

Land Use Plan Amendment 02-18

Wake County Board of Commissioners
September 4, 2018

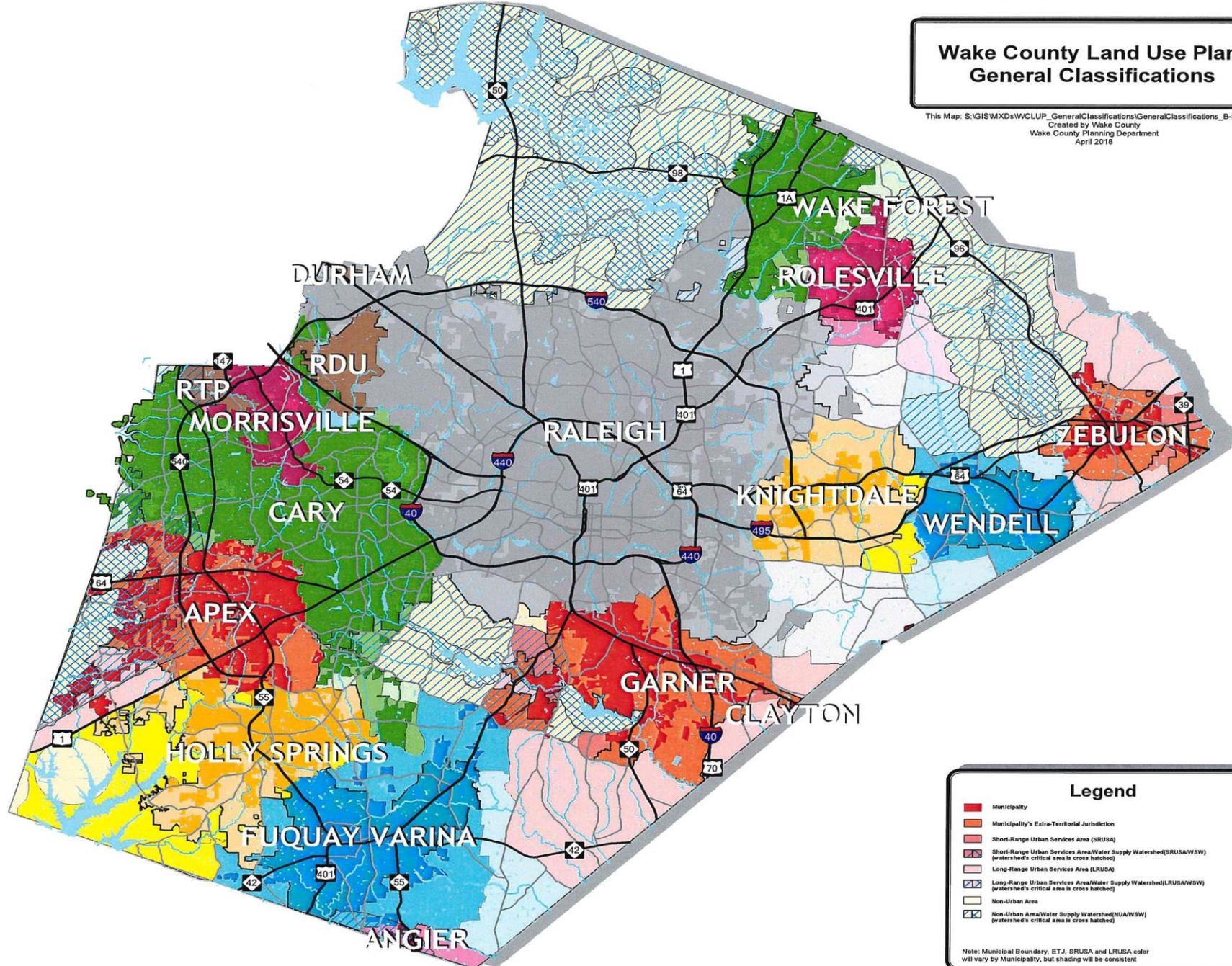


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Wake County Land Use Plan: General Classifications

