



# ZP-889-16

## Proposed Zoning Map Amendment: 9927 Falls of Neuse Road



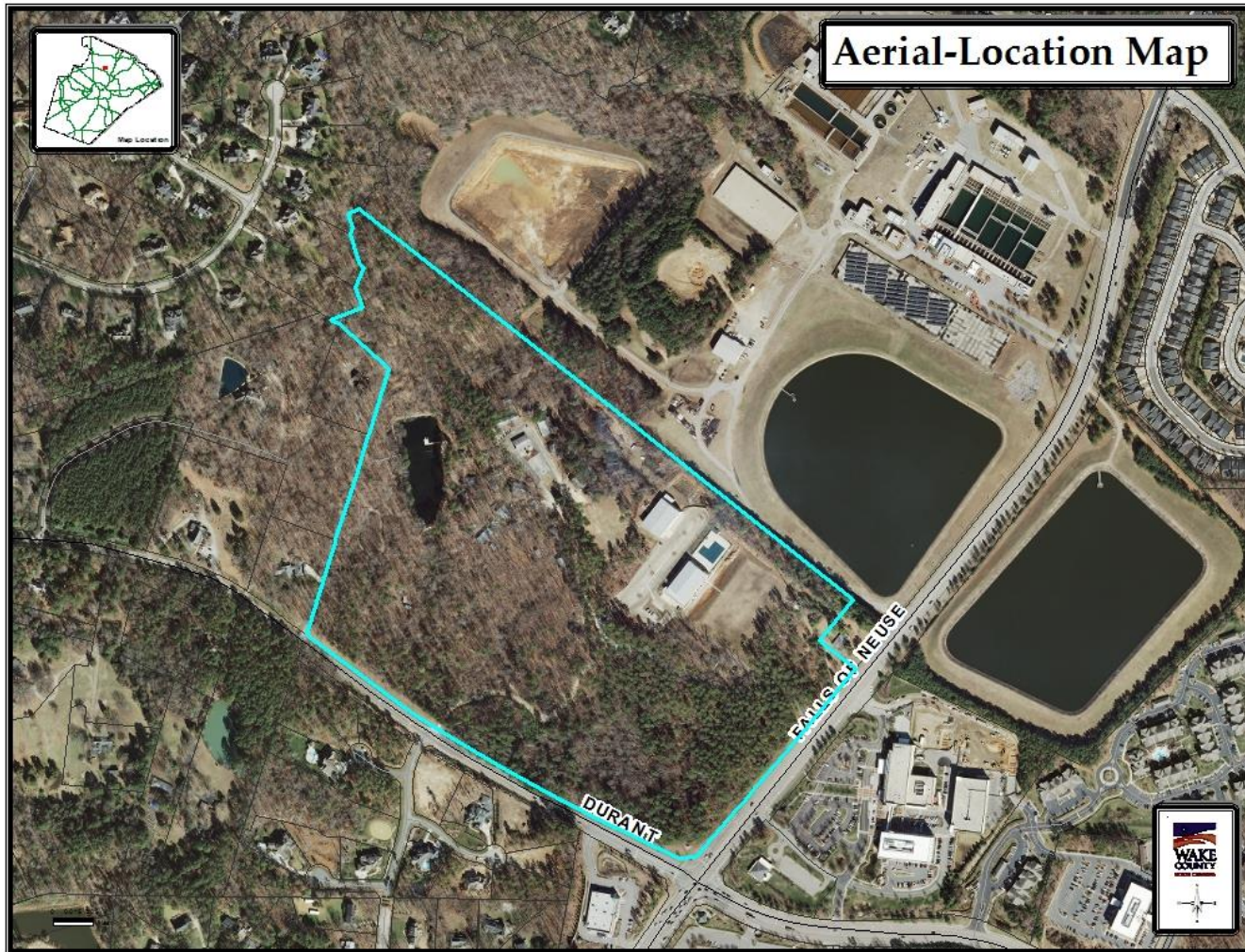
# Request

- To rezone a 16.89-acre portion of the 66.85-acre parcel from R-80W (critical area) to R-40W (noncritical area) based upon the availability of more accurate topographic data

