



Town of Knightdale

Staff Report Cover Sheet

Title: ZMA-3-20: Merritt Hinton Oaks Blvd

Staff: Kevin Lewis, Senior Planner

Date: August 19, 2020

PURPOSE

- The purpose of this staff report is to provide an overview of a Zoning Map Amendment request for the 46.21 acres at 123 Hinton Oaks Blvd, north of the Shoppes at Midway Plantation shopping center. The parcel is identified by the Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612. The Conditional District Zoning Map Amendment request is to rezone the property from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) to allow for a 271,450 flex office, light industrial and light manufacturing business park consisting of five buildings.

STRATEGIC PLAN PRIORITY AREA(S)

- Sustainable

GENERAL STATUTE REFERENCE(S), if applicable

- N.C.G.S. 160A-381

TYPE OF PUBLIC HEARING, if applicable

- Legislative

FUNDING SOURCE(S), if applicable

- N/A

ATTACHMENT(S)

- Staff Report
- Application Packet
- Land Use Classifications & Reasonable Conditions
- Neighborhood Meeting Information
- Site Plan
- Elevations
- Transportation Improvements
- Ordinance #20-08-19-002

STAFF RECOMMENDATION

- Motion to approve ZMA-3-20, recommend continued cooperation between the applicant and Town officials towards solutions to pedestrian improvements, and adopt the recommended advisory statement describing plan consistency and reasonableness of action
- Adopt ORD #20-08-19-002

Knightsdale Strategic Priorities



Safe



Connected & Inclusive



Sustainable



Active & Healthy



Organizational Excellence



Town of Knightdale

Staff Report

Title: Merritt Hinton Oaks Blvd
Conditional District Zoning Map
Amendment

Staff : Kevin Lewis, Senior Planner

Date: August 19, 2020

Director Signature: CH

Asst. Town Manger Signature:

Town Manager Signature:

I. REQUEST:

Merritt Properties, LLC submitted an application to rezone and develop 46.21 acres at 123 Hinton Oaks Blvd, north of the Shoppes at Midway Plantation shopping center. The parcel is identified by the Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612. The Conditional District Zoning Map Amendment request is to rezone the property from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) to allow for a 271,450 flex office, light industrial and light manufacturing business park consisting of five buildings.

II. PROJECT PROFILE:

PROPERTY LOCATION:	123 Hinton Oaks Blvd.
WAKE COUNTY PIN:	1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612
CURRENT ZONING DISTRICT	Highway Business (HB) and Manufacturing & Industrial (MI)
PROPOSED ZONING DISTRICT:	Manufacturing & Industrial Conditional District (MI-CD)
NAME OF PROJECT:	Merritt Hinton Oaks Blvd
APPLICANT:	WithersRavenel
PROPERTY OWNER:	Hinton Land LLC, Charles Silver Jr.
DEVELOPER:	Merritt Properties
PROPERTY SIZE:	46.21 acres
CURRENT LAND USE:	Vacant/Undeveloped
PROPOSED LAND USE:	Flex Office, Light Industrial, and Light Manufacturing 271,450 square feet across five buildings
PROPOSED PARKING:	543 spaces

III. BACKGROUND INFORMATION:

The Conditional District (ZMA-CD) rezoning process provides a procedure for the re-zoning of property based upon the recognition that certain types of zoning districts would be inappropriate at particular locations in the absence of special conditions. This process affords a degree of certainty in land use decisions not possible when re-zoning to a general category allowing many different uses.

When the develop first reached out to Town Staff, discussions revolved around how their desired uses and designs fit within Knightdale’s UDO. It was determined that the Conditional District rezoning process allowed for the applicant to propose a site specific development proposal while achieve their goals in accordance with the UDO and Comprehensive Plan.



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

The proposed rezoning includes four (4) parcels, located directly east of Hinton Oaks Blvd and north of Knightdale Blvd. The parcel is located within the Town's Extra Territorial Jurisdiction and requires annexation into Corporate Limits, if approved.

DIRECTION	LAND USE	ZONING
North	Hinton Oaks Industrial Park & Wake Stone Corp	MI & MQ
South	Shoppes at Midway Plantation	HB-CD
East	Wake Stone Corp	MQ
West	Hinton Oaks Industrial Park	MI





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V. CONDITIONAL DISTRICTS:

The Conditional District (ZMA-CD) re-zoning process provides a procedure for the re-zoning of property based upon the recognition that certain types of zoning districts would be inappropriate at particular locations in the absence of special conditions. This process affords a degree of certainty in land use decisions not possible when re-zoning to a general category allowing many different uses.

All standards and requirements of the corresponding General District shall be met, except to the extent that the conditions imposed are more restrictive than those standards. Within an approved Conditional District, no use shall be permitted except pursuant to the conditions imposed on the Conditional District in the approval of the re-zoning.

The Master Plan, as a site specific Conditional Zoning Plan, is itself a condition of the ZMA-CD. In addition to the Master Plan, the applicant shall provide the exact land use classifications proposed for the Conditional District, detailed in Section VII. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District upon which the Conditional District is based. Uses not otherwise permitted within the General District shall not be permitted within the Conditional District.

At the request of the applicant, the LURB may recommend and the Town Council may attach reasonable and appropriate conditions including but not limited to the location, nature, hours of operation and extent of the proposed



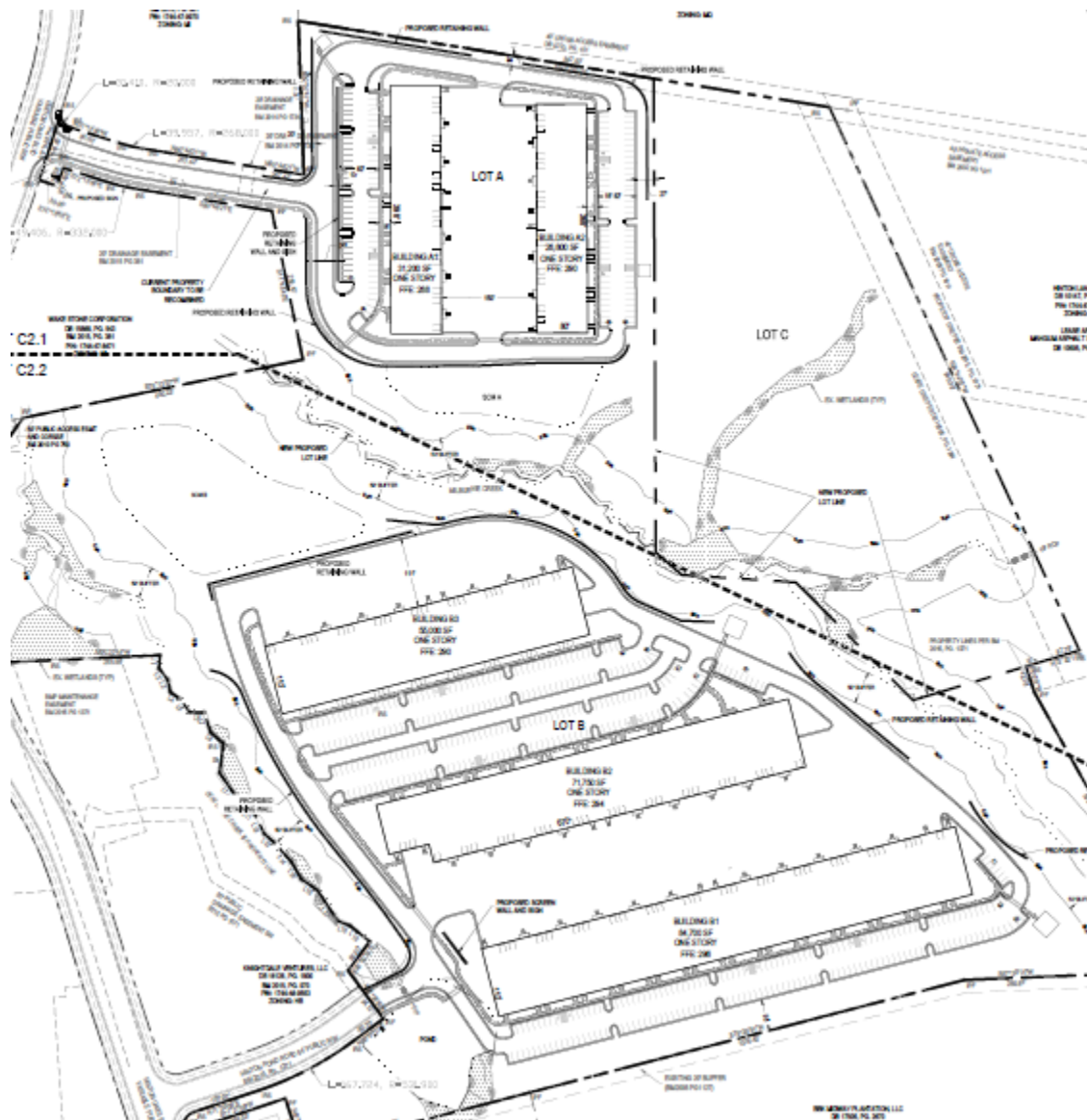
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use. The applicant will have a reasonable opportunity to consider and agree to any additional requirements proposed by either the LURB or the Town Council prior to final action.

VI. PROPOSED MASTER PLAN:

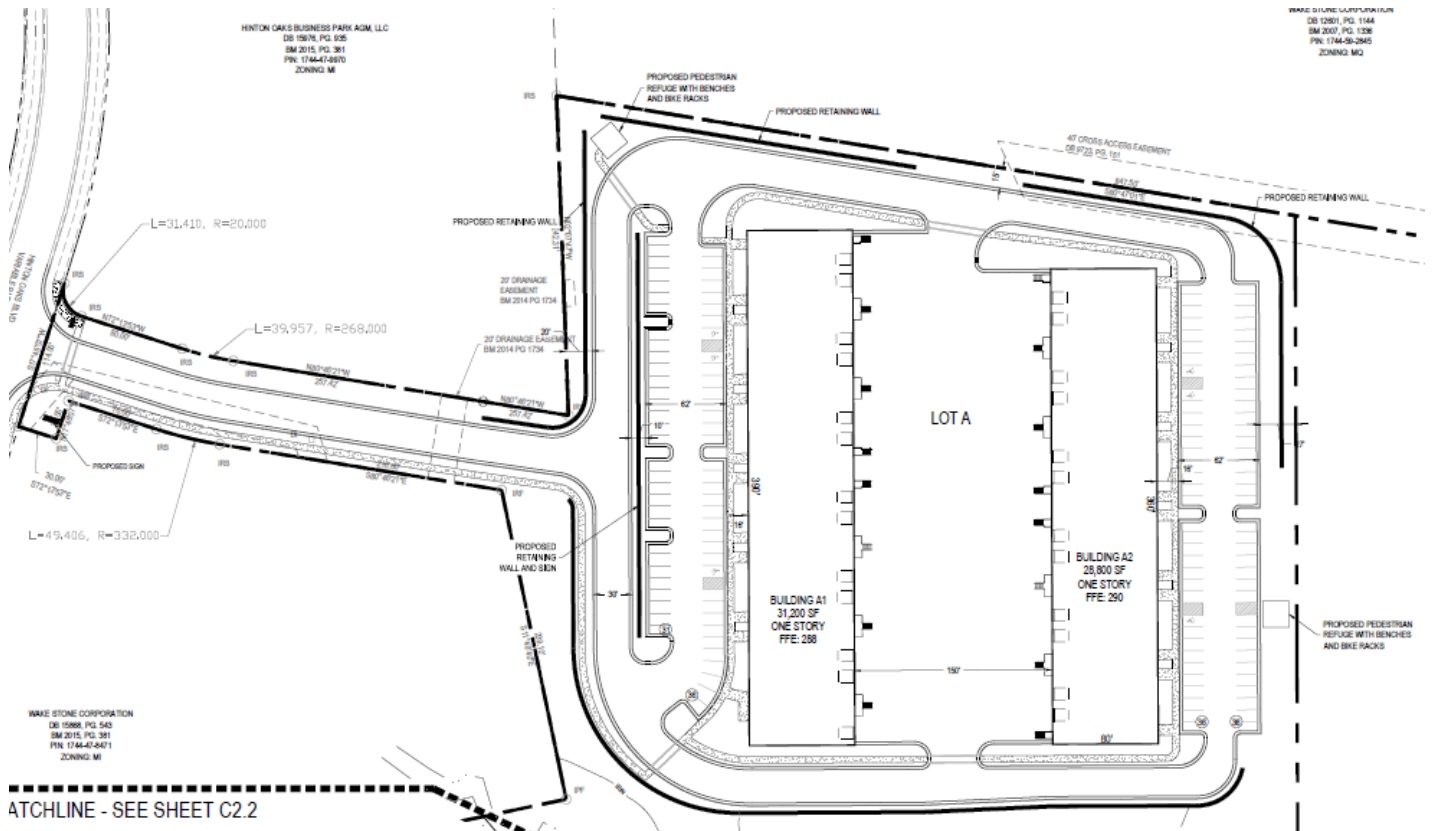
The applicant has submitted a full Master Plan in accordance Section 16.6 of the UDO. The applicant is proposing a 271,450 square foot development spread over five (5) buildings, with 543 parking spaces. The site is proposed to be divided into two parcels, a smaller site with two buildings totaling 60,000 square feet to the north and a new driveway constructed along Hinton Oaks Blvd. The larger site to the south contains three buildings totaling over 211,00 square feet and will be accessed via Hinton Pond Drive. The plan shows a 50' wide Type C buffer along the southern border of the property, as required by the UDO. Additional elements required include sidewalks throughout and parking lot landscaping to provide shade and refuge for employees and visitors.





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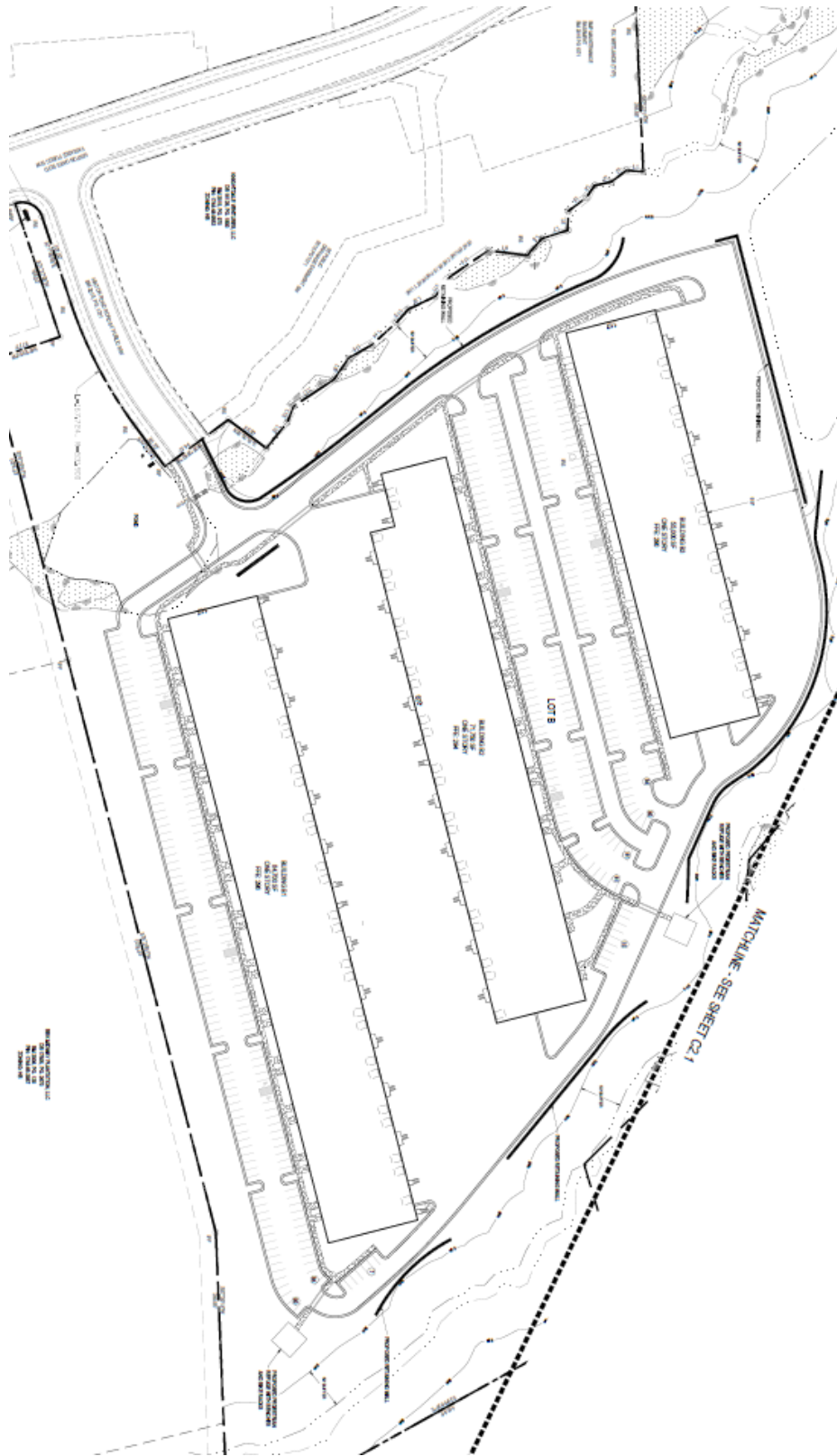
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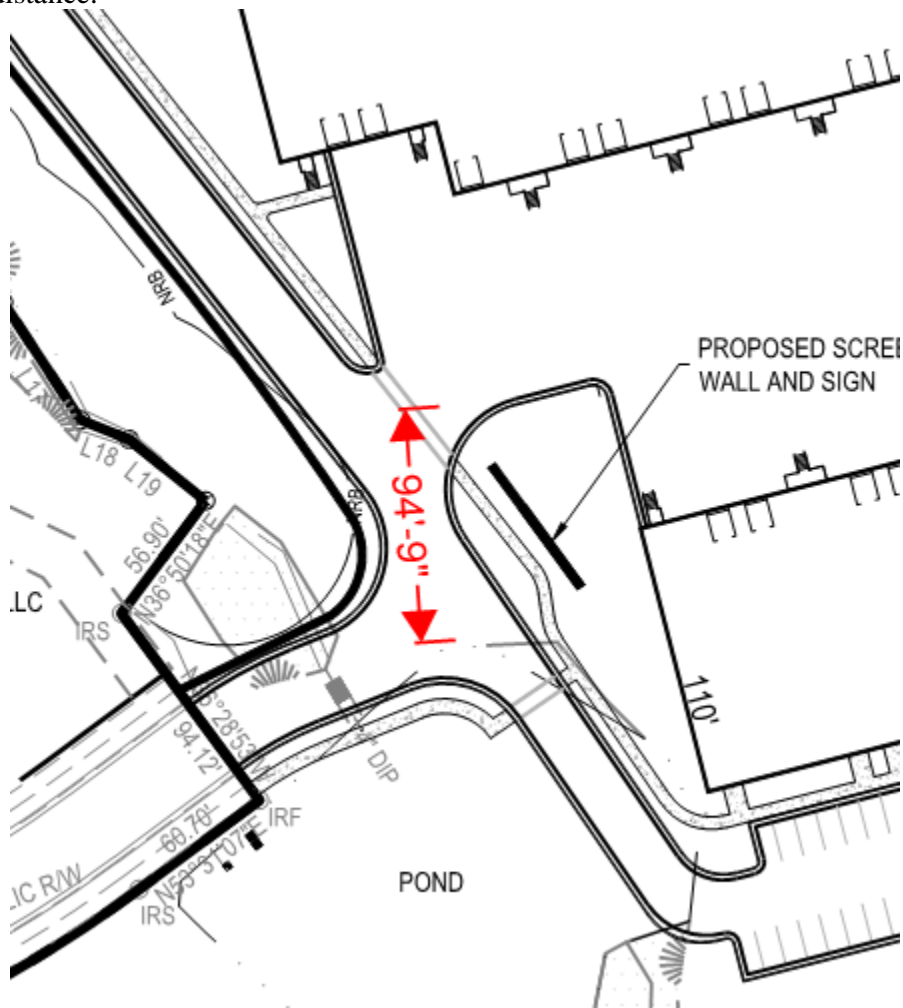
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STAFF SITE PLAN ANALYSIS:

Staff has reviewed the plan for consistency with the UDO and found the site plan to generally be in compliance with the provisions found within. The following items are being highlighted for Council review and further consideration.