This Map: S:\GIS\MXDs\WCLUP_GeneralClassifications\GeneralClassifications_B-size.mxd
Created by Wake County
Wake County Planning Department
April 2018



Original Adoption Date
July 21, 1997

Short Range Urban Services Areas
Adopted
November 1, 1999

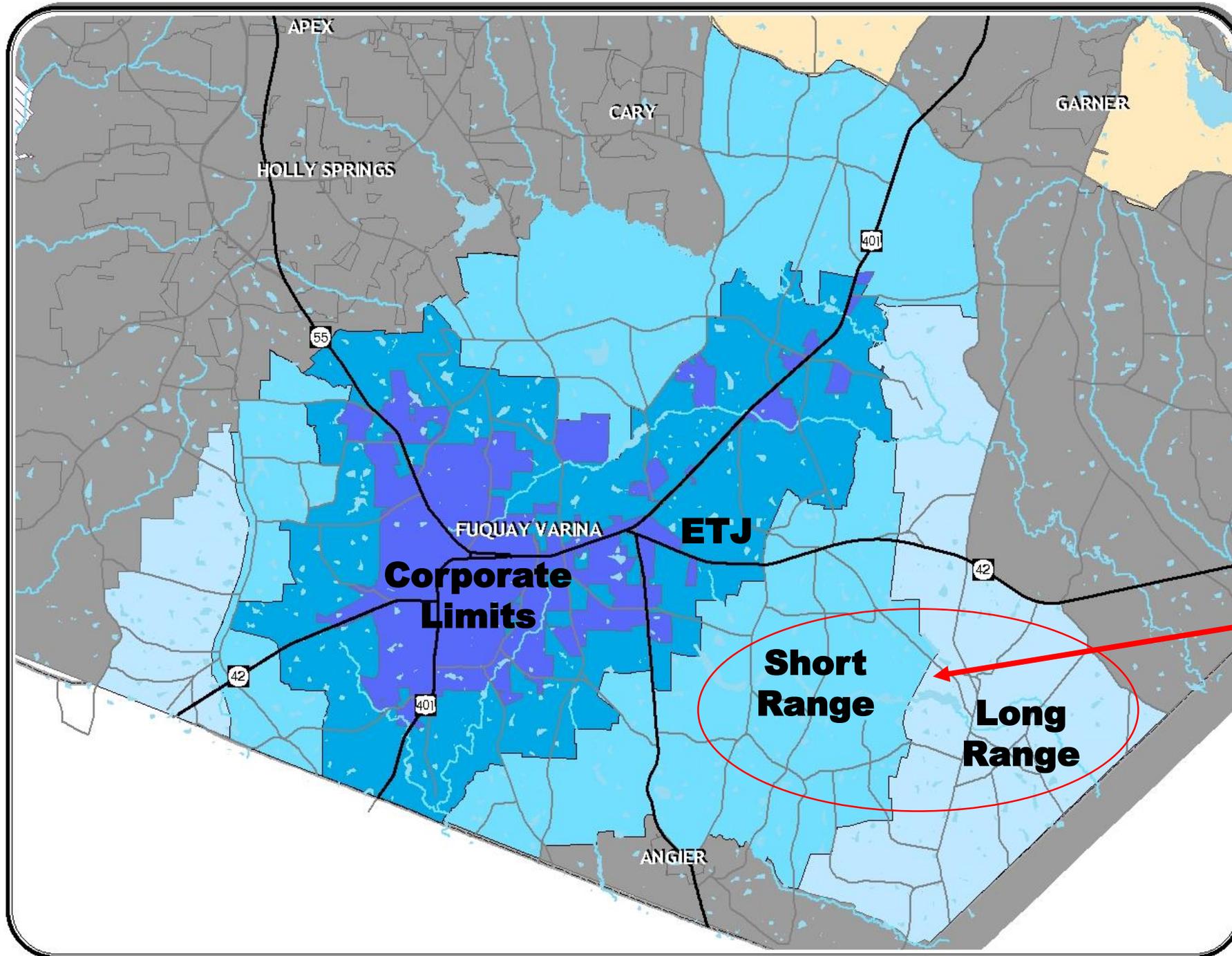
Last Amended
March 07, 2018
May 01, 2017
April 18, 2016
January 7, 2015
January 8, 2014
October 21, 2009
September 8, 2009
March 23, 2009
January 12, 2009
July 28, 2008
March 24, 2008
October 10, 2008
October 02, 2007
November 20, 2006
September 18, 2006
July 12, 2004

