



# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

## CASE INFORMATION: Z-57-25 8020 LITCHFORD ROAD

<b>Location</b>	Located in northeast Raleigh, 0.27 miles south of I-40 Address: Portion of 8020 Litchford Road PIN: 1717882715 <a href="#">Link to iMaps</a>
<b>Current Zoning</b>	Residential-1 (R-1, Residential-4 (R-4) and Residential-10-Conditional Use (R-10-CU)
<b>Requested Zoning</b>	Residential-6-Conditional Use (R-6-CU)
<b>Area of Request</b>	20.27 (Portion of 22.24 acres)
<b>Corporate Limits</b>	The site is not within corporate limits and is within ETJ. The site is split between Council Districts A and B. There is no associated annexation request.
<b>Property Owner</b>	Trustee of The Lynn Hawthorne Revocable Living Trust, The Teresa Vernetta Hawthorne Supplemental Needs Trust, The Anthony Todd Hawthorne Irrevocable Family Trust
<b>Applicant</b>	Bronwyn Redus, McAdams Co
<b>Council District</b>	A & B
<b>PC Recommendation Deadline</b>	June 27, 2026

## SUMMARY OF PROPOSED CONDITIONS

1. Dwelling units shall be located within the “Detached House” building type.
2. Residential development will not exceed 6 units per acre.
3. The following uses are prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.

## COMPREHENSIVE PLAN GUIDANCE

<b>Future Land Use</b>	Low Scale Residential
<b>Urban Form</b>	N/A
<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>	● LU 1.2 Future Land Use Map and Zoning Consistency
	● LU 3.2 Location of Growth
	● LU 5.1 Reinforcing the Urban Pattern
	● LU 8.10 Infill Development
	EP 2.5 Protection of Natural Water Features

<i>Area Specific Guidance policies are marked with a square (□)</i>	● EP 3.12 Mitigating Stormwater Impacts
<b>Inconsistent Policies</b> ● Key Policy □ Area Specific Guidance	● LU 1.3 Conditional Use District Consistency
	● LU 2.6 Zoning and Infrastructure Impacts
	● LU 8.1 Housing Variety
	● LU 8.17 Zoning for Housing Opportunity and Choice
	● EP 1.1 Greenhouse Gas Reduction
	● H 1.8 Zoning for Housing
	● CS 4.4 Response Time Standards

### FUTURE LAND USE MAP CONSISTENCY

The rezoning case is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

### COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

### PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
12/10/2025 16 attendees	3/24/2026 20 attendees	04/28/2026	

### REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
176	1	0	1

Summary of Comments: Comments expressed concerns over the rezoning and its impact on traffic and the surrounding neighborhood.





# REZONING STAFF REPORT – Z-57-25

## Conditional Use District

### OVERVIEW

The subject 20.27-acre property is northeast Raleigh, approximately .11-miles north of Gresham Lake Road and 0.27-miles south of I-540. The site is bisected by Litchford Road. Approximately 10.06 acres are located on the eastern side of Litchford Road (zoned R-4) and 10.21 acres are on the western side of Litchford Road (zoned R-10-CU). The rezoning request is part of a larger 22.24-acre tract of undeveloped land. The southeastern portion of the site currently zoned Residential-1 (R-1) has an existing detached home. Approximately 1.5 acres of this area will be included with the rezoning request. The existing home and remaining 2 acres of the R-1 area are not included in the request and will remain unchanged. The site is unincorporated and within the city's ETJ. It is contiguous with corporate limits on all sides. Annexation of the site would be required for connection to public utilities. At that time, the site would be split between Council District A (western portion) and Council District B (eastern portion).

The site is an undeveloped, forested tract of land surrounded by residential uses. The immediate area is comprised of detached home developments zoned R-4 and R-6. North of the eastern portion of the site is an area of civic and commercial uses zoned Office Mixed Use-3 Stories (OX) and Commercial Mixed Use-3 Stories (CX-3). This area features a nursing home (Litchford Falls Health and Rehabilitation Center), the Litchford Village Shopping Center, Circle K gas station, and the Harps Mill Creative School. The Litchford Village Shopping Center, 0.4-miles north of the site, located at the intersection of I-540 and Litchford Road includes several retail shops, restaurants, and a Food Lion. Millbrook Exchange Park is 1.7 miles southwest of the site and the Simms Branch Greenway Trail is 1.4 miles southeast. The nearest transit is 2 miles west of the site along Falls of Neuse Road. The lack of pedestrian facilities in the area makes this inaccessible to the site.

The request is to rezone the site from Residential-4 (R-4), Residential-10-Conditional Use (R-10-CU), and a portion of Residential-1 (R-1) to Residential-6-Conditional Use (R-6-CU). The eastern portion of the site was rezoned in 2017 under [Z-23-2017](#). Existing conditions on this portion of the site prohibit certain uses, limit density to 8 units per acre (approximately 80 units), restrict development to the detached house and townhouse building types, limit building height to 39', require a principal building setback of 50' along the eastern boundary of the site, require certain building materials, limit units to a one car garage, and require each unit be at least 2,000 square feet. The western portion of the site is zoned R-4 without conditions. Development on the site is subject to requirements of the base district and includes the detached, attached, and limited townhouse building types. Approximately 55 units can be developed on this portion of the site. Under current zoning, a total of 135 units can be developed on the entire site. Overall, this request would limit development options on the site and reduce overall entitlement

Proposed conditions would apply to the entire site. The request restricts development to the detached house building type, limits density to 6 units per acre (approximately 121 units), and prohibits certain uses. The rezoning would result in fewer units and limit housing variety on the site.