Driveway Alignment

The alignment of Hinton Pond Drive and the driveway leading to the loading bay between buildings B1 and B2 is separated by less than 150 feet, as required by UDO 9.7.B. Staff requests the driveway be offset by the required distance.



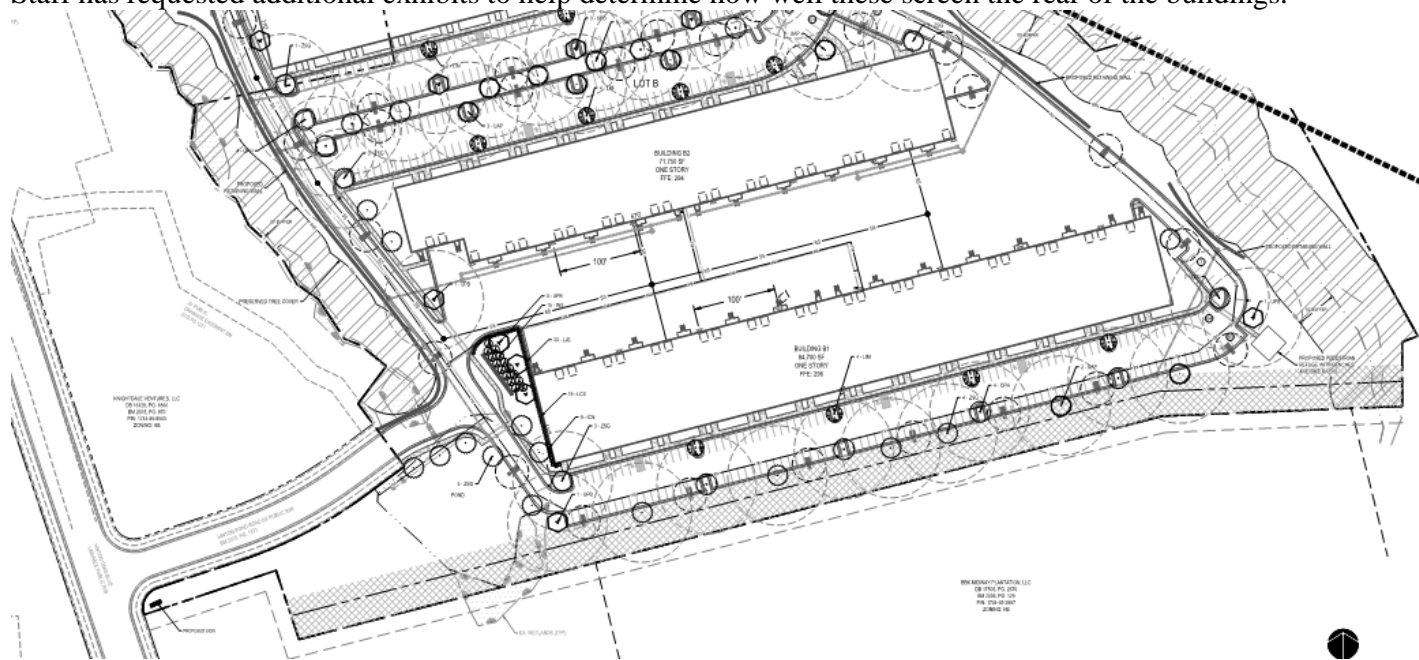


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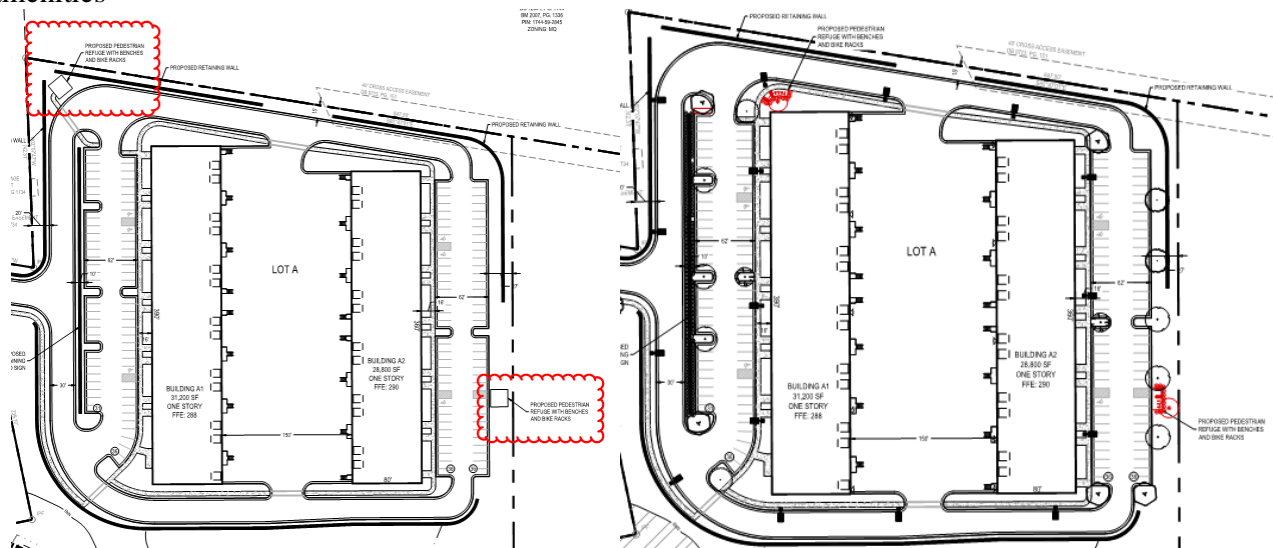
Landscape Plan/Additional Landscaping

Due to the proposed zoning and that of the adjacent shopping center, a 50-foot Type C Buffer along the southern property line is required. On the landscape plan below, the buffer is shaded in gray. Additionally, landscaping has been provided to help screen the driveway and loading bays between buildings B1 and B2. Staff has requested additional exhibits to help determine how well these screen the rear of the buildings.



Pedestrian Plazas

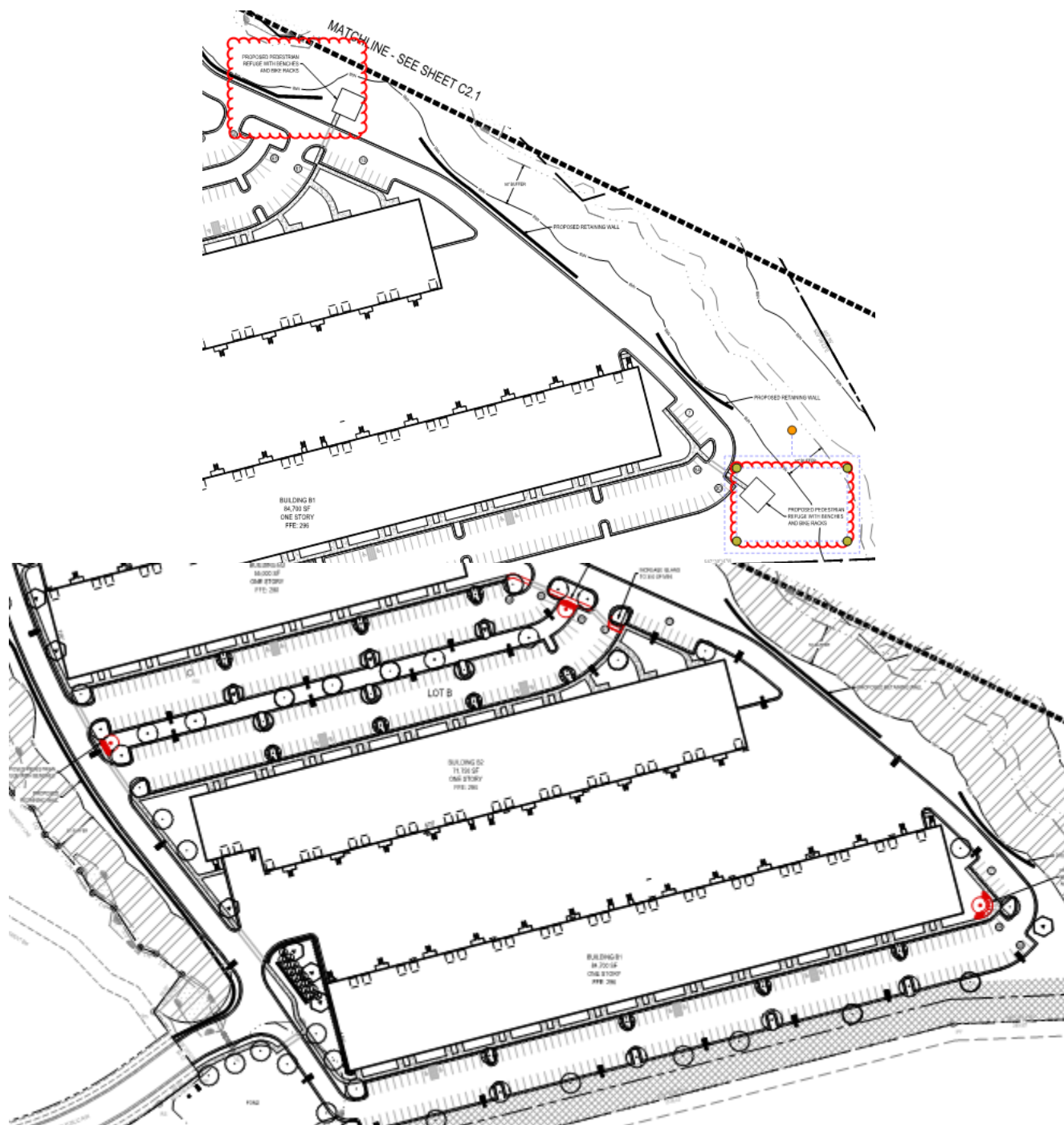
Following the joint public hearing, staff and the applicant discussed the location of the pedestrian plazas at the request of Council. The applicant has adjusted the location of the plazas, with added landscaping and amenities





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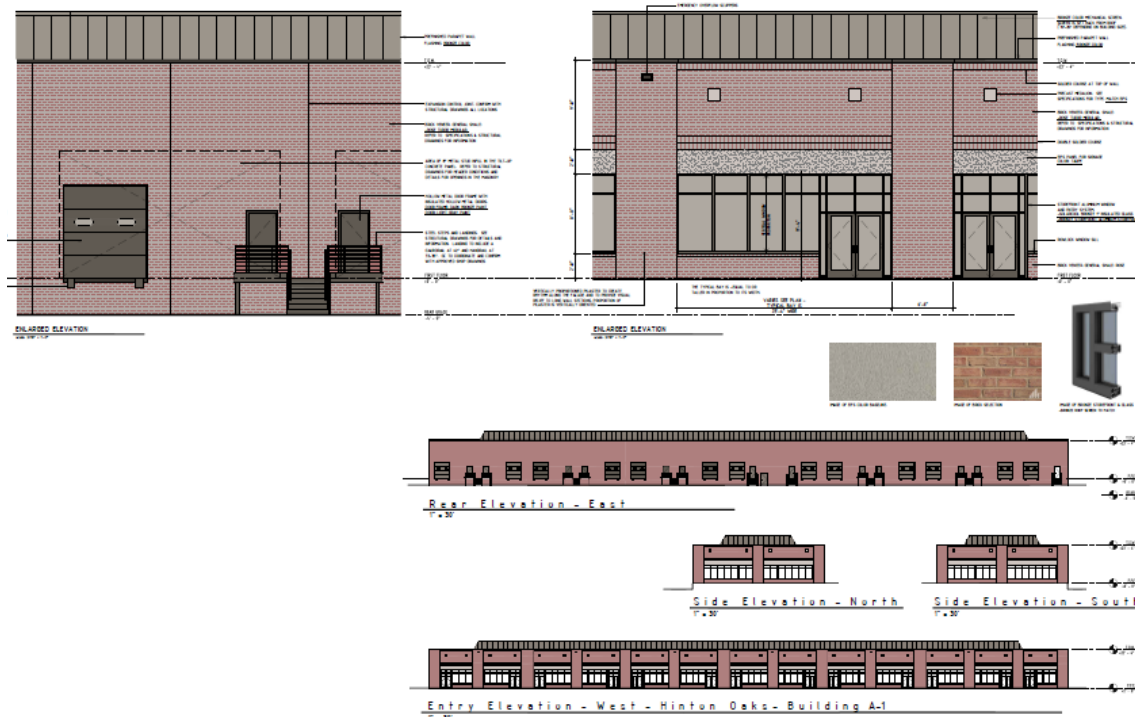


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Elevations

The proposed elevations and materials are generally compliant with UDO standards found in Chapter 5. Additional information is needed to help clarify concerns regarding roof top HVAC units will be properly screened and materials meet the standards required.



VII. LEGISLATIVE CASE PROCEDURES:

Staff met with the development team in September 2019 to discuss the potential of a project at this location and worked with them through several preliminary sketch plan details. A Conditional District 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 5, 2019
- Neighborhood Meeting Notices Mailed: May 5, 2020
- Neighborhood Meeting: May 19, 2020

The virtual neighborhood meeting was held via Microsoft Teams on May 19, 2020. Four interested neighbors attended the meeting and inquired about traffic impacts and timeline. No one spoke in opposition to the project. A copy of the mailed notice, list of recipients, and summary of the meeting are attached as part of the application packet.

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



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- First Class Letters Mailed: July 2, 2020
- Sign Posted On Property: July 2, 202
- Legal Ad Published in N&O: July 3 & 10, 2020

Following the formal submittal and review of the proposed master plan, the applicant met with the Development Review Committee (DRC) on June 11, 2020 to discuss the technical comments and details associated with the proposed subdivision plan. Staff discussed with the applicant concerns involving buffers, landscaping, parking, and elevations/design. The DRC requested that the applicant provide a revised copy of the Master Plan, which is shown above.

The DRC voted unanimously to **continue** the Merritt Hinton Oaks Blvd proposal pending the applicant addressing the review comments and Town Council approving the Rezoning request.

VIII. PROPOSED CONDITIONAL DISTRICT REZONING:

In accordance with Section 15.6.C of the UDO, all standards and requirements of the corresponding General District shall be met. Staff has reviewed the major site elements and found the majority to be in compliance with all requirements of the Highway Business zoning district and UDO. Major site elements and their compliance statements are listed below.

- A. **Zoning:** The subject property is currently zoned HB and MI. The proposed use does not require a Conditional District rezoning, however Staff and the applicant agreed this would provide flexibility to achieve the applicant's goals while meeting the spirit and intent of the UDO and Comprehensive Plan. Therefore the applicant is requesting approval for a Conditional District Rezoning to rezone the property to MI-CD.

As noted above the applicant has provided the exact land use classifications proposed for the Conditional District. The following uses are permitted by right in the MI zoning district and are proposed to remain permitted (P):

- Animal Services
- ATM
- Banks, Credit Unions, Financial Services
- Business Support Services
- Government Services
- Medical Services
- Post Office
- Professional Services
- Studio – Art, dance, martial arts, music
- Auto Parts Sales
- Amusements, Indoor – 5,000 sf or less
- Amusements, Indoor – 5,001 sf – 20,000 sf
- Amusements, Indoor – Greater than 20,000 sf
- Cultural or Community Facility



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- Recreation Facilities, Indoor
- Laboratory - medical, analytical, research & development
- Laundry, dry cleaning plant
- Manufacturing, Light
- Manufacturing, Neighborhood
- Media Production
- Metal Products Fabrication, machine or welding shop
- Research and Development
- Public Safety Facility
- Schools – Vocational/Technical
- Utilities-Class 1 & 2
- Utilities-Class 3

The following uses are permitted subject to additional standards (PS):

- Agribusiness
- Personal Services
- Tattoo Shops
- Storage - Warehouse, indoor storage
- Wholesaling and Distribution
- Transit, Road & Ground Passenger Services
- Wireless Telecommunication Facility-Stealth
- Wireless Telecommunication Facility-Tower

The following uses are required Conditional Districts within the MI zoning district (CD):

- Hospital
- Theater, Live Performance
- Theater, Movie



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The applicant has proposed to remove the following uses from allowable uses:

- Adult Establishment (SU)
- Airport (SU)
- Amusements, Outdoor (PS)
- Campground (P)
- Drive Thru Service (PS)
- Manufacturing, Heavy (P)
- Mini-Warehouses
- Outdoor Animal Boarding/Equestrian Facilities (SU)
- Quarrying and Stone Cutting (SU)
- Recreational Facilities, Outdoor (P)
- Shopping Center – Community Center (CD)
- Storage – Outdoor storage yard as a primary use (PS)
- Sweepstakes Center (SU)
- Wireless Telecommunication Facility – Small Wireless Facilities inside Right-of-Way (PS)
- Wireless Telecommunication Facility – Small Wireless Facilities outside Right-of-Way (PS)

Following the Joint Public Hearing, the applicant requested the following uses be permitted with additional standards:

- Equipment Rental
 1. All equipment for sale or rent must be displayed within an enclosed building.
 2. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
- Vehicle Service – Maintenance/Body Work/Repair Conditions
 1. All vehicles, materials or equipment shall be stored within an enclosed building.
 2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
- Vehicle/Heavy Equipment Sales
 1. Vehicles, materials or equipment shall be stored within an enclosed building.

B. **Dimensional Standards:** The applicant is not proposing any deviations from the dimensional standards as found in Section 2.13 of the UDO for the MI Zoning District.

C. **Parking:** The applicant is not proposing any deviations from the parking requirements as found in Section 10.3 of the UDO. Specifically, the applicant is proposing 543 car spaces 18 of which are handicap spaces, and 56 bike spaces. The UDO permits a maximum of 543 parking spaces and requires at least 56 bike spaces.

D. **Public Utilities/Water Allocation Policy:** The applicant is proposing to connect to public water and sewer. The proposed use meets the Water Allocation Policy with no further investment needed.



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- E. **Stormwater Management:** The applicant is proposing to construct two stormwater ponds, both shown on “Lot B”, the southern lot. The design of the stormwater management system will ensure that stormwater is treated in accordance with all UDO requirements.
- F. **Lighting:** The applicant is not proposing any deviations from the lighting standards as found in Section 11.4 of the UDO.
- G. **Signage:** All site signage will be reviewed under a separate zoning review; however, the applicant is not proposing any deviations from the standards as found in Section 12 of the UDO for the MI Zoning District. As of this staff report, the applicant is proposing monument signage for each lot along Hinton Oaks Blvd.

IX. TRANSPORTATION ANALYSIS

As required by the UDO, a Traffic Impact Analysis (TIA) is required for any “proposed rezoning or Master Plan...if the nature of the proposed rezoning or development is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips (Sec 9.4.B.1)”.

The TIA was reviewed by Town Staff and the Town’s consulting engineer AMT and it meets all Town standards for level of service at all intersections. The TIA requires that improvements are needed at the intersection of Hinton Oaks Blvd and Knightdale Blvd. as summarized below:

Knightdale Blvd:

- Modify the traffic signal phasing/timings to reduce queuing at the intersection.
- Extend the dual eastbound left-turn lanes to provide 400 feet of storage for each.

Hinton Oaks Blvd:

- Provide two northbound through lanes on Hinton Oaks Blvd from Knightdale Blvd to the Midway Commons/Shoppes at Midway Plantation driveway with the inside lane dropping as a left-turn lane at the Midway Commons driveway.
- Construct an exclusive northbound right-turn lane with 75 feet of storage at Shoppes at Midway Drive.

These improvements are illustrated on the next page. This illustration is conceptual at this time and will be refined through the Construction Drawing phase.

As required by UDO Sec 9.6, pedestrian connections on site and to existing sidewalks on adjacent right-of-way are shown. The site is divided into two lots, and while the UDO typically requires direct pedestrian connections between them, the presence of environmental features makes that difficult. Staff has requested the applicant investigate additional pedestrian improvements at the intersection of Knightdale Blvd and Hinton Oaks Blvd.

Following the Joint Public Hearing, the applicant held a series of discussions with the owners of the adjacent shopping center to discuss potential impacts and improvements. The applicant has agreed to continue working to find solutions to desired pedestrian improvements along Hinton Oaks Blvd and Knightdale Blvd. Additionally, LURB recommended the applicant continue working to find solutions.



