

Zoning Map Amendment ZP-897-18

Wake County Board of Commissioners
April 2, 2018



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Request

To rezone an area consisting of 19.67 acres located northeast of the stub connection at the end of Inwood Forest Drive from SB C20 (Garner Zoning) to R-40W (Wake County Zoning)

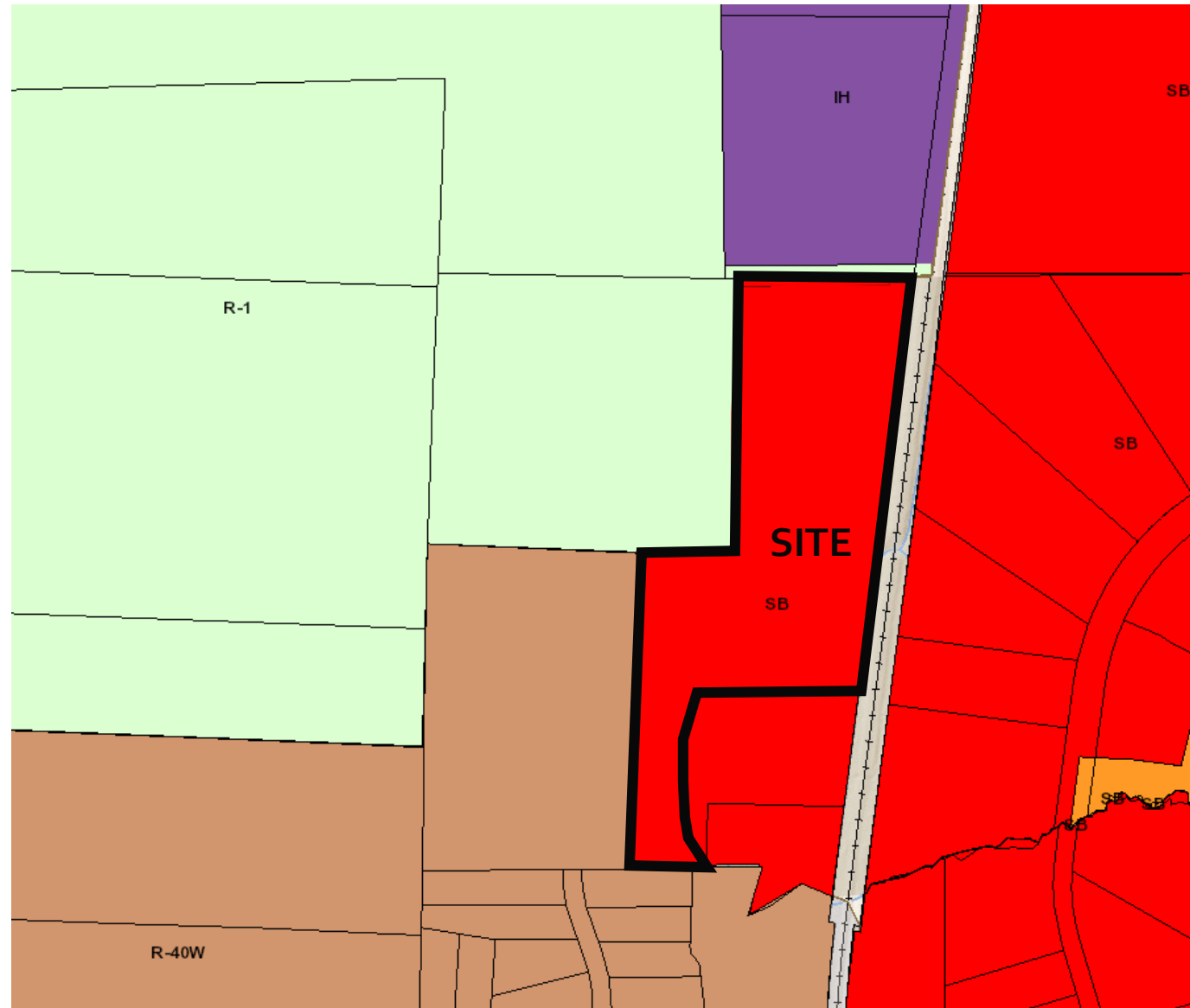
Stated Purpose of Rezoning

- Town of Garner relinquished ETJ on the subject site February 20, 2018
- N.C.G.S 160A-360(f) gives the County 60 days to assign zoning to the relinquished parcel

Site



Current Zoning



Wake County Land Use Plan

- The site is located in the Swift Creek Land Management Plan (SCLMP)
- SCLMP Non-Critical Rural Area
- One dwelling unit per acre

