

ORDINANCE APPROVING A REQUEST (ZP-889-16) TO AMEND THE WAKE COUNTY ZONING MAP BY REZONING A 16.89-ACRE PORTION OF A 66.85-ACRE PARCEL LOCATED AT 9927 FALLS OF NEUSE ROAD FROM RESIDENTIAL-80 WATERSHED (R-80W) TO RESIDENTIAL-40 WATERSHED (R-40W) AS A TECHNICAL CORRECTION OF THE ZONING MAP BASED UPON MORE ACCURATE TOPOGRAPHICAL INFORMATION

WHEREAS, the request is to rezone a 16.89-acre portion of a 66.85-acre parcel located at 9927 Falls of Neuse Road from Residential-80 Watershed (R-80W) to Residential-40 Watershed (R-40W) as a technical correction of the zoning map based upon more accurate topographical information;

WHEREAS, the proposed rezoning, the existing and proposed continued use, and the permissible range of uses, are consistent with the Land Use Plan's designation of this area as a Non-Urban Area/Water Supply Watershed, are reasonable, and appropriate for the area;

WHEREAS, the Non-Urban Area/Water Supply Watershed designation allows for limited nonresidential uses such as this summer youth camp;

WHEREAS, the requested rezoning is consistent with three of the stated goals of the Land Use Plan, more specifically:

- i) Goal # 2--To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;
- ii) Goal # 4—To encourage maintenance of open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas;
- iii) Goal # 5--To encourage the conservation of environmentally significant areas and important natural and cultural resources;

WHEREAS, there are no environmental concerns, no anticipated increase in traffic to/from the site, or other issues that would be detrimental to the public interest;

WHEREAS, a detailed site plan must be approved by Wake County prior to reconstruction of the existing cabins and/or to make ancillary site improvements to ensure compliance with all applicable regulations;

WHEREAS, the City of Raleigh's Public Utilities and Stormwater Management staff have indicated that they support the requested rezoning;

WHEREAS, the North Carolina Department of Environmental Quality considers this a minor adjustment to the critical area and confirmed that the new critical area would continue to exceed the State's requirement;

WHEREAS, the Wake County Planning Staff has received no objections from the surrounding property owners or the general public;

WHEREAS, on May 3, 2017, the Wake County Planning Board voted 7 to 0 to recommend that the Board of Commissioners approve the proposed zoning map amendment as presented; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on June 19, 2017 to consider amending the zoning map to rezone the entire area, or part of the area, to the classification and uses requested, or to a more restrictive classification or to a more limited range of uses.

NOW, THEREFORE, BE IT ORDAINED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The proposed rezoning, is found to be consistent with the Land Use Plan, reasonable, and otherwise promotes the public health, safety and general welfare, therefore, the Wake County Zoning Map is hereby amended to rezone the above described property from Residential-80 Watershed (R-80W) to Residential-40 Watershed (R-40W);

SECTION II

This ordinance to amend the Wake County Zoning Map as petitioned shall become effective upon adoption.

Commissioner _____ made a motion that the above ordinance be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 19th day of June 2017.

This Instrument Approved as to Form

Wake County Attorney

Date