



Planning, Development & Inspections

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MINUTES OF REGULAR MEETING

Wake County Planning Board

Wednesday May 5, 2021, 1:30 p.m.

Online Meeting via WebEx

Members Present: (9) Mr. Amos Clark (Chair), Mr. Asa Fleming (Vice-Chair), Mr. Jason Barron, Ms. Brenna Booker-Rouse, Ms. Meredith Crawford, Mr. Bill Jenkins, Mr. Ted Van Dyk, Mr. Thomas Wells, Mr. Tony Yao

Members Absent: (1) Mr. Daniel Kadis

Participating County Staff: ((5) Mrs. Loretta Alston (Clerk to the Board), Mr. Steven Finn (Land Development Administrator), Mr. Keith Lankford (Planner III), Mr. Tim Maloney (Planning, Development, Inspections Director),), Ms. Sharon Peterson (Long Range Planning Administrator),

County Attorney: (1) Mr. Kenneth Murphy (Senior Assistant County Attorney)

Guests: (4) Mr. Andrew Petesch (Applicant, Petesch Law), Mr. Richard Stockett (Developer/Owner of Hughes Development LLC), Mr. Nate Bouquin (Ramey Kemp & Associates), Mr. Larry Stewart (Attendee)

4. Rezoning Request PLG-RZ-001350-2019:

Mr. Keith Lankford presented a proposed zoning map amendment to rezone 10.08-acre parcel located at 900 Knotts Hill Place from Residential-30 (R-30) to Conditional Use Residential-10 (CU-R-10), allowing construction of up to 40 single-family homes.

Mr. Lankford provided a brief history of the land use for the location, including (which is located at the northern end of Knotts Hill Place and at the eastern end of Rutledgeville Lane) aerial and zoning maps of the parcel, while detailing the surrounding land uses and zoning districts. The petitioner voluntarily provided a condition that prohibits any road connection to Knotts Hill Place "which will allow the natural buffer on either side of the perennial stream to be preserved and protected."

Mr. Lankford reminded the Board that the Land Use Plan amendment leading to this rezoning received a favorable vote at its April 7th meeting and is consistent with the amended Land Use Plan. The petitioner has complied with the four applicable goals of the Wake County Land Use Plan, and two of the applicable goals of the East Raleigh/Knightdale Area Land Use Plan.

Wake County and the Town of Knightdale planning staffs held discussions and it is noted that the Town of Knightdale indicated that this request would be inconsistent with their comprehensive plan. Other outreach to the public included four neighborhood meetings in 2019 and 2020 held by the petitioner to discuss the proposed rezoning and subsequent development. County Planning staff sent 245 notification letters to property owners within 1,000 feet of the subject property and posted two

signs at the site. Mr. Lankford stated that he has only received one phone call of general inquiry; no opposition has been noted.

Mr. Lankford cited the following points for consideration of this request, and for these reasons the proposed rezoning and proposed uses are reasonable and in the public interest:

- The environmentally sensitive area along the stream between the subject property and the Huntsboro subdivision to the south will be preserved and protected (with a condition of no road connection to Knotts Hill Place).
- The site will be served with available capacity in the community water and wastewater system that serves the adjacent Rutledge Landing development.
- A detailed traffic assessment statement was performed and found that the traffic from these 40 new homes would have minimal impact on the area roadways.
- The proposed development is comparable to existing surrounding developments.

Planning Staff Findings

1. The proposed CU-R-10, the stated proposed use, and the permissible range of uses are consistent with the Land Use Plan and are reasonable and appropriate for the area.
2. The proposed rezoning complies with the applicable goals of the Wake County Land Use Plan and two of the applicable goals of the East Raleigh/Knightdale Area Land Use Plan.
3. A detailed traffic assessment statement indicated that the proposed 40-lot development would have minimal impacts on the studied intersections.
4. A detailed subdivision plan must be approved by the appropriate county and state agencies prior to future development on the subject property to ensure compliance with all applicable regulations.
5. The Town of Knightdale's planning staff has indicated that the requested rezoning is inconsistent with their comprehensive plan.
6. The Wake County planning staff has received no objections from the surrounding property owners or from the public.

Planning Staff Recommendation

Planning staff recommends that the Planning Board:

1. Adopts the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest; and
2. Recommends to the Board of Commissioners that they approve the rezoning petition, PLG-RZ-001350-2019, as presented.

