

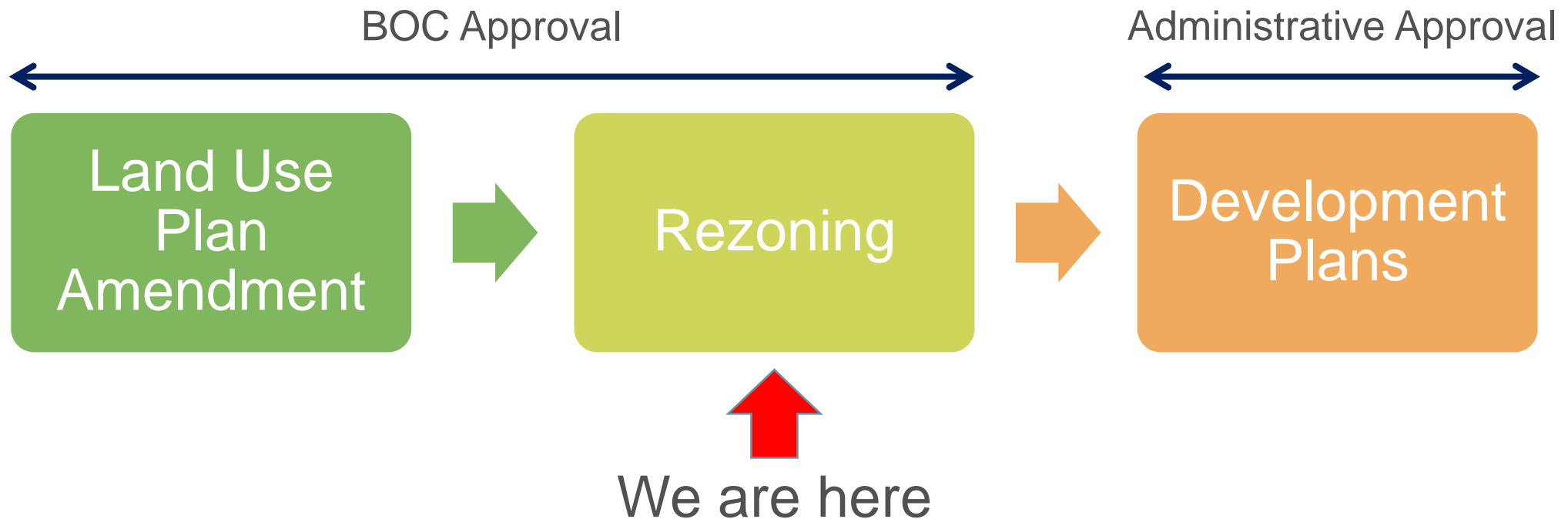
**PLG-RZ-001350-2019**  
**Proposed Zoning Map Amendment**  
**Huntsboro Reserve Parcel**  
**900 Knotts Hill Place**  
**June 21, 2021**



# Background - Process

## Rezoning

- Must be consistent with Land Use Plan or be amended
- Amendments require justification, public hearing, and BOC approval



