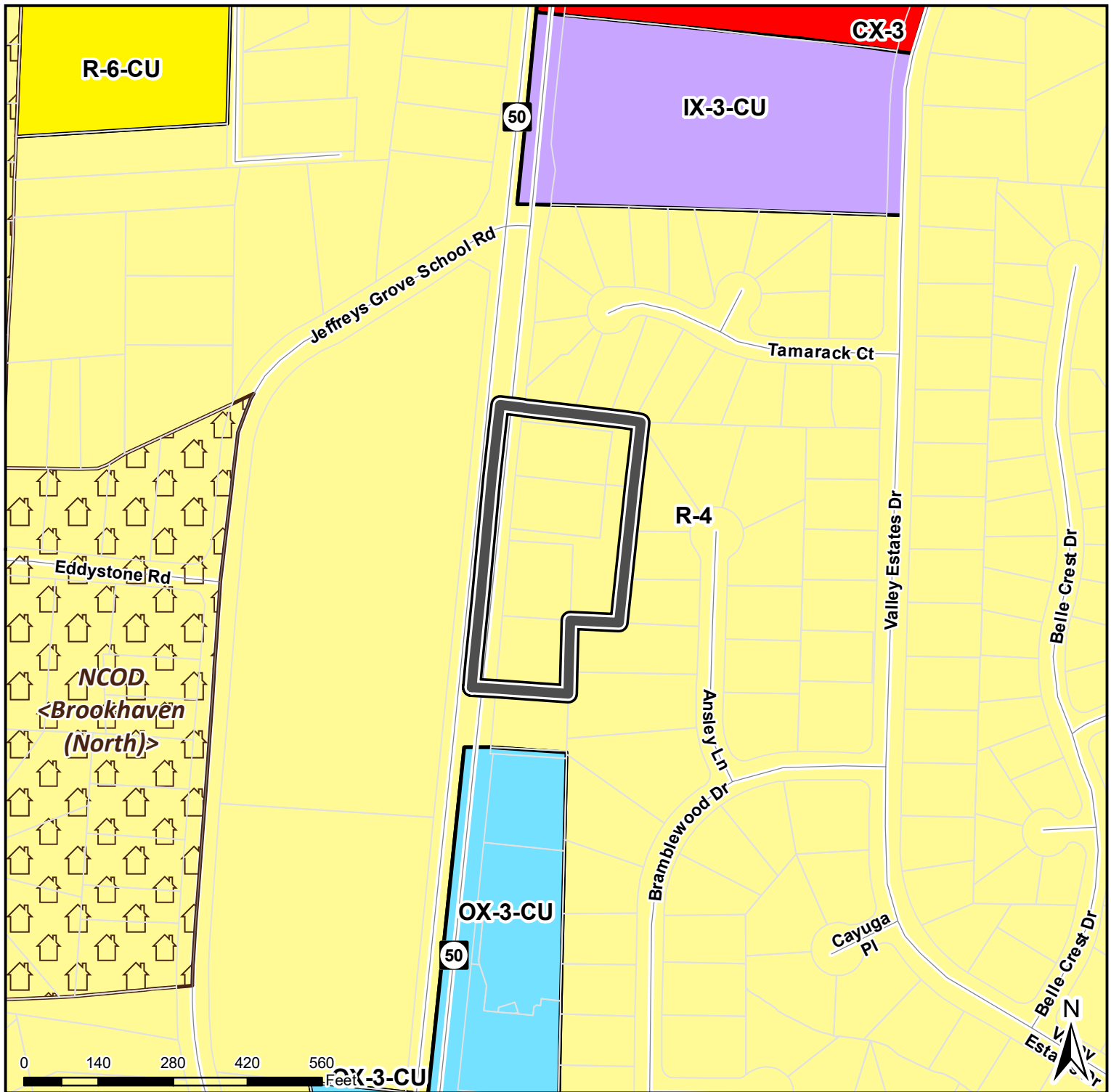
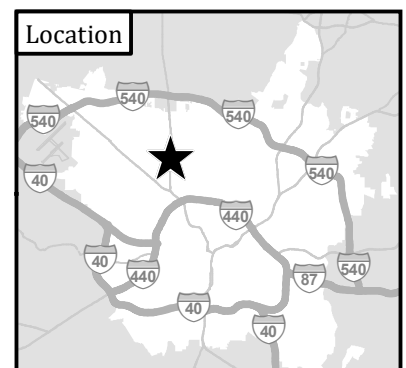


# Existing Zoning

# Z-46-2020



<b>Property</b>	6104, 6108, 6112, 6116, 6120, & 6124 Creedmoor Rd
<b>Size</b>	2.39 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	CX-3-CU





Raleigh

## MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers, AICP, Deputy Director

FROM: Hannah Reckhow, AICP, Senior Planner

DEPARTMENT: Planning and Development

DATE: March 17, 2021

**SUBJECT: City Council agenda item for April 6, 2021 – Z-46-20**

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On February 16, 2021, City Council authorized the public hearing for the following item. On March 16, 2021, this public hearing was rescheduled to April 6, 2021:

**Z-46-20 Creedmoor Road**, approximately 2.39 acres located at [6104, 6108, 6112, 6116, 6120, and 6124 Creedmoor Road](#).

Signed zoning conditions provided on February 5, 2021 limit principal uses to Office, Medical, and Self-service Storage, limit Office and Medical uses to 20,000 square feet, and require all parking and pedestrian area lighting in Zone B transition to be full cutoff light fixtures.

**Current zoning:** Residential – 4 (R-4)

**Requested zoning:** Commercial Mixed Use – 3 stories – Conditional Use (CX-3-CU)

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

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

The Planning Commission recommends approval of the request (8 - 0).

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

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12081

## CASE INFORMATION: Z-46-20 CREEDMOOR RD

Location	East side of Creedmoor Road, approximately 300 feet south of the intersection with Jeffreys Grove School Rd  Address: 6104, 6108, 6112, 6116, 6120, 6124 Creedmoor Rd  PINs: 0797408973, 0797418088, 0797419181, 0797419211, 0797419321, 0797510334  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	R-4
Requested Zoning	CX-3-CU
Area of Request	2.39 acres
Corporate Limits	The rezoning site is within Raleigh corporate limits.
Property Owner	Bakis 5802 LLC, George A Snelling Jr
Applicant	Jamie Schwedler, Parker Poe
Council District	A
PC Recommendation Deadline	March 11, 2021

## SUMMARY OF PROPOSED CONDITIONS

1. Principle uses shall be limited to Office, Medical, and Self-service Storage.
2. Any Medical or Office use shall be limited to 20,000 square feet.
3. All parking and pedestrian area lighting located in Zone B of a neighborhood transition yard shall be full cutoff light fixtures.

## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Office & Residential Mixed Use
Urban Form	None
Consistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 1.3 Conditional Use Consistency Policy LU 5.2 Managing Commercial Development Impacts Policy LU 7.3 Single-family Lots on Major Streets Policy LU 7.4 Scale and Design of New Commercial Uses
Inconsistent Policies	Policy H 1.8 Zoning for Housing

## FUTURE LAND USE MAP CONSISTENCY

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

## COMPREHENSIVE PLAN CONSISTENCY

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

## PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
8/26/20; 11 attendees	11/5/20; 6 attendees	10/27/20; 11/24/20; 12/8/20; 1/12/21; 2/9/21	2/16/21

## PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request is consistent with the Future Land Use Map and Comprehensive Plan, including policies regarding large site development, density transitions, healthy communities, and traditional neighborhood development.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommends approval of Z-46-20.
Motion and Vote	Motion: Miller Second: O'Haver In Favor: Bennett, Fox, Hicks, Lampman, McIntosh, Miller, O'Haver and Winters

Reason for Opposed Vote(s)	N/A
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### ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

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



Ken A. Bowers, AICP  
Planning and Development Deputy Director

Date: February 9, 2021

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



# ZONING STAFF REPORT – CASE Z-46-20

## Conditional Use District

### OVERVIEW

The request is to rezone approximately 2.39 acres from Residential – 4 (R-4) to Commercial Mixed Use – 3 stories – Conditional Use (CX-3-CU). Proposed conditions would limit permitted principal uses to Office, Medical, and Self-service Storage. Office and Medical uses would be limited to 20,000 square feet. Proposed conditions would also require all parking and pedestrian area lighting to be full cutoff light fixtures.

The rezoning site is six parcels – 6104, 6108, 6112, 6116, 6120 and 6124 Creedmoor Road – located in north Raleigh on the east side of Creedmoor Road approximately a quarter mile south of the intersection with Lynn Road. Three of the parcels contain detached houses and the remaining are undeveloped and partially forested.

The surrounding area, extending both to the west and east of Creedmoor Road, is largely residential and zoned R-4. This includes parcels directly adjacent to the rezoning site to the north, east, and south. Exceptions to this include Jeffreys Grove Elementary, which is directly to the west of the rezoning site across Creedmoor Road. In addition, property fronting on Creedmoor Road south of the site contains commercial uses and are zoned OX-3-CU. Properties near the intersection of Creedmoor Road and Lynn Road, approximately 400 feet to the north, contain retail and self-service storage uses and are zoned CX-3 and IX-3-CU.

The rezoning request would change the uses permitted on the site. The current zoning district R-4 permits single-unit residential as well as open and civic uses. The proposed zoning district CX-3-CU includes zoning conditions that restrict permitted uses to just three – Office, Medical, and Self-service Storage. In addition, the proposed conditions restrict Office and Medical uses to a maximum of 20,000 square feet. No residential or other commercial uses would be permitted in the requested district.