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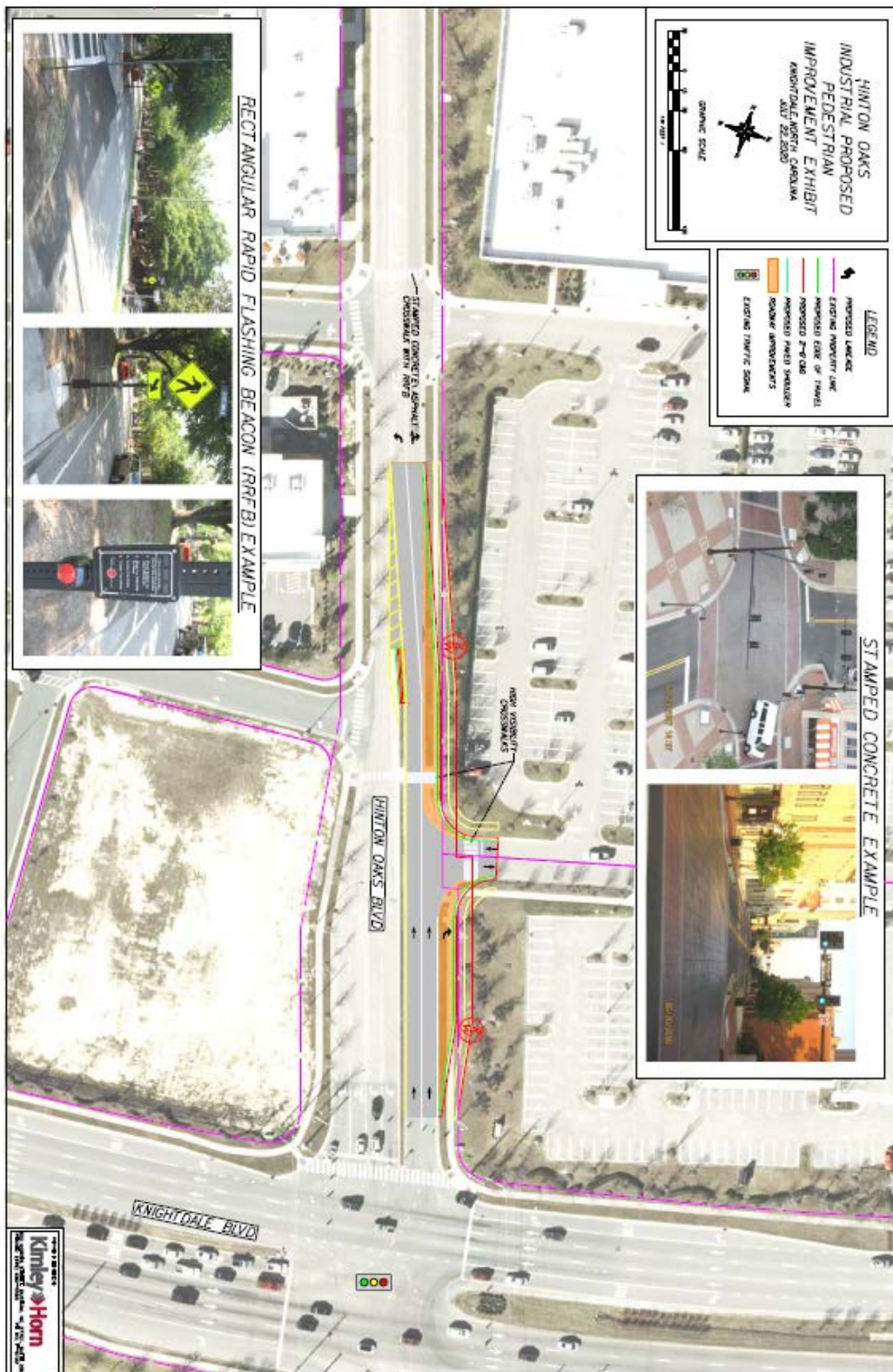
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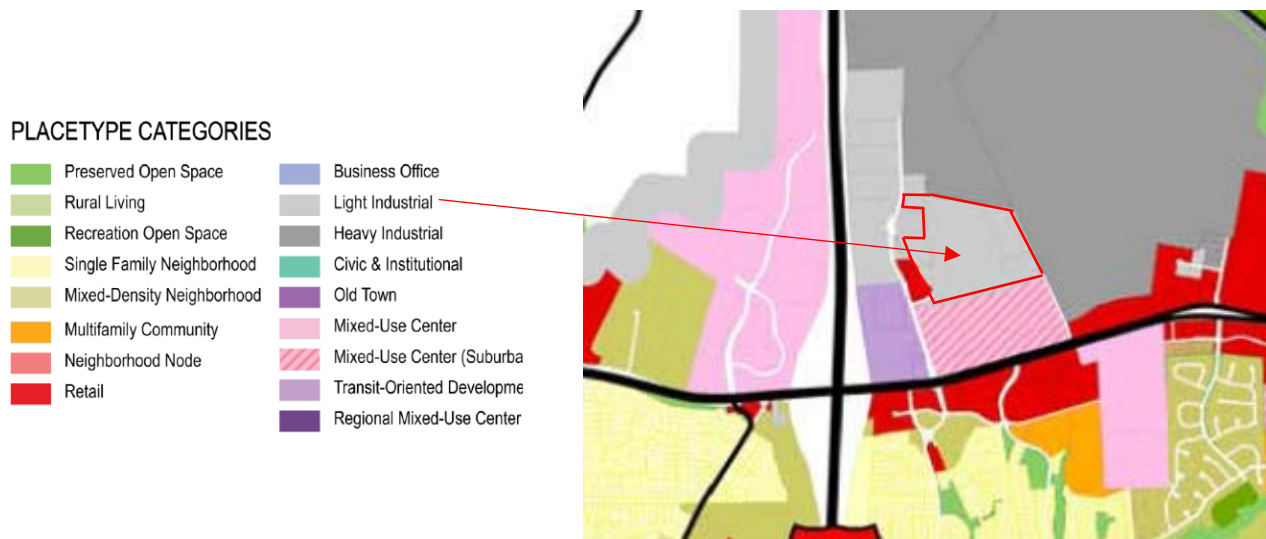


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X. COMPREHENSIVE PLAN:

The proposed use of this property is consistent with the KnightdaleNext 2035 Comprehensive Plan. The subject property is designated as “Light Industrial” as a place type.



The “Light Industrial” place type is defined as:

Light industrial districts provide opportunities to concentrate employment in the Town on normal workdays. Each area supports manufacturing and production uses, including warehousing, light manufacturing, medical research, and assembly operations. These areas are found in close proximity to major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.

The parcel, combined with the surrounding areas, meet the definition of a Light Industrial place type. Hinton Oaks Industrial Park is close in proximity providing complementary uses, and the proposed location is a short distance from major thoroughfares in Knightdale Blvd and Interstate 540.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

North Carolina General Statute 160A-383 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.

It is staff’s opinion that the proposed development is consistent with the KnightdaleNext 2035 Comprehensive Plan, and the following guiding principle categories would be applicable to this request.



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INFILL DEVELOPMENT AND REDEVELOPMENT

Promote infill development and redevelopment activities for vacant and under-utilized areas of Knightdale. In doing so, prioritize the transformation of older properties throughout Town that might not be economically-viable in the future (such as declining retail shopping centers).



ECONOMIC VITALITY

Promote a healthy and sustainable business environment by investing actively in infrastructure, providing favorable incentives, and building a community that is attractive to employers and their workers. Continue to promote Knightdale as a vibrant place, and build a competitive advantage to attract knowledge-based businesses to the area. Investment and recruitment initiatives should realize “triple bottom-line” benefits for Town residents by seeking to improve the tax base, promote economic vitality for local shops and businesses, and increase access to employment opportunities in the Town.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

“The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map’s designation as a “Light Industrial” placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.”



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XI. JOINT PUBLIC HEARING SUMMARY:

A joint public hearing with the Land Use Review Board and Town Council was held at the June 17, 2020 Town Council meeting. On behalf of the applicant, Nathan Robb provided a short presentation and spoke in favor of the project. The Town received three electronic comments, one from the current property owner in support of the project. The second was from the owner of the adjacent Knightdale Marketplace shopping center expressing support while requesting additional transportation improvements to Hinton Oaks Blvd. The final comment came from the development team following the meeting reiterating Mr. Robb's live comments.

The following concerns were voiced by members of the Town Council and Land Use Review Board. Staff has discussed each item with the applicant and their response is included.

1. **Landscaping:** Council expressed a desire to incorporate more native species and a wider variety of species as the landscaping plan is refined. The applicant has expressed their desire to create a well designed and attractive site.
2. **Pedestrian and Transportation Improvements:** Council hopes to see continued corporation between the applicant and surrounding property owners to work towards the shared goal of improving safety in this area. Following the Joint Public Hearing, the applicant has discussed proposed improvements desired by the owners of the adjacent Knightdale Marketplace. The applicant has agreed to improving pedestrian crossings on Hinton Oaks Blvd and Knightdale Blvd.
3. **On-Site Pedestrian Connections & Stormwater Amenities:** Council requested that the applicant explore making a pedestrian connection between the two lots and utilizing the stormwater ponds as an amenity for users. Due to the environmental features on-site (streams, topography, SCM), a pedestrian connection is cost prohibitive and difficult to achieve. The site is a brownfield, therefore the SCMs have been designed to limit land disturbance.
4. **Permitted Uses:** Council asked whether the staff suggested prohibited uses could be shifted to uses requiring Conditional District approval. The applicant has resubmitted a list of requested permitted land uses with additional conditions (see attached).

XII. LAND USE REVIEW BOARD SUMMARY:

The LURB considered this item at its August 10, 2020 meeting. After staff presented an overview of the proposed rezoning request, LURB members inquired about the status of the Knightdale Blvd crossing discussions and the spacing issue at the site driveway and Hinton Pond Road. The LURB voted unanimously, 7-0, to recommend approval of ZMA-3-20 and forwarded the following advisory statement as recommended by staff, as well as the staff recommended condition to continue working with Town officials to a solution for the crosswalk on Knightdale Blvd.

PROPOSED WRITTEN ADVISORY STATEMENT REGARDING PLAN CONSISTENCY:

“The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map’s designation as a “Light Industrial” placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.”



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XII. STAFF RECOMMENDATION:

It is staff's recommendation that Town Council approves the request to rezone 46.21 acres of the property identified by Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612 from Highway Business Conditional District (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD), recommend continued cooperation between the applicant and Town officials towards solutions to pedestrian improvements, adopts the forwarded advisory statement seen below from LURB and staff regarding Comprehensive Plan consistency, and adopts Ordinance # 20-08-19-002.

“The proposed Zoning Map Amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map’s designation as a “Light Industrial” placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.”



TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

PETITION FOR ZONING MAP AMENDMENT

By completing and signing this petition, the applicant, property owner and developer are hereby requesting the Town Council to rezone, or designate zoning, on property located within the Town of Knightdale's planning jurisdiction, or property requested to be annexed into the corporate limits. The submittal of this petition authorizes the Town of Knightdale to enter onto the property in order to conduct a site inspection and to post the property in accordance with the Town's public notification requirements. Submittal requirements are listed on the following page.

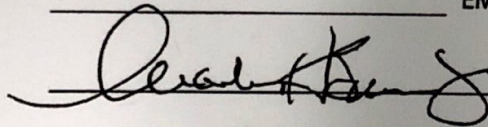
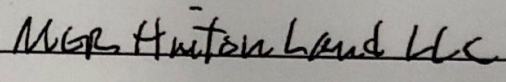
PROJECT INFORMATION

PROJECT NAME:	Merritt Hinton Oaks Boulevard		
PROJECT ADDRESS:	123 Hinton Oaks Boulevard, Knightdale, NC		
WAKE COUNTY PIN(s):	1744-47-6090, 1744-47-9093, portion of 1744-56-6995, 1744-47-9612		
EXISTING ZONING:	MI & HB	EXISTING USE: Vacant	PROPOSED USE: Industrial
PROPOSED ZONING:	MI (CD)	SITE ACRES: 46.21	INSIDE CORPORATE LIMITS: Partial

CONTACT INFORMATION

APPLICANT:	WithersRavenel	PHONE:	919.535.5212	FAX:	919.467.6008
ADDRESS:	137 South Wilmington Street, Suite 200 Raleigh, NC 27601				
		EMAIL:	bvega@withersravenel.com		

SIGNATURE:

PROPERTY OWNER:

ADDRESS:

Charles H. Silver, Jr 1744-47-6090, 1744-47-9093, & 1744-47-9612 PO Box 1277 Knightdale, NC 27545	Hinton Land, LLC 1744-56-6995 PO Box 1277 Knightdale, NC 27545
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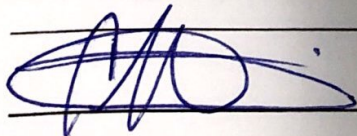
SIGNATURE:

DEVELOPER:

ADDRESS:

Merritt Properties, LLC	PHONE:	410.298.2600	FAX:	
2066 Lord Baltimore Drive				
Baltimore, MD 21244				
	EMAIL:	nrobb@merrittproperties.com		

SIGNATURE:



THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER:
FILING FEE:

ZMA - -

SUBMITTAL DATE:
RECEIPT #:

X-REFERENCE:



TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2245
(f) 919.217.2249

STATEMENT OF COMPLIANCE WITH THE COMPREHENSIVE PLAN: Please state how the proposed zoning map amendment complies with the goals and objectives of the Town of Knightdale Comprehensive Plan:

SUBMITTAL REQUIREMENTS

NO APPLICATION SHALL BE ACCEPTED BY THE LAND USE ADMINSTRATOR UNLESS IT CONTAINS ALL OF THE INFORMATION NECESSARY TO DETERMINE IF THE DEVELOPMENT, IF COMPLETED AS PROPOSED, WILL COMPLY WITH ALL OF THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE. APPLICATIONS WHICH ARE NOT COMPLETE WILL BE RETURNED TO THE APPLICANT WITH A NOTATION OF DEFICIENCIES.

THE FOLLOWING ARE TO BE SUBMITTED AT THE TIME OF INITIAL SUBMITTAL. FAILURE TO SUBMIT ALL ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION.

- COMPLETED APPLICATION FORM. Application must be signed by the applicant and the property owner.
- \$600.00 PROCESSING FEE. This fee is subject to change with each fiscal year budget.
- COPY OF THE RECORDED PLAT/SURVEY OF THE PROPERTY, WITH METES AND BOUNDS DESCRIPTION. A property survey from Wake County IMAPS can serve this requirement if the property lines match the areas to be rezoned.
- NEIGHBORHOOD MEETING REPORT. A pre-submittal neighborhood meeting is required for all re-zoning applications as outlined in Section 15.3.C of the Unified Development Ordinance.
- TRAFFIC IMPACT ANALYSIS. A TIA may be required if the petition meets the thresholds outlined in Section 9.4 of the Unified Development Ordinance.

THE FOLLOWING ADDITIONAL ITEMS ARE TO BE SUBMITTED FOR CONDITIONAL DISTRICT RE-ZONINGS. FAILURE TO SUBMIT ALL OF THESE ITEMS WILL RESULT IN DELAY OF YOUR APPLICATION

- COMPLETED MASTER PLAN APPLICATION FORM.
- ADDITIONAL PROCESSING FEE. Petitions for Conditional Districts are subject to an additional processing fee for the required Master Plan submittal. (See Master Plan Application Form)
- LIST OF LAND USE CLASSIFICATIONS PROPOSED SPECIFICALLY FOR YOUR CONDITIONAL DISTRICT. Such use classifications may be selected from any of the uses, whether permitted by right or special use, allowed in the General District to which the Conditional District corresponds. Uses not otherwise permitted within the corresponding General District shall not be permitted within the Conditional District.
- LIST OF FAIR AND REASONABLE CONDITIONS. This list should include any appropriate development standards to address potential unique impacts of the intended use(s) as discussed in Section 2.17(C)(2) and Section 15.17(B)(2) of the Unified Development Ordinance (UDO) along with accompanying statements justifying these standards in meeting the spirit and intent of the UDO as well as being consistent with the goals and objectives of the 2027 Comprehensive Plan. It shall be understood that if the applicant fails to propose a specific standard or fails to justify such standard as described above, the corresponding standards of the General District shall apply.



TOWN OF KNIGHTDALE

www.knightdalenc.gov

DEVELOPMENT SERVICES DEPARTMENT

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2243
(f) 919.217.2249

MASTER PLAN

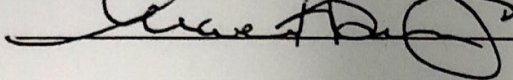
In accordance with Development Process outlined in Chapter 15 of the Unified Development Ordinance, Master Plan submittals are required for all Site Plans, Major Subdivisions, Special Use Permits, and Conditional Districts. Completed applications shall include all of the submittal requirements included on Page 2 of this package, and must be submitted in accordance with the schedule established by the Development Services Department. Approval of the Master Plan is not an authorization to begin site construction.

PROJECT INFORMATION

PROJECT NAME:	Merritt Hinton Oaks Boulevard		
PROJECT ADDRESS:	123 Hinton Oaks Boulevard, Knightdale, NC		
WAKE COUNTY PIN(s):	1744-47-6090, 1744-47-9093, portion of 1744-56-6995, 1744-47-9612		
PROPOSED USE:	Industrial		
PROPOSED SQ. FT.:	273,400	PROPOSED LOTS: 0	DENSITY (DWELLING/ACRE): 0
ZONING DISTRICT:	MI (CD)	SITE ACRES: 46.21	INSIDE CORPORATE LIMITS: Partial

CONTACT INFORMATION


APPLICANT:	WithersRavenel	PHONE:	919.535.5212	FAX:	919.467.6008
ADDRESS:	137 South Wilmington Street, Suite 200 Raleigh, NC 27601				
		EMAIL:	bvega@withersravenel.com		

SIGNATURE:  MGR Hinton Land LLC

PROPERTY OWNER:	Charles H. Silver, Jr 1744-47-6090, 1744-47-9093, & 1744-47-9612 PO Box 1277 Knightdale, NC 27545	Hinton Land, LLC 1744-56-6995 PO Box 1277 Knightdale, NC 27545
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SIGNATURE: _____

DEVELOPER:	Merritt Properties, LLC	PHONE:	410.298.2600	FAX:	
ADDRESS:	2066 Lord Baltimore Drive Baltimore, MD 21244				
		EMAIL:	nrobb@merrittproperties.com		

SIGNATURE: 

THIS SPACE FOR DEVELOPMENT SERVICES STAFF ONLY

CASE NUMBER:	SUBMITTAL DATE:	X-REFERENCE(s):
FILING FEE:	SKETCH PLAN MEETING DATE:	



CREATING HOMES
FOR BUSINESSES

05/05/2020

Dear Knightdale Area Property Owner:

You are invited to a neighborhood meeting to learn more about a proposed project adjacent to or near your property. A Neighborhood Meeting is required by the Town of Knightdale Unified Development Ordinance and all property owners within 200 feet of the proposed development must receive notification of the meeting. The meeting will be an opportunity for residents and property owners to learn more about the project and provide feedback.

Meeting Date: 05/19/2020

Meeting Time: 6:00 pm

Meeting Link: <https://tinyurl.com/y8uttqnf>

The meeting is scheduled via Microsoft Teams, if you are unable to log in via a web browser please use the dial in number and conference ID listed below to access the meeting.

Dial In +703-719-4632

Conference ID 536 091 121#

Welcome: 6:00 pm

Presentation: 6:05 pm

Q&A: 7:00 pm

Application Type: Rezoning Petition

Approving Authority: Town Council Legislative Approval

Address: 123 Hinton Oaks Boulevard, Knightdale, NC

PINs: 1744-47-6090, 1744-47-9093, portion of 1744-56-6995, & 1744-47-9612

Description of Proposal: The nature of this petition is to rezone the above referenced parcels from a combination of Highway Business and Manufacturing and Industrial to Manufacturing and Industrial.

Estimated Submittal Date: May 22, 2020

Enclosed is a map showing the location of the property being considered for this proposal. Additional materials and information may be available at the meeting. Please see the Development Services 2020 Meeting & Submittal Schedule

(https://www.knightdalenc.gov/sites/default/files/uploads/DevelopmentServices/submittal_and_meeting_schedule_2020_2.pdf) for future public meeting dates.

If you have any questions, comments, or concerns about the proposal prior to the meeting you may contact the Brendie Vega at 919-535-5212 or bvega@withersravenel.com. These will be recorded as part of the meeting summary, which is submitted to Town staff and elected officials. You may also contact the Town of Knightdale Development Services Department at 919-217-2243.

