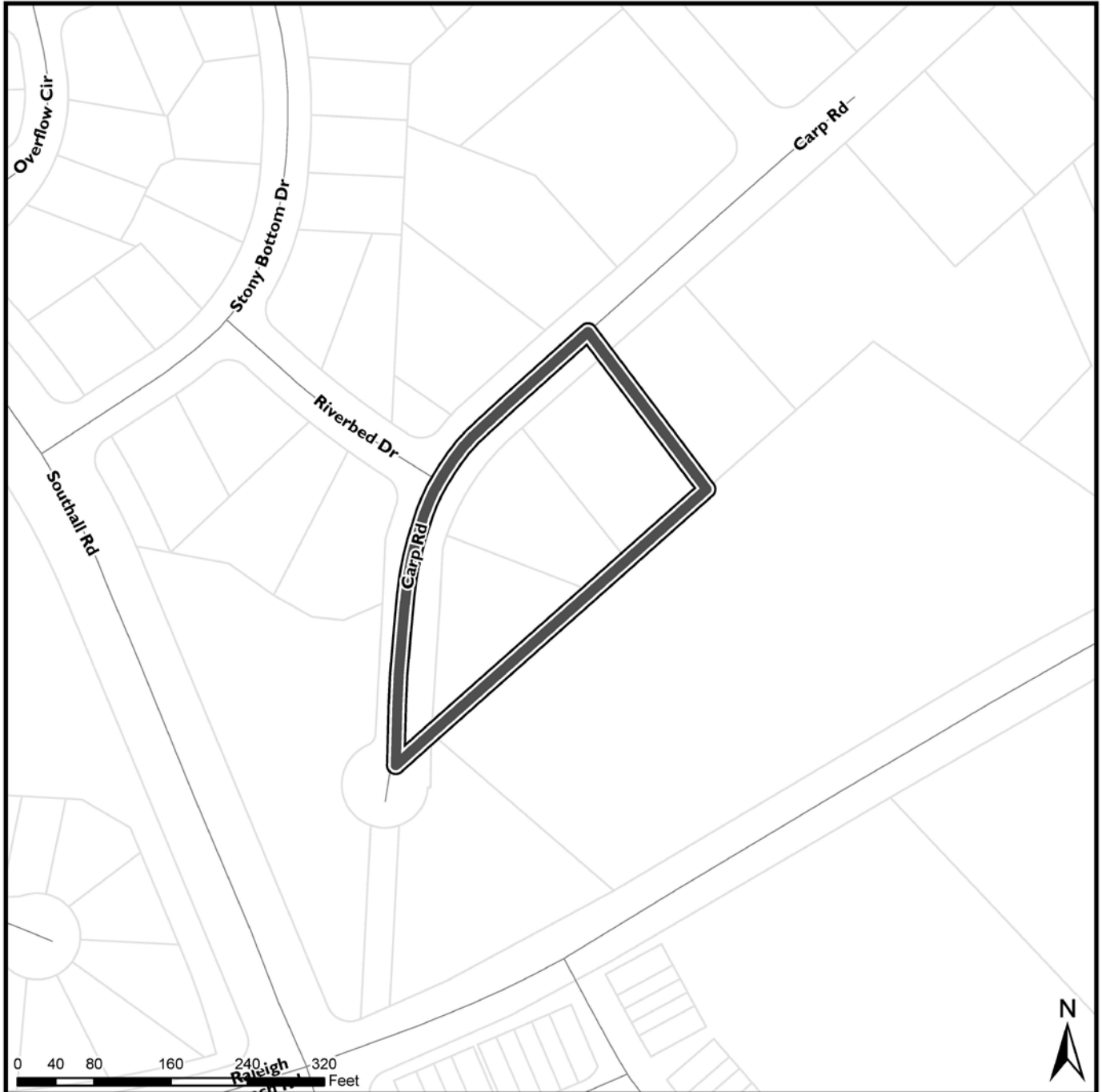
Request:

1.29 acres from
R-4
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VICINITY MAP



Map Date: 11/7/2017



**Submittal
Date**

11/3/2017

Request:

