



# Town of Knightdale

## Staff Report

Title: AN-3-25: Hinton Oaks Industrial Park  
Lot 10

Staff: Kevin Lewis, Senior Planner – Current

Date: July 16, 2025

Director Signature: JB

Asst. Town Manager Signature: DT

Town Manager Signature: WRS

### BACKGROUND INFORMATION

Staff received an annexation petition for the parcel at 561 Hinton Oaks Blvd, Wake County PIN 1745-50-1546, totaling approximately 59.60 acres. The property is the final parcel of a multi-building industrial park featuring a 213,000 square foot warehouse building. The petitioner is Wake Stone Property Company. The Town Clerk has investigated the sufficiency of the petition, and the statement of sufficiency is included in this staff report.

### SUMMARY

Staff performed an annexation impact analysis for the parcel that outlines the service commitments and revenue projections for the annexed area based upon the proposed development.

### Development Proposal

The Master Plan and Planned Unit Development for the final two parcels of the Hinton Oaks Industrial Park was approved by Town Council on February 15, 2023. The following analysis looks at departmental service provisions for the development.

#### Planning & Development Services

- Zoning & Code Enforcement: All other lots of the industrial park have already been annexed into Town Limits, and this final parcel will be annexed from the ETJ to an in-town patrol area.
  - A slight increase in calls for code enforcement is anticipated in this area based on the development.
- Permitting & Inspections: Area is already within Knightdale's planning and inspection jurisdiction.
  - The proposed development will require a minimal number building permits, with the corresponding zoning and infrastructure inspections.

#### Public Works & Utilities

- No increase of solid waste accounts and residential leaf/yard waste pick-up
- Infrastructure Maintenance:
  - A minimal amount of new public infrastructure will be constructed at the end of Hinton Oaks Blvd, with little impact to the overall maintenance schedule

#### Emergency Services/Police Patrol & Response:

- An "event" is any logged activity that requires dedicated time, personnel, and police resources. This includes **all** activities such as 9-1-1 calls, security checks, proactive patrols, false alarm responses, traffic accidents, traffic stops, community outreach, reported crimes, follow up investigations, etc.
- According to the analysis conducted by the Knightdale Police Department, lot 10 of Hinton Oaks Industrial Park will create an estimated additional 10 events per year.



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- \$269.61: average cost per call
- \$2,696: total estimated annual cost for call/response

### Fire & Emergency Medical Response:

- 10: estimated call volume/responses per year
- \$1,300: average cost per call
- \$13,000: total estimated annual cost for call/response

### Parks, Recreation, & Cultural Resources

- No impact is anticipated; annexed area will not directly add any households

### Finance and Budget

- Revenue
  - \$134/square foot: average assessed value of comparable developments recently constructed in the area
  - \$598,689: current assessed value of parcels
    - \$0: corresponding annual Knightdale tax revenue
  - \$28,568,800: estimated future assessed value of annexed area
    - \$128,560: estimated future annual tax revenue (at 0.45 cent rate)
  - Stormwater Utility: 10 acres of impervious surface charged a monthly rate of \$6.75 (one ERU)
    - \$1,337: monthly stormwater utility
    - \$16,038: annual stormwater utility fee at completion
    - Impervious surface associated with nonresidential portion of the development will generate additional revenue
  - \$168: increase to Powell Bill

## **COST-BENEFIT ANALYSIS SUMMARY**

<b>Projected Revenues/Expenditures</b>	
<b>REVENUES (annual)</b>	
Property Tax	\$128,560
Powell Bill	\$168
Stormwater Utility Fund	\$16,038
<i><b>Total Revenues</b></i>	<b>\$144,766</b>
<b>EXPENDITURES (annual)</b>	
Police	\$2,696
Fire	\$13,000
Street Maintenance & Curb Replacement	\$0
Parks and Recreation	\$0
<i><b>Total Expenditures</b></i>	<b>\$15,696</b>
<b>PROJECTED NET REVENUES</b>	<b>\$129,070</b>



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### **RECOMMENDED ACTION**

- Close the Public Hearing
- Adopt Ordinance #25-07-16-003 effectively annexing the area

