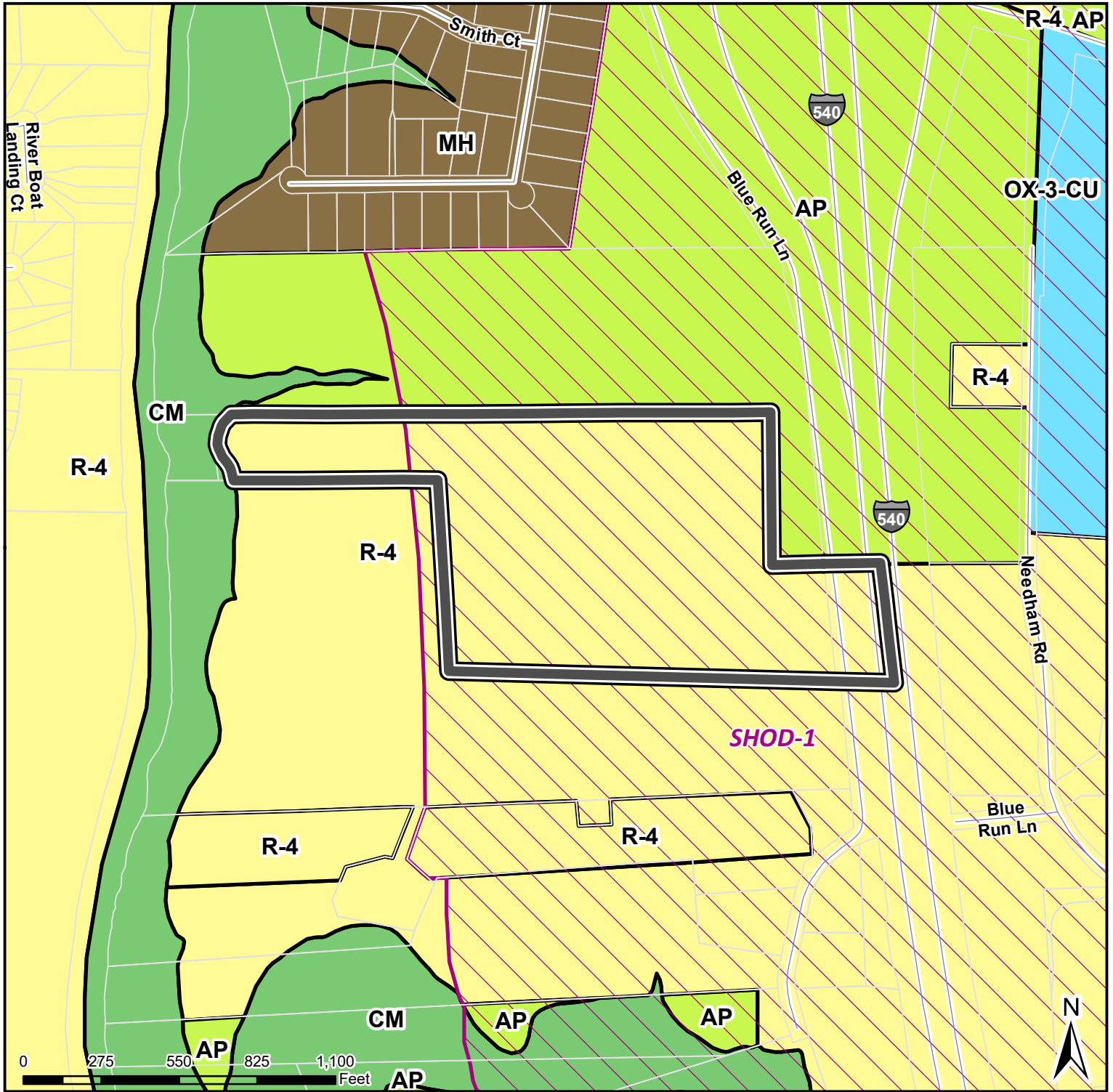


# Existing Zoning

# Z-31-2019



<b>Property</b>	5228 Needham Rd
<b>Size</b>	30.6 acres
<b>Existing Zoning</b>	R-4 w/SHOD-1
<b>Requested Zoning</b>	R-10-CU w/SHOD-1



