

Land Use Plan Amendment 01-18

Wake County Board of Commissioners
April 2, 2018



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Process

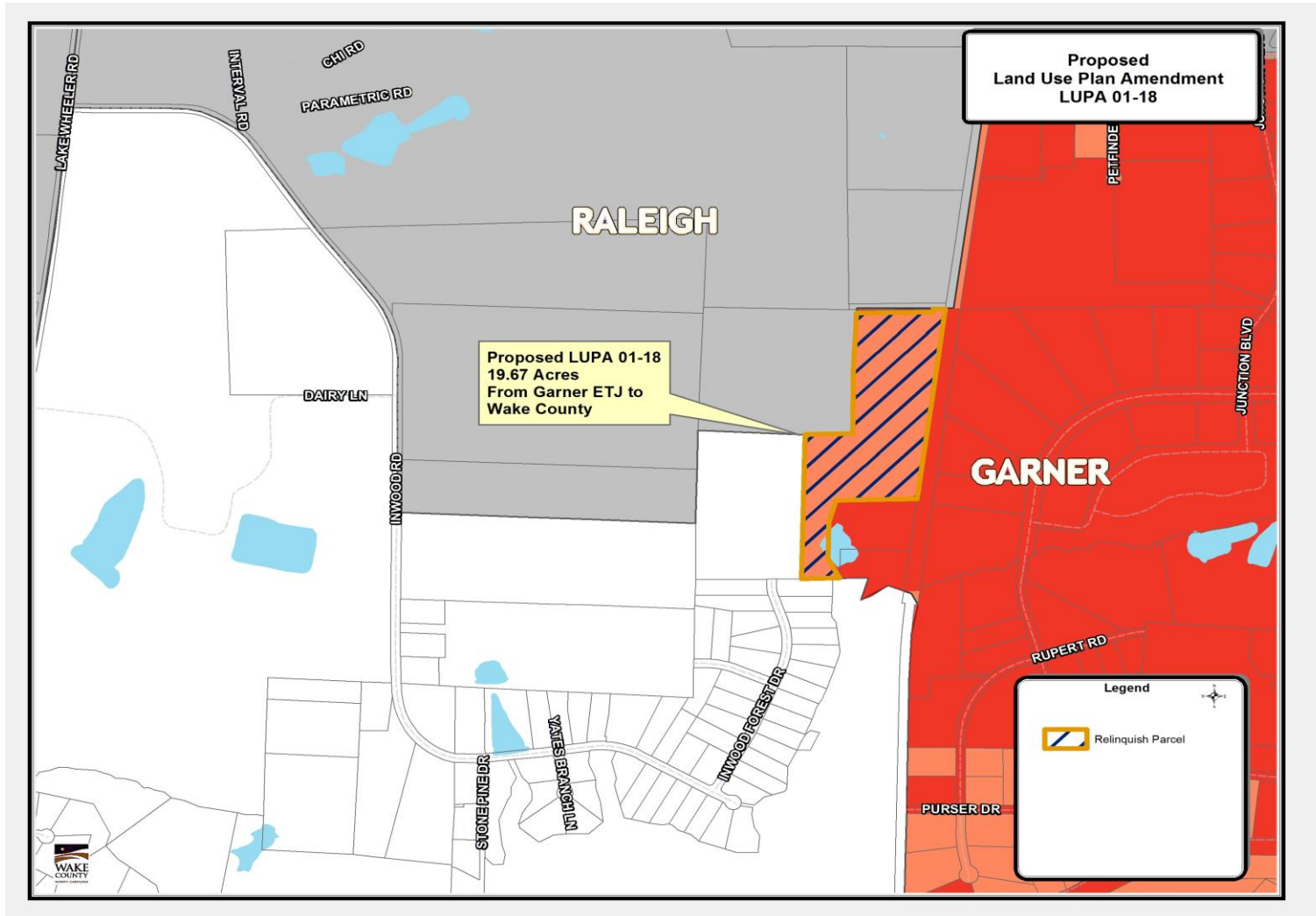
Step 1- Land Use Plan Amendment 01-18

- Adopt Resolution Amending General Classifications Map

Step 2- Rezoning ZP-897-18

- Adopt Consistency Statement
- Adopt Resolution Amending Zoning Map

Land Use Classifications Map

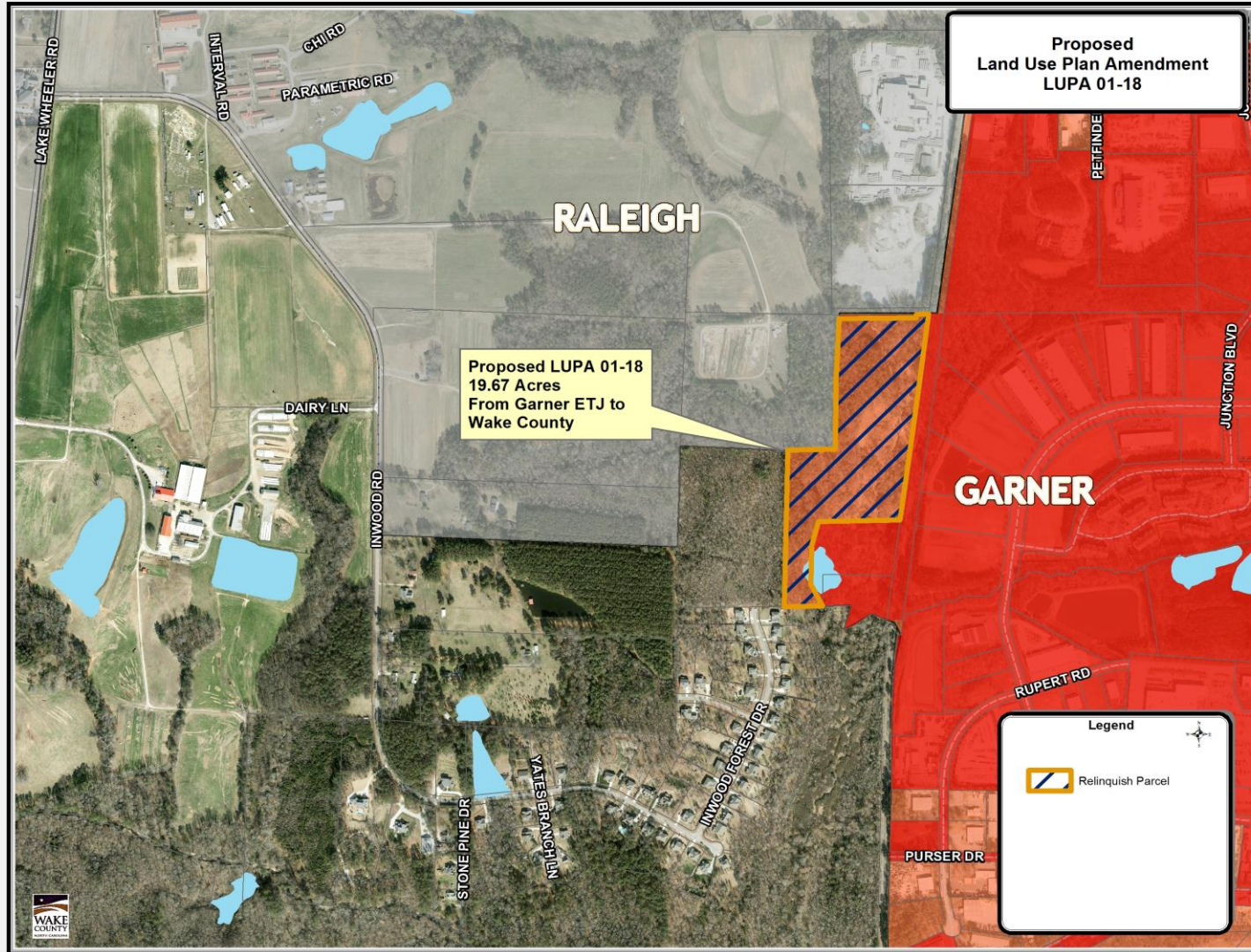


Proposal:

Amend the Wake County Land Use Plan General Classifications Map to reclassify 19.67 acres from Town of Garner ETJ to Wake County Non-Urban Water Supply Watershed

The property is classified as Rural within the Swift Creek Land Management Plan, classification will remain the same

Background



The Town of Garner relinquished this 19.67 acre parcel from its Extra Territorial Jurisdiction (ETJ) on February 20, 2018.

The property is located at the end of Inwood Forest Drive along the Norfolk Southern Railroad line.

Background

- ✓ The property was part of an ETJ granted to Garner in 1983, and annexed into town limits in 1988
- ✓ Swift Creek Land Management Plan adopted on April 19, 1990 classified this parcel as Rural Non-Critical Classification

