

**ORDINANCE APPROVING A STATEMENT OF LAND USE PLAN CONSISTENCY, REASONABLENESS, AND PUBLIC INTEREST REGARDING 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 requested rezoning to Residential-40 Watershed, 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 area, reasonable, and appropriate for the area;

WHEREAS, the requested rezoning is consistent with the Non-Urban Area/Water Supply Watershed designation, which 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, the requested rezoning is reasonable, and in the public interest because it would allow for the reconstruction of the existing deteriorated cabins to meet the State Building Code, as well as ancillary site improvements, that would:

- i) Meet a public need by allowing the continuation of the summer youth camp and related programs;
- ii) Preserve the open space, rural character, and scenic aspects of the camp at the transitional edge of the City of Raleigh;
- iii) Preserve environmentally significant areas within the subject property;
- iv) Ensure the continuation of the camp's operation and the conservation of the camp as a cultural resource;
- v) Not create any adverse traffic impacts;
- vi) Not adversely impact adjacent properties from a stormwater perspective.

All of which advance the public health, safety, and general welfare;

WHEREAS, the requested rezoning 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. For example, there are no significant traffic issues on the adjacent roadways, the subsequent development will comply with County requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

WHEREAS, the planning staff recommends that the requested rezoning, as presented, is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare as outlined in the draft statement;

WHEREAS, on May 3, 2017, the Wake County Planning Board voted 7 to 0 to recommend to the Board of Commissioners that the proposed zoning map amendment, as presented, is consistent with the Land Use Plan, reasonable, and in the public interest as further described in the minutes of their meeting; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on June 19, 2017 to consider adopting the staff's draft statement of consistency, reasonableness, and public interest regarding the requested zoning map amendment.

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

### **SECTION I**

The requested rezoning, is found to be consistent with the Land Use Plan, reasonable, and in the public interest, as outlined in the draft statement.

### **SECTION II**

This statement of consistency, reasonableness, and public interest, is hereby adopted.

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