



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-44-25 JONES RIDGE TRAIL ASSEMBLAGE

Location	Northeast Raleigh, 1000 feet north of the intersection of Louisburg Road and Lillie Liles Road Address: 3900, 4024, 4020, 4016, 4017, 4008, 4000, 4013, 0, 4025, 4004, 4012, and 3904 Jones Ridge Trail; and 4205 Aquarius Lane PINs: 1748735122, 1748837795, 1748835688, 1748834664, 1748835809, 1748831598, 1748738570, 1748832896, 1748737308, 1748838809, 1748830555, 1748833538, 1748737179, 1748831394. Link to iMaps
Current Zoning	R-30 (Wake County)
Requested Zoning	R-10-CU
Area of Request	27.86 acres
Corporate Limits	Property is outside of corporate limits and the ETJ. Annexation is required for Raleigh zoning to be applied.
Property Owner	Margie Jones and Herbert Coleman
Applicant	Ben Williams
Council District	B
PC Recommendation Deadline	May 14, 2026

SUMMARY OF PROPOSED CONDITIONS

1. Principal Dwelling units shall not exceed 190 units if developed as attached residential units, 120 units if developed as detached residential units, and 170 total units (with a maximum of 70 detached units) in a development with attached and detached buildings

2. The apartment building type shall not include dwelling units that are separated by a horizontal party wall. This will not prohibit a dwelling unit from having multiple stories.

3. No residential building may contain more than six dwelling units.

4. At least 30% of the net site area must be designated as open area.

5. Buildings must be set back at least 20 feet from the property’s shared boundaries to the north and south of the property.
6. For any SCM discharge into the pond to the northwest, post-development peak flow rates must not exceed pre-development rates for 2-, 10-, and 25-year storms.
7. A 6-foot-tall fence shall be constructed parallel to the northern property line within 40 feet of the property boundary.
8. A 6-foot-tall fence shall be constructed parallel to the southern property line within 40 feet of the property boundary.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Scale Residential
Urban Form	NA
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 1.3 Conditional Use District Consistency
	● LU 2.2 Compact Development
	● LU 5.4 Density Transitions
	● LU 5.6 Buffering Requirements
	● LU 8.1 Housing Variety
	□ LU 8.5 Neighborhood-scale Housing
	□ LU 8.7 Lot Sizes and Flag Lots
	● EP 1.1 Greenhouse Gas Reduction
	● H 1.8 Zoning for Housing
	□ UD 5.9 Successful Residential Neighborhoods
Inconsistent Policies ● Key Policy □ Area Specific Guidance	● LU 1.2 Future Land Use Map and Zoning Consistency
	● LU 2.6 Zoning and Infrastructure Impacts
	● LU 3.1 Zoning of Annexed Lands
	□ 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
10/6/2025 15 attendees	3/10/2026 8 attendees	04/14/2026	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
156	0	0	0

Summary of Comments:

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The proposed rezoning would support an increase in the housing supply, permit a wider variety of building types including apartments and multi-family townhouses, and enable residential development at dimensions compatible with the surrounding neighborhood.
Change(s) in Circumstances	NA
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcels only from Low Scale Residential to Moderate Scale Residential.
Recommendation	Approval
Motion and Vote	Motion: O'Haver Second: Omokaiye In favor: Burnette, Cochran, Neptune, Omokaiye, O'Haver, Otwell, Sanchez and Walters
Reason for Opposed Vote(s)	

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Zoning conditions
4. Rezoning application

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Bynum Walter
Planning and Development Assistant Director

Date: 4/14/2026

Staff Coordinator: Jacob Hunt: (919) 996-6333; jacob.hunt@raleighnc.gov



REZONING STAFF REPORT – Z-44-25

Conditional Use District

OVERVIEW

The request is to rezone 14 parcels totaling 27.86 acres from Wake County Residential-30 (R-30) to Raleigh Residential-10-Conditional Use (R-10-CU).

The proposed zoning conditions would limit total principal dwelling units to 190 while incorporating lower maximums depending on the unit mix, limit the apartment building types to horizontal unit divisions, limit buildings to six residential units, require 30% open area, require 20 foot building setbacks from some adjoining lots, require that offsite drainage into the pond northwest of the site does not exceed existing peak flow rate up to the 25 year storm standard, and require that 6 foot tall fences be installed along the property's common boundary line to the north and south of the site.

Located in northwest Raleigh, the site lies approximately 1000 feet north of the intersection of Louisburg Road and Lillie Liles Road. There are currently 12 dwelling units on the property which consist of a mix of conventional and mobile homes. The site has approximately 270 feet of frontage on Lillie Liles Road on the eastern property line. The property abuts Hartham Park Ave on the western property line.

Adjacent land uses include detached homes to the north, south, and across Lillie Liles Road. To the west of the site is the Forestville Station townhome development which was approved in 2021. This is also the closest R-10 zoning. On the far southern property line there is a property zoned Residential Mixed Use which was approved for rezoning in 2021. Both sites are currently under construction. The Urban Form Map does not provide any guidance for the site.

There are no GoRaleigh or GoTriangle bus routes within 2 miles of the properties. Lillie Liles Road does not include any sidewalks. Hartham Park Ave does include sidewalks, but they currently end at the intersection with Forestville Road.

The requested R-10 zoning district permits detached, attached, and townhome building types as well as apartments as restricted through proposed conditions. The requested zoning would allow for smaller lots, decreased setbacks, and increased height from the existing Wake County R-30 zoning. The request is consistent with the Comprehensive Plan. This request would allow for more market-rate housing than the current zoning designation and preserve 30% of the lot for shared open space.

The request is not consistent with the Future Land Use Map. This site is designated as Low Scale Residential on the FLUM. This designation typically supports densities up to R-6 and envisions a variety of housing types, including duplexes, fourplexes, small apartment buildings, townhomes, and detached homes. R-10 is not listed as a recommended zoning district for Low Scale Residential. R-10 zoning is typically only consistent with the Low Scale

Residential designation when accompanied by a transit focused Urban Form Map designation.

The site does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents or the standards for the arrival of a second company (6 minutes). Please refer to the Trade Reviews section for additional details on fire service coverage.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-30	R-10
Total Acreage	27.86	
Maximum Height	35 ft	45 ft/3 Stories
Setbacks:		
Front	30 ft	10 ft
Side	10 ft	10 ft
Rear	30 ft	20 ft
Max. # of Residential Units	25	190

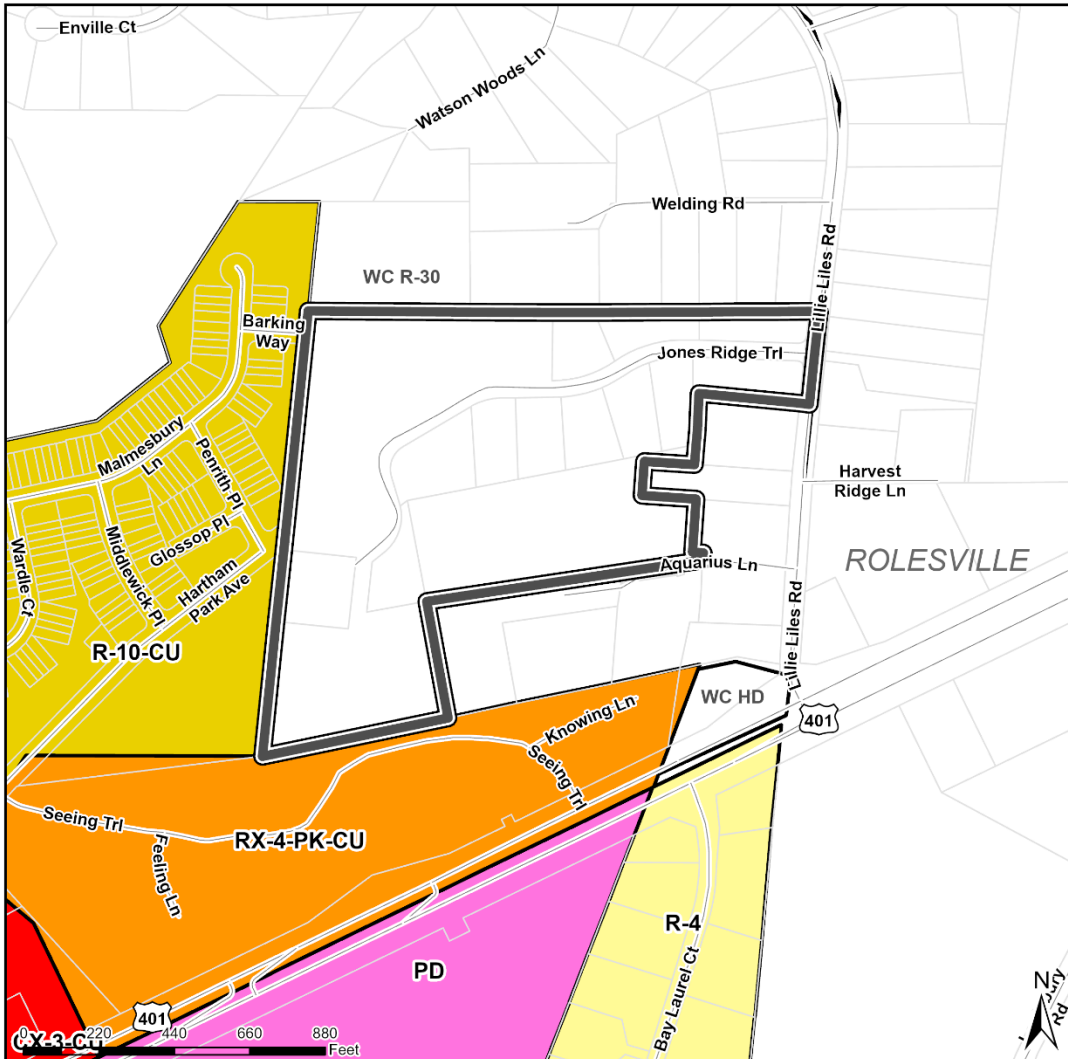
**These are estimates presented to provide context for analysis.*

