


Rezoning Application and Checklist

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



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	General use	Conditional use	Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district:	R-10	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	CX	Height: 5	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address:		
Property PIN:		
Deed reference (book/page):		
Nearest intersection:		Property size (acres):
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address:		
Applicant email:		
Applicant phone:		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: <u>R-10</u> -MB	Proposed zoning: <u>CX-S-CU</u> -MB	

Narrative of Zoning Conditions Offered

JD Lewis Facility and Fertile Ground Food Cooperative would like to offer the following possible conditions subject to agreement with and approval of final wording with the City of Raleigh staff, Planning Commission and City Council. Fertile Ground Food Cooperative is a community organization committed to serving SE Raleigh and as such is open to potential additional conditions as they arise through the public feedback and conversations.

1. Condition to Limit Less Desirable Uses

The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special use in the CX-District shall be prohibited: (1) Adult Establishment; (2) Vehicle Fuel Sales; (3) Vehicle Sales/Rental; (5) Car Wash; (6) Vehicle Repair (minor and major); (7) Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium, Tattoo Parlors, Body Piercing, Taxidermists and Wedding Chapels;

2. Condition to allow bicycle and pedestrian connection to Biltmore Hills Park via property.

3. Condition to maintain permanent open space as designated in the current deed.

4. Condition to allow a dedication along right of way for bus shelter

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:

William Dudley, Jr.

Printed Name:

William Dudley, Jr. 2/26/25

RECEIVED
FEB 26 2025
BY: [Signature]

Rezoning Application Addendum #1

Comprehensive Plan Analysis

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.

OFFICE USE ONLY

Rezoning case #

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 #

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.

[Empty space for listing historic resources and their impacts]

Proposed Mitigation

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

[Empty space for providing mitigation statements]

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:

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

1	<p>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.</p> <p>Response:</p>
2	<p>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.</p> <p>Response:</p>
3	<p>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.</p> <p>Response:</p>
4	<p>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.</p> <p>Response:</p>
5	<p>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.</p> <p>Response:</p>
6	<p>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.</p> <p>Response:</p>

7	<p>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.</p> <p>Response:</p>
8	<p>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.</p> <p>Response:</p>
9	<p>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.</p> <p>Response:</p>
10	<p>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.</p> <p>Response:</p>
11	<p>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.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

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

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

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

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

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's affidavit must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.

NOTIFICATION LETTER TEMPLATE

Date:

Re: Potential (REZONING/TEXT CHANGE TO ZONING CONDITIONS) of (SITE LOCATION)

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on (MEETING DATE and TIME). The meeting will be held at (MEETING LOCATION, INCLUDING ADDRESS) and will begin at (TIME).

The purpose of this meeting is to discuss a potential rezoning of the property located at (SITE ADDRESS AND NEARBY LANDMARKS). This site is currently zoned (CURRENT ZONING DISTRICT) and is proposed to be rezoned to (PROPOSED ZONING DISTRICT). (ANY OTHER RELEVANT DETAILS OF THE REQUEST.)

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants 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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

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

(NAME)

(CONTACT INFO)

Sincerely,

ATTESTATION TEMPLATE

Attestation Statement

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that I did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the _____, day of _____, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.

Signature of Applicant/Applicant Representative

Date

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address). The neighborhood meeting was held at _____ (location). There were approximately _____ (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

ATTENDANCE ROSTER

NAME	ADDRESS

Fertile Ground 1st Neighborhood Meeting for Rezoning on Garner Rd.

Attendance Sign-In

Name	Address	Email
Ajamu Amir Dillahunt	109 N carver st. Raleigh, NC Ajama Dillahunt 27610	ajamuadhyr@gmail.com
AJAMU DAKARAI DILLAHUNT	2316 KEITH DR. 27610	ADILLAHUNT@IGC.ORG
RUKIYA DILLAHUNT	2316 KEITH DRIVE 27610	RUKIYAD@MINDSPRING.COM
BRIANNE LEWIS	457 Brother Drive	City of Raleigh community connections
Mitchell Moravec	5732 Thriftleton Ln	mitchellmoravec@gmail.com
KENNETH ELLIOTT	103 Vineyard Ln Cary	kenyadell@yahoo.com
Tamithe Brown	1216 Savannah Drive	brown4158@yahoo.com
Tama R. Bounce	66 King Richard Rd. Raleigh 27610	tmb049@gmail.com
Suzanne Botts	731 South Boylan Avenue Raleigh 27603	sbotts1@yahoo.com
Helen Tart	611 Monroe Dr. Raleigh NC 27604	helentart@pobox.com
Sharon Christopher	5224 Nautical Ln, Raleigh 27610	
Erika Mess	113 S. Wilmington St Raleigh, NC 27601	submarie55@gmail.com
Keisha Lambert	1932 Ranch Mill Circle	LAMBERTKD312@gmail.com
Rayshanda Washington-McGey	172 Mine Lake Ct Ste Raleigh, NC 27615 200	rayshandaeandrea johnsonarchitect.com
HAROLD MALETTE	701 MUMBURN DR. RALEIGH, NC 27605	harold.malette@gmail.com

