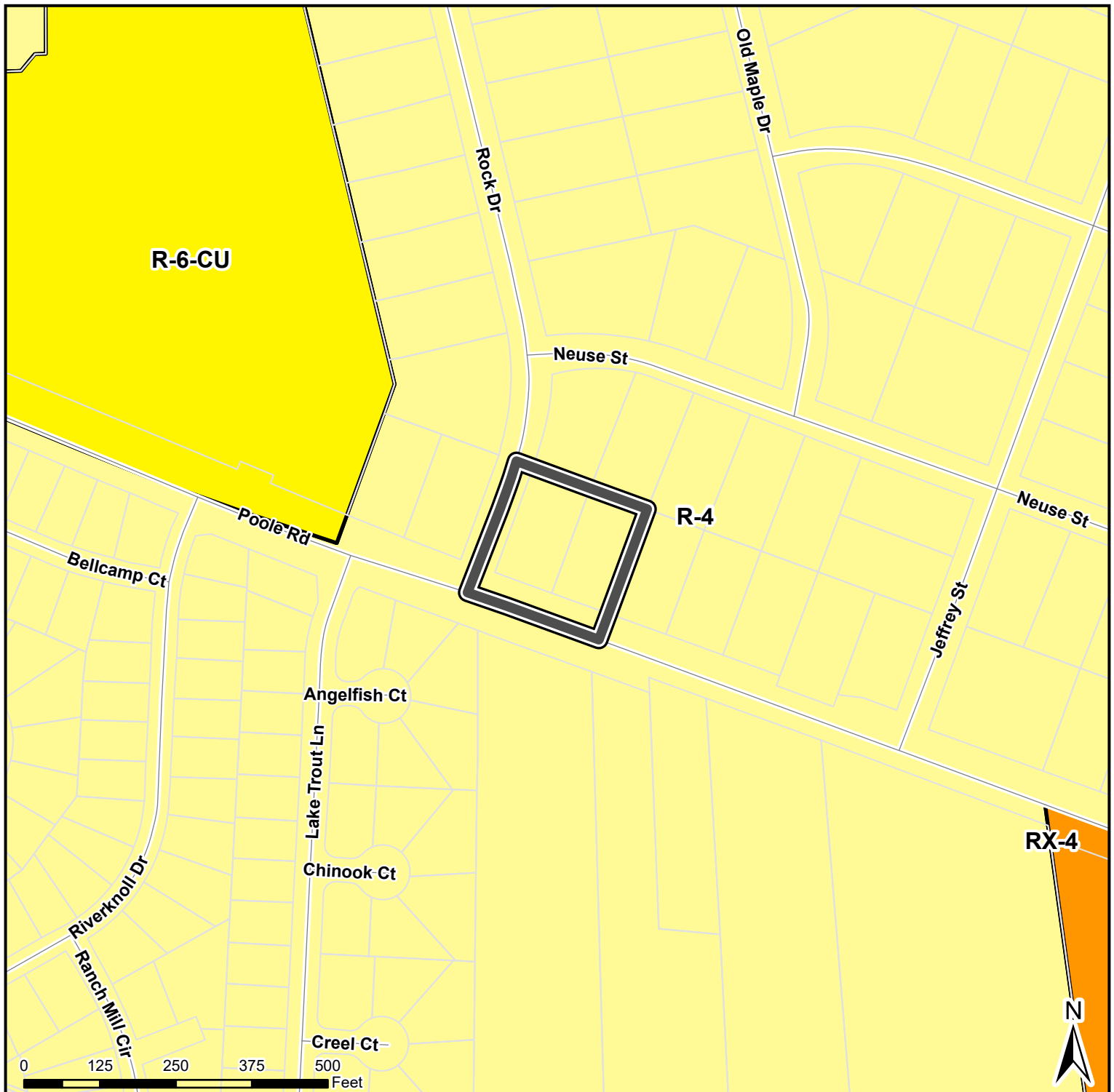
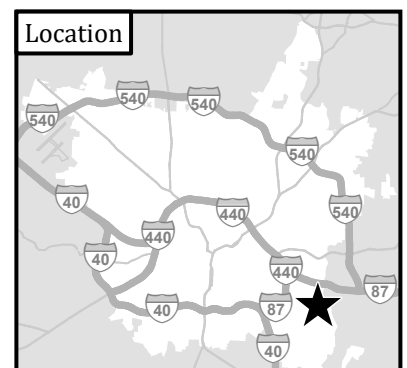


Existing Zoning

Z-86-2021



Property	1605 Rock Dr & 5805 Poole Rd
Size	0.93 acres
Existing Zoning	R-4
Requested Zoning	R-6