OUTSTANDING ISSUES

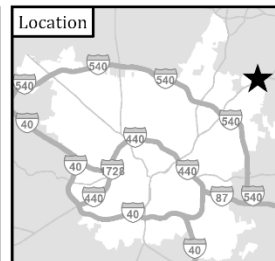
Outstanding Issues		Suggested Mitigation	
	1. NA		1. NA

Existing Zoning

Z-44-2025



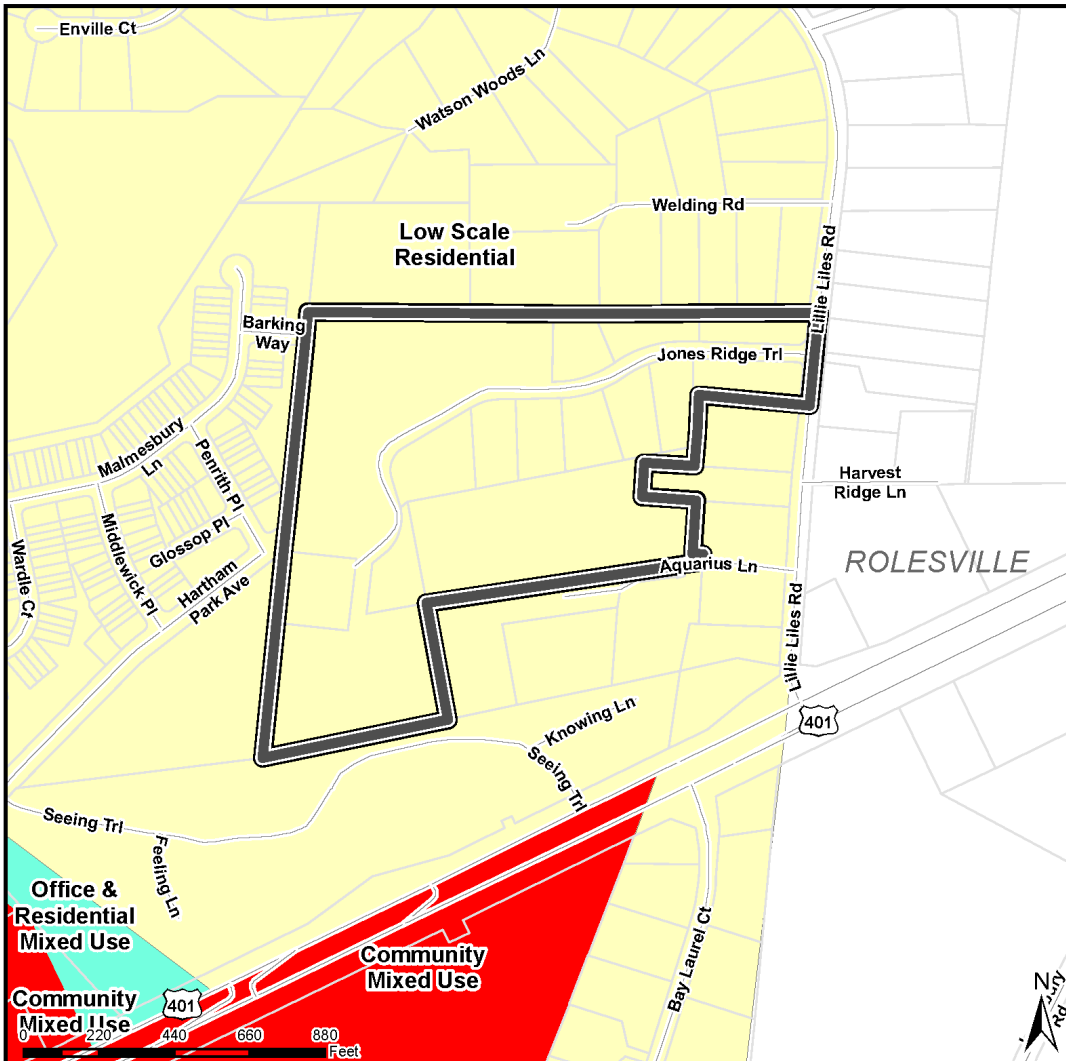
Property	Jones Ridge Trl Assemblage
Size	27.86 acres
Existing Zoning	R-30 (Wake Co)
Requested Zoning	R-10-CU



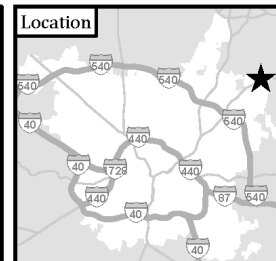
Map by Raleigh Department of Planning and Development (mcgrogom); 11/17/2025

Future Land Use

Z-44-2025



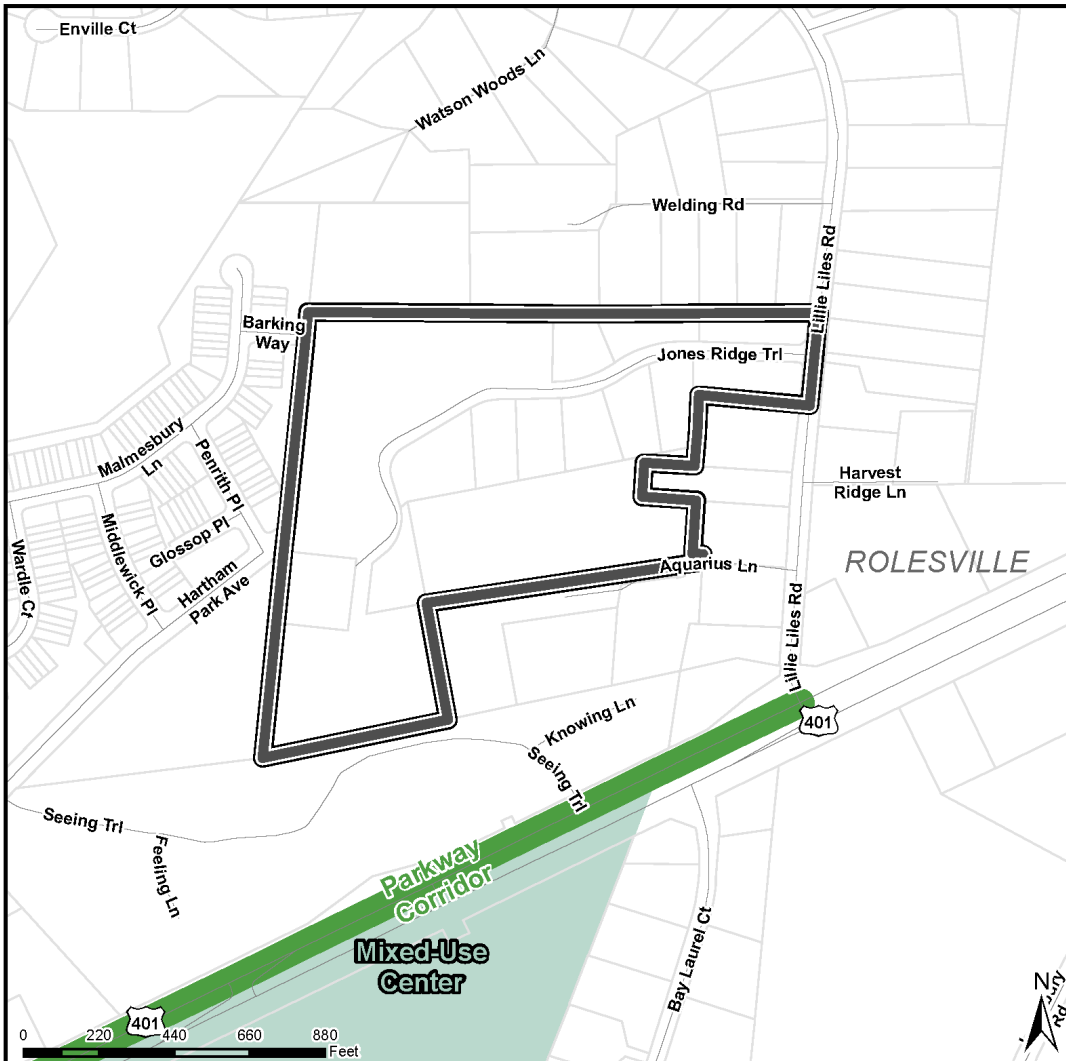
Property	Jones Ridge Trl Assemblage
Size	27.86 acres
Existing Zoning	R-30 (Wake Co)
Requested Zoning	R-10-CU