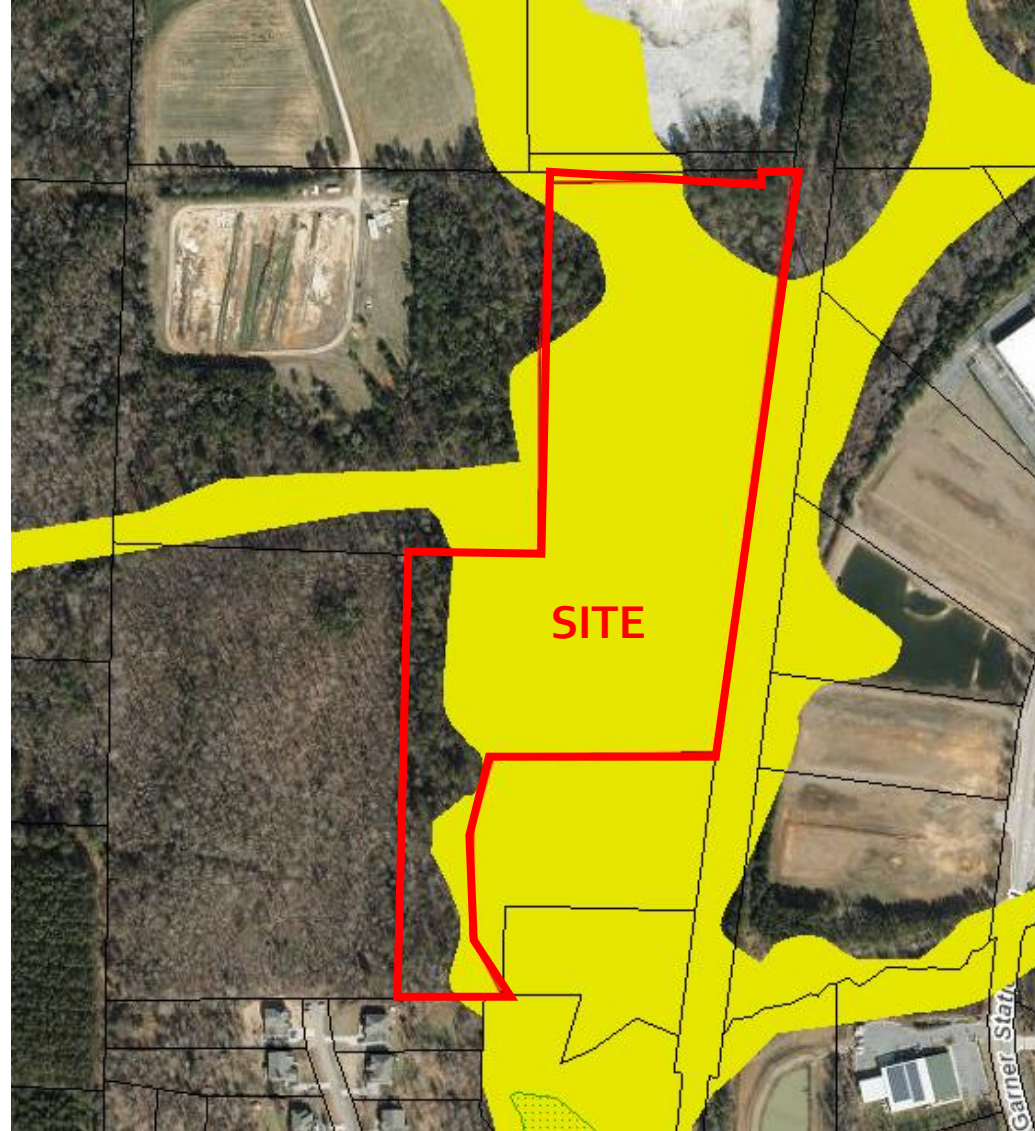
Neighboring Property Owner Input

- Planning staff sent letters to adjacent property owners and posted a meeting notification sign at the end of Inwood Forest Drive
- Wake County Planning staff has not received any opposition to the rezoning in response to the notification efforts

Utilities

- Connection to municipal utilities is prohibited in areas identified as rural in the Swift Creek Land Management Plan
- Subject property will likely be developed with individual or community well and septic

Environmental Considerations



Staff Findings

- 1) The R-40W rezoning is consistent with the Land Use Plan (LUP) and is reasonable and appropriate for the area.
- 2) R-40W allows for one dwelling unit per acre which complies with the LUP designation of one unit per acre
- 3) Complies with LUP by only allowing uses and densities which meet or exceed State water quality guidelines
- 4) Site plan will be required for future development
- 5) Garner relinquished ETJ for the site on February 20, 2018
- 6) State Statutes give the County 60 days to assign zoning

Public Comment

Staff Recommendation

That the Board of Commissioners:

1. Adopt the drafted statement of consistency, reasonableness, and public interest
and by a separate motion;
2. Approve the zoning map amendment, ZP-897-18, as presented

Planning Board Recommendation

That the Board of Commissioners:

1. Adopt the drafted statement of consistency, reasonableness, and public interest (vote 9-0)
and by a separate motion;
2. Approve the zoning map amendment, ZP-897-18, as presented (vote 8-1)

Suggested BOC Motion

That the Board of Commissioners:

1. Adopt the attached consistency statement finding that the requested rezoning to R-40W is consistent with the Wake County Land Use Plan, reasonable, and in the public interest
and by a separate motion;
2. Approve the zoning petition, ZP-897-18, as presented