

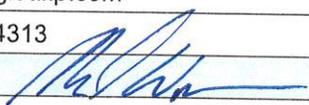


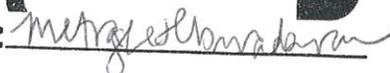
# Rezoning Application and Checklist

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

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 18 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General Use	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-10-CU		Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-10-CU		Height:	Frontage:	Overlay(s):
<b>Helpful Tip:</b> View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-24-2006				

General Information		
Date: November 18, 2024	Date amended (1):	Date amended (2):
Property address: 4349 and 4353 Pearl Road		
Property PIN: 1731-18-0434 and 1731-18-3330		
Deed reference (book/page): Book 17232, Page 1918, and Book 19700, Page 221		
Nearest intersection: Pearl Road and Camelot Village Avenue		Property size (acres): 3.82
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Wrenn Properties and Real Estate, Inc.; 2540 Holiday Ave, Zebulon, NC 27597		
Property owner email: mikewrenn59@gmail.com		
Property owner phone: (919) 880-7050		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: (919) 645-4313		
Applicant signature(s): 		
Additional email(s):		

**RECEIVED**  
DEC 02 2024  
BY: 

**Conditional Use District Zoning Conditions**

Zoning case #: <b>Z-46-24</b>	Date submitted: November 18, 2024	<b>Office Use Only</b> Rezoning case # _____
Existing zoning: <b>R-10-CU</b>	Proposed zoning: <b>R-10-CU</b>	

**Narrative of Zoning Conditions Offered**

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 district shall be prohibited: (i) Boardinghouse; (ii) Congregate care; (iii) Continuing care retirement community; (iv) Rest home; (v) School, public or private (K-12); (vi) Day care center; (vii) Golf course; and (viii) Outdoor sports or entertainment facility.
2. An Apartment building type may not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.

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

Property Owner(s) Signature: \_\_\_\_\_

Printed Name(s): Michael Wrenn

**RECEIVED**  
DEC 02 2024  
BY: metajesh **raleighnc.gov**



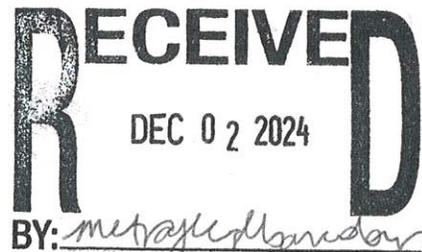
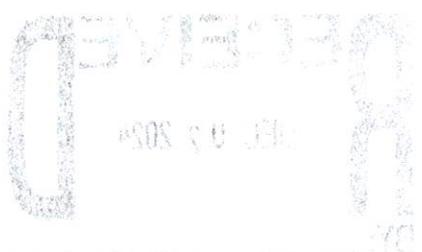
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For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Ryan and Leigh Ann Griffis; 4804 Sunset Forest Circle, Holly Springs, NC 27540		
Property owner email: ryan_griffis@hotmail.com		
Property owner phone: (919) 454-6582		
Applicant name and address: Worth Mills, Longleaf Law Partners; 4509 Creedmoor Road, Suite 302, Raleigh, NC 27612		
Applicant email: wmills@longleaflp.com		
Applicant phone: (919) 645-4313		
Applicant signature(s):		
Additional email(s):		



**Conditional Use District Zoning Conditions**

Zoning case #: **Z-46-24**

Date submitted: November 18, 2024

**Office Use Only**  
Rezoning case #

Existing zoning: **R-10-CU**

Proposed zoning: **R-10-CU**

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Property Owner(s) Signature: \_\_\_\_\_

Printed Name(s): \_\_\_\_\_

**RECEIVED**  
DEC 02 2024  
BY: metrajes shoman

**Rezoning Application Addendum #1**

**Comprehensive Plan Analysis**

**Office Use Only**

Rezoning case #  
\_\_\_\_\_

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

**Statement of Consistency**

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

**Public Benefits**

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

**Rezoning Application Addendum #2**

**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

**Office Use Only**  
Rezoning case #

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**Inventory of Historic Resources**