The request is consistent with the Future Land Use Map (FLUM) designation of Low Scale Residential. This FLUM category supports zoning lower density residential development within the R-2, R-4, and R-6 districts. However, this category would support providing additional housing variety beyond detached homes to increase accessibility to established areas and support mixed-income neighborhoods.

The request is inconsistent with the 2030 Comprehensive Plan. Proposed conditions reduce entitlement on the site and limit development to detached houses. This housing type is generally less affordable and energy efficient than other housing types allowed in these zoning districts. Several policies in the 2030 Plan support increasing housing supply and providing additional variety, particularly in areas characterized by detached homes.

### CURRENT VS. PROPOSED ZONING ENTITLEMENTS

Zoning	EXISTING ZONING			PROPOSED ZONING
	R-1	R-4	R-10-CU	R-6-CU
Total Acreage	20.27			
Maximum Height	3 Stories (40')	3 Stories (40')	39'***	3 Stories (40')
Setbacks:	Detached House	Townhouse	Townhouse	Detached House
Front	20'	20'	10'	10'
Side Street	20'	20'	10'	10'
Side Lot	10'	10'	5'	5'
Rear	30'	30'	50'****	20'
Max. # of Residential Units	1	55	80****	121****
Max. Gross Office SF	--	--	--	--
Max. Gross Retail SF	--	--	--	--
Max. Gross Industrial SF	--	--	--	--

\*These are estimates presented to provide context for analysis.

\*\*Building height limit from Existing Conditions

\*\*\*Increased setbacks from Existing Conditions

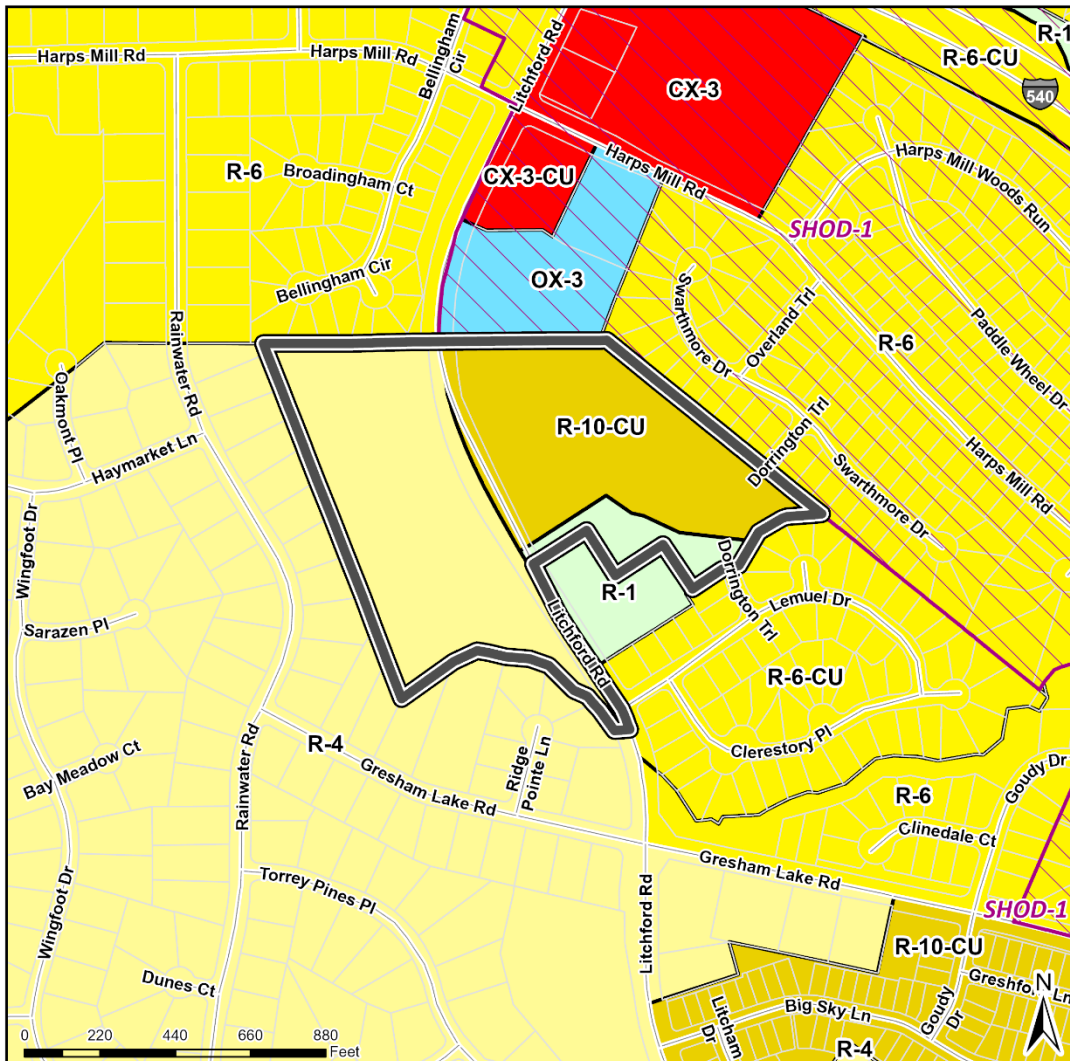
\*\*\*\*Residential density cap from Existing and Proposed Conditions

### OUTSTANDING ISSUES

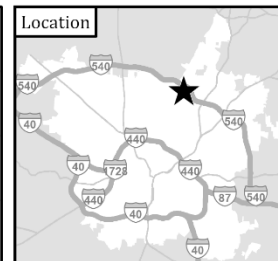
Outstanding Issues	1. None.	Suggested Mitigation	1. N/A
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# Existing Zoning

