

Title: Rezoning Z-14-24 Tarheel Clubhouse Road, west of the intersection with Tarheel Club Road (District B)
Meeting Date: July 1, 2025
Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department: Planning and Development
Sponsor: Hannah Reckhow

Agenda Content:

Rezoning Z-14-24 3301 Tarheel Clubhouse Road, being Wake County PIN 1735848246.

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Current Zoning: Agriculture Productive (AP)

Requested Zoning: Residential-6-Conditional Use (R-6-CU)

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Approximately 78.9 acres are requested by Jeremy Keeny of Morris & Ritchie Associates of NC to be rezoned. Conditions would limit the density on site to a maximum of 225 units; prohibit the townhouse and apartment building types; restrict lot size to a minimum of 5,000 square feet and a maximum of 12,000 square feet, with at least 40% of the lots exceeding 7,000 square feet; locate at least 60% of the open space adjacent to existing environmentally sensitive or undisturbed areas; stipulate that the development would include a minimum of two amenities, such as a dog park, playground, playfield, pocket park, community garden, natural trail, pool, or clubhouse; propose a connection for the site's internal pedestrian network to the Alvis Farm property to the northeast for a future greenway connection; and require dedication of land to the City or a contribution toward public safety. This request is associated with annexation request AX-17-24, also scheduled for public hearing on this agenda.

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The request is inconsistent with the 2030 Comprehensive Plan.

The request is inconsistent with the Future Land Use Map.

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Planning Commission recommends denial (5-4). In terms of opposed votes, commissioners noted reasons for their support for their request. Commissioners O'Haver and Fox cited the property's proximity to Beaverdam Elementary School.

Commissioner O'Haver appreciated the applicant's willingness to protect open space and the site's proximity to Interstate 540. Commissioner McCrimmon liked that the request would add to the city's housing supply.

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On June 17, 2025, the public hearing was opened and continued to July 1, 2025, to allow the applicant the opportunity to submit revised conditions. Updated conditions submitted on June 20, 2025, propose to dedicate a maximum of three acres to the City for a fire or public safety station if so requested by City staff. If not requested by staff, the conditions state that the developer will donate \$50,000 to the City of Raleigh Fire Department.

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Recommended Action: Resume the public hearing. At the conclusion of the public hearing, City Council may choose to act on the case or defer for further review. Alternately, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.