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

**Public Mitigation**

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

## 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:

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

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

<b>Rezoning Checklist (Submittal Requirements)</b>					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning:	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh					
2. Pre-application conference					
3. Neighborhood meeting notice and report					
4. Rezoning application review fee (see <a href="#">Development Fee Guide</a> for rates).					
5. Completed application submitted through Permit and Development Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design or downtown design guidelines					
8. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties with 500 feet of area to be rezoned					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:	Yes	N/A	Yes	No	N/A
11. Completed zoning conditions, signed by property owner(s)					
If applicable, see page 18:	Yes	N/A	Yes	No	N/A
12. Proof of Power of Attorney or Owner Affidavit					
For properties requesting a Planned Development or Campus District:	Yes	N/A	Yes	No	N/A
13. Master plan (see Master Plan submittal requirements)					
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					
15. Proposed conditions signed by property owner(s)					

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

REZONING OF PROPERTY CONSISTING OF +/- 3.82 ACRES,  
LOCATED 0.1 MILES EAST OF THE PEARL ROAD AND CAMELOT VILLAGE AVENUE  
INTERSECTION, IN THE CITY OF RALEIGH'S EXTRATERRITORIAL JURISDICTION

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
OCTOBER 29, 2024

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, October 29, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 3.82 acres, and is located 0.1 miles east of the Pearl Road and Camelot Village Avenue intersection, in the City of Raleigh's extraterritorial jurisdiction, having Wake County Parcel Identification Numbers 1731-18-0434 and 1731-18-3330. This meeting was held at the Barwell Road Community Center, located at 5857 Barwell Road, Raleigh, NC 27610. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner and Tenants  
From: Worth Mills  
Date: October 15, 2024  
Re: Neighborhood Meeting for Text Change to Zoning Conditions of 4349 and 4353 Pearl Road

You are invited to attend an informational meeting to discuss the proposed text change to zoning conditions of 4349 and 4353 Pearl Road (with Property Identification Numbers (PINs) 1731-18-0434 and 1731-18-3330). The meeting will be held on **Tuesday, October 29<sup>th</sup> 2024, from 6:00 PM until 7:00 PM,** at the following location:

**Barwell Road Community Center  
Meeting Room  
5857 Barwell Park Drive  
Raleigh, NC 27610**

The property totals approximately 3.82 acres in size and is located approximately 0.1 miles east of the Pearl Road and Camelot Village Avenue intersection. The property is currently zoned Residential-10, Conditional Use (R-10-CU). Included in this notice is a copy of the current zoning conditions. The purpose of the rezoning is to facilitate a townhouse development.

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

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and [wmills@longleaflp.com](mailto:wmills@longleaflp.com). Also, for more information about the rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planner Matthew McGregor at 919.996.4637 or [matthew.mcgregor@raleighnc.gov](mailto:matthew.mcgregor@raleighnc.gov). If you would like to submit written comments or questions after the neighborhood meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning).

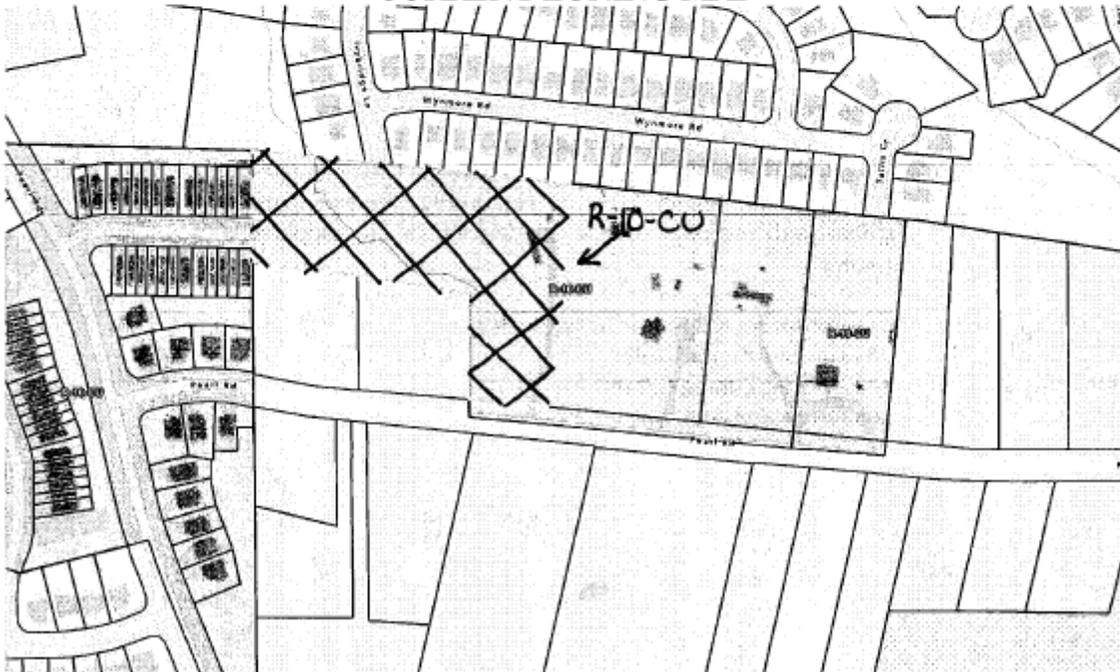
Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit
3. Copy of the existing zoning conditions

