

**Draft Statement for Consideration by the  
Board of Commissioners**

**MOTION FOR A FINDING OF CONSISTENCY WITH THE WAKE COUNTY  
LAND USE PLAN, REASONABLENESS, AND PUBLIC INTEREST (1<sup>ST</sup>  
MOTION)**

In the matter of PLG-ZP-002881-2021, I move that the Board of Commissioners adopts the following recommended statement of consistency, reasonableness, and public interest:

- 1) The Board finds that the requested rezoning to Conditional Use-Residential-40, is a refinement of the data that is already represented on the General Classification Map (i.e.--the outermost water supply watershed boundary) and is therefore consistent with the Land Use Plan.
- 2) The retention of the Non-Urban Area designation is consistent with the Land Use Plan.
- 3) The permissible range of uses, if the watershed declassification rezoning is approved, are reasonable for the area.
- 4) The petitioner has indicated compliance with two stated goals of the Wake County Land Use Plan regarding encouraging growth close to municipalities and protection of groundwater resources.
- 5) A detailed traffic assessment statement indicated that the proposed development would increase traffic on the adjacent roadway by only 1.6%, and an on-going NCDOT project to widen Falls of Neuse Road should help improve traffic conditions.
- 6) Most subsequent uses would require the petitioner to first obtain a Land Use Plan Amendment (LUPA) via a separate public hearing process to create a new activity center at this location, and then a Special Use Permit (SUP) review, with a detailed site plan to confirm compliance with applicable regulations, via a public hearing before the Board of Adjustment.
- 7) The Department of Environmental Quality staff has not indicated any issues or concerns with the proposed technical correction of the watershed boundary.
- 8) The request 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 other county departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare. The subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

**MOTION FOR APPROVAL (2<sup>ND</sup> MOTION)**

In the matter of PLG-RZ-002881-2021, I move that the Board of Commissioners approves of the rezoning request as presented and authorizes staff to submit the requested change to the North Carolina Department of Environmental Quality.