1 inch = 3.7 miles

Legend

- Municipality
- Municipality's Extra-Territorial Jurisdiction
- Short-Range Urban Services Area (SRUSA)
- Short-Range Urban Services Area/Water Supply Watershed (SRUSA/WSW) (watershed's critical area is cross hatched)
- Long-Range Urban Services Area (LRUSA)
- Long-Range Urban Services Area/Water Supply Watershed (LRUSA/WSW) (watershed's critical area is cross hatched)
- Non-Urban Area
- Non-Urban Area/Water Supply Watershed (NUA/WSW) (watershed's critical area is cross hatched)

Note: Municipal Boundary, ETJ, SRUSA and LRUSA color will vary by Municipality, but shading will be consistent

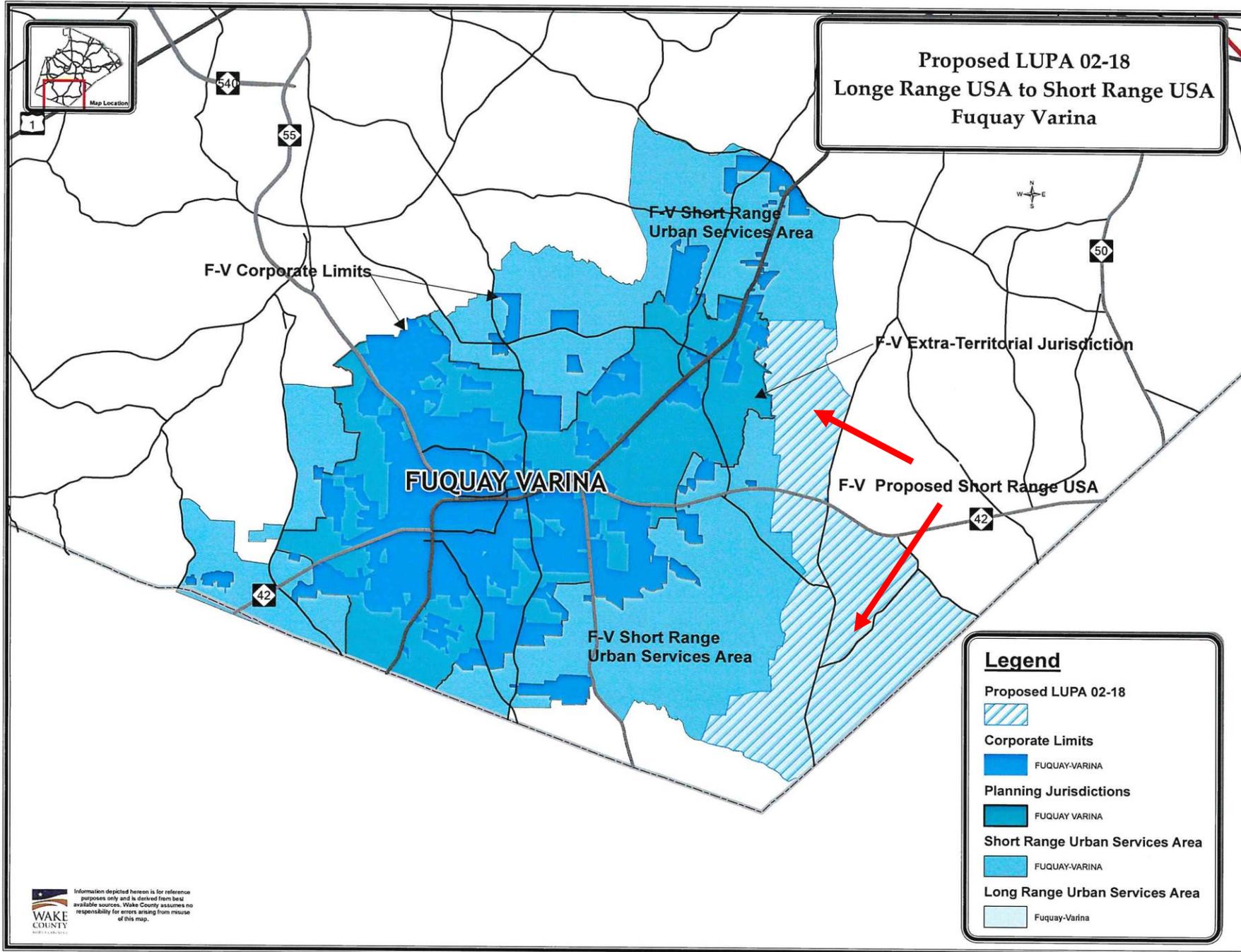


**County
Planning
Jurisdiction**

Town of Fuquay Varina Request (LUPA 02-18)

To Amend the General Classifications Map of the Wake County Land Use Plan as follows:

- Reclassify the Town of Fuquay-Varina Long Range Urban Services Area (LRUSA) (7,581 acres) to Fuquay-Varina Short Range Urban Services Area (SRUSA)



- Request Area is East of current town limits, ETJ, and Short Range Urban Services
- Area is served by NC 42 and Old Stage Road

What is Long Range vs Short Range?

Short Range Urban Services

County's jurisdiction that is expected to be urbanized and served by municipal services within the next 10 years

Major subdivisions may have to connect to municipal water and sewer service

Long Range Urban Services Area

County's jurisdiction that is expected to be urbanized and served by municipal services beyond 10 Years

No connections to municipal water and sewer service

Background on this Request

- The request would convert all of the Fuquay-Varina Urban Services Area to Short Range Urban Services Classification. (SRUSA)
- Amendment **does not change** Wake County jurisdiction or zoning
- As urban development and growth patterns change throughout the county, the Wake County General Classifications Map is periodically revised

Land Use Plan Goals & Strategies

Goal #1

To guide growth throughout the county in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.