The rezoning site is designated as Office & Residential Mixed Use on the Future Land Use Map. This designation is applied to properties fronting this portion of Creedmoor Road and recommends office, residential, and other low impact uses. Retail is not recommended for such areas. The requested district CX- is not generally consistent with this designation. However, the zoning conditions limit entitlement to uses that are generally consistent with Office & Residential Mixed Use. Furthermore, there are limited use standards in CX- for self-service storage that limit some potential impacts, including required protective yards along property boundaries and that storage units be fully enclosed in a building.

**Update for February 9:** Since the case was last heard on January 26, the applicant has revised the zoning conditions to include a condition regarding site lighting. This condition requires lighting located in Zone B of a neighborhood transition yard, which would apply to the property boundaries adjacent to a residential district, consist of only full cutoff light fixtures. The revised conditions do not change the disposition of any individual policy or the

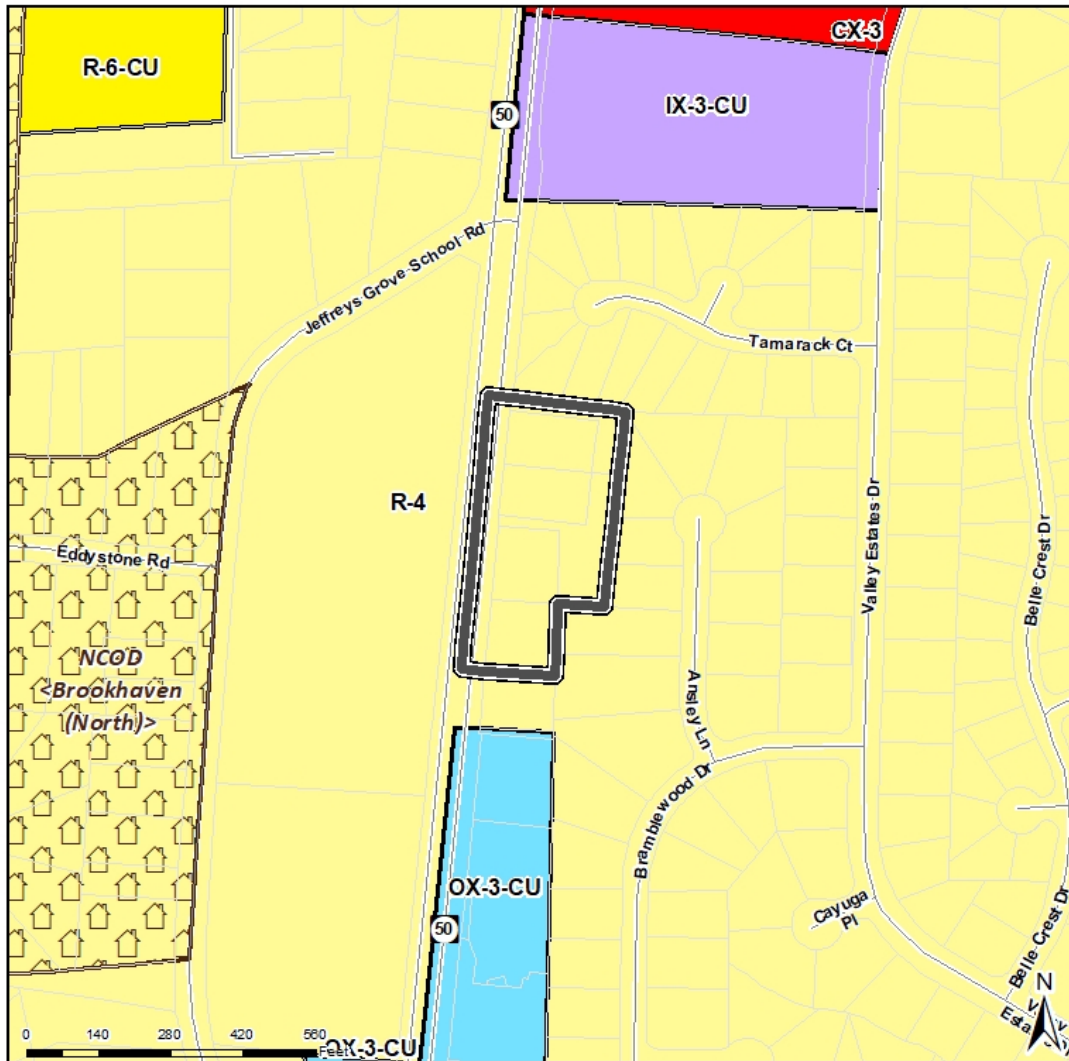
overall consistency with the 2030 Comprehensive Plan. However, the amended conditions do strengthen consistency with policy LU 5.2 Managing Commercial Development Impacts.

**OUTSTANDING ISSUES**

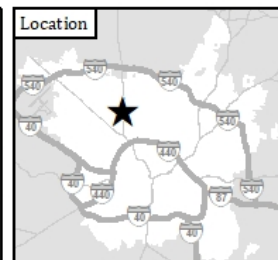
Outstanding Issues	1. None	Suggested Mitigation	1. N/A
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## Existing Zoning

## Z-46-2020



<b>Property</b>	6104, 6108, 6112, 6116, 6120, & 6124 Creedmoor Rd
<b>Size</b>	2.39 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	CX-3-CU