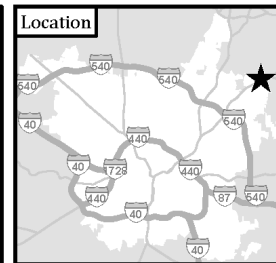
Map by Raleigh Department of Planning and Development (mrogregom); 11/17/2025

Urban Form

Z-44-2025



Property	Jones Ridge Trl Assemblage
Size	27.86 acres
Existing Zoning	R-30 (Wake Co)
Requested Zoning	R-10-CU



Map by Raleigh Department of Planning and Development (mrogregom); 11/17/2025

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 consistent with the Comprehensive Plan, various Comprehensive Plan policies and two Vision Themes. Consistent policies include those that encourage housing variety across building types, compact development patterns, and the preservation of open space. The request would add to the housing supply and continue to allow for development of a variety of building types.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	This vision theme encourages the expansion of housing throughout the city. There is an expectation that a mix of housing types will be available in residential districts city-wide. The proposed rezoning will contribute to housing supply through increases to total units and housing types. No subsidized affordable units are proposed.
Consistent	Growing Successful Neighborhoods and Communities	This vision theme encourages growth and development to improve access to housing options across a variety of building types, with special consideration for conserving existing neighborhoods and their residents. The request would allow for a variety of building types, including multi-family townhomes, to be developed at a scale compatible with nearby neighborhoods with proposed conditions that provide additional buffering between development intensities.

Future Land Use

Future Land Use designation: Low Scale Residential

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

The request does not align with the Future Land Use Map (FLUM), which designates the area for Low Scale Residential uses. This category typically supports development up to R-6 density and includes a variety of housing types such as duplexes, fourplexes, small apartment buildings, townhomes, and single-family homes. R-10 is not considered an implementing zoning district for Low Scale Residential unless there is support found in the Urban Form Map. The conditions offered would mitigate some of the FLUM inconsistencies by offering increased setbacks and buffers to the most impacted neighboring parcels.

The requested zoning and associated zoning conditions would not adversely alter the recommended land use character of the area. The conditions provided would provide open space and development intensities at a similar scale to the FLUM recommendations.

Infrastructure

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

Nearby streets appear able to serve the proposed use. The site is outside of corporate limits and the ETJ. This rezoning request is accompanied by an annexation petition. There is an 8" water main directly available to the site in Barking Way to the east. There is a 12" water main directly available to the site in Hartham Park Avenue to the east. There are multiple 8 sewer mains directly available to the site. A water main may need to be extended along Lillie Liles Road.

Fire Service:

There are existing fire service inadequacies near the area of request which does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (8 minutes or less travel time) or the travel time (6 minutes or less) for the arrival of the second company at a fire suppression incident. The site is outside of the ETJ and the rezoning is accompanied by an annexation petition; however, future annexation of the site would expand the area of service concern. The nearest station is #28 which is not slated for future improvements.

Urban Form

Urban Form designation: N/A

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

Other (no Urban Form designation)

Zoning frontage cannot be applied to a residential district.

Public Benefits of the Proposed Rezoning

- The proposed rezoning would support an increase in the housing supply, permit a wider variety of building types including apartments and multi-family townhouses, and enable residential development at dimensions compatible with the surrounding neighborhood.
- Conditions would require that 30% of the site be set aside as open space, not for development. This condition would require a more compact development pattern than would otherwise be permitted. This will result in less impervious surfaces while retaining the increased development allowance in R-10 zoning.

Detriments of the Proposed Rezoning

- None noted

Policy Guidance

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

Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	●	LU 1.3 Conditional Use District Consistency
	●	LU 2.2 Compact Development
	●	LU 5.4 Density Transitions
	●	LU 5.6 Buffering Requirements
	●	LU 8.1 Housing Variety
	□	LU 8.5 Neighborhood-scale Housing
	□	LU 8.7 Lot Sizes and Flag Lots
	●	EP 1.1 Greenhouse Gas Reduction
	●	H 1.8 Zoning for Housing
	□	UD 5.9 Successful Residential Neighborhoods

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 (□).

● LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

● LU 3.1 Zoning of Annexed Lands

The zoning designation for newly annexed land into the City of Raleigh shall be consistent with the Future Land Use Map. In those cases where the annexed lands are within a special study area (as shown on the Future Land Use Map), a special study will need to be completed prior to zoning and development of the property.

- The proposed R-10 zoning is not consistent with the Low Scale Residential future land use designation. The R-6 zoning designation is the most intense district anticipated in Low Scale Residential.

● 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 National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents or the arrival of the second company (within 6 minutes of travel time).

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	5	“Car-Dependent: Almost all errands require a car.” The walk score is lower than the citywide average. There are no sidewalks on roads fronting the site.
Transit Score	30	NA	No transit access
Bike Score	41	20	“Somewhat Bikeable: Minimal bike infrastructure.” The bike score is lower than the citywide average. There are no bike lanes on streets fronting the site.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	50	Transportation costs are average.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	15	This area has lower access to jobs

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	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

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	This proposal would add over 100 units to the housing supply.
Is naturally occurring affordable housing present on the site?	Likely	The existing units are primarily manufactured homes that would likely be less expensive than the average in the area.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	Townhomes and townhome style apartment buildings would be permitted.
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	
Is it within walking distance of transit?	No	

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	23.5	37
People of Color Population (%)	25	46
Low Income Population (%)	22	29
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	4	8
Population under Age 5 (%)	3	6
Population over Age 64 (%)	12	11
% change in median gross rent since 2016	63.8	25.5

*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

Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	81.2	
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

*Raleigh average = 79.9; Wake County average = 80.3

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	NA	Site is not within corporate limits.
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 location has low employment scores and no access to transit. The rezoning would not provide transit options that reduce carbon emissions. The request would allow for housing types that are more energy efficient.

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?

Housing costs in this area have increased faster than the city average. The site does not have high access to employment opportunities or a wider variety of transportation options.

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

Housing costs have increased by \$700 on averages and at a faster rate than the citywide average.

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?

No documentation of racial or ethnic discrimination has been found specific to this site.

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?

Staff did not identify industrial zoning districts and/or uses or environmental hazards near 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 no potential negative impacts specific to this request:


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

The following reviewers did identify potential negative impacts specific to this request:

Raleigh Fire

RFD Service Review

Case Number: Z-44-25
 Box Response: Jones Ridge Trail Assemblage
 Council District: District B
 Date: 11/17/2025



1 st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 28 (3500 Forestville Rd)	5	2.1
Engine 19 (4209 Spring Forest Rd)	11	6.0
Engine 22 (10050 Durant Rd)	12	6.3
Ladder 22 (10050 Durant Rd)	12	6.3
Engine 27 (5916 Buffaloe Rd)	13	6.6
Ladder 15 (1815 Spring Forest Rd)	17	8.6
Mutual Aid Unit		
Wake Forest Station 3 (1412 Forestville Rd)	6	2.9
NFPA Standard Impact		
NOT MET: NFPA 1710 4.1.2.1 Sec 4 - 360 seconds (6 min) or less travel time for the arrival of the second company with a minimum staffing of 4 personnel at a fire suppression incident		
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 2,000 ft away on Louisburg Rd.		
Additional Comments		

Stormwater Information

Z-44-25 Jones Ridge Trail Assemblage	YES/NO	NOTES
Floodzone	Yes	Flood prone soils
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey
Existing Impervious	Yes	Several single-family dwellings and driveways
Subject to Impervious Limits in UDO 9.2.2.A	Dependent on Total Development Size and Type	Several individual lots on their own would be subject to UDO 9.2.2.A
Changes to UDO Max Impervious Area (9.2.2.A)	NA	
Subject to 9.2.2.B to H	Dependent on Total Development Size and Type	<i>If recombined or developed as common plan of development</i>
Watershed Overlay	No	
Drainage Basin	Toms Creek	

Transportation & Transit Review

Site and Location Context

Location

The site is located in northeast Raleigh, 4 miles outside of the I-540 Outer Loop.