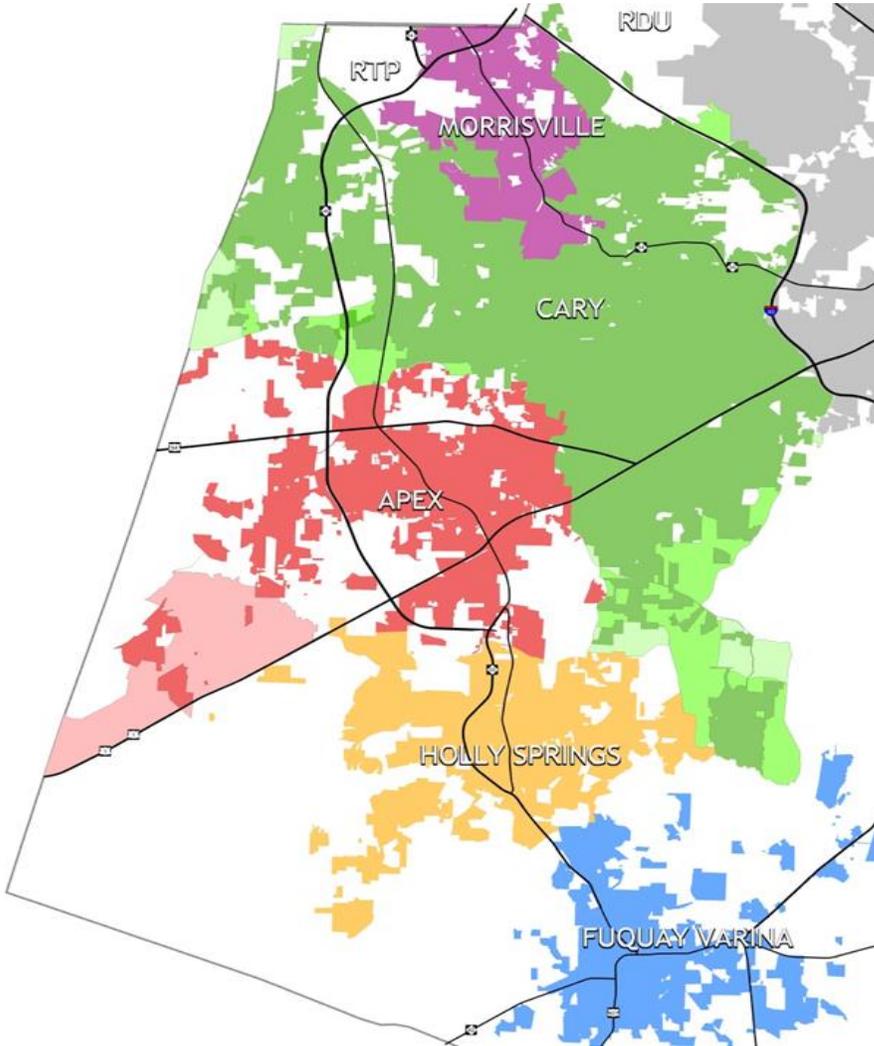
Goal #2

To encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

Transitional Urban Development Policies

- Address urban intensity development within the SRUSA
- New development in the SRUSA may have to connect municipal water or sewer systems whenever extension of municipal water and sewer service to the development is available (within 2,500' or 50' per dwelling unit).

Growth in the Area



- Southwestern Wake has seen urbanization as NC 540 extends southeast
- NC 540 Interchanges with US 401 (Ten-Ten Road Area), Old Stage Road, Bells Lake, NC 50 (Benson Road)
- The Town has annexed roughly 1,056 acres of its existing SRUSA

