



Town of Knightdale

Staff Report

Title: NCDOT Cell Tower Relocation

Staff: Kevin Lewis, Senior Planner

Date: March 15, 2023

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

I. REQUEST:

Kimley-Horn, on behalf of SBA Network Services, has submitted an application requesting a Zoning Map Amendment to rezone approximately ± 15.54 acres at 7417 Poole Road, identified by Wake County PIN 1743503468 from Neighborhood Mixed Use to Rural Residential-1 to allow for the future relocation of a wireless telecommunication tower.

II. PROJECT PROFILE:

PROPERTY LOCATION:	7417 Poole Road
WAKE COUNTY PIN:	1743503468
CURRENT ZONING DISTRICT	Neighborhood Mixed Use (NMX)
PROPOSED ZONING DISTRICT:	Rural Residential-1 (RR1)
NAME OF PROJECT:	NCDOT Cell Tower Relocation
APPLICANT:	Kimley Horn
PROPERTY OWNER:	Raleigh Rugby Club
DEVELOPER:	SBA Network Services
PROPERTY SIZE:	15.54 acres
CURRENT LAND USE:	Outdoor Recreation/Wireless Telecommunication Tower

III. BACKGROUND INFORMATION:

This site is currently home to the Raleigh Rugby Club and an existing wireless telecommunication tower. Future plans to construct Interstate 540 will impact this site and require the existing facility to be relocated. To accommodate the needs of telecommunication providers, the owner of the facility identified the need to place this tower as close to the existing location as possible.

Telecommunications facilities are not permitted in the NMX zoning district; however they are permitted with Special Use Permit approval in the Rural Residential district. A quasi-judicial public hearing for the SUP itself will be held on a future date. This specific request would simply rezone this parcel to RR1, which will allow for the continued operations of the Raleigh Rugby Club. The following uses are permitted in the RR1 zoning district:

Dwelling-Single Family	Bed and Breakfast Inns	Child/Adult Day Care Home (Fewer than 6 people)	Government Services
Family Care Home (6 or Less residents)	Animal Services, Boarding (SU)	Child/Adult Day Care Center (6 or more people)	Outdoor Animal Boarding/Equestrian Facilities (SU)
Manufactured Housing	Animal Services, Non-boarding (SU)	Community Service Organization	Amusements, Indoor – 5,000 sf or less (SU)
Dwelling-Secondary (SU)	Home Occupation	Solar Energy Collection, Ground Mounted	Solar Energy Collection, Roof/Building Mounted



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Group Care Facility (More than 6 residents) (SU)	Schools – Elementary & Secondary (SU)	Wireless Telecommunication Facility – Small Wireless Facilities inside Right-of-Way	Accessory Building / Structure
Meeting Facilities (SU)	Agribusiness, Outdoor	Public Safety Facility	Airport (SU)
Amusements, Outdoor (SU)	Recreation Facilities, Indoor	Campground (SU)	Religious Institutions
Wireless Telecommunication Facility-Tower (SU)	Utilities-Class 3 (SU)	Cultural or Community Facility (SU)	Recreation Facilities, Outdoor
Utilities-Class 1 & 2	Cluster Mail Box Unit		

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The proposed rezoning includes a parcel between Hodge Road and Poplar Creek Village. The parcel is located within the Town's Extra Territorial Jurisdiction and does not require annexation into Corporate Limits.

DIRECTION	LAND USE	ZONING
North	Manufactured Housing	RT
South	Undeveloped	Raleigh
East	Undeveloped	RT
West	Manufactured Housing	RT





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V. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in September 2022 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A rezoning is a legislative public hearing, which requires certain application procedures including having a pre-application meeting with staff and holding a neighborhood meeting with any property owners within 200 feet of the outer boundaries of the subject development. Below is a timeline of the required elements.

- Pre-application meeting: September 1, 2022
- Neighborhood Meeting: January 17, 2023

The virtual neighborhood meeting was held via Zoom on January 17, 2023. Approximately three neighbors attended the meeting. Topics discussed included timeline of construction, building materials, and NCDOT plans.

