



Wake County Planning Board

Meeting Agenda

Wednesday, November 5, 2025, 1:30 p.m.
Wake County Justice Center, Room 2700
301 S. McDowell St. – Raleigh, N.C.

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1. Call to Order – Ms. Brenna Booker-Williams, Chair
 2. Pledge of Allegiance
 3. Petitions and Amendments
 4. Approval of Minutes from October 1, 2025
 5. PLG-RZ-006139-2025: Wake County Fire Training Center Rezoning (David Parks, Planner II)
 6. Review of Open Space Subdivision Option (Steven Finn, Land Use Planning Administrator and Adam Cook, Planner II)
 7. Reports
 - Committee Reports
 - Staff Reports
 8. Chairman's Report
 9. Adjournment

Proposed Zoning Map Amendment Staff Report

Planning Board Meeting: November 5, 2025

Case #: PLG-RZ-006139-2025

Request: The request is to rezone two parcels totaling 13.96 acres from Residential-80 District (R-80) to Industrial-2 District (I-2). This site is the location of the Wake County Fire Services Training Center.

Location: The subject properties are located on the east side of Shooting Lane which is a small road off Shearon Harris Road near Harris Lake.

Current Zoning: Residential-80 District (R-80)

Proposed Zoning: Industrial-2 District (I-2)

Existing Land Uses: Wake County Fire Services Training Center

Petitioner: Mark Hamlett, Wake County General Services Department

Owners: Duke Energy

PIN Number: 0618850660 and 0618853527

Surrounding Land Uses and Zoning Districts

Direction	Land Use	Zoning District
North	Vacant, wooded	R-80
East	Vacant, wooded	R-80
South	Vacant, wooded	R-80
West	Vacant, wooded	R-80

Land Use/Zoning History

- 1973: General Wake County zoning was first applied to the area.

Wake County Comprehensive Plan - PLANWake

The subject site is designated as Rural on the Development Framework Map of the Wake County Comprehensive Plan (PLANWake). The Rural designation is defined in PLANWake as the least developed and lowest-density residential and natural lands in Wake County. Development within these areas should generally be limited to retain the rural amenities, character, water quality, and ecosystem benefits that they currently exhibit. Land Uses in the designated Rural area should primarily consist of working

farms, conservation areas, and low density, cluster residential subdivisions. Any nonresidential uses, such as small scale commercial and rural commercial uses should be situated at rural crossroads and within any designated rural multi-use district. Specifically, nonresidential developments within the Rural designation should be limited to those that support rural activities such as farming, forestry, habitat conservation, recreation, rural economy businesses and eco-tourism.

This site is also part of the Western Wake Area Plan, adopted in January 2025, which replaced the previous Southwest Area Plan from 2011. The purpose of the area plan update was to align the area plan with PLANWake, align with current municipal plans within this area, address resident and stakeholder concerns, and to set the groundwork for the growth in this area of Wake County.

In accordance with the North Carolina General Statutes and the Wake County Unified Development Ordinance (UDO), any proposed rezoning should be consistent with the Comprehensive Plan. It is staff's opinion that the rezoning from R-80 zoning to I-2 zoning technically would not be consistent with the Rural Designation of Development Framework Map as contained within the Comprehensive Plan. However, the proposed zoning would be consistent with the designation of the Future Land Uses and Future Land Use Map as contained within the Western Wake Area Plan which serves as a component of the Comprehensive Plan. The Future Land Use Map defines this area as Utility/Conservation. The Utility/Conservation classification goal is to allow the areas to be used as needed to accomplish the current and evolving roles of the site while maximizing the natural character and rural viewshed aspects of the site. All development activities in this classification shall be undertaken in a manner that, to the extent possible, prevents the loss of habitat and valued natural resources and is focused on sustaining and improving the existing natural characteristics of the entire site. The description in the Western Wake Area Plan further describes the Utility/Conservation as areas owned by Duke Energy or the United States Army Corps of Engineers. This site is owned by Duke Energy and has been utilized as the training center for Wake County Fire Services since the 1990s (Wake County leases the site for the training center). The use of the site as a training center for a county department would be seen as a utility use based on how the site operates and, therefore, the site would conform to the designation of the Future Land Use map as defined in the Western Wake Area Plan.