200 FOOT BUFFER MAILING LIST

PIN	Owner 1	Owner 2	Mail Address 1	Mail Address 2	Site Address
	Brendie Vega		137 South Wilmington St. Ste 200	Raleigh NC 27601	
	Nathan Robb		2066 Lord Baltimore	Baltimore MD 21244	
	Town of Knightdale Development Services Department		950 Steeple Square Court	Knightdale NC 27545	
1744473948	WAKE STONE CORPORATION		PO BOX 190	KNIGHTDALE NC 27545-0190	0 HINTON OAKS BLVD
1744455539	BBK MIDTOWN COMMONS LLC	M&J WILKOW	20 S CLARK ST STE 3000	CHICAGO IL 60603-1887	304 HINTON OAKS BLVD
1744465162	KOHL'S DEPT STORES INC	KOHL'S PROPERTY TAX DEPT	PO BOX 2148	MILWAUKEE WI 53201-2148	302 HINTON OAKS BLVD
1744479612	SILVER, CHARLES H JR		7081 FORESTVILLE RD	KNIGHTDALE NC 27545-9096	0 HINTON OAKS BLVD
1744479970	HINTON OAKS BUSINESS PARK AGM LLC		PO BOX 190	KNIGHTDALE NC 27545-0190	511 HINTON OAKS BLVD
1744553762	TARGET CORPORATION	STORE T-2111	PO BOX 9456	MINNEAPOLIS MN 55440-9456	1000 SHOPPES AT MIDWAY DR
1744592845	WAKE STONE CORP		PO BOX 190	KNIGHTDALE NC 27545-0190	0 HINTON OAKS BLVD
1744652987	BBK MIDWAY PLANTATION LLC	M&J WILKOW	20 S CLARK ST STE 3000	CHICAGO IL 60603-1887	1002 SHOPPES AT MIDWAY DR
1744666722	HINTON LAND LLC	THOMAS CONCRETE	2500 CUMBERLAND PKWY SE STE 200	ATLANTA GA 30339-3922	507 OLD MONTAGUE LN
1744668147	HD DEVELOPMENT OF MARYLAND INC	HOME DEPOT USA INC	2455 PACES FERRY RD SE	ATLANTA GA 30339-6444	1020 SHOPPES AT MIDWAY DR
1744673392	MANGUM ASPHALT SERVICES		6105 CHAPEL HILL RD	RALEIGH NC 27607-5111	601 OLD MONTAGUE LN
1744566995	HINTON LAND LLC		PO BOX 1277	KNIGHTDALE NC 27545-1277	123 HINTON OAKS BLVD
1744469553	KNIGHTDALE VENTURES LLC		107 STOKLEY DR STE 100	WILMINGTON NC 28403-3772	405 HINTON OAKS BLVD
1744472192	USA		PO BOX 889	SAVANNAH GA 31402-0889	408 HINTON OAKS BLVD
1744476090	SILVER, CHARLES H JR		PO BOX 1277	KNIGHTDALE NC 27545-1277	0 HINTON OAKS BLVD
1744476292	WAKE STONE CORPORATION		PO BOX 190	KNIGHTDALE NC 27545-0190	0 HINTON OAKS BLVD
1744478471	WAKE STONE CORPORATION		PO BOX 190	KNIGHTDALE NC 27545-0190	495 HINTON OAKS BLVD
1744479093	SILVER, CHARLES H JR		PO BOX 1277	KNIGHTDALE NC 27545-1277	0 HINTON OAKS BLVD

Neighborhood Meeting Notes

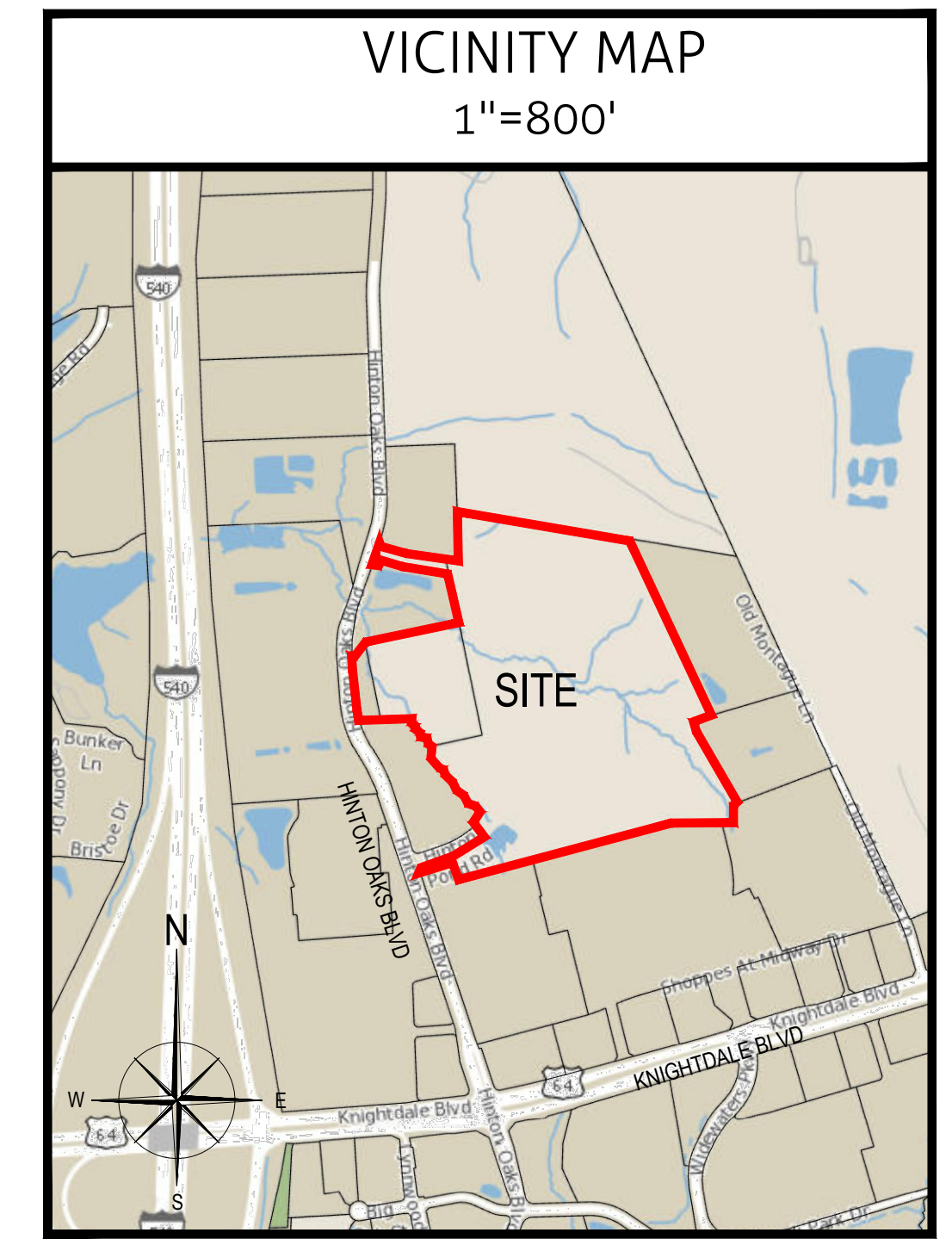
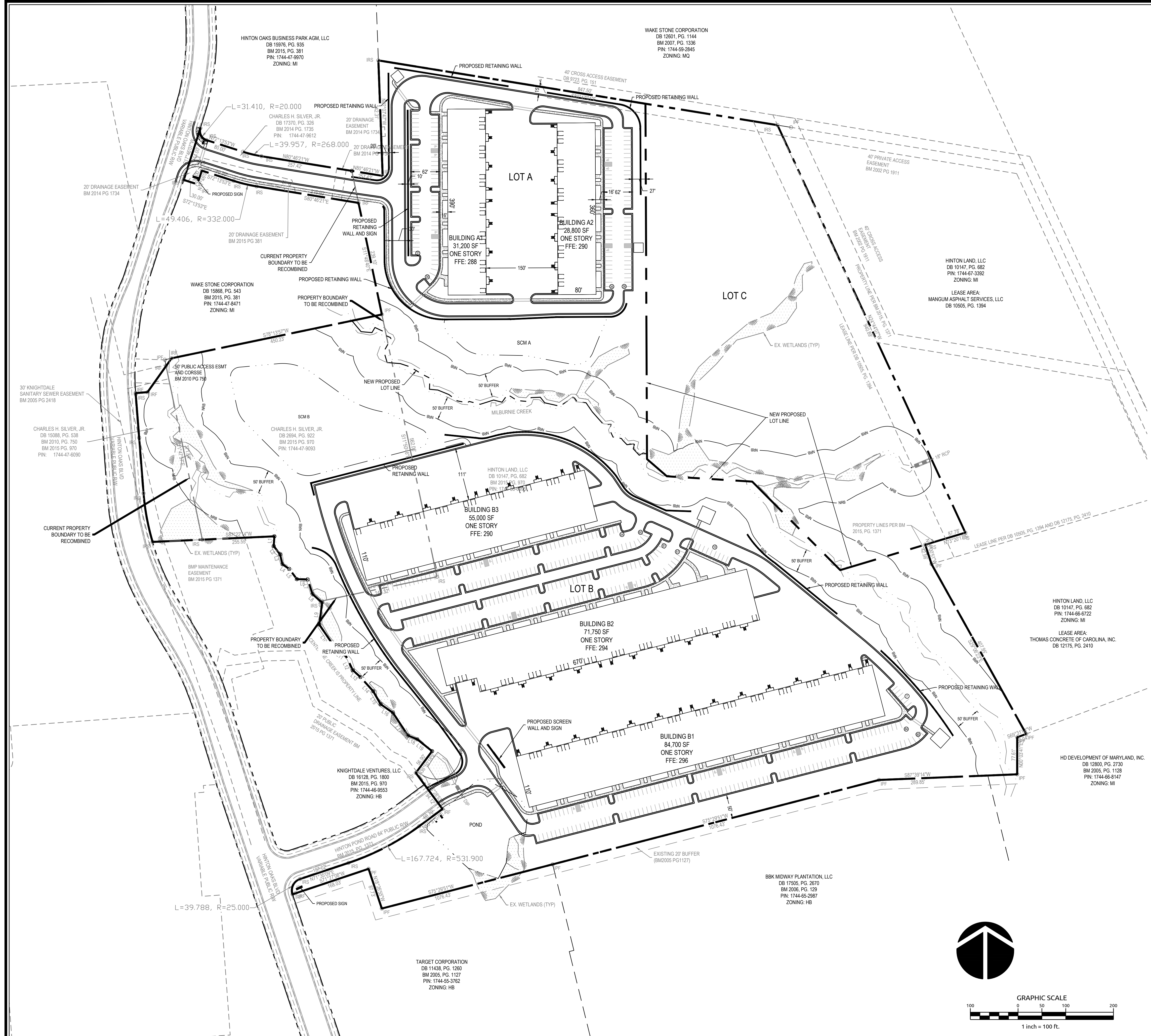
Date: May 19th, 2020

Project: 09190080.00 Merritt Hinton Oaks

Attendees: Bobby Lanigan (Merritt Properties)
Keith Wallace (Merritt Properties)
Nate Robb (Merritt Properties)
Travis Fluitt (Kimley Horn)
Brendie Vega (WithersRavenel)
Loftee Smith (WithersRavenel)
Kevin Lewis (Town of Knightdale)
Tyler Stone (Kohl's Manager)
Bose Bratton (Wake Stone)
Brent Wood (Fred Smith Company) Brent.Wood@fredsmithcompany.net
Philip Wright (Kohl's Department Stores) Philip.Wright@kohls.com

DISCUSSION ITEMS

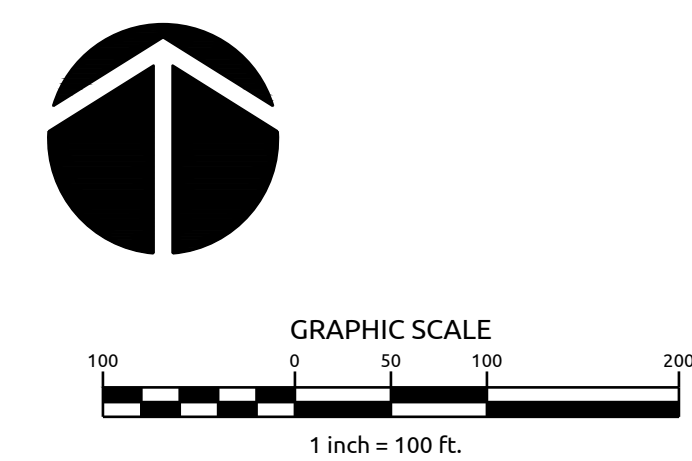
- ▶ Meeting was held using Microsoft Teams Conferencing and began at 6:00 pm
- ▶ Keith Wallace & Nate Robb went through the Merritt presentation on the business, existing businesses and architecture used, the rezoning petition, and site plan requests.
- ▶ Brendie Vega went over the rezoning request and process for a Conditional Zoning.
- ▶ Kevin Lewis went over by the timeline of submittal and approvals.
- ▶ Nate explained the need for DEQ brownfield approvals.
- ▶ Nate talked about their other projects in the Triangle and the company has relocated people to the area, want to be part of the community.
- ▶ Attendees who called in asked for the slides to be sent to them.
- ▶ There were no questions from those in attendance.
- ▶ The meeting concluded at 6:25 pm.



SITE DATA TABLE

PROPERTY INFORMATION:	
OWNER NAME:	HINTON LAND, LLC
OWNER ADDRESS:	PO BOX 1277 KNIGHTDALE, NC 27545
DEVELOPER NAME:	CHARLES H SILVER, JR. PO BOX 1277 KNIGHTDALE, NC 27545
DEVELOPER ADDRESS:	MERRITT PROPERTIES, LLC 2098 LORD BALTIMORE DRIVE BALTIMORE, MD 21244
PIN:	1744-56-6995, 1744-47-9093, 1744-47-6090, 1744-47-9612
EXISTING ZONING:	MI, HB
PROPOSED ZONING:	MI-CO
OVERLAY:	NA
ACREAGE:	45.7 ACRES
(LOT C: 8.97 AC - NOT PART OF PROPOSED DEVELOPMENT)	
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE/COMMERCIAL/LIGHT INDUSTRIAL
BUILDING SETBACKS:	
PRINCIPAL FRONT:	10'
STREET SIDE/SECONDARY FRONT:	0' or 5'
CORNER SIDE SETBACK:	10'
REAR/SIDE (FROM ADJACENT LOT):	10'
EXISTING BUILDING AREA:	0
LOT AREA:	LOT A: 9.29 AC LOT B: 27.4 AC
PHASE:	1 2
BUILDING AREA:	60,000 SF 211,450 SF
REQUIRED PARKING:	120 423
(2 PER 100 GFA)	
PROPOSED PARKING:	138 425
REQUIRED BIKE RACK SPACES:	14 42
(110 SPACES)	

THIS SITE LIES WITHIN A TYPE "X" FLOOD HAZARD AREA PER MAP 3720174400J, EFFECTIVE DATE 5-2-2006.



No.	Revision	Date	By

Designer	Scale
Drawn By	Date
Checked By	Job No.
	190080

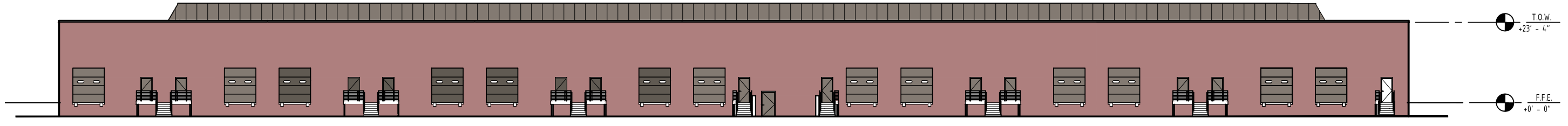
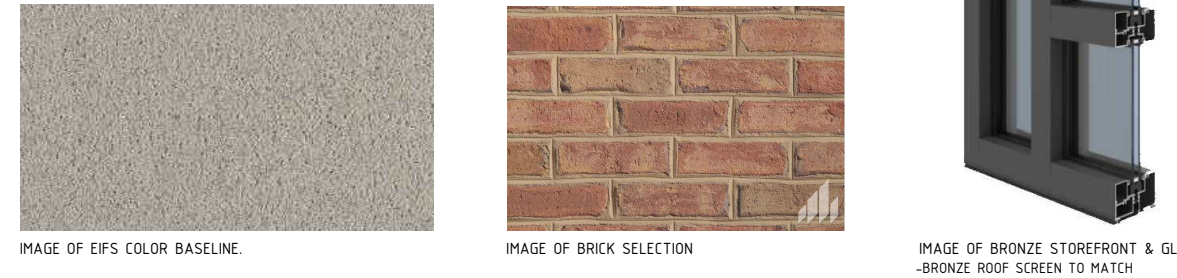
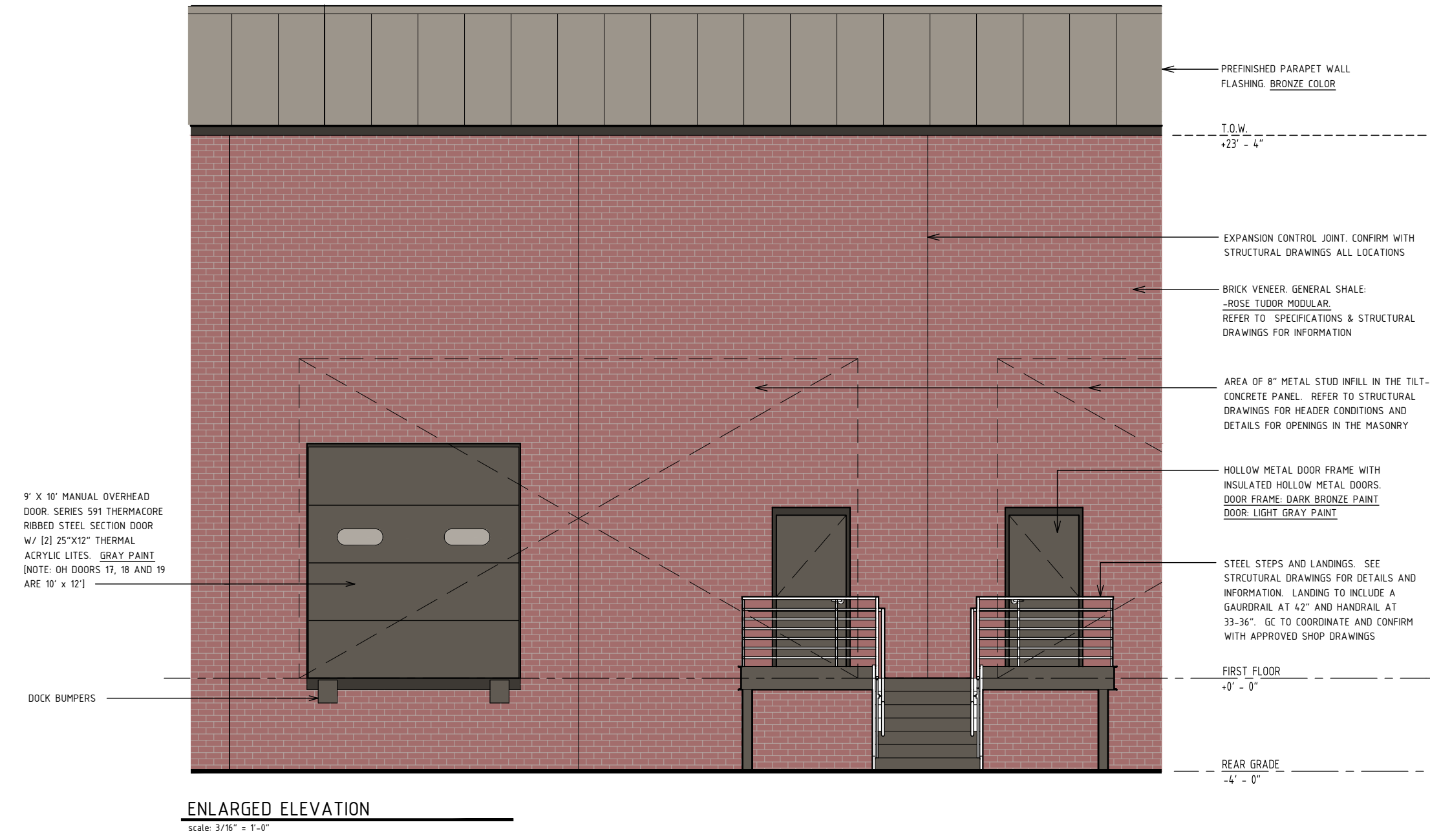
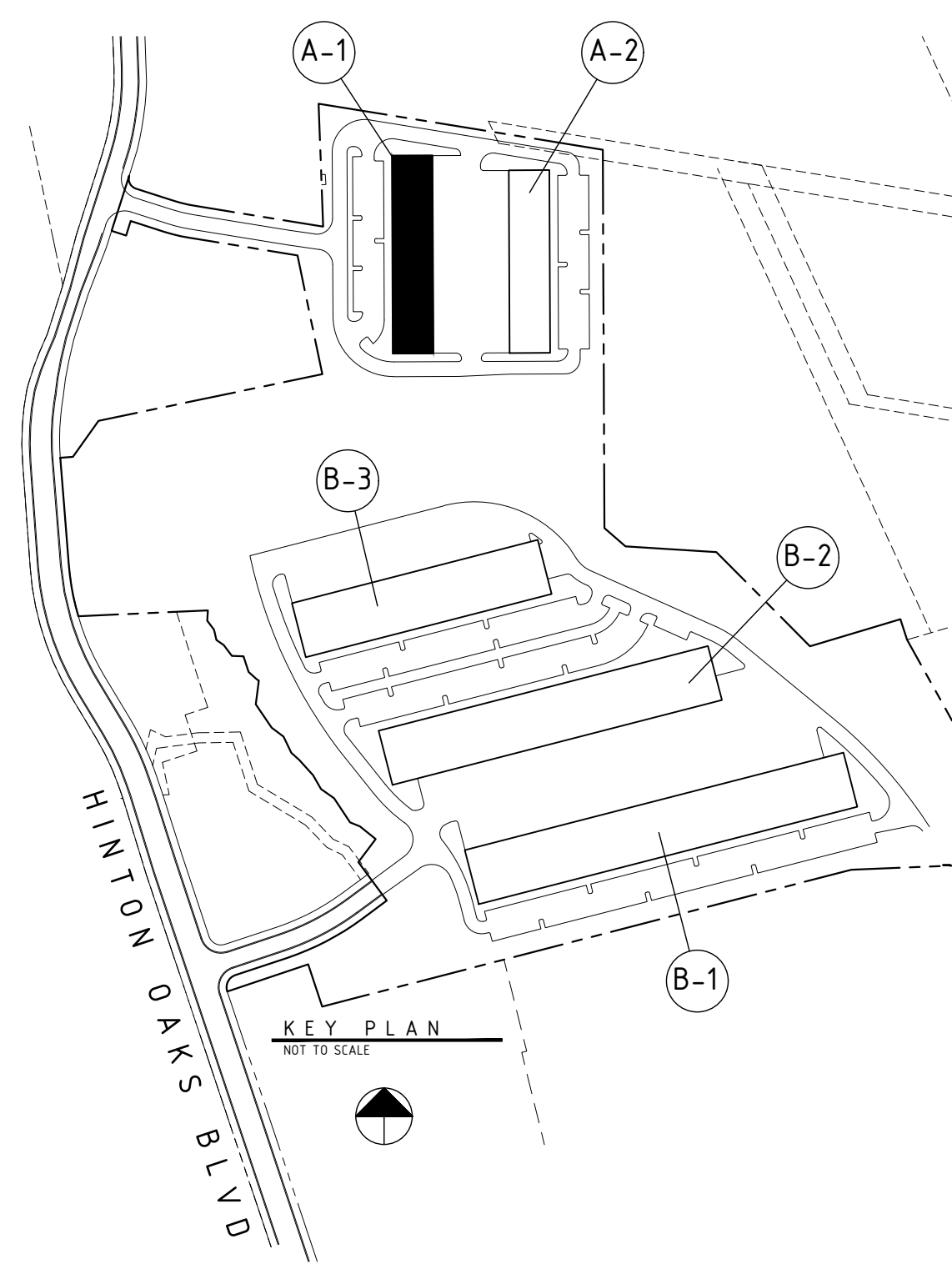
MERRITT HINTON OAKS