Area Plans

The site is adjacent to the [Forestville Village Small Area Plan](#) (2004). The area plan provides urban policies that establish a pedestrian oriented street system that interconnects to surrounding uses. The plan proposes a number of new streets, including the extension of Hartham Park Avenue, on [Map AP-FV1](#).

Other Projects in the Area

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

Existing and Planned Infrastructure

Streets

Lillie Liles Road is a state-maintained street, designated as an undivided 2-lane avenue in the Raleigh Street Plan ([UDO 8.5.5.A](#)).

Development of the site will require the extension of Hartham Park Avenue as an undivided 2-lane avenue through the site to Lillie Liles Road ([UDO 8.5.5.A](#)). The first portion of the Hartham Park Avenue extension will be built by the Forestville Station development west of the site.



Pedestrian Facilities

The new developments west of the site are installing pedestrian facilities as part of the extension of Hartham Park Avenue. The installation of 6' sidewalk on either side of Hartham Park Avenue would be required as part of development of the site. In addition, development of the site through a tier three site plan or subdivision would require the installation of 6' sidewalk along the site's Lillie Liles frontage ([UDO 8.5.5.A](#)).

Bicycle Facilities

There are currently no bicycle facilities near the site. The buildout of Hartham Park Avenue would require the installation of 5' bicycle lanes, behind the curb, on either side of the new roadway. In addition, development of the site through a tier three site plan or subdivision would require the installation of a 5' bicycle lane, behind the curb, along the site's Lillie Liles frontage ([UDO 8.5.5.A](#)).

Transit

There is no GoRaleigh transit service near the site.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-44-25 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 Wake County R-30 to R-10-CU is projected to generate 79 new trips in the AM peak hour and 99 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.

Z-44-25 Existing Land Use	Daily	AM	PM
	113	9	12
Z-44-25 Current Zoning Entitlements	Daily	AM	PM
	236	19	25
Z-44-25 Proposed Zoning Maximums	Daily	AM	PM
	1393	98	124
Z-44-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	1157	79	99

Impact Identified:

Potential Mitigation:



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-44-25

OVERVIEW

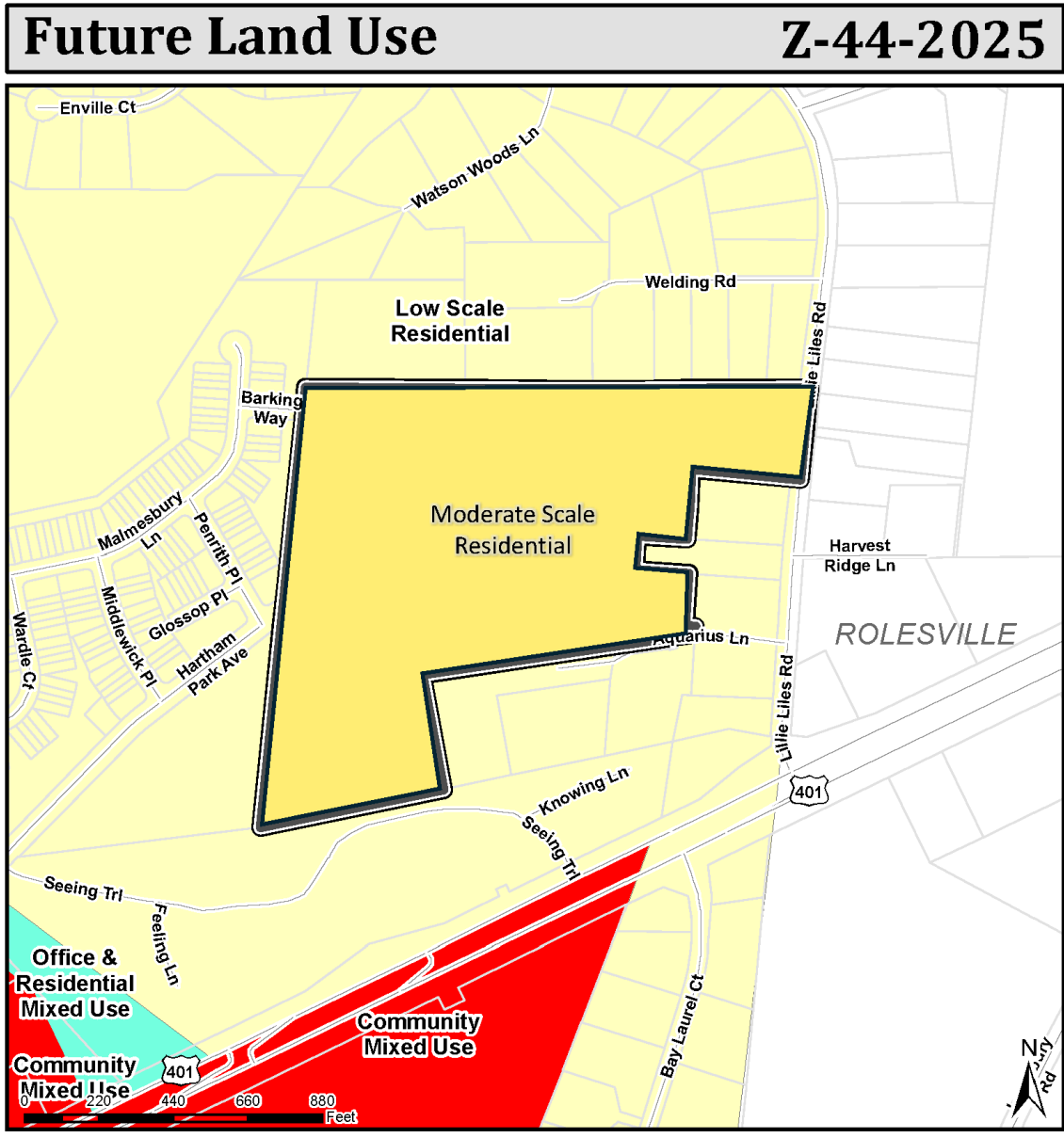
Approval of this request would result in an amendment to the Future Land Use Map to a designation that recommends the range of land uses and building heights permitted in the requested district. The Future Land Use Map identifies this site as Low Scale Residential. If approved, the Future Land Use Map would be amended to Moderate Scale Residential on the area of the request. The 2030 Comprehensive Plan states the following of the Moderate Scale Residential designation:

This category applies to many of the city’s older residential neighborhoods, plus newer master-planned communities which typically contain a mix of housing types, including small-lot detached houses and many traditional examples of “missing middle” housing types. It also applies to suburban townhouse and garden apartment communities that would benefit from enhanced walkability. As with Low Scale Residential, this category envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses. Scale would follow existing precedents of detached and missing middle housing in the area. Corresponding zoning districts are R-6 and R-10. RX-3 is also appropriate when controls or conditions that address building mass are included, such as a Detached frontage or limiting the number of units in a single building to no more than 24. In areas served by high levels of transit, RX-3 or RX-4 may be appropriate. In some instances, small-scale commercial uses allowed in RX districts are appropriate. Comprehensive Plan Land Use Section policies, including Table LU-2, should be consulted for additional guidance.

LIST OF AMENDMENTS

- | |
|--|
| 1. Amend the Future Land Use Map in the area to Moderate Scale Residential |
|--|

AMENDED MAPS



IMPACT ANALYSIS

The Moderate Scale Residential FLUM designation corresponds to a mix of housing types, including small-lot detached houses, townhomes, and garden apartments. It recommends R-6 and R-10 as corresponding zoning districts.

