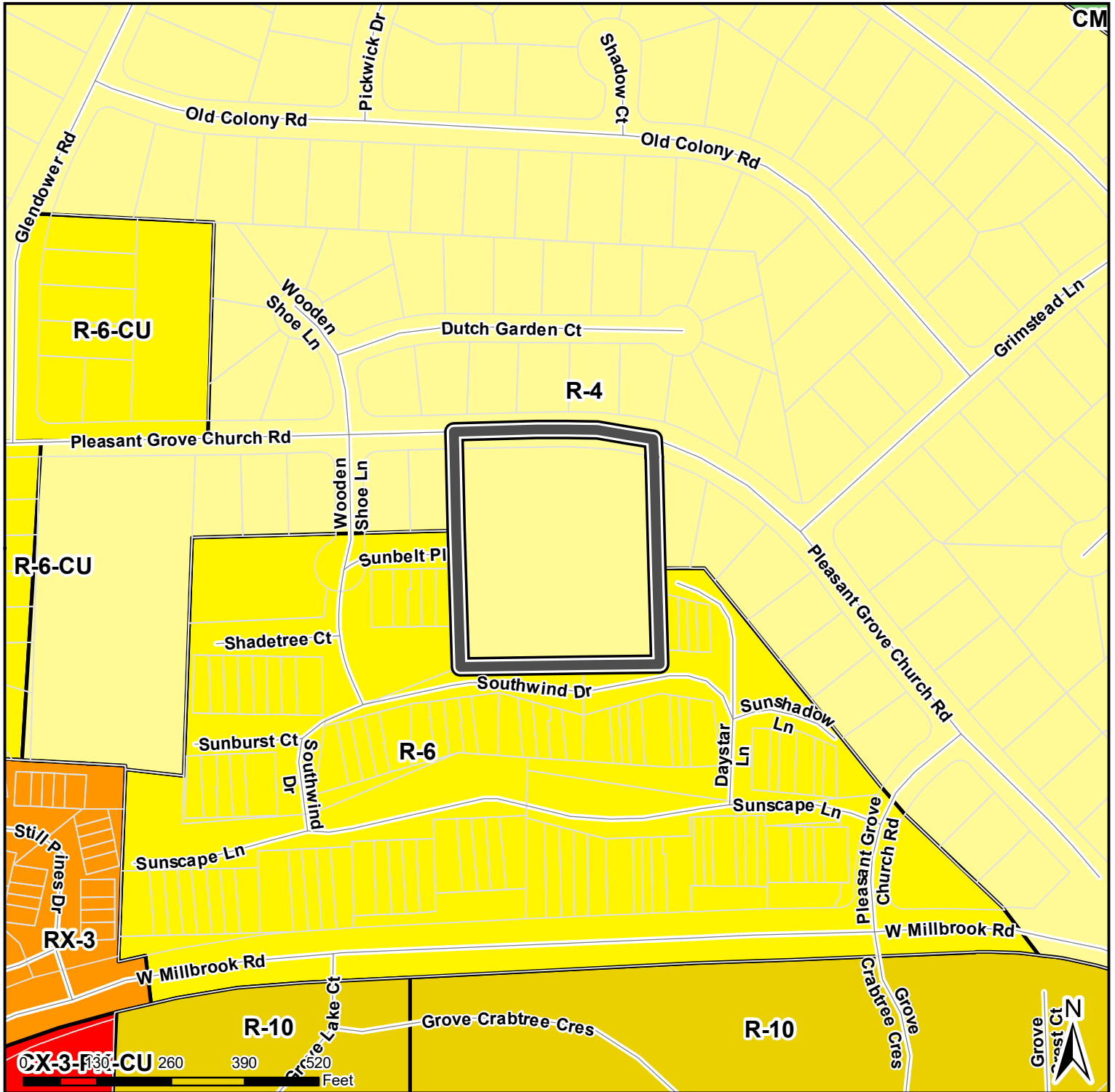
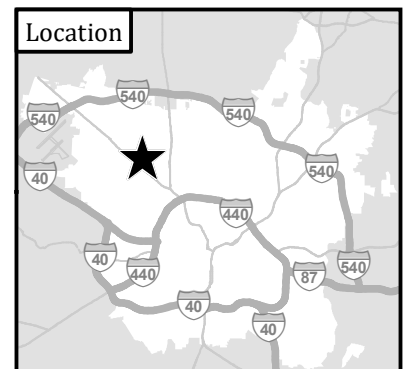


Existing Zoning

Z-50-2020



Property	4301 Pleasant Grove Church Rd
Size	3.07 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU





Raleigh

MEMO

TO: Marchell Adams-David, City Manager
THRU: Ken Bowers, AICP, Deputy Director
FROM: Jason Hardin, Senior Planner
DEPARTMENT: Planning and Development
DATE: April 9, 2021
SUBJECT: City Council special item for April 20, 2021 – Z-50-20

On April 6, 2021, City Council held a public hearing for the following item:

Z-50-20 Pleasant Grove Church Road, approximately 3.07 acres located at [4301 Pleasant Grove Church Road](#).

Current zoning: Residential-4 (R-4).

Requested zoning: Residential-10-Conditional Use (R-10-CU).

On April 6, Council closed the hearing, then voted to defer action for two weeks in order to allow for revisions to zoning conditions. Signed zoning conditions provided on April 9 include two new conditions that address building materials and design. The new conditions state that:

- All residential buildings will include:
 - Pitched, shingled roofs with a minimum pitch of 4:12;
 - Building facades, exclusive of roofs, windows, doors, soffits, trim, and foundations, shall be comprised of one or more of wood, masonry (including without limitation, natural and manufactured masonry), and cementitious siding (and shall not consist of aluminum, vinyl, or synthetic stucco (EIFS));
 - At least two (2) of the following architectural features or elements: gables, dormers, columns, window shutters, porches, stoops, and bay or bow windows.
- Rooftop terraces are not permitted.

Previously provided conditions prohibit the Outdoor sports or entertainment facility use; allow a maximum of 24 units on the property; specify that buildings with a residential unit will not be placed within 30 feet of either the eastern or western property line; and specify that a minimum six-foot-high opaque fence will be placed within 15 feet of the east, south, and west boundaries of the site, with the exception of where any tree conservation area or easements exist.

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

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

The request is **consistent** with the Urban Form Map.

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

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)

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#12086

CASE INFORMATION: Z-50-20 PLEASANT GROVE CHURCH ROAD

Location	The property is located on the south side of Pleasant Grove Church Road, approximately 150 feet east of Wooden Shoe Lane Address: 4301 Pleasant Grove Church Road PINs: 0787702653 iMaps , Google Maps , Driving/Transit Directions from City Hall
Current Zoning	Residential-4 (R-4)
Requested Zoning	Residential-10-Conditional Use (R-10-CU)
Area of Request	3.07 acres
Corporate Limits	The subject site is located within the corporate limits and is surrounded by properties also within corporate limits.
Property Owner	MJP Visions Realty LLC
Applicant	PGC Rd 1, LLC, attn. Clifton Minsley
Council District	E
PC Recommendation Deadline	March 22, 2021 (includes 30-day extension granted by City Council)

SUMMARY OF PROPOSED CONDITIONS

<ol style="list-style-type: none"> 1. Outdoor sports or entertainment facility use is not permitted. 2. A maximum of 24 units would be allowed on the property. 3. Buildings with a residential unit will not be placed within 30 feet of either the eastern or western property lines. 4. A minimum six-foot-high opaque fence will be placed within 15 feet of the east, south, and west boundaries of the site, with the exception of where any tree conservation area or easements exist.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Moderate Density Residential
Urban Form	None
Consistent Policies	LU 1.2—Future Land Use Map and Zoning Consistency LU 2.2—Compact Development LU 8.10—Infill Development.

	EP 1.1—Greenhouse Gas Reduction H 1.8—Zoning for Housing
Inconsistent Policies	None

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
9/23/2020; approximately 35 attendees	Not required. Applicant voluntarily held a second meeting on 2/9/21	11/24/20 (consent for deferral); 1/12/21, 1/26/21, 2/9/21, 2/23/21	3/2/21 (report of Planning Commission)

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:

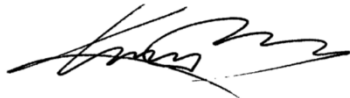
Reasonableness and Public Interest	The proposal is reasonable and in the public interest. The proposed development pattern is compatible with the area. The request is consistent with several Comprehensive Plan policies, including those that support consistency with the Future Land Use Map, compact development, infill development, and increasing housing supply.
Change(s) in Circumstances	N/A
Recommendation	Approve (8-0)

Motion and Vote	Motion: O'Haver; Second: Miller In Favor: Bennett, Fox, Hicks, Lampman, McIntosh, Miller, O'Haver, Winters
Reason for Opposed Vote(s)	N/A

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:

Staff Coordinator: Jason Hardin: (919) 996-2657; Jason.Hardin@raleighnc.gov



ZONING STAFF REPORT – CASE Z-50-20

Conditional Use

OVERVIEW

The proposal seeks to rezone a 3.07-acre parcel on the south side of Pleasant Grove Church Road, roughly a half-mile east of the intersection of Glenwood Avenue and Millbrook Road. The property is currently zoned R-4; the request is for R-10-CU zoning.