CURRENT PROPERTY MAP



CURRENT ZONING MAP



"CURRENT RESIDENT"  
5716 FOREST POINT RD  
RALEIGH, NC 27610

## EXHIBIT C – ITEMS DISCUSSED

1. The property's location, existing conditions, and current zoning and zoning conditions.
2. The City of Raleigh's rezoning process and estimated timeline.
3. The Future Land Use Map recommendation
4. Anticipated new zoning conditions
5. Question: How will this development impact existing trees on the property?
  - a. Answer: While trees will need to be cut down for new homes, the City requires at least 10% of the property to be set aside as Tree Conservation Area. Those Areas will be determined during the subdivision review stage, after TCZ approval.
6. Question: Where will new streets be located?
  - a. Answer: Princess Curry Way and Ivybridge Lane will likely be extended into this property and intersect one another. We do not know yet if we will be required to stub Princess Curry Way to the eastern boundary line or to extend Ivybridge Lane to intersect with Pearl Road.
7. Comment: Extending these roads to intersect with Pearl Road will create cut-through traffic to avoid the Pearl Road and Rock Quarry Road stoplight.
8. Question: What is the plan for parking along the Princess Curry Way extension? Will there be on-street parking?
  - a. Answer: We anticipate the future homes will be front-loaded, with driveways in front of the homes. While we expect the City will want us to continue the existing road with of Princess Curry Way, we do not yet know if we will have to design a street for on-street parking.
9. Comment: Parking for the new homes may be an issue as it is at the adjacent townhomes. Consider adding a small parking lot for overflow parking.
10. Question: What is the City's plan generally for southeast Raleigh?
  - a. Answer: Most of southeast Raleigh is planned for residential uses, but there are pockets of land from Jones Sausage Road to Auburn Knightdale Road that are planned for commercial uses. The completion of I-540 is expected to bring more commercial uses to the area.
11. Comment: There is a preference for owner-occupied homes, because rental homes tend to bring additional crime.
12. Question: What is the construction timeline?
  - a. Answer: The applicant will likely spend approximately 12-16 months on rezoning and subdivision review. The earliest we anticipate development commencing is early 2026.
13. Question: Will the townhomes be 2 or 3 stories?
  - a. Answer: The zoning district permits townhomes up to 3 stories and 45', but at this time we do not know.
14. Question: Will the townhomes have 1- or 2-car garages?
  - a. Answer: We do not know at this time.
15. Question: Who are the property owners?
  - a. The current owners of 4349 Pearl Road are Ryan and Leigh Ann Griffis. The current owner of 4353 Pearl Road is Wrenn Properties and Real Estate Inc.

## **EXHIBIT D – MEETING ATTENDEES**

1. Worth Mills (Longleaf Law Partners)
2. Lloyd Inman (Community Connector)
3. Calvin Sanders
4. Sean Shesh
5. Janie Rowe
6. Kenya Sanders