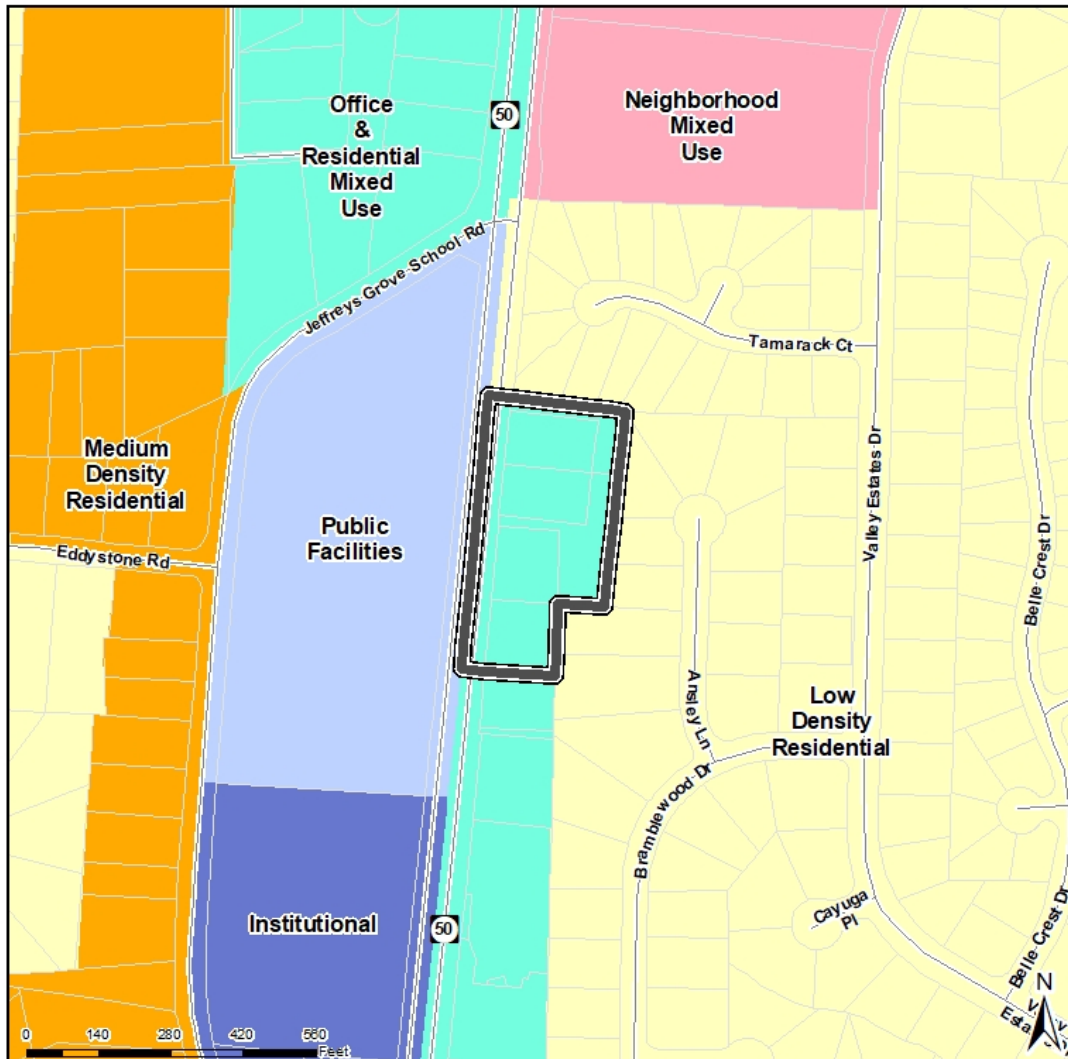


Map by Raleigh Department of City Planning (mansolf); 9/8/2020

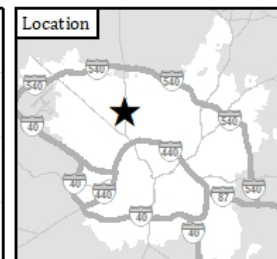


## Future Land Use

## Z-46-2020



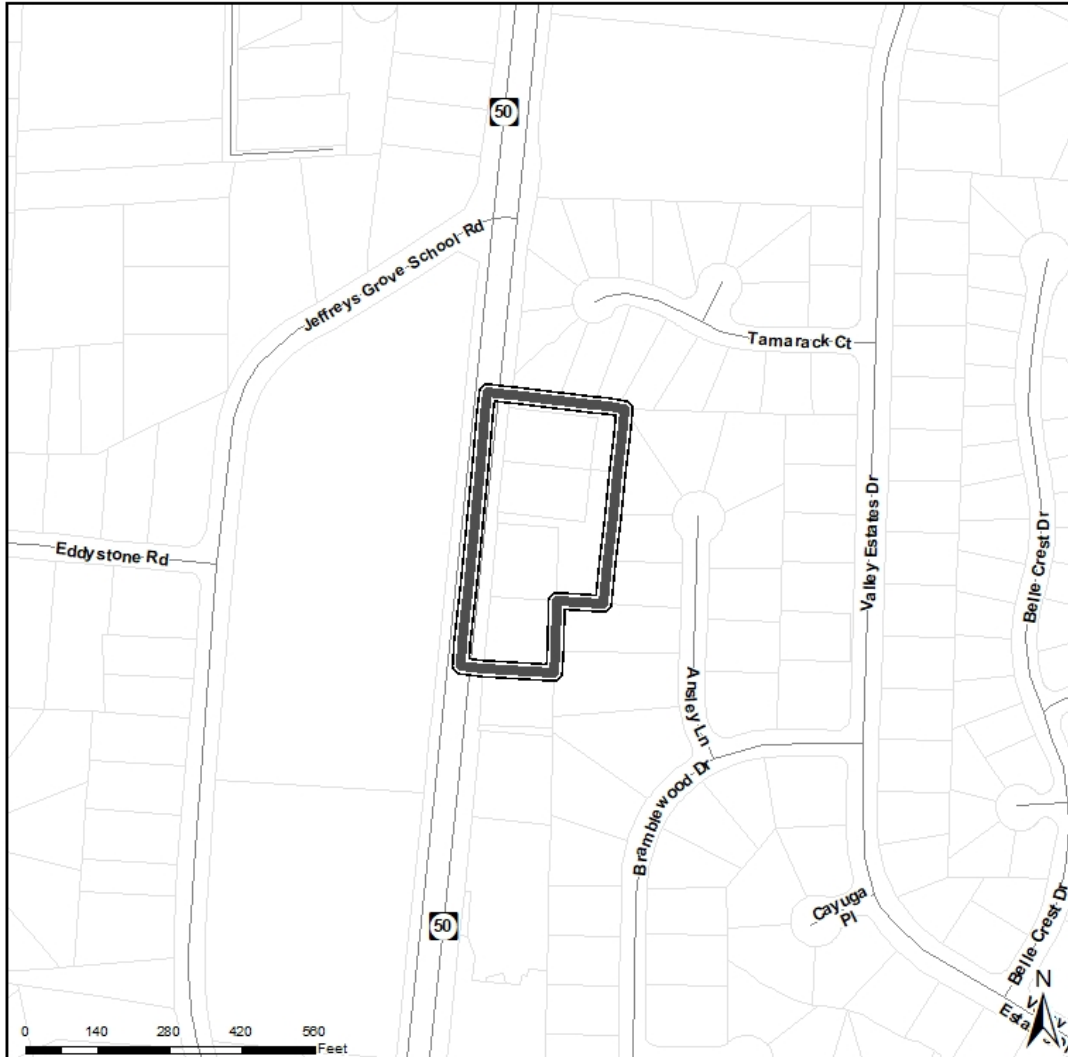
<b>Property</b>	6104, 6108, 6112, 6116, 6120, & 6124 Creedmoor Rd
<b>Size</b>	2.39 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	CX-3-CU



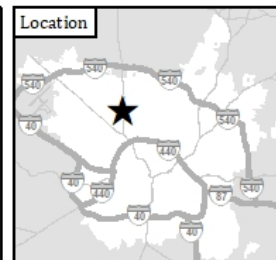
Map by Raleigh Department of City Planning (mansolf); 9/8/2020

# Urban Form

# Z-46-2020



<b>Property</b>	6104, 6108, 6112, 6116, 6120, & 6124 Creedmoor Rd
<b>Size</b>	2.39 acres
<b>Existing Zoning</b>	R-4
<b>Requested Zoning</b>	CX-3-CU



Map by Raleigh Department of City Planning (mansolf); 9/8/2020

# 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 rezoning request is consistent with the policies contained in the 2030 Comprehensive Plan, including the Future Land Use Map and policies around managing impacts of commercial development and single-unit lots on major streets. The request is also consistent with the vision theme Managing Our Growth, as it would facilitate the integration of land uses where infrastructure is available.

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

The rezoning request permits three uses – office, medical, and self-service storage. Office and medical are specifically designated for on the Future Land Use Map. Self-service storage is considered an industrial use and is not specifically designated for the site.

- 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?

While the self-service storage use is not specifically designated for on the Future Land Use Map, the use could be established without adversely altering the recommended land use. Limited use standards require the use to be fully enclosed in a building and buffering be established between any adjacent residential uses. In addition, self-service storage currently exists in the surrounding area.

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

Community facilities and streets appear to be available to serve the proposed use.

## Future Land Use

**Future Land Use designation:** Office & Residential Mixed Use

**The rezoning request is**

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

☐ **Inconsistent**

Office & Residential Mixed Use recommends office, residential, and other compatible uses if ancillary. The requested district would permit office and medical uses, as well as self-service storage. While self-service storage is considered an industrial use, the

limited use standards would require it to be fully enclosed within a building and would require protective yards to be established along property lines. With most permitted uses in line with the Future Land Use Map designation and remaining use functioning similarly to a commercial use, the requested CX-3-CU district is consistent with the Future Land Use Map.

## Urban Form

**Urban Form designation:** None

**The rezoning request is**

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

☐ **Inconsistent**

☒ **Other**

No urban form guidance exists for the site.

## Compatibility

**The proposed rezoning is**

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

☐ **Incompatible.**

The requested district would permit three principal uses – office, medical, and self-service storage. While much of the surrounding area is largely residential, the uses permitted in the requested district exist elsewhere along Creedmoor Road, including office uses to the south and self-service storage to the north. In addition, self-service storage would be required to meet limited use standards, including transitional yards along property boundaries, as well as neighborhood transition yards with adjacent residential districts.

## Public Benefits of the Proposed Rezoning

- The request would permit more compact development along a major transportation corridor.
- The request would permit self-service storage, a use that generates relatively fewer trips by car, opposite the higher trip-generating use of a school.

## Detriments of the Proposed Rezoning

- The request would permit self-service storage. Lighting from this use could have impacts on the adjacent residential properties.

## 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 shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.*

- The requested CX-3-CU use would limit principal uses down two three – office, medical, and self-service storage. The majority of these align with the Office & Residential Mixed Use designation. Self-service storage would need to comply with limited use standards, which require the use be fully enclosed in a building and buffered along property lines.

### **Policy LU 1.3 Conditional Use Consistency**

*All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.*

- The proposed zoning conditions would significantly limit principal uses. While prohibition of residential uses makes the request inconsistent with Zoning for Housing, the reduction of permitted uses improves consistency with various other policies, including the Future Land Use Map.

### **Policy LU 5.2 Managing Commercial Development Impacts**

*Manage new commercial development using zoning regulations and through the conditional use zoning and development review processes so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas.*

- The proposed district would limit new commercial uses to three permitted principal uses and prohibits commercial uses such as retail, restaurant/bar, and vehicle-oriented uses. Two of the permitted uses – office and medical – would be limited in size to 20,000 square feet. The remaining use of self-service storage would be buffered from adjacent residential uses by required protective yards along adjacent property boundaries and rights-of-way. In addition, regardless of the developed use, the proposed conditions go beyond neighborhood transition yard requirements by specifying that all lighting in a Zone B area would consist of full cutoff light fixtures.

### **Policy LU 7.3 Single-family Lots on Major Streets**

*No new single-family residential lots should have direct vehicular access from major streets, in an effort to minimize traffic impacts and preserve the long-term viability of these residential uses when located adjacent to major streets.*

- The rezoning site, located along a major street, currently contains single-family residential and is zoned R-4. The request would permit some commercial uses and

would not permit residential uses, including single-unit residential.

**Policy LU 7.4 Scale and Design of New Commercial Uses**

*New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.*

- The requested district would permit development at the same height as surrounding mixed use districts along Creedmoor Road. The proposed zoning conditions would limit the overall size of office and medical uses on the site to 20,000 square feet. This size falls between the scale of surrounding uses, including the relatively smaller individual office uses to the south, the larger self-service storage and retail north at Lynn Rd, and Jeffreys Grove Elementary directly to the west.

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

---

**Policy H 1.8 Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- The requested zoning district includes conditions that limit permitted uses to three commercial uses. This effectively prohibits all residential use on the rezoning site.

**Area Plan Policy Guidance**

- There is no area-specific guidance for the rezoning site.

# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	32	Similar to city-wide average
Walk Score	30	54	Higher than city-wide average

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

**Summary:** The rezoning site has similar access to transit compared to the city as a whole. This includes Route 36. The Walk Score for this site benefits from sidewalks and access to commercial uses at the corner of Lynn Rd.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	No
Townhouse	56.5	No
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

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

**Summary:** The rezoning request would not permit residential use.

## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Subtracts	The current R-4 zoning would permit single-unit residential and the requested district would not permit residential.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	No	No residential uses are permitted in the requested district.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	
Is it within walking distance of transit?	Yes	

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

**Summary:** The requested district would not permit residential uses including subsidized units.



# IMPACT ANALYSIS

## Historic Resources

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

**Impact Identified:** None

## Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Williams Park (1.1 miles) and Wooten Meadow Park (1.7 miles).
2. Nearest existing greenway trail is provided by Hare Snipe Creek Greenway Trail (1.6 miles).
3. Current park access level of service in this area is graded a B letter grade.

**Impact Identified:** None

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	2,000	2,000	14,382
Waste Water	2,000	2,000	14,382

**Impact Identified:**

1. The proposed rezoning would add approximately 12,382 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
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.

