

Prepared by and Return to:
Town of Knightdale Development Services Department
950 Steeple Square Court
Knightdale, North Carolina 27545



NORTH CAROLINA
WAKE COUNTY

TOWN OF KNIGHTDALE

950 STEEPLE SQUARE COURT ▪ KNIGHTDALE, NC 27545
OFFICE (919) 217-2242 ▪ FAX (919) 217-2249

ORDER GRANTING A SPECIAL USE PERMIT THE TOWN OF KNIGHTDALE

On the date listed below, the Knightdale Town Council, held a public hearing to consider the following application:

APPLICANT:	Kimley-Horn on behalf of SBA Communications
PROPERTY OWNERS:	Raleigh Rugby Football Club INC.
PROJECT NUMBER:	SU-2-22
PROJECT LOCATION:	7417 Poole Road
WAKE COUNTY PIN:	1743-50-3468
ZONING:	Rural Residential-1
LAND USE:	Recreation Facilities, Outdoor (3.1.C.5.i)/ Wireless Telecommunication Facility-Tower (3.1.C.8.d)
MEETING DATE:	March 15, 2023

At this hearing, evidence was received by interested parties for a request to approve the relocation of a wireless telecommunication tower on 15.54± acres located at 7417 Poole Road. The Town Council having considered the testimony and arguments presented makes the following FINDINGS OF FACT:

1. That the property identified as Wake County PIN 1743-50-3468 is located within the Extraterritorial Jurisdiction of the Town of Knightdale and is therefore subject to the requirements of the Unified Development Ordinance.
2. That the subject property is currently zoned Rural Residential-1 (RR1) and is currently in use as an outdoor recreation facility and wireless telecommunication facility.
3. The applicant proposes to relocate the existing wireless telecommunication facility on the site.
4. That the proposed use meets all required principles and specifications of the UDO and any adopted land use plans.
5. That the proposed use is in harmony with the general purpose and intent and preserves its spirit.
6. That the proposed plan as submitted and approved will visually and functionally compatible with the surrounding area.
7. That the public health, safety, and welfare will be assured to not substantially injure the value of the adjoining value property and associated uses if located where proposed.

THEREFORE, based on the foregoing Findings of Fact, the Town Council makes the following CONCLUSIONS OF LAW:

1. The proposed special use conforms to the character of the area, considering the location, type and height of buildings or structures and the type and extent of vegetation on the site.
2. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning districts.
3. The proposed use will not endanger the public health, safety, and welfare of the Town.
4. The application will not substantially injure the value of adjoining or abutting property.
5. The proposal meets all required principles and specification of the UDO, unless excepted, and adopted land use plans, is in harmony with the general purpose and intent and preserves its spirit.

Having heard all of the evidence and arguments presented at the hearing, the Town Council hereby grants the Special Use Permit (SU-2-22) for a wireless telecommunication facility in accordance with Section 12.2.F.4 of the Unified Development Ordinance.

Ordered this 15th day of March 2023.

Jessica Day, Mayor
Town of Knightdale

APPROVED AS TO FORM:

Roger Knight; Town Attorney

NOTE: If you are dissatisfied with the decision of this board, an appeal may be taken to the Superior Court of Wake County within thirty (30) days after the date this order is served on you. See Chapter 12, Development Process, of the Knightdale Unified Development Ordinance.

NORTH CAROLINA
WAKE COUNTY

IN WITNESS WHEREOF, the Town of Knightdale has caused this order to be issued in its name, and the undersigned being all of the property owners of the properties above described, do hereby accept this Special Use Permit, together with all its conditions, as binding upon them and their successors in interest or ownership.

Jim Kellenberger – Owner
Raleigh Rugby Football Club INC

ATTEST:

SEAL

Heather M. Smith, Town Clerk

I, _____, a Notary Public in and for said County and State, do hereby certify that _____, Town Clerk of Knightdale, personally came before me this day and being by me duly sworn says that she knows the corporate seal of the Town of Knightdale and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Knightdale, that _____, Town Clerk for the Town of Knightdale subscribed her name thereto; that the corporate seal of the Town of Knightdale was affixed thereto, all by virtue of an order of the Knightdale Town Council and that said instrument is the act and deed of the Town of Knightdale.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 2023.

Notary Public
My Commission Expires: