

Proposed Zoning Map Amendment Staff Report

Board of Commissioners Meeting: June 21, 2021

Rezoning Petition #: PLG-RZ-001350-2019

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).

Note: A conditional use rezoning means that the petitioner has voluntarily offered certain conditions as part of the rezoning petition in an attempt to mitigate any potential for negative impacts of subsequent development upon the surrounding properties. In this case the petitioner has offered a condition that prohibits any road connection to Knotts Hill Place, thereby preserving the natural buffer on either side of the perennial stream that runs through the southern portion of the subject property. It should be noted that the allowable uses within the Residential-10 zoning district are identical to those allowed in the Residential-30 zoning district. The petitioner's stated purpose is to allow for up to 40 single-family homes.

Note: This rezoning petition was submitted last year, prior to adoption of the new Comprehensive Plan. Because of this, staff's review and analysis of this petition is based on the former Wake County Land Use Plan and guiding materials. This analysis is reflected in this staff report. This approach is consistent with N.C.G.S. 143-755 *Permit Choice*, whereby the applicant may choose which version of the "rule or ordinance" (the former version or the new version) applies to the application and use of land. In this case, the petition does not benefit more or less from either the new Comprehensive Plan or the former Land Use Plan.

Location: The subject property is located at the northern end of Knotts Hill Place and at the eastern end of Rutledgeville Lane and is addressed as 900 Knotts Hill Place.

Current Zoning: Residential-30 (R-30)

Proposed Zoning: Conditional Use-Residential-10 (CU-R-10)

Existing Land Uses: Vacant, wooded

Petitioner: Andrew Petesch, Petesch Law

Owner: Hughes Development, LLC, Richard Stockett, principal

PIN: 1763007038

Surrounding Land Uses and Zoning Districts

Direction	Land Use	Zoning District
North	Single-family residential	Residential-20
East	Vacant wooded	Residential-30
South	Single-family residential	Residential-30
West	Single-family residential	Conditional Use-Residential-10

Land Use/Zoning History

1976: General zoning was first applied to the eastern portion of Wake County.

2000: The East Raleigh/Knightdale Area Land Use Plan was adopted and designated this area for Residential less than 1.5 dwelling units per acre.

2011: The nearby Neighborhood Activity Center (NAC) at the Poole Road and Smithfield Road intersection was reconfigured and reclassified as a 128-acre Community Activity Center (CAC).

2021: This petitioner has requested a Land Use Plan Amendment (LUPA) to reclassify the subject property for Residential 1.5 to 4 dwelling units per acre (case PLG-LUPA-002583-2020).

Wake County Land Use Plan

The Wake County Land Use Plan's General Classification map designates this area as Knightdale's Short-Range Urban Services Area (SRUSA). SRUSAs are defined as areas within the county's zoning jurisdiction that are intended to be urbanized-probably within the next ten years. Please see the discussion below under the "Input from the Town of Knightdale" section for information regarding feedback from the Town of Knightdale.

In addition to the general Wake County Land Use Plan, there are several area land use plans that were developed for different portions of Wake County. One of these area plans is the East Raleigh/Knightdale Area Land Use Plan which was adopted in 2000. The subject property is currently designated on the East Raleigh/Knightdale Area Land Use Plan as appropriate for "Residential Less Than 1.5 [Dwelling] Units Per Acre", which corresponds to the existing Residential-30 zoning district. This petitioner has requested a Land Use Plan Amendment (LUPA) to reclassify the subject property for "Residential 1.5 to 4 [Dwelling] Units Per Acre" (case PLG-LUPA-002583-2020).

While the larger area around this 10.08-acre site is also designated as Residential less than 1.5 dwelling units per acre, it should be noted that a significant portion of this area is already developed at higher densities that fall within the Residential 1.5 to 4 dwelling units per acre designation. In particular, the 127-acre +/- Rutledge Landing subdivision (442 lots) to the west of the subject property is zoned Residential-10. [This is the same zoning designation that the petitioner is seeking for their 10.08-acre property.] Similarly, the 245-acre Ashley Hills subdivision (320 lots) to the north of the subject property is zoned Residential-20. There was at least one other subdivision further north (i.e.— Baywood Forest) that had been approved under the county regulations as Residential-

15 that has since been taken into Knightdale's extra-territorial jurisdiction (ETJ). The proposed subdivision of up to 40 single-family dwellings would constitute infill development compatible with these existing subdivisions.