## Stormwater

Floodplain	None
Drainage Basin	Mine
Stormwater Management	Subject to Article 9
Overlay District	N/A

**Impact Identified:** Downstream issues noted, but no flooding identified.

## Transit

The GoRaleigh Route 36 operates along Creedmoor Road at 30 minute frequency and with a northbound stop approximately 120 feet south of the site. Accessing southbound service requires a passenger to either walk approximately 0.3 mile to Lynn Road to cross at the traffic signal, or to make a crossing at an uncontrolled location along Creedmoor Road.

**Impact Identified:** None

## Transportation

### **Site and Location Context**

#### *Location*

The Z-46-20 Site is in North Raleigh on the east side of Creedmoor Road, between Millbrook Road and Lynn Road.

#### *Area Plans*

The Z-46-20 site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan.

### **Existing and Planned Infrastructure**

#### *Streets*

Creedmoor Road is designated at a 6-lane avenue, divided in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by NCDOT.

Existing block perimeter for the site is approximately 13,250 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for CX-3 zoning districts is 3,000 feet. There are

not public streets that intersect with Creedmoor Road from the east between Millbrook Road and Lynn Road (a distance of approximately 0.9 miles). Due to exemptions in UDO Section 8.3.2.A, no site along this section of Creedmoor Road will be required to stub a street to the east.

#### *Pedestrian Facilities*

There are complete sidewalks on Creedmoor Road.

#### *Bicycle Facilities*

There are no bikeways within ½ mile of the site. Creedmoor Road is designated for a separated bikeway in the Long-Term Bike Plan (Map T-3 of the Comprehensive Plan).

#### *Access*

The Z-46-20 site is accessed by Creedmoor Road.

#### **Other Projects in the Area**

There are not active transportation projects within one mile of the subject site.

#### **Traffic Impact Analysis (TIA) Determination**

Based on the Envision results, approval of case Z-46-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from R-4 to CX-3-CU is projected to have 50 new trips in the AM peak hour and 61 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-46-20 Existing Land Use Residential	Daily	AM	PM
	38	3	4
Z-46-20 Current Zoning Entitlements Residential	Daily	AM	PM
	76	6	8
Z-46-20 Proposed Zoning Maximums Office, Medical Office, or Self Storage	Daily	AM	PM
	696	56	69
Z-46-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>620</b>	<b>50</b>	<b>61</b>

**Impact Identified:** None

#### Urban Forestry

**Impact Identified:** None

#### Impacts Summary

Minimal impacts would occur at rezoning stage.

### Mitigation of Impacts

No mitigation of impacts is required at rezoning stage.

## CONCLUSION

The request would rezone approximately 2.39 acres along Creedmoor Road from R-4 to CX-3-CU. Conditions would significantly limit permitted uses; only office, medical, and self-service storage would be permitted. Office and medical uses would be limited to 20,000 square feet. Site lighting located in a neighborhood transition yard would be limited to full cutoff light fixtures.

The request is consistent with the 2030 Comprehensive Plan, including the Future Land Use Map designation of Office & Residential Mixed Use. The request is consistent with policies regarding limiting single-unit lots on major streets and managing the impacts of new commercial uses and would permit development that is similar to surrounding commercial uses along Creedmoor Road.

## CASE TIMELINE

Date	Action	Notes
9/9/20	Application submitted	
10/1/20	Initial staff review provided	
10/27/20	Planning Commission review begins	

# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4; IX-3-CU	R-4; OX-3-CU	R-4	R-4
Additional Overlay	-	-	-	-	NCOD Brookhaven (North)
Future Land Use	Office & Residential Mixed Use	Low Density Residential; Neighborhood Mixed Use	Office & Residential Mixed Use	Low Density Residential	Public Facilities; Medium Density Residential
Current Land Use	Residential	Residential; Self-service storage	Residential; Office	Residential	School
Urban Form	-	-	-	-	-

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	R-4	CX-3-CU
Total Acreage	2.39	2.39
Setbacks:		
Front	20'	5'
Side	10'	0' or 6'
Rear	30'	0' or 6'
Residential Density:	3.35	-
Max. # of Residential Units	8	Not Permitted
Max. Gross Building SF	16,000	149,986
Max. Gross Office SF	Not Permitted	20,000
Max. Gross Retail SF	Not Permitted	Not Permitted
Max. Gross Industrial SF	Not Permitted	149,986**
Potential F.A.R.	0.15	1.44

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

\*\*Self-service Storage is only industrial use that would be permitted.

**RECEIVED**

By Hannah Reckhow at 2:40 pm, Feb 05, 2021

**Conditional Use District Zoning Conditions**

Zoning case #: Z-46-20	Date submitted: 1.29.21	<b>OFFICE USE ONLY</b> Rezoning case # _____
Existing zoning: R-4	Proposed zoning: CX-3-CU	

**Narrative of Zoning Conditions Offered**

1. Principle Uses shall be limited to Self-Service Storage, Medical and Office.
2. Any Medical or Office use shall be limited to 20,000 square feet.
3. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO, that are located within the Neighborhood Transition Zone B, shall exceed the minimum standard by only consisting of full cutoff fixtures.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

DocuSigned by:

Property Owner(s) Signature: George A. Snelling, Jr.

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Printed Name: George A. Snelling, Jr.

**RECEIVED**

By Hannah Reckhow at 2:40 pm, Feb 05, 2021

**Conditional Use District Zoning Conditions**

Zoning case #: Z-46-20	Date submitted: 1.29.21	<b>OFFICE USE ONLY</b> Rezoning case # _____
Existing zoning: R-4	Proposed zoning: CX-3-CU	

**Narrative of Zoning Conditions Offered**

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DocuSigned by:

Property Owner(s) Signature: Leigh Lyn Haralambakis

657C2EB45A934C8...

Printed Name: Leigh Haralambakis, as a manager of Bakis 5802, LLC



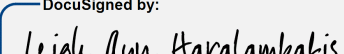
# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height <b>N/A</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Proposed Zoning Base District <b>CX</b> Height <b>3</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> 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: <b>N/A</b>			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See attached addendum</b>			
Property PIN <b>See attached addendum</b>		Deed Reference (book/page) <b>See attached addendum</b>	
Nearest Intersection <b>Creedmoor Road and Jefferys Grove School Road</b>			
Property Size (acres) <b>See attached addendum</b>	For Planned Development Applications Only:	Total Units <b>N/A</b>	Total Square Footage <b>N/A</b>
		Total Parcels <b>N/A</b>	Total Buildings <b>N/A</b>
Property Owner Name/Address <b>Bakis 5802, LLC 1521 Eglantyne Ct. Raleigh, NC 27613</b>		Phone <b>(919) 280-3331</b>	Fax <b>N/A</b>
		Email <b>leighaynh@gmail.com</b>	
Applicant Name/Address <b>Jamie Schwedler 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>(919) 835-4529</b>	Fax <b>(919) 834-4564</b>
		Email <b>jamieschwedler@parkerpoe.com</b>	
Applicant* Signature(s) 		Email <b>leighaynh@gmail.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**RECEIVED**

**By JP Mansolf at 2:41 pm, Sep 08, 2020**

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
Date Submitted		
Existing Zoning <b>R-4</b>	Proposed Zoning <b>CX-3-CU</b>	
<b>Narrative of Zoning Conditions Offered</b>		
<p>1. Principle Uses shall be limited to Office, Medical and Self-Service Storage.</p> <p>2. Any Medical or Office use shall be limited to 20,000 square feet.</p>		

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 DocuSigned by: Leigh Lyn Haralambakis Print Name Leigh Haralambakis, as a manager of Bakis 5802, LLC

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**RECEIVED**

**By JP Mansolf at 2:41 pm, Sep 08, 2020**

# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

## REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

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

Proposed Zoning Base District **CX** Height **3** Frontage **N/A** Overlay(s) **N/A**

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

Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number: **N/A**

## GENERAL INFORMATION

Date

Date Amended (1)

Date Amended (2)

Property Address **See attached addendum**

Property PIN **See attached addendum** Deed Reference (book/page) **See attached addendum**

Nearest Intersection **Creedmoor Road and Jefferys Grove School Road**

Property Size (acres) **See attached addendum**

For Planned  
Development  
Applications Only:

Total Units **N/A**

Total Square Footage **N/A**

Total Parcels **N/A**

Total Buildings **N/A**

Property Owner Name/Address

George A. Snelling, Jr.  
6116 Creedmoor Road  
Raleigh, NC 27612

Phone (919) 264-8785

Fax **N/A**

Email **h2snelling@bellsouth.net**

Applicant Name/Address

Jamie Schwedler  
301 Fayetteville Street, Suite 1400  
Raleigh, NC 27601

Phone (919) 835-4529

Fax (919) 834-4564

Email **jamieschwedler@parkerpoe.com**

Applicant\* Signature(s)

DocuSigned by:

*George A. Snelling, Jr.*

8BF2B485CD7242D...

Email **h2snelling@bellsouth.net**

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By JP Mansolf at 2:41 pm, Sep 08, 2020

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Property Owner(s) Signature George A. Snelling, Jr. DocuSigned by: George A. Snelling, Jr. Print Name George A. Snelling, Jr.  
8BF2B485CD7242D...

**RECEIVED**  
 By JP Mansolf at 2:41 pm, Sep 08, 2020

REZONING APPLICATION ADDENDUM #1	
<b>Comprehensive Plan Analysis</b>  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.	<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
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.	
See attached addendum.	
PUBLIC BENEFITS	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum.	