# Z-57-2025



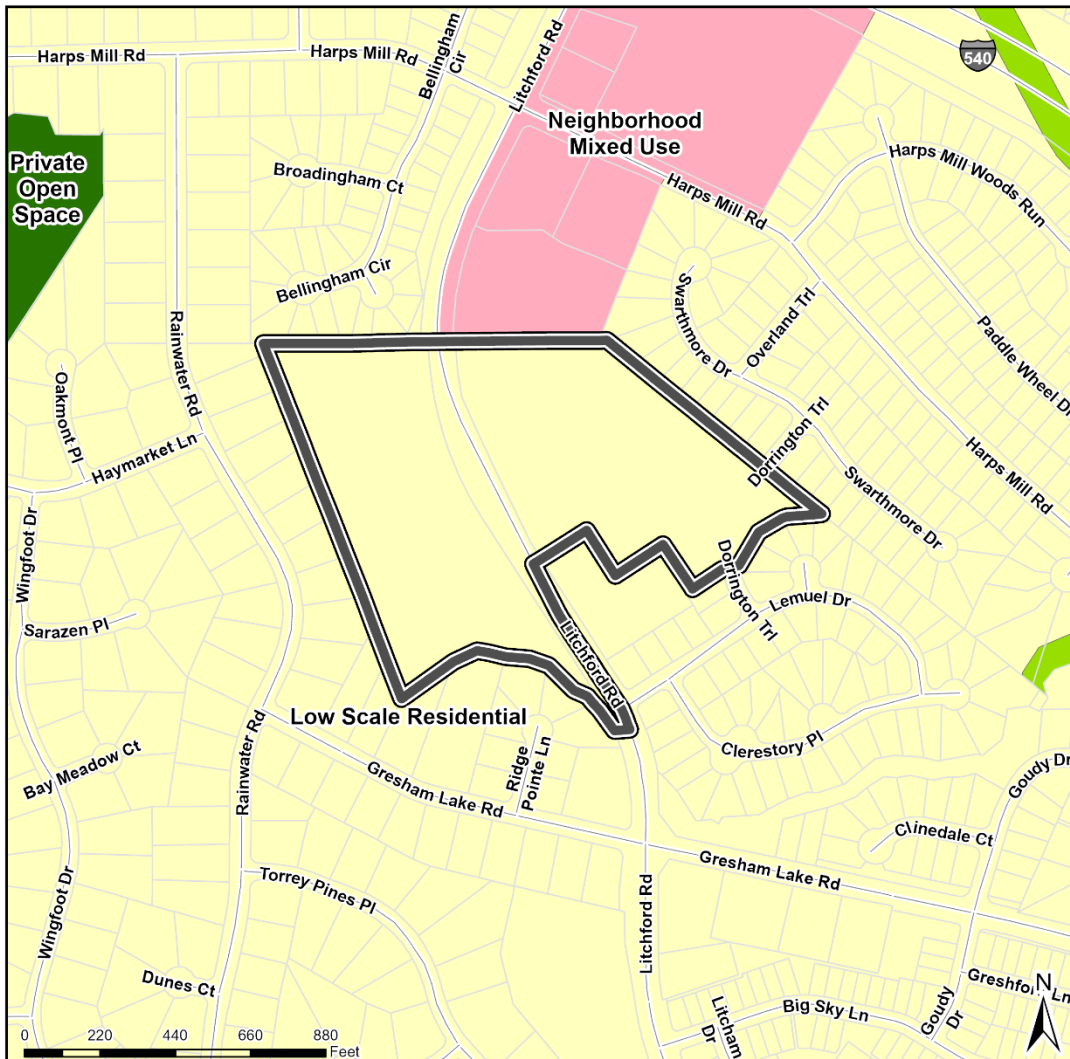
<b>Property</b>	8020 Litchford Rd (Partial)
<b>Size</b>	22.24 acres
<b>Existing Zoning</b>	R-1, R-4 & R-10-CU
<b>Requested Zoning</b>	R-6-CU



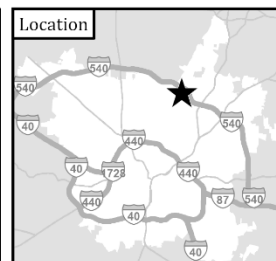
Map by Raleigh Department of Planning and Development (mcgregorm); 1/28/2026