If the petitioner's requested Land Use Plan Amendment for Residential 1.5 to 4 dwelling units per acre is approved by the Wake County Board of Commissioners, then the proposed rezoning to Residential-10 will be consistent with the Land Use Plan. Given the proposed zoning district for the subject parcel (Conditional Use-Residential-10), the stated proposed use (up to 40 single-family dwelling units), and the allowable range of possible uses, the requested rezoning would be consistent with the Wake County Land Use Plan (if the pending Land Use Plan Amendment is approved). Additionally, the requested rezoning complies with several of the goal statements of the Wake County Land Use Plan and the accompanying East Raleigh/Knightdale Area Land Use Plan. The relevant Land Use Plan goals that have been identified by the petitioner are:

- Goal # 2--To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.
- Goal # 3--To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses.
- Goal # 7--To ensure that the land use plan and transportation plan mutually support each other.
- Goal # 8--To ensure that the County always protects the property rights of landowners.

Additionally, the requested rezoning complies with two relevant goals of the East Raleigh/Knightdale Area Land Use Plan that have been identified by the petitioner:

- Goal # 2--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.
- Goal # 3--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.

The petitioner has indicated that the proposed rezoning condition will benefit adjacent and surrounding properties by prohibiting "access through the Huntsboro Subdivision to the south ... which allows for the preservation of a natural area, which includes a USGS stream and ensures that area can be designated as open space and will not be disturbed". Additionally, the petitioner notes that the subsequent residential subdivision of the subject property would extend Rutledgeville Lane through their property over to the large vacant tracts to the east which would allow for further extension of the road out to Smithfield Road (approximately 2,500 feet) as future development occurs on those tracts. The petitioner notes that such "interconnected roadways generally result in more

efficient movement of traffic ... dispersion of traffic, and [routing of] emergency response vehicles”.

The petitioner noted that the proposed rezoning would allow for infill development with an additional 26 single-family homes on the subject 10.08-acre property (i.e.—40 versus only 14) and noted that housing is “generally accepted as a public necessity”. The petitioner referenced population projections and noted that Wake County’s current population has exceeded those projections and that “there is an ongoing market need for housing in Wake County”.

The petitioner noted that while the additional homes will result in additional traffic on the area road network, a detailed traffic assessment found that there would be a minimal impact on the studied intersections and that it would not adversely affect the Level of Service on the roadways and intersections. Please see the “Traffic-Related Discussion” section below. The petitioner notes that the connection to the existing community water and sewer systems “will help better utilize existing water and sewer capacity without directly impacting the capacity of public water and sewer services”. As per the requirements of the Wake County Unified Development Ordinance these “systems must be designed and installed in accordance with the applicable standards” of the Town of Knightdale.

The stated proposed use is to allow for the construction of up to 40 single-family homes. However, it should be noted that any decision on a rezoning petition must be based upon all possible uses. The requested Conditional Use- Residential-10 zoning allows for a limited range of nonresidential uses such as churches, schools and daycares that are generally consistent with the Land Use Plan’s residential designation, are reasonable, and appropriate for the area. The range of permissible uses is identical in the Residential-10 and the Residential-30 zoning districts. It should be noted that these nonresidential uses are typically located on arterial roads and not interior neighborhood streets (and again the stated intent is for single-family residential homes). Any future use on this property will have to be determined to be consistent with the Area Land Use Plan via a site-specific development plan before it can be approved.

In accordance with the North Carolina General Statutes and the Wake County Unified Development Ordinance, any proposed rezoning should be consistent with the Wake County Land Use Plan. It is the planning staff’s professional opinion that the rezoning petition for Conditional Use-Residential-10 zoning, the stated proposed use of up to 40 single-family homes, and the permissible range of uses would be consistent with both the general Wake County Land Use Plan and the East Raleigh/Knightdale Area Land Use Plan (if the pending Land Use Plan Amendment, PLG-LUPA-002583-2020, is approved), are reasonable, and appropriate for the area.

Required Statement of Consistency with the Land Use Plan and Public Interest

North Carolina General Statute 153A-341, and Section 19-21-6 (C) of the Wake County Unified Development Ordinance, require that the Planning Board provides the Board of Commissioners with a statement of whether or not the proposed rezoning petition is

consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare. In making a determination of whether or not to approve the rezoning petition, the Board of Commissioners must adopt a statement describing whether or not the proposed rezoning petition is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare, or why it chose to deviate from the Land Use Plan and how that decision is reasonable and in the public interest.

The petitioner has provided several statements indicating (1) why they believe that the proposed rezoning and subsequent use is a public necessity, and (2) explaining its impact on the surrounding neighborhood and adjacent properties. They have also provided statements of (3) how the rezoning complies with the Land Use Plan; (4) how the rezoning benefits the adjacent and surrounding properties and (5) how it otherwise advances the public health, safety and general welfare. These statements are included in the attached petition package.

