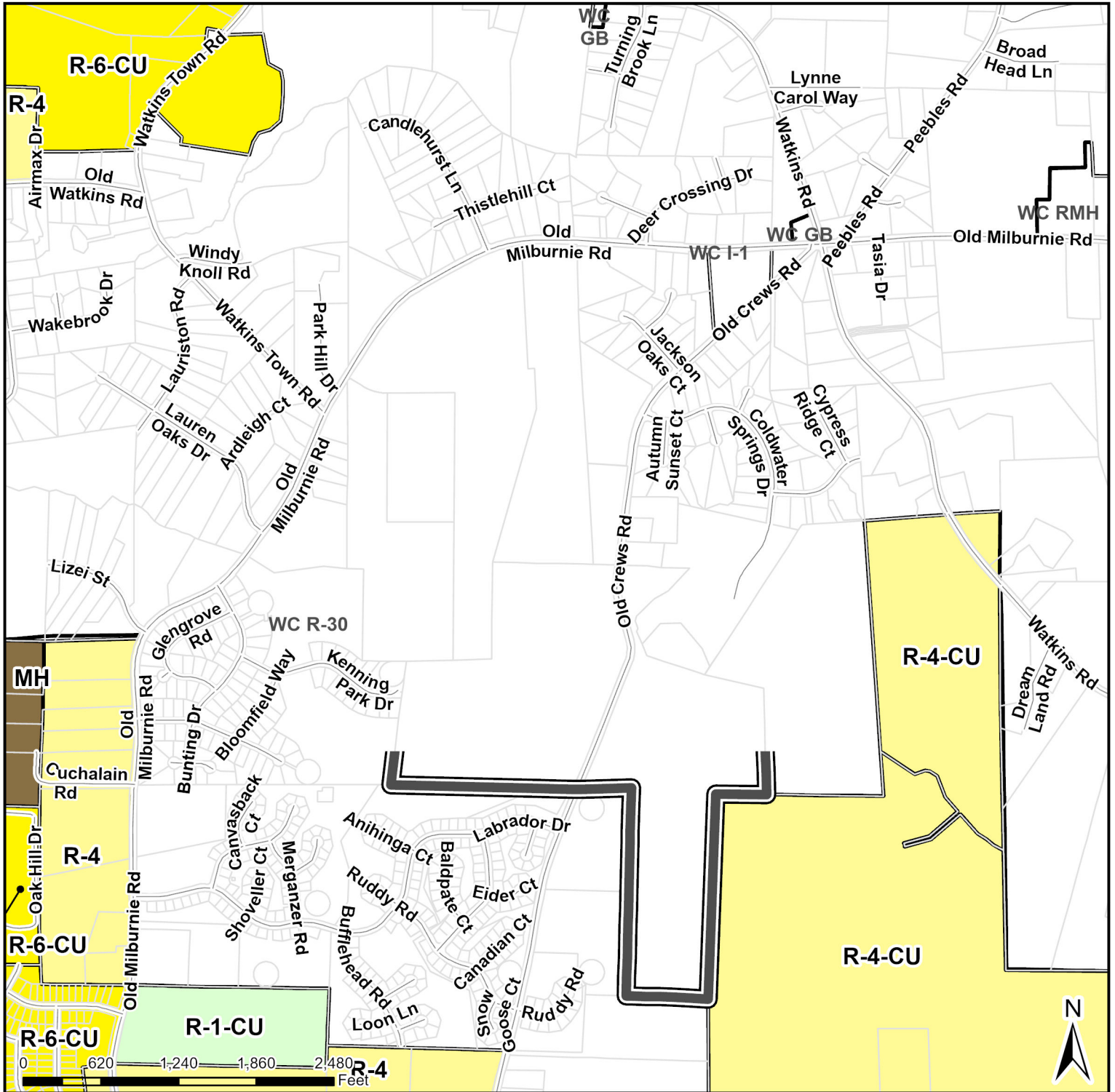
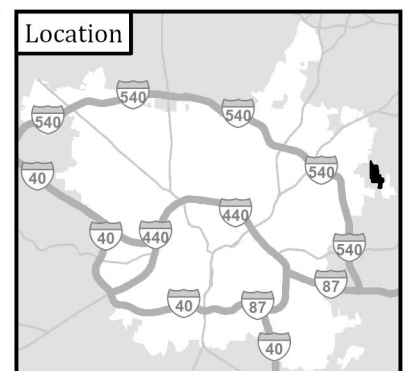


Existing Zoning

Z-12-2024



Property	2801 Old Crews Rd; 0, 3912, 4000, 4017, 4100 Old Milburnie Rd
Size	242.8 acres
Existing Zoning	WC R-30
Requested Zoning	R-6, R-6-CU



Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30		Height:	Frontage:
Proposed zoning base district: R-6-CU		Height:	Frontage:
			Overlay(s):
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: March 14, 2024	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: OLD MILBURNIE RD and OLD CREWS RD		Property size (acres): ~230 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: See Attached		
Property owner email: See Attached		
Property owner phone: See Attached		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: 919-835-4663		
Applicant signature(s):		
Additional email(s):		

RECEIVED
 MAR 19 2024
 BY: Joanne

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

1. A minimum of thirty percent (30%) of the net site area shall be designated as Open Space. Open Space meeting this thirty percent (30%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of thirty percent (30%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.

2. On or before the issuance of the first certificate of occupancy, the property owner or developer shall make a fifty thousand dollar (\$50,000) contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.

3. The development shall include a minimum of one (1) private amenity parcel and two (2) private pocket parks. Each residential dwelling lot shall be located within one half (1/2) mile to a private amenity or pocket park.

The private amenity parcel meeting this requirement shall be a minimum size of twenty thousand (20,000) square feet. At a minimum, the private amenity shall include:

- a. A pool; and
- b. A cabana or clubhouse.

Pocket parks meeting this requirement shall be a minimum size of ten thousand (10,000) square feet/ At a minimum, each pocket park shall contain one of the following elements:

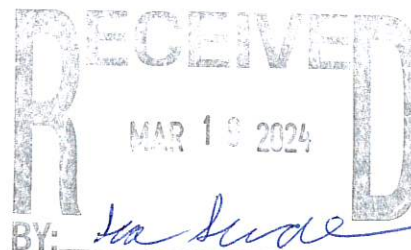
- c. Dog Park;
- d. Playground;
- e. Play Field;
- f. Sport Courts;
- g. Art Installation;
- h. Seating Area;
- i. Walking Trail;
- j. Community Garden;
- k. Entertainment Venue;
- l. Pedestrian Promenade;
- m. Outdoor Fitness Equipment;
- n. Horseshoes;
- o. Cornhole;
- p. Pond Fishing Dock;
- q. Picnic Park; or
- r. Hammock Park.

4. For portions of the Property located within a Greenway Corridor as shown on the Capital Area Greenway Master Plan, the project shall include a 75' wide easement measured from top of bank, in lieu of the required 50' wide easement. The development shall also include a pedestrian connection from the development's internal pedestrian network to this greenway easement.

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

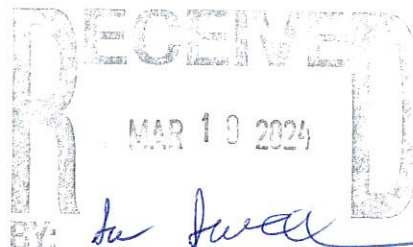
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Rezoning Request				OFFICE USE ONLY Rezoning case #
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-30	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: R-6-CU	Height:	Frontage:	Overlay(s):	
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: February 12, 2024	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: OLD MILBURNIE RD and OLD CREWS RD		Property size (acres): ~230 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: See Attached		
Property owner email: See Attached		
Property owner phone: See Attached		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: 919-835-4663		
Applicant signature(s): <i>Ernest Simmons</i>		
Additional email(s): <i>ejsimmons@gmail.com</i>		



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

1. A minimum of thirty percent (30%) of the net site area shall be designated as Open Space. Open Space meeting this thirty percent (30%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of thirty percent (30%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.

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3. The development shall include a minimum of one (1) private amenity parcel and two (2) private pocket parks. Each residential dwelling lot shall be located within one half (1/2) mile to a private amenity or pocket park.

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- b. A cabana or clubhouse.

Pocket parks meeting this requirement shall be a minimum size of ten thousand (10,000) square feet/ At a minimum, each pocket park shall contain one of the following elements:

- c. Dog Park;
- d. Playground;
- e. Play Field;
- f. Sport Courts;
- g. Art Installation;
- h. Seating Area;
- i. Walking Trail;
- j. Community Garden;
- k. Entertainment Venue;
- l. Pedestrian Promenade;
- m. Outdoor Fitness Equipment;
- n. Horseshoes;
- o. Cornhole;
- p. Pond Fishing Dock;
- q. Picnic Park; or
- r. Hammock Park.

4. For portions of the Property located within a Greenway Corridor as shown on the Capital Area Greenway Master Plan, the project shall include a 75' wide easement measured from top of bank, in lieu of the required 50' wide easement. The development shall also include a pedestrian connection from the development's internal pedestrian network to this greenway easement.

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Property Owner(s) Signature: Ernest J. Simmons
 Printed Name: Ernest J. Simmons

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MAR 19 2024
BY: he swae



Rezoning Application and Checklist

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Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-30	Height:	Frontage:	Overlay(s):	
Proposed zoning base district: R-6-CU	Height:	Frontage:	Overlay(s):	
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: February 12, 2024	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
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	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See Attached		
Property owner email: See Attached		
Property owner phone: See Attached		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: 919-835-	DocuSigned by:	
Applicant signature(s):	<i>Mark T. Gill</i>	
Additional email(s):	N/A	

RECEIVED
MAR 19 2024
BY: *hu hree*

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

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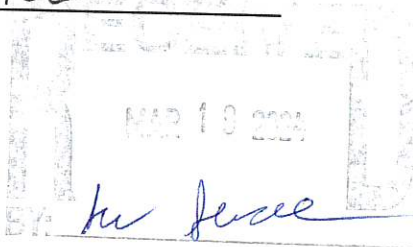
- c. Dog Park;
- d. Playground;
- e. Play Field;
- f. Sport Courts;
- g. Art Installation;
- h. Seating Area;
- i. Walking Trail;
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Property Owner(s) Signature: Mark Thomas Gill

Printed Name: MARK THOMAS GILL





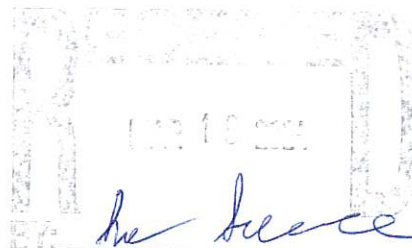
Rezoning Application and Checklist

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Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district:	R-30	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	R-6-CU	Height:	Frontage:	Overlay(s):
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: February 12, 2024	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: OLD MILBURNIE RD and OLD CREWS RD		Property size (acres): ~230 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: See Attached		
Property owner email: See Attached		
Property owner phone: See Attached		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: 919-83	DocuSigned by:	
Applicant signature(s):	<i>Margaret L. Gill</i>	
Additional email(s):	A767EC95F3B24F4... N/A	



