

Agenda Title: Rezoning Z-05-25 Rock Quarry Road, off Rock Quarry Road west of the Rock Quarry Road / I-40 Interchange (District C upon annexation)
Meeting Date: September 16, 2025
Meeting Type: City Council Meeting - Third Tuesday - Work Session (11:30am) & Afternoon Session (1:00pm)
Department: - Long Range
Sponsor: Bynum Walter, Hannah Reckhow

Agenda Item Description:

Bynum Walter, Planning and Development
Nicole Bennett, Planning Commission

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Rezoning Z-05-25, being Wake County PIN 1712985045 and approximately 17.62 acres.

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Current Zoning: Residential-6 with Special Highway Overlay District-1 (R-6 w/ SHOD-1)
Proposed Zoning: Residential-10-Conditional Use with Special Highway Overlay District-1 (R-10-CU w/ SHOD-1)

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The Planning Commission recommend approval (8-0).

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Recommended Action: The City Council may set a date for a public hearing on this case. Alternatively, the request can be held or referred to committee for further review. If a hearing is authorized, staff recommends a hearing date of October 21, 2025.

Agenda Item Details:

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Approximately 17.62 acres are requested to be rezoned by Beth Trahos of Fox Rothschild, LLP, on behalf of Treasuring Christ Church. Proposed conditions would maintain all dwelling units as affordable rental units for households earning no more than 80% of the area median income for a period of 30 years from the issuance of a certificate of occupancy for each unit.

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The request is inconsistent with the Future Land Use Map.
The request is consistent with the 2030 Comprehensive Plan.