

# Rezoning Application and Checklist

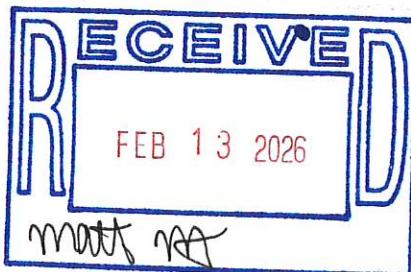
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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](mailto:rezoning@raleighnc.gov).

Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General use <input type="checkbox"/> Conditional use <input type="checkbox"/> Master plan	Text change to zoning conditions		
Existing zoning base district: AP	Height: N/A	Frontage: N/A	Overlay(s): N/A	
Proposed zoning base district: R-6	Height: N/A	Frontage: N/A	Overlay(s): N/A	
<b>Helpful Tip:</b> View the <a href="#">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: N/A				

General Information		
Date: 2/11/26	Date amended (1):	Date amended (2):
Property address: 1901 Old Milburnie Road, Raleigh, Wake County, North Carolina (approximately 28.538 acre portion of this property)		
Property PIN: 1745024813 (approximately 28.538 acre portion of this property)		
Deed reference (book/page): BM1981-290 (NOTE: this plat includes the parent tract and the tract to be subdivided, and is not yet rezoned)		
Nearest intersection: Tar Heel Club Rd. & Tar Heel Clubhouse Rd., Tar Heel Club Rd. & Old Milburnie Rd.	Property size (acres): Approximately 28.538 acres	
For planned development applications only	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: Beaver Dam Lake, Incorporated; 4933 Cremshaw Ct, Raleigh, North Carolina 27614		
Property owner email: Vanhoke1@gmail.com		
Property owner phone: 919-306-5129		
Applicant name and address: Milestone Developments, LLC		
Applicant email: colen@milestonedevelopments.com & daniel.gunter@gunterdevco.com		
Applicant phone: Colen Davidson: 919-417-4429 & Daniel Gunter: 919-480-4158		
Applicant signature(s): 		
Additional email(s):		



**Conditional Use District Zoning Conditions**

Zoning case #: N/A	Date submitted: N/A	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: N/A	Proposed zoning: N/A	

**Narrative of Zoning Conditions Offered**

N/A

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**

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.

**OFFICE USE ONLY**  
Rezoning case # \_\_\_\_\_**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.

See attached Appendix A.

**Public Benefits**

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

See attached Appendix A.

## 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.

N/A

### 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: N/A

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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> N/A</p>

14	<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> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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><b>Response:</b> N/A</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 type="checkbox"/>	<input checked="" 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 checked="" 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"/>

## **Appendix A**

### **Comprehensive Plan Analysis**

Applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. 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.

The subject property is designated as “Low Scale Residential” on the Future Land Use Map (FLUM) in the 2030 Comprehensive Plan. Low Scale Residential calls for a range of housing types including single-family detached, townhouses, duplexes, triplexes, fourplexes and other small apartment buildings. Under the 2030 Comprehensive Plan, the Low Scale Residential designation generally corresponds with the R-2, R-4, and R-6 zoning districts. The vision for the property is to provide single-family detached homes, townhouses or a combination of both, along with preserved open space, which proposed use is consistent with the FLUM and which will provide density consistent with the FLUM and the Comprehensive Plan.

In addition, the proposed rezoning to R-6 is consistent with the Comprehensive Plan as it will provide additional housing and improved access for families with varying income by diversifying the building types within this area. The Comprehensive Plan recognizes the need for areas of more densely developed land to meet land use goals and goals surrounding diversity of housing types within the City of Raleigh. With the variety of nearby schools, community centers and recreational facilities and the Neuse River, and with some large parcels unavailable for development, developable land for residential uses in this area is becoming scarce. This rezoning request of R-6 will assist the overall area in meeting the Comprehensive Plan goals in the area.

The proposed rezoning is also consistent with the following policies of the 2030 Comprehensive Plan:

**Policy 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.”

The proposed rezoning is for a residential district with density consistent with the Low Scale Residential designation provided in the FLUM.

**Policy LU 2.1 – Placemaking.** “Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.”

The proposed rezoning will allow applicant to create a compact and walkable neighborhood that provides access to nearby schools for families with young children and lower-maintenance housing with smaller yards for those in the stage of life in which children are no longer living at home.

**Policy LU 2.2 – Compact Development.** “New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.”

The proposed rezoning will be consistent with Low Scale Residential development where municipal services either are already on site or can be extended efficiently, reducing outward sprawl and negative low intensity or non-congruous development.

