

# 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](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	Text change to zoning conditions			
Existing zoning base district: R-1, R-4, R-10-CU	Height: -	Frontage: -	Overlay(s): None	
Proposed zoning base district: R-6-CU	Height: -	Frontage: -	Overlay(s): None	
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-23-2017				

General Information			
Date: 12/19/2025	Date amended (1):	Date amended (2):	
Property address: 8020 Litchford Rd. (portion of)			
Property PIN: 1717882715 (portion of)			
Deed reference (book/page): 015652 / 00595			
Nearest intersection: Litchford Rd & Gresham Lake Rd		Property size (acres): 22.24 (portion of)	
For planned development applications only:	Total units: -		Total square footage: -
	Total parcels: -		Total buildings: -
Property owner name and address: Lynn Hawthorne, Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernette Hawthorne Supplemental Needs Trust, The Anthony Todd Hawthorne Irrevocable Family Trust			
Property owner email: <a href="mailto:hawthorne.lyn@outlook.com">hawthorne.lyn@outlook.com</a> 18 Wordsworth Rd, Black Mountain NC, 28711			
Property owner phone: 336-202-4737			
Applicant name and address: McAdams c/o Bronwyn Redus, 621 Hillsborough St, Raleigh NC 27603			
Applicant email: <a href="mailto:redus@mcadamsco.com">redus@mcadamsco.com</a>			
Applicant phone: 919.361.5000			
→ Applicant signature(s): 	Lynn Hawthorne		
Additional email(s): <a href="mailto:holloman@mcadamsco.com">holloman@mcadamsco.com</a> , <a href="mailto:jmitchell@fischerhomes.com">jmitchell@fischerhomes.com</a> , <a href="mailto:rhayes@fischerhomes.com">rhayes@fischerhomes.com</a>			





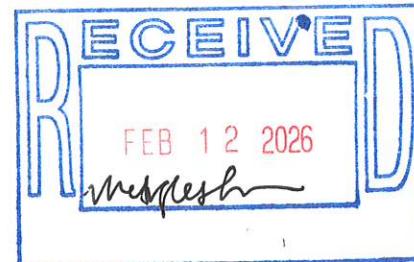
# Rezoning Application and Checklist

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	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	<b>OFFICE USE ONLY</b> Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-1, R-4, R-10-CU	Height: -	Frontage: -	Overlay(s): None	
Proposed zoning base district: R-6-CU	Height: -	Frontage: -	Overlay(s): None	
<b>Helpful Tip:</b>	to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-23-2017				

General Information		
Date: 12/19/2025	Date amended (1):	Date amended (2):
Property address: 8020 Litchford Rd. (portion of)		
Property PIN: 1717882715 (portion of)		
Deed reference (book/page): 015652 / 00595		
Nearest intersection: Litchford Rd & Gresham Lake Rd	Property size (acres): 22.24 (portion of)	
For planned development applications only:	Total units: -	Total square footage: -
	Total parcels: -	Total buildings: -
Property owner name and address:	Anne Jones Weathersbee, Trustee of The Anne Jones Weathersbee Revocable Trust 8020 Litchford Rd, Raleigh NC 27615-4227	
Property owner email:	anne.weathersbee@aol.com	
Property owner phone:	919-876-1807	
Applicant name and address:	McAdams c/o Bronwyn Redus, 621 Hillsborough St, Raleigh NC 27603	
Applicant email:	redus@mcadamsco.com	
Applicant phone:	919.361.5000	
Applicant signature(s):	Anne Jones Weathersbee	
Additional email(s):	holoman@mcadamsco.com, jmitchell@fischerhomes.com, rhayes@fischerhomes.com	



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1, R-4, R-10-CU	Proposed zoning: R-6-CU	

#### Narrative of Zoning Conditions Offered

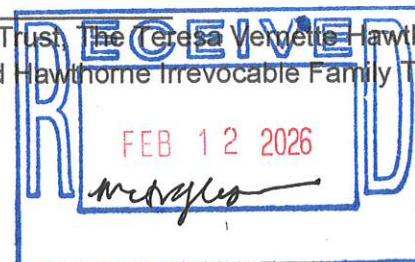
1. Dwelling units shall be located within a "Detached House" building type.
2. The maximum residential density shall not exceed 6 units per acre.
3. The following principal uses listed In UDO section 6.1.4. "Allowed Principal Use Table" shall be prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