Rezoning Application and Checklist

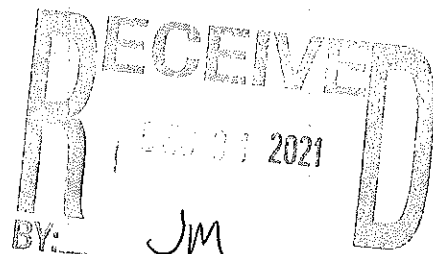
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 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 checked="" type="checkbox"/> General Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district:	<u>RU</u>	Height:	Frontage:
Proposed zoning base district:	<u>R6</u>	Height:	Frontage:
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			Overlay(s):None
If the property has been previously rezoned, provide the rezoning case number:			Z-36A-1989

General Information		
Date: <u>12-1-21</u>	Date amended (1):	Date amended (2):
Property address: 1605 Rock Drive Raleigh NC & 5805 Poole Rd Raleigh NC 27610		
Property PIN: 1733502933 & 1733503920		
Deed reference (book/page): 1881/18019 2032/18019		
Nearest intersection: New Hope Rd.		Property size (acres): .93
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Transformation Christian Church 1500 Garner Road Raleigh NC 27610		
Property owner email: TCCRDU13@yahoo.com		
Property owner phone: 919-916-0300		
Applicant name and address: William H. Gardner		
Applicant email: belay2222@yahoo.com		
Applicant phone: 919-264-5427		
Applicant signature(s): <u>W. Gardner</u>		
Additional email(s):		



Conditional Use District Zoning ConditionsZoning case #: **Z-36A-1989**

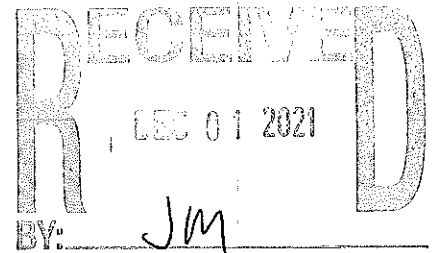
Date submitted:

Office Use OnlyExisting zoning: **R-4**Proposed zoning: **R-6**

Rezoning case #

Narrative of Zoning Conditions Offered

Looking to rezone to R-6 to build Townhomes. We will follow all UDO guidelines in relations to zoning and development.



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:

A handwritten signature in black ink, appearing to be "William Gardner", written over a horizontal line.

Printed Name(s): **William Gardner**

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.

The future land use designation for this property is General Use, which allows for residential development.

It is consistent with the following policies:

LU 1.1
LU 1.2
LU 2.2
LU 5.4
LU 8.12

Public Benefits

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

The rezoning request is reasonable and in the public interest because it would:

1. Add curb appeal to the area
2. It is in close proximity to transit
3. It will add housing
4. It will add diversity

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.

N/A

Public Mitigation

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

N/A

NOTIFICATION LETTER

Date: July 15, 2021

Re: 1605 Rock Drive Raleigh NC 27610 & 5805 Poole Road Raleigh NC 27610

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Monday, August 2, 2021 at 5:00pm. The meeting will be held virtually. You can participate online or by telephone. To participate, visit:

Invite Link: <https://zoom.us/join>

Meeting ID: 894 1189 8070

Pass code: 7dXW6T

Or Call:

1-646-558-8656

1-301-715-8592

The purpose of this meeting is to discuss a potential rezoning of the property located at 1605 Rock Drive & 5805 Poole Road Raleigh NC 27610 located near New Hope Road Intersection. This site is currently zoned as R-4 District and is proposed to be rezoned to R-6 District. On those parcels of land, we are proposing to develop two buildings of Townhomes with 4 units each.

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:
919-264-5427/William H. Gardner

Sincerely,

William H. Gardner

A handwritten signature in black ink, appearing to read 'W. Gardner', is written over a horizontal line.

ATTENDANCE ROSTER

NAME	ADDRESS
William Gardner	Host
Ira Mabel	City of Raleigh
Johnnie Jones	Neighbor
CUTF4 (Screen name)	Neighbor
Stanley Hodge	Neighbor
Michelle Lewis	

SUMMARY OF ISSUES

A neighborhood meeting was held on Monday, August 2, 2021 at 5:00pm to discuss a potential rezoning located at 1605 Rock Drive Raleigh NC 27610 and 5805 Poole Road, Raleigh NC 27610. The neighborhood meeting was held via Zoom meeting. There were approximately 3 neighbors in attendance. The general issues discussed were:

ISSUES & CONCERNS
Traffic concerns
Parking concerns (would like access from Poole Rd not Rock Drive)
Number of units being built
Noise concerns

OWNER'S AFFIDAVIT

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Transformation Christian Church, ("Owner"), the Owner of the premises located at 1605 Rock Drive Raleigh North Carolina and 5805 Poole Road North Carolina and having PINs 1733502933 and 1733503920 (the "Property"), hereby acknowledges and agrees that William H. Gardner ("Applicant"), intends to file a petition for rezoning of the Property with the City of Raleigh, and that Applicant, 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.

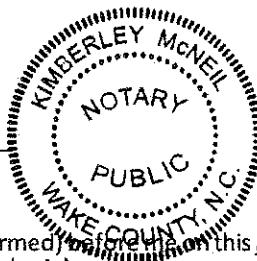
AFFIANT:

William H. Gardner

Name

State of NC

County of Wake

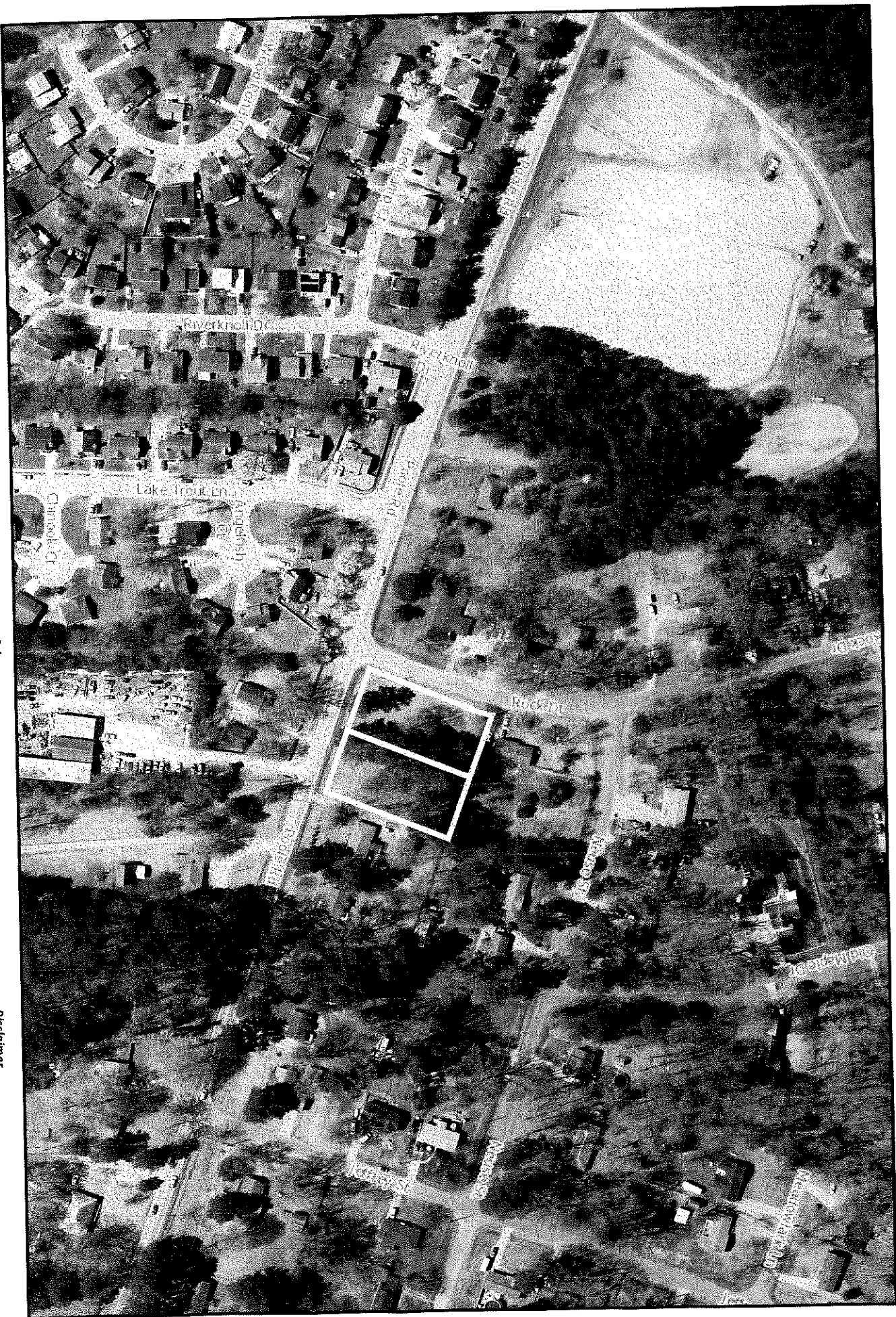


Subscribed and sworn to (or affirmed) before me on this 25 day of October, 2021
by Kimberley McNeil, personally known to me or proved to me on the basis of
satisfactory evidence to be the person who appeared before me.

Kimberley McNeil

(Notary Public)

Aerial



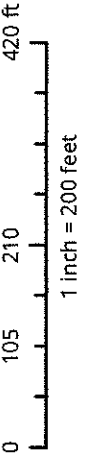
Disclaimer

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R3-4

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R-6-CU

R-4

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
	Yes	N/A	Yes	No	N/A
General Requirements – General Use or Conditional Use Rezoning:					
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	<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 Development Fee Guide 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 or downtown 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 of area to be rezoned and properties with 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"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 8:					
12. Proof of Power of Attorney or Owner Affidavit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
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"/>

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