

ZP-899-18

**Proposed Zoning Map Amendment
Wake County-Harnett County Line
February 18, 2019**



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Rezoning Request

- To apply Wake County zoning to approximately 134.49 acres located within portions of 36 parcels along the Wake County-Harnett County-Chatham County line.
- Would bring the Zoning Map into conformity with the more accurate representation of the actual location of the county boundary line as established by the North Carolina Geodetic Survey (NCGS) staff and as jointly agreed upon by the Wake County and Harnett County Boards of Commissioners on October 15, 2018.

Rezoning Request

- Comprised of two separate areas.
- Would apply the existing Wake County zoning to the relevant portions of each parcel by extending the zoning that already applies in that area.
- **First Area:** Approximately 70.66 acres within portions of 7 parcels near the tri-county corner: R-80 zoning would apply.
- **Second Area:** Approximately 63.83 acres within portions of 29 parcels southwest of Fuquay-Varina: R-30 and HD zoning would apply.

First Area

**Tri-county corner
Session Law 2018-62**


Rezoning Parcels Wake-Chatham-Harnett

Legend

Realignment

 Harnett-Wake-6-9-17

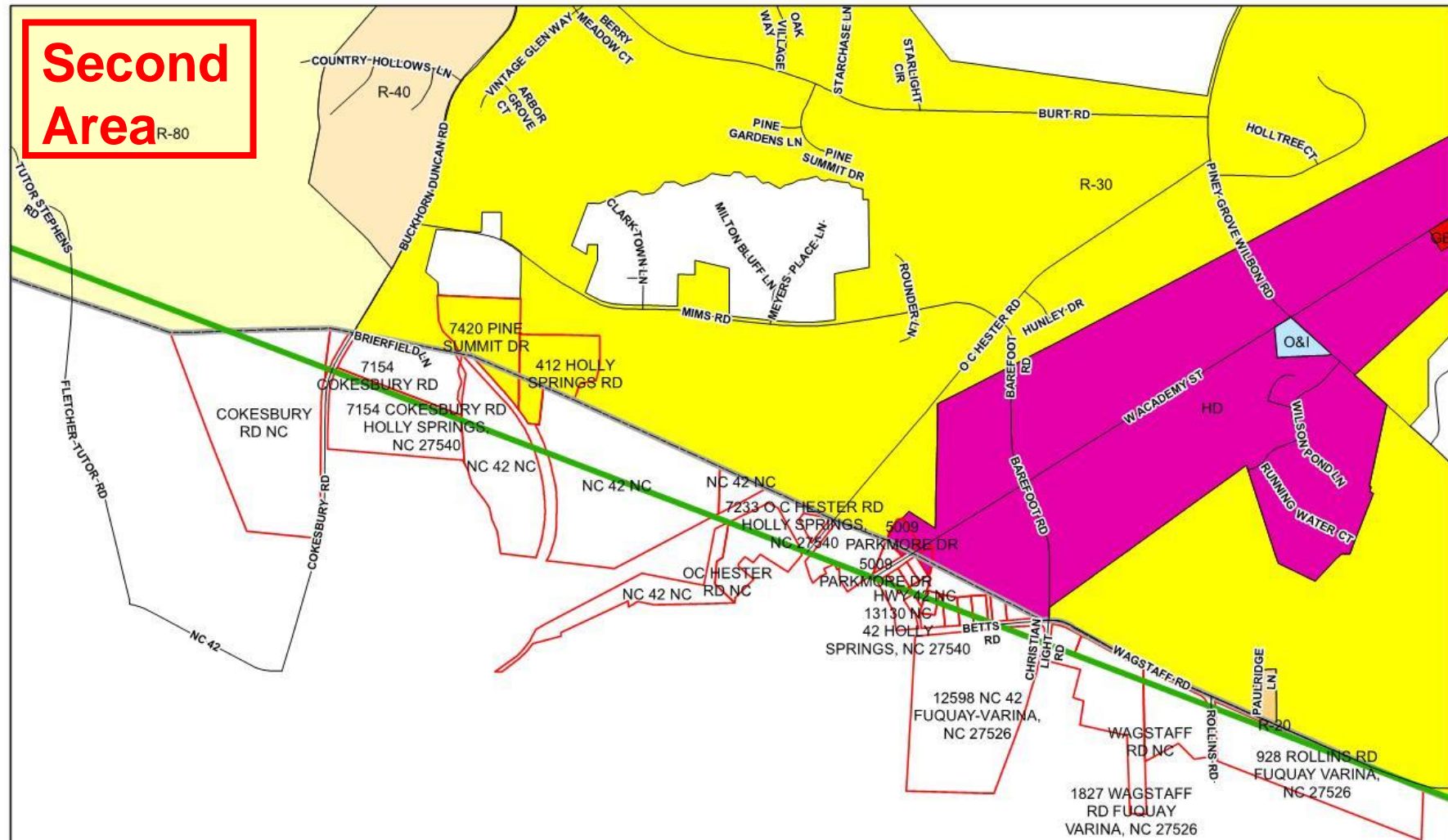
Existing

 County Boundary

Date: 12/4/2018



**Second
Area** R-80



Legend

Realignment

— Harnett-Wake-6-9-17

Existing

County Boundary



Rezoning Parcels Wake-Harnett

Date: 12/4/2018



Public Notification

- The affected property owners (and adjoining property owners) were sent a letter notifying them of the January 16th Planning Board meeting and of this BOC hearing.
- Several public hearing notification signs were posted in each of the rezoning areas.
- Staff has received numerous inquiries, but no opposition.

Land Use Plan

- General zoning was first applied to the southwestern portion of Wake County in 1973.
- Southwest ALUP was adopted in 2003, designating the surrounding areas for low-density residential uses (no activity centers in this area).
- The southwestern portion of Wake County west of Buckhorn Duncan Road is designated as the Town of Holly Springs' Short-Range Urban Services Area (SRUSA).
- The area east of Buckhorn Duncan Road is designated as the Town of Fuquay-Varina's SRUSA.
- It would bring the Wake County Zoning Map into conformity with the county boundary line that was jointly agreed upon by the Wake County and Harnett County Boards of Commissioners on October 15, 2018

Other Considerations

- The roads in this area are lightly traveled with no significant accident rate.
- Development would be required to improve the roadways as needed and as directed by NCDOT.