The property is currently vacant and largely wooded; it had previously contained a detached house, which has been removed. All contiguous parcels are developed with residential uses. It is bordered by townhouses on the south and parts of its east and west sides.

Property to the south is zoned R-6. Properties to the east and west are a combination of R-6 and R-4. Properties across Pleasant Grove Church Road to the north are zoned R-4.

The Future Land Use Map designates the subject property and most adjacent properties as Moderate Density Residential, which envisions between six and 14 units per acre. The area adjacent to a portion of the eastern border of the site is designated as Low Density Residential, as is the area across Pleasant Grove Church Road to the north.

Farther to the west and south, Future Land Use Map designations and zoning categories increase in intensity as they approach the intersection of West Millbrook Road and Glenwood Avenue, which is designated as a node of mixed-use activity. The area does not have a designation on the Urban Form Map.

The zoning request would permit a moderate amount of increased residential density. It also would facilitate additional residential building types, including duplexes, townhouses, and apartments.

Update for February 9, 2021

The applicant scheduled an additional meeting with nearby residents to discuss the request. That meeting was scheduled for February 9, the same day as the Planning Commission meeting. Accordingly, the applicant requested the item be deferred.

Staff also has added additional information in the transportation impacts section that begins on page 15. The information addresses questions about traffic calming and pavement condition.

Updates for February 23, 2021

City Council on February 16 approved the Commission's request for a 30-day time extension. The new deadline for the Commission to act is March 22, with March 9 being the last regularly scheduled meeting before that deadline.

The applicant held an additional meeting with neighborhood residents on February 22. Discussion involved a number of topics, and a report of the meeting is attached. Following the meeting, the applicant provided revised zoning conditions. Added conditions specify that:

- A maximum of 24 units would be allowed on the property, which equates to a density of eight units per acre. Prior to that condition, the rezoning would have permitted 30 units, or 10 units per acre.
- Buildings with a residential unit will not be placed within 30 feet of either the eastern or western property lines.
- A minimum six-foot-high opaque fence will be placed within 15 feet of the east, south, and west boundaries of the site, with the exception of where any tree conservation area or easements exist.

The portions of the report below that address density or related analysis have been updated to reflect the decrease in units created by the added conditions.

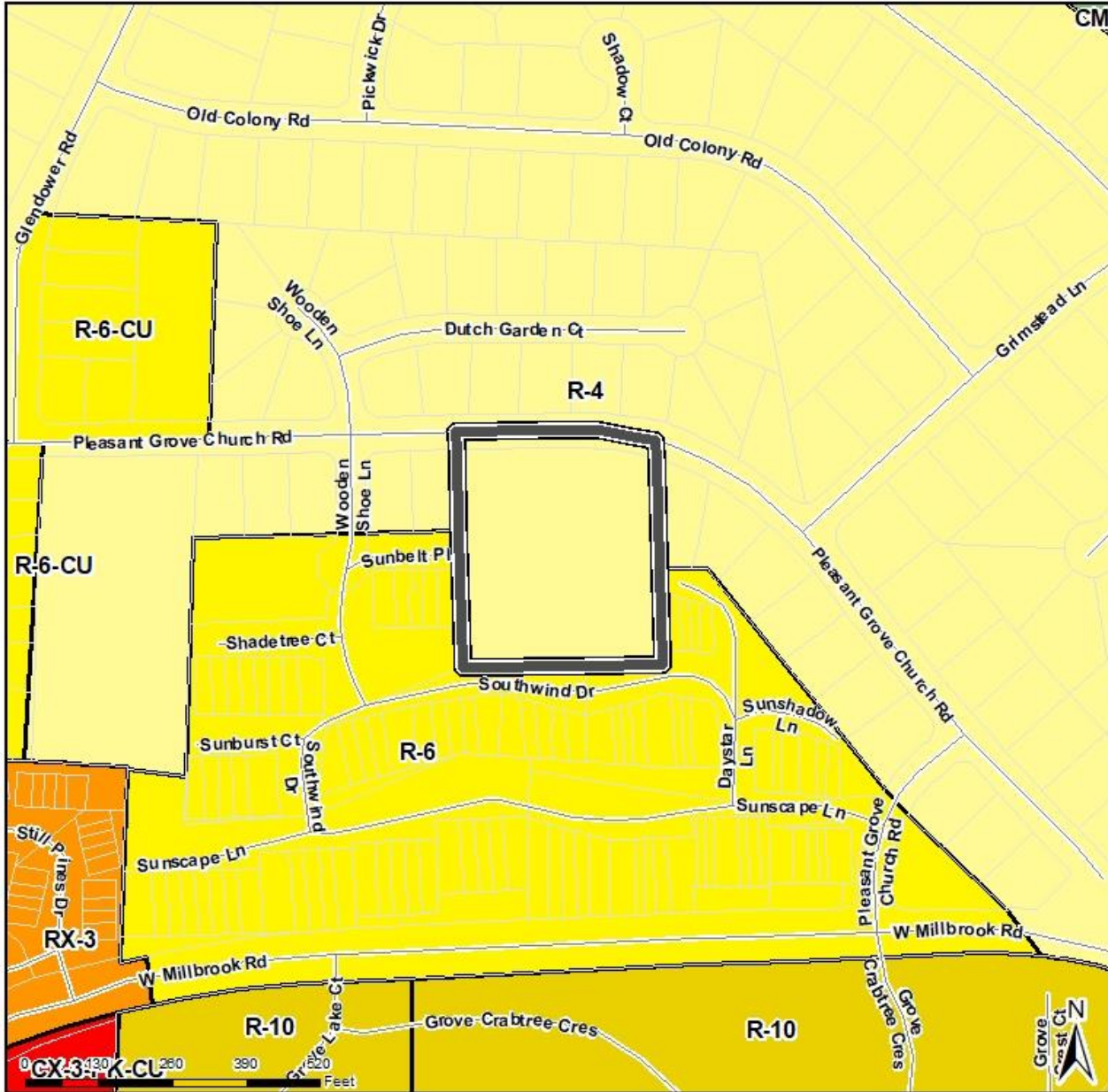
The new conditions do not change the request's consistency with the Comprehensive Plan or Future Land Use Map. The request is still consistent with both the Plan and the FLUM.

OUTSTANDING ISSUES

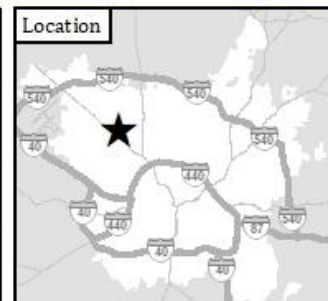
Outstanding Issues	1. None	Suggested Mitigation	1. Not applicable
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Existing Zoning

Z-50-2020



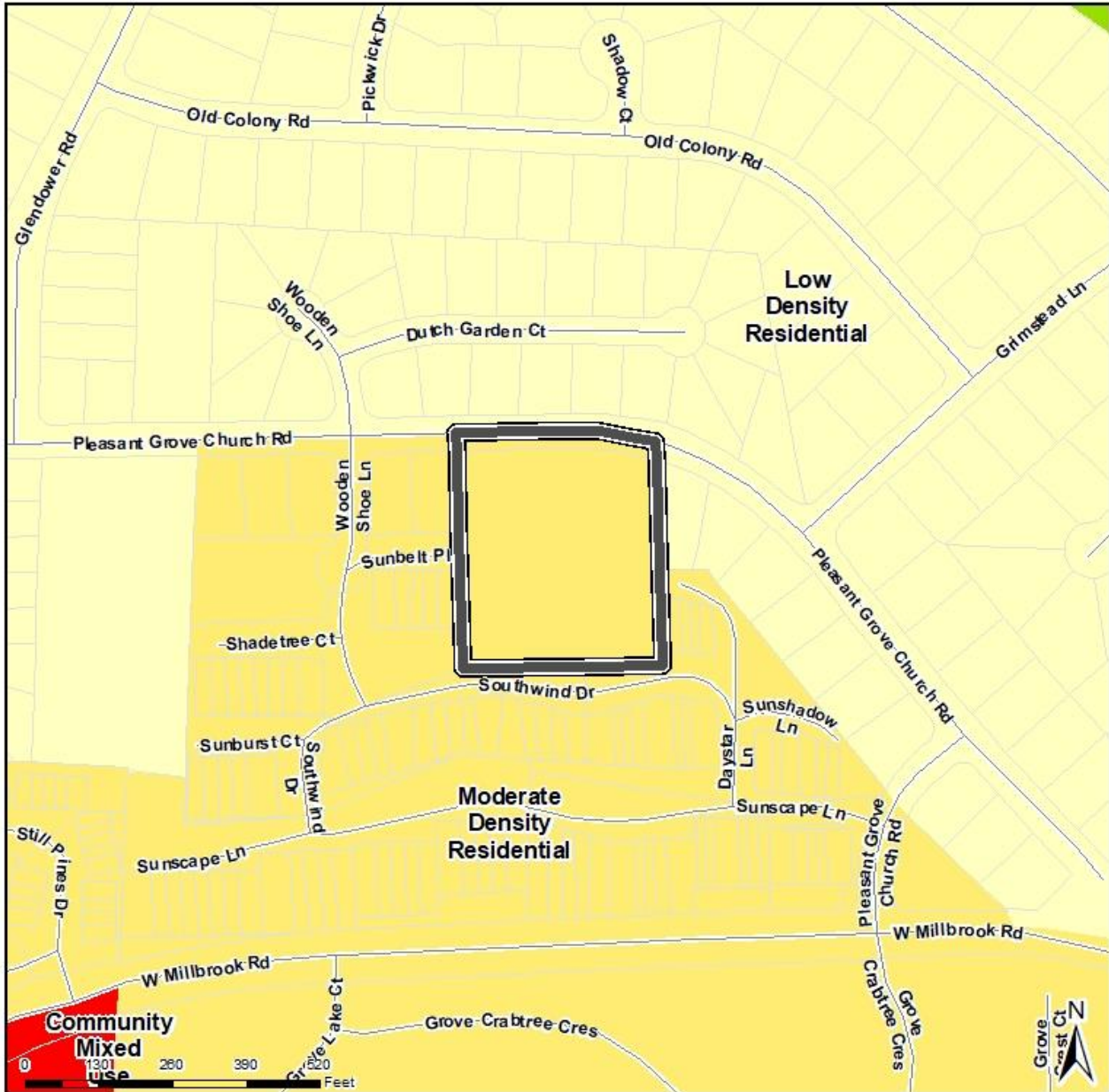
Property	4301 Pleasant Grove Church Rd
Size	3.07 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



