



Planning, Development & Inspections

A Division of Community Services
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MINUTES OF REGULAR PLANNING BOARD - November 5, 2025

LOCATION: Wake County Justice Center, 301 S. Salisbury St., Room 2700, Raleigh, NC

MEMBERS PRESENT:

1. Ms. Brenna Booker-Williams (Chair)
2. Mr. Ted Van Dyk (Vice Chair)
3. Mr. Amos Clark
4. Mr. Asa Fleming
5. Mr. Bill Jenkins
6. Ms. Suzanne Prince
7. Mr. Thomas Wells

MEMBERS ABSENT:

1. Mr. David Adams
2. Dr. Kamal Kolappa
3. Ms. Sally Rice

COUNTY STAFF:

1. Mr. Darrell Alford
2. Mr. Emerson Barker
3. Mr. Steven Finn
4. Mr. Tim Gardiner
5. Mr. Mark Hamlett
6. Mr. Timothy Maloney
7. Mr. Josh McClellan
8. Ms. Terry Nolan
9. Mr. David Parks
10. Ms. Beth Simmons

COUNTY ATTORNEY:

- Mr. Kenneth Murphy, Deputy County Attorney

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1. **Meeting Called to Order:** Ms. Booker-Williams called the meeting to order at 1:30 p.m.
 2. **Pledge of Allegiance**
 3. **Petitions and Amendments:** Mr. Maloney requested that the Board add an additional agenda item regarding Data Centers. Ms. Prince made a motion to amend the agenda, with a second from Mr. Fleming.

4. **Approval of October 1, 2025, Minutes:** Mr. Clark made a motion to approve the October 1, 2025, minutes as submitted. Mr. Wells seconded the motion, and the Board adopted the minutes unanimously.
5. **Proposed Zoning Map Amendment – PLG-RZ-006139-2025**
Request to rezone two parcels totaling 13.96 acres from Residential-80 District (R-80) to Industrial District (I-2). This site is the location of the Wake County Fire Services Training Center.

Presentation by staff: David Parks, Planner II

Mr. Parks began by explaining that this is a request to rezone two parcels totaling 13.96 acres from Residential-80 (R-80) to Industrial-2 (I-2) located on the east side of Shooting Lane, a small road off Shearon Harris Road near Harris Lake. The site is owned by Duke Energy and is the location of the Wake County Fire Services Training Center. In 1973, general Wake County zoning was first applied to the area the site is located in, and it is currently zoned Residential-80 (1 residential unit per two acres). The adjacent area housing the nuclear plant is designated I-2. The subject site is designated as Rural on PLANWake Comprehensive Plan's Development Framework Map. Predominant land uses for the Rural designation include working farms, timberlands, forest, residential and conservation areas.

The site is also subject to the Western Wake Area Plan, adopted in 2025. This established future land use for this area of the County, and the designation for the proposed rezoning site is defined as "Utility/Conservation". Planning staff sent letters to property owners adjacent to the subject property and posted a meeting notification on Shooting Lane.

The subject property is currently developed with an individual on-site septic system and an individual on-site well. There does not appear to be any flood hazard soils on the two parcels proposed with this rezoning. There is an existing stormwater detention pond on site to treat the existing runoff. Any future expansion or improvements of the site would be required to meet all applicable environmental standards along with any necessary permit reviews from Environmental Services. The subject site has frontage on Shooting Lane and Fire Training Lane which includes a paved easement located off Shearon Harris Road. There are no proposed improvements to Shooting Lane with this rezoning request. Any future development on this site, as well as any roadway improvements, will be required to comply with the Wake County UDO. Any roadway improvements and/or driveway permits will have to be coordinated with, and approved by, NCDOT.

Mr. Parks noted that NC General Statute and the UDO require that the Planning Board provide the Commissioners with a statement of whether the request is consistent with the Comprehensive Plan, reasonable, and otherwise advances the public health, safety, and general welfare. The Commissioners must adopt a statement describing whether its action is consistent with the Comprehensive Plan, or explaining why their decision is reasonable and in the public interest.

