



Board of Adjustment Agenda Abstract

Monday, June 8, 2026

Location:

Agenda Item

Variance Petition - BOA-VAR-2026-01 - 1212 Holland Road - PIN 0666725652 - Duke Energy Progress, LLC

Item Explanation

The purpose of this agenda item is to consider a variance petition, BOA-VAR-2026-01, at 1212 Holland Road, Wake County PIN 0666725652, by petitioner Duke Energy Progress, LLC.

Staff Comments

PROPERTY INFORMATION: The subject property is located at 1212 Holland Road, on a 4.56-acre lot within the Town's Extraterritorial Jurisdiction (ETJ).

ZONING: The zoning of the subject property is Heavy Industrial (HI).

SURROUNDING USE: Surrounding properties to the north, south, east, and west are located in the Residential Agricultural (RA) Zoning District.

VARIANCE REQUEST: The petitioner, Duke Energy Progress, LLC, requests a variance to (1) permit a reduction of the required 150' minimum setback between the fencing surrounding the electrical substation and the property line of adjacent residential parcels (LDO Â§9-1255. Z. (6).A.i.), (2) permit a reduction of the 100' minimum front setback for the Heavy Industrial (HI) Zoning District (LDO Â§9-1300), and (3) permit a reduction in the required landscape buffers (LDO Â§9-1714). The petitioner's submitted exhibit identifies their proposed setbacks and proposed landscaping. The petitioner has also submitted a special use permit request to expand and rebuild the electrical substation. Per LDO Â§9-1254, electrical substations are allowed in the Heavy Industrial (HI) zoning district with a Special Use Permit.

FINDINGS OF FACT:

- 1. Unnecessary hardship [would/would not] result from the strict application of the Ordinance because _____.*
- 2. The hardship results from conditions that [are/are not] peculiar to the property, such as location, size or topography because _____.*
- 3. The hardship [did/did not] result from actions taken by the applicant or the property owner because _____.*

4. *The requested variance [is/is not] consistent with the spirit, purpose and intent of the Ordinance, such that public safety is secured and substantial justice is achieved because*
_____.

The petitioner has been advised that the burden of proof and evidence upon submitting such application is the responsibility of the petitioner. Such proof and evidence presented must demonstrate that the required findings of fact have been met.

Fiscal Note

No

Recommendation

PUBLIC HEARING

MOTION TO:

Approve BOA-VAR-2026-01, subject to the terms and conditions identified in the petitioner's application, testimony, and site exhibit based on the required findings of fact.

OR

Deny BOA-VAR-2026-01 based on failure to meet the required findings of fact.

ATTACHMENTS

[Variance Findings of Fact Worksheet](#)

[BOA-VAR-2026-01 - Staff Map](#)

[BOA-VAR-2026-01 - Colored Renderings](#)

[BOA-VAR-2026-01 - Landscape Exhibit](#)

[BOA-VAR-2026-01 - Setback Exhibit](#)

[BOA-VAR-2026-01- Application](#)