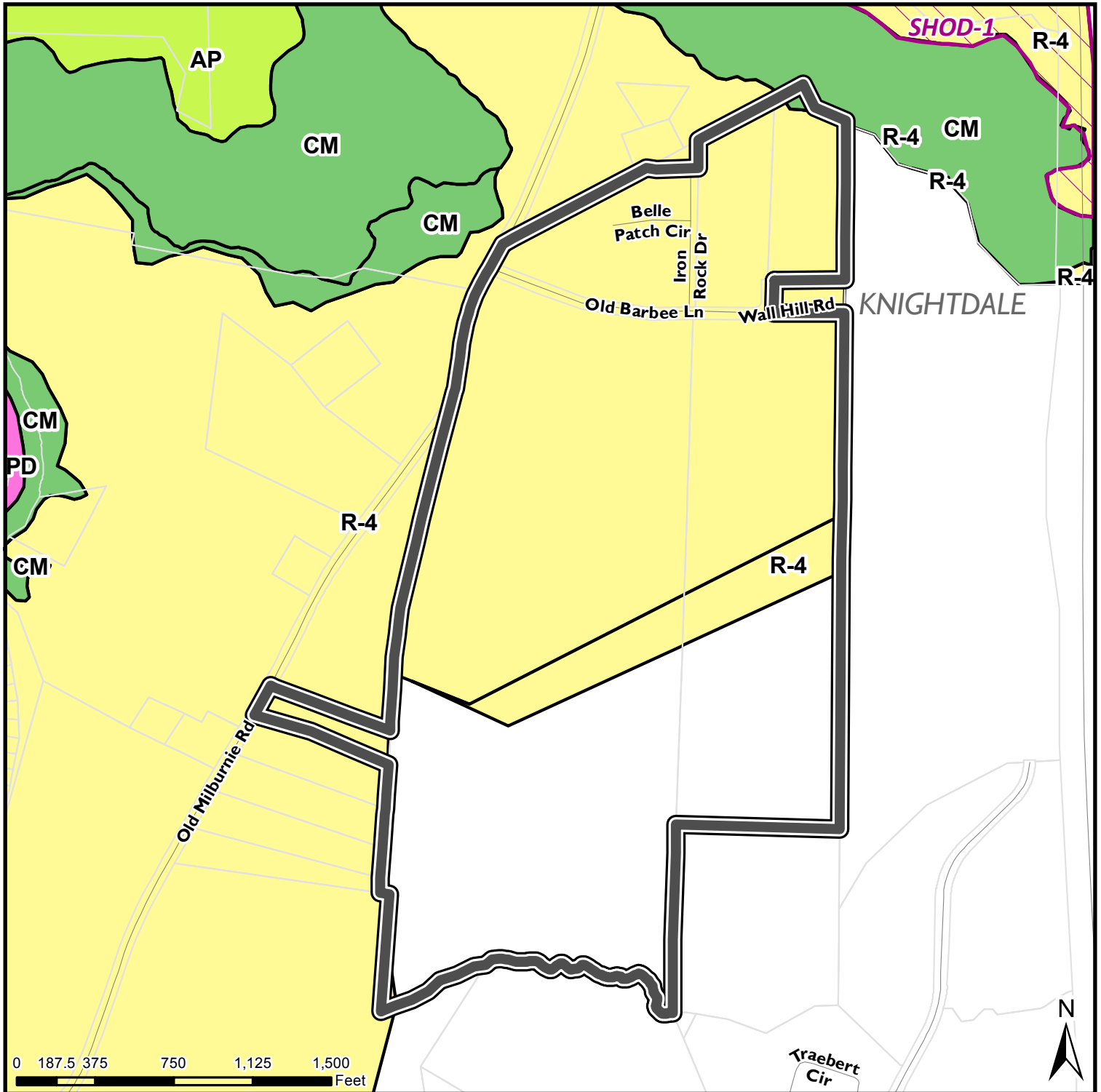


Existing Zoning Map

Z-13-2017



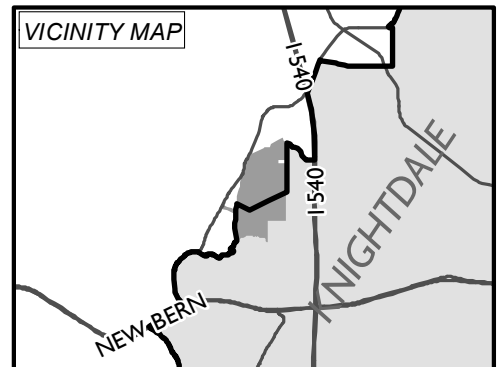
**Submittal
Date**

5/1/2017

Request:

**169.56 acres from
R-4, CM & County R-30
to R-6-CU**

VICINITY MAP



Map Date: 5/3/2017



Certified Recommendation

Raleigh Planning Commission

CR# 11805

Z-13-17 Old Milburnie Road and Old Barbee Lane

<i>Location</i>	Both sides of Old Barbee Ln with its intersection with Old Milburnie Road Address: 1512, 1700 & 1800 Milburnie Road, 0 Old Barbee Lane, and 0 Wall Hill Road PIN:1744081979, 1744190553, 1744291958, 1745115311, 1745210404, 1745213556
<i>Request</i>	Rezone property from Residential-4, Conservation Management, and R-30 (Wake County) (R-4, CM, and R-30) to Residential-6-with Conditions (R-6-CU)
<i>Area of Request</i>	169.56 acres
<i>Property Owner</i>	Multiple Property Owners (See Petition)
<i>Applicant</i>	Ron Mikesch 2301 Verdant Court Wake Forest NC 27587
<i>Citizens Advisory Council (CAC)</i>	Northeast WRenia Bratts-Brown cacnortheast@gmail.com
<i>PC Recommendation Deadline</i>	January 7, 2017

Comprehensive Plan Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

Future Land Use Map Consistency

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Low Density Residential
<i>URBAN FORM</i>	None
<i>CONSISTENT Policies</i>	Policy LU 1.2 – Future Land Use Map and Zoning Consistency Policy LU 1.3 – Conditional Use District Consistency Policy LU 2.2 – Compact Development Policy LU 2.5 – Healthy Communities Policy LU 8.9 – Open Space in New Development Policy EP 2.5 – Protection of Water Features
<i>INCONSISTENT Policies</i>	Policy LU 2.4 – Large Site Development Policy LU 12.3 – Reservations for Community Facilities Policy PU 1.1 – Linking Growth and Infrastructure

Summary of Proposed Conditions

1. Residential Density is limited to three dwelling units per acre.
2. Sets aside 22% of the site for open space. Open space may include cultural, natural, and recreational spaces.
3. Requires a 100-foot wide greenway easement to be dedicated along Neuseoco Lake.
4. Requires a pedestrian path to be constructed connecting the greenway easement with the public sidewalk network.
5. Requires 75-foot setbacks from jurisdictional streams.

Public Meetings

<i>Neighborhood Meeting</i>	<i>CAC</i>	<i>Planning Commission</i>	<i>City Council</i>
January 17, 2017 February 28, 2017	May 11, 2017 (20-Yes, 0-No)	July 11, 2017; August 24, 2017 (COW), September 12, 2017; September 26, 2017; October 10, 2017; October 24, 2017	October 3, 2017 (Time extension)

Attachments

1. Staff report

Planning Commission Recommendation

<i>Recommendation</i>	Approve. City Council may now schedule this proposal for Public Hearing or refer it to committee for further study and discussion.
<i>Findings & Reasons</i>	The request is consistent with a number of relevant policies in the Comprehensive Plan and is reasonable and in the public interest due to the conservation areas offered on the site
<i>Motion and Vote</i>	Motion: Fluhrer Second: Jeffreys In Favor: Braun, Fluhrer, Hicks, Jeffreys, Lyle, Queen, Terando and Tomasulo

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

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator: John Anagnost: (919) 996-2638; john.anagnost@raleighnc.gov



Zoning Staff Report – Case Z-13-17

Conditional Use District

Case Summary

Overview

This rezoning consists of six parcels totaling 170 acres located on the north and south sides of Old Barbee Lane, east of Old Milburnie Road. There is one manufactured home community on the parcel located at the northeast quadrant of Old Barbee Lane and Old Milburnie Road. There is one single family residence located on the parcel at the southeast quadrant of the same intersection. The remaining parcels are vacant. The parcels and surrounding area are heavily wooded, agricultural, or low density residential in character.

