

Morrisville Extraterritorial Jurisdiction (ETJ) Request

September 17, 2018

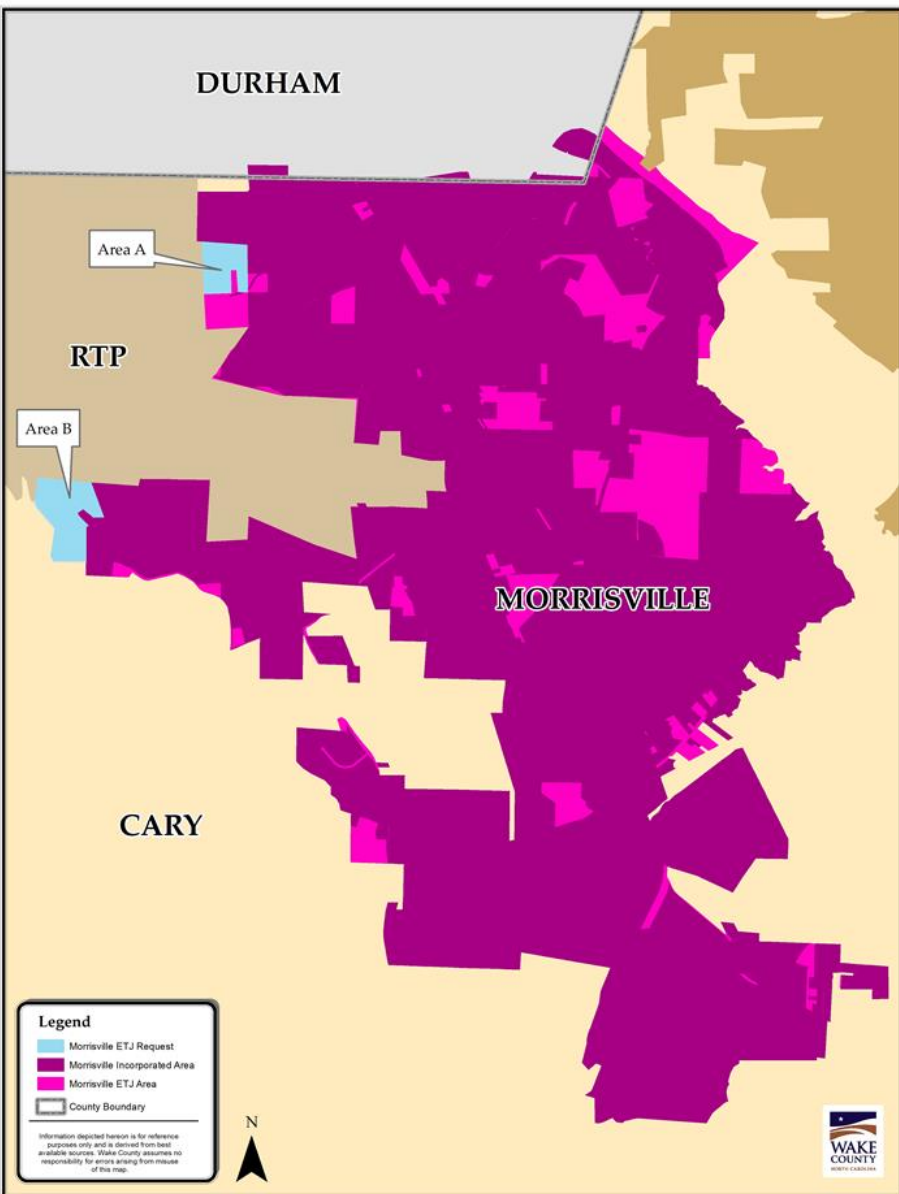


@wakegov



wakegov.com

Morrisville Requests ETJ Extension



- 2 parcels = 96 acres
- Currently zoned R-30
- Area A
 - Adjacent to Kitts Creek neighborhood
 - 35 acres
- Area B
 - Adjacent to Breckenridge neighborhood
 - 61 acres

Request Meets Evaluation Criteria

- Criterion 1- Classification as Urban Services Area
- Criterion 2- Commitment to Comprehensive Planning
- Criterion 3- Adoption of Special Regulations
- Criterion 4- Municipal Water and Sewer Service
- Criterion 5- Evidence of Feasibility for Urban Density
- Criterion 6- Annexation within Ten Years
- Criterion 7- Existing ETJ

Area A Property Owner Concerns

- At public hearing on August 20, property owner of Area A raised concerns

Town of Morrisville Response

Concern 1:

Desire to continue existing agricultural uses on Area 1.

Town's response:

Morrisville affirms the Town will support a zoning district (Very Low Density Residential) that permits the current agricultural uses and forestry activities. The Town fully supports allowing the family to continue to participate in Wake County's deferred tax program for forest land.

Town of Morrisville Response

Concern 2:

Town has not provided sewer service to 1231 Church Street as promised.

Town's response:

Morrisville is committed to fulfilling any and all obligations to Ms. Dunnegan and her family as outlined in past Town Council actions. Staff takes responsibility that this has not happened, and is committed to establishing a timeline to install. The Town met with family members on September 12th to affirm that commitment.

Town of Morrisville Response

Concern 3:

Notification from Town to property owners about the ETJ extension request.

Town's Response:

The Town mailed three letters to affected property owners' address of record prior to the public comment session on April 10, 2018. In addition, a sign was posted at the affected properties, along with a post on the Town's website.

Town of Morrisville Response

Concern 4:

The property boundaries identified in the application for Area A may not be correct.

Town's Response:

Both County and Town staff have verified that Area A was correctly identified.



Public Hearing

County Staff Findings

- The Town of Morrisville request for 96 acre ETJ Extension is in accordance with North Carolina State Law 160A – 360 Article 19
- The Town of Morrisville request complies with Wake County Land Use Plan's seven criteria for ETJ Extensions

County Staff Recommendation

- Planning staff requests that the Wake County Board of Commissioners approve the Town of Morrisville's 96 acre ETJ extension request as presented

Planning Board Recommendation

- The Planning Board recommended at their July 18, 2018 meeting, that the Board of Commissioners adopt the Town of Morrisville ETJ as presented (vote 9 to 0)