

Town of Fuquay-Varina ETJ Request

Board of Commissioners

September 3, 2019



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Purpose of ETJ

To plan for the long-term growth of the Town and its surrounding lands including:

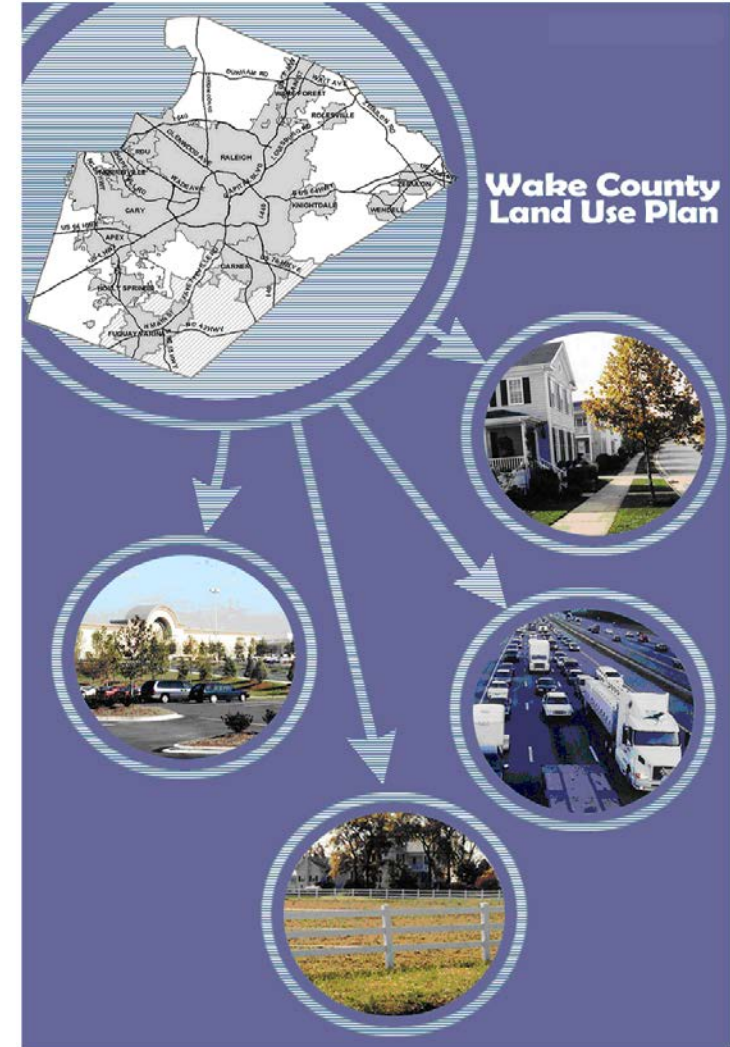
- Land Use Planning
- Zoning/Development Review
- Utility Infrastructure Planning and Construction
- Transportation Planning and Construction
- Public Safety Planning – Fire and Police
- Parks & Recreation Planning and Construction

What Does ETJ Mean for Property Owners?

- ETJ extension is NOT annexation
- ETJ residents DO NOT pay municipal taxes
- Property converts from county zoning to municipal zoning
- Bona-fide farms are EXEMPT from municipal and county zoning until the farm use ceases operation
- Residents can continue using private wells and septic systems
- ETJ residents CAN JOIN the municipal Planning Board & Board of Adjustment
- ETJ residents CANNOT VOTE in municipal elections