**1.29 acres from
R-4
to R-6**

VICINITY MAP



Map Date: 11/7/2017

Z-31-2017 Existing Land Use (Single Family Residential)	Daily	AM	PM
	10	1	1
Z-31-2017 Current Zoning Entitlements (Single Family Residential)	Daily	AM	PM
	48	4	5
Z-31-2017 Proposed Zoning Maximums (Single Family Residential)	Daily	AM	PM
	67	5	7
Z-31-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily Trips (vpd)	AM peak trips (vph)	PM peak trips (vph)
	19	1	2
Z-31-2017 Traffic Study Worksheet			
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)	
A	Peak Hour Trips \geq 150 veh/hr	No	
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	No	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips \geq 3,000 veh/day	No	
E	Enrollment increases at public or private schools	Not Applicable	
6.23.5	Site Context	Meets TIA Conditions? (Y/N)	
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	
E	Access is to/from a Major Street as defined by the City's Street Plan Map	No	
F	Proposed access is within 1,000 feet of an interchange	No	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
I	Involves a break in controlled access along a corridor	No	
6.23.6	Miscellaneous Applications	Meets TIA Conditions? (Y/N)	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	None noted as of Nov. 30, 2017	

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

NOV 3 2017 PM 12:49

REZONING REQUEST

☒ General Use ☐ Conditional Use ☐ Master Plan

Existing Zoning Base District **R-4** Height **N/A** Frontage **N/A** Overlay(s) _____

Proposed Zoning Base District **R-6** Height **N/A** Frontage **N/A** Overlay(s) _____

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE
USE ONLY

Transaction #
520102
Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

520102

GENERAL INFORMATION

Date _____ Date Amended (1) _____ Date Amended (2) _____

Property Address **1308, 1312, and 1316 Carp Rd**

Property PIN 1734-45-6929, 1734-46-6089, & 1734-46-7166 Deed Reference (book/page) 16785/280 and 16789/2656

Nearest Intersection **Carp Road and Riverbed Drive**

Property Size (acres) **1.29** (For PD Applications Only) Total Units _____ Total Square Feet _____

Property Owner/Address

Sherwood Homes, LLC / 867 County Rd 165 Dr, Boling, TX 77420

Charlene and Eldrice Murphy / 1105 S Alodie Ct, Apex, NC 27502

Phone **919.395.7105** Fax **N/A**

Email **equityforeclosure@gmail.com**

Project Contact Person/Address

Jon Frazier
FLM Engineering
PO Box 91727
Raleigh, NC 27675

Phone **919.610.1051** Fax **N/A**

Email **jfrazier@flmengineering.com**

Owner/Agent Signature

Email **jfrazier@flmengineering.com**

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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NOV 15 2017 PM 3:42

REZONING REQUEST			
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction # Rezoning Case #
Existing Zoning Base District R-4 Height N/A Frontage N/A Overlay(s) _____			
Proposed Zoning Base District R-6 Height N/A Frontage N/A Overlay(s) _____			
Click here to view the Zoning Map. 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:			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
520102			

GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address 1308, 1312, and 1316 Carp Rd			
Property PIN 1734-45-6929, 1734-46-6089, & 1734-46-7166		Deed Reference (book/page) 16785/280 and 16789/2656	
Nearest Intersection Carp Road and Riverbed Drive			
Property Size (acres) 1.29	(For PD Applications Only) Total Units		Total Square Feet
Property Owner/Address Sherwood Homes, LLC / 867 County Rd 165 Dr, Boling, TX 77420 Charlene and Eldrice Murphy / 1105 S Alodie Ct, Apex, NC 27502		Phone 919.395.7105	Fax N/A
		Email equityforeclosure@gmail.com	
Project Contact Person/Address Jon Frazier FLM Engineering PO Box 91727 Raleigh, NC 27675		Phone 919.610.1051	Fax N/A
		Email jfrazier@flmengineering.com	
Owner/Agent Signature 		Email jfrazier@flmengineering.com	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Rezoning Application

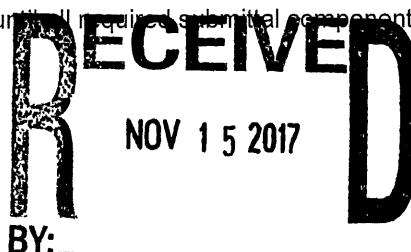


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST				NOV 15 2017 PM 3:41
<input checked="" type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District R-4 Height N/A Frontage N/A Overlay(s) _____ Proposed Zoning Base District R-6 Height N/A Frontage N/A Overlay(s) _____ <i>Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>				OFFICE USE ONLY Transaction # _____ Rezoning Case # _____
If the property has been previously rezoned, provide the rezoning case number:				
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:				
520102				