REZONING APPLICATION ADDENDUM #2	
<b>Impact on Historic Resources</b>  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.	<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
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 N/A

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

- |           |   |
|-----------|---|
| <b>1.</b> | <p><i>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.</i></p> <p><b>Response:</b><br/>N/A</p>   |
| <b>2.</b> | <p><i>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.</i></p> <p><b>Response:</b><br/>N/A</p>  |
| <b>3.</b> | <p><i>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.</i></p> <p><b>Response:</b><br/>N/A</p>  |
| <b>4.</b> | <p><i>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.</i></p> <p><b>Response:</b><br/>N/A</p> |
| <b>5.</b> | <p><i>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.</i></p> <p><b>Response:</b><br/>N/A</p>   |
| <b>6.</b> | <p><i>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.</i></p> <p><b>Response:</b><br/>N/A</p>   |

7.	<p><i>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.</i></p> <p><b>Response:</b> N/A</p>
8.	<p><i>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.</i></p> <p><b>Response:</b> N/A</p>
9.	<p><i>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.</i></p> <p><b>Response:</b> N/A</p>
10.	<p><i>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.</i></p> <p><b>Response:</b> N/A</p>
11.	<p><i>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.</i></p> <p><b>Response:</b> N/A</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p><b>Response:</b> N/A</p>



13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p><b>Response:</b></p> <p>N/A</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p><b>Response:</b></p> <p>N/A</p>
15.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
16.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
17.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p><b>Response:</b></p> <p>N/A</p>
19.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>

20.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
21.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
22.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
23.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
24.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
25.	<p><i>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.</i></p> <p><b>Response:</b></p> <p>N/A</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p><b>Response:</b></p> <p>N/A</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY 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"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <a href="#">Fee Schedule</a> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a conditional use district:</b>					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<b>If applicable (see Page 11):</b>					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting a Planned Development (PD) or Campus District (CMP):</b>					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<b>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</b>					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the <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"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**August 14, 2020**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on August 26, 2020 from 6–8pm. The purpose of the meeting is to discuss an upcoming application to rezone six parcels of land located at 6104 Creedmoor Road (PIN 0797408973), 6108 Creedmoor Road (PIN 0797418088), 6112 Creedmoor Road (PIN 0797419181), 6116 Creedmoor Road (PIN 0797419211), 6120 Creedmoor Road (PIN 0797419321), and 6124 Creedmoor Road (PIN 0797510334). The site is currently zoned R-4 and is proposed to be rezoned to CX-3-CU. The applicant will describe the nature of this rezoning request and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) a draft of the Rezoning Application cover page; and (5) draft conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	863 0595 8229
Enter the following password:	Creedmoor

To participate by telephone:

Dial:	929 205 6099
Enter the following meeting ID:	863 0595 8229
Enter the Participant ID:	#
Enter the Meeting password:	461993794

The City of Raleigh requires a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend. 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:

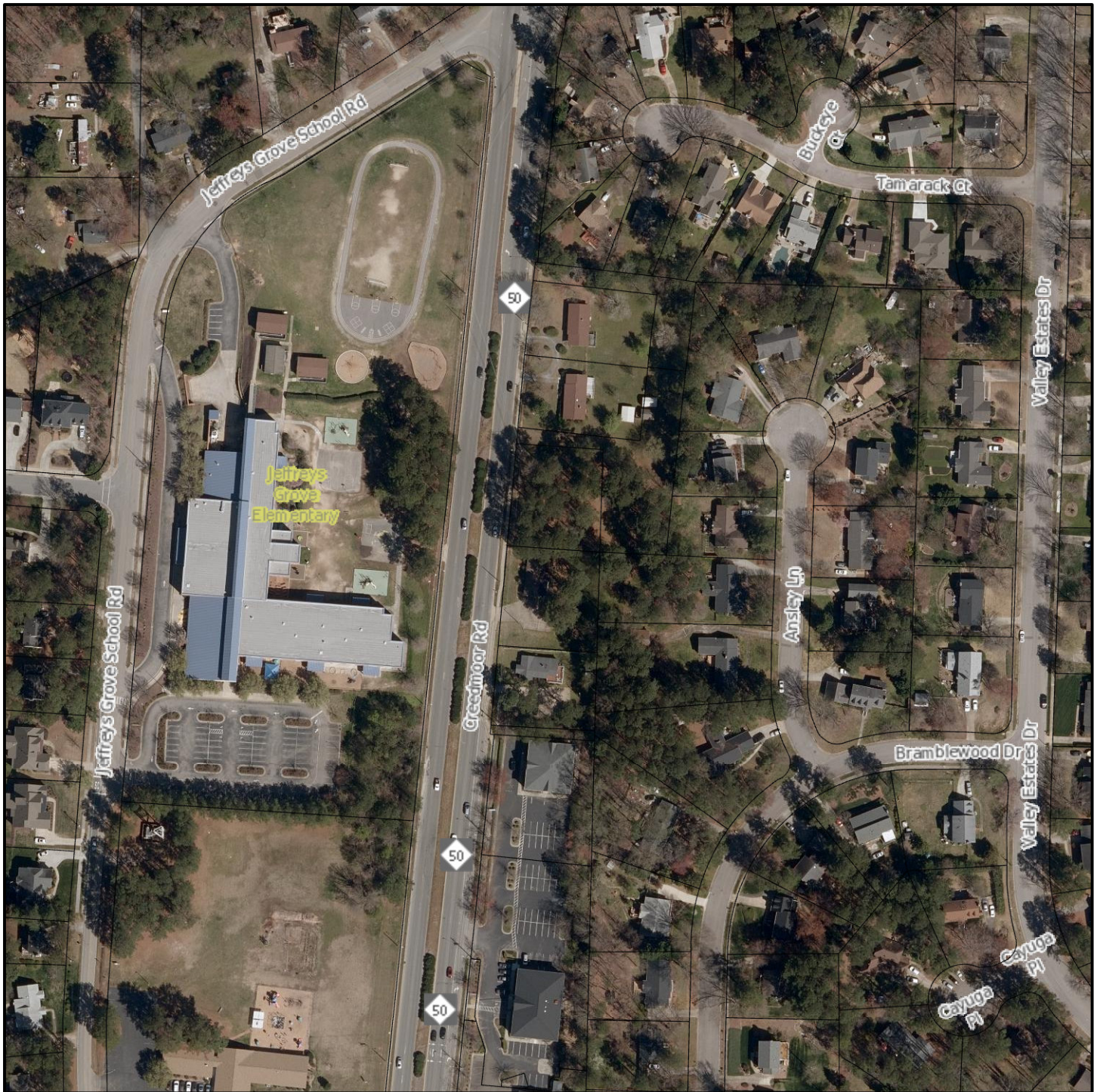
JP Mansolf  
Raleigh Planning & Development  
(919)996-2180  
[JP.Mansolf@raleighnc.gov](mailto:JP.Mansolf@raleighnc.gov)

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at [lauragoode@parkerpoe.com](mailto:lauragoode@parkerpoe.com).

Thank you,


Laura Goode





6104; 6108; 6112; 6116; 6120; and 6124  
Creedmoor Road

## Vicinity Map

N  
  
 0 105 210 420 ft  
 1 inch = 200 feet

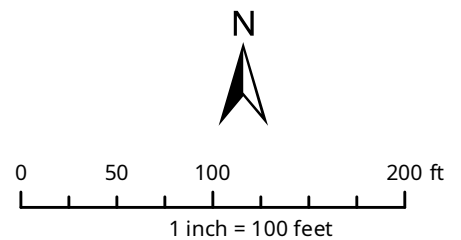
**Disclaimer**  
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





