

MINUTES

**Wake County Planning Board
Wednesday, December 2, 2015
1:30 P.M., Room 2700
Wake County Justice Center
301 S. McDowell St.
Raleigh, N.C.**

Members Present (10): Ms. Michelle Muir, Mr. Douglas Ball, Mr. Michael Birch, Mr. Matt Martin, Mr. Phil Feagan, Mr. Thomas Wells, Ms. Tara Kreider, Mr. Joseph Springer, Mr. Brian LiVecchi, and Mr. Alan Swanstrom

Members Not Present (0): None

Staff Members Present (9): Mr. Steven Finn (Land Development Administrator), Ms. Sharon Peterson (Long Range Planning Administrator), Mr. Bryan Coates (Planner III), Mr. Tim Maloney (Planning, Development & Inspections Director), Mr. Keith Lankford (Planner III), Ms. Betsy Pearce (Environmental Engineer/Consultant), Ms. Sydney Sadler (Student Assistant), Mr. Andy Kuhn (Executive Assistant), and Mr. Russ O'Melia (Clerk to the Board)

County Attorneys Present (1): Mr. Kenneth Murphy

4. ZP-886-15: Request to rezone 220.4 acres located at 5301 Shearon Harris Road off of New Hill Holleman Road, from Residential-80 (R-80) to Conditional Use—Industrial-2

Mr. Martin recused himself from consideration of ZP-886-15.

Mr. Lankford presented the staff report to the board.

Ms. Rachel Cotter of McAdams came forward to address the board. She stated that she is the petitioner on behalf of Duke Energy Progress.

Mr. Wells asked whether the development is contingent on getting utilities to the site. The petitioner did not have any information.

Mr. LiVecchi asked about one of the uses that is proposed to be permitted being "hazardous or low-level radioactive waste facility." Mr. Lankford said that there is temporary storage of spent rods in a pool within the Shearon Harris facility. Similar storage would not occur in the subject area. Mr. LiVecchi asked if that use needed to be included if it would not occur. Mr. Lankford said that the list of proposed permissible uses matches what the Land Use Plan says. Even though the zoning could allow the storage of the radioactive waste, the Nuclear Regulatory Commission regulations and security perimeter necessary would prohibit such storage.

Mr. Swanstrom made a motion that the Planning Board recommend approval of ZP-886-15 and adopt the following statement of consistency, reasonableness, and public interest:

The Wake County Planning Board has reviewed the rezoning petition (ZP-886-15) for the 220.4-acre area located at 5301 Shearon Harris Road (portions of PINs 0618420089 and 0619147086) to rezone the property from Residential-80 (R-80) to Conditional Use-

Industrial-2 (CU-I-2). The Planning Board offers the following (1) statement of consistency, reasonableness, and public interest, and (2) recommendation for approval:

- 1) The Planning Board finds that the requested rezoning to CU-I-2 is:
 - a) consistent with the Wake County Land Use Plan's designation of Utility/Harris Lake (aka Utility/Preservation) and the limited range of allowable uses (including training facilities) as described in the 2010 adoption resolution for LUPA 03-09 which updated the Southwest Area Land Use Plan;
 - b) consistent with the Land Use Plan's Goal 1 regarding guiding quality growth throughout the County in conjunction with affected local governments via collaboration with the Town of Holly Springs with regard to land use and utility infrastructure;
 - c) consistent with the Land Use Plan's Goal 2 regarding encouraging growth close to municipalities to take advantage of existing and planned infrastructure such as water and sewer facilities;
 - d) reasonable because the subject area is located halfway between the existing training facility and the nuclear power plant;
 - e) in the public interest because the rezoning of the site will allow for the construction of a training facility that will allow Duke Energy Progress, LLC to train their employees to safely and rapidly respond and restore power during times of power outages;
 - f) reasonable and in the public interest because various provisions in the Wake County Unified Development Ordinance and the established development review process with outside agencies such as the North Carolina Department of Transportation and other county departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare. For example, there are no significant traffic issues on Shearon Harris Road or New Hill-Holleman Road, and the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.
- 2) The Planning Board recommends that the Board of Commissioners approve the rezoning request as presented.

Mr. Springer seconded the motion. The motion passed unanimously.