# Stated Purpose of the Rezoning

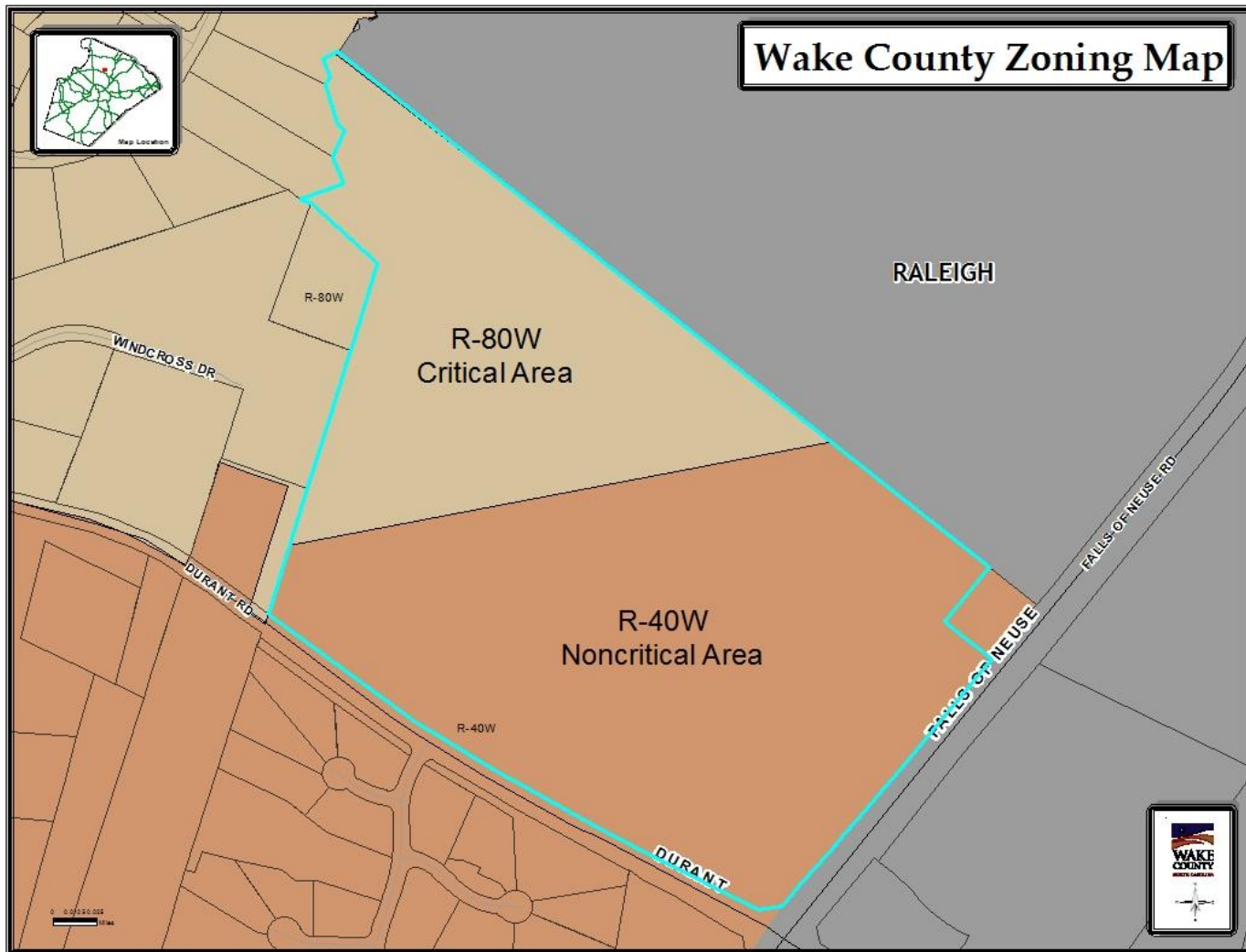
- To allow for the reconstruction of the existing cabins that have become deteriorated due to age and to make some ancillary site improvements
- Rezoning decision must be based upon all possible uses

