

Item Title: Public Hearing to Rezone Two Properties near Knightdale [PLG-RZ-005297-2024]

Specific Action Requested:

That the Board of Commissioners holds a public hearing to consider rezoning petition PLG-RZ-005297-2024 and:

- 1. Adopts the drafted statement finding that the requested rezoning to Conditional Use-Industrial-2 (CU-I-2) with a Special Highway Overlay District (SHOD), and the permissible range of uses would be consistent with both the general PLANWake Comprehensive Plan and the Southeast Area Land Use Plan, and finds that it is reasonable, appropriate for the area, and otherwise advances the public health, safety, and general welfare;**

and by separate motion;

- 2. Approves the rezoning petition, PLG-RZ-005297-2024, as presented.**

Item Summary:

Purpose: The North Carolina General Statutes require the Wake County Board of Commissioners holds a public hearing to rezone property.

Background: The owner of roughly 17 acres of land East of Knightdale has requested the County rezone the property to allow for industrial uses near a highway. Specifically, the petition asks to rezone two properties totaling 16.88 acres from Residential-30 (R-30), Highway District (HD) and Industrial-2 (I-2) with a Special Highway Overlay District (SHOD) to Conditional Use-Industrial-2 (CU-I-2) with a Special Highway Overlay District (SHOD) to allow for a variety of industrial or commercial uses. The proposed rezoning is consistent with the Wake County Comprehensive Plan, PLANWake, and the Southeast Area Land Use Plan. Any future use on this property will have to be determined to be consistent with the Area Land Use Plan via a site-specific development plan before it can be approved.

Strategic Plan: This action supports Growth, Land Use and Environment Goal 1: Between 2024 and 2029, 97% of growth and development will be directed toward cities and towns that provide municipal services, transportation, and utilities. This action also compliments Inclusive Prosperity Goal 2: By 2029, four out of five residents asked will say they have employment opportunities that are available and right for their needs.

Fiscal Impact: There is no fiscal impact related to this agenda item.

Additional Information:

Current Zoning: 600 Three Sisters Road (PIN 1764850925)--Industrial-2 (I-2) and Residential-30 (R-30) with a Special Highway Overlay District (SHOD) and 610 Three Sisters Road (PIN 1764863923)--Highway District (HD) and Residential-30 (R-30) with a Special Highway Overlay District (SHOD)

Proposed Zoning: Conditional Use-Industrial-2 (CU-I-2) with Special Highway Overlay District (SHOD)

Petitioner: Michael Birch, Longleaf Law Partners

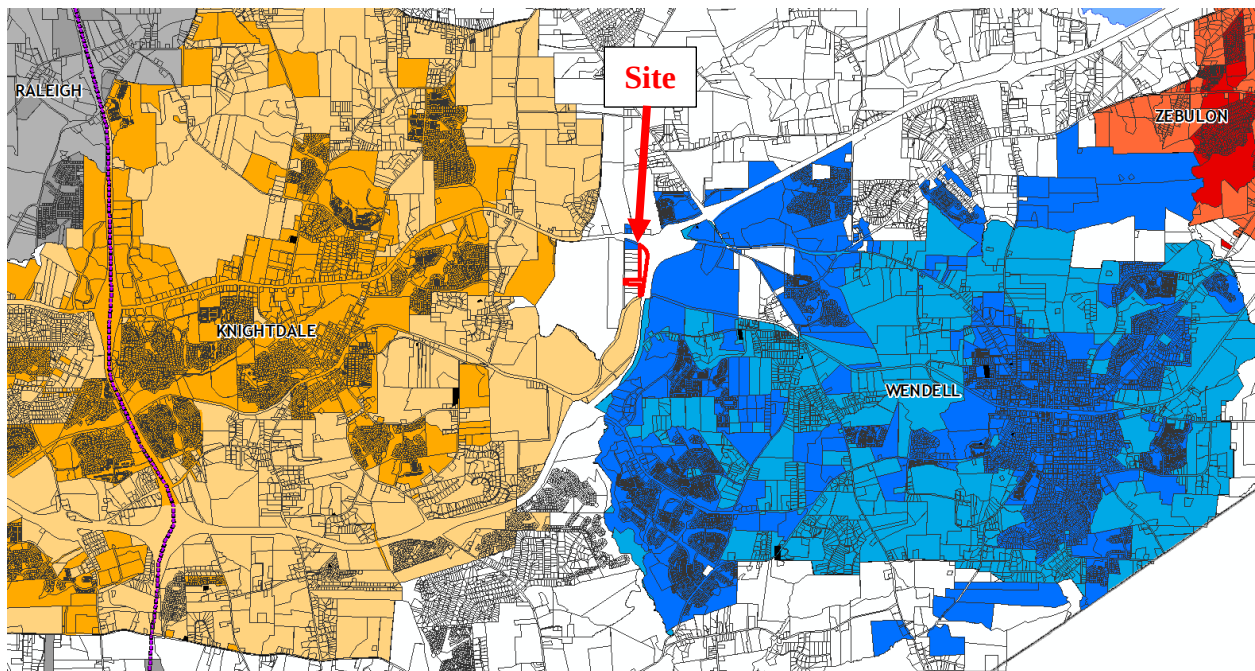
Owner: 600 Three Sisters Road (PIN 1764850925)--Bypass East LLC, Doug Watson, Manager and 610 Three Sisters Road (PIN 1764863923)—Steeple Square Court Associates LLC, Doug Watson, Managing Member

