

**Item Title:** Public Hearing to Consider Rezoning PLG-RZ-006139-2025 of Two Parcels Totaling 13.96 Acres from Residential-80 District (R-80) to Industrial-2 District (I-2)

**Specific Action Requested:**  
**That the Board of Commissioners:**

1. Holds a public hearing and adopts the draft statement finding that the requested rezoning to Industrial-2 is consistent with the Wake County Comprehensive Plan, reasonable, and in the public interest;

and by a separate motion;

2. Adopts the attached ordinance for the proposed rezoning as presented in PLG-RZ-006139-2025.

**Item Summary:**

**Purpose:** North Carolina State law requires the Board of Commissioners approve amendments to the Wake County zoning districts.

**Background:** This request is to rezone two parcels consisting of approximately 13.96 acres from Residential-80 District (R-80) to Industrial-2 District (I-2). The site is the location of the Wake County Fire Services Training Center. The site located on Shooting Lane in southern Wake County, near Sharon Harris Lake and the nuclear power plant. Wake County leases the properties from Duke Energy for the training center. This request will align the zoning with the use and accommodate future expansion of the training center. The proposed rezoning is consistent with the Wake County Comprehensive Plan.

**Strategic Plan:** This action aligns with the Board of Commissioners' land use and development regulatory authority under North Carolina General Statutes and does not relate to a specific Strategic Plan goal or initiative.

**Fiscal Impact:** This action has no fiscal impact.

**Additional Information:**

The Wake County Fire Training Center, located in New Hill and constructed in 1985, serves as the primary training facility for all fire departments within Wake County. The site features a burn building, four-story training tower, classroom facilities, restrooms, LP fire training props, and multiple Conex-style containers.

At the training center, firefighters develop essential skills through live fire exercises, search and rescue operations, and technical rescue training, supported by classroom

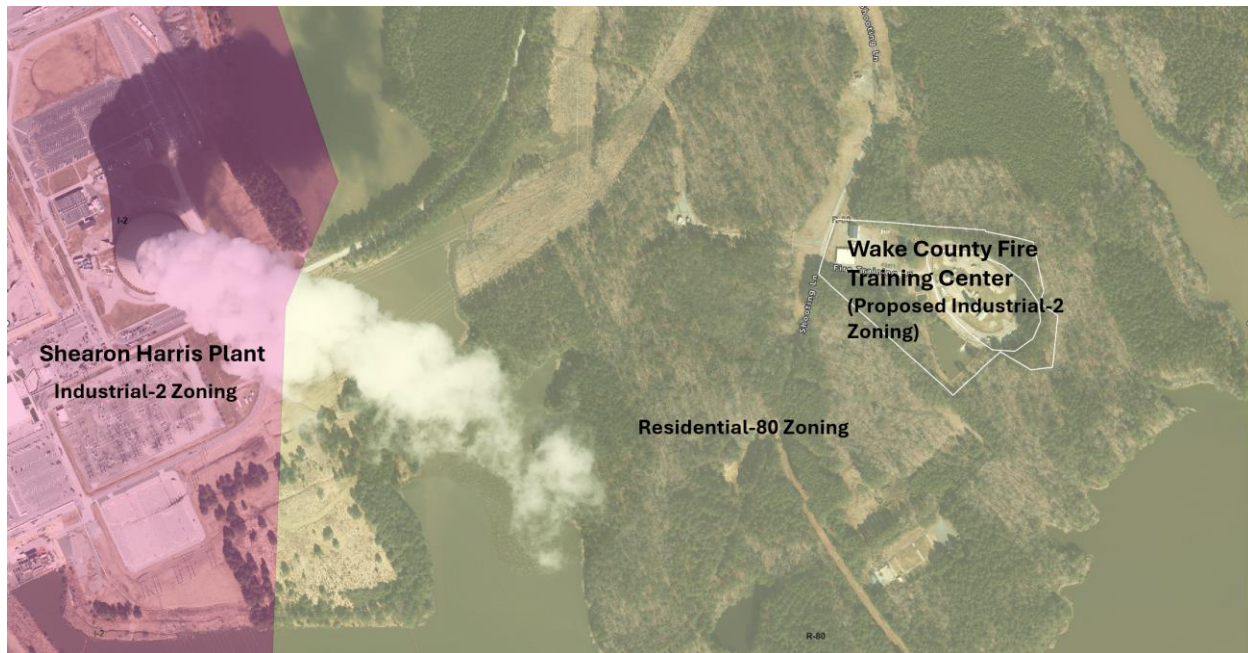
instruction on fire behavior, hazardous materials response, and incident command. This comprehensive approach ensures all participants are well-prepared to respond safely and effectively to real-world emergencies.