The planning staff has drafted a statement of consistency, reasonableness, and public interest for consideration by the Board of Commissioners (see the attached draft statement).

Input from the Town of Knightdale

As part of the Wake County planning staff's review of any rezoning request, the County planning staff consults with the relevant municipality who's Urban Services Area that the subject property lies within to allow them the opportunity to provide courtesy review comments. The subject parcel is classified as the Town of Knightdale's Short-Range Urban Services Area (SRUSA).

Knightdale's planning staff has provided courtesy review comments indicating that a rezoning to Conditional Use-Residential-10 would be inconsistent with the Town's KnightdaleNext 2035 Comprehensive Plan which "calls for this area to be a rural place type and not developed to the density as proposed". The petitioner indicated that the "Knightdale Planning Staff also noted that the 2035 Comp Plan uses a "playbook approach" that allows for aspects of the Plan to evolve over time as conditions change. (See attached 2035 Comp Plan excerpt (Exhibit B))". However, since the subject property is in the County's planning jurisdiction rather than the Town's, "there is no opportunity for the Town to apply these playbook principles to the Subject Property and make a determination as to whether current conditions would actually align this rezoning request with the 2035 Comp Plan. Consequently, [the Town's] Planning Staff could not consider current conditions in providing their comment on Plan consistency."

The Town of Knightdale has indicated that the requested Land Use Plan Amendment and rezoning are inconsistent with their comprehensive plan's designation as Rural due to the Town's inability to provide municipal water or sewer to the subject property. However, given that this site can connect to the adjacent private sewer treatment system allowing a higher density development that fits within the context of surrounding neighborhoods, the Town does not object.

Input from Neighboring Property Owners

As per our normal process, the County planning staff mailed out 265 letters to all property owners within 1,000 feet of the subject property and posted public hearing notice signs at the end of Knotts Hill Place and Rutledgeville Lane. In response to those efforts to solicit neighborhood feedback, the planning staff has received two phone calls of general inquiry, but no objections to the request.

The petitioner originally held a neighborhood meeting on Thursday, March 21, 2019 to discuss the requested rezoning and the stated proposed residential subdivision of up to 40 lots. The meeting was attended by approximately 40 to 50 area residents. Please see the attached materials related to the 2019 neighborhood meeting. It is our understanding that none of the neighbors in attendance at this meeting expressed any opposition to the requested rezoning. Items of particular discussion included the prohibition of a road connection between the subject property and Knotts Hill Place to the south (see petitioner's condition 1), preservation of the natural buffer area along the stream near the southern boundary, and the creation of independent homeowners covenants for this 40-lot subdivision.

The project was placed on hold for several months while the petitioner worked on various issues including delays in obtaining verification of water and sewer capacity from Carolina Water Service of North Carolina. Given the passage of time, the petitioner restarted the project by holding three additional neighborhood meetings in mid-October 2020 with 6 to 16 area residents attending each meeting. The petitioner held these meetings virtually stemming from COVID-19 concerns and decided to hold a series of meetings to allow the discussion to focus on each of the adjacent neighborhoods (i.e.—Huntsboro, Ashley Hills and Rutledge Landing) individually. Please see the attached materials related to the 2020 neighborhood meetings.

Utilities

The subject property is classified as being in the Town of Knightdale's Short-Range Urban Services Area (SRUSA). The Wake County Land Use Plan defines SRUSAs as areas within the county's jurisdiction that are intended to be urbanized--probably within the next ten years. The Town of Knightdale's planning staff has indicated that there is a water line within the right-of-way of Poole Road, however that is approximately 2,000 feet straight-line distance from the subject property through the intervening subdivisions that do not have public water lines. There are no public sewer lines available in this area at this time.

The stated proposed use of up to 40 single-family dwellings will be served by the community water and sewer systems that serve the adjacent Rutledge Landing subdivision. These systems are operated and maintained by the private firm Carolina Water Service of North Carolina (CWSNC). The permitting of the connection to these existing water and sewer systems will be reviewed and permitted by the appropriate state agency. Please see the attached "willingness and capability" letter from CWSNC which includes this statement: "As part of any proposed development, the developer is required to perform necessary water and/or sewer system improvements to meet the

needs of the proposed development and insure [sic] that the existing customers' services are not affected by proposed development."