**Policy LU 2.5 – Healthy Communities.** “New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.”

Applicant’s vision for the development includes design that will promote active lifestyles, given the site’s proximity to schools and other public amenities. Applicant intends to create a walkable neighborhood that will better the health of the residents.

**Policy 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.”

As set forth above, the proposed rezoning is consistent with the FLUM designation of Low Scale Residential. The property is not located within a special study area.

**Policy LU 3.4 – Infrastructure Concurrency.** “The City of Raleigh should only approve development within newly annexed areas or Raleigh’s ETJ when the appropriate transportation, water, stormwater, and wastewater infrastructure is programmed to be in place concurrent with the development.”

The parcel contains a public sewer main along a portion of its southern boundary and is surrounded by public roads. Applicant’s engineering team will work with City staff to ensure the appropriate transportation, water, stormwater and wastewater infrastructure is available for development of the property and that utility extensions will occur as part of this project.

**Policy LU 5.1 – Reinforcing the Urban Pattern.** “New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.”

Although in a growing residential area and not in an urban setting, the proposed rezoning would allow residential development that is congruous with existing and pending residential developments in the surrounding area through the proposed R-6 zoning.

**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.”

The proposed rezoning will allow applicant to construct multiple housing types on the property, which is in a newly developing area of the City.

**Policy LU 8.3 – Conserving, Enhancing, and Revitalizing Neighborhoods.** “Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.”

The proposed rezoning would allow for an increase in the housing supply with housing types and densities that are consistent with the existing and proposed neighborhoods in the surrounding area. The open space applicant intends to include in the development will aid in preserving the character of the surrounding area and help to offset any impacts of the development.

**Policy LU 8.8 – Finer-grained Development.** “Large oversized blocks in new neighborhoods and subdivisions should be avoided in favor of smaller blocks and enhanced pedestrian networks that create better connections and help facilitate walking and reduce driving.”

Applicant intends to design the development with smaller blocks to create better pedestrian networks and promote walking, especially given the proximity to the project site of several schools.

**Policy LU 8.9 – Open Space in New Development.** “New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.”

**Policy EP 2.3 – Open Space Preservation.** “Identify opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, wetlands, and other sensitive riparian areas, priority aquatic and wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.”

Applicant’s vision for the development includes open space that will benefit the development’s residents. In addition, applicant intends to use the creeks present on the site in the design and preservation of the natural spaces.

**Policy EP 2.5 – Protection of Natural Water Features.** “Protect, restore, and preserve rivers, streams, floodplains, and wetlands. These water bodies provide valuable stormwater and surface water management and ecological, visual, and recreational benefits.”

**Policy EP 3.2 – Protection of Local Streams and the Neuse River.** “Protect and preserve local streams and the Neuse River, primary channel, major tributaries, intermittent headwaters streams, floodplains, and topography to improve overall water quality for drinking, fish and wildlife habitat, and fishing, boating, and other recreational uses.”

The proposed rezoning furthers these policies because applicant intends to preserve and protect streams that exist on the site, especially given its proximity to the Neuse River.

### **Public Benefits**

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

The proposed rezoning will benefit the public by creating more housing choices and needed housing supply for a diversity of income levels. The added housing supply will help to improve housing affordability. The proposed rezoning will also allow for development that is consistent with nearby single family detached neighborhoods, will complement the established character of the surrounding area and will serve as a compliment to the pending residential development projects in the area that are denser. In addition, applicant intends to include a open space in the development and to preserve certain natural features of the site.

The proposed zoning also will provide for needed housing options at a density consistent with its location: proximate to I-540 and the quick access to employment opportunities it provides. The site is well-served by recreational facilities, with its proximity to the Neuse River greenway trail, the Buffalo Road Athletic Center and the Buffalo Road Aquatic Center. Schools are also located within close proximity to the site, including Beaverdam Elementary School across the street, adding convenient housing options for families with children. Applicant's vision for the project and the proposed rezoning generally support Comprehensive Plan's the vision themes of "Expanding Housing Choices", "Managing Our Growth", and "Growing Successful Neighborhoods and Communities."



Date: October 28, 2025

**Re: Potential Rezoning to R-6 of a 28.538-Acre Portion of 1901 Old Milburnie Road, Raleigh, North Carolina, PIN 1745024813**

Neighboring Property Owners and Tenants:

You are invited to attend a neighborhood meeting on **November 10, 2025**. The meeting will be held in the **Cypress Room** at the **Hampton Inn Raleigh-Capital Blvd. North**, located at **3621 Spring Forest Road, Raleigh, North Carolina, 27616**, and will begin at **5:30 PM**.