# Future Land Use

# Z-57-2025



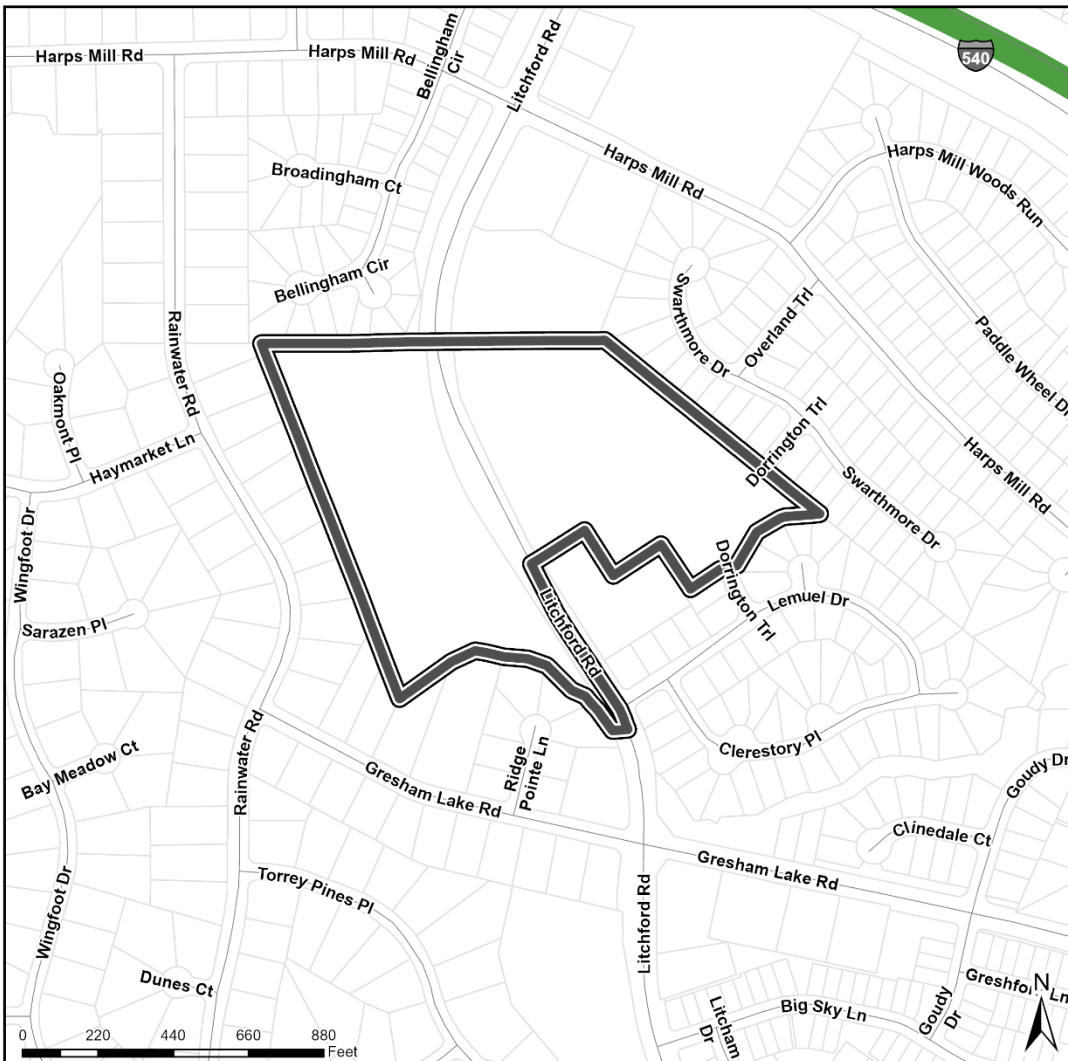
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<b>Requested Zoning</b>	R-6-CU



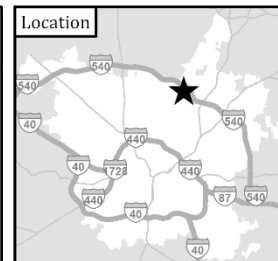
Map by Raleigh Department of Planning and Development (mcgregorm); 1/28/2026

# Urban Form

# Z-57-2025



<b>Property</b>	8020 Litchford Rd (Partial)
<b>Size</b>	22.24 acres
<b>Existing Zoning</b>	R-1, R-4 & R-10-CU
<b>Requested Zoning</b>	R-6-CU



Map by Raleigh Department of Planning and Development (mcgregorm); 1/28/2026

# COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

## Comprehensive Plan Consistency

The request is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

The request is inconsistent with several key policies in the 2030 Comprehensive Plan. Current development potential on the site would permit additional housing variety and greater potential supply than the proposed zoning request. Although the site is in an area intended for lower scale residential development, policy would support the provision of additional housing supply and options in this area.

## Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Inconsistent	Expanding Housing Choices	This Vision Theme has three main components – affordable housing, housing variety, and housing supply. This request does not include dedicated subsidized affordable housing. The rezoning request would decrease entitlement opportunity and housing variety on the site. Currently, the site could be developed with the detached, attached, or townhouse building type. The eastern portion of the site (currently R-10-CU) has conditions that limit density to 8 units per acre and development to the detached and townhouse building type. Proposed conditions would limit development to the detached house building type only and reduce allowed density to 6 units per acre. As a result, the request would limit the entitlement opportunity and variety of the site.

Consistency	Vision Theme	Analysis
Inconsistent	Growing Successful Neighborhoods and Communities	This Vision Theme has several components that encourage new development to support mixed-income and walkable neighborhoods with convenient access to open space, community services, retail, and employment. Proposed conditions would limit housing supply and variety on the site. Although the site has limited access to transit and multi-modal infrastructure, future residents of the site would benefit from the nearby commercial center and public amenities.

## Future Land Use

### **Future Land Use designation: Low Scale Residential**

The request is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

The requested zoning district of Residential-6-Conditional Use (R-6-CU) is consistent with the Future Land Use Map designation of Low Scale Residential. This designation envisions providing additional housing variety and supply in established neighborhoods at scale similar to the surrounding area. The request will result in the vacant site being developed at a scale comparable to the area while increasing the available housing supply.

## Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property?  **Yes**  **No**

The site is not currently within Raleigh’s corporate limits. A separate petition for annexation will be required for public utility connection and future development of the site. There are nearby water and sewer mains near the site, but extension of lines would be required for future connection. Specifically, there is a 12” water main directly available in Litchford Road but full extension of the waterline will be required during the development plan process along the property’s frontage. There is an available 8” sewer main directly available to the site in Dorrington Trail.

The site does not meet the NFPA standard response time (8 minutes) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident. The site is surrounded by primary city limits and future development of the site would not expand the ETJ or area of concern.

The site is subject to local flood study requirements and may be subject to a NRCS Soil Survey. On the western site, there is one USGS Blue Line Stream identified on

the southwestern corner and is likely subject to Neuse Buffer requirements. On the eastern site, the streams are not identified by USGS but may still be subject to Neuse Buffer requirements. These requirements will be determined during site plan review and development.