- While there are some environmental constraints within this area, the Wake County UDO will ensure their protection.
- The towns of Holly Springs or Fuquay-Varina may choose to extend public water and/or sewer lines into their respective SRUSAs in accordance with their growth and development plans.

Reasonableness and Public Interest

For all of the reasons noted above the existing and proposed extended zoning districts, the existing uses, and the allowable range of possible uses, are reasonable and in the public interest.

Staff Findings

1. This request will extend the existing Wake County zoning districts to the more accurate representation of the county line and is consistent with the Wake County Land Use Plan.
2. The existing and proposed extended zoning districts and the existing and allowable range of possible uses, are consistent with the Wake County Land Use Plan's designation, and would be reasonable, and appropriate, for the area.
3. Would bring the Wake County Zoning Map into conformity with the county boundary line that was jointly agreed upon by the Wake County and Harnett County Boards of Commissioners on October 15, 2018.

Staff Findings

4. Provisions of the Wake County UDO will ensure adequate protection of any environmentally sensitive features.
5. There are no traffic issues on the area roadways, although some may need to be improved or upgraded to accommodate new development as it occurs.
6. Any new development in this area will be required to comply with the applicable standards of the Wake County UDO, which will ensure protection of the public health, safety and general welfare.
7. The Wake County Planning staff has received no objections from the surrounding property owners or the general public.

Public Hearing



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Planning Staff Recommends Approval

- (1) Adopt the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest (please reference the draft statement for the record),

and by separate motion

- 2) Recommend approval of the rezoning petition, ZP-899-18, as presented.

Planning Board Recommends Approval (6-0)

At their January 16th, 2019 meeting the Planning Board recommended that the BOC:

- (1) Adopt the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest (please reference the draft statement for the record), and
- 2) Approve the rezoning petition, ZP-899-18, as presented.

Suggested BOC Recommendation

- 1) Adopts the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest (please reference the draft statement for the record),

and by separate motion

- 2) Approves the rezoning petition, ZP-899-18, as presented.



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