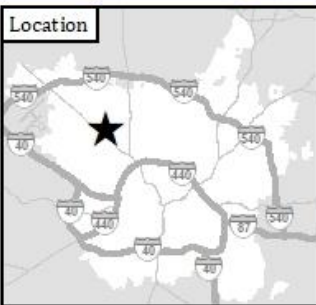
Map by Raleigh Department of City Planning (mansolf); 10/23/2020

Future Land Use

Z-50-2020



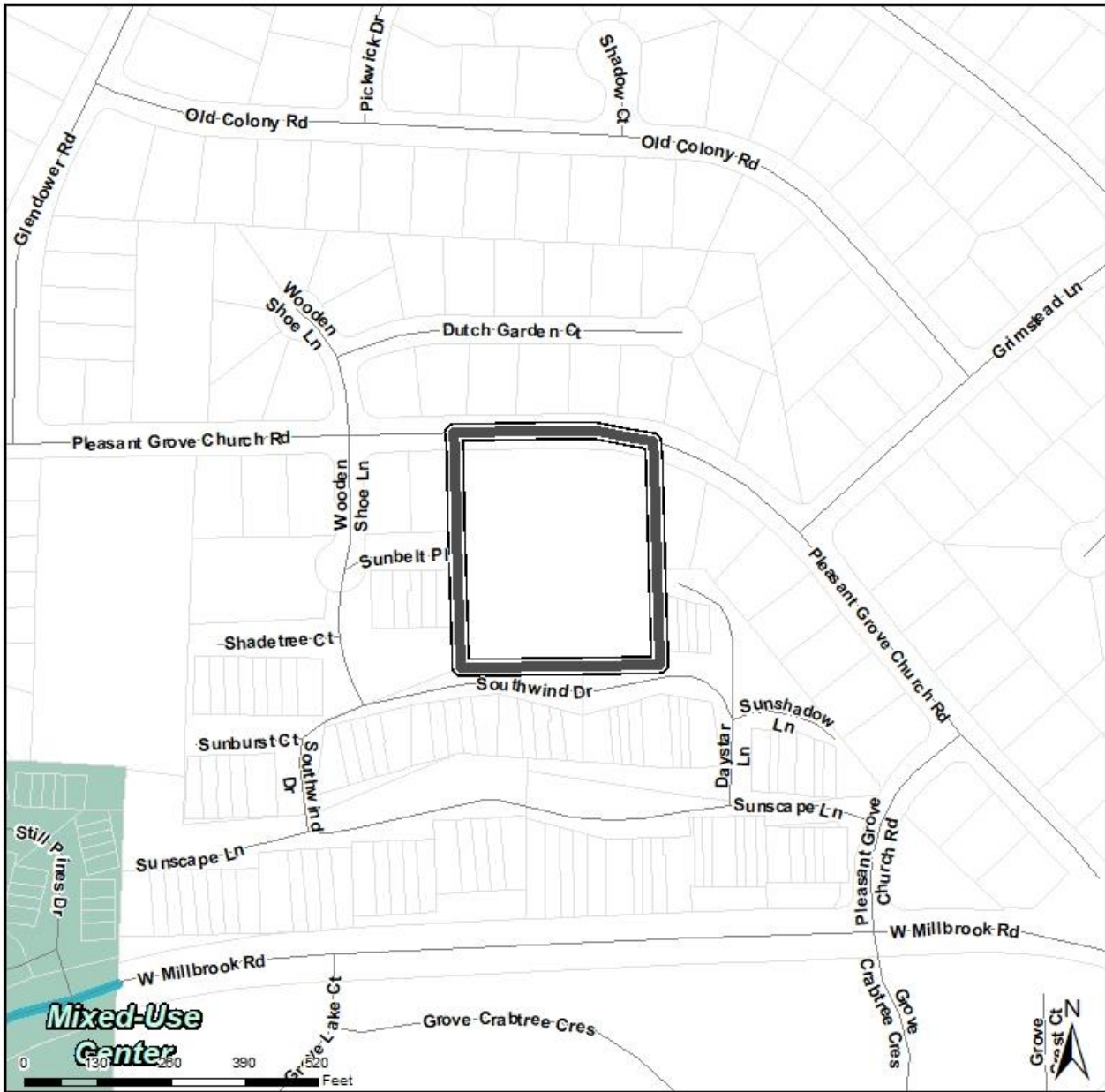
Property	4301 Pleasant Grove Church Rd
Size	3.07 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



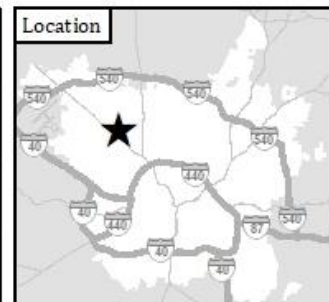
Map by Raleigh Department of City Planning (mansolf); 10/23/2020

Urban Form

Z-50-2020



Property	4301 Pleasant Grove Church Rd
Size	3.07 acres
Existing Zoning	R-4
Requested Zoning	R-10-CU



Map by Raleigh Department of City Planning (mansaf): 10/23/2020

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 proposal is consistent with themes of the plan, particularly Expanding Housing Choices, and with several specific policies that address issues such as housing supply, compact development, infill development, and carbon reduction.

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

Yes. The Moderate Density Residential category envisions residential densities of between six and 14 units per acre; the request would permit eight units per acre.

- 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?

The use is designated on the Future Land Use Map.

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

Existing infrastructure is sufficient to serve development allowed by the request.

Future Land Use

Future Land Use designation: Moderate Density Residential

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The Moderate Density Residential category envisions residential densities of between six and 14 units per acre; the request would permit eight units per acre.

Urban Form

Urban Form designation: None

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Other

No Urban Form designation

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

The request would facilitate residential development in an area characterized by residential uses. The request for R-10-CU, which includes a three-story height limit, would facilitate development of a similar scale to its surroundings.

Public Benefits of the Proposed Rezoning

- The request would provide needed additional housing supply in a city with high housing demand.
- The request, by permitting various housing types (Attached, Detached, Townhouse, Apartment), would provide more housing variety.
- The request would provide more housing in a location less than a half-mile from a mixed-use area around the intersection of Glenwood Avenue and Millbrook Road.

Detriments of the Proposed Rezoning

- None

Policy Guidance

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

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 request, which would facilitate residential development of up to eight units per acre, is consistent with the Future Land Use Map's Moderate Density Residential designation.*

LU 2.2 Compact Development. New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

- *The request would enable a more compact development pattern than R-4 zoning.*

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

- *The request would facilitate development on vacant land adjacent to developed parcels. The request would enable residential development in an area characterized by residential development and at a scale comparable to nearby areas, therefore creating no sharp changes in the development pattern.*

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.

- *The request would provide additional housing supply and, by permitting different building types, potentially a greater variety of housing options. By facilitating additional units and building types other than detached houses, the proposal would permit development that would be more affordable relative to what would likely be produced under current zoning.*

EP 1.1 Greenhouse Gas Reduction. Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors’ Climate Protection Agreement.

- *The request allows housing types that are significantly more energy-efficient than detached houses, which are the only types allowed by existing zoning.*

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

None

Area Plan Policy Guidance

The request is not within the boundary of an area plan

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	25	Slightly below city average
Walk Score	30	27	Slightly below city 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 site is slightly below the city average by both metrics, meaning development here is likely to produce a transportation-related carbon footprint roughly equivalent to the average.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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

Summary: The rezoning would permit housing types that tend to be much more energy-efficient than detached houses.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The requested R-10 zoning, with conditions, would permit an additional four units per acre
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	It would allow duplexes, townhouses, and apartments, all of which tend to be more affordable than detached houses
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	It would allow lot sizes of .10 acres for detached houses, which would tend to lead to more affordable detached houses than those on larger lots
Is it within walking distance of transit?	Yes	The site is approximately $\frac{3}{4}$ of a mile from the nearest transit stop

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

Summary: The rezoning would allow more affordable housing types than detached houses, which are currently the only type allowed.