Over the years, the Wake County Fire Services Training Center has added various elements and features to the site that expand the fire training experience for personnel. The current residential zoning limits future growth and expansion on the site. This is due to impervious restrictions. The proposed Industrial-2 (I-2) zoning district will remove those limitations and allow for needed expansion. It will also align the current use with a more appropriate zoning district.

This site is part of the Western Wake Area Plan, adopted in January 2025, which is a component of the Wake County Comprehensive Plan (PLANWake). The purpose of the area plan update was to align the area plan with PLANWake, align with current municipal plans within this area, address resident and stakeholder concerns, and to set the groundwork for the growth in this area of Wake County.

In accordance with the North Carolina General Statutes and the Wake County Unified Development Ordinance (UDO), any proposed rezoning should be consistent with the Comprehensive Plan. It is staff's opinion that the rezoning from R-80 zoning to I-2 zoning would be consistent with the designation of the Future Land Uses and Future Land Use Map as contained within the Western Wake Area Plan which serves as a component of the Comprehensive Plan.



The Future Land Use Map defines this area as Utility/Conservation. The Utility/Conservation classification goal is to allow the areas to be used as needed to accomplish the current and evolving roles of the site while maximizing the natural character and rural viewshed aspects of the site. All development activities in this classification shall be undertaken in a manner that, to the extent possible, prevents the loss of habitat and valued natural resources and is focused on sustaining and improving the existing natural characteristics of the entire site. The description in the Western Wake Area Plan further describes the Utility/Conservation as areas owned by Duke Energy or the United States Army Corps of Engineers. This site is owned by Duke Energy and has been utilized as the training center for Wake County Fire Services since 1985 (Wake County leases the site for the training center). The use of the site as a training center for a county department would be seen as a utility use based on how the site operates and, therefore, the site would conform to the designation of the Future Land Use map as defined in the Western Wake Area Plan.

Planning staff mailed out letters to adjacent property owners and posted a public meeting notice sign on Shooting Lane. The planning staff has received no phone calls or inquiries about the rezoning.

#### Planning Staff Findings:

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 Utility/Conservation use and therefore, the proposed I-2 zoning district would be more in line with intent of the Utility/Conservation classification than the existing R-80 zoning district.

4. The petitioner has stated in their application that the existing use of this facility directly benefits the residents of Wake County as Fire Department personnel will continue to utilize this facility to increase their efficiency and effectiveness.
5. The zoning change to I-2 will allow additional fire training structures and infrastructure to be constructed on site.

**Recommendations:**

**PLANNING STAFF:** The planning staff recommends approval of the requested zoning map amendment, PLG-RZ-006139-2025, as presented, and finds that the zoning map amendment is consistent with the Comprehensive Plan, and otherwise advances the public health, safety, and welfare.

**PLANNING BOARD:** The Planning Board, at their Wednesday, November 5, 2025 meeting, recommended by unanimous vote, that the Board of Commissioners approve of the requested zoning map amendment, PLG-RZ-006139-2025, as presented, and finds that the zoning map amendment is consistent with the Comprehensive Plan, and otherwise advances the public health, safety, and welfare.

**Attachments:**

1. Presentation
2. Staff Report
3. Planning Board Minutes Excerpt
4. Statement of Consistency Resolution
5. Ordinance Approval Resolution
6. Motions Page