## Aerial-Location Map





# Wake County Zoning Map

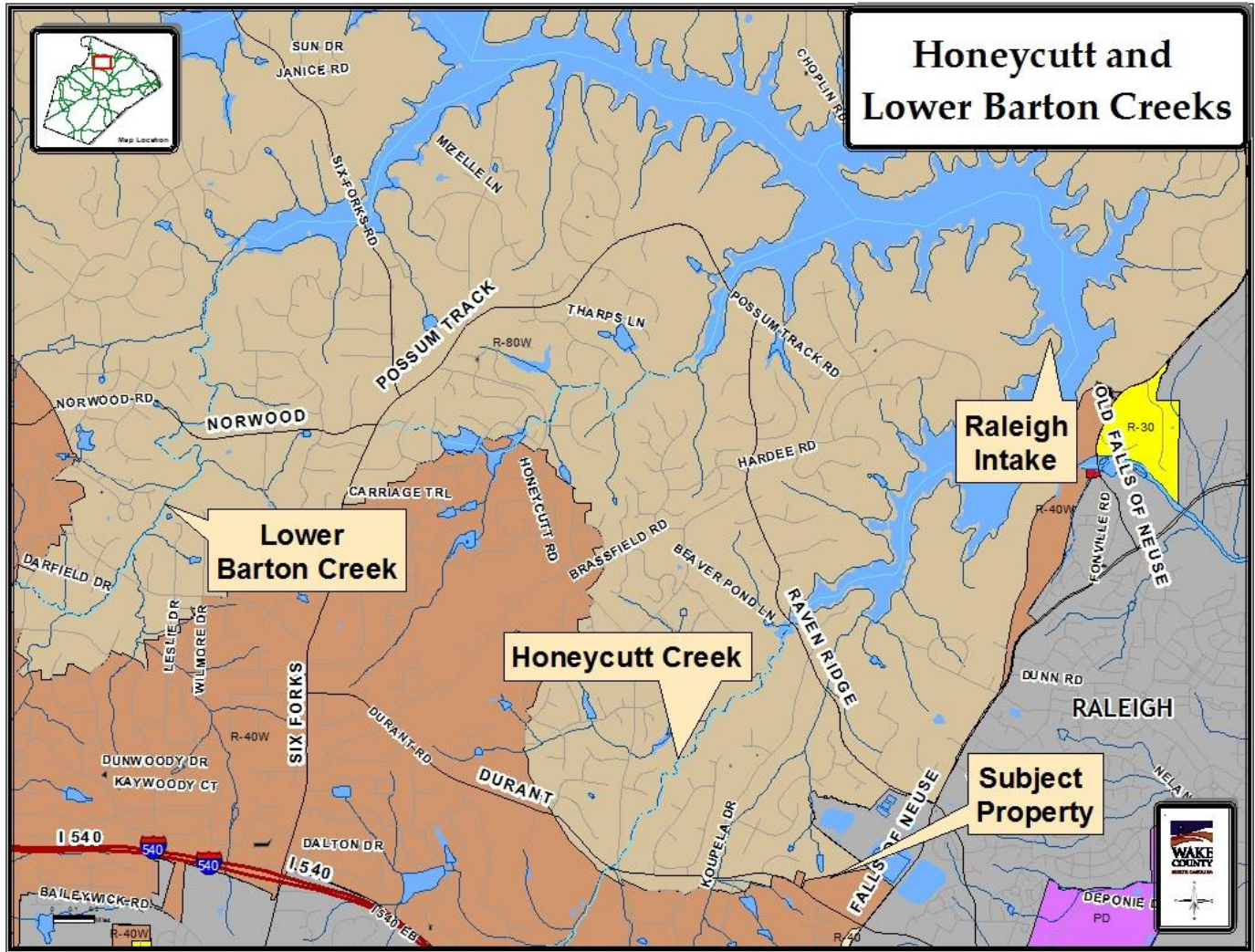


# Land Use History

- 1970: General zoning was first applied to the northwestern portion of Wake County
- 1984: R-40W and R-80W zoning were created and applied to watershed areas
- 1997: Rezoning of 1,790 acres around Raleigh's water treatment plant's intake to expand the critical area (R-80W)