## Urban Form

**Urban Form designation:** N/A

The request is:  **Consistent**  **Inconsistent** with the Urban Form Map.

**Other** There is no Urban Form designation for this location.

## Public Benefits of the Proposed Rezoning

- The request will support the development of a vacant site, increasing the housing supply overall.
- Future residents will benefit from the site's proximity to nearby commercial centers and public amenities.

## Detriments of the Proposed Rezoning

- Proposed zoning conditions do not permit a variety of housing types on the site. Housing types like duplexes and townhouses are generally more affordable and can support mixed-income neighborhoods.

## Policy Guidance

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

<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 1.2 Future Land Use Map and Zoning Consistency
		LU 3.2 Location of Growth
	●	LU 5.1 Reinforcing the Urban Pattern
	●	LU 8.10 Infill Development
		EP 2.5 Protection of Natural Water Features
	●	EP 3.12 Mitigating Stormwater Impacts

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

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

● **Policy LU 1.3 Conditional Use District Consistency**

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

● **Policy LU 8.1 Housing Variety**

Accommodate growth in newly developing or redeveloping areas of the city through mixed-use neighborhoods with a variety of housing types.

**Policy LU 8.17 Zoning for Housing Opportunity and Choice**

All residential zoning categories should accommodate a range of housing types, such as duplexes, fourplexes, and other small apartments, and townhouses. Scale, not density, should be the regulating principle. These types, which on average are much less costly than detached houses, will moderate the cost of housing, reduce residential segregation, and allow more people to access high-opportunity areas, accommodate residents in all phases of life, and reduce per capita carbon emission.

● **EP 1.1 Greenhouse Gas Reduction**

Promote best practices for reducing greenhouse gas emissions as documented through the U.S. Mayors' Climate Protection Agreement. This includes reducing per-capita carbon emissions by allowing residential building types that are more energy-efficient than detached houses, such as townhouses and apartments, in more places. It also includes allowing more people to live and work in walkable or transit-rich places. Allowing more density in those locations is a critical climate change strategy, because vehicle trips are shorter and less likely in those locations, bringing down per-capita carbon emissions.

● **Policy H 1.8 Zoning for Housing**

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well-supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable

*housing. In areas characterized by detached houses, accommodations can be made for additional housing types while maintaining a form and scale similar to existing housing.*

- Proposed zoning conditions restrict residential development to the detached house building type. This conflicts with the identified policies' goals of promoting a variety of housing options and expanding supply throughout the city, especially in existing neighborhoods.

● **Policy LU 2.6 Zoning and Infrastructure Impacts**

*Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.*

**CS 4.4 Response Time Standards**

*Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined in the National Fire Protection Association 1710 standard for the organization and deployment of fire suppression operations, emergency medical operations, and special operations): one minute from 911 call to wheels rolling and four minutes total response time.*

- The site does not meet the NFPA standard response time (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident. The site is surrounded by primary city limits and future development of the site would not expand the ETJ or expand the area of concern.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	45	The site is more walkable than the city overall. Residents in this area have access to limited pedestrian facilities but a car is still required for most trips.
Transit Score	30	16	This site is not directly served by transit. The nearest routes are over 2 miles from the site and there are limited pedestrian facilities in this area.
Bike Score	37	37	The site has a similar bike score to the city's average. There is limited bicycle infrastructure in this area.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	53 & 82	The site is split between two census tracts. The western portion of the site has a score in the 53 <sup>rd</sup> percentile. This means residents in this census tract have similar transportation costs to the citywide average. The eastern portion of the site has a score in the 82 <sup>nd</sup> percentile. This means residents in this census tract are less burdened by transportation costs.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	62 & 68	This site is split between two census tracts. The western portion of the site has a score in the 62 <sup>nd</sup> percentile and the eastern portion has a score in the 68 <sup>th</sup> percentile. These scores mean residents in these census tracts have better access to jobs than average.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

## Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
Detached House	82.7	Yes
Townhouse	56.5	No
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

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

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The site is currently vacant. Future development of the site will add to the overall housing supply. However, proposed conditions reduce the number of units that could be added under the existing zoning.
Is naturally occurring affordable housing present on the site?	Unlikely	The site is currently vacant.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	No	Proposed conditions restrict development to the detached house building type.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	
Is it within walking distance of transit?	No	This site is not served by transit.

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

## Demographic Indicators from EJSCREEN (\*) (\*\*\*\*)

Indicator	Site Area	Raleigh
Demographic Index** (%)	21	37
People of Color Population (%)	30	46
Low Income Population (%)	11	29
Linguistically Isolated Population (%)	5	3
Population with Less Than High School Education (%)	14	8
Population under Age 5 (%)	8	6
Population over Age 64 (%)	18	11
% change in median gross rent since 2016	21	25.5
% change in median gross rent since 2019	32.5	42.82

\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

\*\*\*The site is located between two census tracts. The percentages for "Site Area" represent the average value for both tracts.

## Health and Environmental Analysis\*\*

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	81 (yrs)	Life expectancy in this area is similar to the citywide average.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	Maybe	There is a dry cleaner business in The Litchford Village Shopping Center, 0.4 miles north of the site.
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Maybe	There are no designated flood-prone areas on the site but there are stream features on the property. These may be subject to local flood study requirements, Neuse Buffer requirements, and an NRCS Soil Survey.
Is this area considered a food desert by the USDA?	No	

\*Raleigh average = 79.9; Wake County average = 80.3

\*\* The site is located between two census tracts. The percentages for the site represent the average value for both tracts.

## Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent? *	N/A	The site is not annexed and is undeveloped.
Has the area around the site ever been the subject of an urban renewal program? *	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups? *	No	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires? *	No	

\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*The request would limit housing supply and variety on the site. Under current zoning, a variety of housing types (detached, attached, and townhouses) are permitted. Although existing conditions on the eastern portion of the site prohibit the apartment building type (normally permitted in R-10) and limit density to 8 units per acre, current entitlement is still greater compared to the request. Proposed conditions limit development on the site to the detached house building type, which is generally less affordable and energy efficient than other building types.*

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Residents in this area would benefit from increased housing options and variety. Median gross rents in this area have increased similarly to rent increases citywide. Additionally, this area has a higher population of children under the age of 5 and residents over the age of 64. As a result, there may be a need for diverse housing options and affordability to serve young families and the elderly. The request will benefit existing residents by adding to the housing supply. However, proposed conditions do not provide housing options that are generally more affordable than detached homes.*

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Yes, housing costs in this area have increased. The median gross rent for the area has increased by 21%. This is slightly behind the citywide average increase of 25.5% during the same period.*

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*The site is undeveloped and not within city limits. Staff have not identified any instances of racial or ethnic discrimination specific to this area.*

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

*No. Residents in this area have a life expectancy of 81 years old. This is slightly higher than the citywide average of 79.9 years old. Additionally, the area is not exposed to significant environmental toxins or hazards. There are stream features on the site which may be subject to Neuse Buffer requirements and require a local flood study. This could impact future development on the site.*

# TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

## Review Summary

The following reviewers identified potential negative impacts specific to this request:

- Current Planning    
  Raleigh Fire    
  Raleigh Water    
  Transportation  
 Historic Resources    
  Raleigh Parks    
  Stormwater    
  Urban Forestry

## Stormwater Information

Z-57-25 8020 LITCHFORD ROAD	YES/NO	NOTES
Floodzone	Yes	Local flood study requirements.
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	Yes	One documented case of yard flooding
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS quad map, NRCS Soil Survey
Existing Impervious	Yes	Existing SFD and accessory structures
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	N/A	
Subject to 9.2.2.B to H	Yes	
Watershed Overlay	No	
Drainage Basin	Perry	

**Impact Identified:**

**Potential Mitigation:**

## Transportation & Transit Review

### **Site and Location Context**

#### *Location*

The site is located in north Raleigh, just south of the I-540 Triangle Expressway.

#### *Area Plans*

The site is not located within an adopted small area plan.

### *Other Projects in the Area*

There are no active NCDOT or City of Raleigh projects near the site.

### **Existing and Planned Infrastructure**

#### *Streets*

Litchford Road is a state-maintained facility that is designated as a 4-lane divided avenue in the Raleigh Street Plan ([UDO 8.5.6.B](#)). Litchford Road currently operates as a three-lane facility, with a center turn lane. Development of the site through a subdivision or tier three site plan would require roadway improvements as outlined in UDO 8.5.

#### *Pedestrian Facilities*

There are currently no pedestrian facilities along the site's frontage. Development of the site through a subdivision or tier three site plan would require the installation of 6' sidewalk along the site's frontage.

The Litchford Village shopping center is located just a third of a mile north of the site, at the intersection of Litchford Road and Harps Mill Road. There is currently sidewalk to connect to on the eastern side of Litchford Road, but not on the west. Without a pedestrian crossing, residents on the west side of Litchford Road would be unable to access the shopping center.

#### *Bicycle Facilities*

There are currently no pedestrian facilities on Litchford Road. Development of the site through a subdivision or tier three site plan would require the installation of a 5' bike lane, behind the curb, along the site's Litchford Road frontage ([UDO 8.5.6.B](#)).

#### *Transit*

The nearest GoRaleigh transit stops are nearly 2 miles from the site and are inaccessible due to the lack of sidewalks on Litchford Road.

#### *Access*

Because Litchford Road is a state-maintained facility, access onto Litchford Road will be subject to NCDOT permitting and approval.

### **Traffic Impact Analysis (TIA)**

#### *Determination*

Based on the Envision results, approval of case Z-57-25 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-1, R-4, R-10-CU to R-6-CU is projected to generate 4 new trips in the AM peak hour and 5 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-57-25 Existing Land Use Single Family Residential	Daily	AM	PM
	9	1	1
Z-57-25 Current Zoning Entitlements Low Scale Residential	Daily	AM	PM
	1,095	86	115
Z-57-25 Proposed Zoning Maximums Low Scale Residential	Daily	AM	PM
	1,142	90	120
Z-57-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>47</b>	<b>4</b>	<b>5</b>

# RFD Service Review

Case Number: Z-57-25

Box Response: 8020 Litchford Rd

Council District: District B

Date: 02/19/2026



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 22 (10050 Durant Rd)	5	2.0
Ladder 22 (10050 Durant Rd)	5	2.0
Engine 15 (1815 Spring Forest Rd)	5	2.5
Ladder 15 (1815 Spring Forest Rd)	5	2.5
Engine 19 (4209 Spring Forest Rd)	8	3.8
Engine 25 (2740 Wakefield Crossing Dr)	9	5.1
<b>Mutual Aid Unit</b>		
Wake Forest Station 5 (11908 Falls of Neuse Rd)	7	3.8