SITE PLAN EXHIBIT

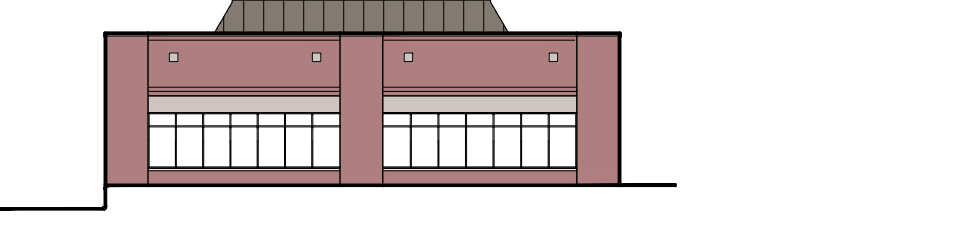
WithersRavenel
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

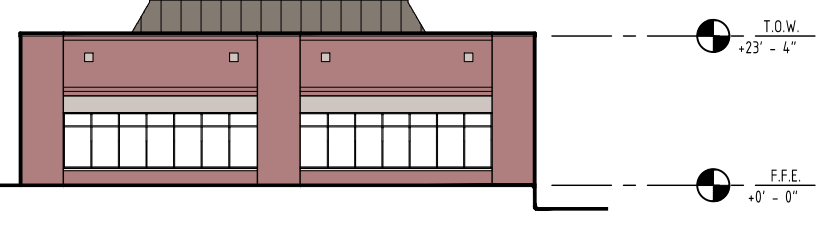
Sheet No.
SP-1



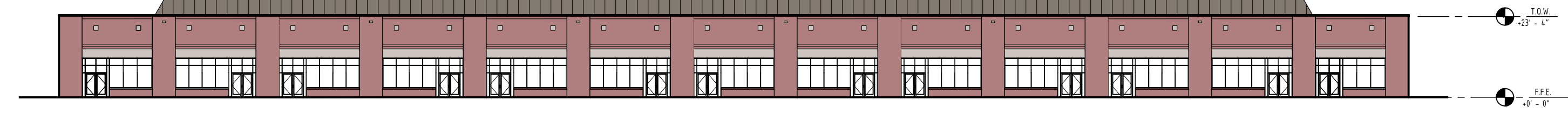
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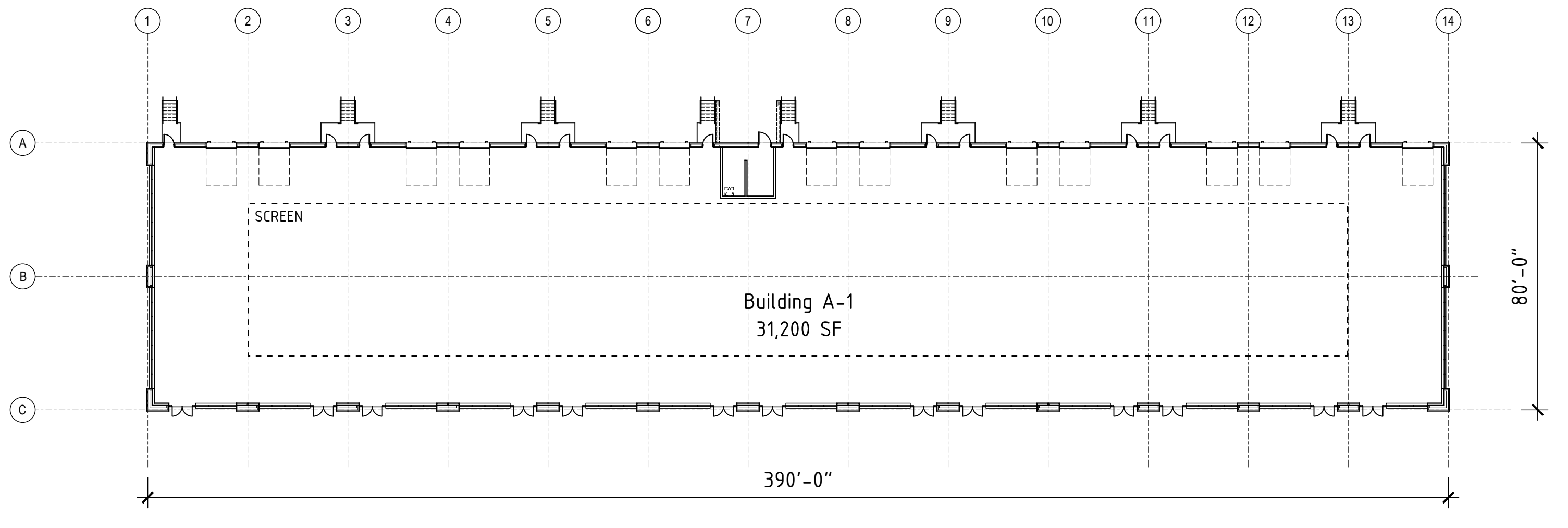
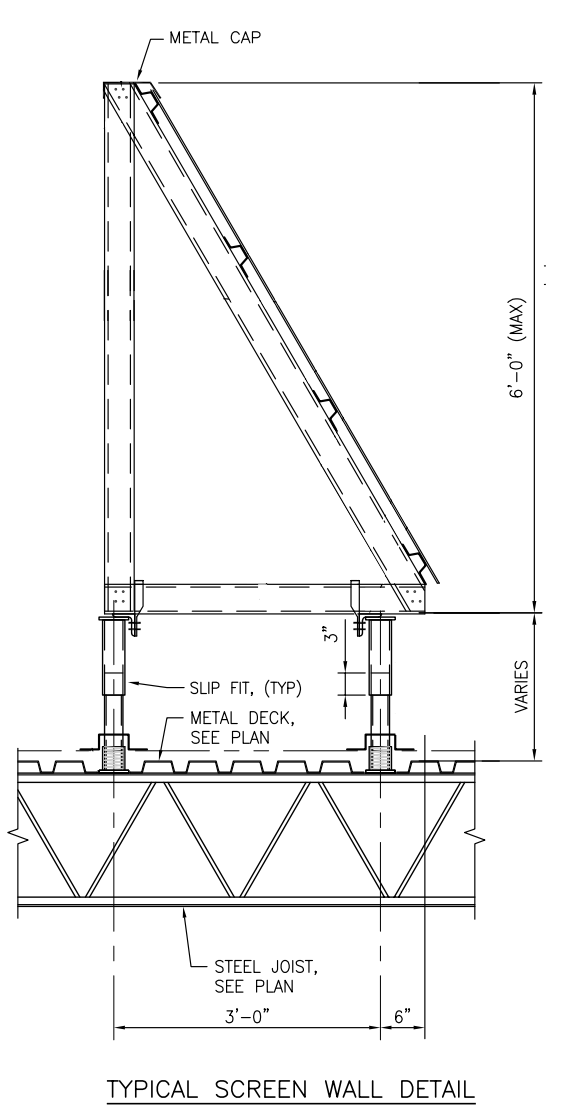
Side Elevation - North
1" = 30'



Side Elevation - South
1" = 30'



Entry Elevation - West - Hinton Oaks - Building A-1
1" = 30'



Floor Plan - Hinton Oaks - Building A-1
1/32" = 1'-0"

M MAURER
architecture
919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com

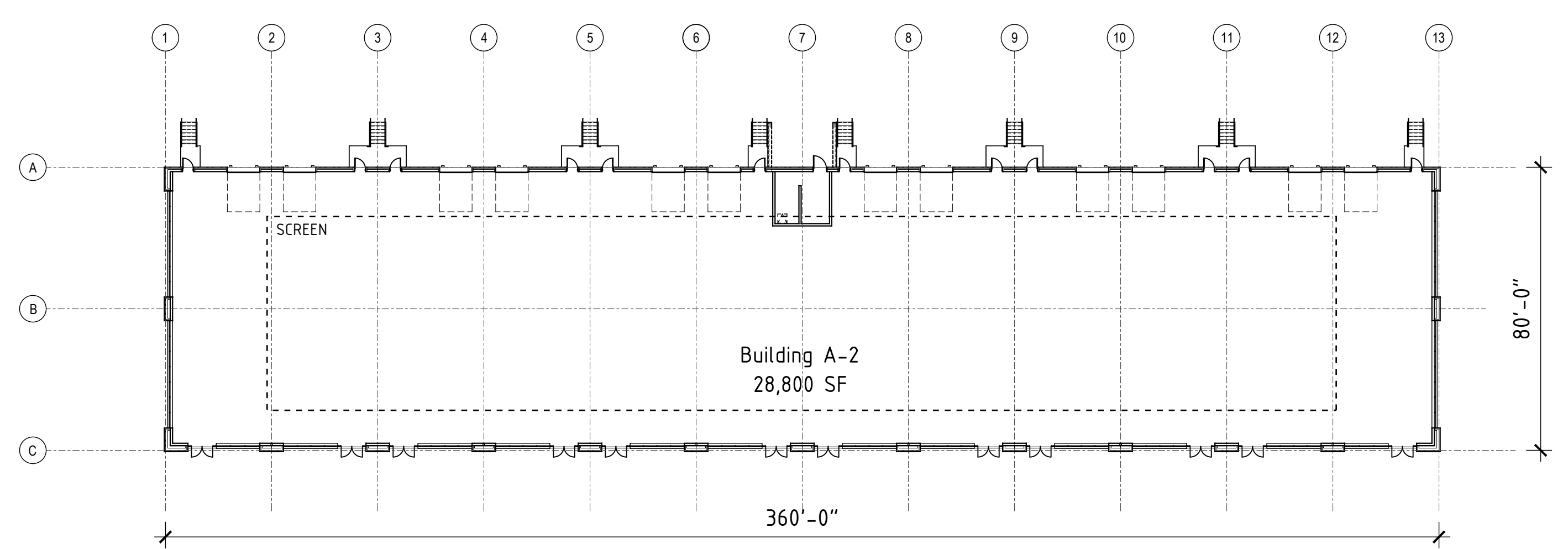
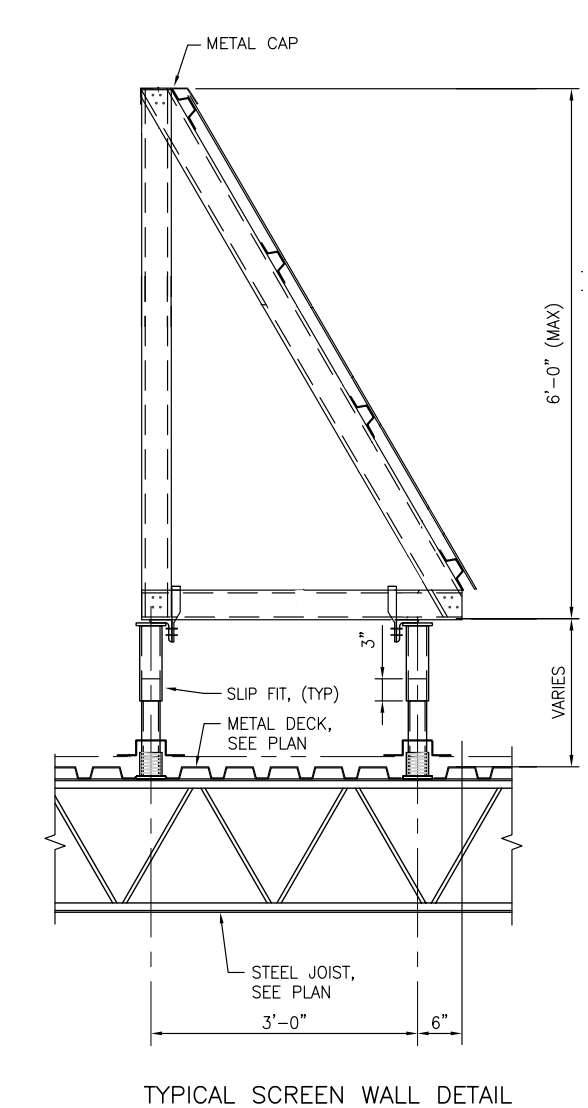
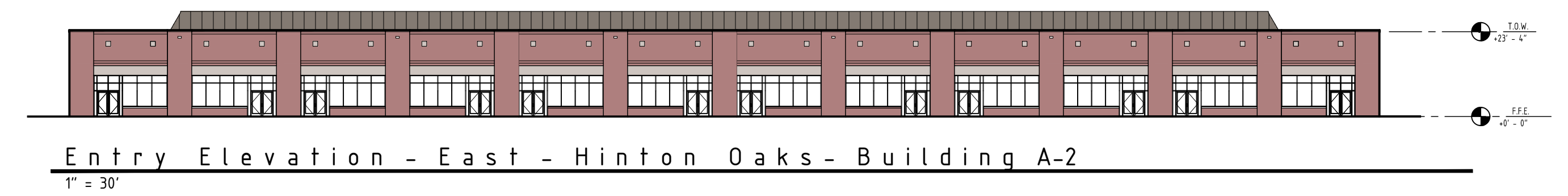
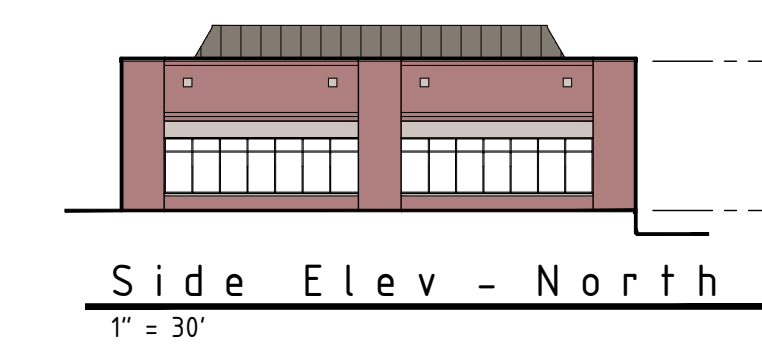
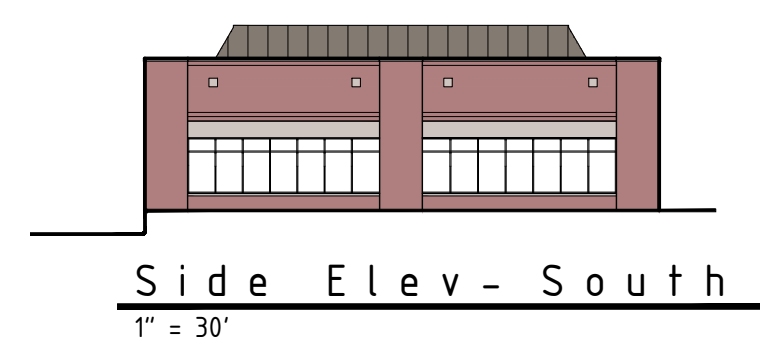
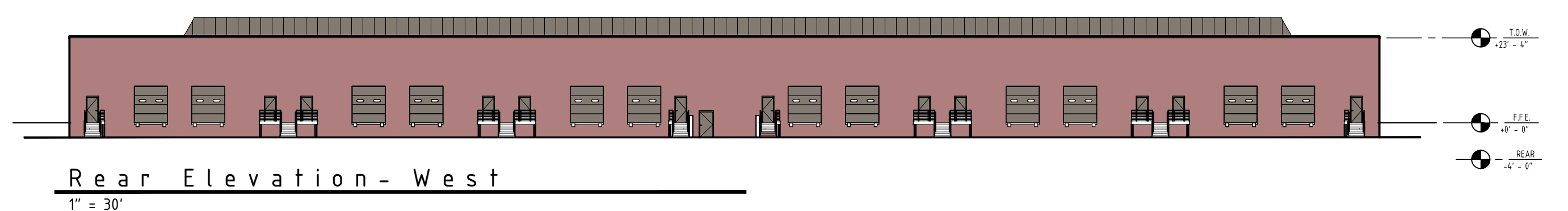
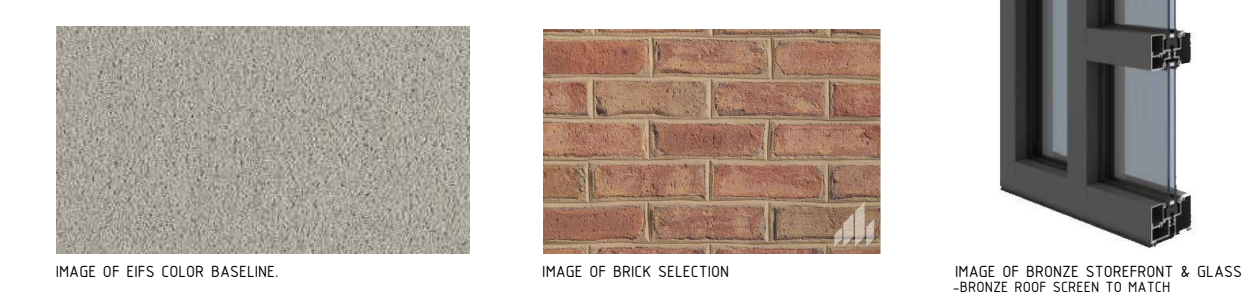
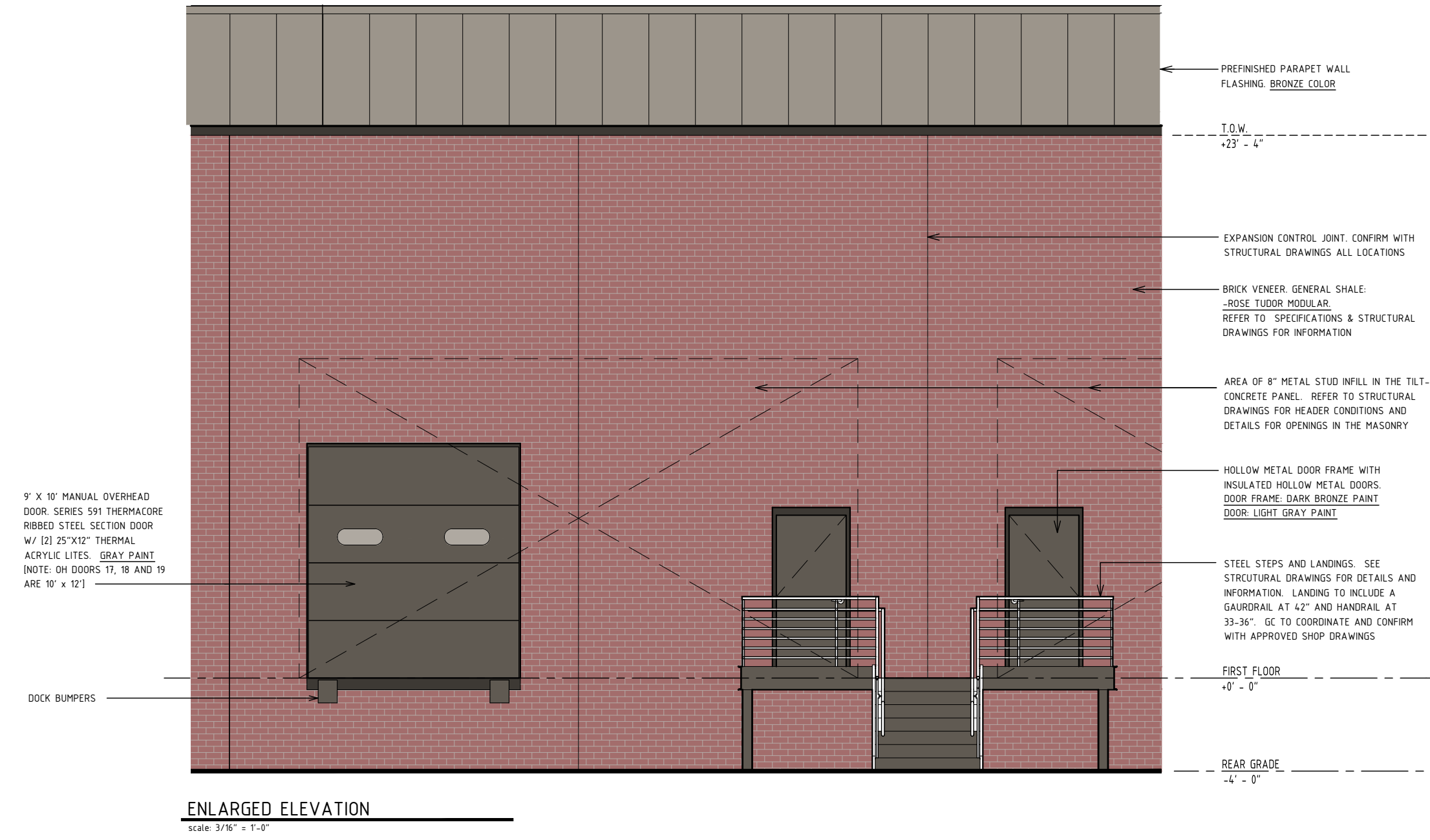
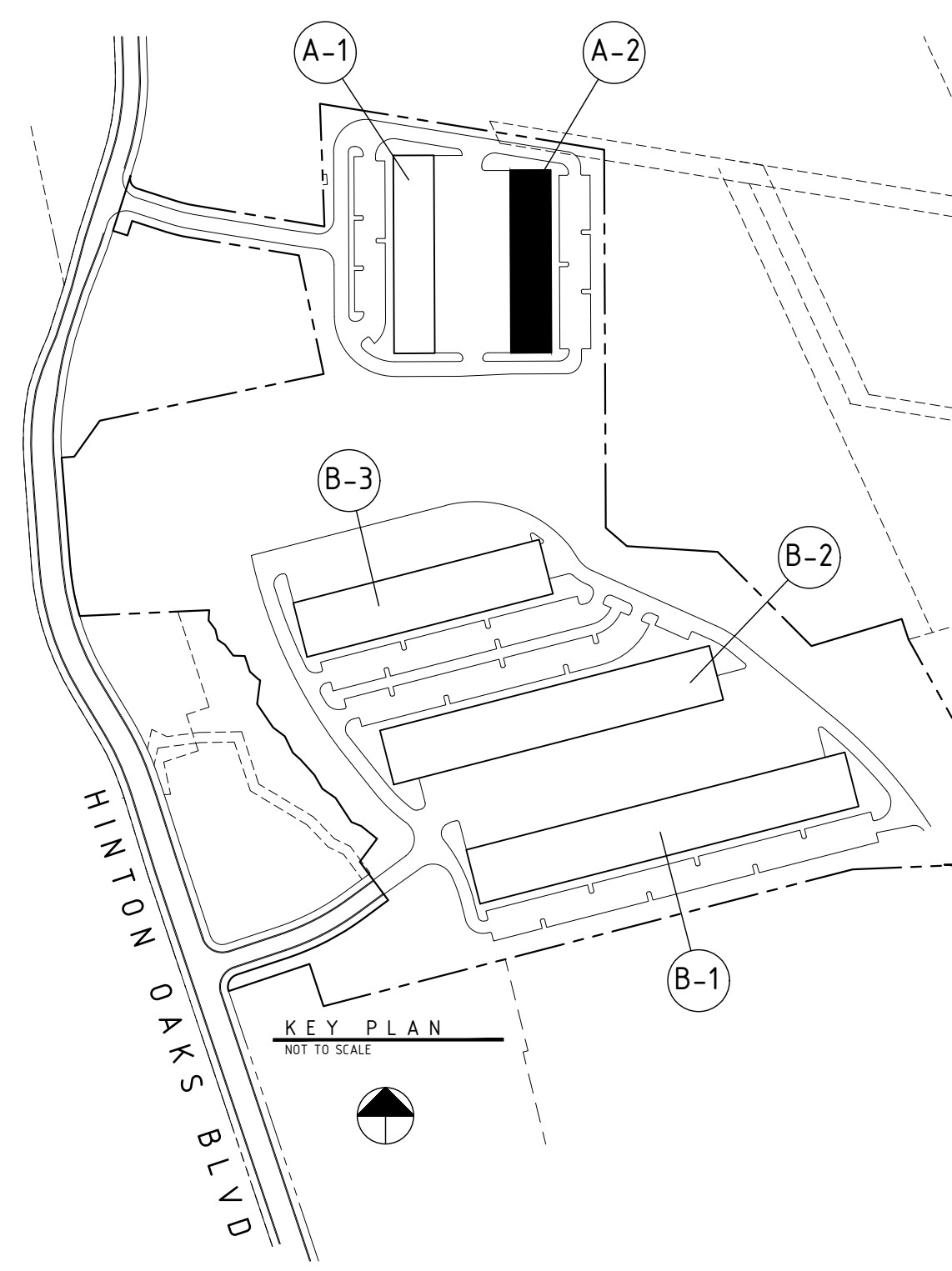


