



Planning Board Agenda Abstract

Monday, July 20, 2026

Location:

Agenda Item

Zoning Map Amendment & Land Use Plan Amendment - Sampson-Bladen Oil Company, Inc - 2201, 2205 & a portion of 2221 Piney Grove Wilbon Road - PINs 0647825346, 0647825183, & a portion of 0647725066 - REZ-2026-12

Item Explanation

The purpose of this agenda item is to consider a requested zoning map amendment for a total of 4.591 acres, located at 2201, 2205 & a portion of 2221 Piney Grove Wilbon Road, from the Neighborhood Commercial (NC) & Residential Agricultural (RA) Zoning Districts to the General Commercial Conditional Zoning District (GC-CZD) and corresponding Land Use Plan amendment from the Neighborhood Commercial (NC) classification to the Suburban Commercial (SC) classification.

Staff Comments

PROPERTY INFORMATION: The subject properties total 4.591 acres and are located within the Town's extraterritorial jurisdiction. The subject properties are the subject of ANX-2026-04. An existing convenience store is located on 2201 Piney Grove Wilbon while 2205 and 2221 Piney Grove Wilbon are used for agricultural purposes. The properties are the location of the proposed Han Dee Hugo's currently under site plan review. Recorded Recombination Plat BM2026, PG553 established the property as one parcel but different ownership has prevented the recombination from being mapped by Wake County.

ZONING: The properties are currently zoned Neighborhood Commercial (NC) (PIN 0647825346) and Residential Agricultural (RA) (PINs 0647825346 & 0647725066). The zoning map amendment petition requests approval of the General Commercial Conditional Zoning District (GC-CZD), which is intended to permit a mix of high intensity nonresidential development of convenience services, retail, office, institutional, regional retail shopping, employment centers, and service uses. This district is generally located at intersections of and along arterial roads (freeways, expressways, parkways, and boulevards) and major thoroughfares serving two (2) miles or greater in area. Public utilities are required.

The petitioner has requested that the following uses be prohibited at the subject properties:

- 1) Place of Worship, Temporary*
- 2) Electronic Sweepstakes Gaming Operation*
- 3) Sexually Oriented Business*

- 4) Car Wash/Auto Detailing
- 5) Storage Facility
- 6) Recycling Collection Station
- 7) Recycling Transfer Center
- 8) Beach Bingo
- 9) Drive-In Theater
- 10) Golf Course

SURROUNDING USE: Surrounding uses consist of large lot single family neighborhoods and agricultural uses. Holly Springs' jurisdiction is located on the western side of Piney Grove Wilbon Road.

LAND USE PLAN: The 2040 Community Vision Land Use Plan (LUP) calls for the Neighborhood Commercial (NC) classification at the subject properties. As the requested zoning district does not correspond with this classification, the petitioner has included a Land Use Plan amendment as part of this zoning map petition, which will be described later in this report.

UTILITIES: Public water is available to serve the subject properties however public sewer is unavailable.

TRANSPORTATION: The subject properties are located along and have access to Piney Grove Wilbon Road and Wilbon Road. Piney Grove Wilbon Road is classified by the Town's 2040 Comprehensive Transportation Plan (CTP) as a four (4)-lane median-divided roadway with sidewalks, with an 110-foot right-of-way and a future carrying capacity of 43,600 ADT. It is currently a two (2)-lane roadway, with a carrying capacity of 13,100 ADT. 2024 NCDOT traffic counts taken 0.29 miles to the north of the subject properties indicated a volume of 18,000 ADT. Wilbon Road is classified by the Town's CTP as a two (2)-lane two-way left turn lane (TWTL) roadway with sidewalks, with an 80-foot right-of-way and a future carrying capacity of 14,100 ADT. It is currently a two (2)-lane roadway, with a carrying capacity of 13,100 ADT. 2024 NCDOT traffic counts taken 0.22 miles to the east of the subject properties indicated a volume of 4,600 ADT.

The development shall be designed in accordance with the NCDOT TIA review recommendations for TIA Project SC-2025-181, dated September 29, 2025, including the required internal protected stem lengths, storage lengths, and laneage improvements shown on the NCDOT recommendation exhibit, as approved by NCDOT.

NEIGHBORHOOD MEETING INFORMATION: The petitioner held a neighborhood meeting on June 9, 2026, via the Zoom virtual meeting application. The meeting report is attached, and staff takes no position regarding its content.

LAND USE PLAN AMENDMENT: The 2040 Community Vision Land Use Plan (LUP) calls for the Neighborhood Commercial (NC) classification at the subject properties. The petitioner has proposed a Land Use Plan amendment from the NC classification to the Suburban Commercial (SC) classification as it is compatible with the proposed zoning district. Land classified as SC serves the daily needs of surrounding residential neighborhoods. Suburban Commercial areas are typically located near high-volume roads and key intersections and are designed to be accessible primarily by automobile.

The requested zoning map amendment is consistent with the 2040 Community Vision Land Use Plan and supports the following LUP policies:

Policy 2.6: Encourage Commercial Development.

Policy 4.1: Manage Future Growth and Development in Accordance with the Priority Infrastructure Investment Areas Map, as the subject property falls within the Tier 3-NR: Controlled Investment Area, Non-Residential.

As such, the requested change is consistent with the 2040 LUP's vision.

RECOMMENDATION: Staff recommends approval of the proposed zoning map amendment and corresponding Land Use Plan amendment as it is reasonable and in the best interest of the public for the following reasons:

- 1) Although the requested zoning map amendment is not consistent with the 2040 Community Vision Land Use Plan classification of Neighborhood Commercial (NC), the petitioner has opted to request a change of the Land Use Plan to Suburban Commercial (SC), which is compatible with the proposed zoning change.*
- 2) The requested zoning district supports the LUP's Policy 2.6: Encourage Commercial Development.*
- 3) The requested zoning district supports the LUP's Policy 4.1: Manage Future Growth and Development in Accordance with the Priority Infrastructure Investment Areas Map.*
- 4) The proposed conditions offered as part of the petition align with the goals of the 2040 Land Use Plan and effectively plan for the site's future development potential.*

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO: Recommend approval of REZ-2026-12, a zoning map amendment for 2201, 2205 & a portion of 2221 Piney Grove Wilbon Road, from the Neighborhood Commercial (NC) & Residential Agricultural (RA) Zoning Districts to the General Commercial Conditional Zoning District (GC-CZD) and corresponding Land Use Plan amendment from the Neighborhood Commercial (NC) classification to the Suburban Commercial (SC) classification as it is reasonable and in the best interest of the public for the reasons identified by staff.

ATTACHMENTS

[REZ-2026-12 Petition](#)

[REZ-2026-12 Survey](#)

[REZ-2026-12 Traffic Impact Analysis](#)

[REZ-2026-12 Neighborhood Meeting Report](#)

[REZ-2026-12 Staff Map](#)