Fertile Ground 1st Neighborhood Meeting for Rezoning on Garner Rd.
Attendance Sign-In

Name	Address	Email
Shirley Minter	207 Avocet Ln Clayton ^{NC 27520}	bluenember@yahoo.com
Catherine Wills	224 Sunnybrooke Dr.	c.wills@pohealth.org
Rob Stephens	2209 Woodchuck Pl.	robstephens50@gmail.com
Kesha Monk	2519 FITZGERALD DR	thenicevoice@gmail.com
Eugene Myrick	"	"@gmail.com
Sylvanus Sumner	P O Box 26574 Raleigh ^{Raleigh, NC} 804 E. Lane St.	raleighs7@aol.com
Marion Moring	3005 Guntree Ct,	moringmarion@gmail.com
ROSARIO DOMINGUEZ-TAPIA	1101 Hillsborough St, APT F3, Raleigh, 27603	

FGFC Neighborhood Meeting

Thursday, July 13th @ 6:30pm || Alpha Kappa Alpha Sorority, Inc. Assembly House (2325 Garner Road, Raleigh, NC 27610)

Total Attendees: 23 neighbors/community members plus roughly 10 more attendees (FGFC board and staff, project architects, and meeting space hosts)

Welcome and Introductions

- Meeting attendees were invited to stand and introduce themselves in several groups: neighbors, member-owners, board members, and sorority members (who were the hosts of the space, the AKA Assembly House)

About FGFC

- Samone Bullock Dillahunt explained the purpose of a food cooperative, and shared the specific mission and vision of Fertile Ground Food Cooperative.
- Fertile Ground currently has 845 member-owners, and has a goal of securing 1,500 member-owners before groundbreaking (which will hopefully be in Spring 2024.) Meeting attendees were provided with a link to join.

Rezoning Process

- Jenn Truman explained the four main steps of the rezoning process.
- STEP ONE: Applicant and Community
 - Pre-application conference with City of Raleigh planners
 - Hosting First neighborhood meeting—where we are now
- STEP TWO: STAFF REVIEW
 - Fertile Ground will submit the rezoning application
 - City planners will review the application, and recommend approval or denial to the planning commission
 - There may be a second neighborhood meeting required for this process
- STEP THREE: Planning Commission
 - These are public meetings held with the City of Raleigh, and likely a neighborhood organization
 - After these meetings, the Planning Commission will review the rezoning application and the staff's recommendation
 - If the commission recommends to approve the project, then it moves to step 4.
- STEP FOUR: City Council will make a final approval or denial of the rezoning application.
- More Details from Truman's Talk
 - The rezoning is a necessary step to build a grocery store on the site location, which is close to 2245 Garner Road.
 - The goal will be moving from R-10 (residential zoning) to CS-5-PL (Commercial Mixed Use.)

- This new zoning will allow for up to 5 stories of development, parking behind the street, and

Site on Garner Road

- Andre Johnson, the architect for Fertile Ground, presented maps of the site on Garner Road where the grocery store will be built.
- He also presented sample renderings of what the site could look like in the future, with an emphasis on having a community gathering space, in addition to a traditional grocery store.

Questions and Feedback

- Truman invited neighbors and other meeting attendees to share their question and feedback about the process. Questions and Feedback will be marked as “Q” or “F”.
- Q: are there any foreseeable issues with the rezoning process?
 - It is a bit too early to tell, as FGFC has only spoken with City staff and Councilman Branch at this point.
 - Andre Johnson did confirm that the City of Raleigh was very excited about the proposed project, and their main suggestions were about connecting to the surrounding neighborhood, such as with a greenway on the site.
 - Several neighbors expressed their interest and/or approval of the potential greenway concept.
- Q: the letter said the cooperative was requesting 5 stories. Is that right?
 - Truman clarified that the grocery store would not be 5 stories—this is a maximum height that will not be used for our store. Right now, Fertile Ground’s architects are considering a partial two-story building.
 - However, the JD Lewis Center may want to develop housing on the site in the future, which could potentially have a taller height due to the floodplain requirements.
 - Fertile Ground also confirmed that they have a ground lease on the site with the JD Lewis Center. Many neighbors shared that they thought this ground lease agreement was very positive.
- F: one resident said that “my prayer is for the community to be as informed as possible.”
 - She’d witnessed previous negative experiences of neighbors, particularly renters, not being clear on the rezoning process, and what was being built in their community.
 - With the City of Raleigh’s physical notices for this rezoning, the signs were not clear, and the QR codes did not work.
 - Erin Dale mentioned that Fertile Ground’s goal is for our store to truly reflect the values of community members. She encouraged neighbors to become involved with the cooperative, and even consider running on the board, which is election-based.
 - Several board members shared that the cooperative’s goal is to connect with other community efforts, and have neighbors feel like they are a central part of this store—that is essential to the cooperative succeeding.
 - Samone Bullock Dillahunt shared that Fertile Ground has monthly meetings at the Southeast Raleigh YMCA on the 4th Saturday of the month at 2-4pm, to engage community members with the cooperative. She invited each of the meeting attendees to

these community meetings, and shared links for people to learn more about the cooperative.

