



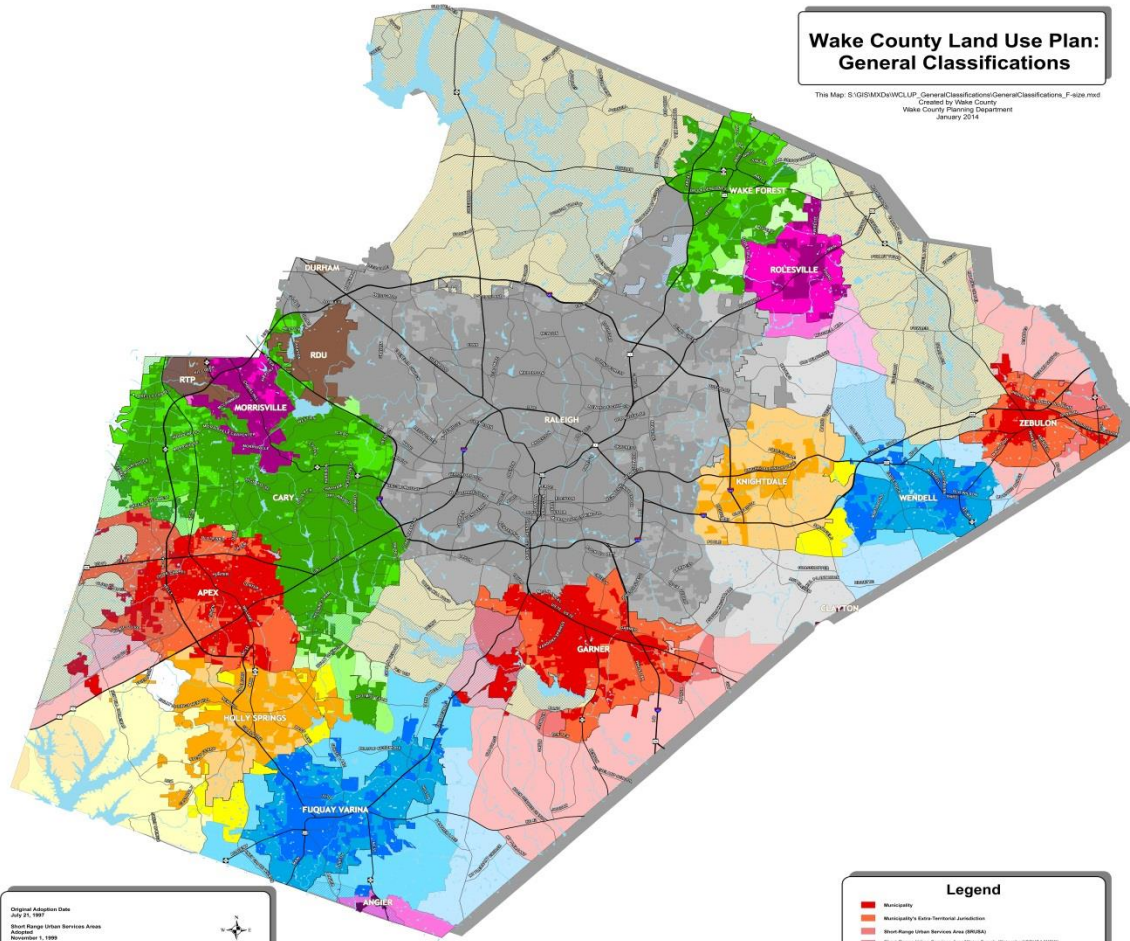
Town of Fuquay-Varina ETJ

Wake County Board of Commissioners 6-20-2016



Wake County Land Use Plan: General Classifications

This Map: S:\GIS\MD\WCLUP_GeneralClassifications\GeneralClassifications_Fsize.mxd
Created by Wake County
Wake County Planning Department
January 2014



Original Adoption Date
July 21, 1997
Short Range Urban Services Areas
Adopted
November 1, 1999
Last Amended
January 16, 2014
October 20, 2009
September 9, 2009
March 23, 2009
January 22, 2009
March 24, 2008
October 10, 2007
November 20, 2006
September 18, 2006
July 19, 2006