# Honeycutt and Lower Barton Creeks



# Zoning/Critical Area History

- This wider critical (R-80W) area was based upon a 200-minute time-of-concentration engineering study from 1992, which was the basis for the R-80W / R-40W zoning line
- The current critical (R-80W) area extends 1.09 miles from the lake onto the subject property



# Petitioner's Basis for Rezoning

- The original study was based upon older inaccurate topographic data with 10-foot contour intervals versus today's much more accurate data with 2-foot contour intervals
- The petitioner's engineer coordinated with Raleigh's staff to recreate the study



# Wake County Land Use Plan

- The requested rezoning of a portion of the site from R-80W to R-40W, the existing and proposed continued use, and the possible range of uses, are consistent with the LUP designation and 3 stated goals

# Relevant Review Parties

- City of Raleigh Public Utilities and Stormwater Management Staff
- NC Department of Environmental Quality
- Capital Area Preservation
- General Public (3 calls, no opposition)



# Next Step If Rezoning is Approved

- Any future site improvements will require a detailed site plan review process to ensure compliance with all applicable Wake County standards to protect the public health, safety and general welfare

# Reasonableness/Public Interest

The petitioner has noted that the rezoning would:

- Meet a public need while maintaining the rural character
- Preserve the scenic area and natural resources
- Provide a site where visitors can interact with nature and develop an appreciation for natural resources
- Preserve environmental features to protect the water quality and the surrounding properties
- Continued use as a youth camp will not create any negative impacts on the adjacent roadways or the surrounding properties

# Staff Findings

1. The proposed rezoning, the existing and proposed continued use, and the permissible range of uses, are consistent with the LUP's designation, are reasonable, and appropriate for the area.
2. Allows for limited nonresidential uses including the continued use of the site as a youth camp
3. Complies with three (3) stated goals of the Wake County Land Use Plan
4. There are no environmental concerns, no anticipated increase in traffic, or other issues that would be detrimental to the public interest

# Staff Findings

5. A detailed site plan must be approved by Wake County prior to any site improvements.
6. The City of Raleigh's Public Utilities and Stormwater Management staff support the requested rezoning.
7. The NC Department of Environmental Quality considers this a minor adjustment to the critical area
8. The Wake County Planning Staff has received no objections from the surrounding property owners or the general public.



# Public Comments

# Planning Staff Recommendation

The Planning Staff recommends that the Board of Commissioners adopt the attached drafted statements of:

- (1) Consistency with the Land Use Plan, reasonableness, and public interest,
- (2) Recommendation of approval of the rezoning petition, ZP-889-16, as presented.

# Planning Board Recommendation

The Planning Board recommends that the Board of Commissioners adopt the attached drafted statements of:

- (1) Consistency with the Land Use Plan, reasonableness, and public interest (vote 7-0)
- (2) Recommendation of approval of the rezoning petition, ZP-889-16, as presented (vote 7-0)

# Suggested BOC Motions

That the Board of Commissioners:

(1) Adopts the drafted statement of consistency, reasonableness, and public interest (please reference the draft statement for the record),

and by separate motion

(2) Recommends approval of the rezoning petition, ZP-889-16, as presented





# ZP-889-16

## Proposed Zoning Map Amendment: 9927 Falls of Neuse Road



# **Additional Uses permissible within the Residential-40 Watershed Zoning District that are not permissible within the Residential-80 Watershed Zoning District**

- Cultural exhibits/libraries
- Schools
- Conference center/retreat house
- Farm serving uses, class I



# Wake County Board of Commissioners

June 5, 2017

