

Meeting: Planning Commission Regular Meeting
Meeting Date: April 28, 2026
Staff Resource: Hannah Reckhow, Matthew Klem, Bynum Walter

Agenda Title: Rezoning Z-57-25: 8020 Litchford Road, 0.27 miles south of I-540 (ETJ)

Agenda Item Description:

Hiram Marziano, Planning & Development

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The rezoning is for a 20.27-acre portion of the overall site. The request would rezone the western and northeastern portions of the site to R-6-CU. Proposed conditions apply a density limit to the site, limit development to the detached house building type, and prohibit certain uses.

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The deadline for Planning Commission action is June 27, 2026.

Agenda Item Details:

Rezoning Z-57-25: 8020 Litchford Road, being Wake County PIN 1717882715 (ETJ)

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Current Zoning: Residential-4 (R-4) and Residential-10-Conditional Use (R-10-CU).

Proposed Zoning: Residential-6-Conditional Use (R-6-CU).

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Approximately 20.27 acres of the 22.24-acre site is requested to be rezoned from Residential-4 (R-4) and Residential-10-Conditional Use (R-10-CU) to Residential-6-Conditional Use (R-6-CU). Proposed conditions limit density to 8 units per acre, restrict development to the detached house building type, and prohibit certain uses.

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The request is inconsistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

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The deadline for Planning Commission action is June 27, 2026.