The purpose of this meeting is to discuss a potential rezoning of a 28.538-acre portion of 1901 Old Milburnie Road, Raleigh, North Carolina, PIN 1745024813. The portion of the parcel to be rezoned is located to the northeast of Tarheel Club Road and is bounded by Tarheel Club Road to the northwest and southwest, Old Milburnie Road to the southeast and other parcels of land to the northeast. Please see the parcel colored in red on the attached map for more information. This site is currently zoned **Agriculture Productive (AP)** and is proposed to be rezoned to **Residential-6 (R-6)**.

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 Metra Sheshbaradaran, with Raleigh Planning & Development, at (919) 996-2638 or [metra.sheshbaradaran@raleighnc.gov](mailto:metra.sheshbaradaran@raleighnc.gov).

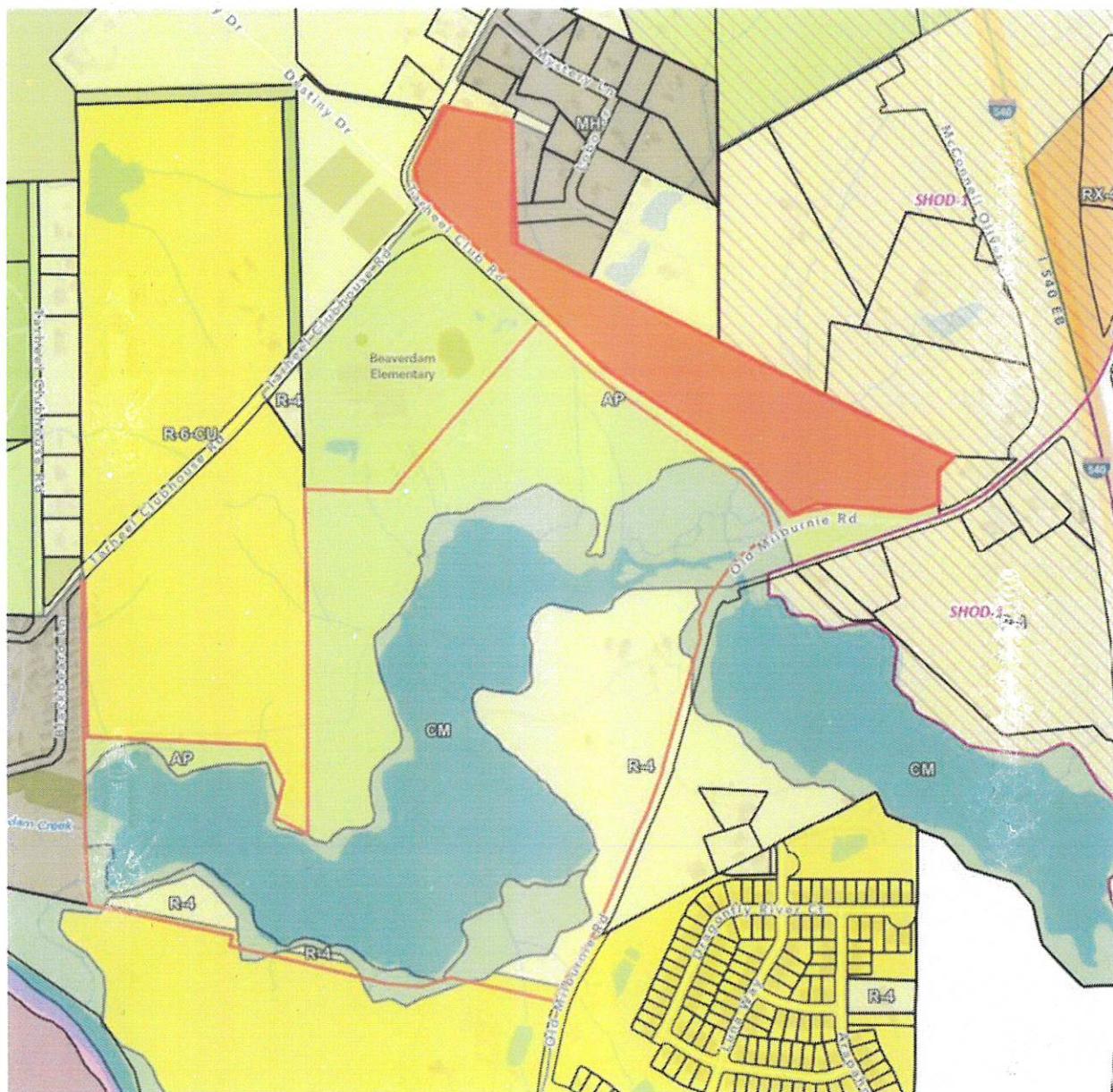
If you have any concerns or questions about this potential rezoning, I can be reached at (919) 480-4158 or [daniel.gunter@gunterdevco.com](mailto:daniel.gunter@gunterdevco.com).