## NFPA Standard Impact

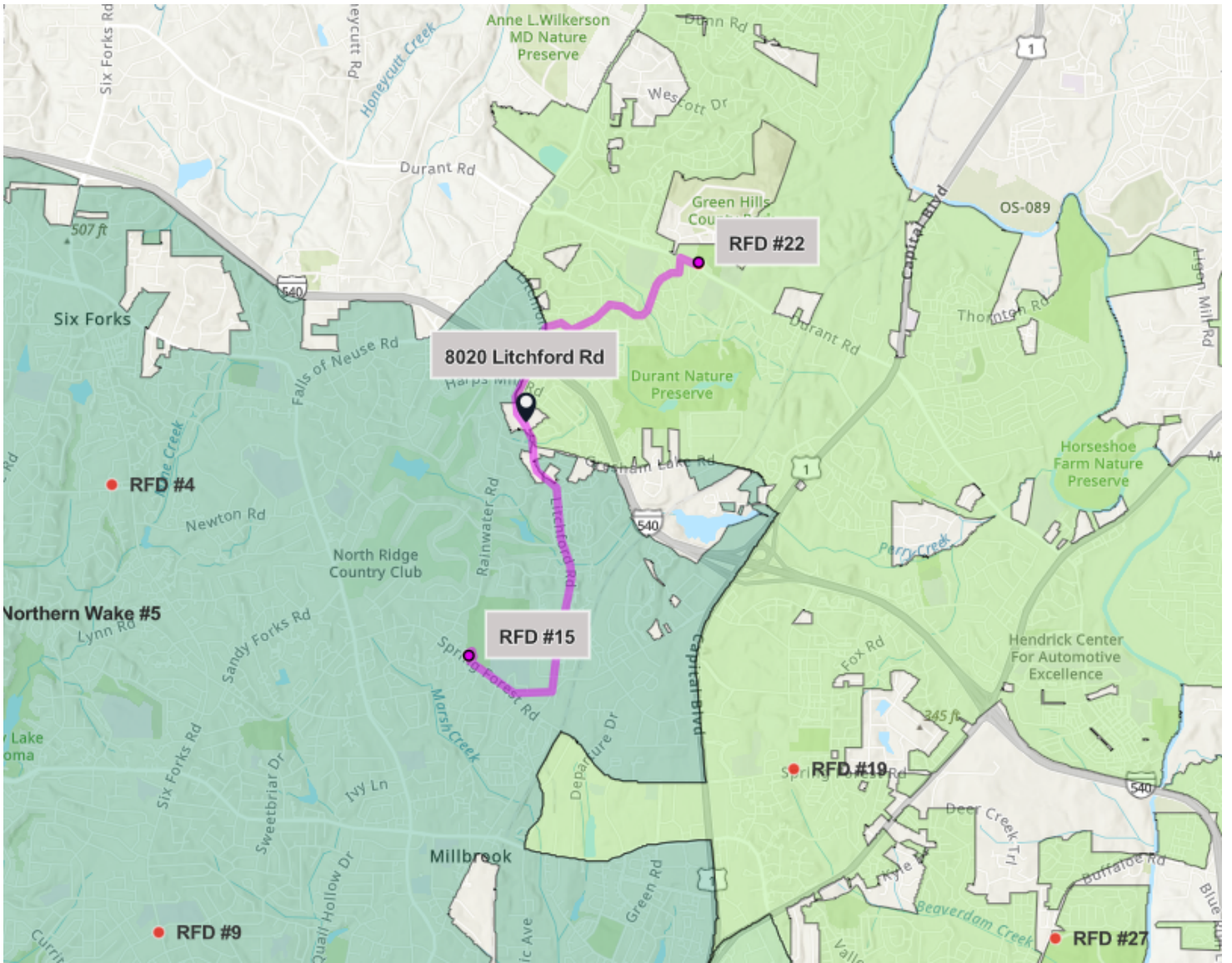
NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident

## Hydrant Distance

Nearest hydrant approximately 500 ft away on Litchford Rd.

## Additional Comments

# Ladder Travel Distance



# Rezoning Application and Checklist

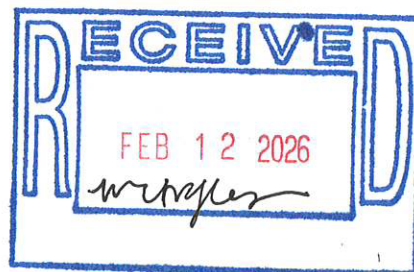
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://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 #
	<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> <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 Trust, The [REDACTED]		
Property owner email: [REDACTED]		
Applicant name and address: McAdams c/o Bronwyn Redus, 621 Hillsborough St, Raleigh NC 27603		
Applicant signature(s): <i>Lynn Hawthorne TRUSTEE</i> Lynn Hawthorne		



# Rezoning Application and Checklist

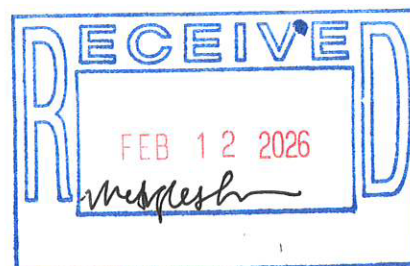
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://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
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-1, R-4, R-10-CU	Height: -	Frontage: -	OFFICE USE ONLY Rezoning case # 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		
[Redacted]		
[Redacted]		
Applicant name and address: McAdams c/o Bronwyn Redus, 621 Hillsborough St, Raleigh NC 27603		
[Redacted]		
[Redacted]		
Applicant signature(s): <i>Anne Jones Weathersbee</i>		Anne Jones Weathersbee
[Redacted]		



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	

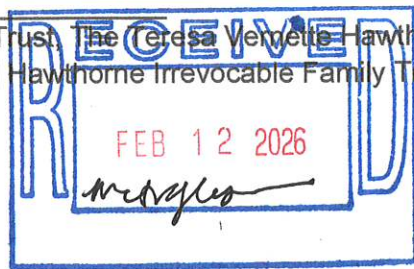
**Narrative of Zoning Conditions Offered**

