

Item Title: Public Hearing to Consider Rezoning PLG-RZ-005262-2024 of Nine Parcels Totaling Approximately 27.85 Acres Located on Eddie Howard Road to Wake County Residential-30 Zoning District

Specific Action Requested:
That the Board of Commissioners:

1. Holds a public hearing and adopts the draft statement finding that the requested rezoning to Residential-30 is consistent with the Wake County Comprehensive Plan, reasonable, and in the public interest;

and by a separate motion;

2. Adopts the attached ordinance for the proposed rezoning as presented in PLG-RZ-005262-2024.

Item Summary:

Purpose: North Carolina State law requires the Board of Commissioners approve amendments to the Wake County zoning districts.

Background: This request is to rezone nine parcels consisting of approximately 27.85 acres to Wake County zoning district R-30 (Residential 30). The parcels are located on Eddie Howard Road in southern Wake County. The proposed rezoning is consistent with the Wake County Comprehensive Plan.

North Carolina General Assembly House Bill 909 / Session Law 2024-20 removed the nine properties from the Town of Fuquay-Varina corporate limits on June 28, 2024, with an effective date of June 30, 2024 requiring the need for Wake County zoning to be established on the properties.

Strategic Plan: This action supports Growth and Sustainability Goal 1: Preserve and enhance the County residents' quality of life through coordinated land use and transportation planning.

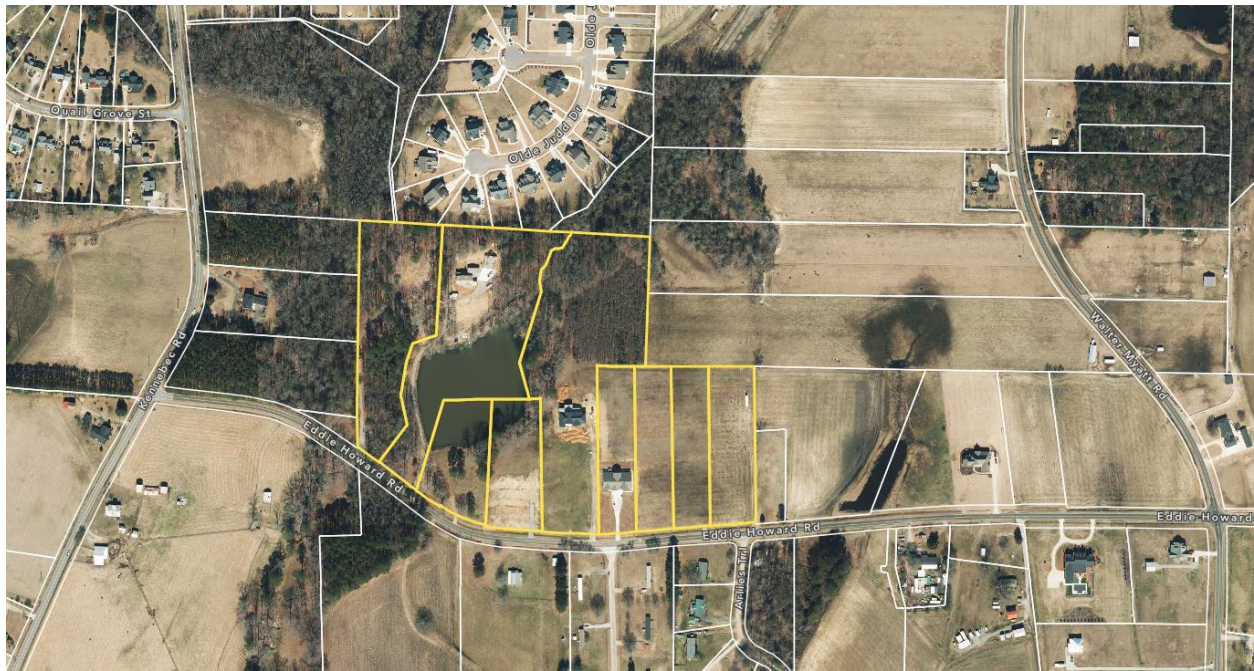
Fiscal Impact: This action has no fiscal impact.