Staff finds that 1) the proposed Industrial-2 (I-2) zoning district is consistent with the policies of the Western Wake Area Plan as contained within the Comprehensive Plan, 2) the Future Land Use Map contained as a part of the Western Wake Area Plan designates this site as Utility/Conservation, 3) the continued use of this site as the Wake County Fire Services Training Center is compatible with the Utility/Conservation use and therefore, the proposed I-2 zoning district would be more in line with the intent of the Utility/Conservation classification than the existing R-80 zoning district, 4) the petitioner has state in their application that the existing use of this facility directly benefits the residents of Wake County as Fire Department staff will continue to utilize this facility to increase the efficiency

and effectiveness, and 5) the zoning change to I-2 will allow additional fire training structures and infrastructure to be constructed on site.

Staff recommends that the Planning Board 1) recommend that the Board of Commissioners adopt the statement of consistency for rezoning petition PLG-RZ-006139-2025, and by separate motion, 2) recommend that the Board of Commissioners adopt rezoning petition PLG-RZ-006139-2025 as presented.

Mr. Van Dyk asked if the purpose of the rezoning request was to bring the site into alignment with the current use, and Mr. Parks responded that the training center has operated since 1984 and for any future expansion, the proposed I-2 zoning would be more consistent with the existing use. Mr. Maloney added that it would allow the site to expand in ways the existing zoning would not permit. Mr. Van Dyk asked if the site would be affected by any future expansion of the lake, and Mr. Maloney responded that raising the lake levels to accommodate future nuclear capacity would not impact the training center to their knowledge. Mr. Van Dyk asked if there were any conditional limitations placed on this rezoning, and Mr. Parks responded it was a general rezoning request with no conditions.

Mr. Jenkins asked if any live fire training took place at the site, and would there be concerns about potential environmental contaminants. Mr. Parks indicated that staff from General Services Administration (GSA) and Fire and Emergency Management could address this. Mark Hamlett introduced himself as the Deputy Director of Wake County GSA and stated that the property is not adjacent to the water, but it was possible to feel impacts from raising the level of the lake. He explained that they would review the contours to better determine potential impacts if Duke Energy moves forward with this plan. Darrell Alford, the Director of Fire Services & Emergency Management, explained that Duke Energy partners with the County in the Shearon Harris area and that they share the training facility. Mr. Alford noted that they conduct live fire training on site and use Wood Combustive materials to generate burn rooms. All runoffs are captured in a retention pond and is used in a loop fire system for reusing the water and controlling all runoff.

Mr. Clark asked if staff received any feedback from the public, and Mr. Parks responded that they had not, adding that all the adjacent property is owned by Duke Energy.

Public Hearing

Ms. Booker-Williams opened the floor for public comment and, hearing none, closed the floor at 1:43 p.m.

Board Motion for Consistency on PLG-RZ-006139-2025

Mr. Wells made a motion that the Planning Board offers to the Wake County Board of Commissioners the following recommended statement of consistency, reasonableness, and public interest:

- 1) The Board finds that the requested rezoning to Industrial-2 is consistent with the Land Use Plan.
- 2) The permissible range of uses are reasonable for the surrounding area. The site will continue to be utilized for the purposes for Fire Department training.
- 3) The petitioner has indicated compliance with the Wake County Land Use Plan regarding the future land use map designation of the site as Utility/Conservation.
- 4) The request is reasonable, and in the public interest because various provisions in the Wake County Unified Development Ordinance will ensure that there are no significant adverse impacts on the public health, safety and general welfare. The subsequent development will comply with county requirements regarding buffering, stormwater, and erosion control, and protection of environmentally sensitive areas.

Ms. Prince seconded the motion, and it was approved unanimously.

Board Motion for Approval on PLG-RZ-006139-2025

Mr. Clark made a motion that in the matter of PLG-RZ-006139-2025, the Board finds that the adoption of the rezoning is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest and hereby makes a motion to recommend approval of the proposed rezoning to the Wake County Board of Commissioners.

Mr. Fleming seconded the motion, and it was approved unanimously.