Conditional Use District Zoning Conditions		
Zoning case #: Z-44-25	Date submitted: March 23, 2026	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30 (Wake County)	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

1. Development of principal dwelling units on the property shall be subject to the standards set forth below in this condition. As used in this condition, the phrase "attached residential units" shall include the Two-Unit Living use in the Attached House and Townhouse building types and the Multi-Unit Living use in the Townhouse and Apartment building types, and the phrase "detached residential units" shall include the Single-Unit Living use in the Detached House and Tiny House building types.
 - a. If the site is developed with a residential development containing only attached residential units, the maximum number of principal dwelling units shall not exceed 190 principal dwelling units.
 - b. If the site is developed with a residential development containing only detached residential units, the maximum number of principal dwelling units shall not exceed 120 principal dwelling units.
 - c. If the site is developed with a residential development containing both attached residential units and detached residential units, then the maximum number of principal dwelling units shall not exceed 170 total principal dwelling units. Of these 170 principal dwelling units, no more than 70 principal dwelling units may be detached residential units.
2. An Apartment building type shall not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.
3. For any building that contains residential dwelling units, there shall be no more than six (6) residential units within such building.
4. A minimum of thirty percent (30%) of the net site area of the property shall be designated as open area. "Open Area" as used in this condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a Detached House, Attached House, Townhouse or Tiny House; (iii) located outside a parking area; and (iv) owned by a land conservancy, land trust or homeowners' association.
5. A minimum principal building setback of 20 feet, measured perpendicular from the site's boundary, shall be provided along the site's common boundary line with the following properties: (i) Tract 1 and Tract 2, on plat recorded in Book of Maps 1997, Page 1636, Wake County Registry; (ii) Lots 1, 2, 3, 4 & 5 on plat recorded in Book of Maps 2000, Page 2254, Wake County Registry; (iii) Lots 4, 5 & 6 on plat recorded in Book of Maps 1978, Page 538, Wake County Registry; (iv) Tract 1 as described in Deed Book 13366, Page 1114, Wake County Registry; and (v) Lot 9A on plat recorded in Book of Maps 2017, Page 235, Wake County Registry.
6. For each point of discharge from a permanent Stormwater Control Measure (SCM) that drains to the pond on the property described as Lot 1 on the plat recorded in Book of Maps 2021, Page 652, Wake County Registry, the post-development stormwater discharge peak flow rate shall not exceed the pre-development peak flow rate for the 2, 10 and 25 year storms.
7. Property owner shall construct an opaque fence at least 6 feet in height in the area described in this condition: (i) from the Forestville Road right-of-way, running westerly and generally parallel with the property's common boundary line with Lots 1, 2, 3, 4 and 5 as shown on plat recorded in Book of Maps 2000, Page 2254, Wake County Registry (the "North Adjoining Lots"); (ii) within that area measuring 40 feet in depth as measured from the property's common boundary line with the North Adjoining Lots; and (iii) between the property's common boundary line with the North Adjoining Lots and any building or vehicular surface area. Notwithstanding anything in this condition, no fence shall be required within the following areas: (i) tree conservation areas; (ii) any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence; (iii) any stream buffer or environmental feature that prohibits a fence; or (iv) outside of that area measuring 40 feet in depth from the property's common boundary line with the North Adjoining Lots.
8. Property owner shall construct an opaque fence at least 6 feet in height in the area described in this condition: (i) generally parallel to the property's common boundary line with Lot 9A as shown on plat recorded in Book of Maps 2017, Page 235, Wake County Registry (the "Hill Property"); (ii) within that area measuring 40 feet in depth as measured from the property's common boundary line with the Hill Property; and (iii) between the property's common boundary line with the Hill Property and any building or vehicular surface area. Notwithstanding anything in this condition, no fence shall be required within the following areas: (i) tree conservation areas; (ii) any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence; (iii) any stream buffer or environmental feature that prohibits a fence; or (iv) outside of that area measuring 40 feet in depth from the property's common boundary line with the Hill Property.

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: _____

Printed Name: _____



Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: WC R-30			Height:
Proposed zoning base district: R-10			Height: n/a
Frontage:		Overlay(s):	
Frontage: n/a		Overlay(s): n/a	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: n/a			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See list on third page		
Property PIN: See list on third page		
Deed reference (book/page): See list on second page		
Nearest intersection:		Property size (acres):27.86
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address: Ben Williams, 6404 Falls of Neuse Road, Raleigh 27615		
Applicant email: [REDACTED]		
Applicant phone: [REDACTED]hed by:		
Applicant signature(s): <i>Margie W. Jones</i>		
Additional email(s): [REDACTED]		



Rezoning Application and Checklist

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Proposed zoning base district: R-10			Height: n/a
Frontage:		Overlay(s):	
Frontage: n/a		Overlay(s): n/a	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: n/a			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See list on third page		
Property PIN: See list on third page		
Deed reference (book/page): See list on second page		
Nearest intersection:		Property size (acres):27.86
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address: Ben Williams, 6404 Falls of Neuse Road, Raleigh 27615		
Applicant email: [REDACTED]		
Applicant phone: [REDACTED] Signed by:		
Applicant signature(s): <i>Herbert Coleman</i>		
Additional email(s): [REDACTED]		



Rezoning Application and Checklist

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

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	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: WC R-30			Height:
Proposed zoning base district: R-10			Height: n/a
Frontage:		Overlay(s):	
Frontage: n/a		Overlay(s): n/a	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: n/a			

General Information		
Date:	Date amended (1):	Date amended (2):
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Property PIN: See list on third page		
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Property owner name and address:		
Property owner email:		
Property owner phone:		
Applicant name and address: Ben Williams, 6404 Falls of Neuse Road, Raleigh 27615		
Applicant email: [REDACTED]		
Applicant phone: [REDACTED] signed by:		
Applicant signature(s):		
Additional email(s): [REDACTED]		

	Address	Owner	PIN	Deed Acres	Survey Acres	Mailing Address 1	Mailing Address 2	Deed Book	Deed Page
1	3900 JONES RIDGE TRL	JONES, MARGIE W	1748735122	1.00	1.03	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
2	4024 JONES RIDGE TRL	JONES, MARGIE W	1748837795	0.69	0.69	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
3	4020 JONES RIDGE TRL	JONES, MARGIE W	1748835688	0.72	0.72	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
4	4016 JONES RIDGE TRL	JONES, MARGIE W	1748834664	0.69	0.69	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
5	4017 JONES RIDGE TRL	JONES, MARGIE W	1748835809	0.69	0.70	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
6	4008 JONES RIDGE TRL	JONES, MARGIE W	1748831598	0.69	0.70	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
7	4000 JONES RIDGE TRL	JONES, MARGIE W	1748738570	1.04	1.05	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
8	4013 JONES RIDGE TRL	JONES, MARGIE W	1748832896	0.69	0.69	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
9	0 JONES RIDGE TRL	JONES, MARGIE W	1748737308	11.12	11.08	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
10	4025 JONES RIDGE TRL	JONES, MARGIE W	1748838809	0.69	0.69	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
11	4004 JONES RIDGE TRL	JONES, MARGIE W	1748830555	0.70	0.70	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
12	4012 JONES RIDGE TRL	JONES, MARGIE W	1748833538	0.69	0.70	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
13	3904 JONES RIDGE TRL	JONES, MARGIE W	1748737179	0.69	0.69	4617 WATKINS RD	RALEIGH NC 27616-8508	12-E	2938
14	4205 AQUARIUS LN	COLEMAN, HERBERT	1748831394	5.52	5.64	4205 AQUARIUS LN	WAKE FOREST NC 27587-5228	18067	2045
15	JONES RIDGE TRL RIGHT-OF-WAY		N/A	NOT LISTED	2.12				
			TOTAL	25.62*	27.86				

* Does not include the private right-of-way of Jones Ridge Trail

Conditional Use District Zoning Conditions		
Zoning case #: Z-44-25	Date submitted: March 23, 2026	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30 (Wake County)	Proposed zoning: R-10-CU	

Narrative of Zoning Conditions Offered

1. Development of principal dwelling units on the property shall be subject to the standards set forth below in this condition. As used in this condition, the phrase "attached residential units" shall include the Two-Unit Living use in the Attached House and Townhouse building types and the Multi-Unit Living use in the Townhouse and Apartment building types, and the phrase "detached residential units" shall include the Single-Unit Living use in the Detached House and Tiny House building types.
 - a. If the site is developed with a residential development containing only attached residential units, the maximum number of principal dwelling units shall not exceed 190 principal dwelling units.
 - b. If the site is developed with a residential development containing only detached residential units, the maximum number of principal dwelling units shall not exceed 120 principal dwelling units.
 - c. If the site is developed with a residential development containing both attached residential units and detached residential units, then the maximum number of principal dwelling units shall not exceed 170 total principal dwelling units. Of these 170 principal dwelling units, no more than 70 principal dwelling units may be detached residential units.
2. An Apartment building type shall not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.
3. For any building that contains residential dwelling units, there shall be no more than six (6) residential units within such building.
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5. A minimum principal building setback of 20 feet, measured perpendicular from the site's boundary, shall be provided along the site's common boundary line with the following properties: (i) Tract 1 and Tract 2, on plat recorded in Book of Maps 1997, Page 1636, Wake County Registry; (ii) Lots 1, 2, 3, 4 & 5 on plat recorded in Book of Maps 2000, Page 2254, Wake County Registry; (iii) Lots 4, 5 & 6 on plat recorded in Book of Maps 1978, Page 538, Wake County Registry; (iv) Tract 1 as described in Deed Book 13366, Page 1114, Wake County Registry ; and (v) Lot 9A on plat recorded in Book of Maps 2017, Page 235, Wake County Registry.
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7. Property owner shall construct an opaque fence at least 6 feet in height in the area described in this condition: (i) from the Forestville Road right-of-way, running westerly and generally parallel with the property's common boundary line with Lots 1, 2, 3, 4 and 5 as shown on plat recorded in Book of Maps 2000, Page 2254, Wake County Registry (the "North Adjoining Lots"); (ii) within that area measuring 40 feet in depth as measured from the property's common boundary line with the North Adjoining Lots; and (iii) between the property's common boundary line with the North Adjoining Lots and any building or vehicular surface area. Notwithstanding anything in this condition, no fence shall be required within the following areas: (i) tree conservation areas; (ii) any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence; (iii) any stream buffer or environmental feature that prohibits a fence; or (iv) outside of that area measuring 40 feet in depth from the property's common boundary line with the North Adjoining Lots.
8. Property owner shall construct an opaque fence at least 6 feet in height in the area described in this condition: (i) generally parallel to the property's common boundary line with Lot 9A as shown on plat recorded in Book of Maps 2017, Page 235, Wake County Registry (the "Hill Property"); (ii) within that area measuring 40 feet in depth as measured from the property's common boundary line with the Hill Property; and (iii) between the property's common boundary line with the Hill Property and any building or vehicular surface area. Notwithstanding anything in this condition, no fence shall be required within the following areas: (i) tree conservation areas; (ii) any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity that do not permit a fence; (iii) any stream buffer or environmental feature that prohibits a fence; or (iv) outside of that area measuring 40 feet in depth from the property's common boundary line with the Hill Property.

