

ORDINANCE APPROVING A REQUEST TO REZONE A 10.08-ACRE PARCEL LOCATED AT 900 KNOTTS HILL PLACE FROM RESIDENTIAL-30 (R-30) TO CONDITIONAL USE-RESIDENTIAL-10 (CU-R-10) [PLG-RZ-001350-2019]

WHEREAS, this request, is to rezone a 10.08-acre parcel located at 900 Knotts Hill Place (PIN 1763007038) from Residential-30 (R-30) to Conditional Use-Residential-10 (CU-R-10) [PLG-RZ-001350-2019]; and

WHEREAS, the proposed Conditional Use-Residential-10 rezoning, the stated proposed use, and the permissible range of uses are consistent with the Land Use Plan's designation (if the pending Land Use Plan Amendment, PLG-LUPA-002583-2020, is approved), are reasonable, and appropriate for the area; and

WHEREAS, the proposed rezoning complies with four (4) stated goals of the Wake County Land Use Plan and two (2) stated goals of the East Raleigh/Knightdale Area Land Use Plan; and

WHEREAS, a detailed traffic assessment statement prepared by a professional traffic engineer indicated that the proposed 40-lot development would have minimal impacts on the studied intersections; and

WHEREAS, 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, which will ensure protection of the public health, safety and general welfare; and

WHEREAS, the Town of Knightdale does not object to the rezoning request; and

WHEREAS, the Wake County Planning staff has received no objections from the surrounding property owners or the general public; and

WHEREAS, on May 5, 2021, the Wake County Planning Board voted 9-0 to recommend that the Board of Commissioners approve the proposed zoning map amendment as presented; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on June 21, 2021 to consider amending the zoning map by approving the requested rezoning of a 10.08-acre parcel located at 900 Knotts Hill Place (PIN 1763007038) from Residential-30 (R-30) to Conditional Use-Residential-10 (CU-R-10) [PLG-RZ-001350-2019]

NOW, THEREFORE, BE IT ORDAINED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The proposed rezoning, is found to be consistent with the Land Use Plan, reasonable, and otherwise promotes the public health, safety and general welfare, therefore, the Wake County Zoning Map is hereby amended to rezone the 10.08-acre parcel located at 900 Knotts Hill Place (PIN 1763007038) from Residential-30 (R-30) to Conditional Use-Residential-10 (CU-R-10) [PLG-RZ-001350-2019].

SECTION II

This ordinance to amend the Wake County Zoning Map as petitioned shall become effective upon adoption.

Commissioner _____ made a motion that the above ordinance be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 21st day of June 2021.

This Instrument Approved as to Form

Wake County Attorney

Date