



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #23-03-15-006

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-1-23 NCDOT Cell Tower Relocation

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of the property from Neighborhood Mixed-Use to Rural Residential-1; and

WHEREAS, the Town Council finds 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; and

WHEREAS, the request is also reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design which achieves the spirit and intent of the Town's vision for growth;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately 15.54± acres located in the Town of Knightdale's Extra Territorial Jurisdiction at 7417 Poole Road; identified by Wake County PIN 1743503468 from Neighborhood Mixed-Use to Rural Residential-1 as indicated.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 5. That this ordinance shall be enforced as provided in G.S. 160D-605 or as provided for in the Knightdale Town Code

SECTION 6. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 15th day of March, 2023

Jessica Day, Mayor

ATTEST and SEAL:

Heather M. Smith, Town Clerk