**6104; 6108; 6112; 6116; 6120; and  
6124 Creedmoor Road**

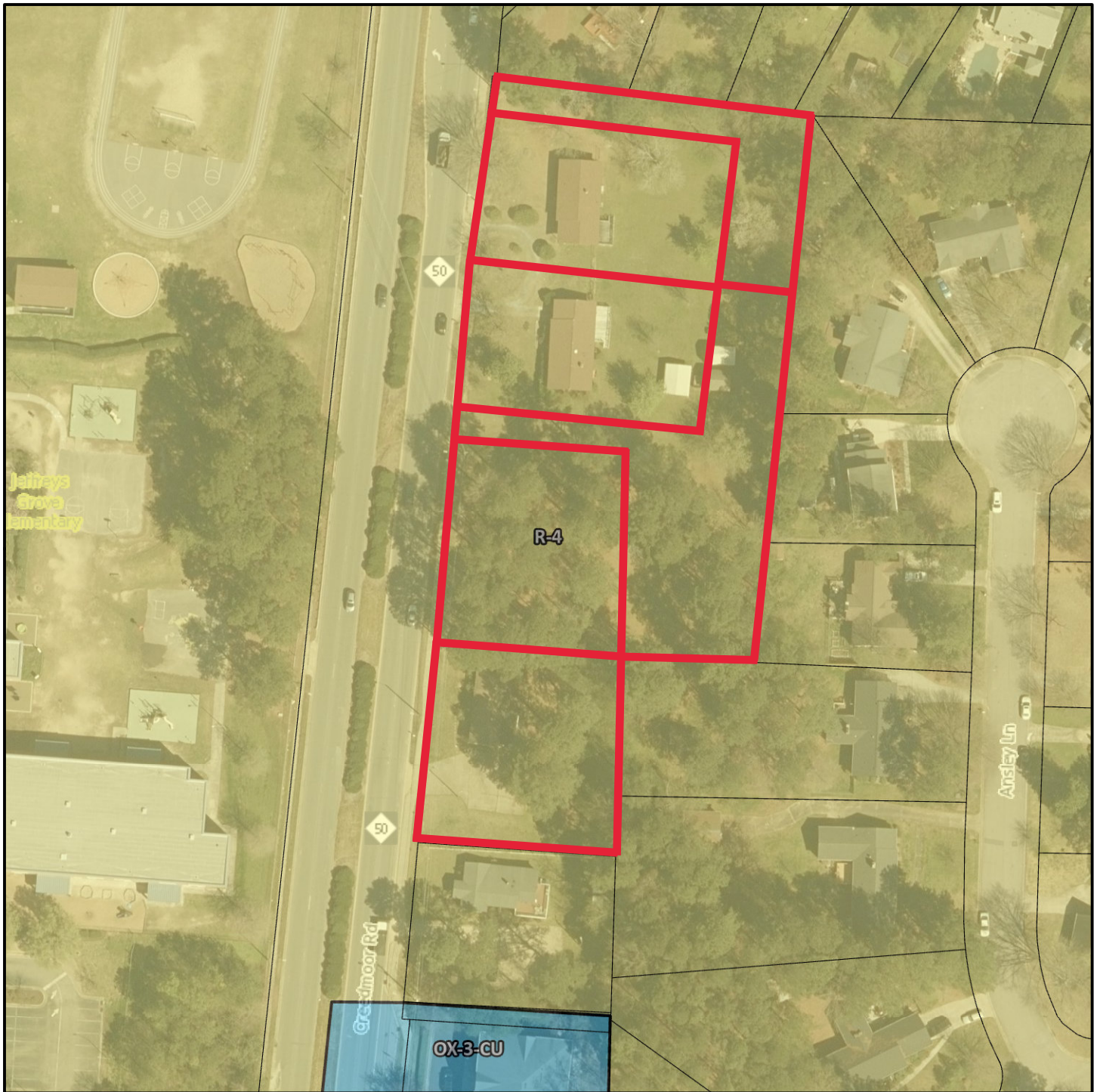
## Aerial Map



### **Disclaimer**

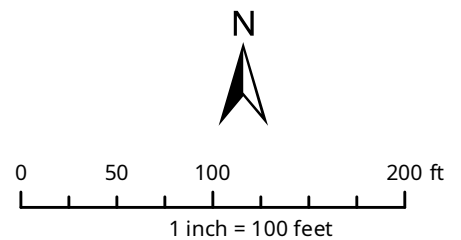
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**6104; 6108; 6112; 6116; 6120; and 6124  
Creedmoor Road**

**Zoning Map  
Current Zoning: R-4**



**Disclaimer**

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# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District <b>R-4</b> Height <b>N/A</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b> Proposed Zoning Base District <b>CX</b> Height <b>3</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b> <i>Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.</i>			<b>OFFICE USE ONLY</b>  <b>Rezoning Case #</b>
If the property has been previously rezoned, provide the rezoning case number: <b>N/A</b>			
GENERAL INFORMATION			
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Property Size (acres) <b>See attached addendum</b>	For Planned Development Applications Only:	Total Units <b>N/A</b>	Total Square Footage <b>N/A</b>
		Total Parcels <b>N/A</b>	Total Buildings <b>N/A</b>
Property Owner Name/Address <b>See attached addendum</b>		Phone <b>See attached addendum</b>	Fax <b>N/A</b>
		Email <b>See attached addendum</b>	
Applicant Name/Address <b>Jamie Schwedler 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>(919) 835-4529</b>	Fax <b>(919) 834-4564</b>
		Email <b>jamieschwedler@parkerpoe.com</b>	
Applicant* Signature(s)		Email	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

## Creedmoor Road Rezoning Application Owner Information Addendum

### **Parcel 1**

Site Address: 6104 Creedmoor Road, Raleigh, NC 27612

PIN: 0797408973

Deed Reference (book/page): 015722/00213

Acreage: 0.41

Owner: Bakis 5802 LLC

Owner Address: 1521 Eglantyne Ct., Raleigh, NC 27613

### **Parcel 2**

Site Address: 6108 Creedmoor Road, Raleigh, NC 27612

PIN: 0797418088

Deed Reference (book/page): 012228/00399

Acreage: 0.4

Owner: George A. Snelling, Jr.

Owner Address: 6116 Creedmoor Road, Raleigh, NC 27612

### **Parcel 3**

Site Address: 6112 Creedmoor Road, Raleigh, NC 27612

PIN: 0797419181

Deed Reference (book/page): 012228/00399

Acreage: 0.58

Owner: George A. Snelling, Jr.

Owner Address: 6116 Creedmoor Road, Raleigh, NC 27612

### **Parcel 4**

Site Address: 6116 Creedmoor Road, Raleigh, NC 27612

PIN: 0797419211

Deed Reference (book/page): 012228/00399

Acreage: 0.66

Owner: George A. Snelling, Jr.

Owner Address: 6116 Creedmoor Road, Raleigh, NC 27612

### **Parcel 5**

Site Address: 6120 Creedmoor Road, Raleigh, NC 27612

PIN: 0797419321

Deed Reference (book/page): 013945/02489

Acreage: 0.5

Owner: George A. Snelling, Jr.

Owner Address: 6120 Creedmoor Road, Raleigh, NC 27612

**Parcel 6**

Site Address: 6124 Creedmoor Road, Raleigh, NC 27612

PIN: 0797510334

Deed Reference (book/page): 014859/00176

Acreage: 0.24

Owner: George A. Snelling, Jr.

Owner Address: 6120 Creedmoor Road, Raleigh, NC 27612

**Creedmoor Road Rezoning  
Z-\_\_-20 Zoning Conditions**

1. Principle Uses shall be limited to Self-Service Storage, Medical and Office.
2. Any Medical or Office use shall be limited to 20,000 square feet.

## SUMMARY OF ISSUES

A neighborhood meeting was held on August 26, 2020 (date) to discuss a potential rezoning located at 6104, 6108, 6112, 6116, 6120, and 6124 Creedmoor Road (property address). The neighborhood meeting was held at virtual meeting via Zoom (location). There were approximately 11 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Neighbors asked about building setbacks and buffers for the development.

Neighbors asked why a building height of 3 stories was chosen and whether other 3-story buildings are in the area.

Neighbors asked where parking would be located for the development.

Neighbors asked why the properties are being rezoned.

Neighbors asked when the site would be redeveloped.

Neighbors asked who the developer is for the application.

# ATTENDANCE ROSTER

[illegible]

**Rezoning Application Addendum #1**  
**6104, 6108, 6112, 6116, 6120 and 6124 Creedmoor Rd, Raleigh, NC 27612**  
**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.*

This request will allow for redevelopment of six properties from single-family residential to non-residential uses, including office, medical or self-service storage that will be more appropriate for the subject properties. The subject properties combined total approximately 2.79 acres, with PIN #s 0797408973, 0797418088, 0797419181, 0797419211, 0797419321, and 0797510334 (the “Site”). The Site is currently zoned R-4, a residential district with a maximum density of 4 dwelling units/acre. The Site is designated as Office & Residential Mixed Use (“ORMU”) in the Future Land Use Map (“FLUM”) of the 2030 Comprehensive Plan (“Comp Plan”). The adjacent residential parcels immediately to the south and to the northwest across Creedmoor Road are also designated as ORMU. The adjacent residential parcels to the north, east, and southeast are designated Low Density Residential. The adjacent property to the west across Creedmoor Road is designated Public Facilities for publicly owned non-park properties, and parcels to the southwest across Creedmoor Road, are designated Institutional for uses such as city facilities and religious organizations. One of the primary locations for the ORMU FLUM is for properties fronting major streets where low-density residential uses are no longer appropriate. ORMU encourages a mix of residential and office use, with building heights limited to four stories near neighborhoods. OX is the closest corresponding zoning district. (Comp Plan p. 48).

The proposed rezoning to allow for limited non-residential uses, including office, is consistent with this FLUM designation given the properties’ frontage along Creedmoor Road, a major street designated as an Avenue 6-Lane Divided in the City’s street plan (Comp. Plan Map T-1, p. 90), and because office use is a contemplated use in the ORMU FLUM. Additionally, the building height limit of 3 stories is consistent with the 4-story limit in the ORMU FLUM. Although OX is the closest zoning district, CX-3-CU is also consistent with this FLUM given the proposed conditions to limit the uses and building height, and will also provide greater flexibility for development as CX permits self-service storage. Placing non-residential uses on the Site fits with the land use pattern in the area as there are other office, medical and self-service storage uses to the south and north. Additionally, the scale of the buildings will be consistent with other non-residential buildings in the area given the OX-3-CU zoning district designation of properties to the south and IX-3-CU designation of nearby property to the north.

The proposed development is also consistent with the following policies in the 2030 Comprehensive Plan:

**Policy LU 1.2** Future Land Use Map and Zoning Consistency. *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* (Comp Plan p. 52). This rezoning request from R-4 to CX-3-CU is consistent with the ORMU FLUM designation, appropriate for lots fronting major roadways where low-density residential uses are no longer appropriate, and contemplates a mix of residential and office uses, with a general height limitation of four stories. This CX-3-CU rezoning request to allow for office, medical or self-service storage uses with a

height limitation of three stories is consistent with the spirit of the ORMU FLUM as it will allow for redevelopment of low-density residential uses no longer appropriate on the Site fronting the major Creedmoor Road to more appropriate uses, including office, in close proximity to residential uses with a building height contemplated by the ORMU FLUM.

**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.* (Comp Plan p. 56). The redevelopment of the Site, already within the City limits, will result in infill development in a contiguous pattern as the surrounding properties are all developed, and will be able to utilize the existing City services available to the Site. The requested CX-3-CU zoning district will allow non-residential uses in close proximity to residential, public and institutional uses to allow for a mix of uses in a more compact land use pattern to reduce sprawl and long vehicle trips between uses.

**Policy LU 2.6 Zoning and Infrastructure Impacts.** *Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to the infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.* (Comp Plan p. 57). Any medical or office use will be limited to 20,000 square feet to reduce any traffic impacts related to the development. The applicant will comply with traffic impact analysis requirements, if required, and will commit to any required transportation improvements at site plan.

**Policy LU 4.4 Reducing Vehicle Miles Traveled Through Mixed-Use.** *Promote mixed-use development that provides a range of services within a short distance of residences as a way to reduce the growth of vehicle miles traveled (VMT).* (Comp Plan p. 60) This rezoning will potentially allow for a mix of uses at the Site. Even if a single use is developed, it will be a non-residential use in close proximity to existing residential, public and institutional uses to foster a mix of uses along this portion of Creedmoor Road and reduce growth of vehicle miles traveled.