Mr. Van Dyk asked staff what the Town of Knightdale deemed inconsistent with their Comprehensive Plan. Mr. Lankford stated that the area was currently planned to be a rural, lower density development. Ms. Peterson added that per discussion with the Town of Knightdale, the designation for that area is rural transition, and urban growth is untimely due to the lack of access to public water and sewage lines. Mr. Lankford clarified that they are not necessarily opposed to the rezoning, only stating that it is not consistent with their current plan.

Presentation from the Applicant

Mr. Andy Petesch, introduced himself on behalf of the applicant, and introduced Mr. Richard Stockett of Hughes Development LLC (developer of the property) and Mr. Nate Bouquin (Ramey Kemp traffic engineer). Mr. Petesch began by addressing the inconsistency with the Knightdale Comprehensive Plan and indicated that the Town expressed concerns that they cannot provide supportive services in the area required of higher density infrastructure. Mr. Petesch stated that there are supportive services through the neighboring community wastewater system.

Mr. Petesch shared early conceptual plans for the subdivision from 2019 containing 38 and 40 lots, and again reiterated that there will be no access from Knotts Hill Place. Current plans show 36-37 lots, matching the density of the neighboring subdivision, Rutledge Landing, and it will provide connectivity to Rutledgeville Lane and potentially to the community activity center on Smithfield and Poole Road. There will be a retained 25-foot wooded buffer area between the subdivision and the subdivision to the south.

Board Discussion

Mr. Clark opened the floor for Board discussion at 1:54pm.

Mr. Barron asked Mr. Petesch if he had knowledge of what development density the 'rural transition' designation by Knightdale would allow. Mr. Petesch replied that he did not but had included the Knightdale playbook approach as Exhibit B in the application if the Board had further interest. Ms. Peterson also shared the weblink to the Knightdale Comprehensive Plan.

Public Comments

Mr. Clark opened the floor for public comments at 2:07pm. There being no comments or discussion, Mr. Clark asked for a motion.

Motion for Consistency

In the matter of PLG-ZP-001350-2019, Mr. Barron moved that the Planning Board offers to the Wake County Board of Commissioners the following recommended statement of consistency with the Wake County Land Use Plan, reasonableness, and public interest:

- 1) The Board finds that the requested rezoning to Conditional Use-Residential-10, the stated proposed use, and the permissible range of uses are:
 - a) Consistent with the Land Use Plan (if the pending Land Use Plan Amendment, PLG-LUPA-01-21, is approved), is reasonable and appropriate for the area.
 - b) Consistent with the four applicable goals of the Land Use Plan, specifically:
 - i) To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.
 - ii) To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses.
 - iii) To ensure that the land use plan and transportation plan mutually support each other.
 - iv) To ensure that the County always protects the property rights of landowners.
 - c) Consistent with two applicable goals of the East Raleigh/Knightdale Area Land Use Plan, specifically:
 - i) 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.
 - ii) Focus compact development in mixed-use activity centers that include housing, commercial services and employment opportunities designed with convenient pedestrian and vehicular access from surrounding development areas.

- d) Reasonable, and in the public interest because it would allow for subsequent development that would:
- i) Meet an “ongoing market need for housing”, which is “generally accepted as a public necessity”.
 - ii) Will benefit adjacent and surrounding properties by prohibiting access through the Huntsboro Subdivision, which allows for the preservation of an environmentally sensitive natural area and providing a buffer along the lower-density Huntsboro subdivision.
 - iii) Extend a neighboring road through their property which will allow for further road extension/connection that provides for more efficient movement of traffic, dispersion of traffic, and routing of emergency response vehicles.
 - iv) Better utilize existing water and sewer capacity without directly impacting the capacity of public water and sewer services.
 - v) Have minimal impact on the area road network and studied intersections.

All of which advance the public health, safety, and general welfare.

- e) Reasonable, and in the public interest because various provisions in the Wake County The 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 the adjacent roadways, the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

The motion was seconded by Mr. Van Dyk and passed unanimously by the Board.

Motion for Approval

In the matter of PLG-RZ-001350-2019, Mr. Barron moved that the Planning Board offers to the Wake County Board of Commissioners a recommendation for approval of the rezoning request as presented.

The motion was seconded by Mr. Wells and passed unanimously by the Board.