Some of the surrounding properties are outside of Raleigh's corporate boundaries as well as the city's planning jurisdiction. Properties on the southern border of the subject property are within Knightdale's jurisdiction. The southern portion of the rezoning site is outside of Raleigh's ETJ. The applicant is seeking annexation of the entire site concurrent to this rezoning.

There are two streams on the site that are regulated under Neuse Riparian Buffer laws. One drains from west to east across the northern portion of the site toward the intersection of Old Barbee Lane and Old Milburnie Road and eventually to Beaverdam Lake. The other stream drains towards the southwest from the eastern portion of the site and terminates in Milburnie Lake.

The site and all adjacent properties within Raleigh's jurisdiction are designated as Low Density Residential on the Future Land Use Map. There is no Urban Form Designation for this area. The site is currently zoned Residential-4 and Wake County Zoning, R-30. There are a variety of adjacent zoning districts, including: Conservation Management, General Residential 8 (Knightdale Zoning), and Urban Residential 12 (Knightdale Zoning). General Residential 8 allows up to 8 dwelling units per acre and Urban Residential 12 allows a maximum density of 12 dwelling units per acre.

The proposed zoning is for Residential-6 with a condition to limit density to 3 units per acre. A second condition requires 22% of the site to set aside for open space. Other conditions require a greenway easement with access from a public sidewalk and expand riparian setbacks. Overall the proposal would reduce the number of dwelling units allowed on the site by about a quarter.

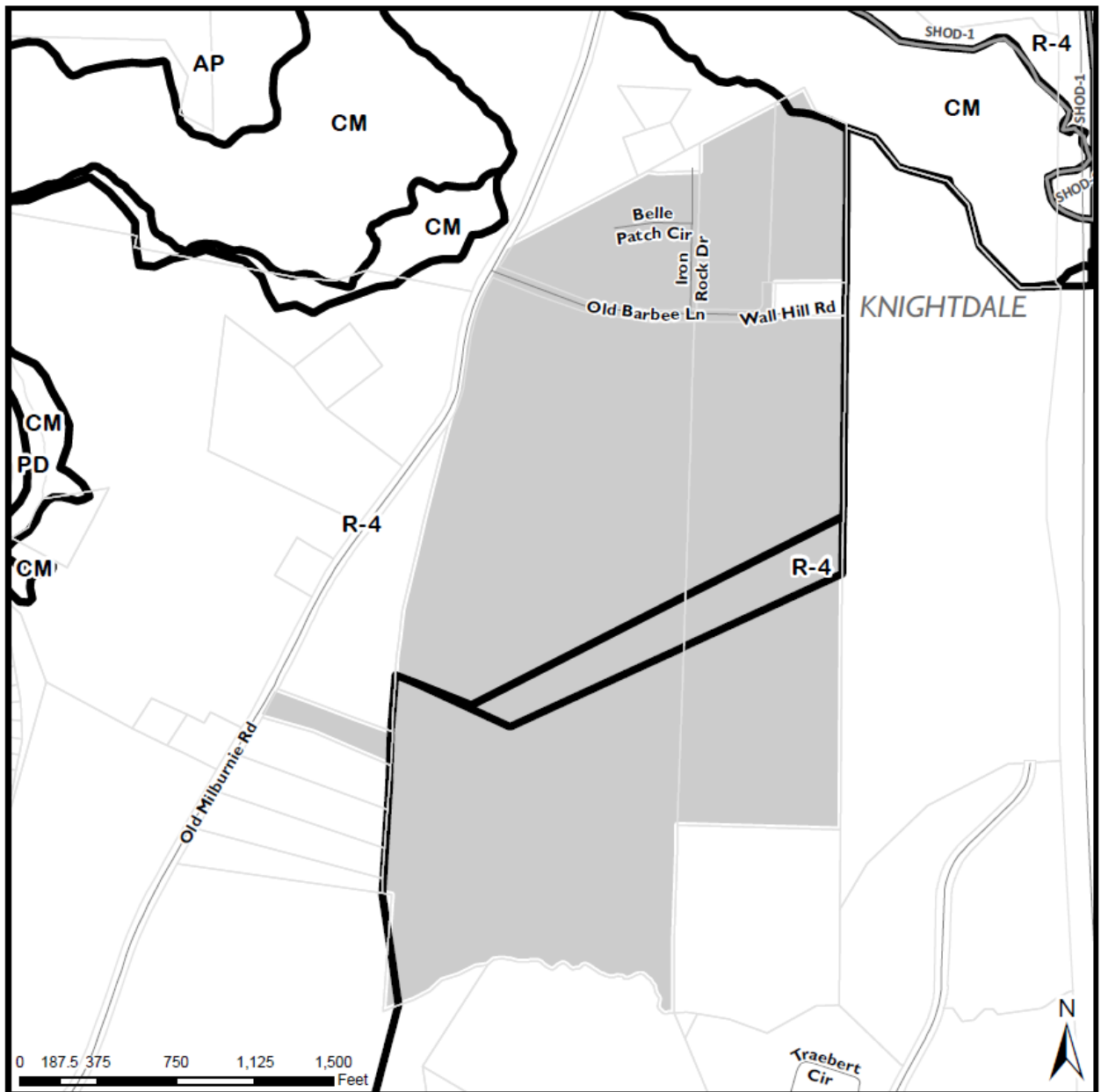
Update for October 24: Since the Planning Commission last saw this case, the applicant has submitted revised conditions. The revisions are to increase the open space set-aside to 22% and to require a larger building setback from jurisdictional streams. The outstanding issue related to parks LOS has been removed. PRCR facilities will serve the site in the future, and the site is a low priority for park property acquisition. Additional details can be found in the Parks and Recreation comments in the Impact Analysis section.

Outstanding Issues

<i>Outstanding Issues</i>	1. None.	<i>Suggested Mitigation</i>	1. N/A
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Existing Zoning Map

Z-13-2017



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Conservation Management, Residential-4, Wake County Residential-30	Residential-4 and Conservation Management	General Residential 8 and Urban Residential 12 (Knightdale Zoning)	General Residential 8 (Knightdale Zoning) and Conservation Management	Residential-4
<i>Additional Overlay</i>	None	None	Special Highway Overlay District	Special Highway Overlay District	None
<i>Future Land Use</i>	Low Density Residential	Low Density Residential	Knightdale Urban Service Area	Knightdale Urban Service Area	Low Density Residential
<i>Current Land Use</i>	Vacant, Single Family Residential	Vacant, Single Family Residential	Vacant	Vacant	Vacant, Single Family Residential
<i>Urban Form (if applicable)</i>	None	None	None	None	None

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
	R-4	R-30 (Wake Co.)
<i>Residential Density:</i>	612 (6 Du/Ac)	98 (1.45 Du/Ac)
<i>Setbacks:</i>		
<i>Front:</i>	20'	15'
<i>Side:</i>	10'	5'
<i>Rear:</i>	30'	20'
<i>Retail Intensity Permitted:</i>	<i>Not Permitted</i>	<i>Not Permitted</i>
<i>Office Intensity Permitted:</i>	<i>Not Permitted</i>	<i>Not Permitted</i>

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning*
<i>Total Acreage</i>	169.56	169.56
<i>Zoning</i>	R-4 and R-30 (Wake Co.)	R-6-CU

<i>Max. Gross Building SF</i>	<i>N/A</i>	<i>N/A</i>
Max. # of Residential Units	710 (4.19 Du/Ac)	508 (3 Du/Ac)
<i>Max. Gross Office SF</i>	<i>Not Permitted</i>	<i>Not Permitted</i>
<i>Max. Gross Retail SF</i>	<i>Not Permitted</i>	<i>Not Permitted</i>
<i>Max. Gross Industrial SF</i>	<i>Not Permitted</i>	<i>Not Permitted</i>
<i>Potential F.A.R</i>	<i>N/A</i>	<i>N/A</i>

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

The proposed rezoning is:

☒ **Compatible** with the property and surrounding area.