Additional Information:

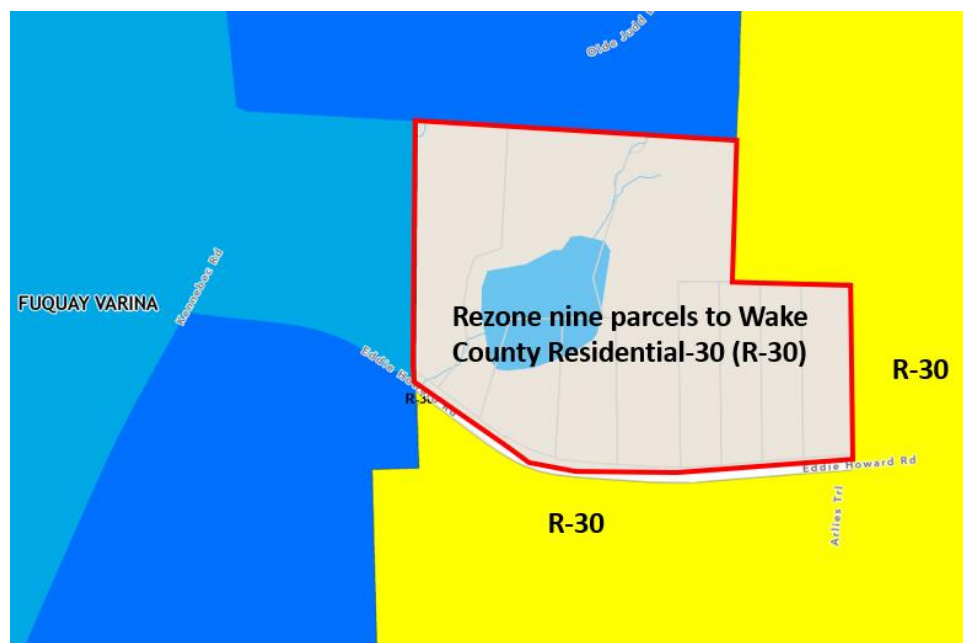
The requested rezoning is authorized by local legislation, House Bill 909 / Session Law 2024-20. Staff was not informed as to what prompted this legislative action and can only assume it was requested by the property owners in coordination with their local legislator.

The subject properties are located in the Community Area on the Wake County Development Framework Map. The Community Area is envisioned as having a

predominantly residential use with a mix of home types 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.



The subject properties were formerly zoned Residential Agriculture in Fuquay-Varina's planning jurisdiction. The proposed Residential-30 district zoning, County zoning, allows for low density residential development with a minimum lot size of 30,000 square feet. The proposed R-30 district also allows for a limited number of nonresidential uses upon receiving a special use permit issued by the Board of Adjustment such as churches, schools, and daycares. The requested R-30 district allows for a residential density and a limited range of nonresidential uses that are consistent with the Comprehensive Plan and are reasonable and appropriate for the area.



Planning staff mailed out letters to adjacent property owners and posted a public meeting notice sign on Eddie Howard Road. The planning staff has received phone calls inquiring about the rezoning in response to those efforts to solicit neighborhood feedback.

Planning Staff Findings:

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

Recommendations:

PLANNING STAFF: The planning staff recommends approval of the requested zoning map amendment, PLG-RZ-005262-2024, as presented, and finds that the zoning map amendment is consistent with the Comprehensive Plan, and otherwise advances the public health, safety, and welfare.

PLANNING BOARD: The Planning Board, at their Wednesday, August 7, 2024 meeting, recommended by unanimous vote, that the Board of Commissioners approve of the requested zoning map amendment, PLG-RZ-005262-2024, as presented, and finds that the zoning map amendment is consistent with the Comprehensive Plan, and otherwise advances the public health, safety, and welfare.

Attachments:

1. Presentation
2. Staff Report
3. Planning Board Minutes Excerpt
4. Statement of Consistency Resolution
5. Ordinance Approval
6. Motions Page