Conditional Use District Zoning Conditions

Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

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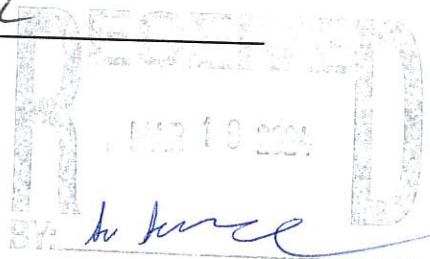
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- h. Seating Area;
- i. Walking Trail;
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Property Owner(s) Signature: Margaret Lee Gill

Printed Name: MARGARET LEE GILL



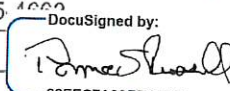


Rezoning Application and Checklist

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Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
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Proposed zoning base district:	R-6-CU	Height:	Frontage:	Overlay(s):
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: February 12, 2024	Date amended (1):	Date amended (2):
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
Nearest intersection: OLD MILBURNIE RD and OLD CREWS RD		Property size (acres): ~230 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: See Attached		
Property owner email: See Attached		
Property owner phone: See Attached		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: 919-835-1662		
Applicant signature(s):	DocuSigned by:  99EEC7A93FD44DB...	
Additional email(s):		

See true

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

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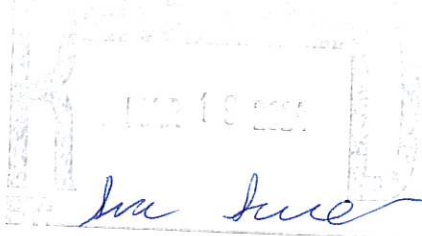
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Property Owner(s) Signature: Donna Sue Russell

Printed Name: Donna Sue Russell



Donna Sue Russell



Rezoning Application and Checklist

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Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-30			Height: _____
Proposed zoning base district: R-6-CU			Height: _____
Frontage: _____			Overlay(s): _____
Frontage: _____			Overlay(s): _____
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: February 12, 2024	Date amended (1): _____	Date amended (2): _____
Property address: See Attached		
Property PIN: See Attached		
Deed reference (book/page): See Attached		
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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: See Attached		
Property owner email: See Attached		
Property owner phone: See Attached		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: 919-835-_____		
Applicant signature(s):	DocuSigned by: <i>Katherine G. Faison</i>	
Additional email(s):	N/A	

Joe Linares



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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Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
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Existing zoning base district: R-30	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6-CU	Height:	Frontage:	Overlay(s):
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General Information		
Date: February 12, 2024	Date amended (1):	Date amended (2):
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Property owner name and address: See Attached		
Property owner email: See Attached		
Property owner phone: See Attached		
Applicant name and address: Collier Marsh; 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601		
Applicant email: colliermarsh@parkerpoe.com		
Applicant phone: 919-835-4600		
Applicant signature(s):	DocuSigned by: <i>Jay R. Faison</i> 60C6668E20BA490...	
Additional email(s):	N/A	

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-30	Proposed zoning: R-6-CU	

Narrative of Zoning Conditions Offered

1. A minimum of thirty percent (30%) of the net site area shall be designated as Open Space. Open Space meeting this thirty percent (30%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of thirty percent (30%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.

2. On or before the issuance of the first certificate of occupancy, the property owner or developer shall make a fifty thousand dollar (\$50,000) contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.

3. The development shall include a minimum of one (1) private amenity parcel and two (2) private pocket parks. Each residential dwelling lot shall be located within one half (1/2) mile to a private amenity or pocket park.

The private amenity parcel meeting this requirement shall be a minimum size of twenty thousand (20,000) square feet. At a minimum, the private amenity shall include:

- a. A pool; and
- b. A cabana or clubhouse.

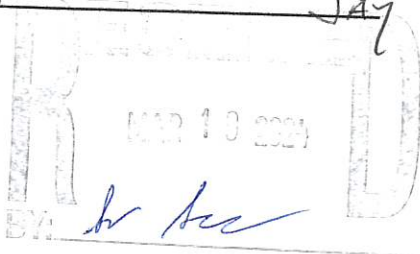
Pocket parks meeting this requirement shall be a minimum size of ten thousand (10,000) square feet/ At a minimum, each pocket park shall contain one of the following elements:

- c. Dog Park;
- d. Playground;
- e. Play Field;
- f. Sport Courts;
- g. Art Installation;
- h. Seating Area;
- i. Walking Trail;
- j. Community Garden;
- k. Entertainment Venue;
- l. Pedestrian Promenade;
- m. Outdoor Fitness Equipment;
- n. Horseshoes;
- o. Cornhole;
- p. Pond Fishing Dock;
- q. Picnic Park; or
- r. Hammock Park.

4. For portions of the Property located within a Greenway Corridor as shown on the Capital Area Greenway Master Plan, the project shall include a 75' wide easement measured from top of bank, in lieu of the required 50' wide easement. The development shall also include a pedestrian connection from the development's internal pedestrian network to this greenway easement.

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: Katherine G. Faison Jay R Faison
 Printed Name: Katherine G. Faison Jay R Faison



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached	

Rezoning Application Addendum #2	
Impact on Historic Resources	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 on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.</p>	
Inventory of Historic Resources	
<p>List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.</p>	
<p>N/A</p>	
Proposed Mitigation	
<p>Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.</p>	
<p>N/A</p>	

Urban Design Guidelines

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

Urban form designation: N/A

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

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant	To be completed by staff				
	Yes	N/A	Yes	No	N/A
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 checked="" type="checkbox"/>	<input 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 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 or Owner Affidavit.	<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"/>

February 16, 2024

Re: Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on February 27, 2024 from 6:30 - 7:30pm at the Abbott's Creek Community Center located at 9950 Durant Road, Raleigh, NC 27614. The purpose of the meeting is to discuss an upcoming application to rezone six (6) parcels of land located at the following: 2801 Old Crews Road (PIN: 1756151475); 0 Old Milburnie Road (PIN: 1756060015); 3912 Old Milburnie Road (PIN: 1756071171); 4000 Old Milburnie Road (PIN: 1756074579); 4017 Old Milburnie Road (PIN: 1746998132); 4100 Old Milburnie Road (PIN: 1756172421) (the "Site").

The Site is currently zoned Residential-30 District (R-30) (Wake County) and is proposed to be rezoned to Residential-6- with Conditions (R-6-CU). During the meeting, the applicant will describe the nature of the request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

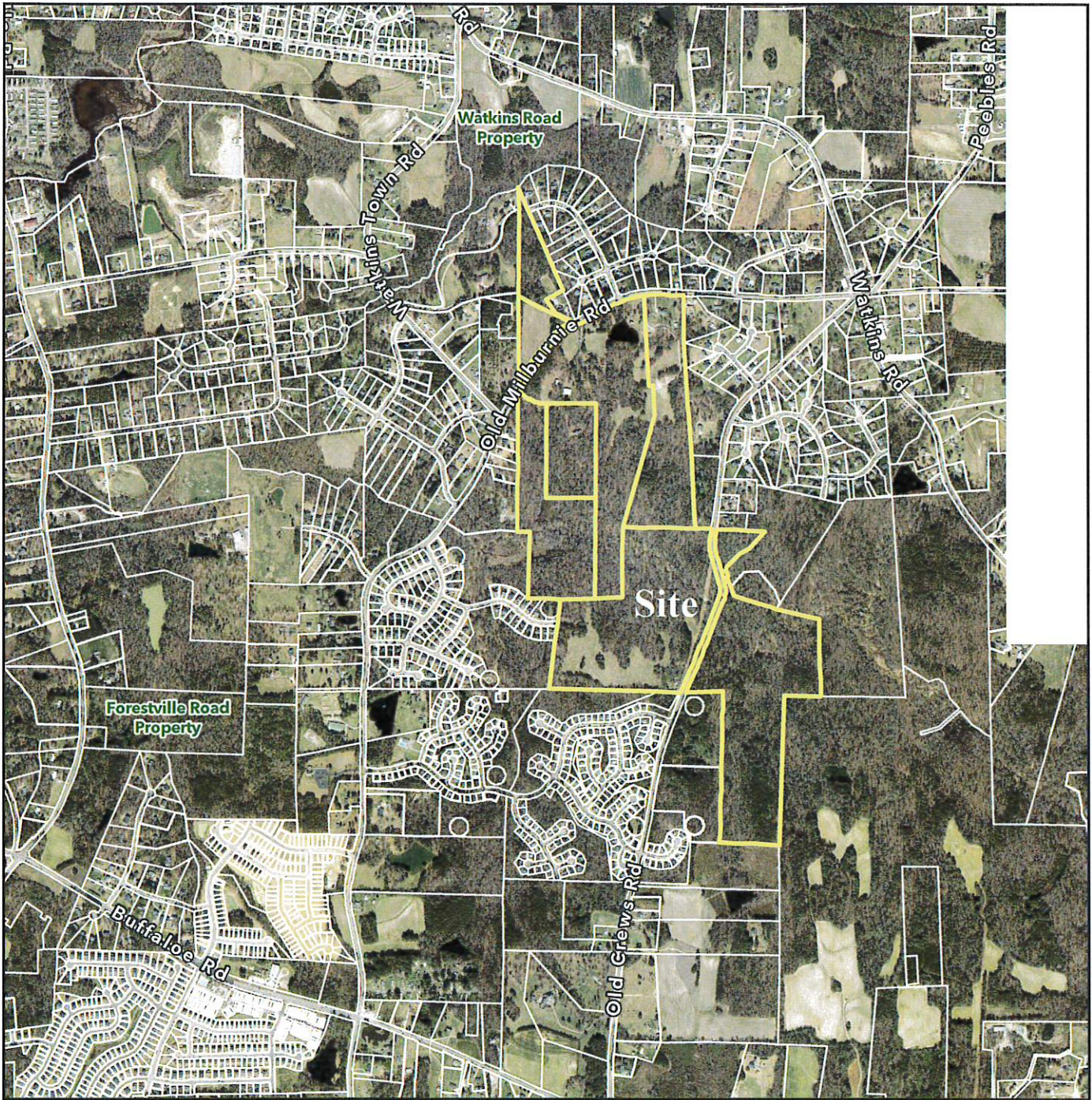
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all neighbors within 1000 feet of the Property. Any landowner or tenant who is interested in learning more about this project is invited to attend. 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, please contact:

Sean Stewart
Raleigh Planning & Development
(919) 996-2638
sean.stewart@raleighnc.gov

If you have any questions about this request, please contact me at (919) 835-4663 or via email at colliermarsh@parkerpoe.com.

