

Zoning Map Amendment PLG-RZ-006139-2025

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Request

1. **To rezone** two parcels totaling 13.96 acres from Residential-80 District (R-80) to Industrial-2 District (I-2) located on the east side of Shooting Lane which is a small road off Shearon Harris Road near Harris Lake.
2. The site is owned by Duke Energy and is the location of the Wake County Fire Services Training Center.

Subject Site



1973:

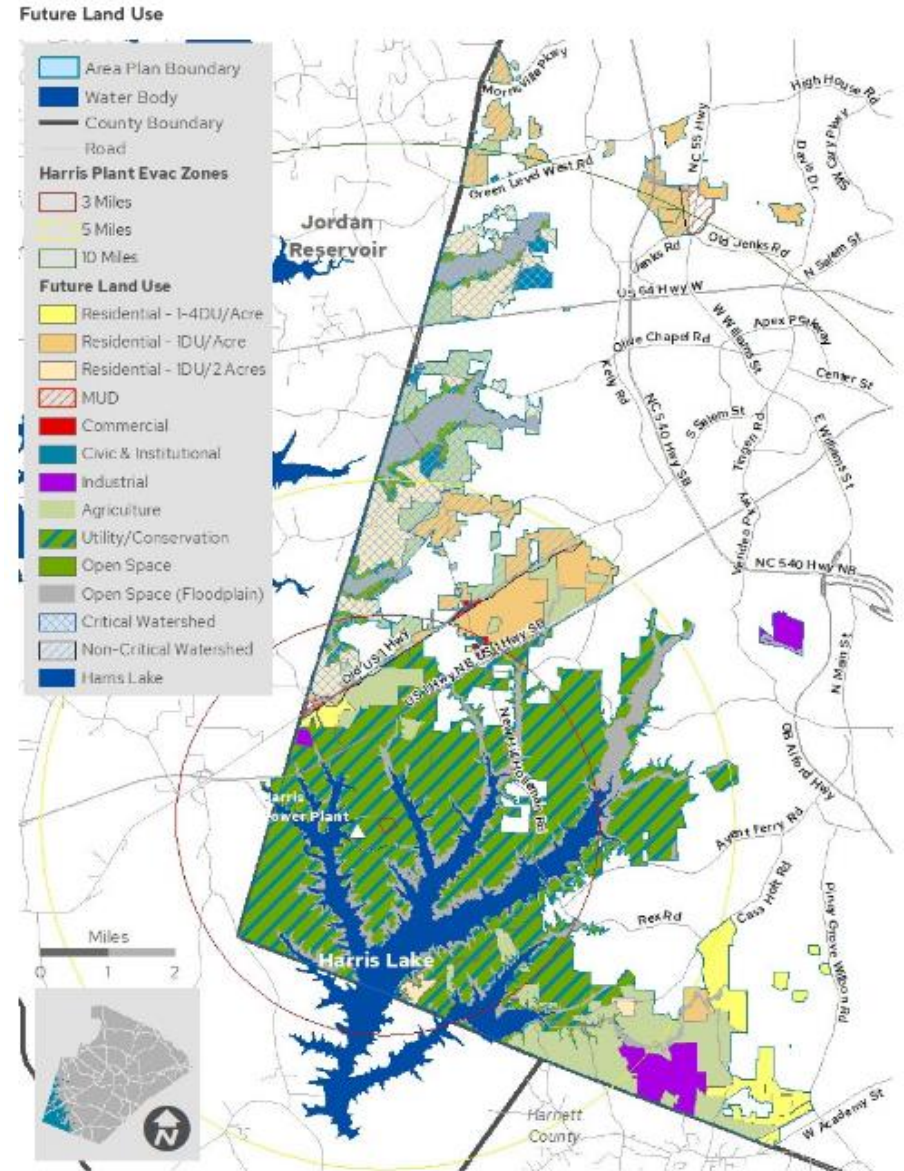
General Wake County zoning was first applied to the area.

Current Zoning – Residential 80 (1 residential unit per two acres)



Western Wake Area Plan

1. The site is subject to the Western Wake Area Plan, a component of the Comprehensive Plan PLANWake.
2. The future land use designation for the proposed rezoning site is defined as **Utility/Conservation**.
3. The continued use of this site as the Wake County Fire Services Training Center is compatible with the Utility/Conservation designation.



Public Input

- Planning staff sent letters to property owners adjacent to the subject property and posted a meeting notification sign on Shooting Lane.
- No feedback was received.

Consistency Statement

1. 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 (see draft statement)
2. 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 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.

Staff Findings

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 staff 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.

Staff Recommendation

That the Board of Commissioners adopt zoning map amendment PLG-RZ-006139-2025 as presented.

Planning Board Recommendation

The Planning Board voted unanimously at their November 5, 2025, meeting that the zoning map amendment is consistent with the Comprehensive Plan and recommended that the Wake County Board of Commissioners adopt the zoning map PLG-RZ-006139-2025 as presented.



Public Hearing