

**Item Title:** Public Hearing on Request by the Town of Fuquay-Varina to reclassify its Long Range Urban Services Area (LRUSA) to Short Range Urban Services Area (SRUSA)

**Specific Action Requested:**

**That the Board of Commissioners adopts Land Use Plan Amendment 02-18 reclassifying 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services within the Wake County General Classifications Map.**

**Item Summary:**

**Purpose:** In accordance with North Carolina General Statute and the Wake County Land Use Plan, all amendments must be approved by the Board of Commissioners. Urban Services Areas (USAs), as defined in the Wake County Land Use Plan, identify where urban development will occur in the foreseeable future. USAs are associated with the municipality that is expected to extend urban services.

**Background:** The Town of Fuquay-Varina is requesting that the County reclassify 7,581 acres of their Long Range Urban Services Area (LRUSA) to their Short Range Urban Services Area (SRUSA). Land Use Classification change from LRUSA to SRUSA does not change planning jurisdiction (Wake County) or current zoning.

As urban development and growth patterns change throughout the county; the Wake County Land Use Plan General Classifications Map is periodically revised. Boundary changes between LRUSA and SRUSA should reflect urbanization and the extension of municipal water and sewer service.

Current and anticipated growth trends, major urban service facilities, transportation corridors, and other factors are considered when designating the different types of USAs. The SRUSA classification applies to land that is projected and intended to be urbanized in the next ten years. LRUSAs are lands to be urbanized and served by municipal services in the future, extending beyond the next ten years.

**Board Goal:** This action supports standard County operations.

**Fiscal Impact:** No fiscal impact.

**Additional Information:**

Goal #1 of the Wake County Land Use Plan is to guide growth throughout the County in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.

The County's Transitional Urban Development Policies (TUDs), which are incorporated within the Land Use Plan, address urban intensity development within the SRUSA. New development in the SRUSA may have to connect municipal water or sewer systems whenever extension of municipal water and sewer service to the development is available (within 2,500' or 50' per dwelling unit).

**Findings:**

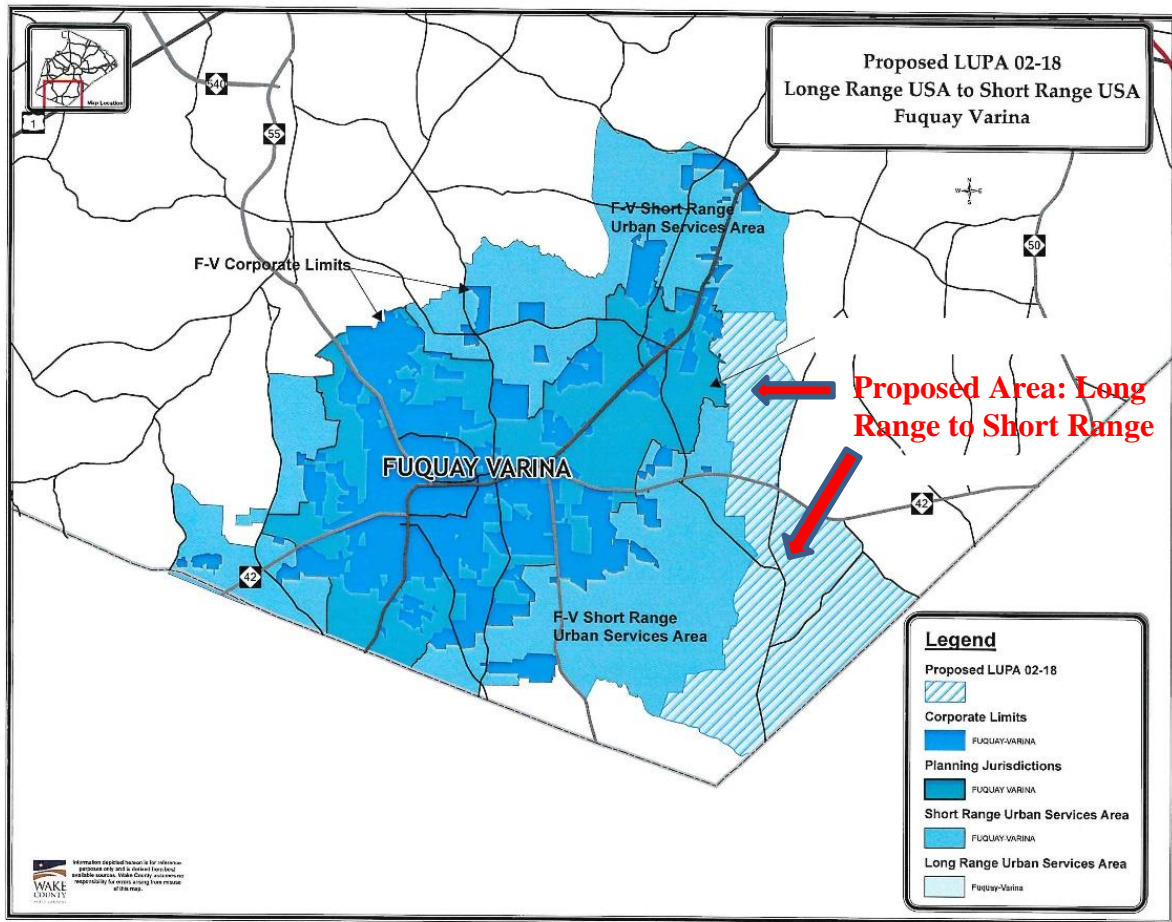
1. The Town of Fuquay-Varina has infrastructure and major investments planned within the requested area.
2. The Town of Fuquay-Varina has various water and sewer projects identified and portions funded within the requested area.
3. The reclassification of the area will reflect the Town of Fuquay-Varina's current and anticipated growth patterns.
4. The request to amend the Wake County Land Use Plan General Classifications Map to reclassify the Town of Fuquay-Varina LRUSA to Fuquay-Varina SRUSA is consistent with policies and goals set forth within the Land Use Plan.

**Staff Recommendation:**

That the Board of Commissioners approve the proposed Land Use Plan Amendment LUPA 02-18 to reclassify a total of 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services.

**Planning Board Recommendation:**

On August 1, 2018, the Planning Board voted 6 to 1 to recommend that the Board of Commissioners approve Land Use Plan Amendment 02-18 to reclassify a total of 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services.



### Attachments:

1. Presentation
2. LUPA 02-18 SRUSA Map
3. Town of Fuquay-Varina Request Letter
4. Wake County Land Use Plan Vision Statement, Goals and Strategies
5. Fuquay-Varina Water-Sewer Capital Projects 2019-2024 Map
6. Fuquay-Varina Water-Sewer Capital Projects Spreadsheet 2019-2028
7. Land Use Plan Amendment 02-18 Resolution
8. Planning Board Minutes