The Wake County Unified Development Ordinance includes a provision (Sec. 12-11-1 (C) (5)) that water and wastewater facilities in the SRUSAs must be "designed and installed in accordance with the applicable standards of the relevant municipality—in this case the Town of Knightdale. This would ease the transition if and when the area was to be annexed by the Town.

Environmental Issues

The subject 10.08-acre property was originally part of the 1995 Huntsboro subdivision but was not developed at that time because of the infeasibility of crossing the stream located near the southern end of the property that separates it from the balance of that 17-lot subdivision. This parcel, which was original 11.998-acres, was labeled as "Reserved By Owner" on the recorded plat. [The tract was modified slightly over the years as small portions were recombined with the two adjacent lots at the end of Knotts Hill Place.]

The stream is classified as a perennial stream and while it does not have any Federal Emergency Management Agency (FEMA) regulatory floodplains associated with it, there are Wake County flood hazard soils, Neuse River riparian buffers on each side of the stream, linear wetlands along the stream channel, and steeper slopes with significant tree stands on each side.

The petitioner has included a condition that prohibits access through the Huntsboro Subdivision to the south, which allows for the preservation of the natural area associated with this stream and ensures that that area can be designated as open space and will not be disturbed.

The Wake County Unified Development Ordinance includes provisions that would require the installation of stormwater control measures to mitigate any potential off-site impacts of the development.

Transportation Plan

The development of the subject 10.08-acre tract would be considered classical infill development as it is surrounded on three sides by previously approved subdivisions (new homes within Rutledge Landing phases 3 and 4 are still under construction). The subject property is well inland from the major arterial roads of Poole Road (2,050 feet to the south) and Smithfield Road (2,500 feet to the east). Those roads are shown on the Wake County Transportation Plan, but there will be no road improvements required of this developer to either of those distant roads. Some road improvements, primarily turn lanes, were required of the adjacent developments that had road frontage on those state-maintained streets. Most recently, the developer of the much larger (52-acre, 159-lot) Rutledge Landing Phases 3 and 4 development was required to install left-turn lanes at the intersection of Sandy Run with Smithfield Road.

As noted by the petitioner's condition there will **not** be a road connection made to the Huntsboro subdivision (via Knotts Hill Place). Ingress and egress to the proposed 40-lot subdivision will be via an extension of Rutledgeville Lane in the Rutledge Landing subdivision to the west. The developer of the proposed subdivision will be required to extend Rutledgeville Lane through their property and stub it out to the large vacant wooded tracts to the east between the subject property and Smithfield Road. Traffic from these 40 single-family homes will travel to and from Poole Road via the existing local roads in the Rutledge Landing subdivision, and to and from Smithfield Road via the existing local roads in the Ashley Hills subdivision. Woods Run, Pine Run and Sandy Run, in the Ashley Hills subdivision, are designated on the Wake County Collector Street Plan as collector streets.

Traffic-Related Discussion

As noted above the subject 10.08-acre property is located well inland from the major arterial roads of Smithfield Road and Poole Road. The roads in this area are/will be NCDOT state-maintained roads, but they are (from an NCDOT perspective) all local roads designed to carry neighborhood traffic. NCDOT has very little published information (i.e.--average annual daily traffic (AADT) counts or accident reports) for these local roads. However, private traffic counts from 2020 listed all of these roads with less than 1,000 vehicles per day. The count for Rutledge Landing Drive was 870 vehicles per day and Sandy Run was 710 vehicles per day.

A Traffic Impact Analysis (TIA) is required by the Wake County Unified Development Ordinance, for any development, that generates more than 1,000 trips per day, or more than 100 peak-hour trips, as determined by the Institute of Transportation Engineers' (ITE) Trip Generation Manual for specified proposed uses. Any required TIA must be submitted during the site plan approval process.

The stated purpose of the proposed rezoning is to allow for the construction of up to 40 single-family homes that according to the ITE manual would generate only 448 trips per day and only 42 trips during the peak hour. [If you leave your home it counts as a trip and then when you return home it counts as a second trip.] The anticipated traffic generation from the stated 40-lot subdivision would be less than half of the threshold levels that would trigger the requirement for a formal TIA as noted in the Wake County Unified Development Ordinance.

However, the County planning staff asked the petitioner to prepare an informal "traffic assessment statement" since it is estimated that roughly three-fourths of the traffic generated by these 40 homes will use Smithfield Road, which has had a history of traffic issues. When the US 64 Bypass (now I-87) to the north opened around 2006, many area commuters from southeastern Wake County and from western Johnston County began using Smithfield Road to access that new facility, primarily to travel westward over to I-540 toward Research Triangle Park. As a result, the traffic volume on Smithfield Road doubled over the last decade and currently exceeds its design capacity of 12,000 vehicles per day at 14,000 vehicles per day, and the number of accidents on the roadway also increased (mostly slow/stopped rear end collisions).