Best regards,

A handwritten signature in black ink that appears to read "Daniel C. Gunter III".

Daniel C. Gunter III  
Project Manager

**28.538-acre portion of 1901 Old Milburnie Road, Raleigh, North Carolina  
PIN 1745024813**



# **Neighborhood Meeting**

## **Proposed Rezoning of 28.538-Acre Portion of 1901 Old Milburnie Rd.**

**November 10, 2025**

### **SUMMARY OF ISSUES**

A neighborhood meeting was held on November 10, 2025, to discuss the proposed rezoning of a 28.538-acre portion of 1901 Old Milburnie Road, Raleigh, NC 27604. The neighborhood meeting was held in the Cypress Room at the Hampton Inn Raleigh-Capital Blvd. North, 3621 Spring Forest Road, Raleigh, North Carolina, 27616. There were approximately 9 neighbors in attendance.

#### **Introduction**

Colen Davidson, with Milestone Developments, introduced himself and Daniel Gunter III (acting as project manager for the project) to the gathered neighbors and give a brief background on his development experience in the area.

Mr. Davidson then went over the meeting agenda, described the parcel that is the subject of the proposed rezoning, described the rezoning process and gave an overview of the proposed rezoning. Mr. Davidson explained that the parcel to be rezoned is a 28.538-acre piece (the “Proposed Rezoning Parcel”) of a larger 162.56-acre parcel. The Proposed Rezoning Parcel would be subdivided out of the larger parcel. Mr. Davidson then provided a description of the Proposed Rezoning Parcel, the current zoning of the entire parcel (R-4 (Residential-4), AP (Agricultural Productive) and CM (Conservation Management)) and the current zoning of the Proposed Rezoning Parcel (AP (Agricultural Productive)). Mr. Davidson then took and responded to questions from the neighbors in attendance as follows:

#### **Issues Discussed/Questions from Neighbors**

- **Question: What are you planning to build on the Proposed Rezoning Parcel?**  
Answer: A mixture of single-family homes and townhomes.
- **Question: How many units are allowed on the Proposed Rezoning Parcel?**  
Answer: Somewhere in the neighborhood of 180 but we won’t be able to build that many. We will probably be able to build somewhere around 110 units total and we do not yet know the breakdown between single-family homes and townhomes.
- **Question: What will the price point for the units be?**  
Answer: It is unclear at this point, as we are still planning. The prices will likely be in the somewhat higher range.

There are two streams on the Proposed Rezoning Parcel and we will have to work around those, we will also have to provide a stub road for the proposed Skycrest Drive, and we will likely have two access points to the project.

- **Question: Is DOT requiring anything for the project yet?**  
Answer: DOT has not said yet. We may have to provide turn lanes or a right-in-right-out on Old Milburnie Road but we do not know yet.
- **Question: Will there be an opportunity for nearby neighbors to hook up to city sewer?**  
Answer: The project will have to stub to adjoining parcels so there could be an opportunity in the future.
- **Question: Have you done geotechnical testing yet?**  
Answer: Not yet. We usually get our site plan close to complete first, so we know where and how deep to drill.
- **Question: If you encounter rock, will you blast? Because some recent blasting done in the area possibly negatively affected a well.**  
Answer: We will blast if we need to but based on what we know of the area and our likely plans, we don't anticipate blasting. We will alert neighbors if we have to blast.
- **Question: Will you build apartments?**  
Answer: No.
- **Question: Does the City have any plans for improvements for Old Milburnie Road? Schools have created significant traffic on Tar Heel Club Road and Old Milburnie. The intersection of McConnell Oliver Drive and Old Milburnie is blind and dangerous.**  
Answer: We do not have any information from the City. That intersection is a bit north of the Proposed Rezoning Parcel.
- **Question: Have you done environmental diligence yet?**  
Answer: Yes, Phase I, wetlands and endangered species survey.
- **Question: When will you start building?**  
Answer: We do not know yet, given the various processes through which the project still needs to go, but no sooner than 12 months and likely closer to 18 months.

# Neighborhood Meeting

## Proposed Rezoning of 28.538-Acre Portion of 1901 Old Milburnie Rd.

November 10, 2025

## ATTENDANCE ROSTER