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: Lynn Hawthorne, Trustee

Printed Name: Lynn Hawthorne,

Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Venette-Hawthorne Supplemental Needs Trust, and The Anthony Todd Hawthorne Irrevocable Family Trust



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-1, R-4, R-10-CU	Proposed zoning: <b>R-6-CU</b>	

#### Narrative of Zoning Conditions Offered

1. Dwelling units shall be located within a "Detached House" building type.
2. The maximum residential density shall not exceed 6 units per acre.
3. The following principal uses listed In UDO section 6.1.4. "Allowed Principal Use Table" shall be prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

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: Anne Jones Weathersbee

Printed Name: Anne Jones Weathersbee,  
Trustee of The Anne Jones Weathersbee Revocable Trust



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> 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 site is designated Low Scale Residential on the Future Land Use Map. This category includes the city's existing single family detached neighborhoods and envisions a range of housing types for future development. The site is surrounded by existing single-family detached neighborhoods. The proposed rezoning will facilitate infill development at a density and scale that matches the surrounding neighborhoods. The Comprehensive Plan states that R-2, R-4, and R-6 zoning districts are appropriate for this category. The requested R-6-CU is consistent with the Future Land Use Map.</p>	
<p>There is no urban form designation for the site or abutting streets.</p>	
<p>Consistent Policies: LU 1.2 Future Land Use Map and Zoning Consistency, LU 1.3 Conditional Use District Consistency, LU 3.2 Location of Growth, LU 3.4 Infrastructure Concurrency, LU 5.1 Reinforcing the Urban Pattern, LU 5.4 Density Transitions, LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods, LU 8.5 Neighborhood-scale Housing, LU 8.10 Infill Development, LU 8.12 Infill Compatibility</p>	
Public Benefits	
<p>Provide brief statements explaining how the rezoning request is reasonable and in the public interest.</p>	
<p>The rezoning request will allow for appropriate infill development on this site, which will gently increase density and provide more housing supply in the area. Increasing the housing supply could improve affordability in the City of Raleigh overall. Although not yet annexed, the site is surrounded by city corporate limits already served by emergency and municipal services and will not cause a significant increase in demand on the city.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
<p>The existing house (constructed 1920) on the site was included in a Wake County Historic Survey but is only listed as "Surveyed Only." The house was not given a name on the survey but is identified as WA1469. The rezoning request will not impact the potential historic resource. The existing house and surrounding land (as shown on the attached metes and bounds exhibit) is not included in this rezoning request and will remain zoned R-1. No future development of this site is planned at this time.</p>	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
<p>The house and surrounding land (as shown on the attached metes and bounds exhibit) is not included in the rezoning request and will not be negatively impacted.</p>	

## 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><b>Response:</b></p> <p>-</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><b>Response:</b></p> <p>-</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><b>Response:</b></p> <p>-</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><b>Response:</b></p> <p>-</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><b>Response:</b></p> <p>-</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><b>Response:</b></p> <p>-</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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>

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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>
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><b>Response:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul>

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 <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2905 Meridian Parkway  
Durham, NC 27713  
919. 361. 5000

Date: November 26, 2025

Re: Potential Rezoning of 8020 Litchford Road

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on **Wednesday December 10, 2025, at 6:00 pm**. The meeting will be held at **Abbotts Creek Community Center, in the Multipurpose Room at 9950 Durant Rd, Raleigh NC 27614** and will begin at **6:00 pm**. The purpose of this meeting is to discuss a potential rezoning of the property located at 8020 Litchford Rd, near the intersection of Litchford Rd and Gresham Lake Rd. This site is currently zoned Residential-1 (R-1), Residential-4 (R-4), and Residential-10, Conditional Use (R-10-CU) and is proposed to be rezoned to Residential-6, Conditional Use (R-6-CU). Proposed zoning conditions limit housing types to single family detached houses, limit density to a maximum of 6 units per acre and prohibit the following uses which are otherwise allowed in the R-6 district: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