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 National 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 Wooten Meadow Park (1 mile) and Lake Lynn Park (1.1 miles).
3. Nearest existing greenway trail access is provided by Hare Snipe Creek Greenway Trail (0.9 miles)
4. Current park access level of service in this area is graded a C letter grade.

Impact Identified: Additional use for area parks.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	3,000	6,000
Waste Water	0	3,000	6,000

Impact Identified:

1. The proposed rezoning would add approximately 3,000 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 Developed

Stormwater

Floodplain	None
Drainage Basin	Crabtree
Stormwater Management	UDO 9.2
Overlay District	None

Impact Identified: Site subject to Stormwater regulations under UDO 9.2 for runoff and nitrogen. No floodplain exists onsite. No Neuse Buffers exist.

Transportation

The Z-50-20 Site is in North Raleigh on the south side of Pleasant Grove Church Road. It is north of Millbrook Road, between Leesville Road and Glenwood Avenue.

Area Plans

The Z-50-20 site is not located in an area of an adopted area plan (Map AP-1) in the Comprehensive Plan.

Existing and Planned Infrastructure

Streets

Pleasant Grove Church Road is designated at a neighborhood street in the Raleigh Street Plan (Map T-1 in the Comprehensive Plan) and is maintained by the City of Raleigh.

Existing block perimeter for the site is approximately 7,200 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet.

Pedestrian Facilities

There is no sidewalk along the site's frontage on Pleasant Grove Church Road. Completion of the sidewalk is a requirement of subdivisions and tier 3 site plans.

Bicycle Facilities

There are no on-street bikeways within ½ mile of the site. The BikeRaleigh plan calls for a neighborhood bikeway on Pleasant Grove Church Road. There is a sidepath along Leesville Road that is a part of the Hare Snipe Creek Greenway Trail. The existing trail connects Ray Road and Lake Lynn Park to Millbrook Road. The Greenway Master Plan calls for the trail to be extended southward to connect to the Crabtree Creek Greenway Trail.

Transit

The nearest transit service is GoRaleigh Route 6; a stop is approximately ¼ mile from the Z-50-20 site. This route operates on Glenwood Avenue between Downtown Raleigh, Crabtree Valley, and Duraleigh Road. Service is every 30 minutes during peak times and hourly at other times.

Access

The Z-50-20 Site is access by Pleasant Grove Church Road.

Other Projects in the Area

NCDOT plans to upgrade Glenwood Avenue from Millbrook Road to I-540 by limiting turning movements to increase intersection capacity and improve safety. This is project U-2823 in the State Transportation Improvement Program (STIP). The project is currently on hold; the schedule is not known at this time.

The City of Raleigh is constructing improvements to Pleasant Valley Road from Glenwood Avenue to Duraleigh Road. The result will be a complete street. The project is nearing completion.

Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-50-20 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 R-10-CU is projected to have 2 new trips in the AM peak hour and 2 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-50-2020 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-50-2020 Current Zoning Entitlements	Daily	AM	PM
Residential (R-4)	113	9	12
Z-50-2020 Proposed Zoning Maximums	Daily	AM	PM
Residential (R-10-CU)	176	11	13
Z-50-2020 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	62	2	2

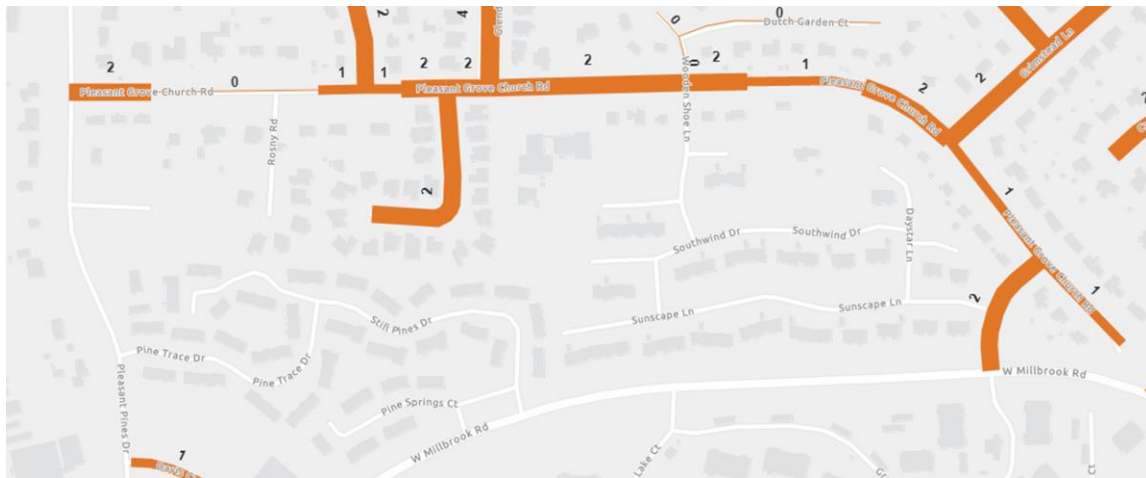
Pavement Condition

The pavement condition index (PCI) of most of Pleasant Grove Church Road is below thresholds where resurfacing is appropriate. However, City of Raleigh policy is that streets without curb and gutter on both sides are ineligible for the annual street resurfacing program. Many sections of Pleasant Grove Church Road lack curb and gutter on one side or the other.

The Z-50-20 frontage at 4301 Pleasant Grove Church Road is one location without curb and gutter.

In 2015, property owners request a petition for street improvements to complete the missing segments of curb and gutter and to make the street eligible for annual resurfacing. The project would have included sidewalk as well. The petition did not receive the necessary support to advance (a majority of property owners representing a majority of the street frontage to be improved). Property owners would have been assessed at \$32 per linear foot.

This map shows the number of sides with curb and gutter along Pleasant Grove Church Road:



Sections with 0 or 1 sides with curb and gutter cannot be resurfaced except through an petition and assessment of the adjacent property owners (<https://raleighnc.gov/home/content/PWksDesignConst/Articles/StreetPetitions.html>).

Upon development of the Z-50-20 site through a tier 3 site plan or a subdivision, approximately 1715 feet of Pleasant Grove Church Road between Grimstead Lane and a point west of Glendower Road would be eligible for resurfacing. UDO Article 8.5 (Existing Streets) requires frontage improvements such as sidewalk and curb and gutter.

The City of Raleigh's Street Maintenance staff manage pavement preservation in an attempt to be good stewards of the tax funds they are entrusted with. Achieving low costs for each section of street resurfaced requires that larger street sections are included in each contract. In other words, the city would pay more to resurface streets and would therefore be able to resurface fewer streets if short sections are resurfaced. Completion of curb and gutter along the approximately 350 feet of frontage of the Z-50-20 site will make for a longer section of eligible street that is more likely to be cost-effective to resurface.

Traffic Calming

Pleasant Grove Church Road was evaluated for a potential traffic calming project in 2019. However, it did not meet the standards for a calming project, as typical speeds were not significantly higher than the 35 mph speed limit.

However, Pleasant Grove Church Road has recently requested a speed limit reduction. If approved, it will reduce the speed limit to 25 mph. Ballots will be sent to the residents along the street asking if they support the reduction. If the residents approve, it will be placed on the next eligible Council meeting agenda for approval.

A speed limit reduction must be completed prior to a re-evaluation for a traffic calming project. Once reduced, if the residents feel as if drivers are speeding along Pleasant Grove Church Rd, the city will reevaluate the conditions. If the standards for a calming project are met, the street would be placed on the list for a future traffic calming project.

Urban Forestry

The site is currently over 2 acres in size and any development plan submitted would be subject to UDO 9.1 (Tree Conservation). The rezoning and conditions will not affect the applicability of UDO 9.1.

Impact Identified: None requiring additional mitigation.

Impacts Summary

Increased water and sewer demand; a small number of additional trips; additional use of area parks.

Mitigation of Impacts

None requiring additional mitigation beyond that required by code.

CONCLUSION

The request, by rezoning the property from R-4 to R-10-CU, would facilitate the creation of additional housing supply. Because R-10 permits additional building types, it would allow more housing options.

The request is consistent with several Comprehensive Plan policies, particularly those that support the provision of additional housing. It is consistent with the Future Land Use Map and is consistent with the Comprehensive Plan overall.

CASE TIMELINE

Date	Action	Notes
9/23/20	Neighborhood meeting	Approximately 35 attendees
10/15/20	Application filed	
11/16/20	Planning Commission	On consent agenda for deferral
1/12/21	Planning Commission	On agenda for discussion/action
1/26/21	Planning Commission	On consent agenda for deferral
2/9/21	Neighborhood meeting	Approximately 28 attendees
2/16/21	City Council	30-day time extension granted
2/23/21	Planning Commission	Old business

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4	R-4	R-6	R-6/R-4	R-6/R-4
Additional Overlay	-	-	-	-	-
Future Land Use	Moderate Density Residential	Low Density Residential	Moderate Density Residential	Low Density Residential	Moderate Density Residential
Current Land Use	Vacant	Residential	Residential	Residential	Residential
Urban Form	-	-	-	-	-

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4	R-10-CU
Total Acreage	3.07	3.07
Setbacks:		
Front	20'	10'
Side	10'	5' detached/0' or 6' townhouse/apartment
Rear	30'	20'
Residential Density:	Four units/acre	Eight units/acre
Max. # of Residential Units	12	24
Max. Gross Office SF	-	-
Max. Gross Retail SF	-	-
Max. Gross Industrial SF	-	-

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

Relevant Minutes from February 23, 2021 Planning Commission Meeting

AGENDA ITEM (E) 3: Z-50-20 – Pleasant Grove Church Road

This case is located Pleasant Grove Church Road, on the south side of the street approximately 150' east of Wooden Shoe Lane.