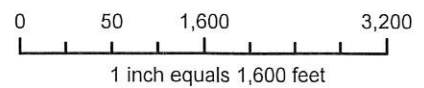
Thank you,

Collier Marsh

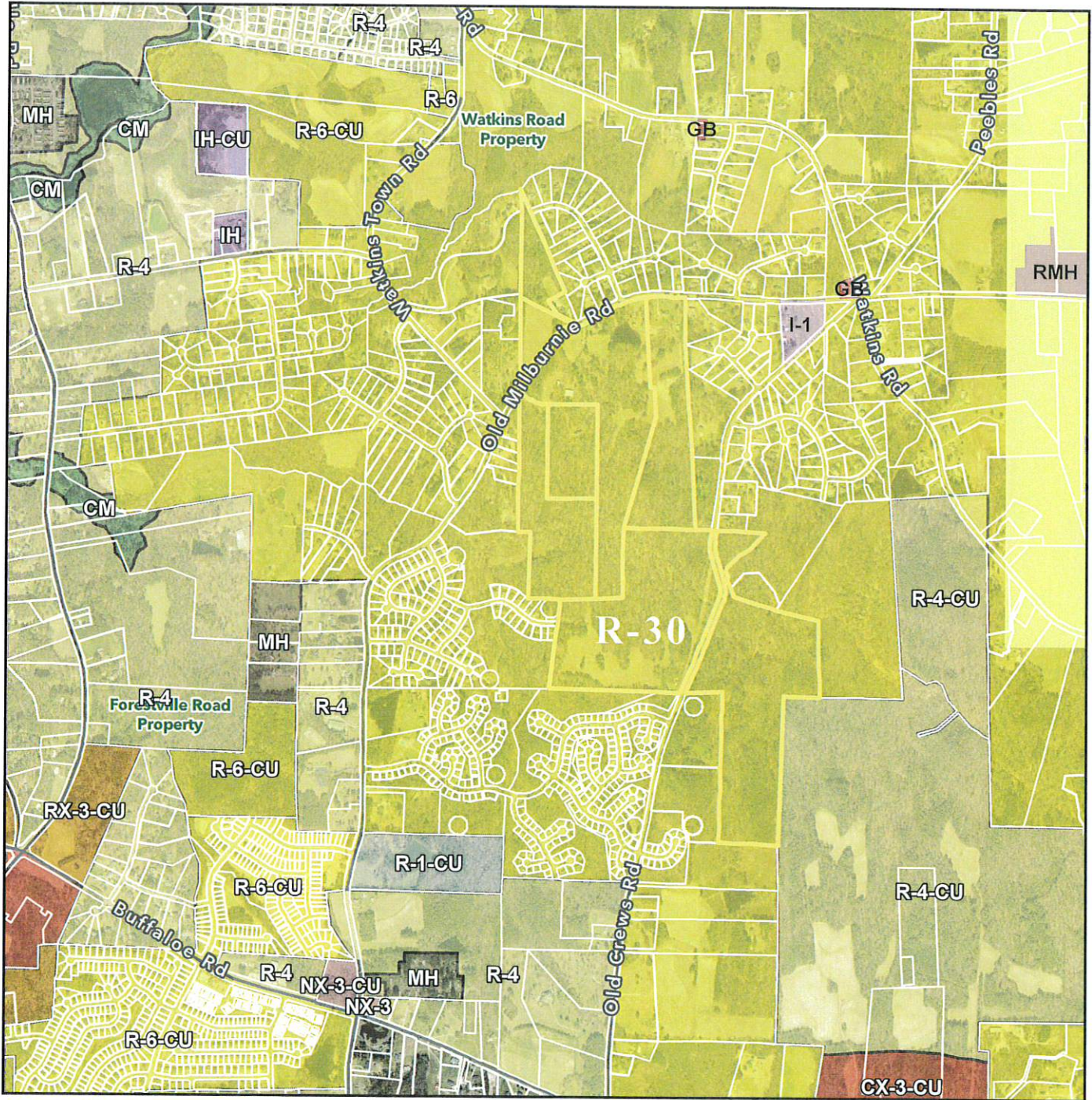


0, 3912, 4000, 4017, 4100 Old Milburnie Road; &
2801 Old Crews Road

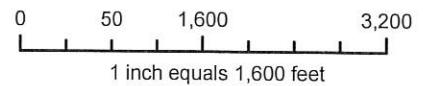
Vicinity Map



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



0, 3912, 4000, 4017, 4100 Old Milburnie Road; &
2801 Old Crews Road



Zoning Map

Current Zoning: (R-30) (Wake County)

Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

SUMMARY OF ISSUES

A neighborhood meeting was held on February 27th, 2024 (date) to discuss a potential rezoning located at 2801 Old Crews Road; and 0, 3912, 4000, 4017, 4100 Old Milburnie Road (property address). The neighborhood meeting was held at Abbott's Creek Community Center (9950 Durant Rd, Raleigh NC 27614) (location). There were approximately 100 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

The rezoning and development time frame, including opportunities for public comment
Plans for tree conservation, open space, and neighborhood amenities
TIA necessity and evaluation of traffic, road repair and connection; School impact analysis
Discussion of impacts on neighboring properties and plans for grading, soil analysis, stormwater control, and site utilities
Meaning of R-6 designation, density, and proposed conditions
The differences between R-4 and R-6 districts
The percentage of properties will be permitted to be rented out
*Please find attached the entire neighborhood notes for review

ATTENDANCE ROSTER

NAME	ADDRESS
Curtis Moore	4220 McGrath Way, Raleigh, NC 27616
Christina Moore	4220 McGrath Way, Raleigh, NC 27616
Ken Wessner	4200 Old Milburnie Road Raleigh, NC 27616
Sandra Jackson	4540 Kenning Park Drive, Raleigh, NC 27616
Gerald Jackson	4540 Kenning Park Drive, Raleigh, NC 27616
Lenora Wearer	2913 Candlehurst Lane, Raleigh, NC 27616
Frederick Wearer	2913 Candlehurst Lane, Raleigh, NC 27616
Douglas Taylor	4320 Coldwater Springs Drive, Raleigh, NC 27616
Jeannette Taylor	4320 Coldwater Springs Drive, Raleigh, NC 27616
Rodney Wimberly	4408 Deer Pointe Drive, Raleigh, NC 27616
Kim Wimberly	4408 Deer Pointe Drive, Raleigh, NC 27616
Jason [Unknown]	City of Raleigh Community Committee member
Bruce Williams	3824 Old Milburnie Road, Raleigh, NC 27616
Autumn Williams	3824 Old Milburnie Road, Raleigh, NC 27616
Jim Massey	4500 Dream Farm Lane, Raleigh, NC 27616
Mr. and Mrs. A.J. Lambert	2216 Ruddy Road, Raleigh, NC 27616
Steve Boe	3612 Bunting Drive, Raleigh, NC 27616
Jessica Boe	3612 Bunting Drive, Raleigh, NC 27616
Cary Ard	4509 Kenning Park Drive, Raleigh, NC 27616
Karen Ard	4509 Kenning Park Drive, Raleigh, NC 27616
Vic Henderson	2901 Old Crews Road Raleigh, NC 27616
Kim Harrington	2949 Candlehurst Lane, Raleigh, NC 27616
Vicki Perry	2813 Deer Crossing Drive, 27616
Billy Perry	2813 Deer Crossing Drive, 27616

ATTENDANCE ROSTER

NAME	ADDRESS
Gregory Williams	4520 Kenning Park Drive, Raleigh, NC 27616
Kecia Burks	4505 Kenning Park Drive, Raleigh, NC 27616
Arthur Burks	4505 Kenning Park Drive, Raleigh, NC 27616
Jeffrey Blango	2928 Candlehurst Lane, Raleigh, NC 27616
Allison Blango	2928 Candlehurst Lane, Raleigh, NC 27616
Ken Bed	4420 Thistlehill Court, Raleigh, NC 27616
Rexanna Bed	4420 Thistlehill Court, Raleigh, NC 27616
Sherry Barts	2940 Candlehurst Lane, Raleigh, NC 27616
Mike Barts	2940 Candlehurst Lane, Raleigh, NC 27616
Charles Bailey	2220 Ruddy Road, Raleigh, NC 27616
Dave Marek	4532 Kenning Park Drive, Raleigh, NC 27616
Mike Tarpy	4536 Kenning Park Drive, Raleigh, NC 27616
Mike Wood	3828 Old Milburnie Road Raleigh, NC 27616
Michelle Cemiandras	2924 Candlehurst Lane, Raleigh, NC 27616
Allen Hinson	4236 Old Milburnie Road Raleigh, NC 27616
Wendy Hinson	4236 Old Milburnie Road Raleigh, NC 27616
Justin Deffenbaugh	4308 Thistlehill Court Raleigh, NC 27616
Ericka Deffenbaugh	4308 Thistlehill Court Raleigh, NC 27616
Doug Watson	1720 RS Watson Road, Wendell, NC 27811
Jimmy Brown	2825 Old Crews Road Raleigh, NC 27616
Dana Wooten-Birch	4205 Old Milburnie Road Raleigh, NC 27616
Jane Wooten-Birch	4205 Old Milburnie Road Raleigh, NC 27616
Pam Hallor	4712 Jackson Oaks Court Brentwood, NC 27616
Mike Hallor	4712 Jackson Oaks Court Brentwood, NC 27616

ATTENDANCE ROSTER

NAME	ADDRESS
John Nicolette	2308 Amihiga Court Raleigh, NC 27616
April Zirbes	4404 Deer Point Drive Raleigh, NC 27616
Rich Zirbes	4404 Deer Point Drive Raleigh, NC 27616
Nicki McAdams	4216 McGrath Way
Kenley McAdams	4216 McGrath Way
Kristen Romine	2904 Morning Ridge Court
Andrew Coley	2901 Morning Ridge Court
Jackie Coley	2901 Morning Ridge Court
Martin Brown	4513 Kenning Park Drive
Brenda Brown	4513 Kenning Park Drive
Pansy Simon	4524 Whistling Way
Herbert Simon	4524 Whistling Way
Larry Hartwell	2905 Morning Ridge Court
Don Mint	1021 Penselwood Drive
Martin Suchsland	4408 Thistlehill Court
Stephanie Gelfand	2801 Candlehurst Lane
Paul Colman	3604 Bunting Drive
Susie Colman	3604 Bunting Drive
Kim Wright	4500 Labrador Drive
Letonia Whittington	4308 Snow Goose Court
Marcus Jefferson	Coldwater Springs

ALDERBROOK NEIGHBORHOOD MEETING SUMMARY

WHERE:

- > Abbots Creek Community Center
- > 9950 Durant Road, Raleigh, North Carolina 27614

WHEN:

- > Tuesday, February 27, 2024
- > Scheduled: 6:30 – 7:30PM
- > Meeting Run Time: 6:30 – approximately 8:30PM

APPLICATION TYPE:

- > R6-CU Rezoning and Annexation Petitions

NOTIFICATION RADIUS:

- > Mailed notices were sent to all property owners within 1000 feet of the project boundary.