# 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			<b>OFFICE USE ONLY</b> Transaction #  Rezoning Case #
Existing Zoning Base District	R-4	Height	
Overlay(s)	SHOD-1		
Proposed Zoning Base District	R-10	Height	Frontage
Overlay(s)	SHOD-1		
Click <a href="#">here</a> 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: <b>Z-3A-1992</b>			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
		<b>594484</b>	

GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address <b>5228 Needham Road (portion of)</b>			
Property PIN <b>1746-11-2017</b>		Deed Reference (book/page) <b>12-E-18</b>	
Nearest Intersection <b>Blue Run Lane and Pine Drive</b>			
Property Size (acres) <b>29.6</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner/Address Douglas C. Chappell Wallace R. Chappell Brenda C. Starr 4025 Lousbury Road Wake Forest, NC 27587		Phone	Fax
Project Contact Person/Address Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Email	
		Phone <b>919.645.4317</b>	Fax
Owner/Registered Agent Signature 		Email	
		Email <b>mbirch@longleaflp.com</b>	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number	<b>OFFICE USE ONLY</b>
Date Submitted	
Existing Zoning <b>R-4</b> Proposed Zoning <b>R-10-CU</b>	

**Narrative of Zoning Conditions Offered**

1. The following principal uses as set forth in UDO Section 6.1.4. Allowed Principal Use Table shall be prohibited: Boardinghouse; Bed and breakfast; Hospitality house.
2. The Apartment building type shall be prohibited.
3. Density shall be limited to 7 dwelling units per acre.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Registered Agent Signature  Print Name BRENDA C. STARR

# 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			<b>OFFICE USE ONLY</b> Transaction #  Rezoning Case #
Existing Zoning Base District	R-4	Height	
Overlay(s)	SHOD-1		
Proposed Zoning Base District	R-10	Height	Frontage
Overlay(s)	SHOD-1		
Click <a href="#">here</a> 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: <b>Z-3A-1992</b>			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
<span style="font-size: 24pt;">594484</span>			

GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address <b>5228 Needham Road (portion of)</b>			
Property PIN <b>1746-11-2017</b>		Deed Reference (book/page) <b>12-E-18</b>	
Nearest Intersection <b>Blue Run Lane and Pine Drive</b>			
Property Size (acres) <b>29.6</b>	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner/Address Douglas C. Chappell Wallace R. Chappell Brenda C. Starr 4025 Louisbury Road Wake Forest, NC 27587		Phone	Fax
Project Contact Person/Address Michael Birch, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Email	
		Phone <b>919.645.4317</b>	Fax
Owner/Registered Agent Signature <i>Doug Chappell</i>		Email <b>mbirch@longleaflp.com</b>	
		Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

*Doug Chappell*

**CONDITIONAL USE DISTRICT ZONING CONDITIONS**

Zoning Case Number

**OFFICE USE ONLY**

Date Submitted

Transaction #

Existing Zoning **R-4**

Proposed Zoning **R-10-CU**

Rezoning Case #

**Narrative of Zoning Conditions Offered**

1. The following principal uses as set forth in UDO Section 6.1.4. Allowed Principal Use Table shall be prohibited: Boardinghouse; Bed and breakfast; Hospitality house.

2. The Apartment building type shall be prohibited.

3. Density shall be limited to 7 dwelling units per acre.

4.

5.

6.


7.

8.

9.

10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

X Owner/Registered Agent Signature 

Print Name WALLACE CHAPPELL  
DOUG CHAPPELL

REZONING OF PROPERTY CONSISTING OF +/- 33.00 ACRES  
LOCATED SOUTH OF BUFFALOE ROAD, WEST OF INTERSTATE 540,  
IN THE CITY OF RALEIGH'S EXTRATERRITORIAL JURISDICTION

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
MAY 15, 2019

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, May 15, at 6:30 p.m. The property considered for this potential rezoning totals approximately 30 acres, and is located south of Buffalo Road, west of Interstate 540, in the City of Raleigh's extraterritorial jurisdiction, having Wake County Parcel Identification Number 1746-11-0217. This meeting was held at the Marsh Creek Community Center, located at 3050 N New Hope Road, Raleigh, NC 27604. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Michael Birch  
Email: [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com)  
Direct: (919) 645-4317

