

ORDINANCE

ORDINANCE APPROVING A REQUEST (PLG-RZ-005262-2024) TO AMEND THE WAKE COUNTY ZONING MAP BY REZONING APPROXIMATELY 27.85 ACRES LOCATED ON EDDIE HOWARD ROAD TO WAKE COUNTY ZONING DISTRICT RESIDENTIAL-30 (R-30).

WHEREAS, the request is to rezone 27.85 acres located on Eddie Howard Road to Wake County zoning district Residential-30 (R-30); and

WHEREAS, the requested rezoning to Residential-30, and the stated proposed uses are consistent with the Wake County Comprehensive Plan designation for residential uses for this area; and

WHEREAS, the requested rezoning is consistent with the Comprehensive Plan's Development Framework Map classification of community in that development of community areas should provide for predominantly residential uses that offer the scenic views and pastoral amenities of suburban living, while retaining close access to the benefits and cultural opportunities of the adjacent urban centers; and

WHEREAS, a detailed site plan must be approved by the appropriate Wake County entity prior to future development on the subject properties to ensure compliance with all applicable regulations; and

WHEREAS, 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 and effective date of June 30, 2024; and

WHEREAS, Staff has notified the Wake County Tax Administrator as it pertains to changes in tax assessment for the nine properties; and

WHEREAS, on August 7, 2024, the Wake County Planning Board voted unanimously to recommend that the Board of Commissioners approve the proposed zoning map amendment; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on September 16, 2024 to consider amending the zoning map to rezone the area to Residential-30.

NOW, THEREFORE, BE IT ORDAINED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The proposed rezoning, is found to be consistent with the Comprehensive Plan, reasonable, and otherwise promotes the public health, safety and general welfare,

therefore, the Wake County Zoning Map is hereby amended to rezone the above described property to Wake County zoning district Residential-30;

SECTION II

This ordinance to amend the Wake County Zoning Map as petitioned shall become effective upon adoption.

Commissioner _____ made a motion that the above ordinance be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 16th day of September 2024.

This Instrument Approved as to Form

Wake County Attorney

Date