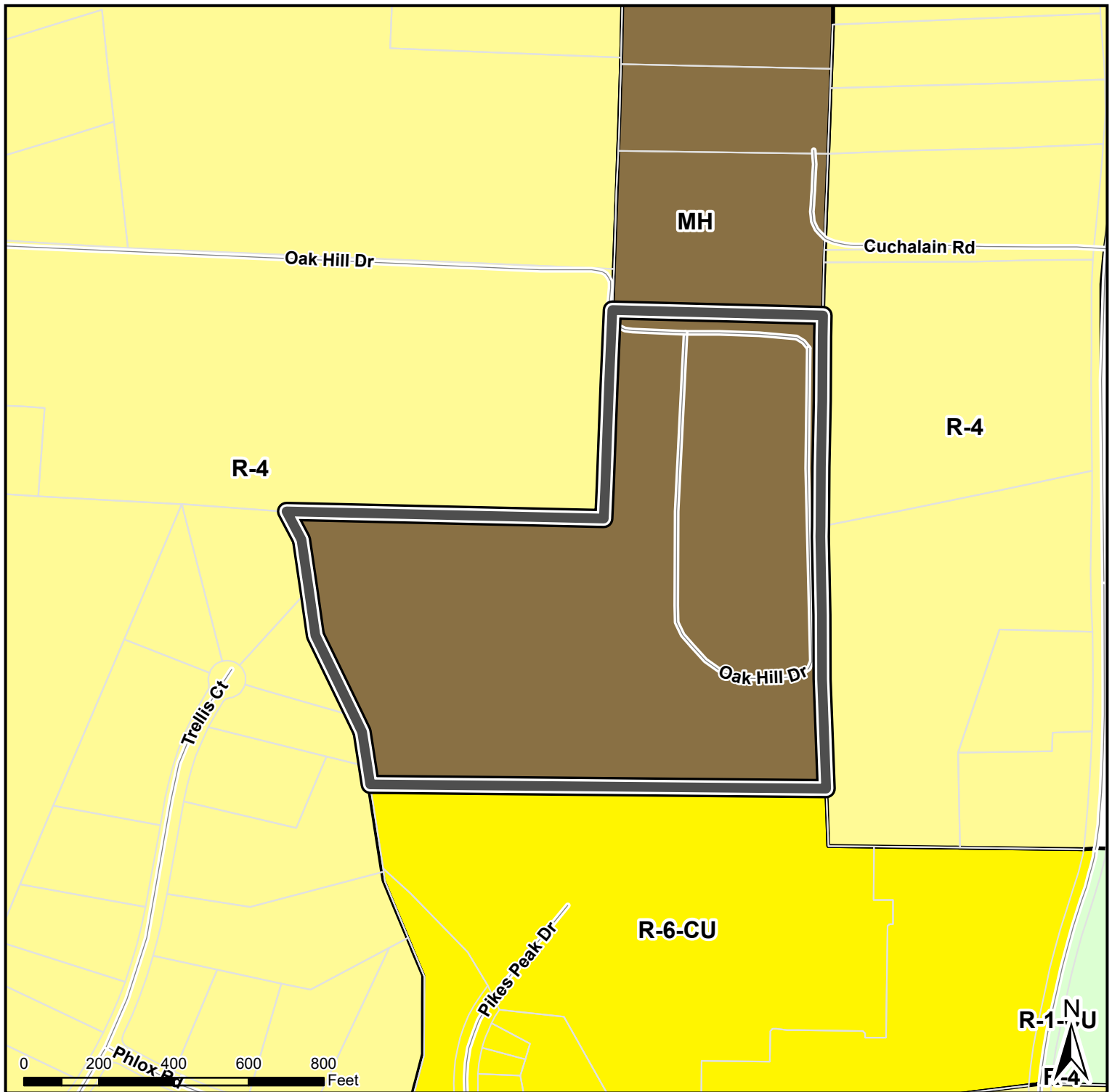
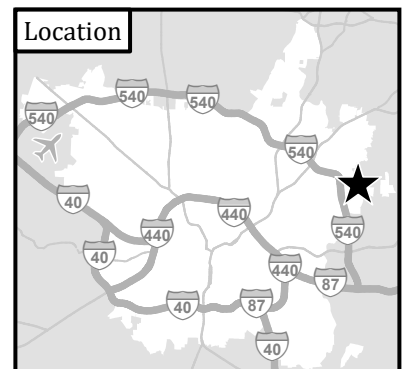


Existing Zoning

Z-38-2022



Property	7640 Oak Hill Dr
Size	28.25 acres
Existing Zoning	MH
Requested Zoning	R-6



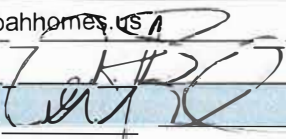
Rezoning Application and Checklist

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 8 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 checked="" type="checkbox"/> General Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: MH	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date: March, 2022	Date amended (1):	Date amended (2):
Property address: 7640 Oak Hill Drive		
Property PIN: 1746635571		
Deed reference (book/page): BK00818PG00671 to BK00818PG00676		
Nearest intersection: Old Milburne Rd and Labrador Dr		Property size (acres): 28.25
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Pippin Properties LLC, PO Box 788, Wendell, NC, 27591-0788		
Property owner email: lespippin@gmail.com , hjpippin@gmail.com		
Property owner phone: 919-518-9559		
Applicant name and address: Andy Mills, 3724 National Dr, #215, Raleigh, NC, 27603		
Applicant email: andy@shenandoahhomes.us		
Applicant phone: 910-233-8581		
Applicant signature(s): 		

Additional email(s): srinija@shenandoahhomes.us

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.	
<p>The future land use map recommends low density residential for the parcel .</p> <p>The zoning is consistent with the proposed development with town homes which is compatible with R-6 zoning districts.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>The rezoning will allow for the construction of more single family homes and increase the density from the exiting land use to the future land use.</p> <p>The rezoning will allow housing diversity in the areas and provide convenient housing to individuals working in the surrounding areas and will facilitate development of housing in the area.</p>	

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

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", "Mixed-Use Center", or "Transit Station Areas", 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.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation: Low density residential

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

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

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

Please continue to the next page for the Master Plan Submittal Requirements checklist.