- Q: what is the history of the design?
 - Andre Johnson, RayShawnda Washington, and Rosario Dominguez-Tapia (all from Andre Johnson Architects) presented some of the ideas for their design work.
 - Some of their inspirations were African culture and architecture (such as basket weaving in Cameroon), as well as the local history and ecology of Southeast Raleigh.
 - They also shared that the current images will be much more developed over time.
 - Finally, they shared that the architecture team would be continuing to flesh out the design based on community feedback.
- Q: can you speak to the sustainability in the grocery store?
 - Every project that AJA works on has a minimum sustainability goal. For instance, at this site, the location of the glass will minimize the damage to the land and cut as few trees as possible.
 - The site will also use sustainable materials, and geothermal processes.
 - The design team is still working on these details, but will present sustainable measures and options to the community in future meetings.
 - Their goal is to “make this building as high-performing and sustainable as possible” within the project budget that they have.
- Q: What part of the site is actually being rezoned? The grocery store just seems to be the bottom sliver on the lot.
 - The entire parcel that JD Lewis owns is fairly large, and the grocery store will be on a small part of this. This entire parcel would be rezoned.
 - Truman showed a part of the lot that is permanent conservation land with trees that will never be removed or built over.
 - JD Lewis may have future development plans, and this part of the parcel may benefit from the rezoning at a later date.
- Q: what is the budget for what this is going to cost?
 - The overall estimated cost will be over \$6-7 million (the cost required simply to open a grocery store.)
 - Jenn Truman shared that this money is being raised right now, and Jim Senter clarified that the cooperative’s goal is to open the store without debt, so it can be an asset to the community, instead of a liability.
- F: several meeting attendees expressed their excitement about the architect being from and still a resident of Southeast Raleigh, and shared that this seemed like “divine intervention.”
 - There was considerable applause about his firm’s focus on community development, instead of displacement.
- F: one neighbor expressed his concern that if the community approves Fertile Ground getting the rezoning to do some positive things, JD Lewis or another developer might later put luxury condominiums on the site, or another use they do not support of as much.
 - Ajamu Dillahunt spoke more to the intentions of the property owner, JD Lewis, in collective economics.
 - “He’s not interested in giving up the land for condominiums or anything like that.”

- Erin Dale also expressed that JD Lewis’ overall vision for the site is to be a health and wellness center for Southeast Raleigh, and there are already some physical therapy and renovated gyms on the site as-is.
- Neighbors expressed their approval about this overall vision for a health and wellness campus, along with particular site details like a community garden.
- Q: is this site on the old Garner Road Y?
 - Board members clarified that this site is a few feet down from that building.
 - One neighbor explained that he previously did community service at the old Garner Road Y and the Southlight campus, so would like to see similar opportunities at the grocery store.
- F: one attendee was a master gardener, and recommended that anyone who is interested should join the City of Raleigh’s gardening class. It is free, and includes therapeutic gardening as well as opportunities for school-aged children.
 - She also recommended that the community garden start even before the full construction of the site.
 - Her comment led to several meeting attendees talking about their excitement for the community garden idea, as well as the trails or edible landscaping ideas.
- F: another attendee was a garden education specialist at the Poe Center, who helps families learn to garden and grow their own food. She shared that she would love to connect further with Fertile Ground about doing this on the site.
 - Board members shared that they would love to connect with her further about this.
- Q: will there be the possibility to do a trail through the protected area?
 - Potentially—still need to see about this with the City of Raleigh.
- Q: what will the connection be with the surrounding residential area, particularly given the need to connect with Spanish-speaking residents?
 - Truman shared that Fertile Ground has already been working with a Spanish translation cooperative to support better outreach with these community members
 - The goal is also to have as many trail connections as possible, and for this development to help improve the sidewalk experience of people who are walking along Garner Road.
- The architect and board member discussed that there will need to be some “trade-offs” with the design at a future date.
 - Because a cooperative is a democratic organization, they also have a community advisory team and community meetings to help make the different choices about the site.
 - “When we make those hard choices, we want to make sure we have community feedback on those decisions and multiple layers of accountability in that process.”