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: _____

Printed Name: _____

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
<p>The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.</p>	
Statement of Consistency	
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 property is designated Low Scale Residential on the Future Land Use Map. This category envisions a range of housing types, including townhouses, at a scale that generally follows the precedent set by existing housing in the surrounding area. This rezoning permits the townhouse building type (and apartment building type with no stacked units), which is compatible with the new townhouse community to the immediate west and the four-story apartment community to the immediate south, all consistent with the Future Land Use Map guidance.</p> <p>The property is located east of the new commercial development in the northeast quadrant of the Louisburg Road/Forestville Road intersection, and is located northeast of the grocery-anchored shopping center across Louisburg Road. The density permitted by the rezoning is appropriate given these nearby services.</p> <p>The rezoning request is consistent with Comprehensive Plan policies: LU 1.2 - Future Land Use Map and Zoning Consistency (the proposed rezoning is consistent with the Low Scale Residential FLUM designation); LU 2.2 – Compact Development (rezoning will promote more compact land use pattern); LU 8.1 - Housing Variety (rezoning will allow for a greater variety of missing middle housing types); EP 1.1 - Greenhouse Gas Reduction (rezoning will promote higher density residential and more energy efficient housing types); H 1.8 - Zoning for Housing (rezoning will allow for a greater variety of missing middle housing types).</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<ol style="list-style-type: none"> 1. The rezoning request is reasonable and in the public interest because it provides for increased residential housing variety and supply on an underutilized assemblage, in an area well-served by transportation infrastructure and commercial amenities. 2. The rezoning will facilitate development of the property that will require the extension of Hartham Park Avenue, which will complete the east/west connector parallel to Louisburg Road between Ligon Mill Road and Lillie Liles Road. 3. The request also furthers the goal of encouraging missing middle housing types that are substantially more energy-efficient than detached houses (only residential type permitted under current zoning). 	

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.

There are no know historic resources located on the property.

Proposed Mitigation

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

N/A

Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation:

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

1	<p>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response:</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p>
5	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response:</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response:</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" 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"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this Master Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<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"/>

Who Can Initiate a Zoning Request?

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

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

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

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

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

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

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

PRIEST, CRAVEN, & ASSOCIATES, INC.

LAND USE CONSULTANTS

September 18, 2025

Re: **Neighborhood meeting discussing a potential rezoning of the following properties:**
4205 Aquarius Ln, 3900 Jones Ridge Trail, 4024 Jones Ridge Trail, 4020 Jones Ridge Trail,
4016 Jones Ridge Trail, 4017 Jones Ridge Trail, 4008 Jones Ridge Trail, 4000 Jones Ridge
Trail, 4013 Jones Ridge Trail, 0 Jones Ridge Trail, 4025 Jones Ridge Trail, 4004 Jones Ridge
Trail, 4012 Jones Ridge Trail, 3904 Jones Ridge Trail

Dear Neighbors,

Before the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and residents within 500 feet of the project area. The project is located north of Louisburg Road (401) at the end of Hartham Park Avenue and will have a connection to Lillie Liles Road.

You are invited to attend a neighborhood meeting to hear additional details on October 6th at 6:30 p.m. at Marsh Creek Community Center located at 3050 N. New Hope Road, Raleigh, NC 27604.

The purpose of this meeting is to discuss the potential rezoning of the properties listed above. This site is currently zoned Wake County R-30 and is proposed to be rezoned to Residential-10 (R-10), which will allow for townhomes to be constructed.

Information about the overall rezoning process is available online.
Visit <https://raleighnc.gov/planning/services/rezoning-process>.

If you have further questions about the rezoning process, please contact: Metra Sheshbaradaran (metra.sheshbaradaran@raleighnc.gov), Raleigh Planning & Development (919)996-2638.

If you have any questions about this rezoning or its details, please do not hesitate to contact me at

Sincerely,



Ben Williams
Senior Project Manager
Priest, Craven & Associates, Inc.
6404 Falls of Neuse Road, Suite 201
Raleigh, NC 27615

PLANNERS / LANDSCAPE DESIGNERS / ENGINEERS / SURVEYORS

6404 Falls of Neuse Road, Suite 201, Raleigh NC 27615, Phone: [REDACTED]



CITY OF SALES		WAKE NORTH-CAROLINA		HARTHAM PARK AVE RESIDENTIAL COMMUNITY	
SCALE	NOT TO SCALE	DATE	JUNE 16, 2025	PROJECT NUMBER	190
DATE	JUNE 16, 2025	SCALE	NOT TO SCALE	SHEET NUMBER	B-1
PROJECT NUMBER	190	DATE	JUNE 16, 2025	BUBBLE STUDY	
SCALE	NOT TO SCALE	DATE	JUNE 16, 2025	BUBBLE STUDY	
PRIEST, CRAVEN & ASSOCIATES, INC. LAND USE CONSULTANTS, PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 E. Campbell Drive, Suite 100 Raleigh, N.C. 27609 Phone: 919.770.1200 Fax: 919.770.1208 Email: PCAST@pcra.com Website: www.pca.com					
SHEET # B-1					

SUMMARY OF ISSUES

A neighborhood meeting was held on October 6, 2025 (date) to discuss a potential rezoning located at See all 14 property addresses located in the neighborhood meeting letter (property address). The

neighborhood meeting was held at Marsh Creek Community Center, 3050 N. New Hope Road, Raleigh, NC 27604 (location).

There were approximately 15 (number) neighbors in attendance. The general issues discussed were:

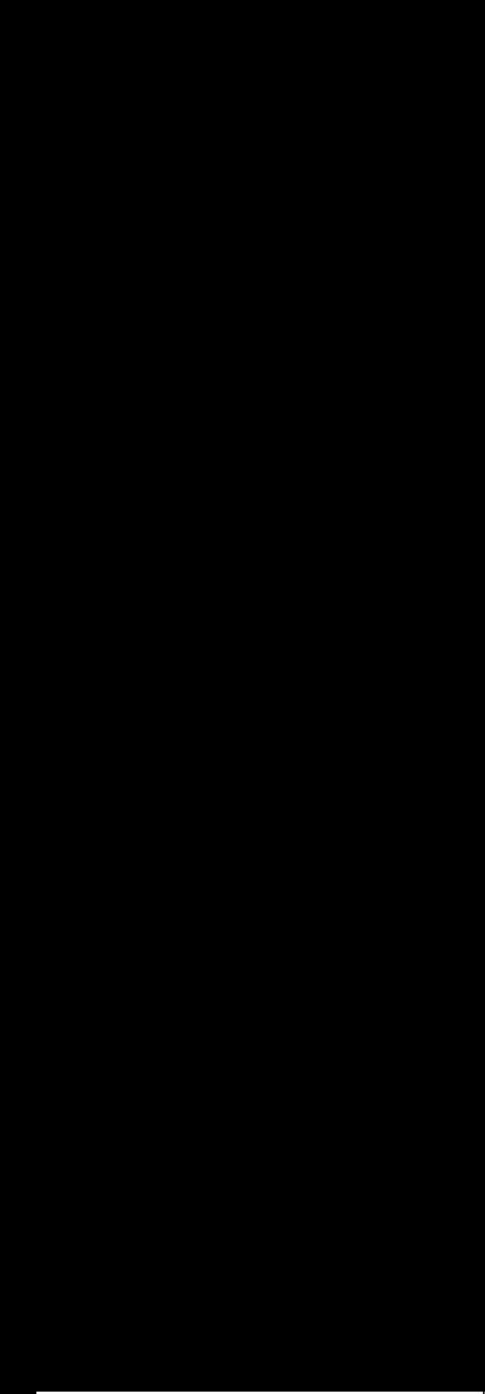
Summary of Issues:

Stormwater Management. A resident expressed concern about increased water runoff onto their property, particularly into a dry creek bed. Another worried that two new townhouses would exacerbate existing water flow across their property.
Road Connectivity. Residents voiced strong opposition to a potential road connection to Aquarius Lane.
Buffers and Fencing. Residents advocated for a physical fence rather than trees and shrubs to ensure privacy for backyard activities and prevent trespassing.
Timing. A resident expressed concern about the timeline of development.