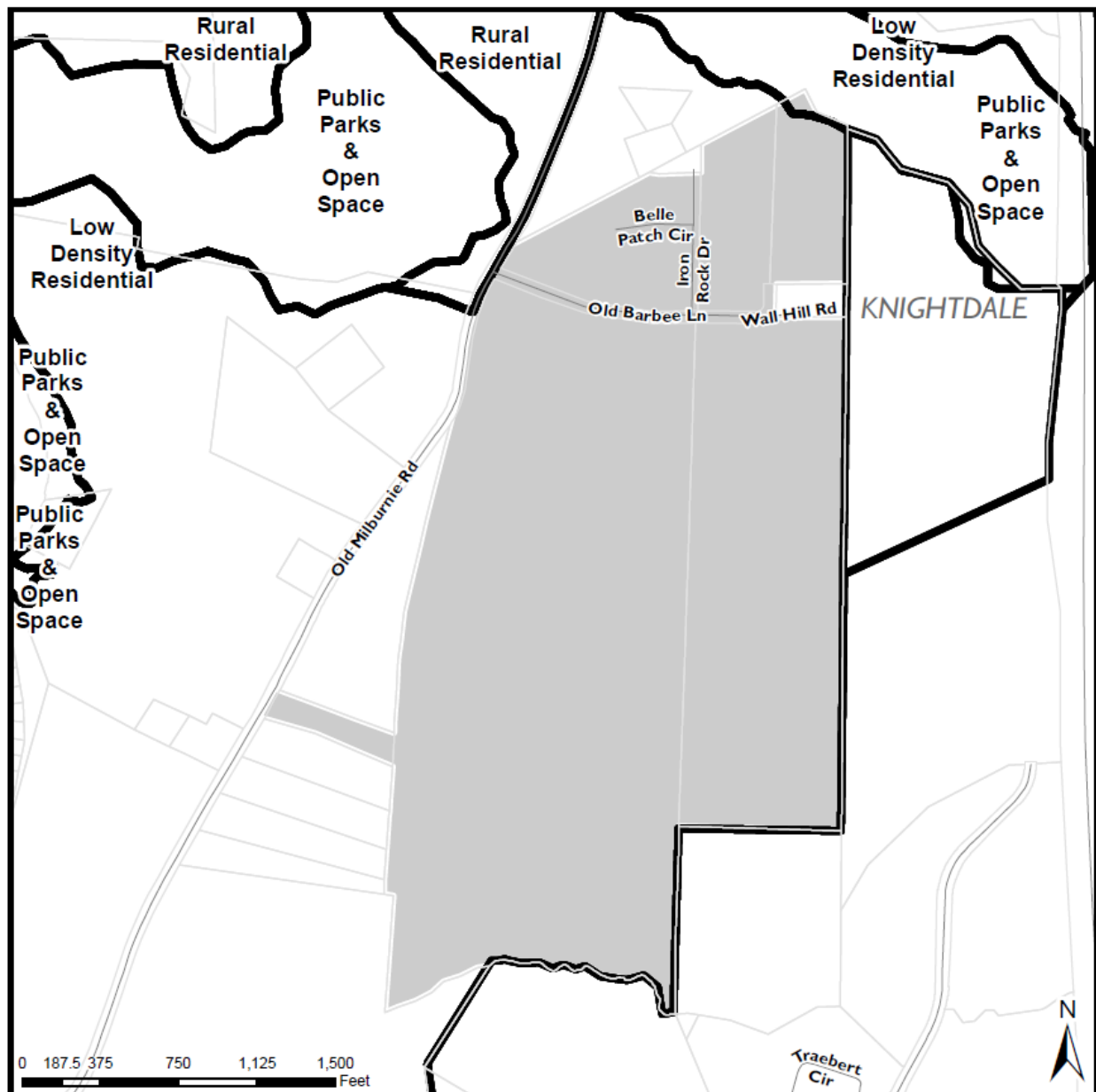
☐ **Incompatible.**

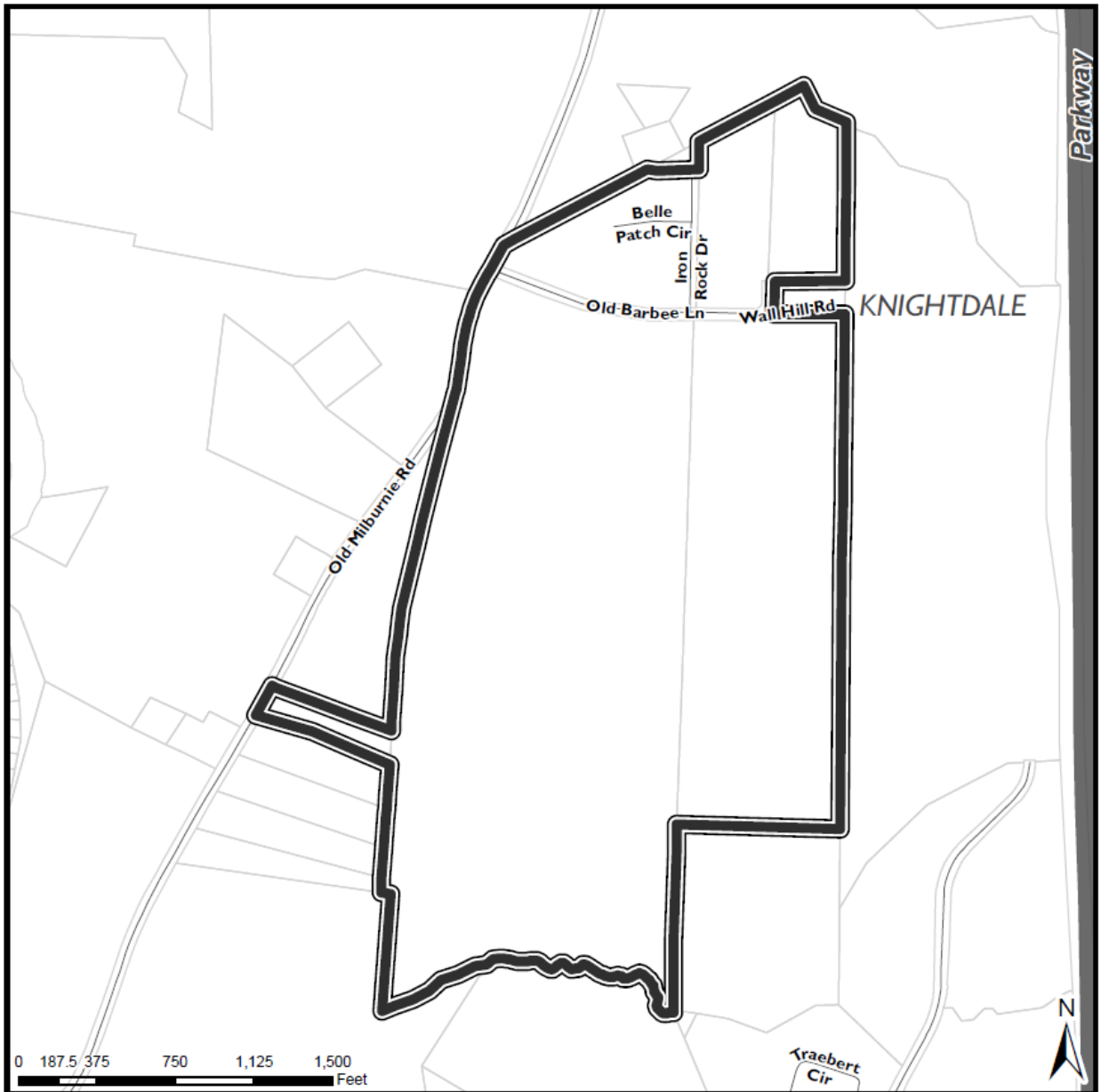
Analysis of Incompatibility:

The proposed zoning is compatible with the surrounding properties and area. The area is predominantly zoned single-family residential and is rural or residential in character. The proposed density is limited to three dwelling units per acre as restricted by the zoning conditions. Three dwelling units per acre and the R-6 zoning district would retain the residential character of the area.

