

ORDINANCE APPROVING A REQUEST (ZP-897-18) TO AMEND THE WAKE COUNTY ZONING MAP BY REZONING ONE TRACT TOTALING 19.67 ACRES LOCATED AT THE STUB CONNECTION AT THE END OF INWOOD FOREST DRIVE ALONG THE NORFOLK SOUTHERN RAILROAD LINE OFF LAKE WHEELER ROAD FROM TOWN OF GARNER ZONING DISTRICT SERVICE BUSINESS CONDITIONAL USE (SB C20) TO WAKE COUNTY ZONING DISTRICT RESIDENTIAL-40 WATERSHED (R-40W).

WHEREAS, the request is to rezone one tract totaling 19.69 acres located at the end of Inwood Forest Drive along the Norfolk Southern railroad line off Lake Wheeler Road from Town of Garner zoning district Service Business Conditional Use (SB C20) to Wake County zoning district Residential-40 Watershed (R-40W);

WHEREAS, the requested rezoning to Residential-40 Watershed, and the stated proposed uses are consistent with the Wake County Land Use Plan designation for low-density residential uses of one dwelling unit per acre for this area;

WHEREAS, the requested rezoning is consistent with the land use plan's objective 9.a which strives to minimize pollutants from storm water runoff, protect drinking water, and protect water quality suitable for fishing, boating, and swimming by allowing only appropriate land uses and densities which meet or exceed applicable State water quality guidelines;

WHEREAS, a detailed site plan must be approved by the appropriate Wake County entity prior to future development on the subject properties to ensure compliance with all applicable regulations;

WHEREAS, Garner Town Council relinquished ETJ for the subject site at its February 20, 2018 meeting;

WHEREAS, In accordance with North Carolina General Statute 160A-360(f), the County has a period of 60 days to assign zoning to the relinquished property;

WHEREAS, on March 7, 2018, the Wake County Planning Board voted 8 to 1 to recommend that the Board of Commissioners approve the proposed zoning map amendment; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on April 2, 2018 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 Town of Garner zoning district Service Business Conditional Use to Wake County zoning district Residential-40 Watershed;

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 2nd day of April 2018.

This Instrument Approved as to Form

Wake County Attorney

Date