Approximately 3.07 acres is requested to be rezoned by PGC Rd 1, LLC. Conditions dated October 15 prohibit outdoor sports and entertainment facilities.

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

This item first appeared on the November 24, 2020 Planning Commission consent agenda. It has subsequently appeared on Planning Commission agendas on January 12, January 26, and February 9. Council has provided a 30-day extension for Planning Commission review. The new deadline for action is March 22.

Following the Commission's February 9 meeting, the applicant held an additional meeting with nearby residents. A summary of the meeting is included in the attached materials. Following that meeting, the applicant provided additional conditions, which are outlined above.

Planner Hardin gave a brief overview of the case.

Without objection the applicant and public are allowed an additional 3 minutes each side for additional comments.

Cliff Minsley representing the applicant gave a brief overview of the request regarding the request and the need and demand for more affordable housing; addressing the traffic concerns in the area and approve traffic safety in the area.

Andrea Wuensch spoke regarding in opposition of the request stating the applicant is not going anywhere near a compromise of their concerns.

Cameron Boyette spoke in opposition regarding traffic concerns.

Jenna Schirmer is opposed standing with the other neighbors.

Meredith Morris spoke also in opposition and spoke regarding conversations with the applicant and believes this applicant is not trying to compromise.

Shawn Davis spoke in opposition and states the developer is not listening to the concerns of the neighbors and thinks this developer is all about profit and not about affordable.

Robert Davis spoke in opposition stating this is not rezoning for affordable housing but is more spot zoning for profitability and asks the commission to please not approve this request.

Eddie Bland representing the seller of this property and read a statement in favor from this seller and is in favor of this developer because of their local connections.

There was further discussion regarding the well and the possible removal of underground storage.

Chair Fox gave a brief overview of the case and discussion and concerns.

Mr. O'Haver made a motion to recommend approval of the case. Ms. Miller seconded the motion.


Commissioners how do you vote?

Bennett (Aye), Fox (Aye), Hicks (Aye), Lampman (Aye), McIntosh (Aye), Miller (Aye), O'Haver (Aye) and Winters (Aye). The vote was unanimous 8-0.

Rezoning Application



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			OFFICE USE ONLY
Existing Zoning Base District	R-4	Height	Frontage
Overlay(s)	_____		
Proposed Zoning Base District	R-10	Height	Frontage
Overlay(s)	_____		
Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address	4301 Pleasant Grove Church Road		
Property PIN	0787702653	Deed Reference (book/page)	12502/1211
Nearest Intersection	Pleasant Grove Church Road and Wooden Shoe Lane		
Property Size (acres)	3.07	For Planned Development Applications Only:	Total Units
			Total Square Footage
			Total Parcels
			Total Buildings
Property Owner Name/Address	MJP Visions Realty LLC 105 Susan Circle Goldsboro, NC 27530		Phone 919 344 7747 Fax
	Email mjturtle11@gmail.com		
Applicant Name/Address	PGC Rd 1, LLC c/o 10 Federal Companies 4101 Lake Boone Trail, Ste. 100 Raleigh, NC 27607 Attn: Clifton Minsley		Phone 919-977-4457 Fax
	Email Cliff@10Federal.com		
Applicant* Signature(s)	DocuSigned by:  71195E80FD974E5...		Email Cliff@10Federal.com

*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 Jason Hardin at 2:20 pm, Oct 15, 2020

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number Z-50-20	OFFICE USE ONLY Rezoning Case #	
Date Submitted April 9, 2021		
Existing Zoning R-4 Proposed Zoning R-10-CU		

Narrative of Zoning Conditions Offered

1. The following principle uses shall be prohibited on the property: outdoor sports or entertainment facilities.
2. A maximum of 24 dwelling units shall be permitted on the property.
3. No building containing any residential dwelling unit shall be located within 30 feet of the eastern and western boundaries of the property, which are adjacent to all or a portion of those lots described on Exhibit A, attached.
4. The area within 15 feet of the western, southern, and eastern boundaries of the site, which are adjacent to those lots listed on Exhibit B, attached, where not comprising part of any recorded Tree Conservation Area or easement on the property, shall contain an opaque fence a minimum of 6 feet in height.
5. All residential buildings shall include (i) pitched, shingled roofs with a minimum pitch of 4:12; (ii) building facades, exclusive of roofs, windows, doors, soffits, trim, and foundations, shall be comprised of one or more of wood, masonry (including without limitation, natural and manufactured masonry), and cementitious siding (and shall not consist of aluminum, vinyl, or synthetic stucco (EIFS)); and (iii) at least two (2) of the following architectural features or elements: gables, dormers, columns, window shutters, porches, stoops, and bay or bow windows.
6. No rooftop terraces shall be permitted.

RECEIVED
By Jason Hardin at 3:30 pm, Apr 09, 2021

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.

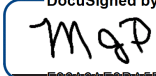
Property Owner(s) Signature  DocuSigned by:
F96A6AE3DA5D42C... Print Name Mary Jane Palaganas

Exhibit A

PIN	Address	Book	Page
0787700733	4305 Pleasant Grove Church Road	14977	2124
0787609427	4300 Sunburst Court	2988	227
0787705379	0 Daystar Lane	3646	1
0787704669	4209 Pleasant Grove Church Road	17186	2190

Exhibit B

PIN	Address	Book	Page
0787700733	4305 Pleasant Grove Church Road	14977	2124
0787609427	4300 Sunburst Court	2988	227
0787705379	0 Daystar Lane	3646	1
0787704669	4209 Pleasant Grove Church Road	17186	2190
0787701440	0 South Wind Drive	3067	744

REZONING APPLICATION ADDENDUM #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning Case #
<p>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.</p>	
STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>The proposed R-10 zoning permits a density within the range of 6 to 14 units per acre contemplated the Future Land Use Map designation of Moderate Density Residential, which is applicable to this site and which explicitly envisions the proposed zoning district.</p> <p>Specific Comprehensive Plan policies supported by the proposal include LU 5.1 (Reinforcing the Urban Pattern); LU 8.3 (Conserving, Enhancing, and Revitalizing Neighborhoods); H 1.5 (Scattered Site Infill); and H 1.8 (Zoning for Housing).</p>	
PUBLIC BENEFITS	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>The requested zoning district permits a use and density exactly as contemplated on the Future Land Use Map, providing needed housing in accordance with the City's approved plans and supporting several Comprehensive Plan policies.</p>	

OWNER'S AFFIDAVIT

RECEIVED
FEB 09 2021
BY: jm

STATE OF North Carolina)
)
COUNTY OF Wayne)

Mary Jane Palaganas, ("Affiant") as Owner of MJP Visions Realty LLC, a North Carolina limited liability company ("Owner"), the Owner of the premises located at 4301 Pleasant Grove Church Road, Raleigh, North Carolina and having PIN 0787702653 (the "Property"), hereby acknowledges and agrees that PGC Rd 1, LLC ("Applicant"), as represented by Morningstar Law Group, intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, as represented by Clifton Minsley, Katerina Dema, Dwayne Dixon, or Molly Stuart, is authorized by Owner to undertake and prosecute such rezoning. Affiant acknowledges on behalf of Owner that zoning conditions must be signed, approved, and consented to by Owner.

AFFIANT:

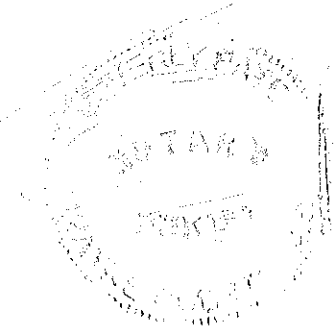
MJP Visions Realty, LLC
Name: Mary Jane Palaganas

State of North Carolina
County of Wayne

Subscribed and sworn to (or affirmed) before me on this 4th day of February, 2021, by Mary Jane Palaganas personally known to me or proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Beverly Pate
(Notary Public)

my commission expires
May 25, 2024



SUMMARY OF ISSUES

A neighborhood meeting was held on September 23, 2020 (date) to discuss a potential rezoning located at 4301 Pleasant Grove Church Road (property address).

The neighborhood meeting was held at [virtual meeting] (location).

There were approximately 35 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

- | |
|---|
| 1. The homes will likely be part of an HOA. |
| 2. Stormwater runoff handling was generally discussed. |
| 3. The proposed homes will not be subsidized. |
| 4. Traffic capacity of Pleasant Grove Church Road. |
| 5. Construction noise is a concern. |
| 6. Attached homes are more than likely. |
| 7. A sidewalk will be installed along Pleasant Grove Church Road. |
| 8. Survey and environmental reports were requested. |

Summary of Issues Discussed, Continued

9. The proposed zoning was described as out of character.
10. There is general concern about impact on property values.
11. Neighbor requested detailed building plans.
12. R4 or R6 zoning is more appropriate.
13. Auto traffic, foot traffic, and stormwater are already a problem.
14. The applicant will endeavor to save large trees where feasible.
15. Detached homes are preferred to attached homes.
16. The current owner could dedicate a park on the property.