DEVELOPER REPRESENTATIVES PRESENT:

- > Travis Fluitt (Kimley Horn)
- > David Bergmark (McAdams)
- > Collier Marsh (Parker Poe)
- > Michael Taylor (Lennar)

NEIGHBORS PRESENT:

- > Christina and Curtis Moore – 4220 McGrath Way, Raleigh, NC 27616
- > Elizabeth and Yateeka Scarboro – 2804 Laurel Oaks Drive, Raleigh, NC 27616
- > Ken Wessner – 4200 Old Milburnie Road
- > [Mack Woods?] – 4201 Old Milburnie Road
- > Sandra and Gerald Jackson – 4540 Kenning Park Drive, Raleigh, NC 27616
- > Frederick and Lenora Wearer – 2913 Candlehurst Lane, Raleigh, NC 27616
- > Douglas and Jeannette Taylor – 4320 Coldwater Springs Drive, Raleigh, NC 27616
- > Rodney and Kim Wimberly – 4408 Deer Pointe Drive, Raleigh, NC 27616
- > Jason [_____]: City of Raleigh Community Committee member
- > Bruce and Autumn Williams – 3824 Old Milburnie Road, Raleigh, NC 27616
- > Jim Massey – 4500 Dream Farm Lane, Raleigh, NC 27616
- > Mr. and Mrs. A.J. Lambert – 2216 Ruddy Road, Raleigh, NC 27616
- > Steve and Jessica Boe – 3612 Bunting Drive, Raleigh, NC 27616
- > Cary and Karen Ard – 4509 Kenning Park Drive, Raleigh, NC 27616
- > Vic Henderson – 2901 Old Crews Road

- > Kim Harrington – 2949 Candlehurst Lane, Raleigh, NC 27616
- > Vicki and Billy Perry – 2813 Deer Crossing Drive, 27616
- > Gregory R. Williams – 4520 Kenning Park Drive, Raleigh, NC 27616
- > Kecia and Arthur Burks – 4505 Kenning Park Drive, Raleigh, NC 27616
- > Jeffrey and Allison Blango – 2928 Candlehurst Lane, Raleigh, NC 27616
- > Rexanna and Ken Bed – 4420 Thistlehill Court, Raleigh, NC 27616
- > Sherry and Mike Barts – 2940 Candlehurst Lane, Raleigh, NC 27616
- > Charles Bailey – 2220 Ruddy Road, Raleigh, NC
- > Dave Marek – 4532 Kenning Park Drive, Raleigh, NC 27616
- > Mike Tarp – 4536 Kenning Park Drive, Raleigh, NC 27616
- > Mike Wood – 3828 Old Milburnie Road
- > Michelle Cemiandras – 2924 Candlehurst Lane, Raleigh, NC 27616
- > Allen and Wendy Hinson – 4236 Old Milburnie Road
- > Justin and Ericka Deffenbaugh – 4308 Thistlehill Court
- > Doug Watson – 1720 RS Watson Road, Wendell, NC 27811
- > Jimmy Brown – 2825 Old Crews Road
- > Dana and Jane Wooten-Birch – 4205 Old Milburnie Road
- > Pam and Mike Hallor – 4712 Jackson Oaks Court
- > John Nicolette – 2308 Amihiga Court
- > April and Rich Zirbes – 4404 Deer Point Drive
- > Nicki and Kenley McAdams – 4216 McGrath Way
- > Kristen Romine – 2904 Morning Ridge Court
- > Andrew and Jackie Coley – 2901 Morning Ridge Court
- > Martin and Brenda Brown – 4513 Kenning Park Drive
- > Pansy and Herbert Simon – 4524 Whistling Way
- > Larry Hartwell – 2905 Morning Ridge Court
- > Don Mint – 1021 Penselwood Drive
- > Martin Suchsland – 4408 Thistlehill Court
- > Stephanie Gelfand – 2801 Candlehurst Lane
- > Paul and Susie Colman – 3604 Bunting Drive
- > Kim Wright – 4500 Labrador Drive
- > Letonia Whittington – 4308 Snow Goose Court
- > Marcus Jefferson – Coldwater Springs

Disclaimer: The typed list of attendees was created based on the handwritten sign-in sheet and is dependent on the legibility of handwriting. Any errors or spelling discrepancies in this typed contact list is unintentional and can be corrected upon request by contacting the development team.

MEETING PRESENTATION

- > Collier Marsh introduced himself and the other members of the development team. He explained why neighborhood meetings are held and what their purpose is. Collier explained what constitutes zoning and why a zoning petition is being submitted. He then explained that the surrounding zoning is primarily R-30 (a low-density Wake County zoning) and that an annexation request would also be required and would only apply to the subject property - not the surrounding property.
- > Collier explained that the rezoning petition and annexation petition had not been submitted yet. He stated that occurs after the neighborhood meeting. He explained that this is the first step in the application process, and there will be many steps that follow.
- > Collier said that Raleigh requires notification for properties within 500 feet, but that the applicant extended notification to 1000 feet to get as much participation as possible early.
- > Lennar homes is the developer for this project, and the rezoning will support a mix of SFD detached homes and townhomes. It will have an amenity, pool, walking trails, open spaces, etc. There is not commercial – this is purely a residential project.
- > The City of Raleigh has several long-range planning documents and plans that help inform future development within City limits and beyond where it has the authority to grow.
- > Within the comprehensive plan is the Future Land Use Map (FLUM). The FLUM applies a designation to every property in Raleigh and every property in the City’s long range plans. So, if you have established neighborhoods, the FLUM designation may keep it the same. Where you have undeveloped land, the FLUM designation often suggests a change, whether it is non-residential (close to a highway, for example) or to a different scale of residential development.
 - o The designation for this area is “low-scale residential” – which means the city is looking for a mix of housing options including single family detached, townhomes or even multifamily. The City’s FLUM designation guided our rezoning request.
- > We are proposing an R6 conditional request. Conditions allows developers to voluntarily offer additional requirements above and beyond what the City code requires. We have looked at nearby and recent projects to see what conditions were applied, and that led us to the following general conditions:
 - o We would commit to a large percentage of the site being left as open space.
 - o We would commit to include certain amenities and pocket parks privately maintained by the HOA (not the public).
 - o We are aware of fire service concerns, so we will be committing to a monetary donation to the City of Raleigh’s Fire Department to support growth and development of a future fire station.
- > These are the conditions we are considering at this time. This is the start of the process. We have not even filed yet. The purpose of this meeting is to listen to you and to understand the concerns in the surrounding area.

NEIGHBOR QUESTIONS

1. Question: Do you have to ask Wake County for approval to annex?
Response: That process is governed by state statutes. The annexation petition goes to the City of Raleigh.
2. Question: What is the difference between R-30 (Wake County) and R-6 (Raleigh)?
Response: For conventional development, the Raleigh R-6 designation would permit a minimum lot size of 6,000 SF. Under a conservation development, those lots could get smaller but a significant portion of the site has to be left as open space.
3. Question: In pulling up the future land use map, what I am seeing is a portion of the site is Rural Residential, not low-scale residential.
Response: I am not sure if you are looking at the correct document, but we are seeing the low-scale residential designation.
4. Question: Has there been an environmental impact assessment submitted? I have heard that are red headed woodpeckers out here.
Response: We have done preliminary wetland and stream impact analysis but have not submitted any environmental reports.
5. Question: Has a traffic study been done to evaluate traffic?
Response: Once we submit the rezoning application, the City of Raleigh will review it and determine if a traffic study is required with the rezoning. There is a process as to when the traffic study is required. If one is not required at rezoning, one will be required at the development plan stage. We have not done this study yet, but Travis Fluitt has worked on other projects in this area and is aware of improvements that are going in with other developments. We fully expect there will be additional traffic improvements required by this development.
6. Question: These roads aren't made for what you guys are proposing to do. I don't trust your process. Are you telling us you haven't looked at the traffic for this?
Response: There is a process that we follow, and steps that we follow in terms of when these studies are done.
7. Question: Will you be required to connect to Kenning Park drive? This is a steep drive. What safety measures will be put in place?
Response: If there is an existing stub, we will likely be required to connect to it. We will work with the City of Raleigh and NCDOT to determine what improvements are needed.
8. Question: When will more traffic studies be done?
Response: Once the rezoning is submitted, it takes City staff about a month to determine if the TIA is required with the rezoning. We then must do the actual study. If the TIA is required with the rezoning

(rather than with the site plan), we must submit, and the City must review, the TIA prior to the Planning Commission meeting.

9. Question: When do we see first dirt moving?

Response: Rezoning takes anywhere from 6-12 months, then 12-14 months of site plan process, then additional time for construction drawings. The earliest would probably be in 2026 before any development could occur.

10. Question: The neighborhood already out there is R-4. Why did you choose R-6? Why not choose R-4?

Response: One of the factors that impacts density is the preservation of open space. We are trying to preserve meaningful amounts of open space and would utilize some smaller lots to achieve the same relative number of homes.

11. Question: What is our target density?

Response: We don't have a target density yet, but can clarify through the process.

12. Question: Didn't you [Lennar] just develop Old Milburnie Ridge?

Response: Lennar bought the lots. Lennar didn't develop the land.

13. Question: The plan you described was for single family and townhomes. If you don't get the rezoning, would you just consider SFD homes?

Response: Under the current Wake County zoning, we could develop larger lot single family uses on well and septic.

14. Question: What do you see as impediments and challenges to this project?

Response: We need to account for all concerns that we have heard (such as tonight) and take note of those comments and concerns. We will address those as best we can. This is the first public outreach we have had. Any rezoning is legislative and there are political factors that can come into play – in addition to engineering concerns that may become more real as this moves forward.

15. Question: I'm worried that when I drive by these new housing places the legislature has allowed developers to slash down all the trees. What type of open space are we talking about?

Response: The intent of the open space commitment is to maximize preservation of existing environmentally sensitive areas. There is a planned greenway corridor along the creek, and one of our commitments would reserve a 75' easement on either side of the stream bank for a greenway corridor. The area along the streams are the most sensitive environmental areas. The bulk of the open space is not intended to be cleared and developed as fields.

16. Question: There is steep land on Kenning Park drive. That area behind it does not seem very buildable.

Response: Steep areas are difficult to develop. Again, by clustering houses in smaller areas, we can stay out of the steep slopes, which has environmental benefits.