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](http://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 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

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

McAdams c/o Bronwyn Redus  
919.361.5000  
[redus@mcadamsco.com](mailto:redus@mcadamsco.com)

621 Hillsborough St, Suite 500  
Raleigh NC, 27603

Sincerely,

**McAdams**

## ATTENDANCE ROSTER

## SUMMARY OF ISSUES

A neighborhood meeting was held on December 10, 2025 (date) to discuss a potential rezoning located at 8020 Litchford Rd, Raleigh NC 27615 (property address). The neighborhood meeting was held at Abbotts Creek Community Center, Multipurpose Room (location). There were approximately 16 (number) neighbors in attendance. The general issues discussed were:

### Summary of Issues:

Attendees asked several questions about the homes they can expect from the developer, spanning topics such as elevations, starting price, square footage, fencing, and foundation type. Fischer Homes was present and the meeting and answered all of these inquiries.

Attendees asked questions about the density cap proposed through zoning conditions and why the requested zoning district is an R-6 vs. an R-4 or R-1. The project team described the desire to maintain the approximate existing density entitlement across the site, while providing consistent development standards across the site. The developers do not intend to realize a the full entitled density.

Attendees asked for clarification on zoning conditions and what exactly is proposed. The project team described the impact of zoning conditions becoming ordinance which applies to the property regardless of the owner and reviewed the proposed conditions again.

An attendee requested the developer complete an off-site sidewalk connection on Litchford Rd to connect to the intersection with Gresham Lake Rd. The project team expressed interest in this idea, but concern over acquiring the land to complete the connection.

Questions were asked about required rear setbacks and buffer areas.

Questions were asked about the impacts to stormwater and sewer utilities. Concerns were expressed that the new development would increase flooding on surrounding properties. The project team described state and city stormwater requirements to capture and treat runoff. The site will connect to the public sewer system.

Concern was expressed over construction traffic. The project team explained that the construction traffic would access the site via Litchford Rd. A traffic light will not be warranted at the neighborhood entrance on Litchford Rd.

The group discussed the required extension of the Dorrington Place stub streets and the parking requirements for each new house.

## REZONING DESCRIPTION

### EASTERN PARCEL

Beginning at an iron pipe on the eastern right of way of Litchford Road, point also having NC Grid Coordinates N:779,114.38, E:2,117,761.42, being the **Point of Beginning**, thence leaving said right of way North 89°05'11" East a distance of 438.63 feet to an iron pipe; thence South 50°48'40" East a distance of 807.69 feet to an iron pipe; thence South 85°30'32" West a distance of 22.13 feet to an iron pipe; thence South 85°52'22" West a distance of 80.59 feet to an iron pipe; thence South 72°33'48" West a distance of 15.00 feet to an iron pipe; thence South 59°00'20" West a distance of 79.41 feet to an iron pipe; thence South 30°41'48" West a distance of 29.85 feet to an iron pipe; thence South 33°16'16" West a distance of 82.36 feet to an iron pipe; thence South 74°22'04" West a distance of 48.90 feet to an iron pipe; thence South 56°29'49" West a distance of 99.83 feet to a point; thence North 33°27'06" West a distance of 150.76 feet to a point; thence South 56°35'20" West a distance of 167.12 feet to a point; thence North 32°16'49" West a distance of 157.67 feet to a point; thence South 57°32'29" West a distance of 156.66 feet to a point on the eastern right of way of Litchford Road; thence with said right of way North 32°48'11" West a distance of 57.16 feet to a point; thence North 26°38'30" West a distance of 23.54 feet to a point; thence North 25°52'36" West a distance of 201.12 feet to a point; thence North 25°03'37" West a distance of 149.35 feet to a point; thence North 23°45'57" West a distance of 97.01 feet to a point; thence with a curve to the right with a radius of 913.37 feet, with an arc length of 163.25 feet, with a chord bearing of North 06°27'53" West, with a chord length of 163.03 feet to the **Point of Beginning**, containing 438,309 square feet, or 10.06 acres.