ATTENDANCE ROSTER	
NAME	ADDRESS
Tyler Smith	4337 Sunscape Lane
Peg Arcari	
Jenna Schirmer	
Sara Miller	6605 Hammersmith Drive
Robert Davis	7203 Doverton Court
Jessica Cohen	6301 Pleasant Creek Court
Julie Bryan	
Scott Tillotson	4117 Pleasant Grove Church Road
Mike Arcari	4341 Sunscape Lane
James Shanks	4109 Pleasant Grove Church Road
Laurie Williams	4211 Sunshadow Lane
Meredith Davis	4305 Pleasant Grove Church Road
Josh Jones	4309 Pleasant Grove Church Road
David Rudda	
Michael Barber	4505 Old Colony Road
F Kendall	4331 Southwind
Holly Tillotson	4117 Pleasant Grove Church Road
John Q	101 Manor Garden Way
Chris Wallace	4300 Dutch Garden Court
Bryce Reid	
Ashley Tweed	
Amanda Gose	4347 Southwind Drive
Andrea Wuensch	4313 Dutch Garden Court
Mark and Deb LeBlanc	4337 Southwind Driv

Date: September 9, 2020

Re: Proposed Rezoning of 4301 Pleasant Grove Church Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on September 23, 2020 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

The purpose of this meeting is to discuss a potential rezoning of the property located at 4301 Pleasant Grove Church Road. This site is currently zoned R-4 and is proposed to be rezoned to R-10. The purpose of the zoning request is to accommodate residential development on the site. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

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

Information about the rezoning process is available online; visit 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

If you have any concerns or questions about this potential rezoning I can be reached at:

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

Sincerely,



REZONING OF PROPERTY CONSISTING OF +/- 3.07 ACRES
LOCATED AT 4301 PLEASANT GROVE CHURCH IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON
FEBRUARY 9, 2021

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Tuesday, February 9, at 5:00 p.m. The property considered for this potential rezoning totals approximately 3.07 acres, and is located at 4301 Pleasant Grove Church, in the City of Raleigh, having Wake County Parcel Identification Number 0787702653. This meeting was held Virtually. All owners of property within 1000 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**. Attached hereto as **Exhibit C** is a summary of the items discussed at the meeting and attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Molly M. Stuart | Counsel
421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner
From: Molly Stuart
Date: January 28, 2021
Re: Notice of virtual meeting to discuss potential rezoning of 4301 Pleasant Grove Church Road (the "Property")

We are counsel for PGC Rd 1, LLC ("PGC"), which plans to rezone the above-captioned Property. Currently, the Property is zoned R-4. PGC is considering rezoning the Property to accommodate residential development of the site, with additional zoning conditions (R-10). The purpose of the zoning request is to accommodate residential use on the site.

You are invited to attend a neighborhood meeting on Tuesday, February 9, 2021 from 5pm to 7pm. The meeting will be held virtually. You can participate online or by telephone. Please note that the presentation is planned to begin at 5pm and will be followed by an opportunity for questions and answers. Depending on attendance, the programmed portion of the meeting is likely to end between 5:30 and 6pm. The additional time is intended to allow for a late start in the event of any technical issues related to the virtual meeting, and your flexibility is appreciated. Once the meeting has been successfully completed, the online meeting, including the telephone dial-in option, will remain open until 7pm, and we will be happy to review the proposal or answer additional questions during this time.

After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-50-20.

If you have further questions about the rezoning process, please contact:

Jason Hardin
Raleigh Planning & Development
(919) 996-2657
Jason.Hardin@raleighnc.gov

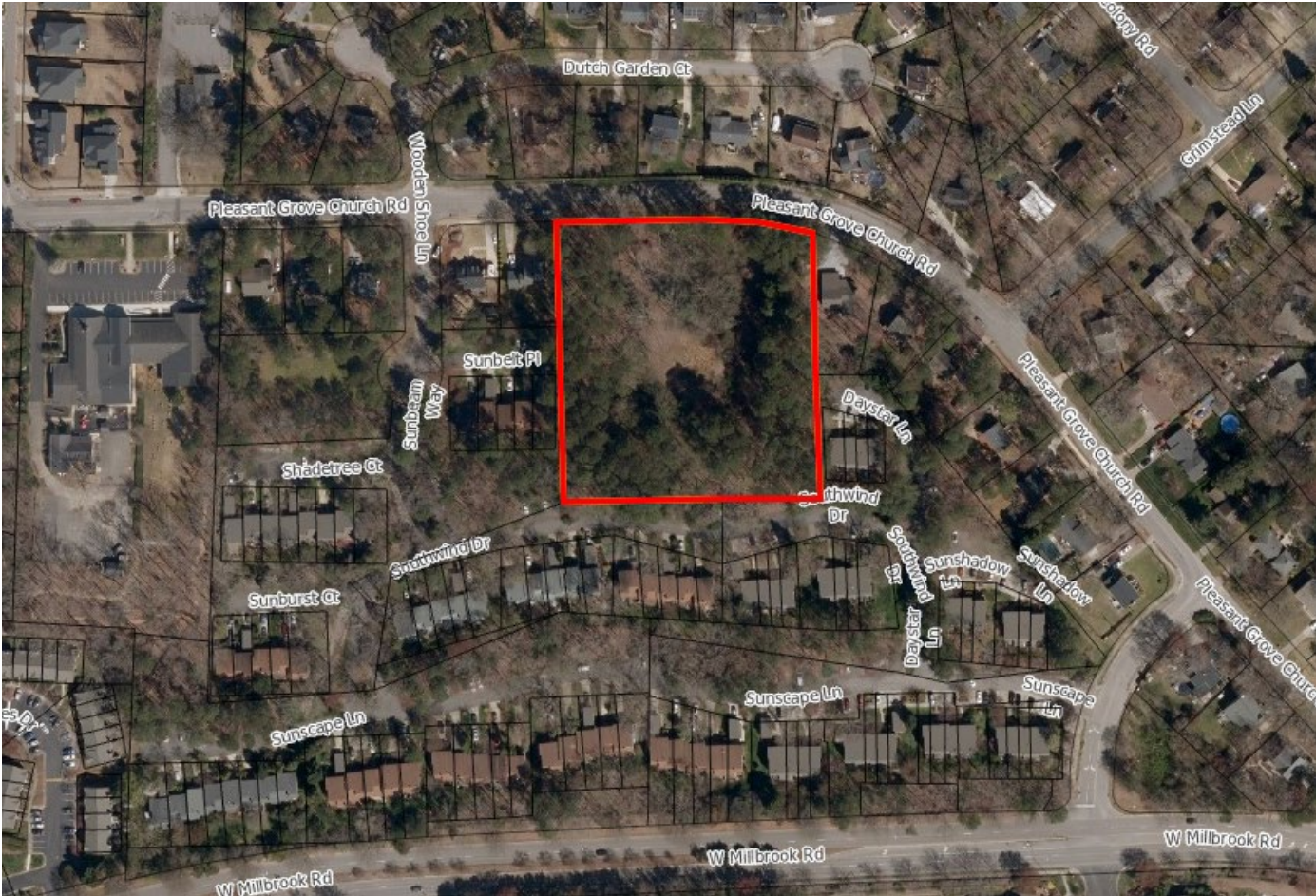
If you have any concerns or questions about this potential rezoning I can be reached at:

Molly M. Stuart
Morningstar Law Group
919-890-3318
mstuart@mstarlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read "MST", is located below the typed name.