Legend

- Municipality
 - Municipality's Extra Territorial Jurisdiction
 - Short Range Urban Services Area (SRUSA)
 - Short Range Urban Services Area/Water Supply Watershed (SRUSA/WSW)
(shaded in a critical area to create habitat)
 - Long Range Urban Services Area (LRUSA)
 - Long Range Urban Services Area/Water Supply Watershed (LRUSA/WSW)
(shaded in a critical area to create habitat)
 - Non-Urban Area
 - Non-Urban Area/Water Supply Watershed (NUA/WSW)
(shaded in a critical area to create habitat)
- Note: Municipal boundaries, SR, LR and NUA/WSW areas
will vary by Municipality, but shading will be consistent

Wake County Land Use Plan General Classifications Map

Identifies-

- City Limits
- Extra Territorial Jurisdiction
- Short Range Urban Services
- Long Range Urban Services
- Non-Urban areas

Fuquay-Varina ETJ

- ✓ Holly Springs ETJ- Richard Mullins parcel was removed, as the parcel had a split jurisdiction
- ✓ Holly Springs and Fuquay-Varina Town Councils adopted new Annexation Boundary Agreement on January 4, 2016 to address Mullins parcel
- ✓ Review Fuquay-Varina ETJ Extension Request

PURPOSE

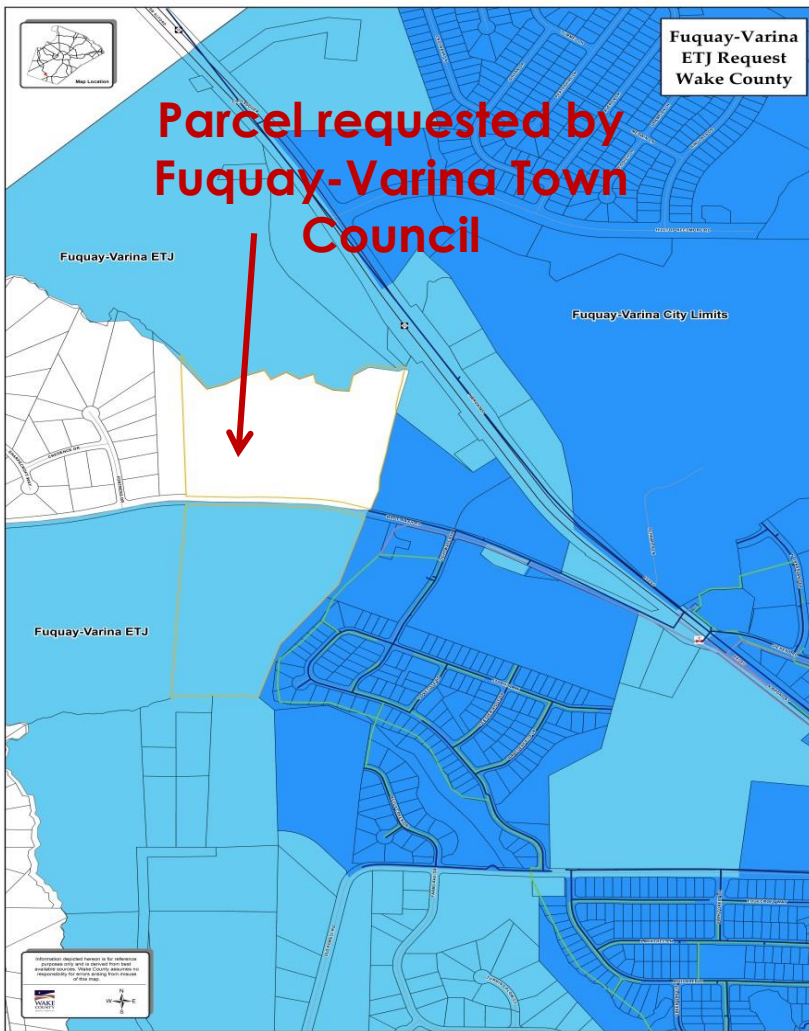
Extraterritorial Jurisdiction (ETJ) provides municipalities control over development in areas expected to be within their jurisdictions in the near future

MUNICIPAL POPULATION CRITERION

With approval of the board of county commissioners: 10,000 to 25,000 people = ETJ extension up to 2 miles from current corporate limits [satellites excluded]

Certified 2014 Population- 21,796

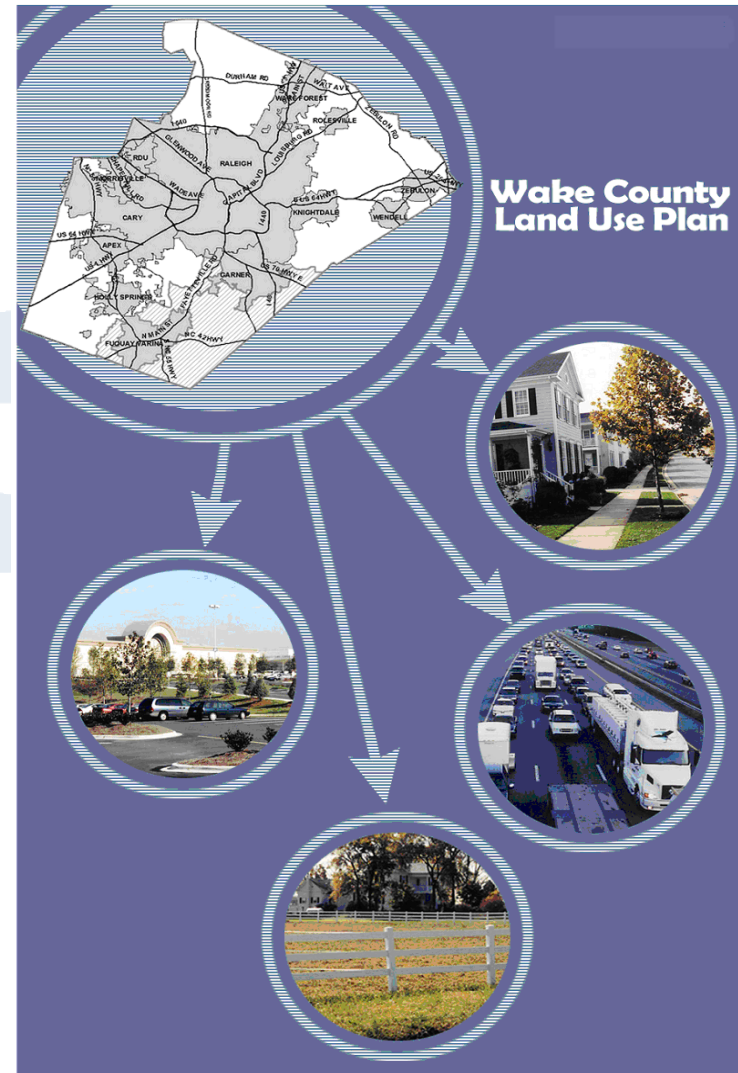
Note: Annual population estimate certified by the State



- ✓ Entire parcel is 44.5 acres
- ✓ Parcel was split between Town of Fuquay-Varina ETJ & Holly Springs Urban Services Area
- ✓ Property owner would like parcel all within one jurisdiction
- ✓ On April 19, 2016 Fuquay-Varina Town Council requested ETJ on the remaining acreage of 22 acres
- ✓ Surrounded on three sides by Fuquay-Varina town limits and ETJ

Fuquay-Varina ETJ Request

- ❖ Public input is encouraged throughout the process from town meetings, planning board and BOC
- ❖ Wake County Land Use Plan contains seven criteria used to evaluate ETJ proposals



Wake County Adopted Criteria

- **Criterion 1- Classification as Urban Services Area** (Long-Range, Short-Range, Annexation Boundaries)
- **Criterion 2- Commitment to Comprehensive Planning** (Land Use Planning & Capital Improvement Plan)
- **Criterion 3- Adoption of Special Regulations** (Watershed, Highway Overlays, Historic Preservation)
- **Criterion 4- Municipal Water and Sewer Service** (Water & Sewer service planning and construction)
- **Criterion 5- Evidence of Feasibility for Urban Density** (Land Use Plans, Development Patterns, Growth)
- **Criterion 6- Annexation within Ten Years** (Annexation Policies and History)
- **Criterion 7- Existing ETJ's** (Recent Annexations/Current ETJ)

Staff Findings

1. The Towns of Holly Springs and Fuquay-Varina adopted a new annexation boundary agreement on January 4, 2016
2. The Town of Fuquay-Varina request for 22 acre ETJ Extension is in accordance with North Carolina State Law 160A-360 Article 19
3. The Town of Fuquay-Varina request for 22 acre ETJ Extension complies with Wake County Land Use Plan's seven criteria for ETJ Extensions
4. The Town is experiencing growth in its Short & Long Range Urban Services Areas

Public Comment

Staff Recommendation

The Planning staff requests that the Board of Commissioners recommend approval the Town of Fuquay-Varina's 22 acre ETJ extension request as presented

Planning Board Recommendation

On May 4, 2016, the Planning Board voted 9-0, that the Board of Commissioners adopt the Town of Fuquay-Varina ETJ request of 22 acres as presented