17. Question: This property would back up to my property. Will this negatively impact my property? No offense to Lennar, but my house is custom. When those trees go down, what will that do to my value?
Response: We have had appraisers involved in similar projects to make determinations that they will not negatively harm adjoining property value. Based on my experience, the development and the growth it brings has a net positive impact on property values.
18. Question: Would the homes have slab or raised foundations?
Response: The foundation type has not been determined yet.
19. Question: That triangular piece of land on the north side of Old Milburnie Road, what is planned there and why is it included?
Response: That piece was needed to connect to City limits. That part is a little disconnected, so we are evaluating different options.
20. Question: Do we as county residents have no say on roadway/development connection decisions?
Response: When a public street connects to a property, development codes generally require a connection. The rationale behind making these connections is that they help to alleviate pressure by providing alternate means and alternate routes. If you don't connect to existing stubs, then all roads direct traffic to fewer streets.
21. Question: Are you going to have to repair Kenning Park Drive due to all the traffic that goes through there? Right now, it is owned by the HOA. So, when you put another 1000 cars on it, it is going to require repair. Plus, there is no sidewalk or curb.
Response: Kenning Park Drive Is a street where we can take a closer look.
22. Question: What changes would you perceive to Kenny Park Drive?
Response: We are not at the point to say yet.
23. Question: A lot of the questions are the unknowns. Is there a development plan that you can share that will help answer questions about density?
Response: The proposal will be R-6 rezoning with zoning conditions. What is voted on by Raleigh is the written condition and the zoning. We could show you a pretty picture, but the actual vote and what we are held to focuses on the zoning district and conditions.
24. Question: Who do we contact with the City to voice any concerns?
Response: Megan Patton was present and introduced herself. A case planner will also be assigned after filing.
25. Question: Have you done soils analysis?
Response: We have done some preliminary Geotech investigations.

26. Question: What about the schools? Where are all those children going to go?

Response: The school impact analysis is accounted for at the County level. During the development process, developers submit records of their number and types of units so that the County can plan for growth needs.

27. Question: How many acres is in that triangular piece? What are your plans for that area?

Response: We have looked at multiple options, but we think there is potential for more flexibility there. That piece is approximately 13 acres.

28. Question: Who conducts the traffic study?

Response: Kimley Horn will perform the TIA. We must coordinate the TIA with the City and NCDOT. They review and comment on the report, make sure it was properly conducted, and determine if additional improvements are needed.

29. Question: Has the property been purchased, or is the purchase contingent on the rezoning?

Response: The purchase is contingent on the rezoning.

30. Question: Say the rezoning goes through and interest rates continue to increase, and Lennar does not move forward. From a legal standpoint, could a different developer pick this up, or would they have to start over?

Response: The rezoning runs with the land. If someone else picked this up, they would be bound by the rezoning, including the conditions, and they would have to adhere to those unless they submitted another rezoning petition.

31. Question: When is this process of disturbance starting? I'm worried that you might clear the land and not move forward with the rest of the development.

Response: 2026.

32. Question: When can we expect answers to some of these questions and how? When do you expect to apply?

Response: There is a lot of work to be done. We want to start the TIA process as soon as possible. We plan on filing as soon as we can get all the required signatures so we can get this process started. To get information on the project, you can contact the development team. Contact information is on the notice you received. We notified double the requirement because we wanted to hear from as many as possible.

Megan Patton: This is Opportunity 1. There will be another neighborhood meeting later in the process with more detail. The 3rd touch point is the planning commission. The final touch point is when it goes to council. Those are the 4 major ones. It generally takes at least 6 months. You will receive notification for the next neighborhood meeting at 1000 feet notice. There will also be a letter sent out for the Planning Commission and the City Council meeting sent out by the City. It will also be available on the City website and signs will be posted on the property.

33. Question: If we email you and ask for a list of the questions asked, can we get that from you?

Response: Yes.

34. Question: With all this growth, will this entire area become part of the city?

Response: Annexation in North Carolina is voluntary and our request only applies to this property.

35. Question: I am concerned about wildlife.

Response: One of the effects of growth is you have clearing and development. We try to set a precedent with conditions like our open space condition to set a high bar for preservation. If you continue to have low-scale development patterns to respond to growth, then growth extends only further and further, exacerbating impacts on wildlife.

36. Question: Where are the access points going to be, and did I hear that you would extend Watkins Town Road?

Response: Potential access points were identified on the map. Portions of Watkins Town Road would be extended through our site, but we don't control the property on the east side of Old Milburnie Road that would be needed to make the full connection. We will have to find an alternate alignment to make the intended connection.

37. Question: Do you study what happens inside existing neighborhoods or just the major roads?

Response: The traffic studies focus primarily on the main intersections, but if we are connecting to and extending an existing road that we expect to add traffic to, we may look at those as well.

38. Question: So, for Rivertown – that has already gone through this and the developer was required to put in a fire department. Are you talking about another giving land for another fire department or giving money?

Response: We are looking at a monetary contribution.

39. Question: Is the cell tower property included in this project?

Response: That property is included in this rezoning, but the owner wants to keep their home. We will look to subdivide the lot south of the cell tower.

40. Question: What percentage of homes are you going to allow to rent out? The last one I was associated with, it was very high. We don't want a landlord situation for the whole development.

Response: We are not dictating rental or ownership in the rezoning process. You sometimes requirements addressing rentals in HOA documents.

41. Question: How often are rezonings denied?

Response: It does happen. Our goal is to work through the issues that have been raised, and address them as best we can.

42. Question: What is the plan to widen Kenning Park Road? I'm also worried about blasting.

Response: We need to look at Kenning Park more closely. We can't widen onto private property. In terms of blasting, there are state regulations that must be followed, and there is a radius that must be notified. There are requirements for pre and post blasting surveys. If those surveys detect damage, it must be addressed.

43. Question: What about water displacement? How will your project address that?

Response: We have engineers that look at stormwater controls, and there are requirements for detention, treatment and release. There are strong standards in place to ensure proper runoff control.

44. Question: Do you plan to cut down trees and start over? What about perimeter buffers?

Response: There are tree preservation standards that must be met and we are planning to commit to a large amount of preserved open space. Buffers are a common question and something we can look at more closely.

45. Question: What density does R6 mean?

Response: Roughly 6 dwelling units per acre, and we can look at implementing a maximum unit number if needed.

46. Question: You have talked about traffic, but I am worried about traffic safety where there are hills.

Response: There will have to be a sight distance study to confirm there is adequate visibility at any proposed intersections and this can influence where an intersection is located.

CONCLUDING REMARKS

- > Collier Marsh thanked everyone for participating. He reiterated that this was the first of multiple engagement opportunities.

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 Density Residential” on the Future Land Use Map (FLUM). Low Density Residential calls for a range of housing types including single-family detached, townhouses, duplexes, and triplexes. The FLUM recommends a density of one to six units per acre for this designation. Under the 2030 Comprehensive Plan, the Low Density Residential designation generally corresponds with the R-2, R-4, and R-6 zoning districts. The vision for the property is to provide a combination of single-family detached homes and townhouses, along with substantial preserved open space. The proposed rezoning to R-6-CU zoning directly conforms to the FLUM designations because it proposes a density range recommended by the FLUM.

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 requested rezoning is consistent with the FLUM designation of Low-Density Residential. The request is for a residential district with density consistent with the Low-Density Residential designation.

Policy LU 1.3 – Conditional Use District Consistency. *All conditions proposed as part of a conditional use district (CUD) should be consistent with the comprehensive Plan.* The proposed conditions ensure further consistency with the property’s Low-Density Residential designation.

Policy LU 2.3 – Open Space Preservation. *Development Plans that use only a portion of the overall site should be used to achieve open space preservation in those areas of the city planned for rural residential land uses on the Future Land Use Map.* The applicant’s proposal includes substantial open space commitments including conditions dedicating a minimum of thirty percent of the net site area as open space, with that thirty percent of open space being a minimum width of fifty feet.

Policy LU 2.4 – Large Site Development. *Development on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset the impacts of the development.* The area subject to this request is approximately 230 acres and includes conditions dedicating significant open space to help meet the demand for open space and offset any impacts of this development. The zoning conditions also require privately maintained parks and community amenities.

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 Density Residential. The property is within the Northeast Special Area Study. At this time, the City's study of the area has not commenced.

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 applicant's engineering team has worked, and will continue to work, with City staff to ensure the appropriate transportation, water, stormwater, and wastewater infrastructure is available for development of this property and that utility extensions will be 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 not in an urban setting, the proposed rezoning would allow residential development that is congruous with the surrounding area through the proposed zoning district and zoning conditions.*

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 neighborhoods in the surrounding area. The significant open space commitments will aid in preserving the character of the surrounding area and offset any impacts of the development. In addition, zoning conditions have been offered to protect the character of the surrounding neighborhoods.*

Policy LU 8.5 – Conservation of Single-family Neighborhoods. *Protect and conserve the city's single-family neighborhoods and ensure that their zoning reflects their established low-density character. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single-family neighborhoods to protect low-density character, preserve open space, and maintain neighborhood scale. The proposed R-6 zoning will preserve the low-density character of the surrounding area and maintain the neighborhood scale. The proposed rezoning will also manage the development of vacant land by preserving a significant amount of open space. Zoning conditions have been offered to protect the character of the surrounding single-family neighborhoods.*

Policy LU 8.5 – 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. The proposed rezoning for new residential development includes conditions dedicating a minimum of thirty percent of open space, and requiring privately maintained parks and community amenities*

Policy T 2.4 – Road Connectivity. *The use of cul-de-sacs and dead-end streets should be minimized.* The applicant's development plan proposes to connect to stub streets in the surrounding residential neighborhoods, eliminating the need for cul-de-sacs or dead end streets on the subject property. This will also eliminate the dead end streets in the surrounding neighborhoods, completing the purpose for which those stub streets were originally built and furthering this policy's intent.

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 acquisitions.* The proposed rezoning furthers this policy by including conditions preserving significant open space.

Policy H 1.8 – Zoning for Housing. *Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.* The proposed rezoning allows for slightly higher residential density than is permitted in the surrounding neighborhoods, but is balanced through conditions dedicating significant open space to maintain a scale similar to the existing neighborhoods.

PUBLIC BENEFITS

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

The requested rezoning will benefit the public by creating more housing choices and needed housing supply. The added housing supply will help to improve housing affordability. The request will also allow for development that is consistent with nearby single family detached neighborhoods and will complement the established character of the surrounding area. In addition, the proposal includes the dedication of significant amount of open space, offsetting any impacts of the development and preserving the natural features of the site.

