

Statement of Justification

Rezoning of 4801 Burlington Mills Road (PIN: 1758498280)

Date Updated: June 18, 2026

WakeMed is seeking the rezoning of this Property to facilitate the development of an Emergency Department facility. The Future Land Use Map in the 2050 Comprehensive Plan designates this property as Civic. The planned Emergency Department facility is consistent with the Civic designation.

The rezoning allows uses consistent with the surrounding land, including the General Commercial and General Industrial zoning districts to the south. The proposed rezoning will result in significant public benefit to the Town.

The proposed zoning conditions prohibit many of the uses otherwise allowed in the CH district that may have negative impacts on the surrounding area, while permitting orderly development in and around the property. The zoning conditions also provide large building setbacks and landscape buffers to mitigate impacts on the Barrington subdivision, the adjoining residential neighborhood to the east.