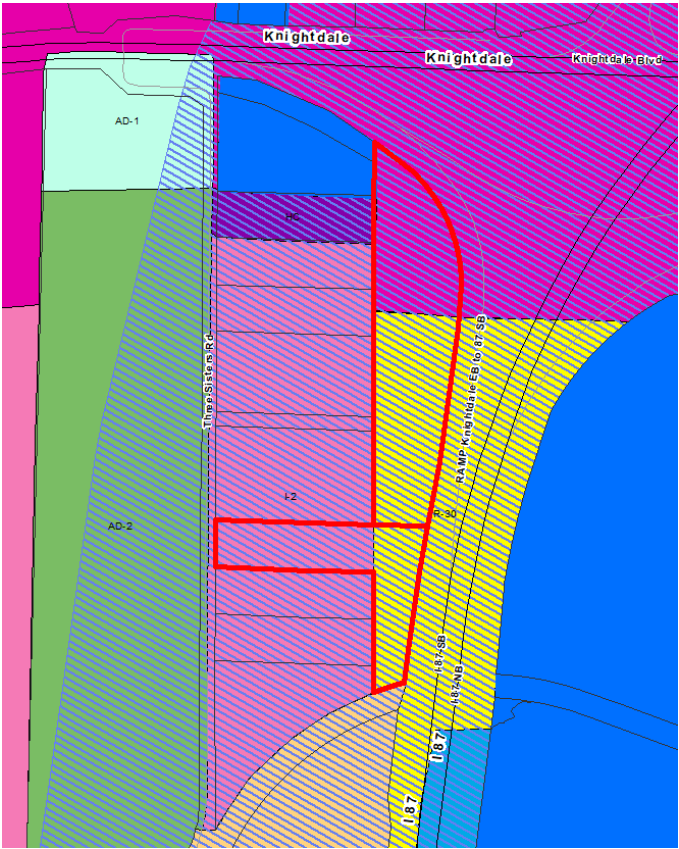
PINs: 1764850925 and 1764863923

Location: The subject properties are located at 600 Three Sisters Road (PIN 1764850925) and 610 Three Sisters Road (PIN 1764863923) south of Knightdale Boulevard and west of the I-87 southbound on-ramp.

Location Map

Between the towns of Knightdale and Wendell, south of Knightdale Boulevard, west of Interstate 87, east of the Wendell-Knightdale Airport and Three Sisters Road





The PLANWake Comprehensive Plan was adopted in 2021 and designated this area as a Walkable Center which allows for transitional development, such as is being considered for these properties, until public water and sewer become available at which time the site may be redeveloped for mixed-use development. The associated Southeast Area Land Use Plan designates the subject properties as Industrial, which corresponds to the requested Conditional Use-Industrial-2 zoning district.

The requested Conditional-Use Industrial-2 zoning allows for a range of industrial or commercial uses that would be generally consistent with the Area Land Use Plan's Industrial designation, are reasonable, and appropriate for the area. It should be noted that any decision on a rezoning petition must be based upon all possible uses and that the petitioner has voluntarily eliminated six (6) uses that would otherwise be permissible (see petitioner's conditions). There is no stated proposed use, just an indication of a future industrial or commercial use similar to the existing uses along Three Sisters Road.

