

Agenda Title: Rezoning Z-10-25: 8125 Leesville Road, north of its intersection with Country Trails (District E)
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, Matthew Klem

Agenda Item Description:

Bynum Walter, Planning and Development

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Rezoning Z-10-25 Leesville Road, being Wake County PIN 0787582264, 2.66 acres

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Current Zoning: Residential-4 (R-4)

Requested Zoning: Residential-10-Conditional Use (R-10-CU)

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At the September 2, 2025, City Council meeting, setting the public hearing date was deferred to allow the applicant to revise their request to add additional conditions.

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 7, 2025.

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Approximately 2.66 acres are requested to be rezoned by Worth Mills, Longleaf Law Partners, on behalf of Vibes Fund LLC. Proposed conditions would prohibit certain uses permitted in R-10, prohibit the apartment building type, increase the minimum side and rear yard setbacks to 10 ft and 40 ft, require buffering along the southern boundary of the site, exempt the site from Block Perimeter, Dead End Street, and Stub Street Requirements, set a maximum roof pitch of 4:12, limit building height to 40ft, require the installation of a speed hump if the site takes access from Ghost Pony Trail, and

require certain building materials for residential facades. Revised conditions restrict residential density to 18 dwelling units and limit a single townhome development to six individual units.

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The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

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Planning Commission recommends approval (9-0) with the recommendation to allow the applicant to add conditions limiting density on the site and limiting the number of townhome units in a townhome development.