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

North Carolina General Statute 160D-604 and Section 19-20-6 (E) of the Wake County Unified Development Ordinance (UDO) require that the Planning Board provide the Board of Commissioners with a statement of whether or not the proposed rezoning petition is consistent with the Comprehensive Plan 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 petition is consistent with the Comprehensive Plan and otherwise advances the public health, safety, and general welfare, or why it

chose not to follow the Comprehensive Plan and how that decision is reasonable and in the public interest--if that is the case.

The applicant has drafted a statement of consistency and public interest for consideration by the Planning Board (see attached).

Input from Neighboring Property Owners

Planning staff mailed out letters to adjacent property owners and posted public meeting notice signs on Shooting Lane. The planning staff has not received any phone calls or letters in response to those efforts to solicit neighborhood feedback.

Utilities

The subject property is designated as Rural on the Development Growth Framework Map and is currently zoned R-80. The subject property is currently developed with an individual on-site septic system and an individual on-site well.

Environmental Issues

There does not appear to be any flood hazard soils on the two parcels proposed with this rezoning. There is an existing stormwater detention pond on site to treat the existing runoff. Any future expansion or improvements of the site would be required to meet all applicable environmental standards along with any necessary permit reviews from Environmental Services.

Transportation

The subject site has frontage on Shooting Lane and Fire Training Lane. Shooting Lane is an existing paved easement that is located off of Shearon Harris Road. It appears that Shooting Lane is currently 20-foot wide. There is not any proposed improvements to Shooting Lane at this time with this rezoning request.

Any future development on this site will be required to comply with the requirements of the Wake County UDO related to the provision of transportation facilities identified on the Wake County Transportation Plan. Any roadway improvements and/or driveway permits will have to be coordinated with, and approved by, the North Carolina Department of Transportation (NCDOT).

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) is required by the Wake County UDO, 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' Trip Generation Manual for specific proposed uses. Any required TIA must be submitted during the development plan approval process. This proposed request would not generate the amount of traffic that would trigger the requirement for a TIA.

Planning Staff Findings

1. The proposed Industrial-2 (I-2) zoning district is consistent with the policies of the Western Wake Area Plan as contained within the Comprehensive Plan. The Future Land Use Map contained as a part of the Western Wake Area Plan designates this site as Utility/Conservation. The continued use of this site as the Wake County Fire Services Training Center is compatible with Utility/Conservation use and therefore, the proposed I-2 zoning district would be more in line with intent of the Utility/Conservation classification than the existing R-80 zoning district.
2. The petitioner has stated in their application that the existing use of this facility directly benefits the residents of Wake County as Fire Department staff will continue to utilize this facility to increase their efficiency and effectiveness. The zoning change to I-2 will allow additional fire training structures and infrastructure to be constructed on site.

Planning Staff Recommendation The planning staff recommends approval of the requested zoning map amendment, PLG-RZ-006139-2025, as presented, and finds that the zoning map amendment is consistent with PLANWake and the policies which have been established within the Comprehensive Plan, and is reasonable, and otherwise advances the public health, safety and general welfare.

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-006139-2025, I move that the Planning Board offers to the Wake County Board of Commissioners the following recommended statement of consistency, reasonableness, and public interest:

- 1) The Board finds that the requested rezoning to Industrial-2 is consistent with the Land Use Plan.
- 2) The permissible range of uses are reasonable for the surrounding area. This site will continue to be utilized for the purposes of Fire Department training.
- 3) The petitioner has indicated compliance with the Wake County Land Use Plan regarding the future land use map designation of the site as Utility/Conservation.
- 4) The request is reasonable, and in the public interest because various provisions in the Wake County Unified Development Ordinance will ensure that there are no significant adverse impacts on the public health, safety and general welfare. 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-006319-2025, I move that the Planning Board offers to the Wake County Board of Commissioners a recommendation for approval of the rezoning request as presented.