GENERAL INFORMATION			
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Property Address 1308, 1312, and 1316 Carp Rd			
Property PIN 1734-45-6929, 1734-46-6089, & 1734-46-7166		Deed Reference (book/page) 16785/280 and 16789/2656	
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Property Size (acres) 1.29	(For PD Applications Only) Total Units	Total Square Feet	
Property Owner/Address Sherwood Homes, LLC / 867 County Rd 165 Dr, Boling, TX 77420 Charlene and Eldrice Murphy / 1105 S Alodie Ct, Apex, NC 27502		Phone 919.395.7105	Fax N/A
		Email equityforeclosure@gmail.com	
Project Contact Person/Address Jon Frazier FLM Engineering PO Box 91727 Raleigh, NC 27675		Phone 919.610.1051	Fax N/A
		Email jfrazier@flmengineering.com	
Owner/Agent Signature		Email jfrazier@flmengineering.com	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted		
Existing Zoning	Proposed Zoning	
Narrative Of Zoning Conditions Offered		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____ Print Name _____

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
<p align="center">STATEMENT OF CONSISTENCY</p>	
<p>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>	
<p>1. The request is consistent with the future land use designation, Low Density Residential (1 - 6 units per acre), in that R-6 zoning allows a maximum of 6 units/acre.</p>	
<p>2. The properties are not located within a center or along a corridor depicted on the Urban Form Map.</p>	
<p>3. The request is consistent with the 2030 Comprehensive Plan in that it provides land-use compatibility as an infill development and supports neighborhood conservation through facilitation of neighborhood revitalization.</p>	
<p>4.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The request provides the opportunity for neighborhood revitalization through infill development while maintaining low density.</p>	
<p>2. The request provides an opportunity to extend and/or improve infrastructure along the development frontage.</p>	
<p>3.</p>	
<p>4.</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**Transaction #****Rezoning Case #****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.

Mr. and Mrs. Eldrice Murphy
501 West Williams St., # 204
Apex, NC 27502
919-728-4789

9/18/2017

Neighboring Owner Name
Neighboring Owner Address

Re: (1308, 1312 and 1316 Carp Rd., Raleigh NC 27610)

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on 09/30/2017. The meeting will be held at 1320 Carp Rd., Raleigh NC 27610 and will begin at 2 PM. The purpose of this meeting is to discuss a potential rezoning of the property located at 1308, 1312 and 1316 Carp Rd., Raleigh NC 27610. This site is current zoned (R4) and is proposed to be rezoned to (R6). The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning. If you have any concerns or questions I (we) can be reached at: 501 West Williams St. #204, Apex NC 27502.

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at: (919) 996-2626 rezoning@raleighnc.gov

Thank you,

SUMMARY OF ISSUES

A neighborhood meeting was held on September 30, 2017 (date) to discuss a potential rezoning located at 1308, 1312, and 1316 Carp Road (property address).

The neighborhood meeting was held at 1320 Carp Road (location).

There were approximately 14 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Neighbors asked if their properties would be annexed.

Neighbors asked if they would be required to connect to City of Raleigh utilities.

Neighbors asked if their property taxes would increase if new homes are built on the rezoned properties.

[illegible]

From: Margie
To: [Reckhow, Hannah](#)
Subject: Z-31-17 1308, 1312, 1316 Carp Road
Date: Sunday, January 21, 2018 8:43:55 PM

Hannah, my name is Larry Seawell, I owe the property on 1300 Carp Rd.
I am with the rest of the neighbors in that area in opposing the rezone from
R-4 to R-6. You can contact me if you wish.