The proposed rezoning to Conditional-Use-Industrial-2 will be consistent with both the PLANWake Comprehensive Plan's Walkable Center designation (which allows for transitional development until public utilities become available) and the Southeast Area Land Use Plan's designation of Industrial. Given the requested zoning district for the subject parcels (Conditional-Use-Industrial-2) and the allowable range of possible uses, the requested rezoning would be consistent with the PLANWake Comprehensive Plan and the area plan. Additionally, the petitioner has indicated that the requested rezoning complies with several of the goal statements referenced in the Southeast Area Land Use Plan.

The subject properties lie within Knightdale's Future Growth Area, so the county staff coordinated with the town staff for a courtesy review of this rezoning petition. The town staff indicated that Knightdale's Comprehensive Plan also identifies this area as Industrial/Business Park which is consistent with the Wake County Southeast Area Land Use Plan and the petitioner indicated that it is also consistent with PLANWake's goal statement of "cooperative and coordinated planning between jurisdictions" and "coordinated actions across jurisdictions". The petitioner also notes that this rezoning request is consistent with several goals of the Southeast Area Land Use Plan as listed below:

1. Provide for the development of business/industrial uses, and major employers.
2. Focus concentrated development in mixed-use activity centers that include commercial services and employment opportunities.
3. Encourage growth that will take advantage of existing and planned infrastructure so that municipalities are able to provide basic public services in accordance with their adopted plans.
4. Protect the character of the area by preserving significant natural features, historic resources and the cultural heritage.

As per our normal process, the County planning staff mailed out letters to all property owners within 1,000 feet of the subject properties (28) and posted a public hearing notice sign along the Three Sisters Road frontage. In response to those efforts to solicit neighborhood feedback, the planning staff has received only one phone inquiry and no objections to the request.

The petitioner held a neighborhood meeting on Thursday, August 8, 2024, to discuss the requested rezoning and possible future uses. The petitioner mailed notification letters of the meeting to all property owners within 1,000 feet of the subject properties (which mirrors the staff's notification range). No one attended the neighborhood meeting, but it is the staff's understanding that the petitioner had spoken to several nearby owners prior to the meeting.

It is the planning staff's professional opinion that the rezoning petition for Conditional Use-Industrial-I-2 zoning, and the permissible range of uses would be consistent with both the general PLANWake Comprehensive Plan and the Southeast Area Land Use Plan, are reasonable, appropriate for the area, and in the public interest.

Planning Staff Findings

1. The requested Conditional Use-Industrial-2 rezoning, and the permissible range of uses are consistent with the PLANWake Comprehensive Plan and the Southeast Area Land Use Plan designations and are reasonable and appropriate for the area.
2. The petitioner noted that the proposed rezoning complies with several stated goals of the Wake County Comprehensive Plan and the associated Southeast Area Land Use Plan.
3. Trip generation calculations prepared by the petitioner indicated that the proposed development would generate less traffic than the threshold for a formal Traffic Impact Analysis and would have a minimal impact on the operation of Three Sisters Road.
4. A detailed site plan must be approved by the appropriate county agencies prior to future development on the subject property to ensure compliance with all applicable regulations.
5. The City of Raleigh's utility staff has indicated that they have no plans to extend water or sewer along Three Sisters Road at this time.
6. The requested rezoning is consistent with the Town of Knightdale's designation of this area for Industrial uses, and they were not opposed to this request.
7. The Wake County planning staff has received no opposition from the neighboring business owners or the general public regarding this rezoning petition.

Planning Staff Recommendation

That the Board of Commissioners holds a public hearing to consider rezoning petition PLG-RZ-005297-2024 and:

1. Adopts the drafted statement finding that the requested rezoning to Conditional-Use-Industrial-2 zoning, and the permissible range of uses are consistent with both the general PLANWake Comprehensive Plan and the Southeast Area Land Use Plan, reasonable, appropriate for the area, and otherwise advances the public health, safety, and general welfare;

and by separate motion

2. Approves the rezoning petition, PLG-RZ-005297-2024, as presented.

Planning Board Recommendation

1. The Planning Board, at their Wednesday, February 5, 2025 meeting, recommended by a 6 to 0 vote, that the Wake County Board of Commissioners adopts the drafted Statement of Consistency, Reasonableness, and Public Interest;

and by separate motion

2. The Planning Board, at the same meeting, recommended by a 6 to 0 vote that the Wake County Board of Commissioners approves the rezoning petition as presented.

Attachments:

1. Presentation
2. Staff Report
3. Rezoning Petition
4. Draft Statement for Consideration by the Board of Commissioners
5. Ordinance Regarding Statement of Consistency, Reasonableness, and Public Interest
6. Ordinance Approving Rezoning Petition as Presented
7. Planning Board Minutes Excerpt