ALDERBROOK REZONING APPLICATION ADDENDUM

OWNER INFORMATION

Parcel 1

Site Address: 2801 Old Crews Road, Raleigh, NC 27616
PIN: 1756151475
Deed Reference (book/page): 014962 / 01727
Acreage: 110.92 ac
Owner: Mark Thomas Gill and Margaret Lee Gill
Owner Address: 1429 Wake Forest Road, Raleigh, NC 27604-1328

Parcel 2

Site Address: 0 Old Milburnie Road, Raleigh, NC 27616
PIN: 1756060015
Deed Reference (book/page): 17-E / 0000
Acreage: 27.20 ac
Owner: Donna Sue Russell
Owner Address: 3912 Old Milburnie Road, Raleigh, NC 27616-9545

Parcel 3

Site Address: 3912 Old Milburnie Road Raleigh, NC 27616
PIN: 1756071171
Deed Reference (book/page): 17-E / 0000
Acreage: 12.80 ac
Owner: Donna Sue Russell
Owner Address: 3912 Old Milburnie Road, Raleigh, NC 27616-9545

Parcel 4

Site Address: 4000 Old Milburnie Road Raleigh, NC 27616
PIN: 1756074579
Deed Reference (book/page): 015044 / 02731
Acreage: 53.64 ac
Owner: Mark Thomas Gill and Margaret Lee Gill
Owner Address: 1429 Wake Forest Road, Raleigh, NC 27604-1328

Parcel 5

Site Address: 4017 Old Milburnie Road Raleigh, NC 27616
PIN: 1746998132
Deed Reference (book/page): 018672 / 02551
Acreage: 7.55 ac
Owner: Ernest J. Simmons
Owner Address: 1001 Brickstone Drive, Apex, NC 27502-4717

Parcel 6

Site Address: 4100 Old Milburnie Road Raleigh, NC 27616
PIN: 1756172421
Deed Reference (book/page): 015044 / 02728
Acreage: 29.89 ac
Owner: Katherine Gill Faison and Jay R. Faison
Owner Address: 4100 Old Milburnie Road, Raleigh, NC 27616-8531
*Note: This parcel will be split zoned with part zoned R-6 and part zoned R-6-CU. See attached metes and bounds description and graphic.

FAISON R-6
4100 OLD MILBURNE ROAD
ST. MATTHEW'S TOWNSHIP – WAKE COUNTY-NORTH CAROLINA
ZONING DESCRIPTION

BEGINNING AT AN IRON PIPE SET AT THE NORTHEASTERN MOST COMMON CORNER OF MARK THOMAS GILL & MARGARET LEE GILL PIN#: 1756074579, D.B. 15044, PG. 2731 AND KATHERINE GILL FAISON & JAY R. FAISON PIN#: 1756172421, D.B. 15044, PG. 2728 HAVING NC NAD83(2011) GRID COORDINATES OF N: 768814.39, E: 2150966.49;

- THENCE NORTH 83°33'48" EAST A DISTANCE OF 87.75 FEET TO AN IRON PIPE SET;
- THENCE NORTH 87°33'09" EAST A DISTANCE OF 95.64 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 88°03'45" EAST A DISTANCE OF 258.35 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 03°15'08" EAST A DISTANCE OF 100.46 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 03°16'18" EAST A DISTANCE OF 675.53 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 03°25'52" EAST A DISTANCE OF 463.66 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 87°41'01" WEST A DISTANCE OF 390.35 FEET TO AN IRON PIPE SET;
- THENCE NORTH 03°19'36" WEST A DISTANCE OF 261.88 FEET TO AN EXISTING IRON PIPE;
- THENCE SOUTH 86°47'53" WEST A DISTANCE OF 49.96 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 03°20'44" WEST A DISTANCE OF 991.19 FEET TO AN IRON PIPE SET WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 537,957 SQUARE FEET, 12.35 ACRES

**ALDERBROOK LESS RETAINED PORTION BY FAISON R-6-CU
4000 OLD MILBURNE ROAD
ST. MATTHEW'S TOWNSHIP – WAKE COUNTY-NORTH CAROLINA
ZONING DESCRIPTION**

BEGINNING AT AN NAIL IN A STONE AT THE INTERSECTION OF THE COMMON CORNER OF MARK THOMAS GILL & MARGRET LEE GILL PIN#: 1756151475 DB. 14962 PG. 1727 AND MGA PROPERTIES, INC PIN:1756145013 DB. 5425 PG. 169 AS SHOWN IN BOOK OF MAPS 1996 PG. 1683, HAVING NC NAD83(2011) GRID COORDINATES OF N: 764453.67, E: 2151860.85;

- THENCE NORTH 88°31'15" WEST A DISTANCE OF 1931.77 FEET TO AN EIP;
- THENCE NORTH 07°52'29" EAST A DISTANCE OF 995.90 FEET TO A STONE;
- THENCE NORTH 89°09'55" WEST A DISTANCE OF 354.90 FEET TO AN EIP;
- THENCE NORTH 01°04'08" EAST A DISTANCE OF 730.21 FEET TO A POINT;
- THENCE NORTH 83°25'12" WEST A DISTANCE OF 47.40 FEET TO A POINT;
- THENCE SOUTH 88°32'54" WEST A DISTANCE OF 93.02 FEET TO A POINT;
- THENCE NORTH 00°33'23" EAST A DISTANCE OF 648.58 FEET TO AN EIP;
- THENCE NORTH 00°33'25" EAST A DISTANCE OF 854.17 FEET TO A POINT;
- THENCE NORTH 00°34'48" EAST A DISTANCE OF 1066.75 FEET TO AN EIP;
- THENCE NORTH 00°14'31" EAST A DISTANCE OF 42.31 FEET TO AN EIP;
- THENCE NORTH 00°37'35" WEST A DISTANCE OF 1144.07 FEET TO AN EIP;
- THENCE SOUTH 23°55'36" EAST A DISTANCE OF 235.96 FEET TO A POINT;
- THENCE SOUTH 24°04'02" EAST A DISTANCE OF 243.12 FEET TO A POINT;
- THENCE SOUTH 23°56'55" EAST A DISTANCE OF 736.64 FEET TO A POINT;
- THENCE SOUTH 63°36'09" WEST A DISTANCE OF 214.35 FEET TO A POINT;
- THENCE SOUTH 34°52'00" EAST A DISTANCE OF 184.70 FEET TO A POINT;
- THENCE SOUTH 64°32'24" EAST A DISTANCE OF 204.29 FEET TO A POINT;
- THENCE NORTH 60°04'40" EAST A DISTANCE OF 46.28 FEET TO A POINT;
- THENCE SOUTH 23°54'30" EAST A DISTANCE OF 35.22 FEET TO A POINT;
- THENCE SOUTH 24°01'04" EAST A DISTANCE OF 30.40 FEET TO A POINT;
- THENCE NORTH 60°13'15" EAST A DISTANCE OF 6.07 FEET TO A POINT;
- THENCE NORTH 60°46'38" EAST A DISTANCE OF 28.94 FEET TO A POINT;
- THENCE NORTH 60°53'53" EAST A DISTANCE OF 262.82 FEET TO A POINT;
- THENCE WITH A CURVE TO THE RIGHT A RADIUS OF 2334.95 FEET, AN ARC LENGTH OF 194.39 FEET, A CHORD BEARING OF NORTH 63°16'55" EAST, A CHORD LENGTH OF 194.33 FEET TO A POINT;
- THENCE NORTH 68°39'43" EAST A DISTANCE OF 75.18 FEET TO A POINT;
- THENCE WITH A CURVE TO THE RIGHT A RADIUS OF 1100.14 FEET, AN ARC LENGTH OF 213.20 FEET, A CHORD BEARING OF NORTH 75°33'55" EAST, A CHORD LENGTH OF 212.87 FEET TO A POINT;
- THENCE SOUTH 03°20'44" EAST A DISTANCE OF 991.19 FEET TO A EIP BENT;
- THENCE NORTH 86°47'53" EAST A DISTANCE OF 49.96 FEET TO AN EIP;
- THENCE SOUTH 03°19'36" EAST A DISTANCE OF 261.88 FEET TO AN POINT;
- THENCE NORTH 87°41'01" EAST A DISTANCE OF 390.35 FEET TO A POINT;
- THENCE SOUTH 03°25'52" EAST A DISTANCE OF 74.20 FEET TO AN POINT;
- THENCE SOUTH 03°20'34" EAST A DISTANCE OF 228.55 FEET TO AN POINT;
- THENCE SOUTH 03°21'37" EAST A DISTANCE OF 1034.16 FEET TO AN POINT;

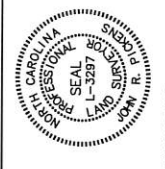
- THENCE SOUTH 89°12'15" EAST A DISTANCE OF 771.52 FEET TO AN EIP;
- THENCE SOUTH 43°47'18" WEST A DISTANCE OF 250.00 FEET TO A POINT;
- THENCE SOUTH 60°54'16" WEST A DISTANCE OF 128.62 FEET TO A POINT;
- THENCE SOUTH 45°47'00" WEST A DISTANCE OF 198.00 FEET TO A POINT;
- THENCE SOUTH 12°19'02" WEST A DISTANCE OF 39.57 FEET TO A POINT;
- THENCE SOUTH 18°20'53" EAST A DISTANCE OF 65.71 FEET TO A POINT;
- THENCE SOUTH 26°21'46" WEST A DISTANCE OF 24.38 FEET TO A POINT;
- THENCE SOUTH 24°24'20" EAST A DISTANCE OF 111.08 FEET TO A POINT;
- THENCE SOUTH 16°00'58" EAST A DISTANCE OF 175.84 FEET TO A POINT;
- THENCE SOUTH 80°22'39" EAST A DISTANCE OF 442.14 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK NORTH 33°35'06" EAST A DISTANCE OF 75.31 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 51°38'39" EAST A DISTANCE OF 45.24 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 03°51'26" EAST A DISTANCE OF 45.19 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 59°24'35" WEST A DISTANCE OF 18.63 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 08°59'44" EAST A DISTANCE OF 55.55 FEET TO A POINT;
- THENCE S ALONG CENTERLINE OF CREEK OUTH 23°45'49" EAST A DISTANCE OF 34.84 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 24°20'48" EAST A DISTANCE OF 79.76 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 78°43'05" EAST A DISTANCE OF 101.83 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 62°36'08" EAST A DISTANCE OF 51.33 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK NORTH 76°11'33" EAST A DISTANCE OF 70.83 FEET TO A POINT;
- THEN ALONG CENTERLINE OF CREEK CE NORTH 38°56'57" EAST A DISTANCE OF 31.31 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK NORTH 07°32'56" EAST A DISTANCE OF 47.27 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK NORTH 48°55'26" EAST A DISTANCE OF 46.81 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK NORTH 09°37'10" EAST A DISTANCE OF 25.86 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK NORTH 73°37'55" EAST A DISTANCE OF 37.47 FEET TO A POINT;
- THENCE ALONG CENTERLINE OF CREEK SOUTH 80°37'07" EAST A DISTANCE OF 37.78 FEET TO A POINT;
- THENCE SOUTH 01°29'35" EAST A DISTANCE OF 890.95 FEET TO A STONE;
- THENCE NORTH 89°17'28" WEST A DISTANCE OF 395.04 FEET TO A STONE;
- THENCE SOUTH 02°08'39" WEST A DISTANCE OF 1640.03 FEET TO A STONE;

