



Town of Knightdale

Staff Report

Title: EP Mart Vested Rights Extension Request

Director Signature: JB

Staff: Kevin Lewis, Senior Planner

Asst. Town Manger Signature: DT

Date: November 21, 2024

Town Manager Signature: WRS

I. REQUEST:

Kimley-Horn & Associates, Inc., on behalf of Eastern Petroleum Corp., has submitted a vested rights extension request for the 2.33-acre parcel at 7604 Knightdale Blvd., identified by Wake County PIN 1754-55-8995.

II. PROJECT PROFILE:

PROPERTY LOCATION:	7604 Knightdale Blvd
WAKE COUNTY PIN:	1754-55-8995
CURRENT ZONING DISTRICT:	Highway Business Conditional District
APPLICANT:	Kimley-Horn & Associates, Inc.
PROPERTY OWNER:	Eastern Petroleum Corp.
PROPERTY SIZE:	2.33-acres
CURRENT LAND USE:	Gas Station with Convenience Store (UDO Sec 3.1.C.4.c)

III. BACKGROUND INFORMATION:

On September 21, 2022, a Conditional District Zoning Map Amendment and Master Plan were approved for this site to be redeveloped into a 6,600 square foot convenience store and gas station. According to UDO Section 12.2.G.3.f.iii, “the applicant must secure a valid building or construction permit(s) within a 24-month period from date of approval of the ZMA-CD unless otherwise specified.” The vested right, or the right to complete the development of property under the terms and conditions of an approved site plan, can be rescinded by Town Council after the 24-month period. Under UDO Section 12.2.G.4, the applicant may request an extension to the vested rights period where it is determined that due to (i) the sizing and phasing of the development; (ii) the level of investment; (iii) the need for the development; (iv) economic cycles; or (v) due to market conditions.

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

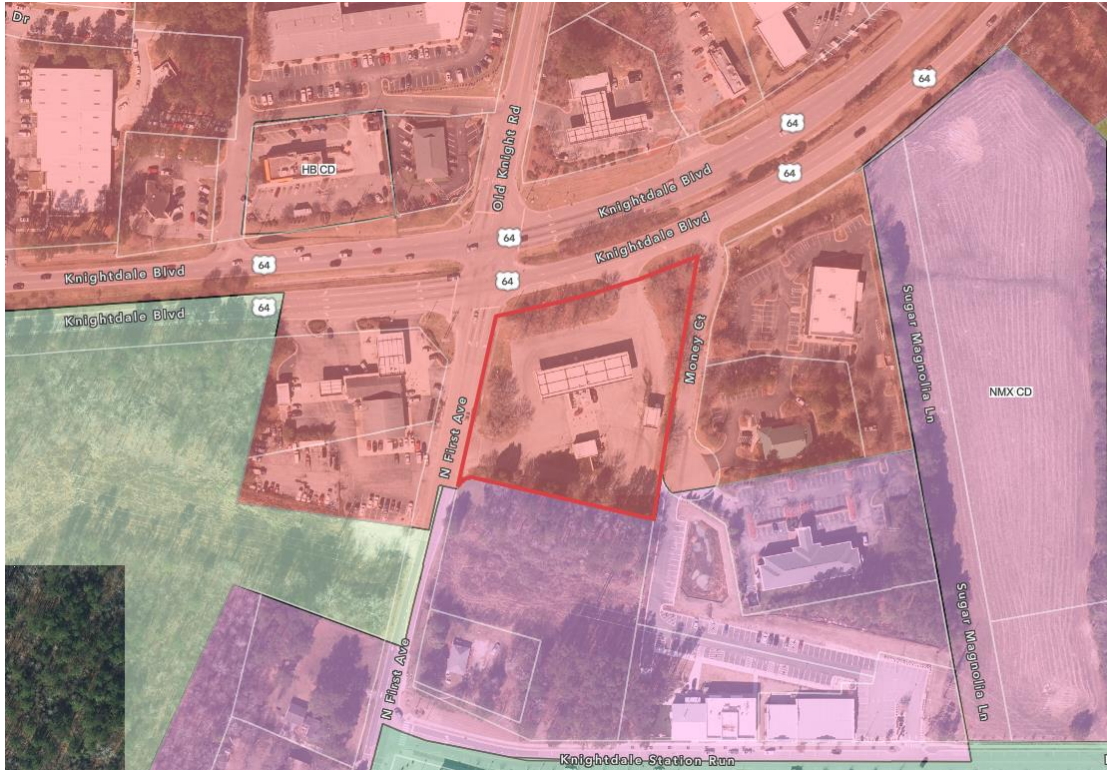
The site is located on one (1) parcel, located on the southeast corner of Knightdale Blvd and North First Avenue. The current structure is 2,500 square feet and features six fuel pumps and a car wash.