May 2, 2019

RE: Neighborhood Meeting for Potential Rezoning of 5228 Needham Road

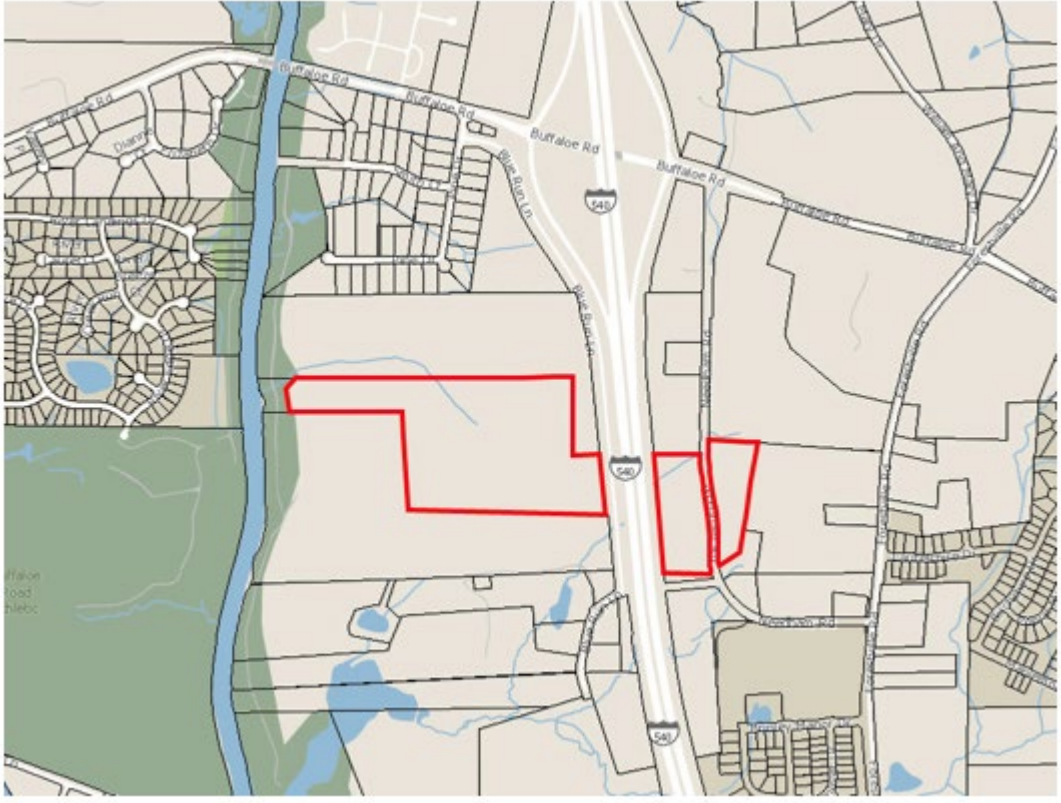
You are invited to a neighborhood meeting that will be held on Tuesday, May 14, 2019 at 6:30 PM in the art room at Marsh Creek Community Center located at 3050 N New Hope Road, Raleigh, NC 27604. The purpose of this meeting is to discuss the rezoning of property located west of I-540, and south of Buffalo Road. A map outlining the property is located on the back of this notice for reference. The rezoning seeks a change from R-4 to R-10-CU. The purpose of the rezoning is to permit development of townhouses. At this meeting the applicant will describe the nature of the rezoning request and receive questions and comments from the public.

You are receiving this notice because the City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the property. Anyone interested in learning more about this rezoning is encouraged to attend.

If you have any questions, please contact Michael Birch at (919) 645-4317 or [mbirch@longleaflp.com](mailto:mbirch@longleaflp.com). Also, for more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh City Planning Department at 919.996.2622 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Sincerely,

Michael Birch





## EXHIBIT B – NOTICE LIST

1736705796  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1736903196  
MOSLEY, RONNIE L MOSLEY, JOANN P  
5320 NEEDHAM RD  
RALEIGH NC 27604-9731

1736912678  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1746006470  
MOSLEY, RONNIE LEE MOSLEY, JOANN P  
5320 NEEDHAM RD  
RALEIGH NC 27604-9731