Building A-1
Hinton Oaks
Knightdale, NC

DATE	05.29.20
DR.	RS/MM
CH.	RS/MM
PROJ. #	18107
REVISIONS	DATE
COMMENTS	06.15.20

Plans and Elevations for Site Plan Review.
Not for Construction

BUILDING A-1
A-1

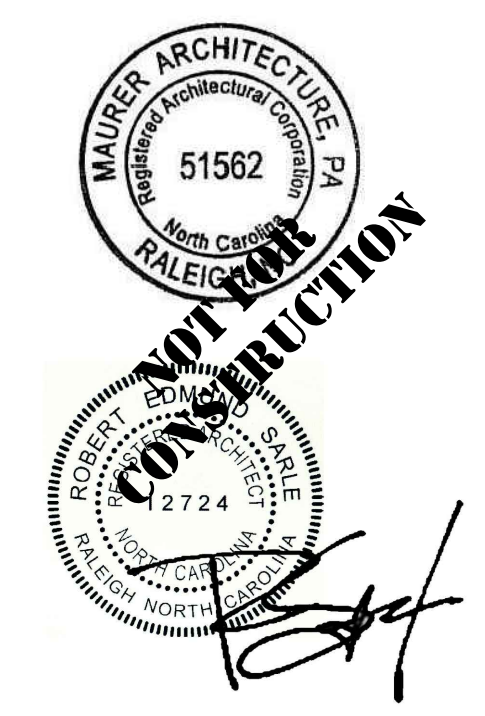


Floor Plan - Hinton Oaks - Building A-2
1/32" = 1'-0"



DATE	05.29.20
DR.	RS/MM
CH.	RS/MM
PROJ. #	18107
REVISIONS	DATE
COMMENTS	06.15.20

Plans and Elevations for Site Plan Review.
Not for Construction



Building B-1
Hinton Oaks
Knightdale, NC

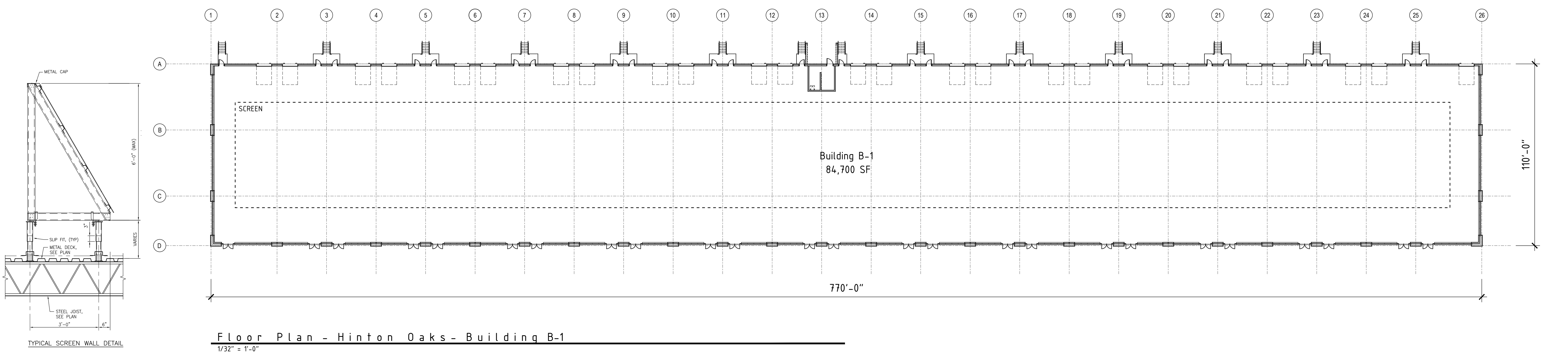
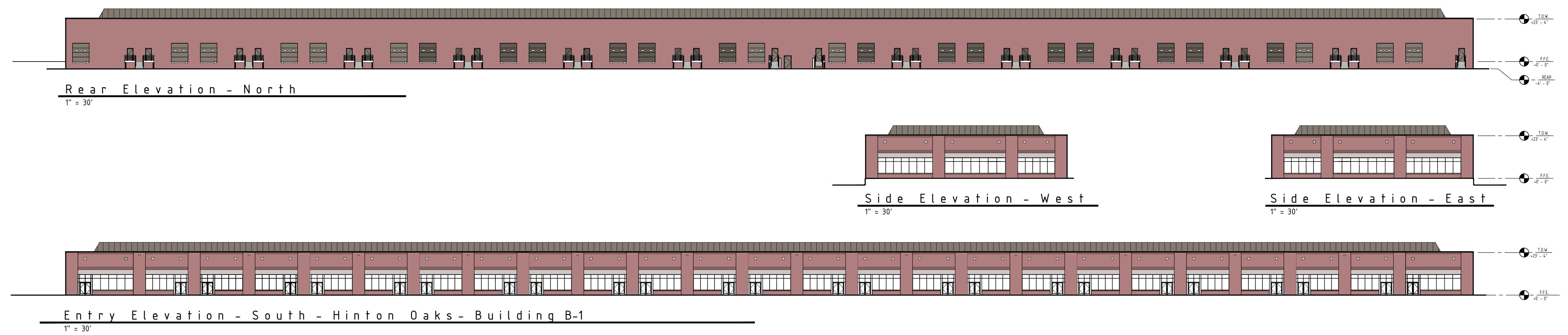
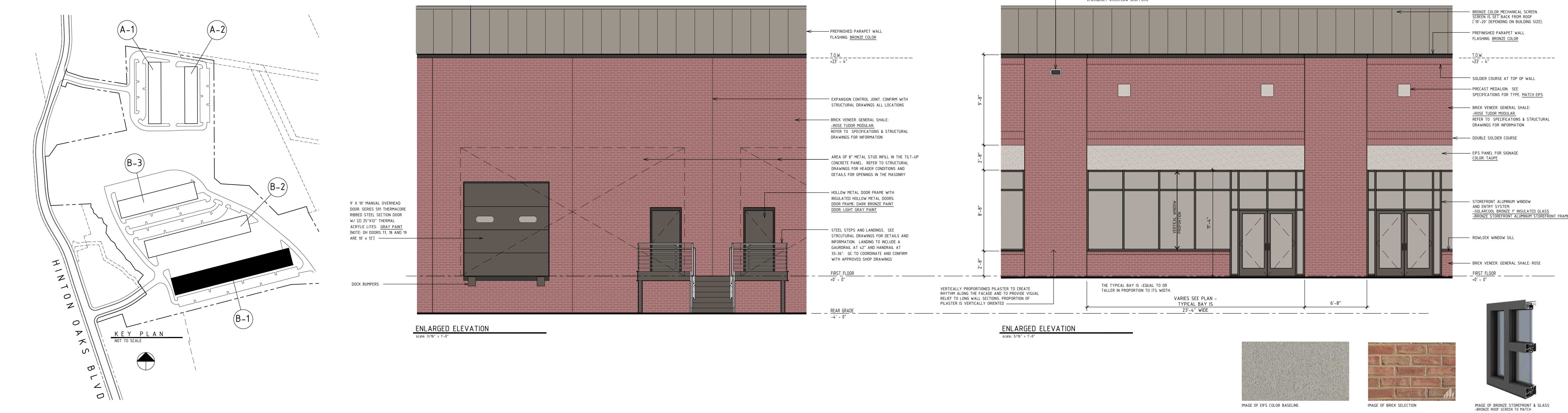
DATE	05.29.20
DR.	RS/MM
CH.	RS/MM
PROJ. #	18107
REVISIONS	DATE
COMMENTS	06.15.20

Plans and Elevations
for Site Plan Review.

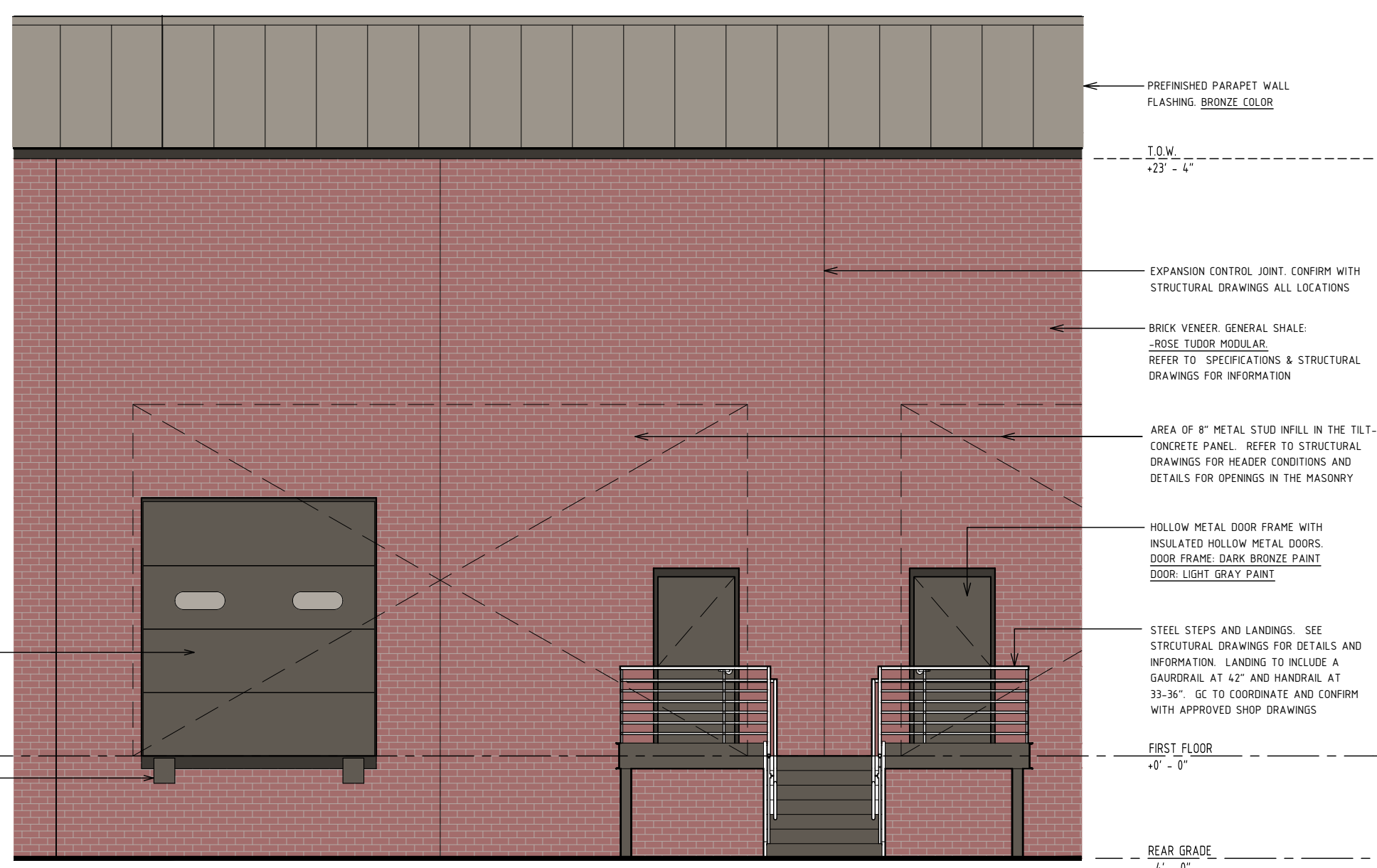
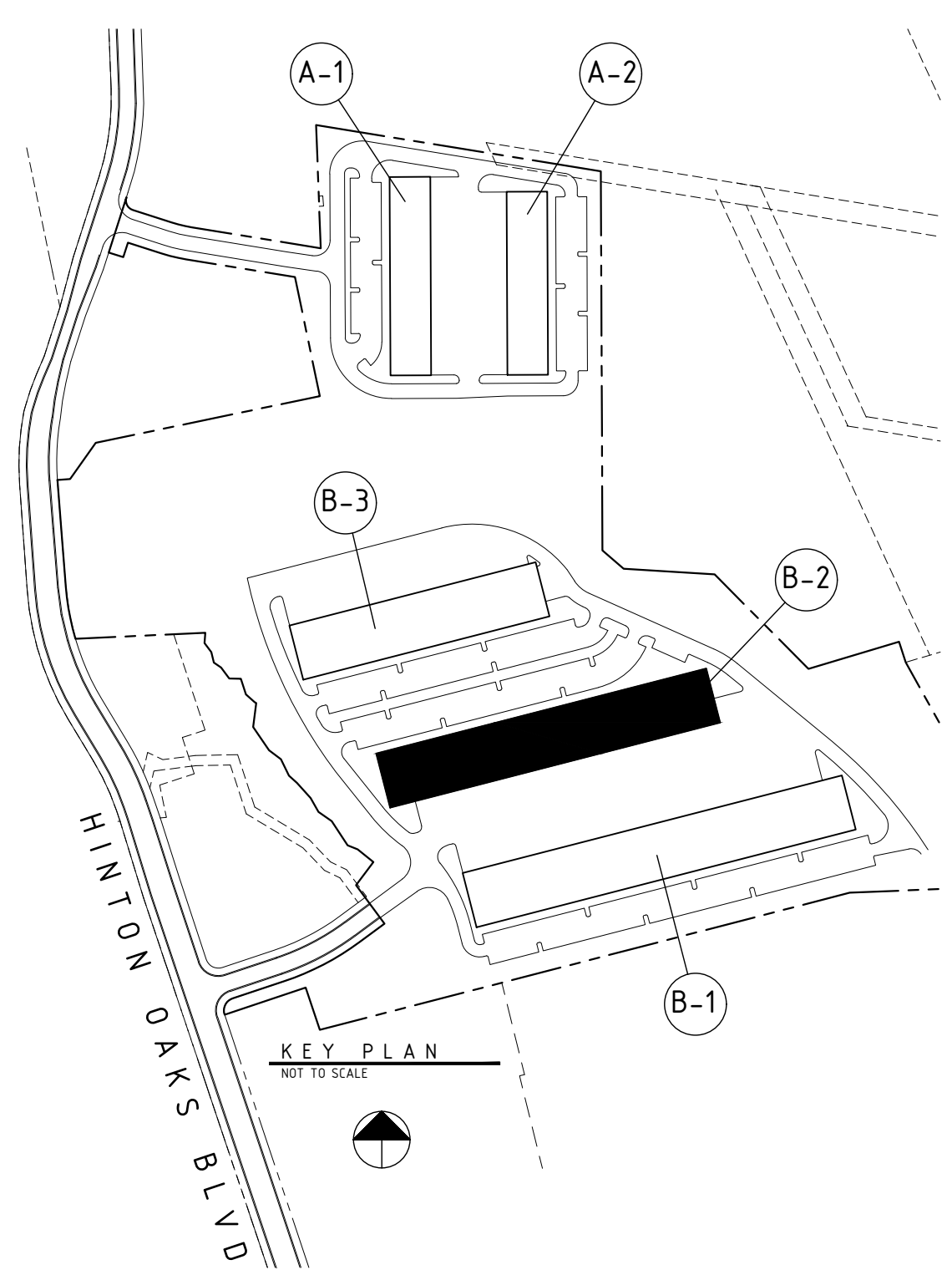
Not for Construction