DIRECTION	LAND USE	ZONING
North	Retail	HB
South	Vacant	NMX
East	Retail	HB
West	Retail	HB



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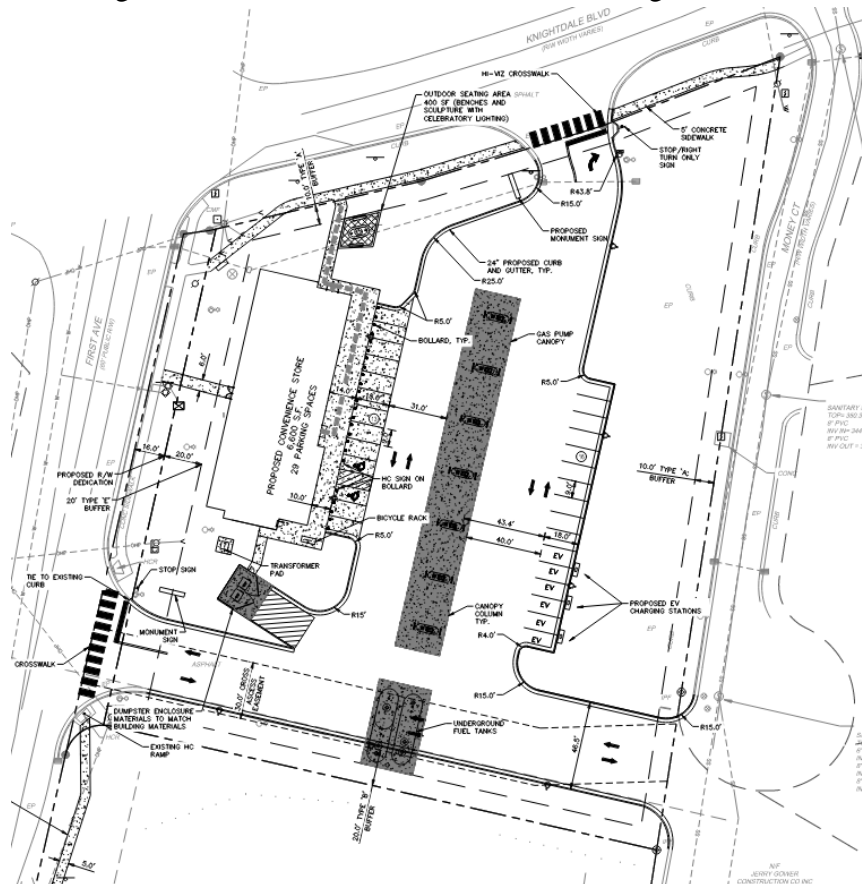
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V. APPROVED MASTER PLAN:

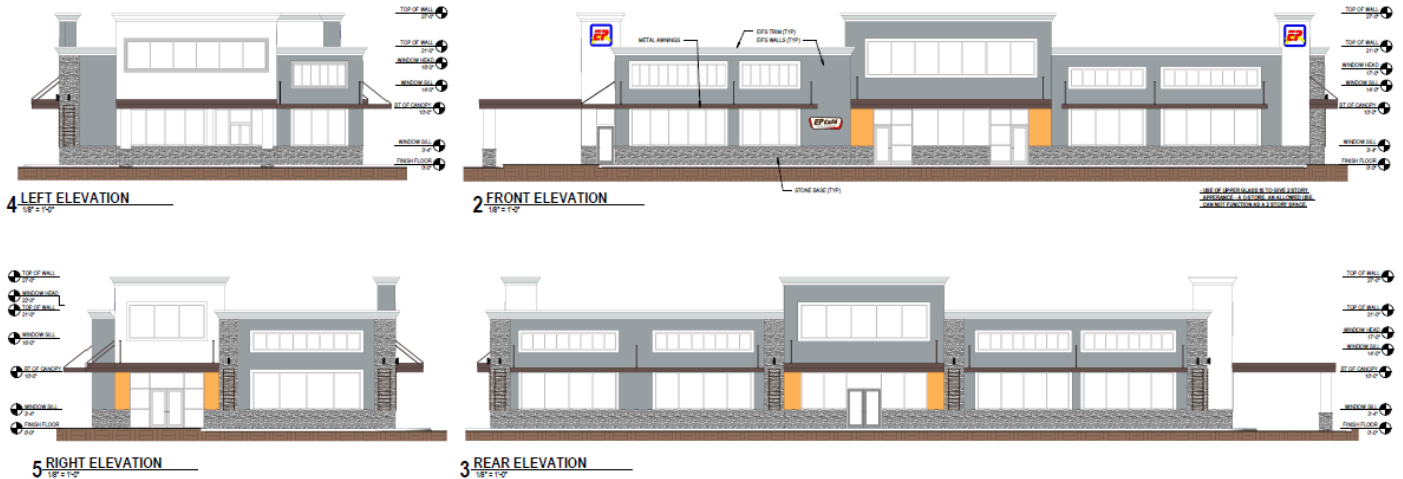
The approved master plan would replace the existing convenience store with a larger, single-story structure, relocating it to front N First Avenue and placing the seven fuel pumps and canopy behind. The developer would also construct off-site sidewalk along N First Avenue to connect this site to Knightdale Station Run.





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VI. VESTED RIGHTS EXTENSION:

The developer has requested the vested rights period be extended two additional years, to conclude in 2026, with the following timeline:

1. Evaluate Floor Plan/Customer Feedback on Remodels of Recent Stores: through June 2025
2. Resubmittal of Construction Drawings: April/May 2025
3. Construction Drawing Approval: December 2025/January 2026
4. Submittal of Building Permit: December 2025
5. Building Permit Approval: February 2026
6. Start Construction: May -July 2026

VII. STAFF RECOMMENDATION:

Staff recommends holding a joint public hearing, and following public comment, to close the public hearing and refer the case to the Land Use Review Board for review and recommendation.