

**Item Title:** Public Hearing on Proposed Land Use Plan Amendment 02-15 to Reclassify 12,798 acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area

**Specific Action Requested:**

**That the Board of Commissioners holds a public hearing and adopts the attached resolution reclassifying 12,798 acres of Town of Holly Springs Long Range Urban Services Area (LRUSA) to Town of Holly Springs Short Range Urban Services Area (SRUSA).**

**Item Summary:**

Request: Amend the General Classification Map of the Wake County Land Use Plan as follows:

- Reclassify 12,798 acres of Town of Holly Springs Long Range Urban Services Area (LRUSA) to Town of Holly Springs Short Range Urban Services Area (SRUSA).

Petitioner: Town of Holly Springs

Location: The requested area is within Wake County's Planning Jurisdiction. The area lies southwest and west of the Town of Holly Springs and is located immediately west of New Hill Holleman Road and West of Buckhorn Duncan Roads.

**Analysis:**

Urban Services Areas (USAs), as defined in the Wake County Land Use Plan, identify where urban development will occur in the foreseeable future. USAs are associated with the municipality that is expected to extend urban services for the purpose of annexation. To increase the probability that USAs can accommodate the demands of urban development, provision of municipal water and sewer facilities is central to USAs classifications.

Current and anticipated growth trends, major urban service facilities, transportation corridors, and other factors are taken into account when designating the different types of USAs. The Short Range Urban Services Area (SRUSA) classification applies to land that is projected and intended to be urbanized in the next ten years.

As urban development and growth patterns change throughout the county, the Wake County Land Use Plan General Classifications Map is revised. Boundary changes between LRUSA and SRUSA reflect urbanization and the extension of municipal water and sewer service.

The Short-Range Urban Services Area (SRUSA) classification applies to all land in the County's planning jurisdiction that: (a) is projected and intended to be urbanized and served by municipal services in the next ten years; and (b) is not located within a water supply watershed, as designated by the State.

- ✓ The Area requested is not within a water supply watershed designated by the State of North Carolina
- ✓ The Town of Holly Springs expects this area to have or will be within one mile of a designated sewer shed within ten years.

Goal #1 of the Wake County Land Use Plan; guide growth throughout the County in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.

1. The Town of Holly Springs is requesting that its existing LRUSA be reclassified as Holly Springs SRUSA to accurately reflect recent municipal growth patterns.
2. The Town has annexed roughly 670 acres of its existing LRUSA. Only two of the annexations were not contiguous to the Town's corporate limits.
3. Municipal Water and Sewer Service will serve areas west of New Hill Holleman in the Spring of 2017.
4. An existing waterline along Buckhorn Duncan Road connects with Fuquay-Varina's urban service area and Harnett County.
5. The Towns' Capital Improvement Plan identifies future water service along Cass Holt Road to Sweet Springs Road south.

Goal #2 in the Wake County Land Use Plan; encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

- ✓ The Town of Holly Springs is expected to have municipal sewer and pump stations nearby within ten years.
- ✓ Municipal waterlines exist in some portions of the proposed SRUSA today and will be throughout the area within 10 years.

The County's Transitional Urban Development Policies (TUDs), which are incorporated within the Land Use Plan, address urban development within the SRUSA. The TUDs require that new development in the SRUSA connect to municipal water or sewer systems whenever extension of municipal water and sewer service to the development is available (within 2,500'). The TUD policies – (e.g. water and sewer plans, future collector streets) – will be implemented in this proposed SRUSA.

**Findings:**

1. The Town of Holly Springs has infrastructure plans for thoroughfares, water lines, and sewer lines in the requested area.
2. The reclassification of the area will reflect the Town of Holly Spring's current and anticipated growth patterns.
3. The request to amend the Wake County Land Use Plan General Classifications to reclassify the Town of Holly Springs LRUSA to Holly Springs SRUSA is consistent with goals and policies set forth within the Land Use Plan.

**RECOMMENDATIONS**

STAFF: Recommends that the Board of Commissioners approve Land Use Plan Amendment (LUPA 02-15) to reclassify 12,798 acres of Town of Holly Springs Long Range Urban Services Area to Town of Holly Springs Short Range Urban Services Area

**PLANNING BOARD:**

The Planning Board recommended at their December 2, 2015 meeting, by a vote of 8 to 0, that the Board of Commissioners adopt Land Use Plan Amendment 02-15.

**Attachments:**

1. LUPA 02-15 Presentation
2. Town of Holly Springs Request Resolution
3. LUPA 02-15 Request Map
4. Wake County Land Use Plan Goals
5. Holly Springs Future Land Use Map
6. Holly Springs Utility Map
7. Planning Board Minutes
8. LUPA 02-15 Resolution