ATTENDANCE ROSTER

NAME	ADDRESS
Jessica Henson	3900 Jones Ridge Trail
Ron Hill	4218 Aquarius Lane
Eric Hill	4214 Aquarius Lane
Herbert and Vickie Colman	4205 Aquarius Lane
Greg and Linda Eaton	2829 Welding Road
Yelena and Tim Harward	4025 Jones Ridge Trail

Neighborhood Meeting - Lillie Liles, October 6, 2025, 6:30 PM

Name	Mailing Address	Email or Contact Number
Jessica Henson	3900 Jones Ridge Tr	
Ron Hill	4218 Aquarius LN	
ARAM MAZZANO	OEP	
Eric Hill	4214 Aquarius LN	
Yelena Tim Harward	4025 Jones Ridge Trl.	
Herbert + Vickie Coleman	4203 Aquarius LN Wake Forest	
Greg + Linda Eaton	2529 Welding Rd Wake Forest NC	

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
O'NEAL, JOHNNY D	4216 LILLIE LILES RD	WAKE FOREST NC 27587-8106	
HOMER DANIEL FARMS LLC	2716 WAIT AVE	WAKE FOREST NC 27587-6810	
LEWIS, ASHLEY REGAN	4213 LILLIE LILES RD	WAKE FOREST NC 27587-8107	
MEDLIN, ROY A MEDLIN, LISA H	2821 WELDING RD	WAKE FOREST NC 27587-6345	
JONES, MARGIE W	4617 WATKINS RD	RALEIGH NC 27616-8508	
ARNOLD, FRED A EATON	2825 WELDING RD	WAKE FOREST NC 27587-6345	
MCCRIMMON, LINDA P	4209 GREENCASTLE CT APT C	RALEIGH NC 27604-2626	
HENDERSON, VICTOR LEE	2901 OLD CREWS RD	RALEIGH NC 27616-9583	
STURCHIO, SYBIL	4036 LILLIE LILES RD	WAKE FOREST NC 27587-8103	
HENSON, MAUDIE M	2808 WATSON WOODS LN	WAKE FOREST NC 27587-9386	
PRICE, LLOYD H PRICE, GERALD D W	4028 LILLIE LILES RD	WAKE FOREST NC 27587-8103	
ORTEGA, DARCELLE ORTEGA, SANTOS	2848 WELDING RD	WAKE FOREST NC 27587-6344	
PLEASANT, JOHN MONROE	1721 SUNDERLAND CT	RALEIGH NC 27603-9346	
MARSHALL, JEFFREY L MARSHALL, IVY Y	4041 LILLIE LILES RD	WAKE FOREST NC 27587-8104	
CHAPIN, WILLIAM THOMPSON CHAPIN, DAE T	2804 WATSON WOODS LN	WAKE FOREST NC 27587-9386	
POWELL, CURTIS	2816 WATSON WOODS LN	WAKE FOREST NC 27587-9386	
WEST, BONNY L WEST, JEROME	2833 WELDING RD	WAKE FOREST NC 27587-6345	
ROBLES, DAVID ANTONIO MORENO	2840 WELDING RD	WAKE FOREST NC 27587-6344	
LUCAS, DENISE M	4213 LILLIE LILES RD	WAKE FOREST NC 27587-8107	
LUCAS, JERRY	4213 LILLIE LILES RD	WAKE FOREST NC 27587-8107	
ALVARADO, EDUARDO A ALVARADO, NIDIA	4125 LILLIE LILES RD	WAKE FOREST NC 27587-8105	
HILL, RONALD	3309 ROXBURY DR	WAKE FOREST NC 27587-9363	
GOMEZ, ADELIA M ESPINOZA	4117 LILLIE LILES RD	WAKE FOREST NC 27587-8105	
BAUTISTA, MOISES BAUTISTA, SANDRA	2828 WELDING RD	WAKE FOREST NC 27587-6344	
TAYLOR MORRISON OF CAROLINAS INC	15501 WESTON PKWY STE 100	CARY NC 27513-8636	
COLEMAN, HERBERT	4205 AQUARIUS LN	WAKE FOREST NC 27587-5228	
MATA GARCIA, JOSE DE JESUS ALFARO, FLORENCIA RODRIGUEZ	4208 AQUARIUS LN	WAKE FOREST NC 27587-5227	
HILL, ERIC EUGENE	4214 AQUARIUS LN	WAKE FOREST NC 27587-5227	
GUTIERREZ, ANTONIO	4109 LILLIE LILES RD	WAKE FOREST NC 27587-8105	
CHYVE TORRES CONSTRUCTION FRAMING INC	2800 WATSON WOODS LN	WAKE FOREST NC 27587-9386	
MAURER, JOSHUA	2844 WELDING RD	WAKE FOREST NC 27587-6344	
MORRISON, STEVEN S MORRISON, LIN JING	2529 FORESTVILLE RD	WAKE FOREST NC 27587-8139	
ESCOBAR, HENRY LLORLIN ESTEB OVALLE, AMELIA NOEMY BAMAC	4137 LILLIE LILES RD	WAKE FOREST NC 27587-8105	
NORTH RALEIGH OWNER LLC	PO BOX 116	COLFAX NC 27235-0116	
KANAAN, NADA	2812 WATSON WOODS LN	WAKE FOREST NC 27587-9386	
HOLLINGSWORTH, WALTER C JR	PO BOX 61	LOUISBURG NC 27549-0061	
COSTA, BETTY HAILEY	4045 LILLIE LILES RD	WAKE FOREST NC 27587-8104	
LOWERY, JAMES M LOWERY, SHARON L	2716 ENVILLE CT	WAKE FOREST NC 27587-5253	
DELGADO, JOSE DAVID TRUSTEE	SCHICK LAW PC	4711 HOPE VALLEY RD STE 4F-526	DURHAM NC 27707-5651
D W B PROPERTIES LLC	PO BOX 324	GARNER NC 27529-0324	
"CURRENT RESIDENT OR TENANT"	4140 LILLIE LILES RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	4136 LILLIE LILES RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	9009 LOUISBURG RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	3900 JONES RIDGE TRL	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	4212 LILLIE LILES RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	2829 WELDING RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	4133 LILLIE LILES RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	0 JONES RIDGE TRL	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	4221 LILLIE LILES RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	4213 LILLIE LILES RD A	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	8837 MALMESBURY LN	RALEIGH, NC 27616	
"CURRENT RESIDENT OR TENANT"	8839 MALMESBURY LN	RALEIGH, NC 27616	
"CURRENT RESIDENT OR TENANT"	4200 LILLIE LILES RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	2832 WELDING RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	8833 MALMESBURY LN	RALEIGH, NC 27616	
"CURRENT RESIDENT OR TENANT"	2801 WATSON WOODS LN	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	2837 WELDING RD	RALEIGH, NC 27587	
"CURRENT RESIDENT OR TENANT"	8835 MALMESBURY LN	RALEIGH, NC 27616	

SUMMARY OF ISSUES

A neighborhood meeting was held on March 10, 2026 (date) to discuss a potential rezoning located at See all 14 property addresses located in the neighborhood meeting letter (property address). The neighborhood meeting was held at Abbotts Creek Community Center 9950 Durant Road, Raleigh, NC 27614. (location). There were approximately 8 (number) neighbors in attendance. The general issues discussed were:


Summary of Issues:

Traffic and cut-throughs. Neighbors were concerned about increasing traffic on US 401 and Little Lyles Road, and about how the planned Park Ave extension could change travel patterns and potentially create additional cut-through traffic.
Density and housing type. There was concern about how many units could be built, whether the project would be townhomes, detached homes, or a mix, and what that would mean for overall intensity compared to the surrounding area.
Home spacing and fire safety. Neighbors raised concerns about homes being too close together and the risk of fire spreading between structures, even if fire-rated construction is used.
Stormwater and downstream impacts. A major concern was how runoff would be managed during and after construction, and whether downstream properties would be protected.
Privacy and buffers. Neighbors wanted clarity on privacy protections such as buffers, fencing, and landscaping, especially where the new development would back up to existing properties.
Utilities and annexation. There were concerns about whether water and sewer extensions would require annexation, what that would mean for city taxes and services, and whether remaining outside the city would limit utility access.
Changes to local rural practices. There was concern that development and possible annexation could affect current practices like burning leaves/trash and target shooting through changed rules, permit requirements, or distance restrictions.