MOTION FOR CONSISTENCY (1ST MOTION)

MOTION IF REZONING IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND UDO

In the matter of PLG-RZ-006139-2025, I move that the Planning Board offers to the Wake County Board of Commissioners the following recommended statement of consistency, reasonableness, and public interest:

- 1) The Board finds that the requested rezoning to Industrial-2 is consistent with the Land Use Plan.
- 2) The permissible range of uses are reasonable for the surrounding area. This site will continue to be utilized for the purposes of Fire Department training.
- 3) The petitioner has indicated compliance with the Wake County Land Use Plan regarding the future land use map designation of the site as Utility/Conservation.
- 4) The request is reasonable, and in the public interest because various provisions in the Wake County Unified Development Ordinance will ensure that there are no significant adverse impacts on the public health, safety and general welfare. 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-006319-2025, I move that the Board finds that the adoption of the rezoning is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest and here by make a motion to recommend approval of the proposed rezoning to the Wake County Board of Commissioners.

How is this proposed use a public necessity?

The property in question serves as a Wake County fire department training facility. This use directly benefits the residents of Wake County as fire department staff will utilize the site to increase their efficiency and effectiveness. This re-zoning will allow additional fire training structures and infrastructure to be constructed on-site.

What may be the impact on adjacent properties and the surrounding neighborhood?

All adjacent properties are owned by Duke Energy and provide a buffer zone around the Shearon Harris Nuclear Power Plant. This re-zoning will have no effect on the surrounding area. The site is currently used as a fire training facility, and that use will not change with the re-zoning.

How does the proposed use benefit the adjacent and surrounding properties?

The existing facility benefits from the surrounding wooded property owned by Duke Energy. This area provides a secluded and safe environment for training purposes.

Statement of how rezoning otherwise advances public health, safety and general welfare.

The expansion of the Wake County Fire Training Center will be a benefit to public health, safety and the general welfare of the public. This facility will provide vital training to Fire Department staff which will have a direct benefit to the residents of Wake County. The expansion of the facility will not result in a significant impact to traffic in the area.

Statement of how rezoning complies with Wake County Comprehensive Plan (PLANWake).

The subject property is designated under the Development Framework for PlanWake as Rural. The parcel is also a part of the Western Wake Area Plan which is a part of PlanWake. In the Western Wake Area Plan Future Land Use Map, this parcel is designated as Utility/Conservation. The existing use of the property as a Fire Department training facility would be classified as a Utility use and would therefore be compliant with the Western Wake Area Plan contained within Plan Wake.

Compliance with Municipal Transition Standards (MTS):

This property is not located within 2,500 feet of an existing municipal water or sewer system. No connection to public utilities is possible.

Traffic Impact Analysis (TIA) requirement:

The proposed re-zoning and future project is not expected to increase traffic more than 100 trips per morning or afternoon peak hour, or more than 1,000 trips per day. No Traffic Impact Analysis should be required.

Mailing list of owners within 500 feet from perimeter of the property:

All property within 500' from the perimeter of the re-zoning boundary is owned by Duke Energy. Duke Energy also owns the property being re-zoned and has signed the re-zoning application. No mailings are necessary for this re-zoning.