Future Land Use

Z-13-2017





2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?
- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

- A. The proposal is consistent with the vision, themes, and policies of the Comprehensive Plan, as well as with the Future Land Use Map designation.
- B. The Low Density Residential Future Land Use category in the Comprehensive Plan calls for development within the range of 1 – 6 dwelling units per acre. This proposal limits the maximum residential density to 3 dwelling units per acre. The Low Density Residential category also states in part: "Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside." The zoning request provides a condition that makes it consistent with the provisions of this category. It requires that a minimum of 20% of the net site area be designated as open space set-aside.
- C. N/A
- D. Existing community facilities and streets appear sufficient to accommodate the development possible under the proposed rezoning. Parks level of service will be substandard until nearby park properties are developed.

2.2 Future Land Use

Future Land Use designation:

The rezoning request is:

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

Analysis of Inconsistency:

The Low Density Residential Future Land Use category in the Comprehensive Plan calls for development within the range of 1 – 6 dwelling units per acre. This proposal limits the maximum residential density to 3 dwelling units per acre. The Low Density Residential category also states in part: "Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside." The zoning request provides a condition that makes it consistent with the provisions of this category. It requires that a minimum of 20% of the net site area be designated as open space set-aside.

2.3 Urban Form

Urban Form designation:

☒ **Not applicable** (no Urban Form designation)

The rezoning request is:

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

Analysis of Inconsistency:

No Urban Form Designation

2.4 Policy Guidance

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

Policy LU 1.2 Future Land Use Map Consistency

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

The density of the proposed district is consistent with the density recommended by the Future Land Use Map. The applicant has offered a zoning condition that requires open space to justify the small lots allowed by the Residential-6 district.

Policy LU 1.3 Conditional Use District Consistency

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

The conditions offered improve the consistency with the comprehensive plan by limiting density and providing for open space as called for in the Future Land Use Map.

Policy LU 2.2 Compact Development

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

The proposal requires more than the minimum required open space dedication and allows for smaller lot sizes that enable compact development.

Policy LU 8.9 Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

The proposal includes a condition requiring more than the minimum required open space dedication. Some of this open space will be in riparian buffers present on the site.

Policy EP 2.5 Protection of Water Features

Lakes, ponds, rivers, streams, and wetlands should be protected and preserved. These water bodies provide valuable storm water management and ecological, visual and recreational benefits.

The riparian buffers on the site are required to be preserved under state law. A condition of the case allows these areas to count toward the open space set aside for the site.

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

Policy LU 2.4 Large Site Development

Developments 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 impacts of the development.

The proposal does not require any land to be set aside for community facilities.

Policy LU 12.3 – Reservations for Community Facilities

Plans for large sites should identify park and community facility needs and reserve appropriate portions of the site for schools, parks, public safety buildings, and other facilities.

The proposal does not require any portion of the site to be reserved for community facilities.

Policy PU 1.1 – Linking Growth and Infrastructure

Focus growth in areas adequately served by existing or planned utility infrastructure.

Utility improvements may be required of the developer of the site in order to provide sufficient water and sewer capacity to support the development.

2.5 Area Plan Policy Guidance

The rezoning request is not subject to an area plan.

3. Public Benefit and Reasonableness Analysis**3.1 Public Benefits of the Proposed Rezoning**

The proposal would add to the city's supply of housing.

3.2 Detriments of the Proposed Rezoning

The proposal, in combination with annexation, would enable development that may negatively impact the cost efficiency of City infrastructure.

4. Impact Analysis

4.1 Transportation

The site is located on Old Milburnie Road, approximately one mile north from New Bern Avenue. This site consists of largely of undeveloped tracts; access to the public street system is provided by a series of private streets and easements.

There are no City of Raleigh CIP projects or state STIP projects planned for either street in the vicinity of the Z-13-2017 site. Offers of cross access to adjacent parcels shall be made in accordance with the Raleigh UDO section 8.3.5.D.

Site access will be provided via Old Milburnie Road. As this property is developed, a series of public streets will be constructed to provide mobility and connectivity within the future subdivision. The existing land use consists of two single-family dwellings and a modular housing cluster with eight units. The proposed conditions for case Z-13-2017 would lead to decrease in daily and peak hour trips. A Traffic Impact report is not required for this rezoning case, but will be required upon development of the subject parcels.

Z-13-2017 Existing Land Use (Residential Use: 10 Dwellings)	Daily	AM	PM
	50	4	6
Z-13-2017 Current Zoning Entitlements (Residential Use: 710 Dwellings)	Daily	AM	PM
	6,374	507	613
Z-13-2017 Proposed Zoning Maximums (Residential Use: 508 Dwellings)	Daily	AM	PM
	4,685	365	454
Z-13-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-1,689	-142	-159

Impact Identified: Traffic study needed upon submission of a development plan

4.2 Transit

Currently an express route operates on New Bern Ave. This may become local service in the future. There is no expectation that transit will operate on Old Milburnie Rd.

Impact Identified: None

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present but some alluvial soils
<i>Drainage Basin</i>	Beaverdam Lake and Neuse
<i>Stormwater Management</i>	Subject to stormwater regulations under Article 9 of UDO.
<i>Overlay District</i>	none

Impact Identified: Some Neuse River Buffer is present.

4.4 Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
<i>Water</i>	0 gpd	177,500 gpd	127,000 gpd
<i>Waste Water</i>	0 gpd	177,500 gpd	127,000 gpd

1. The proposed rezoning would add approximately 127,000 gpd to the wastewater collection and water distribution systems of the City. There is an existing water main immediately adjacent to the proposed rezoning area; sanitary sewer is also available to a portion of the site, but may require acquisition of offsite easements to access
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer

4.5 Parks and Recreation

1. The northern portion of this site contains a portion of the NR Beaver Dam / Neuseoco Lake greenway corridor. Dedication of greenway easement is required at the time a subdivision plat is recorded, at a minimum width of 75' from waterbody top-of-bank.
2. The applicant has proposed a condition (Condition #3) providing dedication of an additional 25' of greenway width, for a total minimum width of 100' from waterbody top-of-bank.
3. Additionally, the applicant has proposed a condition (Condition #4) providing that the developer shall construct a pedestrian connection of not less than six (6) feet in width within an associated public access easement in order to provide a connection from a public sidewalk to the recorded greenway easement.
4. These conditions were developed in coordination between the applicant, Planning staff, and Parks, Recreation and Cultural Resources (PRCR) staff. These conditions support future PRCR greenway plans in the area (see Comment 6 and 7 below), and are consistent with a number of relevant policies from the Comprehensive Plan and the PRCR System Plan (see especially: Comprehensive Plan Policy PR 3.8, "Improve pedestrian linkages to existing and proposed greenway corridors. Development adjacent to a greenway trail should link their internal pedestrian network to the greenway trail where appropriate.")
5. Nearest existing greenway trail access is provided at Milburnie Park, approximately 1.5 miles away.
6. The Capital Area Greenway (CAG) Master Plan identifies a greenway corridor that runs along the banks of Neuseoco Lake, Beaverdam Creek, and Beaverdam Lake, ultimately connecting with the Neuse River Greenway corridor just south of the Alvis Farm Property (city-owned future park site). Conditions #3 and #4 are consistent with the plans for this greenway corridor, and would provide enhanced connectivity between this site and the greenway network.
7. For clarification: It has been noted that the CAG System Map (Capital Area Greenway Planning & Design Guidelines, p.9) does not show a "Proposed Trail" along this corridor. Please note that the CAG System Map functions as a conceptual plan to guide long-term greenway acquisition and planning; it is not a prescriptive plan to guide trail design and