- THENCE NORTH 88°21'27" WEST A DISTANCE OF 657.46 FEET TO AN EIP;
- THENCE NORTH 01°33'34" EAST A DISTANCE OF 1645.52 FEET TO A STONE WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 10,139,005 SQUARE FEET, 232.76 ACRES



CLIENT
 LENNAR
 1100 PERIMETER PARK DR, STE 112
 MORRISVILLE, NC 27560
 PHONE: 919.465.5929

ALDERBROOK
 ANNEXATION SURVEY
 4000 OLD MILBURNIE ROAD
 ST. MATTHEW'S TWP., WAKE COUNTY, NORTH CAROLINA



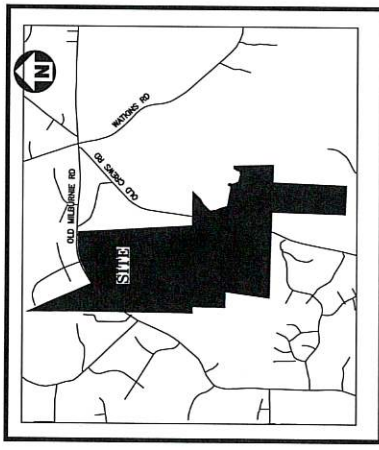
REVISIONS
 NO. DATE

PLAN INFORMATION
 PROJECT NO. LEN23002
 FILENAME LEN23002-F1.AWK
 CHECKED BY JBT
 DRAWN BY JRP
 SCALE N/A
 DATE 03.01.2024
SHEET

ANNEXATION SURVEY
1 of 3

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS ANNEXATION SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID (NAD83(2011)). DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ADJACENT PARCELS ARE IDENTIFIED BY F.I.M.A. F.I.R.M. COMMUNITY PANEL #372075600K DATED JULY 18, 2022.
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD ZONING MAP #372075600K DATED JULY 18, 2022.
- UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR HAS MADE REASONABLE ATTEMPTS TO LOCATE ALL UTILITIES. THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT EITHER THE LOCATION OR DEPTH OF UTILITIES SHOWN. THE EXACT LOCATION, INDICATED BY SYMBOLS AND DIMENSIONS, IS SUBJECT TO CHANGE. THE SURVEYOR HAS NOT POSSIBLY FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT EDITORIALY LOCATED THE UNDERGROUND UTILITIES.
 ANY CHANGES IN STREET RIGHTS OF WAYS OBSERVED AT THE TIME OF SURVEY.
- NO GAPS, GORES, AND/OR OVERLAPS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENT PROVIDED. ADJACENT PARCELS ALONG THEIR BOUNDARY LINES AND/OR THE FEE PARCEL IS CONTIGUOUS ALONG ITS BOUNDARY LINES TO THE ADJACENT PARCEL(S).
- THE SURVEYED PROPERTY SHOWN AND DESCRIBED IN THE PROPERTY DESCRIPTION IS SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS OF RECORD. NO DOCUMENTARY OR PHYSICAL EVIDENCE OF ANY EASEMENT FOUND IN THE COURSE OF THE SURVEY.
- NO ENCROACHMENTS OBSERVED AT THE TIME OF THE SURVEY.
- NO ENCROACHMENTS OBSERVED AT THE TIME OF THE SURVEY.
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- ALL KNOWN OFFSITE EASEMENTS HAVE BEEN SHOWN ON THE SURVEY.



VICINITY MAP
 NOT TO SCALE

ANNEXATION AREA TABLE:

REID	AREA (SQ. FT.)
64157	7,585
20860	51,337
32554	12,799
32555	37,205
51379	110,949
OLD CREEK RD	2,536
OLD MILBURNIE RD	2,530
TOTAL	245,110

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2334.95'	194.39'	N 65°16'55" E	194.33'
C2	1100.14'	213.20'	N 79°33'55" E	212.87'
C3	25.00'	39.29'	N 79°01'54" E	35.36'
C4	386.55'	211.75'	S 73°31'54" E	208.81'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 02°16'08" E	50.00'
L2	S 16°20'53" E	65.71'
L3	S 16°20'53" E	65.71'
L4	S 26°21'46" W	24.36'
L5	N 33°35'06" E	75.31'
L6	S 11°38'39" E	45.24'
L7	S 02°16'08" E	50.00'
L8	S 59°24'35" W	10.15'
L9	S 59°24'35" W	8.12'
L10	S 05°59'44" E	55.55'
L11	S 23°45'49" E	34.64'
L12	S 23°45'49" E	34.64'
L13	S 67°36'08" E	79.76'
L14	N 76°11'33" E	70.83'
L15	N 39°58'57" E	31.31'
L16	N 07°32'56" E	47.27'
L17	N 48°55'26" E	46.81'
L18	N 23°37'45" E	37.49'
L19	N 23°37'45" E	37.49'
L20	S 80°37'07" E	37.78'
L21	N 83°25'12" W	47.40'
L22	S 85°32'54" W	93.02'
L23	N 09°14'31" E	42.31'
L24	S 13°11'04" E	30.40'
L25	S 24°01'04" E	30.40'
L26	N 60°13'15" E	6.07'
L27	N 60°13'15" E	28.94'
L28	N 69°53'53" E	35.33'
L29	N 69°53'53" E	35.33'
L30	N 83°33'48" E	47.18'
L31	N 87°33'09" E	85.64'
L32	N 60°04'40" E	46.28'
L33	S 59°55'48" W	35.72'
L34	N 64°31'43" W	42.95'
L35	N 64°31'43" W	107.00'
L36	N 64°35'13" W	57.00'
L37	S 86°47'53" W	49.86'
L38	S 86°47'53" W	85.00'

LEGEND (UNLESS OTHERWISE NOTED)

- ▲ CALCULATED POINT
- CONCRETE MONUMENT
- IRON PIPE
- IRON PIPE SET
- ADJOINER
- ANNEXATION
- BOUNDARY
- RIGHT OF WAY
- RIPARIAN BUFFER

THIS PLAT IS NOT TO BE RECORDED AFTER _____ DAY OF _____ FOR THE CITY. THIS PLAT IS _____ IN _____ OUT OF THE CITY LIMITS.

CITY LIMITS CERTIFICATION

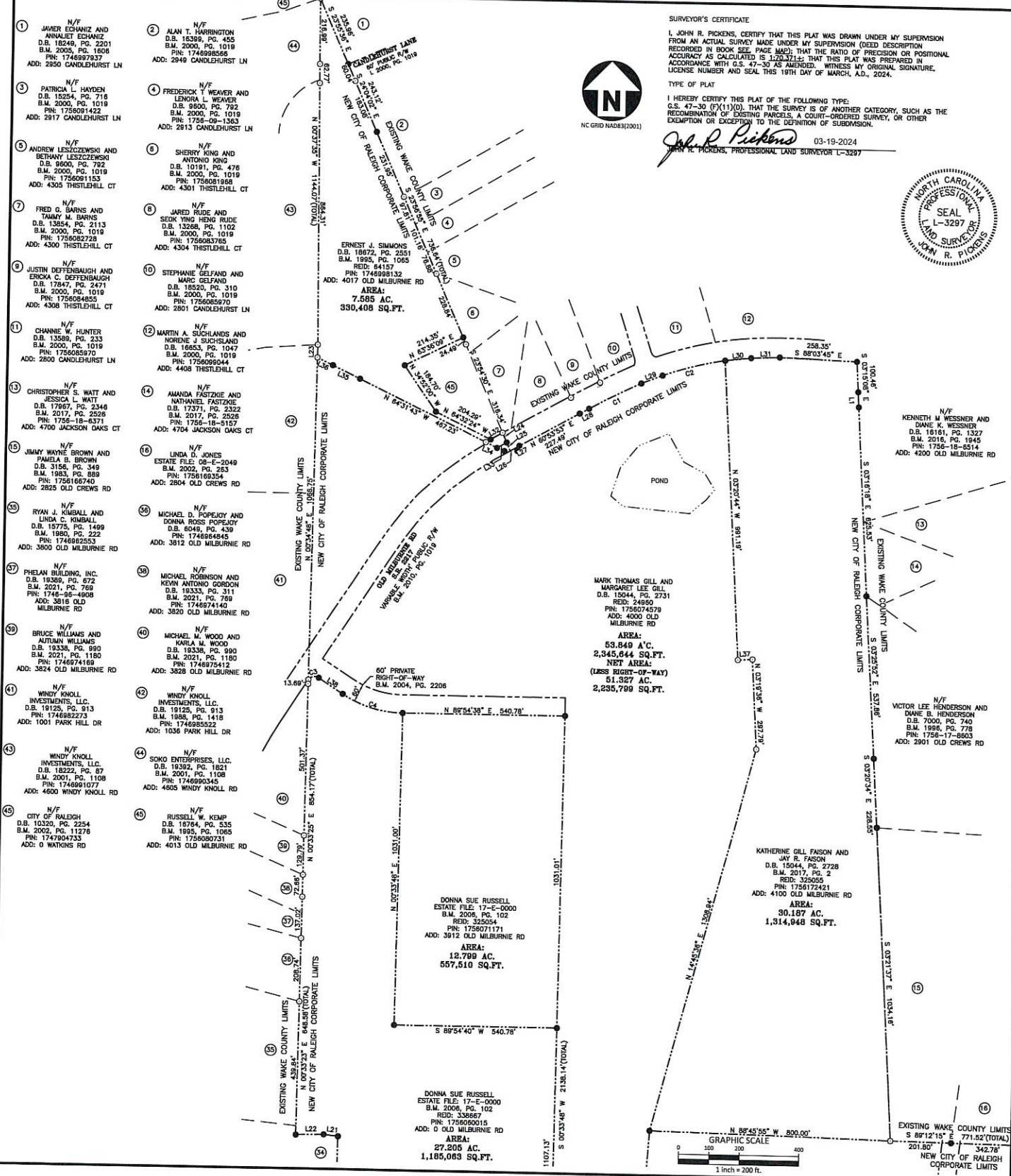
SURVEYOR'S CERTIFICATE

I, JOHN R. PICKENS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK SEE PAGE MAP); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:20,311; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 19TH DAY OF MARCH, A.D., 2024.

TYPE OF PLAT

I HEREBY CERTIFY THIS PLAT OF THE FOLLOWING TYPE: G.S. 47-30 (F)(1)(D). THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION OR EXCESSION TO THE DEFINITION OF SUBMERSION.