Unified Development Ordinance Open Space Subdivisions

Steven Finn and David Parks,
Planning and Development Services
November 5, 2025



@wakegov    

wakegov.com

www.wakegov.com

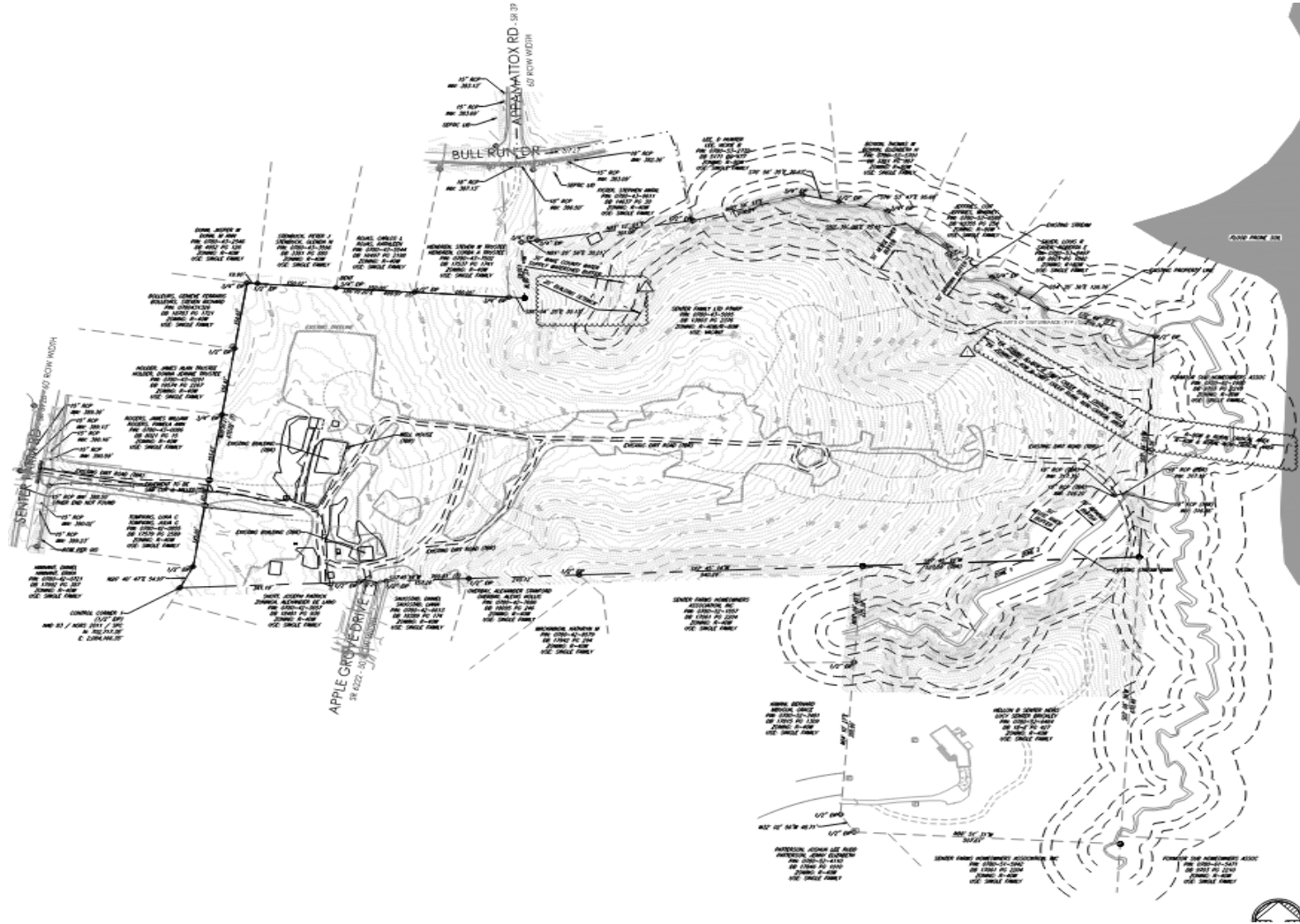
Open Space Development

- Open space subdivision design allows more compact and less costly networks of roads and utilities. They also help reduce stormwater run-off and non-point source pollutant loading rates and may help to preserve an area's rural character. Open space subdivisions are intended to encourage the provision of needed open space and recreational amenities for residents, while also helping to retain an area's character and preserve natural, environmentally sensitive, agricultural, and historic resources.
- Minimum required land area is 10 acres.
- Open Space Requirement:
 - 10% of the lot area if located outside of a water supply watershed
 - 25% of the lot area if located within a water supply watershed

Open Space Development (Example)



Open Space Development (Example)



Open Space Development (Example)

1:1	547' 00" 07' 00"	551' 00"
1:1	511' 00" 07' 00"	550' 00"
1:1	512' 00" 07' 00"	550' 00"
1:1	507' 00" 07' 00"	549' 00"