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 Vermette Hawthorne Supplemental Needs Trust, and The Anthony Todd Hawthorne Irrevocable Family Trust



Conditional Use District Zoning Conditions

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

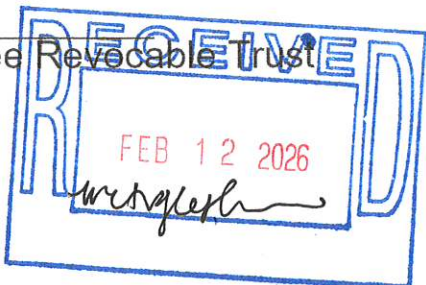
Narrative of Zoning Conditions Offered

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 # <hr style="width: 20%; margin: 10px auto;"/>
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.	
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.	
<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	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<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>	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<p><b>OFFICE USE ONLY</b></p> <p>Rezoning case #</p> <p>_____</p>
<p>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.</p>	
<b>Inventory of Historic Resources</b>	
<p>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>	
<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>	
<b>Proposed Mitigation</b>	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<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.

<b>1</b>	<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>
<b>2</b>	<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>
<b>3</b>	<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>
<b>4</b>	<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>
<b>5</b>	<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>
<b>6</b>	<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><b>7</b></p>	<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> <p>-</p>
<p><b>8</b></p>	<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> <p>-</p>
<p><b>9</b></p>	<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> <p>-</p>
<p><b>10</b></p>	<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> <p>-</p>
<p><b>11</b></p>	<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> <p>-</p>
<p><b>12</b></p>	<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> <p>-</p>
<p><b>13</b></p>	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b></p> <p>-</p>

<p><b>14</b></p>	<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> <p>-</p>
<p><b>15</b></p>	<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> <p>-</p>
<p><b>16</b></p>	<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> <p>-</p>
<p><b>17</b></p>	<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> <p>-</p>
<p><b>18</b></p>	<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> <p>-</p>
<p><b>19</b></p>	<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> <p>-</p>
<p><b>20</b></p>	<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> <p>-</p>

<p><b>21</b></p>	<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> <p>-</p>
<p><b>22</b></p>	<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> <p>-</p>
<p><b>23</b></p>	<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> <p>-</p>
<p><b>24</b></p>	<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> <p>-</p>
<p><b>25</b></p>	<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> <p>-</p>
<p><b>26</b></p>	<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> <p>-</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 <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



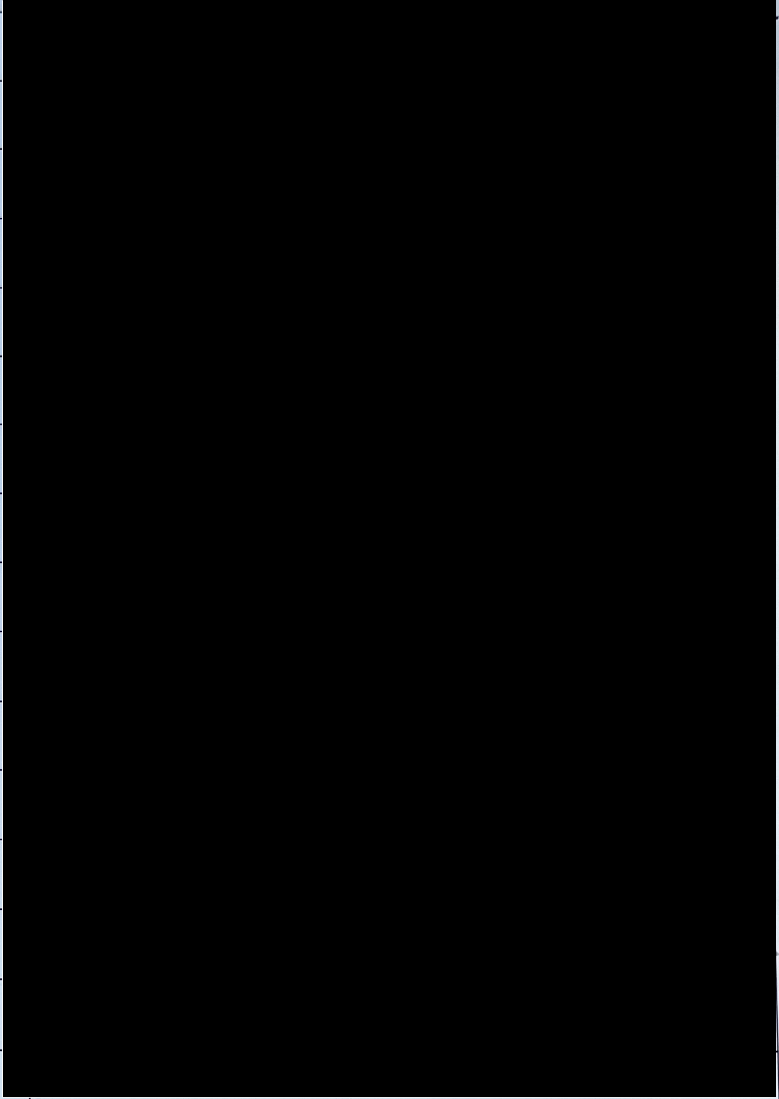
621 Hillsborough St, Suite 500  
Raleigh NC, 27603

Sincerely,

**McAdams**



### ATTENDANCE ROSTER

NAME	ADDRESS
Katherine Mackintosh	
Susan ENNS	
JOEL DODSON	
Scott Qualls	
Patrick Tate	
Denise Kirkland	
Trish & Dave Keyser	
Charles Melholicky	
David Ulmer	
Tim Avent	
Jason L AMEN HEREP	
David Night	
LISA JONES	
Caroline Robbing	
Steven Fies	

### 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.