

STATEMENT OF CONSISTENCY

ORDINANCE APPROVING A STATEMENT OF LAND USE PLAN CONSISTENCY, REASONABLENESS, AND PUBLIC INTEREST REGARDING 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, the requested rezoning is reasonable, and in the public interest, because it would allow for the same residential density and range of uses as would be permissible on all of the surrounding properties in this area; and

WHEREAS, the requested rezoning is reasonable, and in the public interest, because the future residential development of the site may meet a market need for additional housing opportunities; and

WHEREAS, the requested rezoning is reasonable and in the public interest because various provisions in the Wake County Unified Development Ordinance, and the established development review process with outside agencies such as the North Carolina Department of Transportation, and with other County departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare; and

WHEREAS, the planning staff recommends that the requested rezoning, as presented, is consistent with the Comprehensive Plan, reasonable, and otherwise advances the public health, safety, and general welfare as outlined in the draft statement; and

WHEREAS, on August 7, 2024, the Wake County Planning Board voted unanimously to recommend to the Board of Commissioners that the proposed zoning map amendment is consistent with the Comprehensive Plan, reasonable, and in the public interest as further described in the minutes of their meeting; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on September 16, 2024 to consider adopting the staff's draft statement of consistency, reasonableness, and public interest regarding the requested zoning map amendment.

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

SECTION I

The requested rezoning, is found to be consistent with the Comprehensive Plan, reasonable, and in the public interest, as outlined in the draft statement.

SECTION II

This statement of consistency, reasonableness, and public interest, is hereby adopted.

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