Aerial Photo



Zoning

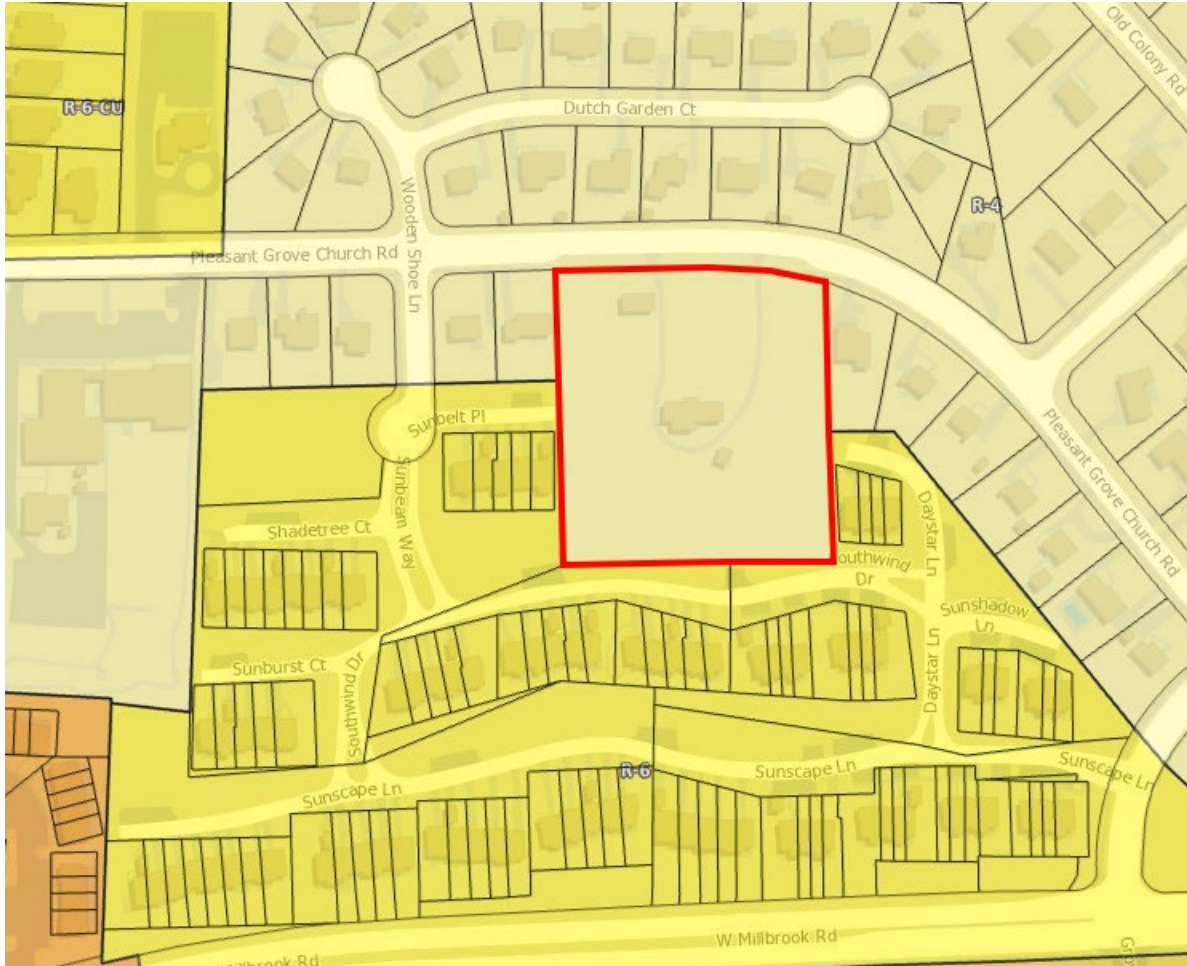


EXHIBIT C – ITEMS DISCUSSED

1	Can the items mentioned in this meeting and the other meeting be put into the application, for instance townhomes, not apartments. Water runoff will be stored on site. Etc
2	Since the Planning Commission voted Nay to your application the first time, what have you changed regarding the application?
3	Why does it have to be rezoned?
4	Who develops the future land use map? Are changes ever seen?
5	Where are the tree conservation areas? Do you have a map of them?
6	The application states, “The request would provide more housing in a location less than a half-mile from a mixed-use area around the intersection of Glenwood Avenue and Millbrook Road.” It also states, “The Z-50-20 site is accessed by Pleasant Grove Church Road.” How can a small road handle the same residential density as multi-lane roads?
7	What does 8.5 units per acre mean? You cannot have 1/2 a unit correct? This also is a lot to expect to see on 3 acres, 26-27 total units, fencing, tree conservation area, etc. You are not designing this to match the surrounding lots. After the last zoning meeting, why are you not going down to R-6 to match the surrounding lots.
8	Have you built anything in Raleigh?
9	Will these be rentals or buy-to-own, and if rental, will you be retaining ownership of rentals.
10	How do you intend to mitigate the safety concerns that will come from creating a driveway for 20+ units with limited site distance right near a horizontal and vertical curvature?
11	Why R-10 and not R-6 which is more in line with the other newer builds in the neighborhood. Example Pleasant Creek CT, Rosney Road and Pleasant Point Way. Those lots were of the same rough size of 3 acres.
12	If you are proposing town home style units why are you not connecting in to the existing town home community?
13	Will the development have adequate parking so that street parking is not necessary?
14	The city of Raleigh currently has Pleasant Grove Church Road on the list to lower the speed limit to 25 MPH. They have given an estimate of 2 months for getting that process going. Unfortunately, due to COVID, they are very behind. Your rezoning case is moving forward quick which is not in line with other areas of the City. By the time this moves forward, we will have the lower speed limit. Will you perform a traffic analysis knowing that your project would require this with the lower speed limit.
15	Are the proposed units two story or three story? Sunscape is two story.
16	What is the projected price range for the residential units? Will these reduce the property value for homes in the area?
17	A 4 unit reduction is not a concession. The neighbors are asking for a larger reduction. R-4, maximum R-6.

18	How much acreage of the property will you be losing due to roads and setbacks? Once you lose that acreage due to streets, easements, and setbacks will you still be at 8.5 units per acre?
19	Can you advise what you plan to do with the very old trees on the property? Also, how high in feet will these townhomes be, and what is the size of the units being built?
20	What stormwater control measures will be implemented to contribute to reduced impact of stormwater in the area?
21	There has been overwhelming concern about additional traffic and the fact that there is no sidewalk around this property. Can you please address this concern.
22	If you are concentrating the units at the center of your parcel does that mean it will be surrounded by parking? Are you proposing to put parking lots next to the residences?
23	Where do you plan to have the water run off flow, we have lots of water run off issues around the area, can you map that out for us?
24	Has the Traffic Impact Analysis been completed? Was it before March of 2020?
25	It is within your power to not rezone to R-10. Why are you insistent on going with this with so much opposition?
26	Will you be putting in sidewalks on your side to connect what is already there?
27	Will the access be from Pleasant Grove Church Road, or Sunbelt Pl. or Daystar Ln?
28	Will you continue the sidewalk along Pleasant Grove Church Rd and have only one entry/exit planned?
29	The ite TRIP generation manual notes a rate of approximately 14 trips per day. How is it possible that each unit producing 14 trips per day lead to only 5 trips in the peak hour? (Brian Wert, PE)
30	Where will the runoff drain????? It is contained in a pond, but where does the pond drain???
31	Daveny Woods and Pleasant Grove are single family developments on similar lots on the same side of Pleasant Grove Church Rd. Why won't you consider building single family homes?
32	Will the HOA covenants specifically prohibit rental usage or non-owner occupation?
33	Many other applications that are building townhomes have conditions that say no apartments. I still dont understand what makes your application different from those. I can provide examples if you need them.
34	how will you release this water in a controled manner- how?
35	How about single family homes? R-6 to match the other new developments in the area? Don't clear cut. Preserve as many trees as possible. Keep in line with what has been here for 40 plus years.
36	what do residents need to do to ensure that this development is not built?
37	Are you willing to commit to offsite traffic calming treatments that will help keep speeds low and reduce cut through traffic?
38	Will the materials for the townhomes be complimentary to the surrounding homes and neighborhoods?

39	The existing Sunscape Townhome community is zoned R-6. Was consideration given to request R-6 zoning instead of R-10 to maintain conformity and unity with the neighborhood as it is today?
40	Is the restriction from the previous application on outdoor sports facilities still be in place?
41	Why cant you build homes?
42	With 26 units, how is the number of 5 additional trips in the morning and evening derived? Five seems like an unrealistic underestimate of the number of cars coming and going considering the number of proposed units.
43	Since the meeting is being recorded can this be distributed to the attendees?
44	what about the well?
45	Will the HOA bylaws limit the number of units that can be rented out by their owners vs primary residences?
46	Will this development have signage, and if so, how tall would signage be?
47	Have you conducted a site distance analysis to verify that clearing vegetation will mitigate site distance issues? Without analysis these promises are empty.
48	Will refuse containers be screened or hidden?
49	The issue with this rezoning request is you came with things you thought were important, rather than discussing with the neighbors and then coming back with conditions. You do not want to listen to our concerns. It would speak volumes if you would hear our concerns, then come back with conditions to address those concerns. You have not done that.
50	I think it's fairly clear that 99% of people around the property are strongly opposed to this development. I also think it's fairly clear you want to continue with this development. Compromise?
51	If you want to mimic the sunscape level of development why are you not connecting to the sunscape townhome community?
52	Do you know that your are not wanted here?
53	They are not townhomes! They are homes. Do your research!!!!
54	The City's plan is not correct for that site. This is something we will definitely be looking into. You are basing all of this off a mistake.
55	What are you proposing. You never provided any plans to view
56	How are you as the developer not the best person to answer a question about your development?
57	Can you tell us specifically how many parking spaces you will be providing?
58	How have you determined your math for additional peak trips per day. The math does not dictate this at all. Engineer here that likes math, but this could be done in elementary school. 26 units x 1-4 working residents per unit = >5 trips. No traffic study has been completed.
59	CAP is still way to high! Not much less than 30
60	We need to see design
61	Why do we see other rezoning requests show site plans, but you are not required to do this?