- construction. PRCR maintains the right and ability to plan for greenway trail construction in any greenway corridor.
8. Currently, there are no funds identified for greenway trail construction within the NR Beaver Dam / Neuseoco Lake corridor. Construction of a greenway trail connection along this corridor would require substantial additional greenway acquisition.
 9. Nearest existing park access is provided at Buffaloe Road Athletic Park, approximately 4.6 miles away.
 10. Current park access level of service, based on existing developed assets, is below average. However, this area is not considered a high priority area for future park land acquisition, due to the presence of two large undeveloped park sites nearby.
 11. When identifying priority areas of need for park land acquisition, PRCR takes into consideration the proximity, size, and development potential of currently owned undeveloped park properties as future resources. This evaluation of future park access level of service has led to the determination that this area is not a high priority for future park land acquisition.
 12. PRCR maintains two city-owned, undeveloped park properties near this site. There is no funding currently identified in the PRCR budget for the planning and development of these properties.
 13. The Alvis Farm property is a 107.5 acre parcel approximately 1.5 miles northwest of the site.
 14. The Milburnie East property is a 22 acre parcel approximately 1 mile southwest of the site.
 15. There are no funds currently identified for the planning and development of these parks. Funds for planning and development are not likely to become available prior to a next Parks Bond Referendum (approximately 2021-2022). There is currently not a formally adopted prioritization list of which undeveloped PRCR properties will be master planned next. However, the undeveloped park properties along the Neuse River (Alvis Farm and Milburnie, in addition to the Leonard Tract near Falls of Neuse Rd. and Thornton Road property just east of Capital Blvd.) will likely be top priorities. The final decision of which parks will receive funding for master planning will depend on a variety of factors, with a focus on providing an equitable distribution of park facilities and park access throughout the city.
 16. PRCR maintains the authority and flexibility to plan for the acquisition and development of additional public park facilities in this vicinity in the future, if it is determined to be necessary. Future population growth, evolving development patterns, and other factors will be taken into consideration as PRCR seeks to continuously improve on level of service analysis and land acquisition strategy.

Impact Identified: This area is not considered a priority area of need for future park land acquisition. Two currently undeveloped park properties, Alvis Farm (107.5 acres, approximately 1.5 miles away) and Milburnie East (22 acres, approximately 1 mile away), are nearby planned resources that will provide adequate park access to serve this site.

4.6 Urban Forestry

UDO Article 9.1 will apply to future development plans submitted.

Impact Identified: None.

4.7 Designated Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None

4.8 Community Development

Impact Identified: N/A

4.9 Impacts Summary

The proposal would decrease traffic and infrastructure impacts from the subject property. Parks level of service for future residents would be substandard.

4.10 Mitigation of Impacts

The applicant may offer a condition to provide publicly accessible recreation facilities to improve level of service for parks.

5. Conclusions

This proposal, along with a petition for annexation, seeks to add over sixty acres of land to Raleigh's jurisdiction and 170 acres of land to Raleigh's corporate limits. The development intensity would be similar to the existing entitlement under the proposed zoning. Rezoning would enable smaller minimum lot sizes than are currently allowed. The proposed rezoning would reduce the entitled development intensity on the site by about 25% due to a condition limiting density to three units per acre.

The proposal is consistent with the Future Land Use Map and the Comprehensive Plan. A condition setting aside 20% of the site for open space mitigates the smaller lots sizes that would be enabled by the request. Inconsistencies arise from a lack of space dedicated for public facilities, notably parks. The applicant has offered a greenway dedication in excess of the UDO requirement to mitigate this impact.

Z-13-2017 Existing Land Use (Residential Use)	Daily	AM	PM
	50	4	6
Z-13-2017 Current Zoning Entitlements (Residential Use)	Daily	AM	PM
	6,374	507	613
Z-13-2017 Proposed Zoning Maximums (Residential Use)	Daily	AM	PM
	4,685	365	454
Z-13-2017 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	-1,689	-142	-159
Z-13-2017 Traffic Study Worksheet			
6.23.4	Trip Generation	Meets TIA Conditions? (Y/N)	
A	Peak Hour Trips \geq 150 veh/hr	No, the proposed conditions for Z-13-2017 will produce fewer peak hour trips	
B	Peak Hour Trips \geq 100 veh/hr if primary access is on a 2-lane street	No	
C	More than 100 veh/hr trips in the peak direction	No	
D	Daily Trips \geq 3,000 veh/day	No, the proposed conditions for Z-13-2017 will produce fewer daily trips	
E	Enrollment increases at public or private schools	Not Applicable	
6.23.5	Site Context	Meets TIA Conditions? (Y/N)	
A	Affects a location with a high crash history [Severity Index \geq 8.4 or a fatal crash within the past three years]	No	
B	Takes place at a highly congested location [volume-to-capacity ratio \geq 1.0 on both major street approaches]	No	
C	Creates a fourth leg at an existing signalized intersection	No	
D	Exacerbates an already difficult situation such as a RR Crossing, Fire Station Access, School Access, etc.	No	
E	Access is to/from a Major Street as defined by the City's Street Plan Map	No	
F	Proposed access is within 1,000 feet of an interchange	No	
G	Involves an existing or proposed median crossover	No	
H	Involves an active roadway construction project	No	
I	Involves a break in controlled access along a corridor	No	
6.23.6	Miscellaneous Applications	Meets TIA Conditions? (Y/N)	
A	Planned Development Districts	No	
B	In response to Raleigh Planning Commission or Raleigh City Council resolutions	No	

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan <i>and C m 22</i>			OFFICE USE ONLY Transaction #
Existing Zoning Base District: R-4 & R-30 Height: N/A Frontage: N/A Overlay(s): None			
Proposed Zoning Base District: R-6 Height: N/A Frontage: N/A Overlay(s): None			
If the property has been previously rezoned, provide the rezoning case number: Z-35-2001			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
495076			

GENERAL INFORMATION		
Date:	Date Amended (1)	Date Amended (2)
Property Address: 1512, 1700 & 1800 Old Milburnie Road; 0 Old Barbee Lane (Hester), 0 Old Barbee Lane (Wood) & 0 Wall Hill Rd		
Property PIN: 1744081979, 1744190553, 1744291958, 1745115311, 1745210404, 1745213556		Deed Reference (book/page): DB 14613, PG 2043; BK 2865; PG 858; BK 2470, PG 605
Nearest Intersection: Old Milburnie Road at Old Barbee Lane		
Property Size (acres): 169.56 acres	(For PD Application Only) Total Units:	Total Square Feet:
Property Owner/Address: See attached.	Phone:	Fax:
	Email:	
Project Contact Person/Address: See attached.	Phone:	Fax:
	Email:	
Owner/Agent Signature: <i>[Signature]</i>	Email:	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan <i>and CM 72</i>			OFFICE USE ONLY Transaction #
Existing Zoning Base District: R-4 & R-30 Height: N/A Frontage: N/A Overlay(s): None			
Proposed Zoning Base District: R-6 Height: N/A Frontage: N/A Overlay(s): None			
If the property has been previously rezoned, provide the rezoning case number: Z-35-2001			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
495076			

GENERAL INFORMATION			
Date: <i>9/28/17</i>	Date Amended (1)	Date Amended (2)	
Property Address: 1512, 1700 & 1800 Old Milburnie Road; 0 Old Barbee Lane (Hester), 0 Old Barbee Lane (Wood) & 0 Wall Hill Rd			
Property PIN: 1744081979, 1744190553, 1744291958, 1745115311, 1745210404, 1745213556		Deed Reference (book/page): DB 14613, PG 2043; BK 2865; PG 858; BK 2470, PG 605	
Nearest Intersection: Old Milburnie Road at Old Barbee Lane			
Property Size (acres): 169.56 acres	(For PD Application Only) Total Units:		Total Square Feet:
Property Owner/Address: <i>Mr. V. Adcock</i> <i>WCA FAMILY FARM, LLC</i> <i>1633 OLD MILBURNIE Rd.</i> <i>RALEIGH, NC 27604</i>	Phone: <i>919-422-7331</i>		Fax:
See attached.	Email:		
Project Contact Person/Address: See attached.	Phone:		Fax:
	Email:		
Owner/Agent Signature: <i>Mr. V. Adcock</i> <i>member manager</i>	Email:		