**Policy LU 4.7 Capitalizing on Transit Access.** *Sites within walking distance of existing and proposed rail and bus rapid transit stations should be developed with intense residential and mixed uses to take full advantage of and support investment in transit infrastructure.* (Comp Plan p. 63) This rezoning will allow for a potential mix of uses to be located within walking distance of transit stops for the GoRaleigh Route 36 – Creedmoor, located at the intersections of Creedmoor and Jeffrey’s Grove School Roads to the north and at Beverly Medical Center to the south.

**Policy LU 5.1 Reinforcing Urban Pattern.** *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.* (Comp Plan p. 64). While the Site is not in an urban center, the applicant will implement the benefits intended of this policy. The applicant has limited the permitted uses to medical, office and self-service storage to allow for more appropriate non-residential development fronting the major Creedmoor Road that is consistent both in type and building height to the surrounding non-residential uses along this stretch of Creedmoor Road while also ensure compatibility and natural transitions with the single-family detached residences to the north, east and south.



**Policy LU 5.2** Managing Commercial Development Impacts. *Manage new commercial development using zoning regulations and through the conditional use zoning and development review process so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise and vibration impacts on surrounding residential areas.* (Comp Plan p. 64). The applicant, through this conditional use rezoning, has limited the permitted uses in the proposed CX-3-CU district to medical, office and self-service storage. These uses were intentionally chosen to have a minimal impact on adjacent single-family residences in terms of traffic, parking, noise and other potential impacts.

**Policy LU 5.5** Transitional and Buffer Zone Districts. *Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions for these areas should ensure that development achieves appropriate height and density transitions, and protects neighborhood character.* (Comp Plan p. 65). The proposed conditions for the CX-3-CU zoning district to limit uses to office, medical or self-service storage, limit square footage for office and medical uses, and limit building height to 3 stories will ensure future development of the Site will have appropriate height and density transitions and protect neighborhood character.

**Policy LU 7.4** Scale and Design of New Commercial Uses. *New uses within commercial districts should be developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas.* (Comp Plan p. 66). The proposed conditions for the CX-3-CU zoning district to limit square footage for office and medical uses and limit the building height at the Site to 3 stories will ensure development at the Site will be at a height, mass and scale appropriate and compatible with surrounding areas. The limited uses as well as the building height limit is consistent with the surrounding non-residential uses along this stretch of Creedmoor Road, including the buildings within the OX-3-CU zoning district to the south and IX-3-CU zoning district of a nearby property to the north.

**Policy LU 8.10** Infill Development. *Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.* (Comp Plan p. 70). Three properties comprising the Site are vacant. This proposed rezoning will fill a gap and will allow for a non-residential development with consistent uses and building scales to those along this stretch of Creedmoor Road such that the development will complement the area and not create a sharp edge in the general development pattern.

**Policy LU 8.11** Development of Vacant Sites. *Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition and other measures that would address these.* (Comp Plan p. 70). Three properties comprising the Site are vacant, two of which are small and irregularly shaped, making development difficult. This rezoning will allow for consolidation of these lots to facilitate development.

## **PUBLIC BENEFITS**

*Provide brief statements regarding the public benefits derived as a result of the rezoning request.*

This rezoning will allow for redevelopment of multiple properties with frontages along the major street of Creedmoor Road where low-density residential is no longer appropriate. This rezoning will also allow for development of three vacant properties, two of which are small and irregularly shaped such that development is difficult, allowing for infill development. The proposed conditions for the CX-3-CU district will be consistent with surrounding non-residential uses in terms of use type and building square footage and height to ensure compatibility and smooth transitions with the adjacent single-family residential uses to the north, east and south. The redevelopment from low-density residential to limited non-residential uses will support a mix of uses along this section of Creedmoor Road within walking distance to transit and will aid in reduction of vehicle miles traveled between uses. Finally, this rezoning will ensure the highest and best use of these frontage properties with conditions that ensure they will be developed in a manner compatible with surrounding properties.

# Creedmoor Road Rezoning Application

## Owner Information Addendum

### **Parcel 1**

Site Address: 6104 Creedmoor Road, Raleigh, NC 27612

PIN: 0797408973

Deed Reference (book/page): 015722/00213

Acreage: 0.41

Owner: Bakis 5802, LLC

Owner Address: 1521 Eglantyne Ct., Raleigh, NC 27613

Phone: (919) 280-3331

Email: [leighaynh@gmail.com](mailto:leighaynh@gmail.com)

### **Parcel 2**

Site Address: 6108 Creedmoor Road, Raleigh, NC 27612

PIN: 0797418088

Deed Reference (book/page): 012228/00399

Acreage: 0.4

Owner: George A. Snelling, Jr.

Owner Address: 6116 Creedmoor Road, Raleigh, NC 27612

Phone: (919) 264-8785

Email: [h2snelling@bellsouth.net](mailto:h2snelling@bellsouth.net)

### **Parcel 3**

Site Address: 6112 Creedmoor Road, Raleigh, NC 27612

PIN: 0797419181

Deed Reference (book/page): 012228/00399

Acreage: 0.58

Owner: George A. Snelling, Jr.

Owner Address: 6116 Creedmoor Road, Raleigh, NC 27612

Phone: (919) 264-8785

Email: [h2snelling@bellsouth.net](mailto:h2snelling@bellsouth.net)

### **Parcel 4**

Site Address: 6116 Creedmoor Road, Raleigh, NC 27612

PIN: 0797419211

Deed Reference (book/page): 012228/00399

Acreage: 0.66

Owner: George A. Snelling, Jr.

Owner Address: 6116 Creedmoor Road, Raleigh, NC 27612

Phone: (919) 264-8785

Email: [h2snelling@bellsouth.net](mailto:h2snelling@bellsouth.net)

**Parcel 5**

Site Address: 6120 Creedmoor Road, Raleigh, NC 27612

PIN: 0797419321

Deed Reference (book/page): 013945/02489

Acreage: 0.5

Owner: George A. Snelling, Jr.

Owner Address: 6120 Creedmoor Road, Raleigh, NC 27612

Phone: (919) 264-8785

Email: [h2snelling@bellsouth.net](mailto:h2snelling@bellsouth.net)

**Parcel 6**

Site Address: 6124 Creedmoor Road, Raleigh, NC 27612

PIN: 0797510334

Deed Reference (book/page): 014859/00176

Acreage: 0.24

Owner: George A. Snelling, Jr.

Owner Address: 6120 Creedmoor Road, Raleigh, NC 27612

Phone: (919) 264-8785

Email: [h2snelling@bellsouth.net](mailto:h2snelling@bellsouth.net)

**October 26, 2020**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners:

You are invited to attend a second neighborhood meeting on November 5, 2020 from 6:00–8:00 pm. The purpose of the meeting is to discuss a pending application to rezone six parcels of land located at 6104 Creedmoor Road (PIN 0797408973), 6108 Creedmoor Road (PIN 0797418088), 6112 Creedmoor Road (PIN 0797419181), 6116 Creedmoor Road (PIN 0797419211), 6120 Creedmoor Road (PIN 0797419321), and 6124 Creedmoor Road (PIN 0797510334). The site is currently zoned R-4 and is proposed to be rezoned to CX-3-CU. The applicant will describe the nature of this rezoning request, discuss concerns raised at the first neighborhood meeting held on August 26, 2020, and field any questions from the public. Enclosed are: (1) an aerial photograph of the parcels (2) a vicinity map outlining the location of the parcels; (3) a zoning map of the subject area; (4) a copy of the Rezoning Application cover page; and (5) conditions for the rezoning.

The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	<a href="https://zoom.us/join">https://zoom.us/join</a>
Enter the following meeting ID:	899 9456 3578
Enter the following password:	Creedmoor2

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	899 9456 3578 #
Enter the Participant ID:	#
Enter the Meeting password:	6729225215 #

A rezoning application was submitted to the City of Raleigh on September 4, 2020. The City of Raleigh requires a second neighborhood meeting involving the property owners within 1000 feet of the area requested for rezoning after the submittal of certain rezoning applications, including the subject application as it is a rezoning from a residential zoning district to a mixed use district. Any landowner who is interested in learning more about this project is invited to attend. 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:

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

If you have any questions about this rezoning, please contact me at (919) 835-4648 or via email at [lauragoode@parkerpoe.com](mailto:lauragoode@parkerpoe.com).