ATTENDANCE ROSTER

NAME	ADDRESS
Steve Morrison	2529 Forestville Road
Ron Hill	4218 Aquarius Lane
Eric Hill	4214 Aquarius Lane
Herbert Colman	4205 Aquarius Lane
Greg and Linda Eaton	2829 Welding Road
Freda Eaton	2825 Welding Road
Jacob Hunt	COR Planning

Neighborhood Meeting - Lillie Liles, March 10, 2026, 6:30 PM

Name	Mailing Address	Email or Contact Number
HERB COEMAN	4205 AQUARIUS LN WAKE FOREST NC 27587	
Jacob Hunt	Staff	
Eric Hill	4214 Aquarius Lane	
Ron Hill	4218 Aquarius Lane	
Greg & Linda Eaton	2529 Welding Rd WF, NC	
Jude Eaton	WF, NC	

PRIEST, CRAVEN, & ASSOCIATES, INC.

LAND USE CONSULTANTS

February 17, 2026

Re: **Neighborhood meeting discussing a potential rezoning of the following properties:**

Address	PIN	Address	PIN	Address	PIN
3900 JONES RIDGE TRL	1748735122	4012 JONES RIDGE TRL	1748833538	0 JONES RIDGE TRL	1748737308
4024 JONES RIDGE TRL	1748837795	4008 JONES RIDGE TRL	1748831598	4025 JONES RIDGE TRL	1748838809
4020 JONES RIDGE TRL	1748835688	4004 JONES RIDGE TRL	1748830555	3904 JONES RIDGE TRL	1748737179
4016 JONES RIDGE TRL	1748834664	4000 JONES RIDGE TRL	1748738570	4205 AQUARIUS LN	1748831394
4017 JONES RIDGE TRL	1748835809	4013 JONES RIDGE TRL	1748832896		

Dear Neighbors,

You are invited to attend a neighborhood meeting on March 10th, 2026, at 6:30pm The meeting will be held at Abbotts Creek Community Center, Abbotts Creek CC Classroom located at 9950 Durant Road, Raleigh, NC 27614.

The purpose of this meeting is to discuss a potential rezoning of the listed properties. This site is currently zoned Wake County R-30 and is proposed to be rezoned to Residential-10-Conditional (R-10-CU), which will allow for detached and attached homes to be constructed.

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

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, or would like to submit written comments after the meeting please contact: Jacob Hunter (jacob.hunt@raleighnc.gov), Raleigh Planning & Development, (919) 996-6333

If you have any questions about this rezoning or its details, please do not hesitate to contact me at my email or phone number listed below, or Cameron Jones [REDACTED] R&R Development Group, [REDACTED]

Sincerely,

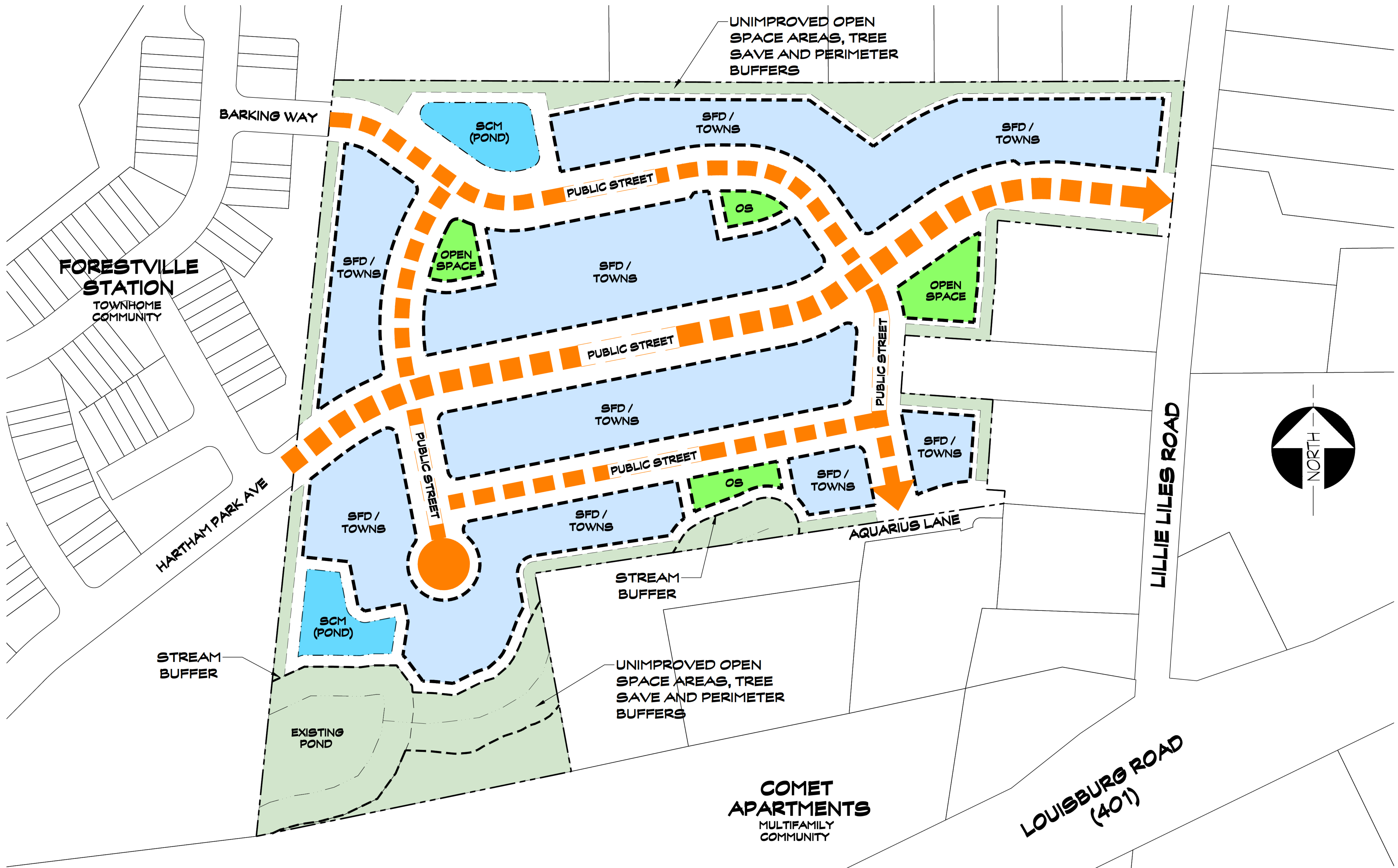


Ben Williams
Senior Project Manager
Priest, Craven & Associates, Inc.
6404 Falls of Neuse Road, Suite 201
Raleigh, NC 27615

[REDACTED]
[REDACTED]
www.priestcraven.com

PLANNERS / LANDSCAPE DESIGNERS / ENGINEERS / SURVEYORS

6404 Falls of Neuse Road, Suite 201, Raleigh NC 27615, Phone: [REDACTED]



SFD = SINGLE FAMILY DETACHED HOMES TOWN = ATTACHED TOWNHOMES

HARTHAM PARK AVE RESIDENTIAL COMMUNITY <small>CITY OF RALEIGH WAKE NORTH CAROLINA</small>	<small>SCALE</small> NOT TO SCALE <small>DATE</small> JUNE 16, 2025 <small>PROJECT NUMBER</small> TBD <small>CLIENT</small> RER <small>PLAN TYPE</small> BUBBLE STUDY	BUBBLE STUDY	<small>RELEASED FOR CONSTRUCTION ON DATE (SEE COVER)</small> <input type="checkbox"/> NO <input type="checkbox"/> YES	PRIEST, CRAVEN & ASSOCIATES, INC. <small>LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS</small> <small>3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488</small>	<small>SHEET #</small> B-1
	<small>FIGURED ENGINEERING 2025 000 001 LILLIE LILES ROAD RALEIGH DRAWING SHEET NEIGHBORHOOD PLAN BUBBLE STUDY DWG - Feb 19, 2025 2:15 PM - BW</small>		<small>3803 - B Computer Drive, Suite 104 Raleigh, N.C. 27609 . Phone 919 / 781-0300 . Fax 919 / 782-1288 . Email PCA@PriestCraven.com / Firm #: C-0488</small>		