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



Date: 03/18/2022.

Re: Pippin Hollow Property

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on April 14, 2022 at (6:00 - 7:30 pm) regarding an application to rezone 26.22 acres identified as PIN 1746635571 located at 7640 Oak Hill Drive. The property is currently zoned (MH) and the applicant is requesting an (R-6) designation. The intent of the rezoning is to provide a variety of housing types to the residents with the required amount of open space. The purpose of this meeting is to inform the adjacent property owners of the rezoning request and to answer any questions they may have. The meeting will be held virtually and you can participate either online or by telephone.

To participate, visit:

Meeting link:

<https://meet180.webex.com/meet180/j.php?MTID=mf0c8bd3804844c20889c36348cb50514>

Meeting number: 2630 387 6124

Meeting password: 123456789

Join from a video or application

Dial 26303876124@meet180.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Meeting password for video system

12345678

Join by phone, Use VoIP only

Prior to the submittal of a rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners located within 500 feet of the property requesting to be rezoned. Information about the rezoning process is available online; Please visit www.raleighnc.gov and search: "Rezoning Process"

If you have any questions regarding the neighborhood meeting notice or the rezoning process, please feel free to contact the following individuals:

Raleigh Planning & Development:

Carmen Kuan

carmen.kuan@raleighnc.gov

(919) 996-2235

Applicant:

Andy Mills, PE

andy@shenandoahhomes.us

910-233-8581

Sincerely,

Andy Mills, PE.



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 18th, day of March, 2022. 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

03/18/2022

Date

SUMMARY OF ISSUES

A neighborhood meeting was held on 04/14/2022 (date) to discuss a potential rezoning located at 7640 Oak Hill Dr (property address). The neighborhood Meeting was held at Webex (Virtual meeting) (location). There were approximately 1 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

City of Raleigh rezoning process.

Intent of rezoning to R-6.

No issues were raised by members of the meeting.



Raleigh

Pre-Application Conference Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: February 11, 2022	
Attendees: Don Belk, Matt Klem, John Anagnost, TJ McCourt, Justin Bucher, Andy Mills, Tucker, Michael	
Site Address/PIN: 7640 Oak Hill Drive - 1746635571	
Current Zoning/Designation: Manufactured Housing (MH)	
Proposed Zoning/Designation: Residential-6-Conditional Use (R-6-CU)	
City Council District: District C	
Design Guidelines Required? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Second Neighborhood Meeting Required? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Consistent with Future Land Use Map? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
<p>Notes: The developer is constructing the subdivision to the south and is interested in purchasing the subject property to pursue a similar style of development. The subdivision to the south is zoned R-6-CU and called Milburnie Ridge. There is an undeveloped park property to the northwest of the site. The Street Plan Map requires a new public street running north-south through the site. That street would have to be included in a subdivision plan for R-6 density development. The Future Land Use Map designates the site for Low Scale Residential. That would support a rezoning request for R-6. R-6 allows single-family, duplex, and townhouse building types. There has been a lot of development activity in this area in the last few years. Traffic has been a common concern for other rezoning cases in the area. The staff report will consider policies from the Comprehensive Plan other than the Future Land Use Map. Neighborhood meetings will be required both before the application is submitted and after. A traffic impact analysis (TIA) might be required during the rezoning process in addition to a TIA that could be required for the subdivision. During a subdivision plan review, the Parks department will likely coordinate with the developer on how the subdivision can provide access to the park property and pedestrian access in particular. Parks staff can provide some information about preliminary analysis they have done on the park property. The townhouse building type has a slight density increase over detached houses in R-6. Duplexes also allow an increase in density. The site will need to be annexed during the subdivision process but can go through rezoning without annexation. The applicant can contact Jason Myers or Anne Conlon in the Raleigh Department of Transportation to coordinate a potential TIA in advance of the initial staff review.</p>	
Department & Staff	Notes

<p>Transportation</p> <p><input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166</p> <p><input type="checkbox"/> Anne Conlon Anne.Conlon@raleighnc.gov 919-996-2160</p> <p><input type="checkbox"/> Fontaine Burruss Fontaine.Burruss@raleighnc.gov 919-996-2165</p>	
<p>Historic Preservation</p> <p><input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649</p>	
<p>Parks, Recreation, & Cultural Resources</p> <p><input checked="" type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079</p> <p><input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871</p>	
<p>Public Utilities</p> <p><input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	
<p>Urban Design Center</p> <p><input type="checkbox"/> Charles Dillard Charles.Dillard@raleighnc.gov 919-996-4631</p> <p><input type="checkbox"/> Carter Pettibone Carter.Pettibone@raleighnc.gov 919-996-4643</p>	



Raleigh

Pre-Application Conference Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Stormwater <input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517 <input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519	
Current Planning <input type="checkbox"/> Jermont Purifoy Jermont.Purifoy@raleighnc.gov 919-996-2645 <input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636	