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan Existing Zoning Base District: <i>and CM 22</i> R-4 & R-30 Height: N/A Frontage: N/A Overlay(s): None Proposed Zoning Base District: R-6 Height: N/A Frontage: N/A Overlay(s): None			OFFICE USE ONLY Transaction #
If the property has been previously rezoned, provide the rezoning case number: Z-35-2001 Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences: <div> <div>495076</div> <div></div> <div></div> <div></div> </div>			

GENERAL INFORMATION			
Date:	Date Amended (1)	Date Amended (2)	
Property Address: 1512, 1700 & 1800 Old Milburnie Road; 0 Old Barbee Lane (Hester), 0 Old Barbee Lane (Wood) & 0 Wall Hill Rd			
Property PIN: 1744081979, 1744190553, 1744291958, 1745115311, 1745210404, 1745213556		Deed Reference (book/page): DB 14613, PG 2043; BK 2865; PG 858; BK 2470, PG 605	
Nearest Intersection: Old Milburnie Road at Old Barbee Lane			
Property Size (acres): 169.56 acres	(For PD Application Only) Total Units:	Total Square Feet:	
Property Owner/Address: See attached.	Phone:	Fax:	
	Email:		
Project Contact Person/Address: See attached.	Phone:	Fax:	
	Email:		
Owner/Agent Signature: <i>Ronda H. Hester</i>		Email: <i>Linda G. Hester</i>	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction #
Existing Zoning Base District: <i>and CM</i> R-4 & R-30 Height: <i>ZZ</i> N/A Frontage: N/A Overlay(s): None			
Proposed Zoning Base District: R-6 Height: N/A Frontage: N/A Overlay(s): None			
If the property has been previously rezoned, provide the rezoning case number: Z-35-2001			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
495076			

GENERAL INFORMATION			
Date:		Date Amended (1)	Date Amended (2)
Property Address: 1512, 1700 & 1800 Old Milburnie Road; 0 Old Barbee Lane (Hester), 0 Old Barbee Lane (Wood) & 0 Wall Hill Rd			
Property PIN: 1744081979, 1744190553, 1744291958, 1745115311, 1745210404, 1745213556		Deed Reference (book/page): DB 14613, PG 2043; BK 2865; PG 858; BK 2470, PG 605	
Nearest Intersection: Old Milburnie Road at Old Barbee Lane			
Property Size (acres): 169.56 acres	(For PD Application Only) Total Units:		Total Square Feet:
Property Owner/Address: See attached.		Phone:	Fax:
		Email:	
Project Contact Person/Address: See attached.		Phone:	Fax:
		Email:	
Owner/Agent Signature <i>Barbara Smith</i>		Email <i>Barbara Smith</i>	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Transaction #
Existing Zoning Base District: <i>9nd CM 22</i> R-4 & R-30 Height: N/A Frontage: N/A Overlay(s): None			
Proposed Zoning Base District: R-6 Height: N/A Frontage: N/A Overlay(s): None			
If the property has been previously rezoned, provide the rezoning case number: Z-35-2001			
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:			
495076			

GENERAL INFORMATION			
Date: <i>9/28/2017</i>		Date Amended (1)	
		Date Amended (2)	
Property Address: 1512, 1700 & 1800 Old Milburnie Road; 0 Old Barbee Lane (Hester), 0 Old Barbee Lane (Wood) & 0 Wall Hill Rd			
Property PIN: 1744081979, 1744190553, 1744291958, 1745115311, 1745210404, 1745213556		Deed Reference (book/page): DB 14613, PG 2043; BK 2865; PG 858; BK 2470, PG 605	
Nearest Intersection: Old Milburnie Road at Old Barbee Lane			
Property Size (acres): 169.56 acres	(For PD Application Only) Total Units:		Total Square Feet:
Property Owner/Address: See attached. <i>ROCKY A. HESTER III</i> <i>1804 WALL HILL RD</i> <i>RALEIGH NC 27604</i>		Phone: <i>9192190168</i>	Fax:
		Email:	
Project Contact Person/Address: See attached.		Phone:	Fax:
		Email:	
Owner/Agent Signature <i>Rocky A. Hester III</i>		Email:	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

REZONING APPLICATION ADDENDUM #1	
<p align="center">Comprehensive Plan Analysis</p>	<p align="center">OFFICE USE ONLY</p> <p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	
<p align="center">STATEMENT OF CONSISTENCY</p>	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>1. The Future Land Use Map (FLUM) designation for the subject property is Low Density Residential. The 2030 Comprehensive Plan (Comp Plan) suggests that an R-6 zoning district corresponds to this designation. Therefore, the requested rezoning is consistent with the FLUM.</p>	
<p>2. The Comp Plan provides guidance for 1 to 6 dwelling units per acre for new development on parcels that have a Low Density Residential designation on the FLUM. The condition limited density on the subject property to no more than 3 dwelling units per acre falls squarely within this suggested range. Therefore, the requested rezoning, as conditioned, is consistent with the Comp Plan.</p>	
<p>3. The requested rezoning is consistent with many of the policies set forth in the Comp Plan included: LU 1.3 – Conditional Use District Consistency; LU 3.1 – Zoning of Annexed Lands.</p>	
<p>4.</p>	
<p align="center">PUBLIC BENEFITS</p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed rezoning will facilitate a residential development proximate to major transportation corridors.</p>	
<p>2. The requested rezoning is consistent with the FLUM, thereby helping to achieve the vision of the Comprehensive Plan.</p>	
<p>3. The proposed rezoning is associated with an annexation request which will help increase the City's tax base.</p>	
<p>4.</p>	

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources****OFFICE USE ONLY**

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.

Transaction #**Rezoning Case #****INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed rezoning would impact the resource.

NONE

PROPOSED MITIGATION

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

Conditional Use District Zoning Conditions	
Zoning Case Number Z-13-17	OFFICE USE ONLY
Date Submitted: 10/9/2017	Transaction #
Existing Zoning: R-4 & R-30	Proposed Zoning: R-6 CU
NARRATIVE OF ZONING CONDITIONS OFFERED	
1. New residential development on the subject property shall be limited to a maximum density of 3 dwelling units per acre, which is consistent with Raleigh's Long-Range plan for the area.	
2. In the event the property is developed with a conventional subdivision, the following condition shall apply. A minimum of twenty two percent (22%) of the net site area shall be set aside as open space. The open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of <u>twenty-two percent(22%)</u> is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.	
3. If requested by the Parks, Recreation and Cultural Resources Department prior to recordation of an initial subdivision plat, the developer shall dedicate to the City of Raleigh additional greenway easement adjacent to Neuseoco Lake on the subject property in order to total a one hundred (100) foot greenway easement as measured from the top-of-bank of the waterway.	
4. In the event a public sidewalk is not located directly adjacent to the recorded greenway easement, the developer shall construct a pedestrian connection of not less than six (6) feet in width within an associated recorded public access easement in order to provide a connection from a public sidewalk to the recorded greenway easement. The connection and the public access easement recordation shall be completed prior to the issuance of a certificate of occupancy for the first (1st) new residence within the phase of the project where the improvement is located.	
5. Applicant will provide a 75 foot building set back from all jurisdictional streams.	
6.	
7.	
8.	
9.	
10.	