Wake County ETJ Criteria

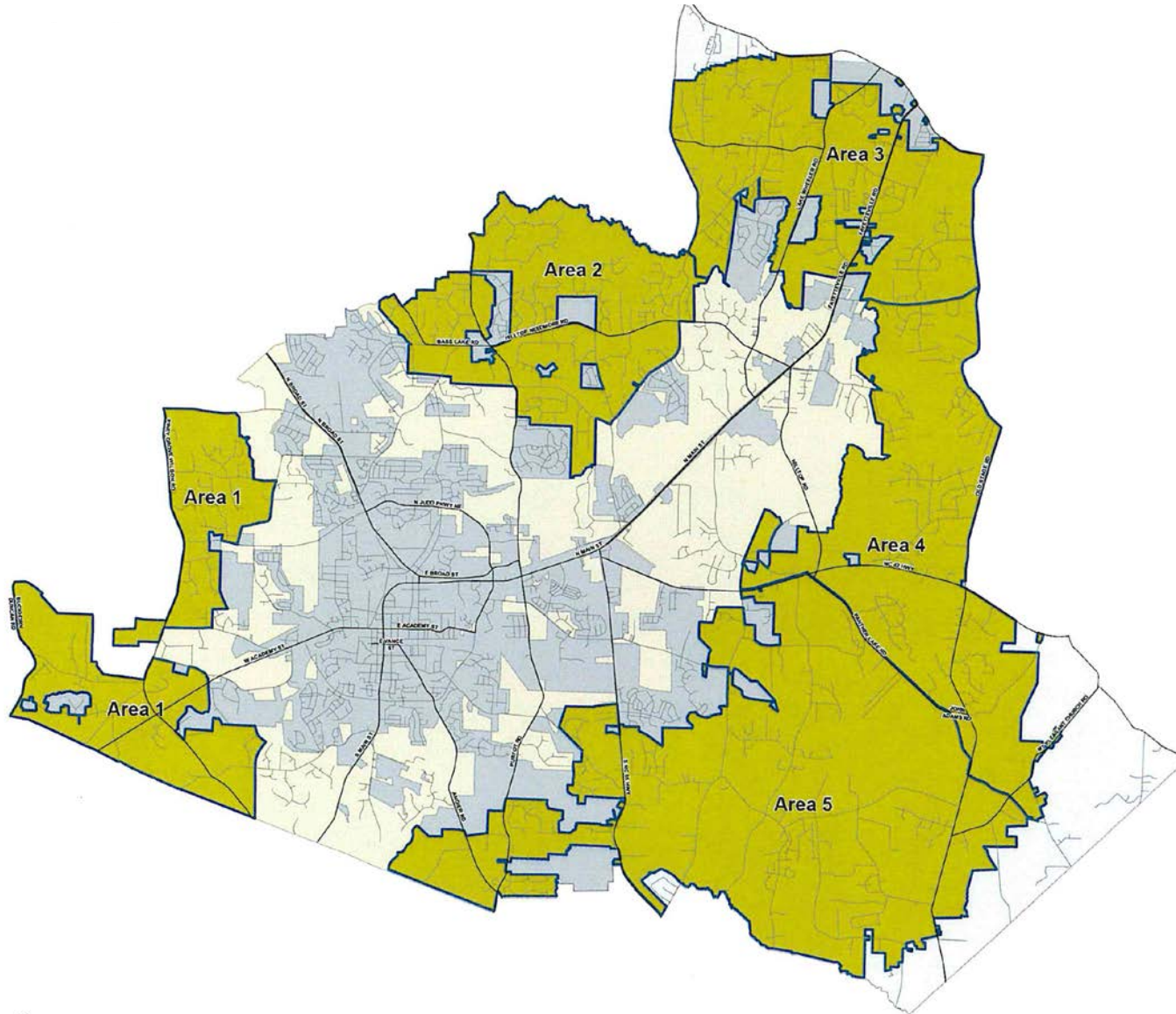
- Public input is encouraged throughout the process from town meetings, Planning Board and Board of Commissioners
- Wake County Land Use Plan contains seven criteria used to evaluate ETJ proposals