John R. Pickens 03-19-2024
 JOHN R. PICKENS, PROFESSIONAL LAND SURVEYOR L-3297



- 1 N/F JAVIER ECHANIZ AND ANNALEET ECHANIZ D.B. 18248, PG. 2201 B.M. 2005, PG. 1606 PIN: 1746879537 ADD: 2850 CANDLEHURST LN
- 2 N/F ALAN T. HARRINGTON D.B. 16389, PG. 455 B.M. 2000, PG. 1019 PIN: 1746989566 ADD: 2849 CANDLEHURST LN
- 3 N/F PATRICIA L. HAYDEN D.B. 15254, PG. 718 B.M. 2000, PG. 1019 PIN: 1755091422 ADD: 2817 CANDLEHURST LN
- 4 N/F FREDERICK T. WEAVER AND LENDRA L. WEAVER D.B. 9600, PG. 792 B.M. 2000, PG. 1019 PIN: 1756-09-1303 ADD: 2813 CANDLEHURST LN
- 5 N/F ANDREW LESZCZEWSKI AND BETHANY LESZCZEWSKI D.B. 9600, PG. 792 B.M. 2000, PG. 1019 PIN: 1756091153 ADD: 4305 THISTLEHILL CT
- 6 N/F SHERRY KING AND ANTONIO KING D.B. 10181, PG. 476 B.M. 2000, PG. 1019 PIN: 1756081988 ADD: 4301 THISTLEHILL CT
- 7 N/F FRED G. BARNES AND TAMMY M. BARNES D.B. 13854, PG. 2113 B.M. 2000, PG. 1019 PIN: 1756082728 ADD: 4300 THISTLEHILL CT
- 8 N/F JARED RUDE AND SEDK YING HENG RUDE D.B. 13268, PG. 1102 B.M. 2000, PG. 1019 PIN: 1756083765 ADD: 4304 THISTLEHILL CT
- 9 N/F JUSTIN DEFFENBAUGH AND ERICKA C. DEFFENBAUGH D.B. 17847, PG. 2471 B.M. 2000, PG. 1019 PIN: 1756084855 ADD: 4308 THISTLEHILL CT
- 10 N/F STEPHANIE GELFAND AND MARC GELFAND D.B. 18520, PG. 310 B.M. 2000, PG. 1019 PIN: 1756085870 ADD: 2801 CANDLEHURST LN
- 11 N/F CHANNE W. HUNTER D.B. 13589, PG. 233 B.M. 2000, PG. 1019 PIN: 1756085970 ADD: 2800 CANDLEHURST LN
- 12 N/F MARTIN A. SUCHLANDS AND NORINE J. SUCHLAND D.B. 16653, PG. 1047 B.M. 2000, PG. 1019 PIN: 1756090944 ADD: 4408 THISTLEHILL CT
- 13 N/F CHRISTOPHER S. WATT AND JESSICA L. WATT D.B. 17371, PG. 2348 B.M. 2017, PG. 2526 PIN: 1756-18-6371 ADD: 4700 JACKSON OAKS CT
- 14 N/F AMANDA FASTZKE AND NATHANIEL FASTZKE D.B. 17371, PG. 2322 B.M. 2017, PG. 2526 PIN: 1756-18-5157 ADD: 4700 JACKSON OAKS CT
- 15 N/F JIMMY WAYNE BROWN AND PAMELA B. BROWN D.B. 3156, PG. 349 B.M. 1983, PG. 889 PIN: 1756166740 ADD: 2825 OLD CREWS RD
- 16 N/F LINDA D. JONES ESTATE FILE 08-2049 B.M. 2002, PG. 1363 PIN: 1746864845 ADD: 3812 OLD MILBURNIE RD
- 17 N/F RYAN J. KIMBALL AND LINDA C. KIMBALL D.B. 15775, PG. 1499 B.M. 1980, PG. 222 PIN: 1746862553 ADD: 3800 OLD MILBURNIE RD
- 18 N/F MICHAEL D. POPEJOY AND DONNA ROSS POPEJOY D.B. 6049, PG. 439 B.M. 2002, PG. 1019 PIN: 1746864845 ADD: 3812 OLD MILBURNIE RD
- 19 N/F PHELAN BUILDING, INC. D.B. 18389, PG. 672 B.M. 2021, PG. 789 PIN: 1748-96-4008 ADD: 3818 OLD MILBURNIE RD
- 20 N/F MICHAEL ROBINSON AND KEVIN ANTONIO GORDON D.B. 18338, PG. 311 B.M. 2021, PG. 789 PIN: 1746874140 ADD: 3820 OLD MILBURNIE RD
- 21 N/F BRUCE WILLIAMS AND AUTUMN WILLIAMS D.B. 19338, PG. 990 B.M. 2021, PG. 1180 PIN: 1746874189 ADD: 3824 OLD MILBURNIE RD
- 22 N/F MICHAEL M. WOOD AND KARLA M. WOOD D.B. 19338, PG. 990 B.M. 2021, PG. 1180 PIN: 1746875412 ADD: 3828 OLD MILBURNIE RD
- 23 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 19125, PG. 913 B.M. 1988, PG. 1418 PIN: 1746865522 ADD: 1038 PARK HILL DR
- 24 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 18222, PG. 87 B.M. 2001, PG. 1108 PIN: 1746891077 ADD: 4600 WINDY KNOLL RD
- 25 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 18222, PG. 87 B.M. 2001, PG. 1108 PIN: 1746891077 ADD: 4600 WINDY KNOLL RD
- 26 N/F SOKO ENTERPRISES, LLC D.B. 19392, PG. 1821 B.M. 2001, PG. 1108 PIN: 1746890345 ADD: 4805 WINDY KNOLL RD
- 27 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 18222, PG. 87 B.M. 2001, PG. 1108 PIN: 1746891077 ADD: 4600 WINDY KNOLL RD
- 28 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 18222, PG. 87 B.M. 2001, PG. 1108 PIN: 1746891077 ADD: 4600 WINDY KNOLL RD
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- 43 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 18222, PG. 87 B.M. 2001, PG. 1108 PIN: 1746891077 ADD: 4600 WINDY KNOLL RD
- 44 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 18222, PG. 87 B.M. 2001, PG. 1108 PIN: 1746891077 ADD: 4600 WINDY KNOLL RD
- 45 N/F WINDY KNOLL INVESTMENTS, LLC D.B. 18222, PG. 87 B.M. 2001, PG. 1108 PIN: 1746891077 ADD: 4600 WINDY KNOLL RD

NO. DATE
 REVISIONS

PROJECT NO. LEN23002
 FILENAME LEN23002-F1 ANX
 CHECKED BY JRP
 DRAWN BY JRP
 SCALE 1"=200'
 DATE 03.01.2024
 SHEET

2 of 3

ANNEXTION SURVEY

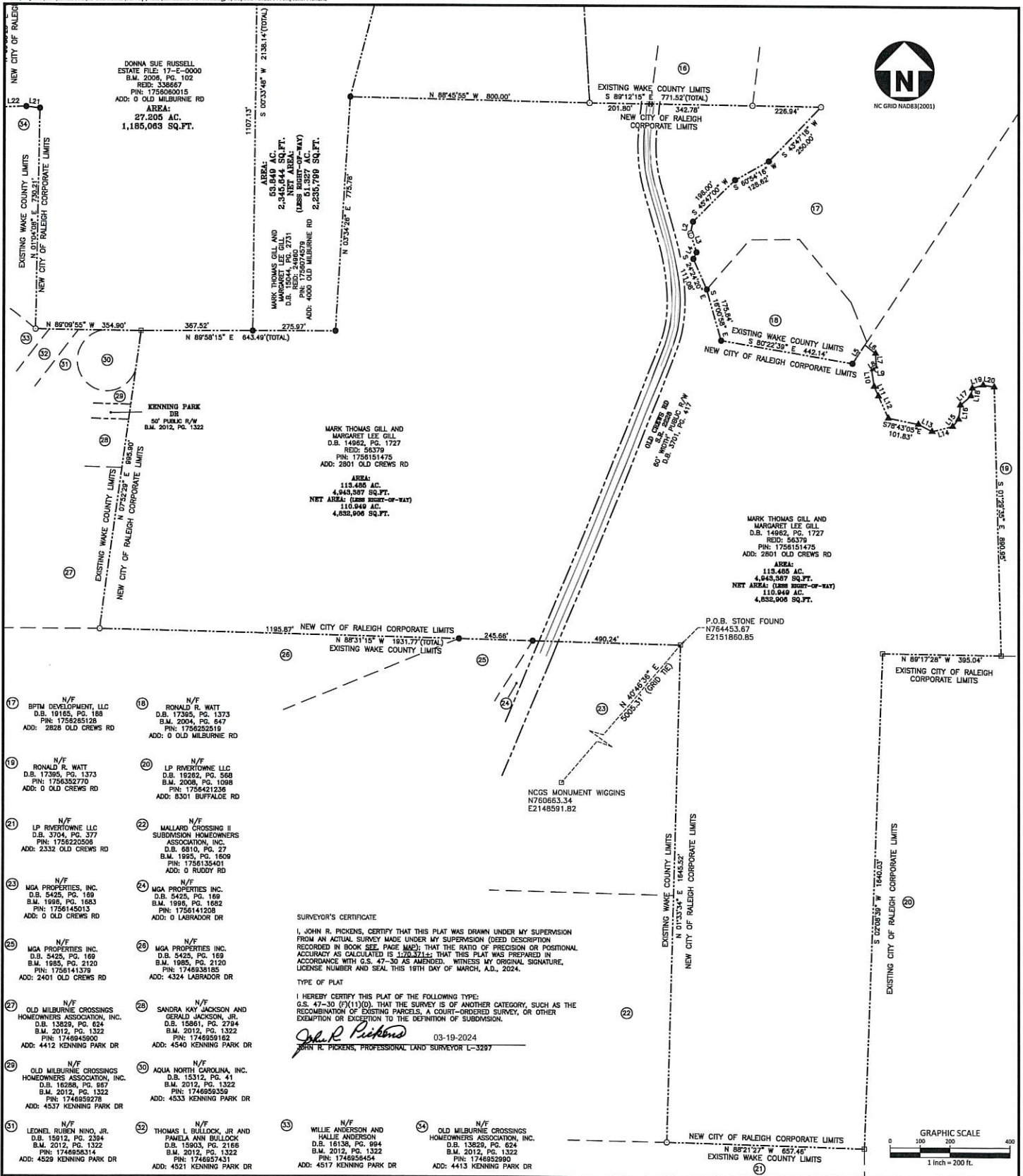
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 MORRISVILLE, NC 27560
 PHONE: 919.465.5929

CLIENT
 www.mcadams.com

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 621 Hillsborough Street
 Suite 500
 Raleigh, NC 27603
 phone 919.361.5000
 fax 919.361.3269
 license number: C-0393, C-187

MCADAMS



3 of 3
ANNEXATION SURVEY

PLAN INFORMATION
PROJECT NO. LEN23002
FILENAME LEN23002-F1 ANX
CHECKED BY JRP
DRAWN BY JRP
SCALE 1"=200'
SHEET 03 OF 03

REVISIONS
NO. DATE



ALDERBROOK
ANNEXATION SURVEY
4000 OLD MILBURNIE ROAD
ST. MATTHEW'S TWP., WAKE COUNTY, NORTH CAROLINA

CLIENT
LENNAR
1100 PRIMERFER PARK DR, STE 112
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