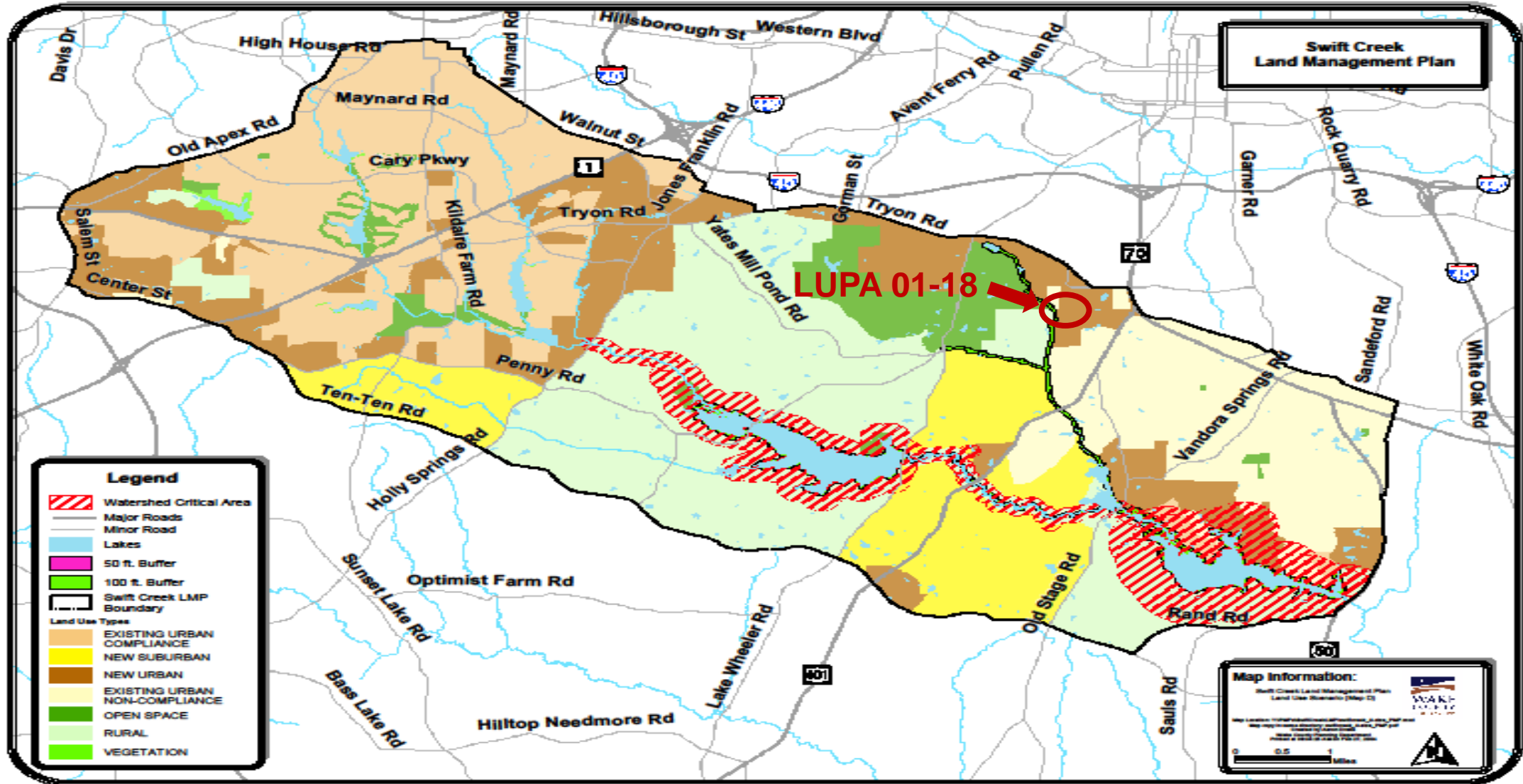
Background

- ✓ N.C.G.S. Session Law 2017-76 removed the property from the Town of Garner's corporate limit
- ✓ Amendment is consistent with the adopted the Swift Creek Land Management Plan Interlocal Agreement by the BOC in December 2017
- ✓ Town of Garner relinquished ETJ on the parcels February 20, 2018

Public Notification

- ✓ Posted meeting notification signs in the area
- ✓ Mailed letters to the property owners
- ✓ The County has received two calls, but no opposition to the Land Use Plan Amendment

Analysis



Analysis

- ✓ The parcel relinquished is classified as Rural Non-Critical Area within the Swift Creek Land Management Plan
- ✓ Rural Non-Critical allows up to 1 dwelling unit per acre
- ✓ Swift Creek Land Management Plan does not allow for urban densities within the Rural Non-critical Area

Analysis

Goal #1- Wake County Land Use Plan

To guide quality growth throughout the County in conjunction with affected local governments. Wake County recognizes that its actions impact other local governments in the area, and its Land Use Plan will consider those impacts.

ETJ Criteria

- The Swift Creek Management Plan does not allow for sewer extensions within the Rural Non-Critical Area
- Garner does not have plans to provide municipal services to this parcel

Staff Findings

- 1) The Town of Garner relinquished jurisdiction of the subject property on February 20, 2017
- 2) The Town of Garner has stated that they have no plans to provide town services to the property
- 3) The property is located within the Rural Non-Critical Area of the Swift Creek Land Management Plan
- 4) The amendment is consistent with The Swift Creek Land Management Plan Interlocal Agreement
- 5) In accordance with N.C. G.S. 160A-360(f), the County has a period of 60 days to assign zoning to the property

Public Comment

Staff Recommendation

That the Board of Commissioners approve (LUPA 01-18) the reclassification of 19.67 acres from Town of Garner ETJ to Non-Urban Water Supply Watershed on the Wake County Land Use Plan General Classifications Map

Planning Board Recommendation

On March 7, 2018, the Planning Board voted unanimously to recommend, that the Board of Commissioners adopt Land Use Plan Amendment 01-18 to reclassify 19.67 acres from Town of Garner ETJ to Non-Urban Water Supply Watershed on the Wake County Land Use Plan General Classifications Map

Suggested BOC Motion

That the Board of Commissioners:

Adopt Land Use Plan Amendment 01-18 to reclassify 19.67 acres from Town of Garner ETJ to Non-Urban Water Supply Watershed on the Wake County Land Use Plan General Classifications Map

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