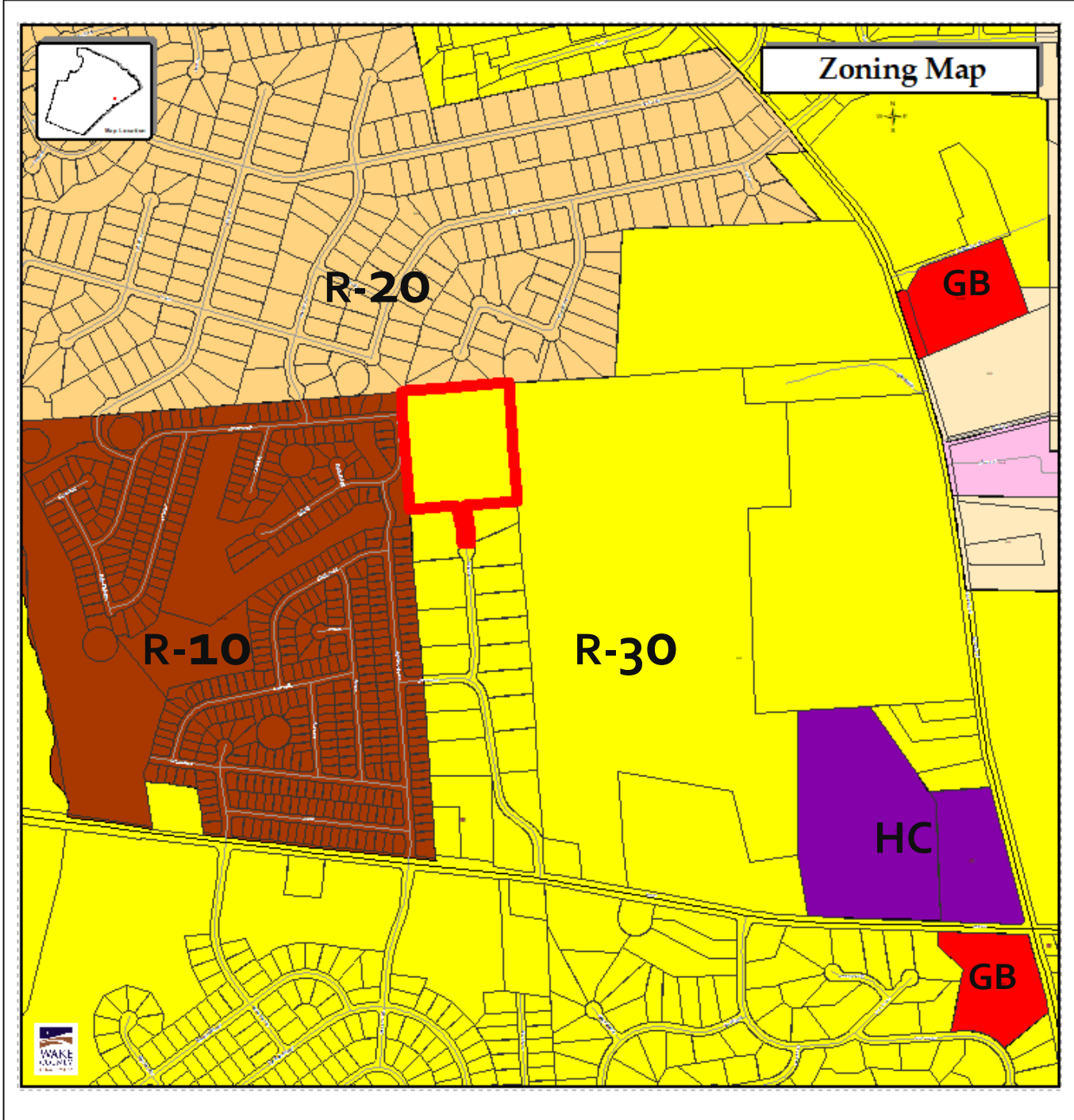
# Rezoning Request and Stated Purpose

- To rezone the 10.08 +/- acre tract from Residential-30 (R-30) to Conditional-Use-Residential-10 (CU-R-10).
- The stated purpose is to allow for the construction of up to 40 single-family homes.
- The rezoning decision must be based upon all possible uses--the range of uses are identical for R-30 and R-10.
- The petitioner has 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”.

# Aerial- Location Map



# Zoning Map



# Land Use Plan 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).

# Land Use Plan Consistency

- The requested rezoning is consistent with the County Land Use Plan--assuming approval of the Land Use Plan Amendment (LUPA) to reclassify the subject property to Residential 1.5 to 4 dwelling units per acre (case PLG-LUPA-002583-2020).
- The petitioner has noted that they comply with 4 stated goals of the Land Use Plan, and 2 goals of the East Raleigh/Knightdale Area Land Use Plan.

# Public Input / Outreach

- Town of Knightdale planning staff indicated that this request would be inconsistent with their comprehensive plan (although large areas to the north and west are already developed at higher densities).
- The petitioner has held 4 neighborhood meetings in 2019 and 2020 to discuss the proposed rezoning and subsequent development for up to 40 single-family homes.
- County Planning staff sent notification letters to all 265 property owners within 1,000 feet of the subject property and posted 2 signs at the site.
- In response, staff has only received 2 phone calls of a general inquiry, no opposition.



# Other Considerations

- 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 by 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 a minimal impact on the area roadways.
- The proposed development is comparable to existing developments.

# Reasonableness and Public Interest

- For all the reasons noted above, the proposed rezoning, stated proposed use, and the permissible range of uses are reasonable, and in the public interest.

# 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 (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.
3. A detailed traffic assessment statement indicated that the proposed 40-lot development would have minimal impacts on the studied intersections.

# Staff Findings

4. A detailed subdivision plan must be approved by the appropriate county and state agencies prior to future development 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:

1. Adopts the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest; and

*by separate motion*

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

# Planning Board Recommendation

That the Board of Commissioners:

1. Adopts the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest; and

*by separate motion*

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

(Both motions passed 9 to 0)

# Public Comment



@wakegov    

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# Suggested BOC Motion

That the Board of Commissioners:

1. Adopts the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest; and

*by separate motion*

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