BUILDING B-1

A-3



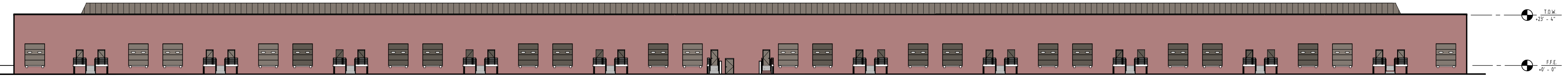
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1/32" = 1'-0"



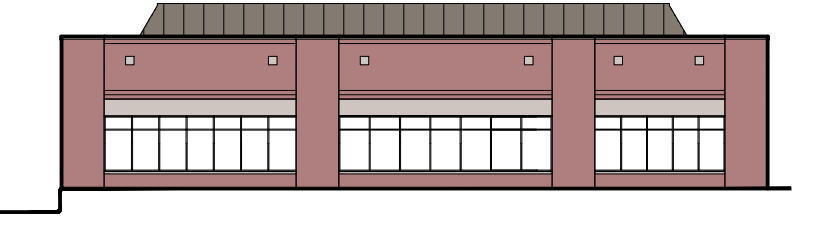
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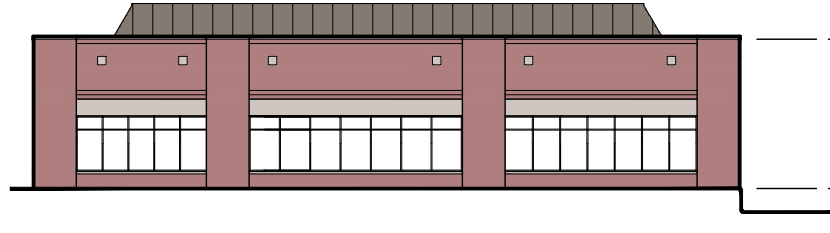
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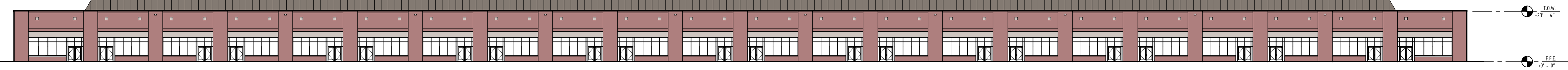
Rear Elevation - South
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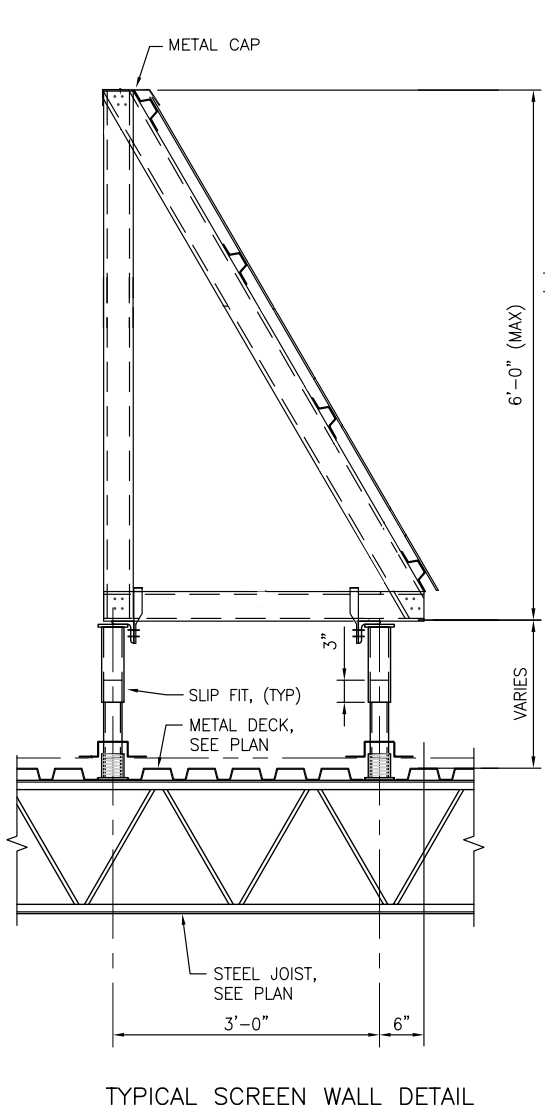
Side Elevation - East
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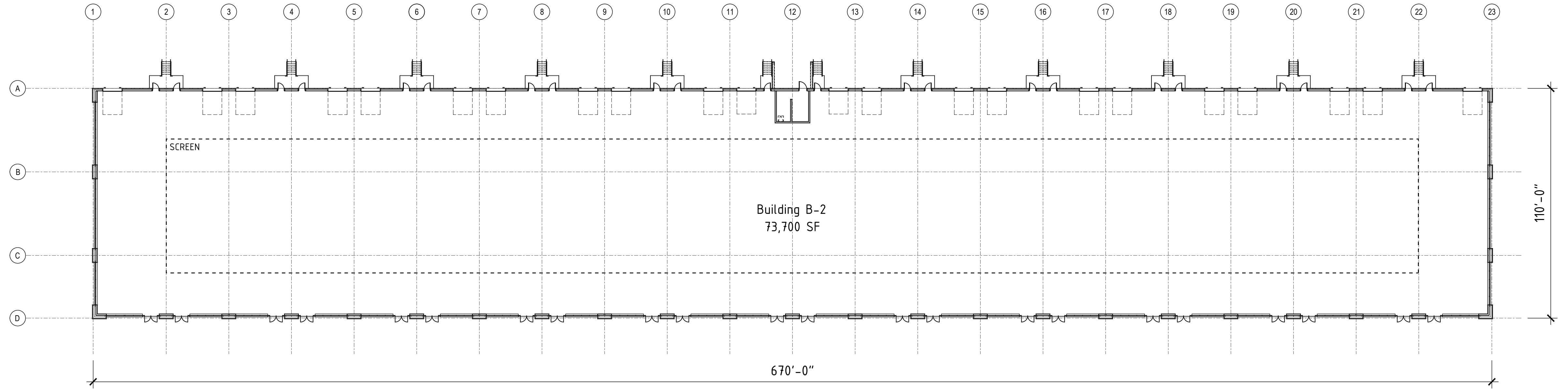
Side Elevation - West
1" = 30'



Entry Elevation - North - Hinton Oaks - Building B-2
1" = 30'



TYPICAL SCREEN WALL DETAIL



Floor Plan - Hinton Oaks - Building B-2
1/32" = 1'-0"

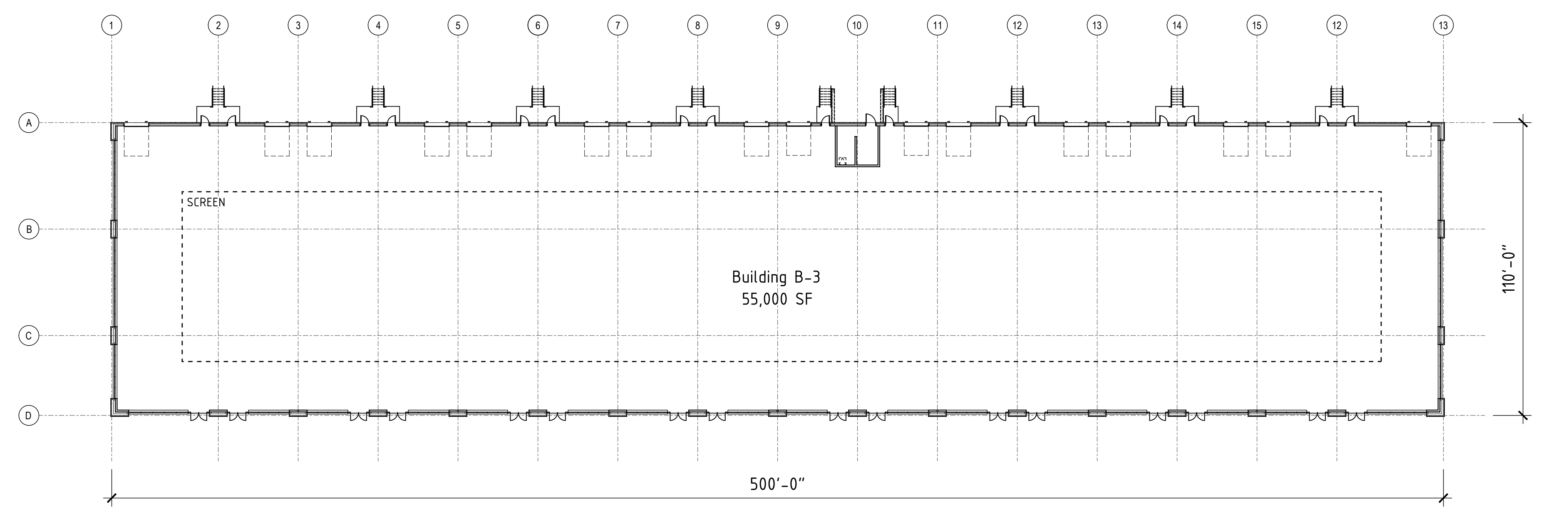
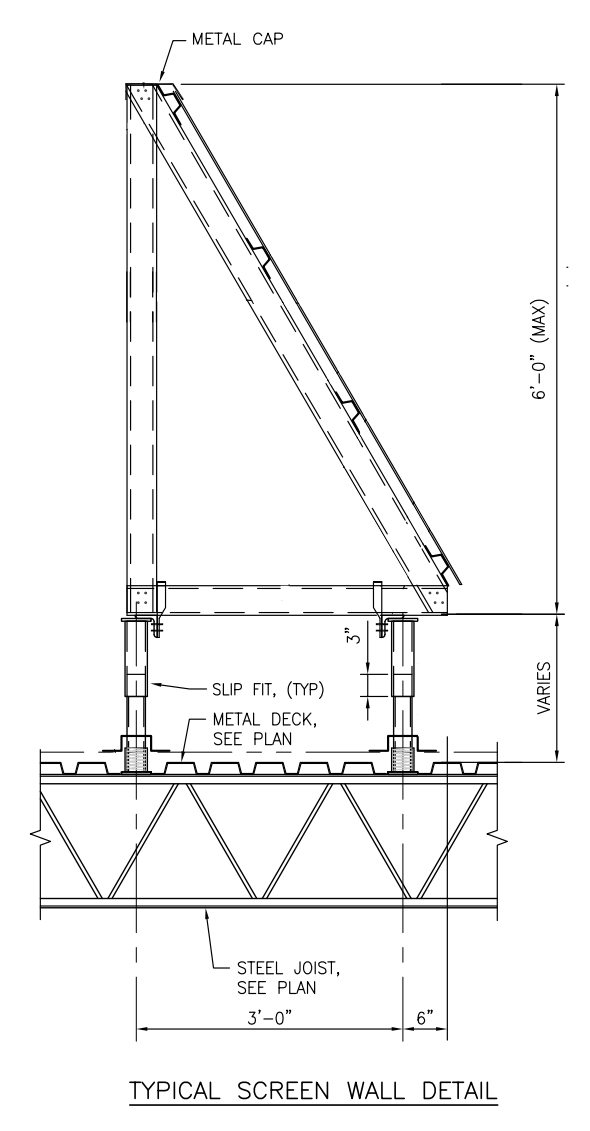
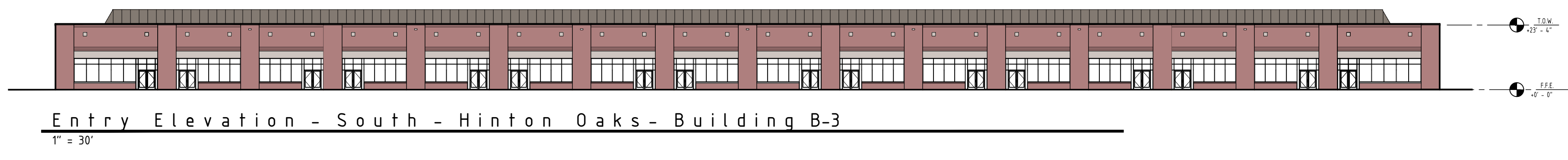
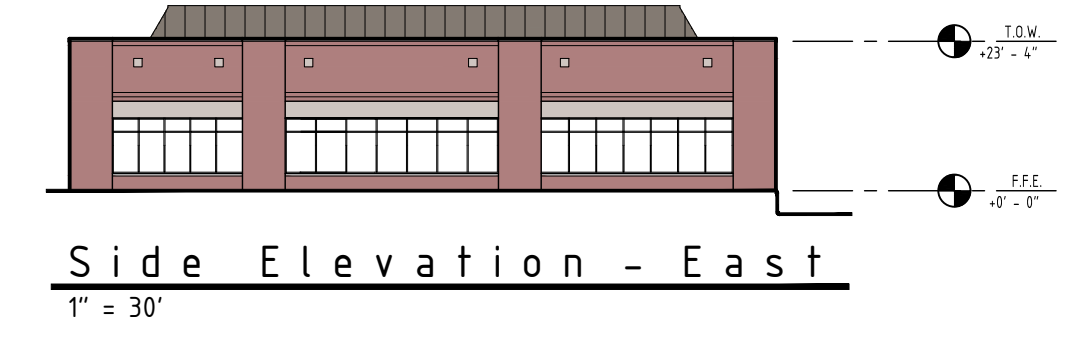
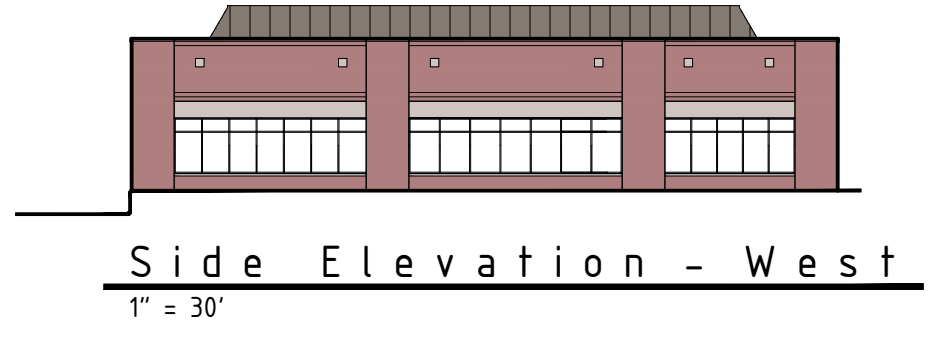
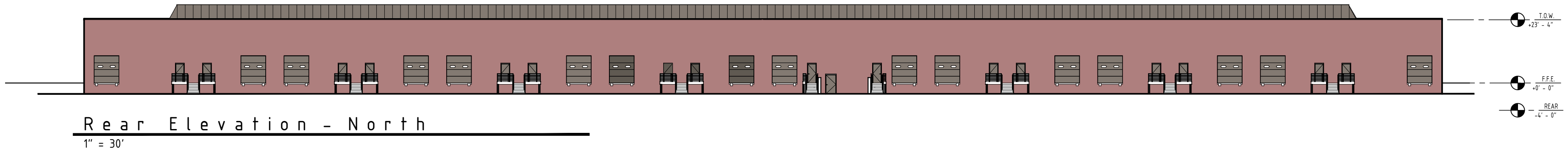
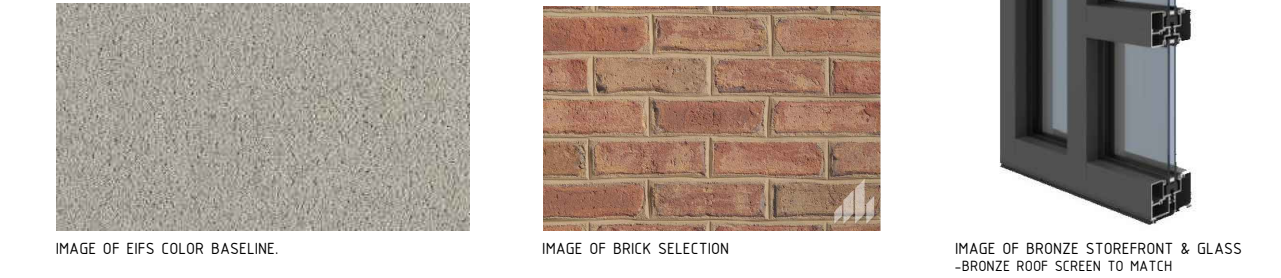
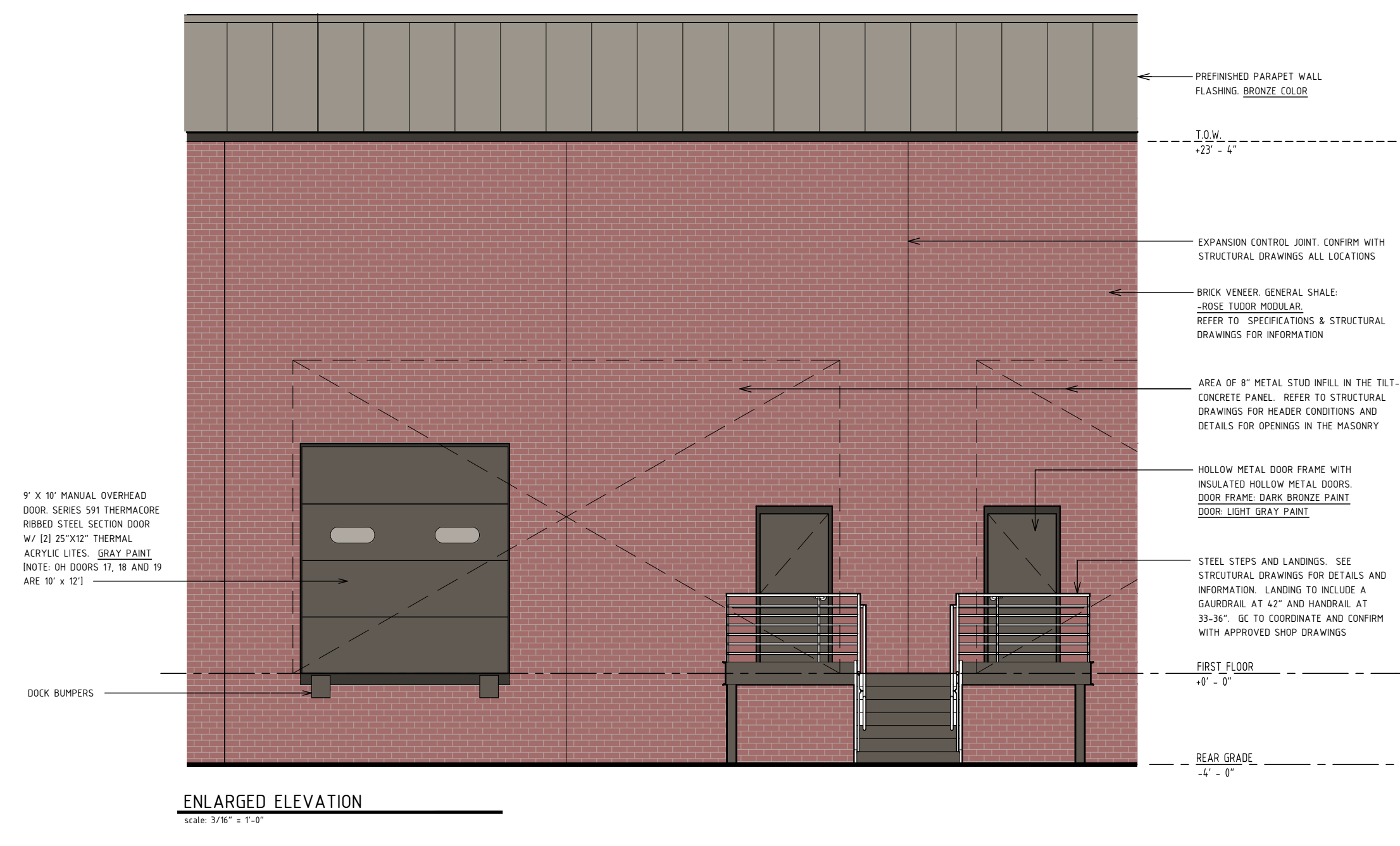
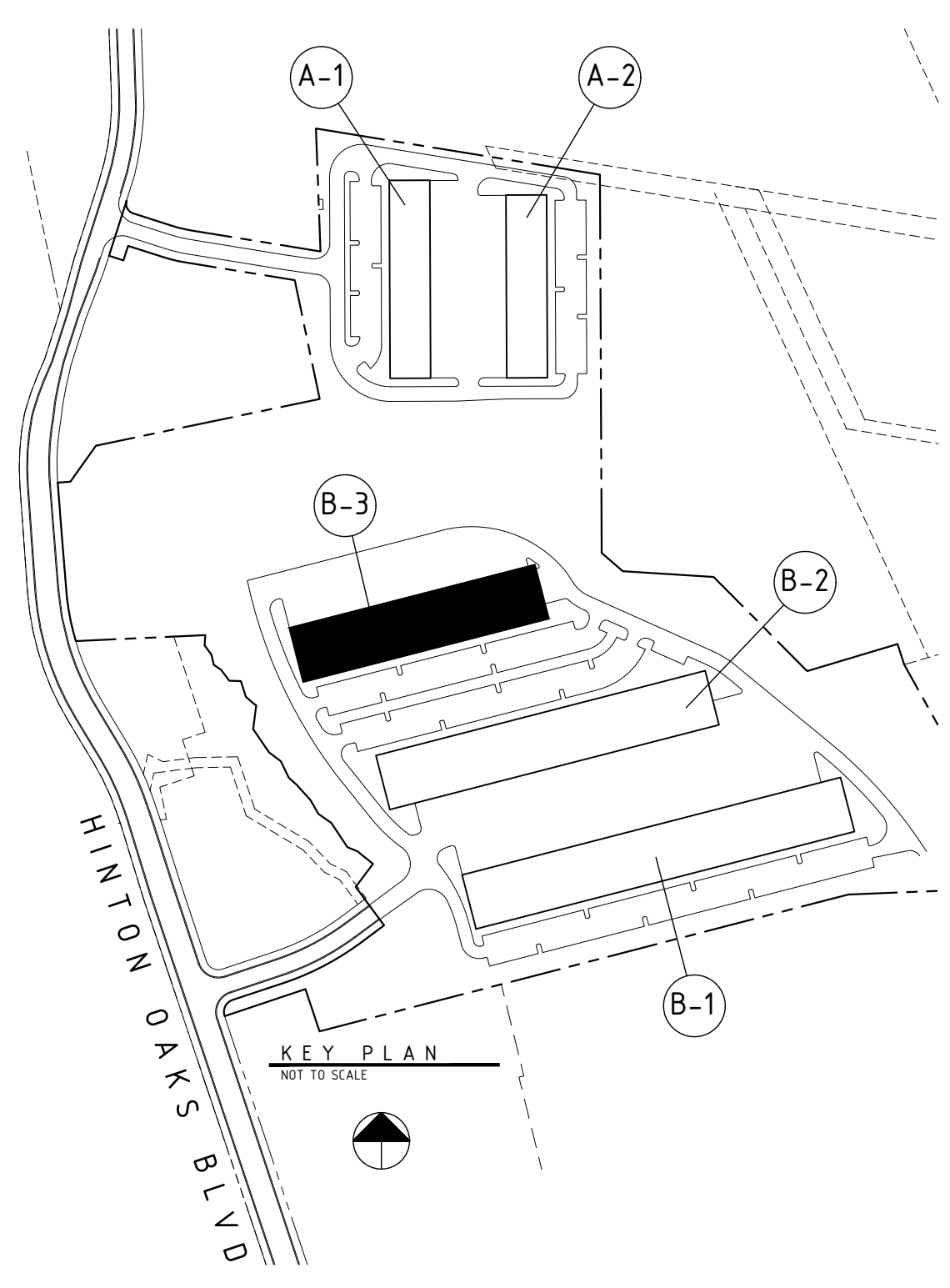
M MAURER
architecture
919 829 4969
115 1/2 E. Hargett St
Suite 300
Raleigh, NC 27601
maurerarchitecture.com