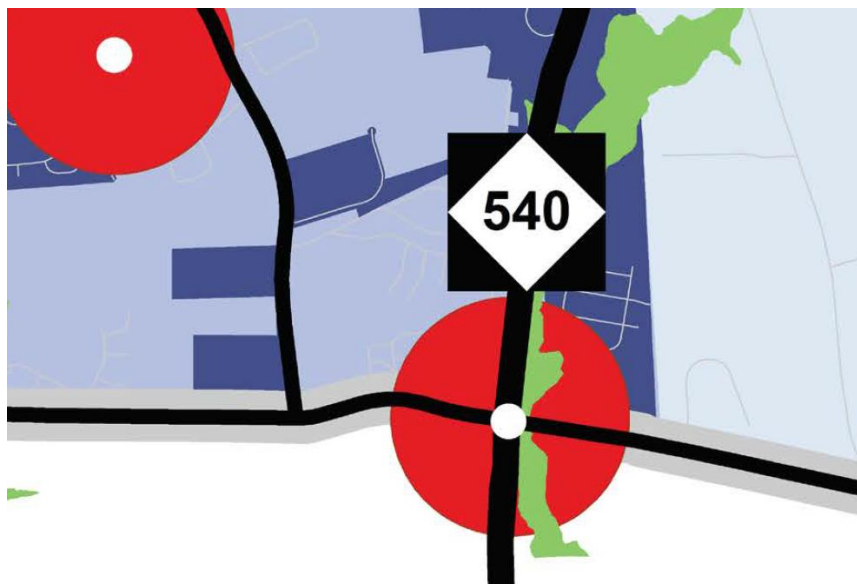
Additionally, the Town of Knightdale followed public hearing notice requirements as prescribed in the North Carolina state statutes.

- First Class Letters Mailed: February 3, 2023
- Sign Posted on Property: February 7, 2023
- Legal Ad Published in the Wake Weekly: February 3 & 10, 2023

VI. COMPREHENSIVE PLAN:

A. Growth Framework Map

The Comprehensive Plan features the Growth Framework Map, a high-level tool for assisting in the decision-making process for development proposals. The intent is to prioritize development proposals based how well it fits within the existing conditions of the surrounding area. The map designates this area as a Growth Activity Center & Priority Investment Area surrounding the future I-540 interchange at Poole Road.





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B. Growth & Conversation Map

The Growth & Conservation Map designates parcels in Knightdale into different place type categories based on their current state and the anticipated pattern of development. The subject property is designated as “Neighborhood Node” as a place type.

PLACETYPE CATEGORIES

Preserved Open Space	Business Office
Rural Living	Light Industrial
Recreation Open Space	Heavy Industrial
Single Family Neighborhood	Civic & Institutional
Mixed-Density Neighborhood	Old Town
Multifamily Community	Mixed-Use Center
Neighborhood Node	Mixed-Use Center (Suburba
Retail	Transit-Oriented Developme
	Regional Mixed-Use Center



The “Neighborhood Node” place type is defined as:

Neighborhood nodes provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of a neighborhood node transitions effectively between residential and nonresidential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents.

While this is primarily a commercial category, some neighborhood nodes may include upper story residential or office. Sites also effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. away from the neighborhood. Access between residential neighborhoods and adjacent commercial uses may be limited to pedestrian facilities.

The Place Type Transect, seen below, builds off the Growth & Conservation Map and helps to illustrate how developments should blend as Knightdale grows. The “Neighborhood Node” Place Type falls into the Neighborhoods category.





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CONSISTENCY WITH THE COMPREHENSIVE PLAN:

North Carolina General Statute 160D-605 requires that prior to adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.

The KnightdaleNext 2035 Comprehensive Plan contains 10 guiding principles categories developed by the community. These guiding principles should be embraced by development proposals to enhance quality-of-life and economic prosperity across town. The principles embody the core philosophy and Town vision expressed by the community.

X. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the February 16, 2023, Town Council meeting. Staff and the applicant discussed the parcel itself, the proposed use, and the uses permitted under the RR-1 zoning district.

XI. LAND USE REVIEW BOARD MEETING SUMMARY:

The Land Use Review Board met Monday, March 13, 2023 to consider this case. An update of that meeting and the Board recommended action will be presented at the Town Council meeting on March 15, 2023.

XII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approve the request to rezone the 15.54 acres 7417 Poole Road, identified by Wake County PIN 1743503468 from Neighborhood Mixed-Use to Rural Residential-1, adopts the staff recommended advisory statement regarding Comprehensive Plan consistency, and adopts Ordinance #23-03-15-006.

The proposed Zoning Map Amendment is inconsistent with the KnightdaleNext 2035 Comprehensive Plan's Growth & Conservation Map Neighborhood Node Place Type. However, the request is reasonable and in the public interest as the future use of the parcel will be impacted by the completion of I-540, which shall limit the amount of land available for future development. Due to the future conditions of this area, the playbook approach may be applied to determine the "Rural Living" Place Type is a more appropriate designation.