62	design
63	Has the property owner, Mary Jane Palaganas, worked with you (or anyone else) on other developments? Just curious if there are similar examples we can see.
64	What developments have you built and where are they located?
65	Where will the sidewalk end?? You say a sidewalk will be built, but where on PGCR???
66	Can you see the questions being asked anonymously?
67	walking handicapped, elderly , moms with strollers, handicapped people on scooters and in wheelchairs, cross PGCR every day for chrcuh activities of preschool. more traffic will be more unsafe than it already is.
68	5 trips per unit or 5 trips total in terms of peak hour traffic?
69	What is the absolute number of trips that will be generated during the peak hour? I am guessing it will be more than would be generated by 4 single family houses that could be built on the frontage along Pleasant Grove Church Road.
70	How do you know the units will have driveways and yet claim you haven't gone in to design?
71	HOA would cause issues for the surrounding homes that do not have an HOA. HOA is not wanted.
72	Why can't you understand that we don't want this?
73	Commissioner Lampman said that R-6 might be more appropriate for this site since she pointed out that developments along Millbrook (which include some R-10) aren't comparable to our road. Why are you still asking for R-10?
74	Can you even connect a road to private townhomes? Can Jason Hardin answer please.
75	How can you claim that the parcel is surrounded by townhomes when properties adjacent are single family and the properties on the opposite side of pleasant grove church road are single family? That seems disingenuous.
76	Can you please revisit R6 vs R10 question? If you really wanted to work with the residents in the community that would seem like a better compromise. "Reducing" to 26 would be site limited anyways. The developments on Rosney Rd., Pleasant Point Way, and Pleasant Creek Ct. are all zoned R6 and are of similar lot sizes and those developers were able to make money. Maybe not ENOUGH money for you though.
77	What have you developed in Raleigh? What neighborhood?
78	Are you considering 3 story townhomes with a garage, meaning, 3 stories on top of the garage?
79	We need the recording of this meeting and a printout of the Q&A please.
80	How can you not develop townhomes in R-6? The townhomes behind us are R-6.
81	The neighborhood needs to see design
82	On 3 sides of the site there are single family homes. You are cherry picking what you want.
83	Is it true to say that the site is surrounded on three sides by single family homes?
84	You are misconstruing the description of the site. Our neighborhood is not surrounded by townhomes on 3 sides. This property is on Pleasant Grove Church Road.

85	Can you stop saying it is surrounded on three sides by townhomes? It is clearly half townhomes and half single family houses. It makes it difficult to trust you when you say misleading things like that.
86	Can you specify what specific off-site traffic calming measures or to what level of financial commitment you are willing to commit to?
87	Okay - we are voicing, Rezone to R-6. We are not trying to meet in the middle.
88	we ARE trying to meed in the middle. It would not allow me to re-vise my re submission. It is R-4 now, we would agree to R-6.
89	The entire neighborhood is opposed to this rezoning
90	You mentioned connecting to the Sunscape community. The Sunscape roads are private. Can the city require that roads be connected to private roads? Do they have that right to impose on privately maintained roads?
91	R10 Not wanted
92	We do understand there are townhomes on 3 sides of the property. But they are R-6, two story, have been there forever and are surrounded by old growth trees.
93	So there is a difference between the townhomes you are proposing and the ones that exist. We just want something in line with the neighborhood.
94	Have you been to this neighborhood and spent significant, truly significant, time here observing the area? You seem so out of touch with the implications that this will have on our community. All of your answers are vague and skirt around the question without really answering the questions.
95	Not all questions have not been answered
96	The townhomes that you describe that you plan to build are completely inconsistent with the style of the other townhomes on the adjoining lots and in the rest of the neighborhood. Specifically, the Sunscape townhomes are two stories in height and have very significant greenspace and trees. It is a beautiful community. You have described townhomes of a much larger square footage, so much so that you will have to build THREE story lots to meet the 26 number that you have referenced. How do you believe this is consistent with the adjoining townhomes?
97	Rentals not good
98	The City of Raleigh currently has the speed limit on PGC Road up for reduction to 25 mph, but the proposed timeline for doing this is 2 months. By the time this project moves forward, we will have the lower speed limit. Will you perform a traffic analysis knowing your project would require this with the lower speed limit?
99	When there is a petition with over 70 hownowners why is that not considered what the neighborhood wants??
100	It is important to the neighborhood that there is no entrance on Pleasant Grove Church Road and that there be no walls, buildings or other man-made that can be seen from Pleasant Grove Church Road.
101	You stated that you already know the amount of money that you need to make on each home in order to make a profit off the purchase. How can you already know this if you have not developed your plan (which you KEEP stating)?

102	Can you please share your rough sketch? If you have that we would like to see it.
103	What happens to overflow parking? Will there be a guest lot? Or will those people be parking on the road...
104	So no guest parking?
105	How can you feel good about yourself knowing that you are going to ruin a good neighborhood?
106	Isn't it true that all you have built is low income homes and HUD
107	Will the townhomes be attached to each other or will they stand alone?
108	While you cannot seek R-6 could you not commit 18 units? Are you willing to commit to 18 units?
109	Why are you content with meeting bare minimum requirements?
110	Can you please leave and make your money some where else?
111	You want to meet in the middle? Limit 4 townhouses per acre and only 2 stories high. THAT is a compromise.
112	Strom water plan not good with flow to existing neighborhood homes!
113	How can we propose a negotiation when you will not provide a plan? Do we need to put forward the plan first?
114	At the planning commission it was stated that it would be required if the speed limit was 25 MPH due to the # of trips per day. Traffic Analysis
115	Please provide specific names of the other communities that have been developed in Durham, Clayton, Raleigh by any of the developers.
116	Why do you think 30 to 26 units is a compromise? Why not compromise in good faith?
117	A compromise would be adding a condition to limiting the height to two stories and reducing the number of units to something closer to 18 units in writing on the application.
118	We were told by the City that it was delayed (speed limit reduction) due to COVID. We have been trying to get this accomplished for a while now. Pre-dating this zoning request. We have been delayed due to COVID so it seems very unbalanced that your zoning request is not delayed as well.
119	Will you add stoplights and crosswalks so we can walk safely from Glendower across PGCR to church since we will be dodging all of the extra traffic YOU will be generating?
120	Not being able to present your product and only talk is a major issue!
121	What will it take for you to lose interest in this property?
122	Do you need a beer?
123	Do you know that we are going to fight like hell?
124	You are not stating it right. We do not care if it is developed. We Do Not Want 26 units for 3 acres. R-6, 6 units per acre, is in keeping with the neighborhood. Develop it all you want, just compromise with us!!!
125	With attending several planning commission meetings other developers were able to present their designs! Why can't you??
126	Do you have a well contractor?

127	Will this meeting recording be shared with the planning committee members so that they are aware of the developers inability to respond to the property owners concerns?
128	You mention a privacy fence. If the townhomes are three stories tall they will be overlooking our backyards from the second and third stories. How can this provide privacy?
129	Do you know that you have no trust and are digging a bigger hole?
130	What will it take for you to lose interest in this property? This IS a question, not a comment.
131	Why do you look stressed?
132	Why not compromise in good faith?
133	I am well aware of what a privacy fence is. I did not need a definition. How will you provide privacy for the three stories?
134	then let's put it in writing that you aren't going to build 3 stories.
135	will it be in writing that it'll have a two-story cap?
136	Call me I am a well contractor!!
137	My licence number is 4246-A!!!
138	—->Why not compromise in good faith? <—-=since you don't seem to understand the question, why did you start this meeting without any real effort to do any compromise? You obviously have your mind set and reducing the number of units by FOUR is not a compromise.
139	Great compromise!
140	Do you know you are a joke
141	I asked if you were willing to Commit to 18 units. Are you willing to commit to that?
142	What is the next step in the process that property owners can voice concern to the planning committee members?
143	What about are kids
144	Please be aware - we will not receive a letter for that next meeting!!! SIGN UP!!!!!!!
145	Will you let the planning commission know that the entire neighborhood meeting was all opposed and a petition is in place??
146	Will there be a posted public notice visible from the road at the edge of the property?
147	If they vote nay again, I'm assuming it doesn't go to the City Council after that. Is that correct?
148	Is it possible for you to stop nitpicking on R-6 vs 6 units per acre?
149	We also suggested putting conditional use limits to 4-6 townhomes per acre. R-10 but limit the # per acre.
150	Ok, so what about R10 with a lower number of units in writing?
151	Is it not true that you can commit to 18 units?
152	The sign is gone
153	The sign was never updated with the rescheduled date in the first place. It is now on the ground and NOT visible.
154	Do you understand that we are willing to meet you if you commit to 18 units?
155	what if we create a human fence by linking arms all around the property

156	Then don't buy the land.
157	Is it not true that the land sale has not yet completed?
158	Is this going to pay for your wedding?
159	If the land sale has not completed can't you get a lower price that would make 18 units financially feasible?
160	Is the land not still valuable at 18 units max?
161	Why is our neighborhood being asked to subsidize the property owner? Isn't that crony capitalism?
162	Why is your wedding register so high?
163	What does completion of the sale still require?
164	This is a low density neighborhood and we want it to stay that way and you are not willing to work with the neighborhood!
165	Is there a reason beyond the land price that 18 units doesn't work?
166	Why do you want to move forward with something that every neighbor opposes. Why not just walk away?
167	Doesn't moderate density from the city include 6 per acre?

EXHIBIT D – MEETING ATTENDEES

1. Julie Bryan
2. Iane Mitchell
3. Patricia Hitchings
4. Andrea Wuensch
5. Ann Blacker
6. elsa kimbell
7. Jason Hardin (City Staff)
8. Anne-Marie Aaron
9. Josh Jones
10. Ken Klos-Weller
11. Megan Paris Colfer
12. Chris Wallace
13. Scott Tillotson
14. Cameron Boyette
15. John Quioco
16. Richard Knight
17. Meredith Morris
18. Nate Hitchings
19. Holly Tillotson
20. Robert Davis
21. Ashley Tweed
22. Jennifer Wert
23. Susan Brosnan
24. Christine Barber
25. Joe Aaron
26. Rod Simmons
27. Dee Munro
28. Denise Drugan