### WESTERN PARCEL

Beginning at a point on the western right of way of Litchford Road, point also having NC Grid Coordinates N:777,985.47, E:2,118,221.72, being the **Point of Beginning**, thence leaving said right of way North 57°09'33" West a distance of 14.89 feet to a point; thence North 27°44'27" West a distance of 27.35 feet to a point; thence North 35°23'11" West a distance of 37.89 feet to a point; thence North 32°16'28" West a distance of 19.59 feet to a point; thence North 46°55'27" West a distance of 20.61 feet to a point; thence South 75°25'50" West a distance of 13.98 feet to a point; thence North 42°50'19" West a distance of 24.29 feet to a point; thence North 53°49'44" West a distance of 30.39 feet to a point; thence North 60°04'46" West a distance of 14.73 feet to a point; thence North 55°10'41" West a distance of 16.25 feet to a point; thence North 31°31'32" West a distance of 12.42 feet to a point; thence North 67°24'47" West a distance of 13.73 feet to a point; thence North 36°26'00" West a distance of 27.44 feet to a point; thence North 60°09'12" West a distance of 11.37 feet to a point; thence North 47°22'32" West a distance of 32.05 feet to a point; thence South 81°54'13" West a distance of 24.93 feet to a point; thence South 73°01'19" West a distance of 18.96 feet to a point; thence North 72°49'58" West a distance of 10.80 feet to a point; thence North 37°00'41" West a distance of 8.54 feet to a point; thence South 58°29'22" West a distance of 7.20 feet to a point; thence North 52°23'19" West a distance of 17.19 feet to a point; thence North 63°33'01" West a distance of 10.77 feet to a point; thence South 54°48'50" West a distance of 13.81 feet to a point; thence South 84°33'43" West a distance of 15.15 feet to

a point; thence North  $54^{\circ}30'04''$  West a distance of 31.59 feet to a point; thence North  $76^{\circ}33'34''$  West a distance of 22.69 feet to a point; thence North  $87^{\circ}37'05''$  West a distance of 22.79 feet to a point; thence North  $53^{\circ}21'37''$  West a distance of 10.47 feet to a point; thence South  $85^{\circ}43'16''$  West a distance of 16.91 feet to a point; thence South  $15^{\circ}07'38''$  West a distance of 14.02 feet to a point; thence South  $35^{\circ}58'55''$  West a distance of 18.37 feet to a point; thence South  $23^{\circ}44'50''$  West a distance of 1.68 feet to a point; thence South  $54^{\circ}01'54''$  West a distance of 25.08 feet to an iron pipe; thence South  $54^{\circ}23'37''$  West a distance of 187.26 feet to an iron pipe; thence North  $21^{\circ}27'23''$  West a distance of 1,110.22 feet to an iron pipe; thence North  $89^{\circ}06'09''$  East a distance of 454.97 feet to an iron pipe; thence North  $89^{\circ}12'43''$  East a distance of 12.63 feet to a point; thence North  $89^{\circ}12'43''$  East a distance of 16.65 feet to a point on the western right of way of Litchford Road; thence with said right of way a curve to the left with a radius of 484.24 feet, with an arc length of 34.31 feet, with a chord bearing of South  $04^{\circ}50'50''$  East, with a chord length of 34.30 feet to a point; thence with a curve to the left with a radius of 995.97 feet, with an arc length of 513.11 feet, with a chord bearing of South  $17^{\circ}59'12''$  East, with a chord length of 507.45 feet to a point; thence South  $32^{\circ}44'44''$  East a distance of 541.74 feet to a point; thence South  $32^{\circ}44'44''$  East a distance of 61.75 feet to a point; thence with a curve to the right with a radius of 675.63 feet, with an arc length of 117.53 feet, with a chord bearing of South  $28^{\circ}20'37''$  East, with a chord length of 117.38 feet to the **Point of Beginning**, containing 444,553 square feet, or 10.21 acres.