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature Nancy Jean Hester Wood Print Name X Nancy Jean Hester Wood
X Gerald H. Wood X Gerald H. Wood

Conditional Use District Zoning Conditions		
Zoning Case Number Z-13-17 10/9/2017	OFFICE USE ONLY	
Date Submitted: 10/9/2017	Transaction #	
Existing Zoning: R-4 & R-30	Proposed Zoning: R-6 CU	
NARRATIVE OF ZONING CONDITIONS OFFERED		
1. New residential development on the subject property shall be limited to a maximum density of 3 dwelling units per acre, which is consistent with Raleigh's Long-Range plan for the area.		
2. In the event the property is developed with a conventional subdivision, the following condition shall apply. A minimum of twenty two percent (22%) of the net site area shall be set aside as open space. The open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of <u>twenty-two percent (22%)</u> is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.		
3. If requested by the Parks, Recreation and Cultural Resources Department prior to recordation of an initial subdivision plat, the developer shall dedicate to the City of Raleigh additional greenway easement adjacent to Neuseoco Lake on the subject property in order to total a one hundred (100) foot greenway easement as measured from the top-of-bank of the waterway.		
4. In the event a public sidewalk is not located directly adjacent to the recorded greenway easement, the developer shall construct a pedestrian connection of not less than six (6) feet in width within an associated recorded public access easement in order to provide a connection from a public sidewalk to the recorded greenway easement. The connection and the public access easement recordation shall be completed prior to the issuance of a certificate of occupancy for the first (1st) new residence within the phase of the project where the improvement is located.		
5. Applicant will provide a 75 foot building set back from all jurisdictional streams.		
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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature  Print Name ALVIN V. ADCOCK

Conditional Use District Zoning Conditions		
Zoning Case Number Z-13-15 10/9/2017	OFFICE USE ONLY	
Date Submitted: 10/9/2017	Transaction #	
Existing Zoning: R-4 & R-30	Proposed Zoning: R-6 CU	
NARRATIVE OF ZONING CONDITIONS OFFERED		
1. New residential development on the subject property shall be limited to a maximum density of 3 dwelling units per acre, which is consistent with Raleigh's Long-Range plan for the area.		
2. In the event the property is developed with a conventional subdivision, the following condition shall apply. A minimum of twenty two percent (22%) of the net site area shall be set aside as open space. The open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of <u>twenty-two percent (22%)</u> is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.		
3. If requested by the Parks, Recreation and Cultural Resources Department prior to recordation of an initial subdivision plat, the developer shall dedicate to the City of Raleigh additional greenway easement adjacent to Neuseoco Lake on the subject property in order to total a one hundred (100) foot greenway easement as measured from the top-of-bank of the waterway.		
4. In the event a public sidewalk is not located directly adjacent to the recorded greenway easement, the developer shall construct a pedestrian connection of not less than six (6) feet in width within an associated recorded public access easement in order to provide a connection from a public sidewalk to the recorded greenway easement. The connection and the public access easement recordation shall be completed prior to the issuance of a certificate of occupancy for the first (1st) new residence within the phase of the project where the improvement is located.		
5. Applicant will provide a 75 foot building set back from all jurisdictional streams.		
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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature Rockey A. Hester III Print Name Rockey A. Hester III

Conditional Use District Zoning Conditions		
Zoning Case Number Z - 15 - 17	OFFICE USE ONLY	
Date Submitted: 10/9/2017	Transaction #	
Existing Zoning: R-4 & R-30	Proposed Zoning: R-6 CU	
NARRATIVE OF ZONING CONDITIONS OFFERED		
1. New residential development on the subject property shall be limited to a maximum density of 3 dwelling units per acre, which is consistent with Raleigh's Long-Range plan for the area.		
2. In the event the property is developed with a conventional subdivision, the following condition shall apply. A minimum of twenty two percent (22%) of the net site area shall be set aside as open space. The open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of twenty-two percent (22%) is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.		
3. If requested by the Parks, Recreation and Cultural Resources Department prior to recordation of an initial subdivision plat, the developer shall dedicate to the City of Raleigh additional greenway easement adjacent to Neuseoco Lake on the subject property in order to total a one hundred (100) foot greenway easement as measured from the top-of-bank of the waterway.		
4. In the event a public sidewalk is not located directly adjacent to the recorded greenway easement, the developer shall construct a pedestrian connection of not less than six (6) feet in width within an associated recorded public access easement in order to provide a connection from a public sidewalk to the recorded greenway easement. The connection and the public access easement recordation shall be completed prior to the issuance of a certificate of occupancy for the first (1st) new residence within the phase of the project where the improvement is located.		
5. Applicant will provide a 75 foot building set back from all jurisdictional streams.		
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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature Barbara Smith Print Name Barbara Smith

Conditional Use District Zoning Conditions		
Zoning Case Number 2-13-17	OFFICE USE ONLY Transaction #	
Date Submitted: 10/9/2017		
Existing Zoning: R-4 & R-30 Proposed Zoning: R-6 CU		
NARRATIVE OF ZONING CONDITIONS OFFERED		
1. New residential development on the subject property shall be limited to a maximum density of 3 dwelling units per acre, which is consistent with Raleigh's Long-Range plan for the area.		
2. In the event the property is developed with a conventional subdivision, the following condition shall apply. A minimum of twenty two percent (22%) of the net site area shall be set aside as open space. The open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of twenty-two percent(22%) is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.		
3. If requested by the Parks, Recreation and Cultural Resources Department prior to recordation of an initial subdivision plat, the developer shall dedicate to the City of Raleigh additional greenway easement adjacent to Neuseco Lake on the subject property in order to total a one hundred (100) foot greenway easement as measured from the top-of-bank of the waterway.		
4. In the event a public sidewalk is not located directly adjacent to the recorded greenway easement, the developer shall construct a pedestrian connection of not less than six (6) feet in width within an associated recorded public access easement in order to provide a connection from a public sidewalk to the recorded greenway easement. The connection and the public access easement recordation shall be completed prior to the issuance of a certificate of occupancy for the first (1st) new residence within the phase of the project where the improvement is located.		
5. Applicant will provide a 75 foot building set back from all jurisdictional streams.		
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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature *Linda G. Hester* Print Name Linda G. Hester

Conditional Use District Zoning Conditions

Zoning Case Number Z -13-17	OFFICE USE ONLY Transaction #
Date Submitted: 10/9/2017	
Existing Zoning: R-4 & R-30 Proposed Zoning: R-6 CU	
NARRATIVE OF ZONING CONDITIONS OFFERED	
1. New residential development on the subject property shall be limited to a maximum density of 3 dwelling units per acre, which is consistent with Raleigh's Long-Range plan for the area.	
2. In the event the property is developed with a conventional subdivision, the following condition shall apply. A minimum of twenty two percent (22%) of the net site area shall be set aside as open space. The open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of <u>twenty-two percent (22%)</u> is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.	
3. If requested by the Parks, Recreation and Cultural Resources Department prior to recordation of an initial subdivision plat, the developer shall dedicate to the City of Raleigh additional greenway easement adjacent to Neuseco Lake on the subject property in order to total a one hundred (100) foot greenway easement as measured from the top-of-bank of the waterway.	
4. In the event a public sidewalk is not located directly adjacent to the recorded greenway easement, the developer shall construct a pedestrian connection of not less than six (6) feet in width within an associated recorded public access easement in order to provide a connection from a public sidewalk to the recorded greenway easement. The connection and the public access easement recordation shall be completed prior to the issuance of a certificate of occupancy for the first (1st) new residence within the phase of the project where the improvement is located.	
5. Applicant will provide a 75 foot building set back from all jurisdictional streams.	
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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature



Print Name

EUGENE H HESTER II

Property Owners:

MCA Family Farm, LLC
1633 Old Milburnie Road
Raleigh, NC 27604

Rocky Abrams Hester, III
1804 Wall Hill Road
Raleigh, NC 27604

Claude B. Hester, Jr. & Barbara H. Smith
1008 Dowling Road
Raleigh, NC 27610

Gerald & Nancy Wood
1760 Pierce Dairy Road
Madison, GA 30650

Project Contacts:

Lee Lambert
505 Yorktown Ct
Chapel Hill, NC 27516
919.923.1101
leelambert101@gmail.com

Lennar Carolinas, LLC
909 Aviation Parkway, Suite 1500
Morrisville, NC 27560
919.337.0233
Erica.Leatham@lennar.com

Michael Birch, Morningstar Law Group
421 Fayetteville Street, Suite 530
Raleigh, NC 27601
919.590.0388
mbirch@morningstarlawgroup.com

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS
ON JANUARY 17, 2017 & FEBRUARY 28, 2017

Pursuant to applicable provisions of the Unified Development Ordinance, two meetings were held with respect to the rezoning with adjacent property owners on Tuesday, January 17, 2017 at 7:00 p.m. and on Tuesday, February 28, 2017 at 7:00 p.m. The properties subject to the rezoning total approximately 169.56 acres, with the addresses of 1512, 1700 & 1800 Old Milburnie Road; 0 Old Barbee Lane (Hester), 0 Old Barbee Lane (Wood) & 0 Wall Hill Rd, and having Wake County Parcel Identification Numbers 1744081979, 1744190553, 1744291958, 1745115311, 1745210404, and 1745213556. These meetings were held at the Lone Star Steakhouse in Knightdale, NC 27545. All owners of property within 100 feet of the subject properties were invited to attend at least one of the meetings. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notices. A copy of the required mailing lists for the meeting invitations are attached hereto as **Exhibit B**. A summary of the items discussed at the meetings is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meetings.