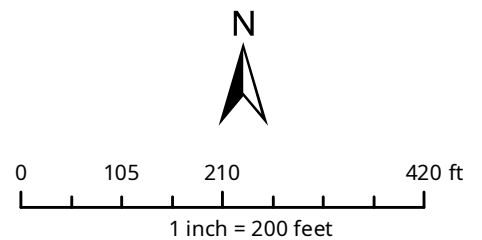
Thank you,  
Laura Goode





6104; 6108; 6112; 6116; 6120; and  
6124 Creedmoor Road

## Vicinity Map



### Disclaimer

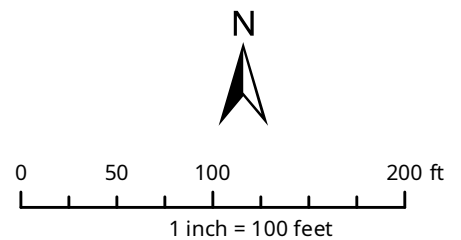
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





**6104; 6108; 6112; 6116; 6120; and  
6124 Creedmoor Road**

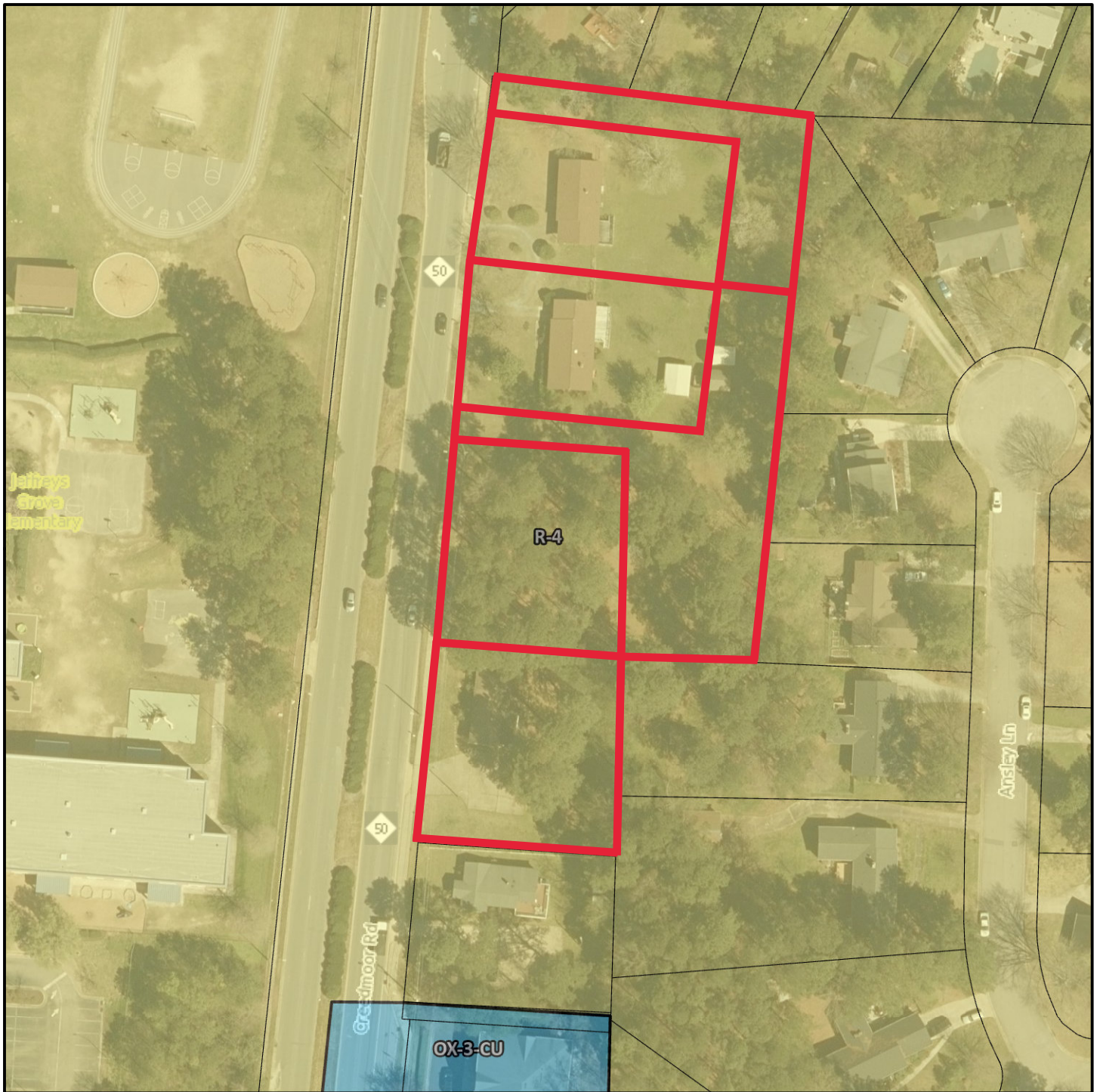
## Aerial Map



### **Disclaimer**

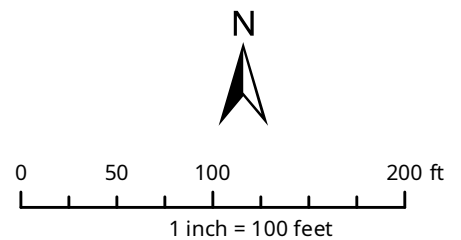
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*





**6104; 6108; 6112; 6116; 6120; and 6124  
Creedmoor Road**

**Zoning Map  
Current Zoning: R-4**



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# Rezoning Application



RALEIGH  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height <b>N/A</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Proposed Zoning Base District <b>CX</b> Height <b>3</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> 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: <b>N/A</b>			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See attached addendum</b>			
Property PIN <b>See attached addendum</b>		Deed Reference (book/page) <b>See attached addendum</b>	
Nearest Intersection <b>Creedmoor Road and Jefferys Grove School Road</b>			
Property Size (acres) <b>See attached addendum</b>	For Planned Development Applications Only:	Total Units <b>N/A</b>	Total Square Footage <b>N/A</b>
		Total Parcels <b>N/A</b>	Total Buildings <b>N/A</b>
Property Owner Name/Address <b>Bakis 5802, LLC 1521 Eglantyne Ct. Raleigh, NC 27613</b>		Phone <b>(919) 280-3331</b>	Fax <b>N/A</b>
		Email <b>leighaynh@gmail.com</b>	
Applicant Name/Address <b>Jamie Schwedler 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>(919) 835-4529</b>	Fax <b>(919) 834-4564</b>
		Email <b>jamieschwedler@parkerpoe.com</b>	
Applicant* Signature(s)	DocuSigned by: <b>leighaynh@gmail.com</b> 657C2EB45A934C8...	Email <b>leighaynh@gmail.com</b>	

\*Please see Page 11 for information about who may submit rezoning applications. 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



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			<b>OFFICE USE ONLY</b>  Rezoning Case #
Existing Zoning Base District <b>R-4</b> Height <b>N/A</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Proposed Zoning Base District <b>CX</b> Height <b>3</b> Frontage <b>N/A</b> Overlay(s) <b>N/A</b>			
Click <a href="#">here</a> 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: <b>N/A</b>			
GENERAL INFORMATION			
Date		Date Amended (1)	Date Amended (2)
Property Address <b>See attached addendum</b>			
Property PIN <b>See attached addendum</b>		Deed Reference (book/page) <b>See attached addendum</b>	
Nearest Intersection <b>Creedmoor Road and Jefferys Grove School Road</b>			
Property Size (acres) <b>See attached addendum</b>	For Planned Development Applications Only:	Total Units <b>N/A</b>	Total Square Footage <b>N/A</b>
		Total Parcels <b>N/A</b>	Total Buildings <b>N/A</b>
Property Owner Name/Address <b>George A. Snelling, Jr. 6116 Creedmoor Road Raleigh, NC 27612</b>		Phone <b>(919) 264-8785</b>	Fax <b>N/A</b>
		Email <b>h2snelling@bellsouth.net</b>	
Applicant Name/Address <b>Jamie Schwedler 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601</b>		Phone <b>(919) 835-4529</b>	Fax <b>(919) 834-4564</b>
		Email <b>jamieschwedler@parkerpoe.com</b>	
Applicant* Signature(s)	<div>DocuSigned by: <b>George A. Snelling, Jr.</b> 8BF2E485CD7242D...</div>	Email <b>h2snelling@bellsouth.net</b>	

\*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

## Creedmoor Road Rezoning Application Owner Information Addendum

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Deed Reference (book/page): 012228/00399

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Owner: George A. Snelling, Jr.

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Acreage: 0.5

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Owner Address: 6120 Creedmoor Road, Raleigh, NC 27612

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Site Address: 6124 Creedmoor Road, Raleigh, NC 27612

PIN: 0797510334

Deed Reference (book/page): 014859/00176

Acreage: 0.24

Owner: George A. Snelling, Jr.

Owner Address: 6120 Creedmoor Road, Raleigh, NC 27612

## CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

Date Submitted
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Existing Zoning <b>R-4</b>	Proposed Zoning <b>CX-3-CU</b>
----------------------------	--------------------------------

**OFFICE USE ONLY**

**Rezoning Case #**

**Rezoning Case #**

Narrative of Zoning Conditions Offered	
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1. Principle Uses shall be limited to Office, Medical and Self-Service Storage.
2. Any Medical or Office use shall be limited to 20,000 square feet.

Property Owner(s) Signature

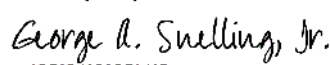
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Leigh Lyn Haralambakis \_\_\_\_\_ Print Name Bakis 5802, LLC  
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Leigh Lyn Haralambakis \_\_\_\_\_ Print Name Bakis 5802, LLC  
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CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY  Rezoning Case #
Date Submitted		
Existing Zoning <b>R-4</b>	Proposed Zoning <b>CX-3-CU</b>	
Narrative of Zoning Conditions Offered		
<p>1. Principle Uses shall be limited to Office, Medical and Self-Service Storage.</p> <p>2. Any Medical or Office use shall be limited to 20,000 square feet.</p>		

The property owner(s) hereby offers, consents to, and agrees to abide by, 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

DocuSigned by:  
 \_\_\_\_\_ Print Name George A. Snelling, Jr.  
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## SUMMARY OF ISSUES

A neighborhood meeting was held on November 5, 2020 (date) to discuss a potential rezoning located at 6104, 6108, 6112, 6116, 6120, 6124 Creedmoor Road (property address). The neighborhood meeting was held at virtual meeting via Zoom (location). There were approximately 6 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Neighbors asked about the location and type of buffers for the development
Neighbors asked how stormwater would be managed, potential impacts to their properties, and how future issues may be addressed
Neighbors asked if a fence will be installed between the site and bordering properties
Neighbors asked about proposed building heights
Neighbors asked about regulations governing installation of fencing on their own properties
Neighbors asked when construction would begin and end

## ATTENDANCE ROSTER

[illegible]