Building B-2
Hinton Oaks
Knightdale, NC

DATE	05.29.20
DR.	RS/MM
CH.	RS/MM
PROJ. #	18107
REVISIONS	DATE
COMMENTS	06.15.20

Plans and Elevations for Site Plan Review.
Not for Construction



Floor Plan - Hinton Oaks - Building B-3
1/32" = 1'-0"

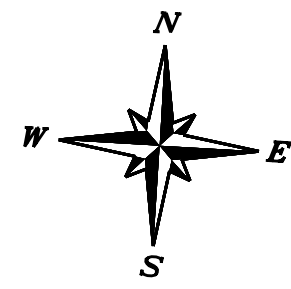


DATE	05.29.20
DR.	RS/MM
CH.	RS/MM
PROJ. #	18107
REVISIONS	DATE
COMMENTS	06.15.20

Plans and Elevations for Site Plan Review.
Not for Construction

HINTON OAKS
INDUSTRIAL PROPOSED
WIDENING EXHIBIT

KNIGHTDALE, NORTH CAROLINA
MARCH 10, 2020



GRAPHIC SCALE

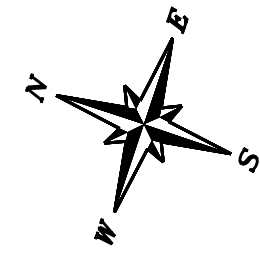


LEGEND

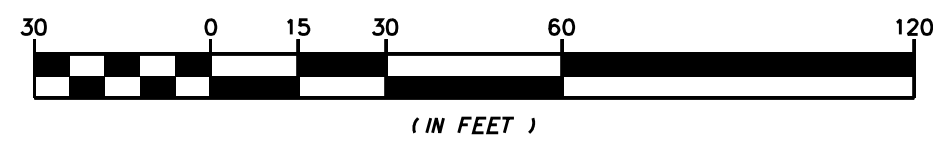
- PROPOSED LANEAGE
- EXISTING PROPERTY LINE
- PROPOSED EDGE OF TRAVEL
- PROPOSED 2'-6" C&G
- PROPOSED PAVED SHOULDER
- ROADWAY IMPROVEMENTS
- EXISTING TRAFFIC SIGNAL



HINTON OAKS
INDUSTRIAL PROPOSED
PEDESTRIAN
IMPROVEMENT EXHIBIT
KNIGHTDALE, NORTH CAROLINA
JULY 22, 2020



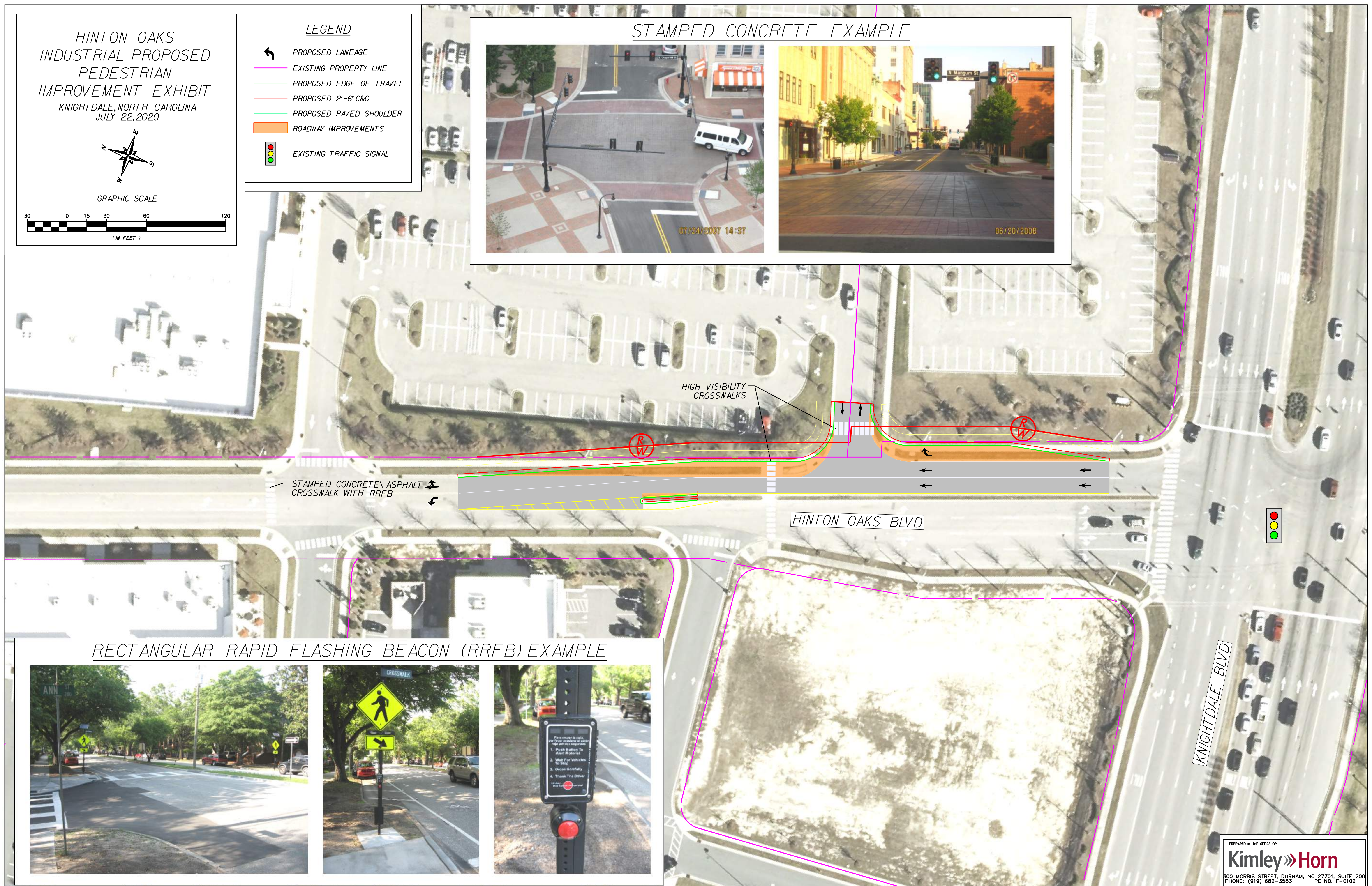
GRAPHIC SCALE



LEGEND

- PROPOSED LANEAGE
- EXISTING PROPERTY LINE
- PROPOSED EDGE OF TRAVEL
- PROPOSED 2'-6" C&G
- PROPOSED PAVED SHOULDER
- ROADWAY IMPROVEMENTS
- EXISTING TRAFFIC SIGNAL

STAMPED CONCRETE EXAMPLE



RECTANGULAR RAPID FLASHING BEACON (RRFB) EXAMPLE



Merritt Hinton Oaks Boulevard

List of Requested Land Use Classifications

- Animal Services
- ATM
- Banks, Credit Unions, Financial Services
- Business Support Services
- ~~Drive Thru Service~~
- ~~Equipment Rental~~
- Government Services
- Medical Services
- Personal Services
- Post Office
- Professional Services
- Studio – Art, dance, martial arts, music
- Tattoo Shop
- ~~Vehicle Services – Maintenance/Body Work/Repair~~
- Auto Parts Sales
- ~~Vehicle/Heavy Equipment Sales~~
- Amusements, Indoor – 5,000 sf or less
- Amusements, Indoor – 5,001 sf – 20,000 sf
- Amusements, Indoor – Greater than 20,000 sf
- Cultural or Community Facility
- Recreation Facilities, Indoor
- Theater, Live Performance
- Theater, Movie
- Agribusiness
- Laboratory - medical, analytical, research & development
- Laundry, dry cleaning plant
- Manufacturing, Light
- Manufacturing, Neighborhood
- ~~Manufacturing, Heavy~~
- Media Production
- Metal Products Fabrication, machine or welding shop
- ~~Mini-Warehouses~~
- Research and Development
- Storage - Warehouse, indoor storage
- Wholesaling and Distribution
- Hospital
- Public Safety Facility
- Schools – Vocational/Technical
- Transit, Road & Ground Passenger Services
- Wireless Telecommunication Facility-Stealth
- Wireless Telecommunication Facility-Tower
- Utilities-Class 1 & 2
- Utilities-Class 3

List of Requested Uses with added conditions

- Drive Thru Service
- Equipment Rental
- Vehicle Services – (Maintenance/Body Work/Repair)
- Vehicle/Heavy Equipment Sales

List of Reasonable Conditions

1. Improvements recommended by the TIA will be phased in accordance with the phasing plan provided in the Construction Plans and as memorialized in the UAA.
2. Drive Thru Service Conditions
 - a. No drive-thru facility, defined as the footprint of associated vehicle accommodation lanes and canopies, shall be located within a 200-foot radius of the property line of any residential use.
 - b. Drive-thru service windows, doors and similar building openings may be located and accessed only in the side or rear yards.
 - c. Vehicle accommodation lanes for drive-thru uses shall be located outside of and physically separated from the right-of-way of any street and shall not interfere with the efficient internal circulation of the site, adjacent property, or adjacent street right-of-way.
3. Equipment Rental
 - a. All equipment for sale or rent must be displayed within an enclosed building.
 - b. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
4. Vehicle Service – Maintenance/Body Work/Repair Conditions
 - a. All vehicles, materials or equipment shall be stored within an enclosed building.
 - b. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
5. Vehicle/Heavy Equipment Sales
 - a. All vehicles, materials or equipment shall be stored within an enclosed building.



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #20-08-19-002
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE
OF THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-3-20 Merritt Hinton Oaks Boulevard Conditional District

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of property from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) and;

WHEREAS, the Town Council finds the proposed zoning map amendment is consistent with the KnightdaleNext 2035 Comprehensive Plan as it addresses several of the guiding principles such as achieving infill development of under-utilized land and promoting economic vitality by adding new and unique non-residential development for small and locally owned businesses. Further, it is consistent with the General Growth Framework and Growth & Conservation Map's designation as a "Light Industrial" placetype. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people not only desire to visit, but to also live, work, and play.

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 four tracts of land totaling approximately 46.21± acres located within the Town of Knightdale's Extraterritorial Jurisdiction, east of Hinton Oaks Boulevard, addressed 123 Hinton Oaks Blvd., and identified as Wake County PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612 from Highway Business (HB) and Manufacturing & Industrial (MI) to Manufacturing & Industrial Conditional District (MI-CD) as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-3-20 and List of Reasonable Land Uses and Conditions (Exhibit A), and listed below apply as additional zoning conditions to the parcel of land identified as PINs 1744-56-6995, 1744-47-9093, 1744-47-6090, and 1744-47-9612:

1. The following uses shall be permitted (P) by right in accordance with UDO Section 2.3.C:
 - Animal Services
 - ATM
 - Banks, Credit Unions, Financial Services
 - Business Support Services

- Government Services
 - Medical Services
 - Post Office
 - Professional Services
 - Studio – Art, dance, martial arts, music
 - Auto Parts Sales
 - Amusements, Indoor – 5,000 sf or less
 - Amusements, Indoor – 5,001 sf – 20,000 sf
 - Amusements, Indoor – Greater than 20,000 sf
 - Cultural or Community Facility
 - Recreation Facilities, Indoor
 - Laboratory - medical, analytical, research & development
 - Laundry, dry cleaning plant
 - Manufacturing, Light
 - Manufacturing, Neighborhood
 - Media Production
 - Metal Products Fabrication, machine or welding shop
 - Research and Development
 - Public Safety Facility
 - Schools – Vocational/Technical
 - Utilities-Class 1 & 2
 - Utilities-Class 3
2. The following uses are permitted subject to additional standards (PS):
- Agribusiness
 - Personal Services
 - Tattoo Shops
 - Storage - Warehouse, indoor storage
 - Wholesaling and Distribution
 - Transit, Road & Ground Passenger Services
 - Wireless Telecommunication Facility-Stealth
 - Wireless Telecommunication Facility-Tower
3. The following shall be required Conditional Districts within the MI zoning district (CD), in accordance with UDO Sections 2.3.C, 2.16, 3.3, and 15.6.C.4 :
- Hospital
 - Theater, Live Performance
 - Theater, Movie
4. The following uses shall be permitted subject to additional standards proposed by the applicant and approved by Town Council. These uses shall be subject to additional standards present in the UDO not otherwise stated below, in accordance with UDO Sections 2.3.C, 3.3, or elsewhere.
- Equipment Rental
 1. All equipment for sale or rent must be displayed within an enclosed building.

2. All equipment shall be stored within an enclosed building, opaque fence or wall and restricted to the rear yard.
- Vehicle Service – Maintenance/Body Work/Repair Conditions
 1. All vehicles, materials or equipment shall be stored within an enclosed building.
 2. Any operation which results in the creation of noxious vibrations, odors, dust, glare or sound is prohibited.
- Vehicle/Heavy Equipment Sales
 1. Vehicles, materials or equipment shall be stored within an enclosed building.
5. All other uses shall not be permitted.
6. Improvements recommended by the Transportation Impact Analysis (Exhibit B) shall be made by the applicant prior to issuance of any final Certificates of Occupancy. The recommendations are as follows:

Knightdale Blvd:

- Modify the traffic signal phasing/timings to reduce queuing at the intersection.
- Extend the dual eastbound left-turn lanes to provide 400 feet of storage for each.

Hinton Oaks Blvd:

- Provide two northbound through lanes on Hinton Oaks Blvd from Knightdale Blvd to the Midway Commons/Shoppes at Midway Plantation driveway with the inside lane dropping as a left-turn lane at the Midway Commons driveway.
 - Construct an exclusive northbound right-turn lane with 75 feet of storage at Shoppes at Midway Drive.
7. Additional pedestrian improvements shall be considered by the applicant and staff through the Construction Drawing process.
 8. The submitted Master Plan (Exhibit B) and building elevations (Exhibit C) will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the MI-CD zoning district, Master Plan comments, Unified Development Ordinance, and comments from the June 11, 2020 DRC meeting.

SECTION 3. That the Master Plan attached as ZMA-3-20 Merritt Hinton Oaks Blvd be adopted in its entirety to be included in this Ordinance and to have the same effect in law.

SECTION 4. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 5. 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 6. 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 7. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code

SECTION 8. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 19th day of August, 2020

James A. Roberson, Mayor

ATTEST:

Heather M. Smith, Town Clerk

APPROVED AS TO FORM:

Roger Knight, Town Attorney