

Zoning Map Amendment

PLG-RZ-005262-2024

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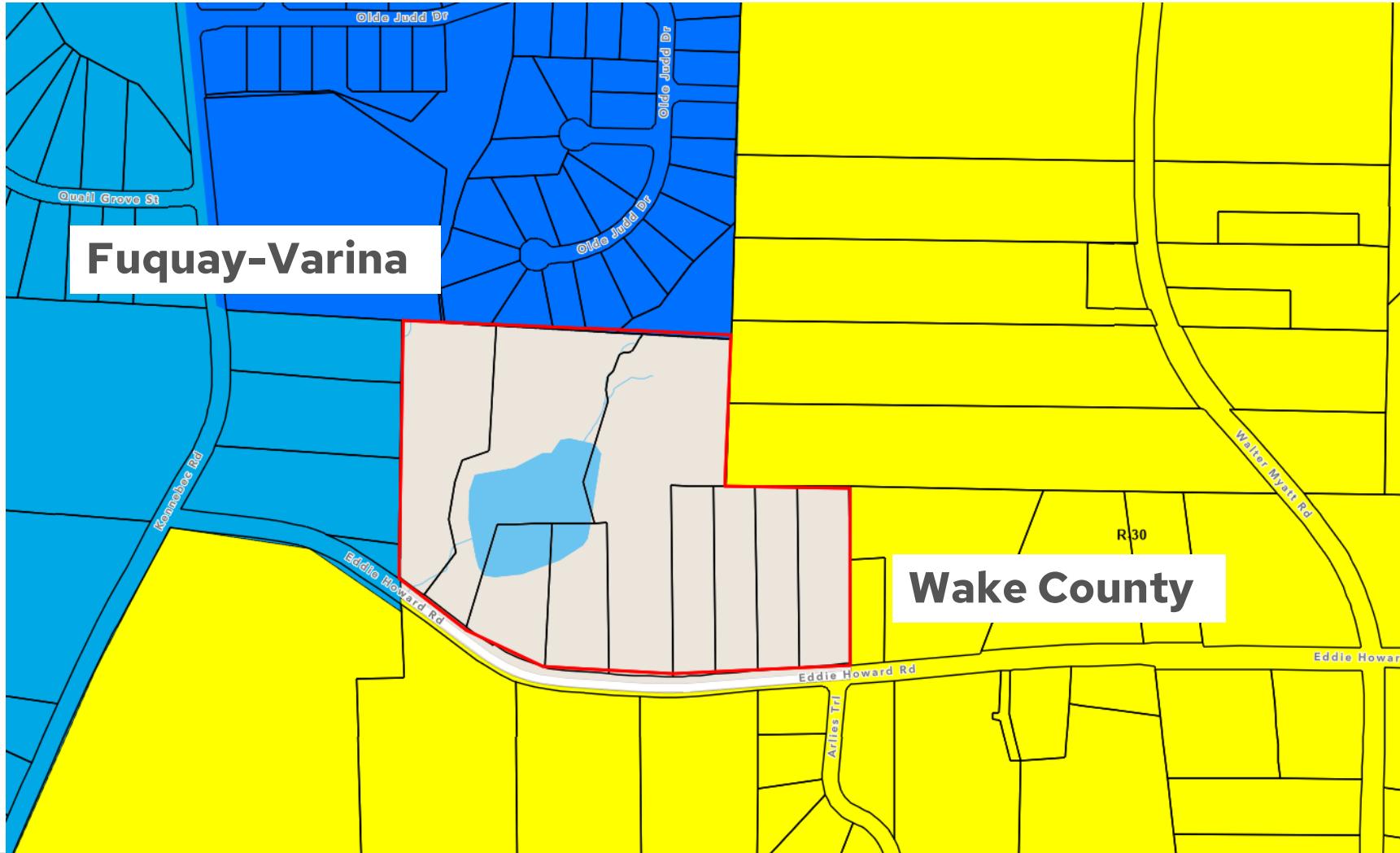
Request

To add Wake County R-30 zoning to nine parcels consisting of 27.85 acres located on the north side of Eddie Howard Road between Kennebec Road and Walter Myatt Road

Site Location



Jurisdiction Map



Background

- NCGS House Bill 909 / Session Law 2024-20 removed nine parcels from the Town of Fuquay-Varina corporate limits on June 28, 2024, with an effective date of June 30, 2024.
- Parcels were previously zoned Fuquay-Varina zoning district Residential Agricultural (RA).
- Wake County is proposing a Residential-30 (R30) zoning district.

Zoning History

- 1973: Wake County zoning applied to subject parcels.
- 2017: Properties annexed by Fuquay-Varina and zoned Residential Agricultural (RA).
- 2024: Properties removed from Fuquay-Varina corporate limits.

Wake County Comprehensive Plan

- The subject properties are located in the Community Area on the Wake County Development Framework Map
- The requested R-30 district allows for a residential density and limited range of nonresidential uses that are consistent with the Comprehensive Plan



Public Input

- Public hearing sign posted.
- Owner / adjacent owner letters mailed.
- Calls and emails from adjacent owners.



Staff Findings

1. The proposed Residential-30 rezoning and the permissible density and range of uses are consistent with the Comprehensive Plan's designation.
2. The proposed rezoning complies with the Comprehensive Plan's Development Framework Map classification.
3. A detailed site plan must be approved by the appropriate Wake County entity prior to future redevelopment.

Staff Findings

4. The properties were removed from the corporate limits of the Town of Fuquay-Varina by House Bill 909 / Session Law 2024-20 on June 28, 2024, with an effective date of June 30, 2024.
5. Staff has notified the Wake County Tax Administrator as it pertains to changes in tax assessment for the nine properties.

Planning Staff Recommendation

The planning staff recommends approval of the requested zoning map amendment, PLG-RZ-005262-2024, as presented, and finds that the amendment is consistent with the Comprehensive Plan, is reasonable, and otherwise advances the public health, safety, and general welfare, as required by UDO Section 19-21-6 (C) and state law.

Planning Board Recommendation

The Planning Board voted unanimously at their August 7, 2024, meeting that the zoning map amendment is consistent with the Comprehensive Plan and recommended that the Wake County Board of Commissioners adopt the zoning map as presented.

Public Hearing

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