EXHIBIT A
NEIGHBORHOOD MEETING NOTICES

(1 of 2)

December 28, 2016

Hello,

We are inviting you to a meeting to discuss our upcoming rezoning request for the properties at 1521 and 1700 Old Milburnie Road. We will be meeting on Tuesday January 17, 2017 at 7pm at the Lonestar Steakhouse, 6601 Knightdale Blvd, Knightdale, NC 27545. Refreshments and appetizers will be served. We will discuss our plan for rezoning the properties and building a residential neighborhood.

Please feel free to call Lee Lambert at 919.923.1101 with any questions.

The existing and proposed zoning designation for the properties:

1521 Old Milburnie Road is currently zoned R-4 in Wake County and we will request R-4 zoning in Raleigh on this parcel. Approximately half of 1700 Old Milburnie Road is currently zoned R-4 and the other half is currently zoned R-30. We will request R-4 and R-6 in Raleigh on that property. Questions may be directed to the Department of City Planning([919-996-2626](tel:919-996-2626), rezoning@raleighnc.gov). The address for the city's web portal (www.raleighnc.gov). More specific information is available at the Department of City Planning

Sincerely,

Lee Lambert

Member Manager

Three Kids Realty, LLC

EXHIBIT A CONTINUED
NEIGHBORHOOD MEETING NOTICES

(2 of 2)

February 15, 2017

Hello Neighbors,

We are inviting you to a meeting to discuss our upcoming rezoning request, PREANNEX tracking number 495076, for the properties at 0 Old Barbee Lane- PIN 1744291958, 0 Wall Hill Road- PIN 1745213556, 0 Old Barbee Lane- PIN 1745210404 and 1800 Old Milburnie Road- PIN 1745115311. We will be meeting on Tuesday Feb 28, 2017 at 7pm at the Lone Star Steakhouse, Knightdale, NC 27545. Refreshments and appetizers will be served. We will discuss our plan for rezoning the properties and building a residential neighborhood.

Please feel free to call Lee Lambert at 919.923.1101 with any questions.

The existing and proposed zoning designation for the properties:

The properties are currently zoned R-4 in Wake County and we will request an R-6 zoning in Raleigh on these properties with a condition for a maximum density of 3 single-family homes per acre.

Questions may be directed to the Department of City Planning ([919-996-2626](tel:919-996-2626), or rezoning@raleighnc.gov).

The address for the city's web portal (www.raleighnc.gov).

More specific information is available at the Department of City Planning

Sincerely,

Lee Lambert

Member Manager

Three Kids Realty, LLC

EXHIBIT B

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

(1 of 2)

Claude B Hester and Barbara Smith	1008 Dowling Road, Raleigh NC 27610
Gerald and Nancy Jean Wood	1760 Pierce Dairy Road, Madison, GA 30650
Amos and Imogene Adcock	1601 Old Milburnie Road, Raleigh NC 27604
William and Theresa Duncan	1508 Old Milburnie Road, Raleigh NC 27604
Everette and Jeanette Chalk	1500 Old Milburnie Road, Raleigh NC 27604
Heriberto and Bertha Torres	1472 Old Milburnie Road, Raleigh NC 27604
Alga and Margaret Jones	1420 Old Milburnie Road, Raleigh NC 27604
Milburnie Fishing Club	PO 10276 Raleigh NC 27605
Rocky Hester	1804 Wall Road, Raleigh NC 27604
Grace Ramsey	1832 Old Milburnie Road, Raleigh NC 27604
BEAVER DAM LAKE INC c/o Connie Tyson	1633 GLENWOOD AVE, Raleigh NC 27608
CWR PTNR WEST LLC c/o Carter & Assoc LLC	171 17th ST NW FL 12, Atlanta GA 30363-1032
MCA Family Farm LLC	1633 Old Milburnie Road, Ral 27604
TRIANGLE REAL ESTATE OF GASTONIA INC	PO BOX 4158 GASTONIA NC 28054-0042

EXHIBIT B CONINUTED

LIST OF PROPERTY OWNERS TO WHOM NOTICES WERE SENT

(2 of 2)

ADAMS, WILLIAM WADE	3113 CHARLES B ROOT WYND APT 231	RALEIGH NC 27612-5375	
ADCOCK, AMOS V TRUSTEE FBO AMOS V ADCOCK RVCBL TST ADCOCK, IMOGENE M TRUSTEE FBO IMOGENE M ADCOCK RVC	1601 OLD MILBURNIE RD	RALEIGH NC 27604-9634	
BEAVER DAM LAKE INC	CONNIE TYSON	1633 GLENWOOD AVE	RALEIGH NC 27608-2319
CHALK, EVERETT M CHALK, JEANETTE A	1500 OLD MILBURNIE RD	RALEIGH NC 27604-9633	
CWR PTNR WEST LLC	C/O CARTER & ASSOC LLC	171 17TH ST NW FL 12	ATLANTA GA 30363-1032
DUNCAN, WILLIAM D DUNCAN, THERESA W	1508 OLD MILBURNIE RD	RALEIGH NC 27604-9633	
GOODMAN, LARRY RUSSELL	79 EARNHARDT CIR	CABOT AR 72023-5047	
HESTER, CLAUDE B JR SMITH, BARBARA H	1008 DOWLING RD	RALEIGH NC 27610-4419	
HESTER, ROCKEY ABRAM III	1804 WALL HILL RD	RALEIGH NC 27604-8633	
JAB LLC	C/O JOHNSON AUTO BODY SHOP	821 H AND R DR	KNIGHTDALE NC 27545-8653
JONES, ALGA D JONES, MARGARET P	1420 OLD MILBURNIE RD	RALEIGH NC 27604-9631	
MCA FAMILY FARM LLC	1633 OLD MILBURNIE RD	RALEIGH NC 27604-9634	
MILBURNIE FISHING CLUB	PO BOX 10276	RALEIGH NC 27605-0276	
RAMSEY, GRACE D	1832 OLD MILBURNIE RD	RALEIGH NC 27604-9638	
SAM'S REAL ESTATE HOLDINGS-GEORGIA, LLC	7935 COUNCIL PL STE 200	MATTHEWS NC 28105-1007	
SATTERWHITE, JESSE W JR	5933 FARMWELL RD	RALEIGH NC 27610-9283	
TORRES, HERIBERTO TORRES, BERTHA A	1472 OLD MILBURNIE RD	RALEIGH NC 27604-9631	
TRIANGLE REAL ESTATE OF GASTONIA INC	PO BOX 4158	GASTONIA NC 28054-0042	
WOOD, NANCY JEAN H WOOD, GERALD H	1760 PIERCE DAIRY RD	MADISON GA 30650-4922	
ZAYTOUN ENTERPRISES LLC	5041 SIX FORKS RD STE 200	RALEIGH NC 27609-4494	

EXHIBIT C

SUMMARY OF DISCUSSION ITEMS

The following items were discussed at the neighborhood meetings:

1. Current zoning
2. Future Land Use Map classification and recommendation
3. Proposed zoning district
4. Proposed density
5. Single-family housing only

EXHIBIT D

NEIGHBORHOOD MEETING ATTENDEES

1. Barbara & Lynwood Smith
2. Gerald & Nancy Jean Wood
3. Amos & Imogene Adcock
4. Theresa Duncan
5. Everette Chalk
6. Heriberto & Bertha Torres
7. Milburnie Fishing Club Representative
8. MCA Family Farm Representative
9. Rocky Hester