

Motion to Deny
(Denying zoning amendment)

“I move to adopt the proposed Consistency Statement dated July 1, 2025, contained in the agenda materials and to deny the zoning amendment.”

Comprehensive Plan Consistency Statement

July 1, 2025

Zoning case no. *Z-14-24*

Address: *3301 Tarheel Clubhouse Road*

Applicant: *Jeremy Keeny of Morris & Ritchie Associates of NC*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Council determines that the proposed zoning amendment is **INCONSISTENT** with the Comprehensive Plan and other adopted plans, and **INCONSISTENT** with the Future Land Use Map, and the request should be **DENIED**.

The action taken is reasonable and in the public interest because:

- The Raleigh Fire Department’s capacity is insufficient to meet public safety standards for response time. Annexation for future development of this site would expand the area of service for Raleigh Fire, thereby putting a strain on the Department’s existing resources.
- Newly developed housing on the site would be car-dependent and largely isolated from transit and employment opportunities.

The request has been found to be inconsistent with the following Comprehensive Plan policies:

- LU 1.2 – Future Land Use Map & Zoning Consistency
- LU 1.3 – Conditional Use District Consistency
- LU 2.6 – Zoning & Infrastructure Impacts
- LU 3.1 – Zoning of Annexed Lands
- LU 8.1 – Housing Variety
- LU 8.17 – Zoning for Housing Opportunity & Choice
- EP 1.1 – Greenhouse Gas Reduction