Thank you
Larry and Margarita Seawell
9216 South 90th East Ave.
Tulsa Ok. 74133
918 407-1789

Sent from my iPad

From: [Crane, Travis](#)
To: [Reckhow, Hannah](#)
Subject: FW: Carp Rd. Raleigh NC
Date: Thursday, February 01, 2018 12:48:44 PM

Here is the last email -

Travis R. Crane
Assistant Planning Director
Department of City Planning
One Exchange Plaza, Third Floor
Raleigh, NC 27602
919.996.2656
www.raleighnc.gov

From: Commissioners, Planning
Sent: Thursday, February 1, 2018 11:54 AM
To: Planning Commission Forward DL <PlanningCommissionForwardDL@raleighnc.gov>
Subject: FW: Carp Rd. Raleigh NC

From: Joel Edmonds
Sent: Thursday, February 1, 2018 11:54:00 AM (UTC-05:00) Eastern Time (US & Canada)
To: Commissioners, Planning
Subject: Carp Rd. Raleigh NC

It's been brought to my attention that a builder purchased land in a developed older part of Carp Rd with the intention of cramming multiple houses there. The folks already there have enjoyed the peace and tranquility of this area for generations and are about to have this taken from them! This area borders state land and should be considered part of a wildlife sanctuary to say the least.....

From: Risa Schluchter
To: [Commissioners, Planning](#)
Cc: [Reckhow, Hannah](#)
Subject: Re: Z-31-2017
Date: Wednesday, January 31, 2018 3:35:34 PM

I have just forwarded 3 letters from neighbors who are against the rezoning of our street, Carp Rd. They do not have internet access and asked me to send you their letters.

One is from Lannie Seawell @ 1325 Carp Rd. The other 2 are from the Carr family. One from the current owners, Jerry and Evangeline, and the 2nd from their son Antwan Carr who will inherit the property.

Most of the homes on Carp are passed down to relatives. So these homes are family bases. It's not just sold to a stranger. These are Homeplaces that mean something, not just random money-makers. That's what the developer and the Murphy's don't seem to understand. They are in it for money alone & could care less about the history of Carp Rd.

Thank you for your attention,

Sincerely,

Therese Schluchter

1321 Carp Rd

Jerry & Evangeline Carr

1401 Carr Rd

Raleigh, NC 27610

To whom it may concern,

Jerry and Evangeline Carr are oppose to re-zoning of the 3 lots proposed as a 1-2R zone. We are not opposing the owner's right to build on the lots, just changing the current zoning from R4 to R6. This is a small community surrounded by the city that wants to stay that way. We feel and suggest that the owners leave the current zoning of R4 and utilize the land as it would please.

Jerry Carr
+
Evangeline Carr

Antwan L. Carr

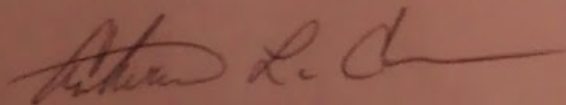
1401 Carp Rd

Raleigh, NC 27603

To whom it may concern,

As an heir of the above address, I'm oppose to the re-zoning of the current zoning of R4 to R6 on the said 1.29 acre parcel of land which consist of three individual lots deeded to two different owners. I understand that the owners are trying to collaborate together for this re-zoning. I understand the owners have rights to build on their property; however with this collaborative effort, the buildings are not intended to be occupied by them but to sell. To request to re-zone to R6, would allow them to build two more houses they could as it stands at R4.

There are nine lots in the community, seven of them with homes on them. Each home-site is on at least .4 acers. The "1.29 acer parcel" will have a cluster of 5 homes on .25 acers in between one of the 10totally offsetting the community. With this parcel being deeded three lots two different owners, I believe re-zoning would be applicable if the request was done separately per lot. The lots wouldn't be large enough.



1/18/18

To whom this may concern:

I Lannie Seawell is concern about the width of our road. Looking at the development of Edgewater, Some of the people park on the side of the road or street which will be mighty congested for our road. That intersection is not designed for 4 or 5 houses to be place in front of it. My vote is to let the zone to remain RH and for the houses to be built on the same level or height. The houses should be uniform like Edgewater, same height and same distance from each other.

We do not have an exit to get out off, which was very disrepected to our community. Our exit was closed so we have to use Edgewater exit to get from our homes. Our road is not equiped for all those heavy machines and trucks to come in which make it hard for us to get in and out. We are really in two dead end road. I know it is said that Raleigh is the best place to live but people shouldn't come in make life misable for the people who helped make it the best place to live.