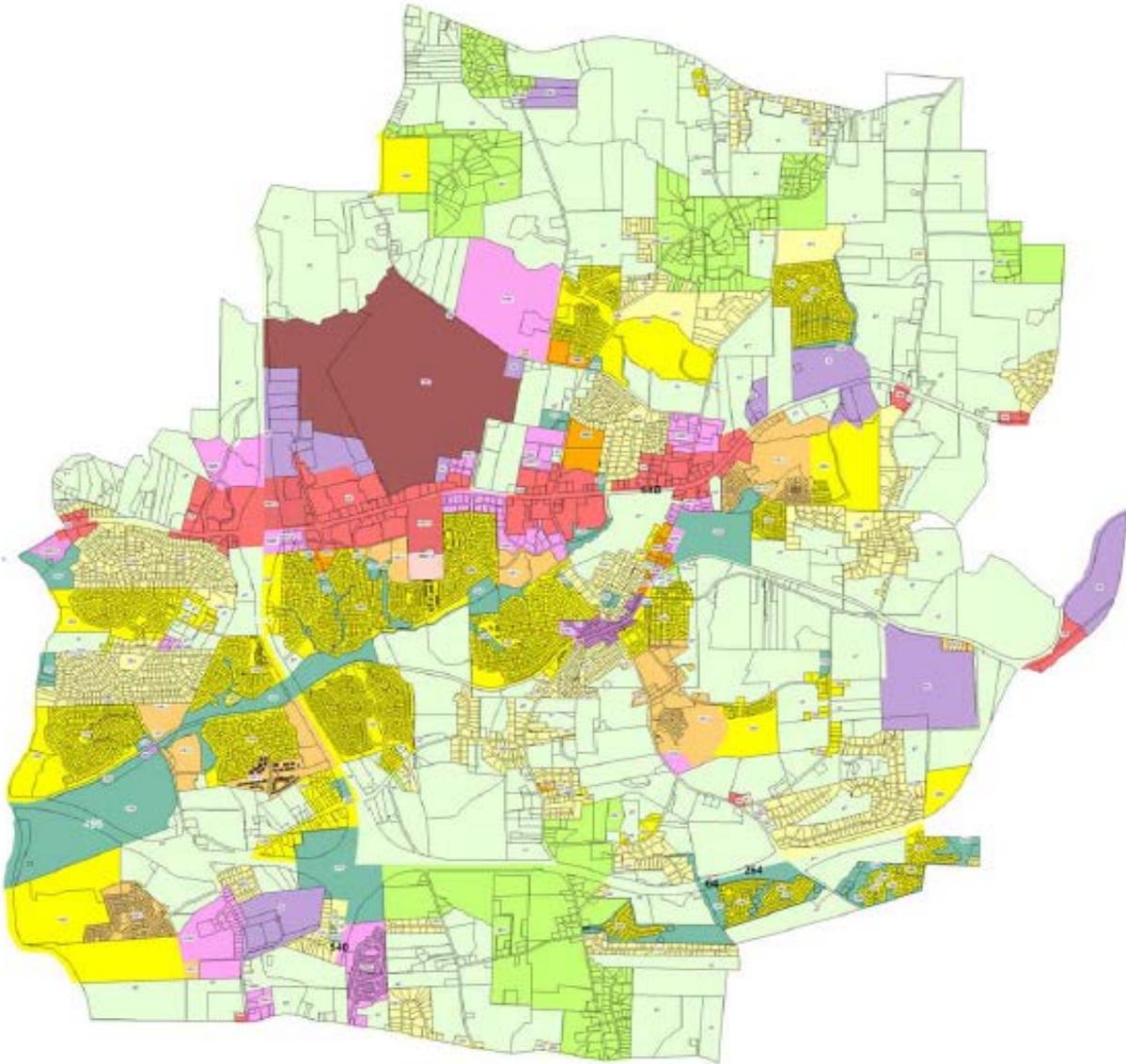


Comprehensive Plan Rezoning – Frequently Asked Questions (FAQs)

- 1. Why is my property under consideration for rezoning?**
 - a. The Town of Knightdale recently adopted a new Comprehensive Plan that changes the strategy for future growth and development in Knightdale. The rezoning is to align the zoning designations with this strategy.
 - 2. What does this mean for my current use of my property?**
 - a. This will have no impact on how you currently use your property. Part of the Town’s evaluation was to avoid creating new non-conforming uses. You can continue to use your property as you are now without any changes.
 - 3. What is the Rural Transition Zoning District?**
 - a. The Rural Transition (RT) Zoning District is intended as a low density district for areas that are currently rural in nature, but could transition to more intense uses due to proximity of utilities, transportation and other infrastructure. The specific dimensional requirements and allowable uses are available in the Rural Transition Quick Fact Sheet at www.knightdalenc.gov/rezoning.
 - 4. What if I use my property for agricultural purposes?**
 - a. All existing farm uses will be able to continue. Several years ago in support of Knightdale’s farming community, the Town actually exempted working farms from all UDO standards for active farms over 3 acres in size and meeting the definition of agribusiness under North Carolina law. This exemption is in addition to the state exemption for farms greater than 10 acres in size. In fact, the Rural Transition district is more aligned with long-term agricultural use than many of the current zoning designations.
 - 5. Will this affect my property taxes?**
 - a. Preliminary conversations with the Wake County Revenue Department reveal that the Rural Transition district will be in a different “tax neighborhood” than commercial and single-family designations. This could result in a reduction in taxes including deferred taxes under the present use value exemptions. Please contact the Wake County Revenue Department at 919-856-5400 for individual property tax questions.
 - 6. I am thinking about selling my property for development. Will this change the development process?**
 - a. This rezoning will not create additional steps for proposed new development, it simply follows a different process. The new process will allow for more transparency for neighbors, developers, staff, and elected officials. It will also allow a developer to tailor their zoning request to fit their development proposal, which will allow for more flexibility.
 - 7. How can I find out more information?**
 - a. Town staff will be hosting two public information sessions:
 - i. September 25, 2018 – Town Hall – 6-8 PM
 - ii. September 27, 2018 – Knightdale Station Park Food Truck Thursday – 6-8 PM
 - b. If you cannot attend one of these sessions you can contact Jason Brown, Senior Planner – Long Range at (919) 217-2245 or via e-mail at jason.brown@knightdalenc.gov.
 - c. Additional information is available at www.knightdalenc.gov/rezoning.
 - 8. What is the timeline for the rezoning?** (All meetings will be held at the Knightdale Town Hall Council Chamber located at 950 Steeple Square Ct. and will begin at 7:00 p.m.)
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- a. The Public Hearing where affected citizens can speak will be held on Monday, October 1, 2018.
- b. The Land Use Review Board hear the case and provide a recommendation on Monday, October 8, 2018.
- c. The Town Council will receive the Land Use Review Board recommendation and be able make a decision on this rezoning proposal on Wednesday, October 17, 2018.

Knightdale, NC Proposed Zoning



September 20, 2018

<p>Districts</p> <ul style="list-style-type: none"> OSP, Open Space Preserve TC, Town Center RR1, Rural Residential GR3, General Residential 	<ul style="list-style-type: none"> GR8, General Residential UR12, Urban Residential UR12CD, Urban Residential Conditional RMX, Residential Mixed-Use RMXCD NMX, Neighborhood Mixed-Use 	<ul style="list-style-type: none"> NMXCD, Neighborhood Mixed-Use Conditional RT, Rural Transition MI, Manufacturing & Industrial MQ, Mining & Quarrying HB, Highway Business HB CD, Highway Business Conditional
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