Fuquay-Varina's Growth & Development

Town Growth

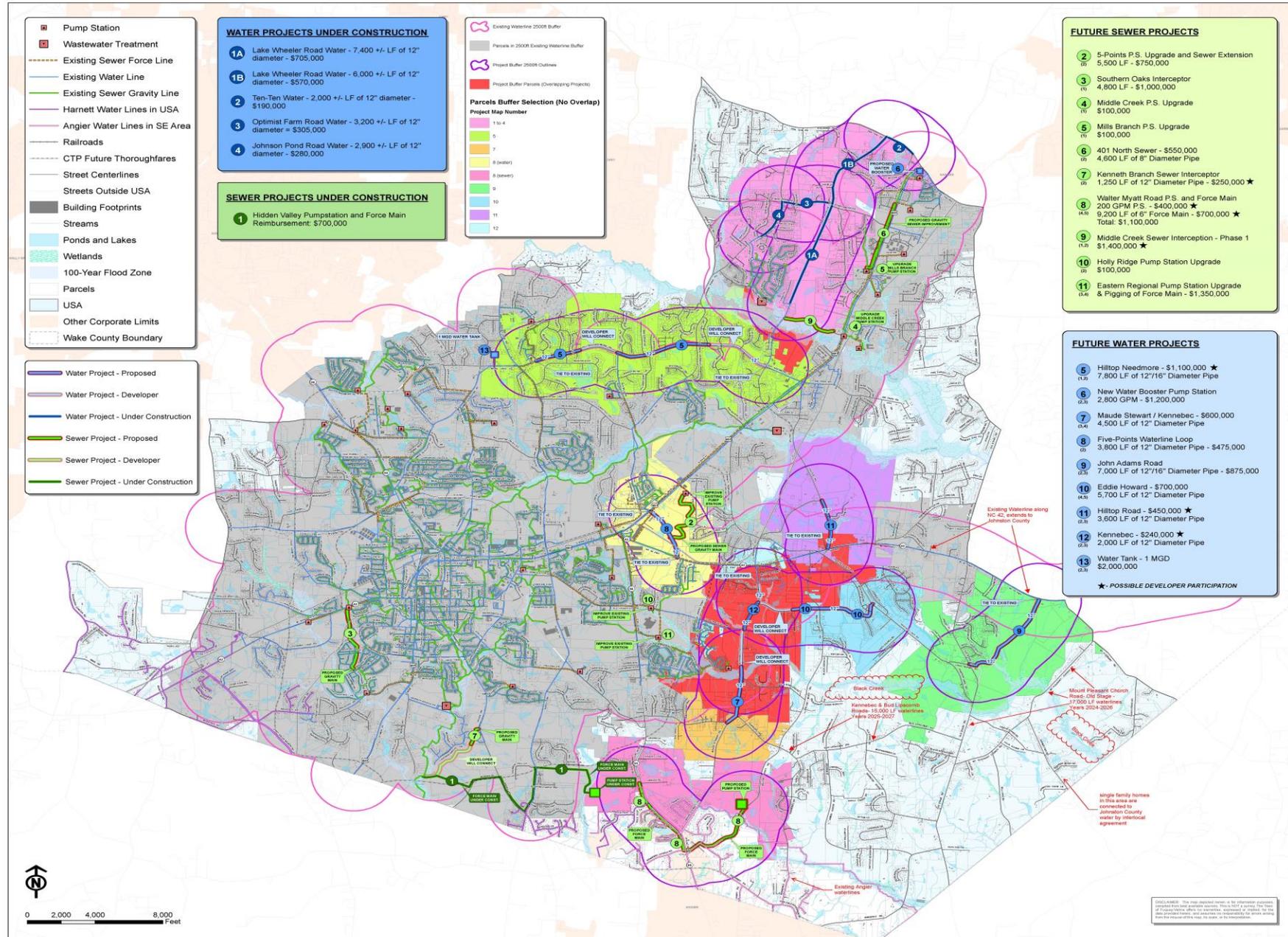
- **April 1, 2000 – April 1, 2010**
7,898 residents to 17,937
- **April 1, 2010 to July 1, 2017**
Additional 9,969 residents
- **2010-2018* New Single Family Permits**
4,278 new permits (475 a year* average)
- Large undeveloped parcels close to transportation and public sewer and water utilities

Fuquay-Varina's Water & Sewer Infrastructure

- NC 42 corridor is currently served by municipal water service
- The Town's CIP identifies the following projects within the request area:
 - 7,000 linear foot waterline on John Adams Road (2019-2021)
 - 23,000 linear foot waterline along Old Stage-Mt Pleasant-NC 42
 - 15,000 linear foot waterline along Bud Lipscomb/Kennebec
 - Black Creek Regional Pump Station and force main and sewer interceptor

Water and Sewer Capital Projects: 2019 - 2024: Adjacent Water Property Analysis

Town of Fuquay-Varina Utilities Department



Map highlights that current short range urban services has many projects under construction and planned by developers and the Town

Map identifies some projects within the current LRUSA, town provided additional projects that are within the 10-year period

Staff Findings

- 1) The Town of Fuquay-Varina has infrastructure and major investments planned within the requested area
- 2) The Town of Fuquay-Varina has various water and sewer projects identified and portions funded within the requested area
- 3) The reclassification of the area will reflect the Town's current and anticipated growth patterns
- 4) The amendment to reclassify the Town's LRUSA to SRUSA is consistent with policies and goals set forth within the Land Use Plan



Public Hearing

Staff Recommendation

That the Board of Commissioners approve the proposed Land Use Plan Amendment LUPA 02-18 to reclassify a total of 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services

Planning Board Recommendation

On August 1, 2018, the Planning Board voted 6 to 1 to recommend that the Board of Commissioners approve Land Use Plan Amendment 02-18 to reclassify a total of 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services.

BOC Motion

That the Board of Commissioners:

Adopt LUPA 02-18 reclassifying 7,581 acres from the Town of Fuquay-Varina Long Range Urban Services to Town of Fuquay-Varina Short Range Urban Services