1746105130  
MOSLEY, RONNIE L MOSLEY, JO ANN P  
5320 NEEDHAM RD  
RALEIGH NC 27604-9731

1746109464  
NC DEPARTMENT OF  
TRANSPORTATION  
815 STADIUM DR  
DURHAM NC 27704-2713

1746204366  
WILSON, ROBERT WADE WILSON,  
SHERRON MCLAMB  
5305 NEEDHAM RD  
RALEIGH NC 27604-9612

1746208993  
MARIE DAVIS POOLE LVNG TRUST  
POOLE, EVA DIANNE  
267 ROCKY MOUNTAIN WAY  
ARDEN NC 28704-8445

1736818706  
AVINGTON PLACE COMMUNITY ASSOC  
INC  
ASSOCIA HRW INC  
4700 HOMEWOOD CT STE 380  
RALEIGH NC 27609-5732

1736905967  
POOLE, SANDRA M  
PO BOX 37834  
RALEIGH NC 27627-7834

1745291867  
MOSLEY, RONNIE LEE MOSLEY, JO ANN  
POOLE  
5320 NEEDHAM RD  
RALEIGH NC 27604-9731

1746007332  
MOSLEY, RONNIE L MOSLEY, JOANN P  
5320 NEEDHAM RD  
RALEIGH NC 27604-9731

1746105410  
POOLE, SANDRA M  
PO BOX 37834  
RALEIGH NC 27627-7834

1746110217  
CHAPPELL, C DOUGLAS CHAPPELL,  
WALLACE R  
4025 LOUISBURY RD  
WAKE FOREST NC 27587-8118

1746204575  
MARIE DAVIS POOLE LVNG TRUST  
POOLE, EVA DIANNE  
267 ROCKY MOUNTAIN WAY  
ARDEN NC 28704-8445

1746210963  
DAIL, ROBERT FRANKLIN DAIL, SUSAN  
C  
5116 NEEDHAM RD  
RALEIGH NC 27604-9797

1736829216  
RALEIGH CITY OF  
PO BOX 590  
RALEIGH NC 27602-0590

1736908193  
MOSLEY, RONNIE LEE MOSLEY, JOANN P  
5320 NEEDHAM RD  
RALEIGH NC 27604-9731

1745297799  
LGI HOMES - NC LLC  
LGI HOMES INC  
1450 LAKE ROBBINS DR STE 430  
THE WOODLANDS TX 77380-3294

1746026062  
LEWIS, CHERYL R LEWIS, ANTHONY C  
SR  
11256 FREEDOM WAY  
SEMINOLE FL 33772-3017

1746106063  
HUDSON VALLEY DEVELOPMENT CO  
4016 BARRETT DR STE 201  
RALEIGH NC 27609-6623

1746203120  
MOSLEY, RONNIE L MOSLEY, JOANN P  
5320 NEEDHAM RD  
RALEIGH NC 27604-9731

1746208342  
STOKES, CONSTANCE W MUSSELMAN,  
CAROL W  
1936 OLD GREENFIELD RD  
RALEIGH NC 27604-9785

1746216969  
BRC BUFFALOE ROAD APARTMENTS  
LLC WBY BUFFALOE ROAD  
APARTMENTS LLC  
ATTN: CHRISTOPHER T DUNBAR  
5826 SAMET DR STE 105  
HIGH POINT NC 27265-3661

## **EXHIBIT C – ITEMS DISCUSSED**

1. Preliminary site layout
2. Proposed density of the townhouse development
3. Size of the site
4. Stormwater retention and grading to minimize runoff towards neighbors' property
5. Sewer and water connectivity
6. Transportation on Blue Run Lane
7. Access onto Buffalo Road
8. Tree Conservation Area adjacent to Blue Run Lane and other areas
9. Number of access points off Blue Run Lane
10. Where townhouses may be located within site
11. Potential siting of retention ponds
12. Similar townhouse products from Developer
13. Approximate size of the townhouses
14. Anticipated price points
15. The possibility of adding additional properties to the FLUM Amendment
16. Developer's discussions with other nearby property owners
17. The need for a stoplight at the Buffalo Road and Blue Run Lane intersection
18. Landscaping between townhomes and neighboring properties

## **EXHIBIT D – MEETING ATTENDEES**

1. Wallace Chappell (property owner)
2. Doug Chappell (property owner)
3. Richard Gephart
4. Sandra Poole
5. Phil King