



Planning, Development & Inspections

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A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
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June 11, 2021

PROPERTY OWNER
ADDRESS
ADDRESS

Dear Property Owner:

This letter is to notify you that petitions (1) to amend the land use designation of the East Raleigh/Knightdale Area Land Use Plan and (2) to rezone a parcel adjacent to, or near, your property will be considered at public hearings of the Wake County Board of Commissioners on Monday, June 21, 2021 at 2:00 PM or as soon thereafter as it can be heard. The Planning Board recommended approval of the Land Use Plan Amendment (LUPA) petition on April 7, 2021, and recommended approval of the rezoning petition on May 5, 2021.

Petition #s: (1) PLG-LUPA-002583-2020 and (2) PLG-RZ-001350-2019

Requests:

- (1) PLG-LUPA--002583-2020 proposes to amend the East Raleigh/Knightdale Area Land Use Plan designation for this 10.08-acre parcel from Residential (Less Than 1.5 Units Per Acre) to Residential (1.5 to 4 Units Per Acre).
- (2) PLG-RZ-001350-2019 to rezone this 10.08-acre property, or a portion thereof, from Residential-30 (R-30) to Conditional Use-Residential-10 (CU-R-10) to allow for a higher residential density (40 lots versus 14 lots), or to a less intensive zoning district or to a more limited range of uses. **The petition includes a condition that there will *not* be a road connection to Knotts Hill Place.** The subject property is outlined in red on the attached map, which also shows the existing zoning districts in this area.

Site Location: The subject property is located at 900 Knotts Hill Place (PIN 1763007038). The property is adjacent to the Rutledge Landing, Ashley Hills, and Huntsboro subdivisions, located north of Poole Road and west of South Smithfield Road. Please see the enclosed map.

Meeting Information: The Wake County Board of Commissioners will consider PLG-LUPA-002583-2020 and PLG-RZ-001350-2019 on **Monday, June 21, 2021 at 2:00 PM**, or as soon thereafter that they can be heard. After more than a year of virtual meetings due to the COVID-19 pandemic, this meeting will take place in-person in Room 2700 of the Wake County Justice Center, located at 301 South McDowell Street in downtown Raleigh.

If you have questions on PLG-LUPA-002583-2020, contact Akul Nishawala, Planner III in Wake County Planning, Development & Inspections at (919) 856-5636 or akul.nishawala@wakegov.com.

If you have questions on PLG-RZ-001350-2019, contact Keith A. Lankford, Planner III in Wake County Planning, Development & Inspections at (919) 856-7569 or at keith.lankford@wakegov.com.



Land Use Plan Amendment 01-21
900 Knotts Hill Place

- LUPA 01-21 Subject Parcel
 - Parcel
 - Res 1.5 to 4 Units
 - Res Less Than 1.5 Units
 - Street
- Information depicted hereon is for reference purposes only and is derived from best available sources. Wake County assumes no responsibility for errors arising from misuse of this map.