Given those past issues, the County planning staff wanted to ensure that the traffic impacts of these 40 new homes were evaluated. [The planning staff had no concerns about Poole Road as it is operating at less than half of its design capacity (i.e.--4,800 vehicles per day) and has not experienced a significant number of accidents.]

The petitioner contracted with Ramey Kemp Associates (RKA) (a professional traffic engineering company) who performed a very detail traffic assessment to determine the impact of these 40 single-family homes on the area road network. RKA projected the impacts of not only these 40 new homes, but also the pending traffic from the build-out of the remaining homes in Rutledge Landing Phases 3 and 4, and the standard 3% background growth factor (i.e.—the combined conditions). RKA noted that “the traffic associated with the proposed development is expected to have minimal impact on the study intersections”. Additionally, RKA noted that “The site traffic associated with the proposed development is expected to account for less than 2.5% of the total weekday AM and PM peak hour traffic at any of the study intersections under combined (2023) conditions.” RKA recommended no improvements at any of the studied intersections.

It should be noted that there have been several traffic management improvements in recent years that should have improved the traffic flow and accident rate along Smithfield Road. A traffic signal was installed at the intersection of Sandy Run and Smithfield Road several years ago. Further to the south of Poole Road a traffic signal was installed at the intersection of Major Slade Road and Smithfield Road. Traffic signals create gaps in the traffic flow that allow vehicles to safely enter Smithfield Road from the side streets (which should reduce the number of accidents). And as noted above, left turn lanes have been recently added to Smithfield Road at its intersection with Sandy Run. Left turn lanes allow free traffic flow that in their absence would be backed up waiting for a single vehicle to be able to make a left turn.

A major pending improvement that will have the potential to significantly improve traffic flow on Smithfield Road is that NCDOT has announced that left turn lanes will be added to all four legs of the Smithfield Road intersection at Poole Road within the next two years.

Planning Staff Findings

1. 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.
2. 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 (see discussion above).
3. 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.

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 does not object to the requested rezoning.
6. The Wake County planning staff has received no objections from the surrounding property owners or the general public.

Planning Staff Recommendation

That the Board of Commissioners holds a public hearing to consider rezoning petition PLG-RZ-001350-2019 and:

1. Adopts the drafted statement finding that the requested rezoning to Conditional Use-Residential-10 zoning, the stated proposed use of up to 40 single-family homes, and the permissible range of uses would be consistent with both the general Wake County Land Use Plan and the East Raleigh/Knightdale Area Land Use Plan (if the pending Land Use Plan Amendment, PLG-LUPA-002583-2020, is approved), are reasonable, and appropriate for the area;

and by separate motion

2. Approves the rezoning petition, PLG-RZ-001350-2019, as presented.

Planning Board Recommendation

At their May 5, 2021 meeting, the Planning Board unanimously recommended (9 to 0) that the Board of Commissioners adopt the attached suggested statement of consistency with the Wake County Land Use Plan, reasonableness, and public interest;

and by separate motion

The Planning Board unanimously recommended (9 to 0) approval of the rezoning request as presented.

Please see the attached Planning Board minutes.

Draft Statement for Consideration by the Board of Commissioners
[Adopted by the Planning Board at Their May 5, 2021 Meeting]

MOTION FOR A FINDING OF CONSISTENCY WITH THE WAKE COUNTY LAND USE PLAN, REASONABLENESS, AND PUBLIC INTEREST (1ST MOTION)

In the matter of PLG-RZ-001350-2019, I move that the Board adopts the following recommended statement of consistency, 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-002583-2020, is approved), is reasonable and appropriate for the area.
 - b) Consistent with four of the stated goals of the Land Use Plan, more specifically:
 - i) Goal # 2--To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;
 - ii) Goal # 3--To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses;
 - iii) Goal # 7--To ensure that the land use plan and transportation plan mutually support each other;
 - iv) Goal # 8--To ensure that the County always protects the property rights of landowners.
 - c) Consistent with two of the stated goals of the East Raleigh/Knightdale Area Land Use Plan, more specifically:
 - i) Goal # 2-- 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) Goal # 3-- 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 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 impacts on the adjacent roadways, the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

MOTION FOR APPROVAL (2ND MOTION)

In the matter of PLG-RZ-001350-2019, I move that the Board approves the rezoning request as presented.