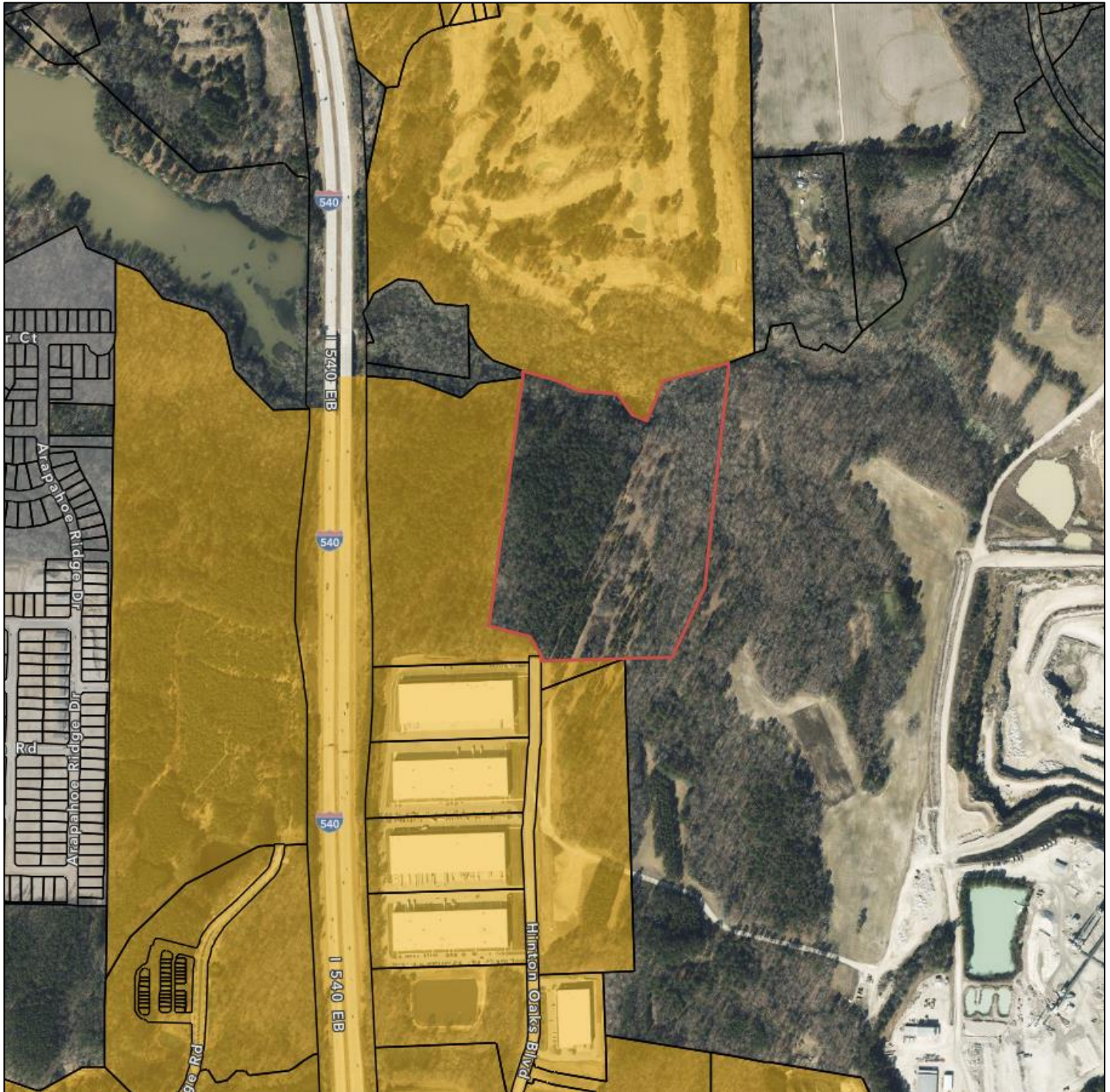


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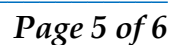
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### Vicinity Map





# Annexation Plat





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### Master Plan