WAKE COUNTY PLANNING



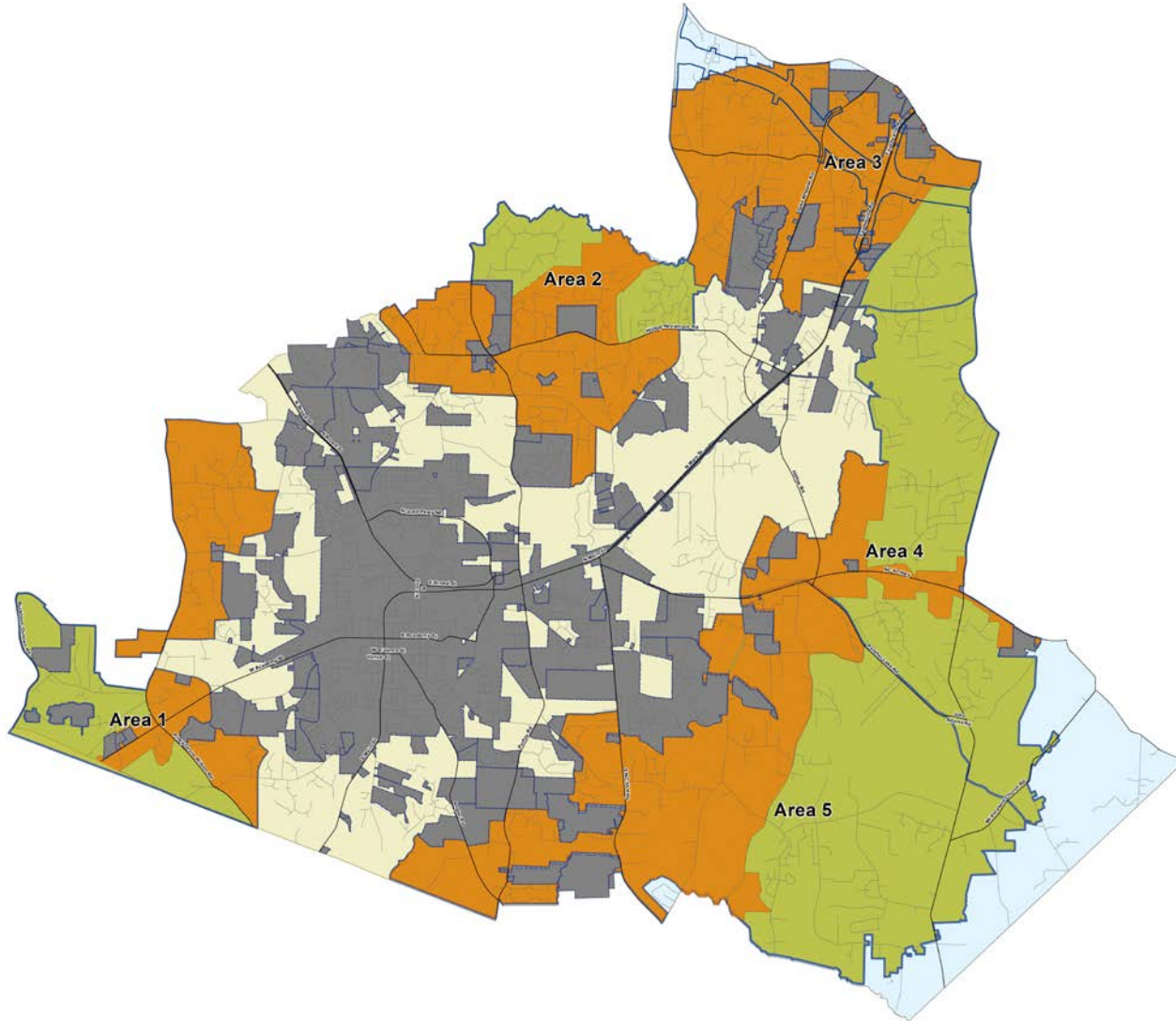
ETJ Area requested by the Town



Town of Fuquay-Varina requested 22,038 acres, divided into five (5) areas

Areas are within 3-miles of current core corporate limits

Planning Board Recommendation

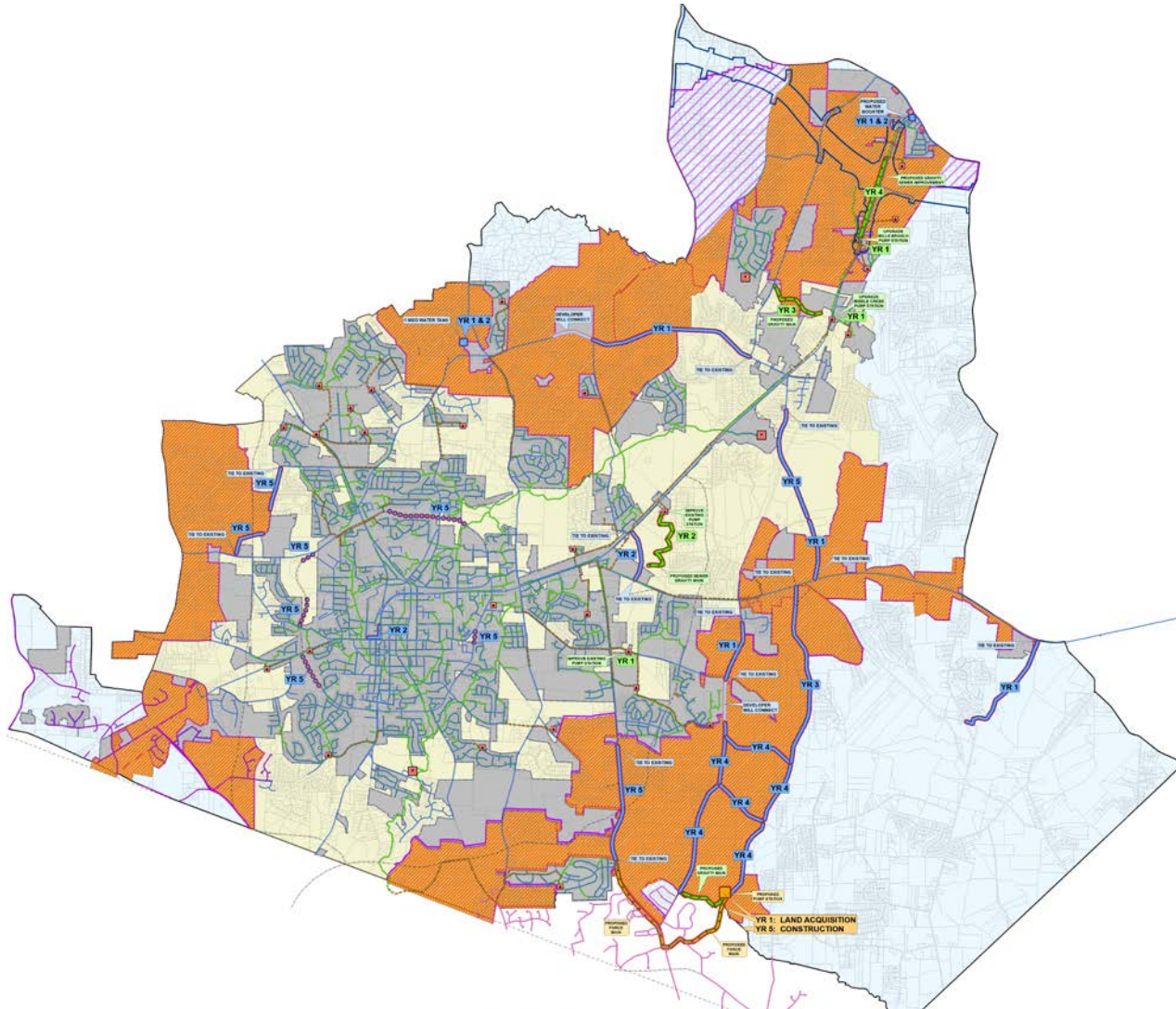


Planning Board recommendation is 11,870 acres and is highlighted in orange.

Recommended area is consistent with the Town's expected growth pattern, adopted water and sewer plans, and the County's ETJ criteria.

2019-2024 Town Utilities in Recommended ETJ Area

Five Year CIP municipal water and sewer infrastructure within the recommended ETJ area



Staff Findings

1. The Town's ETJ request is in accordance with North Carolina State law
2. The Town's ETJ request is large, but includes portions consistent with the County's criteria for ETJ expansion
3. The Town is actively preparing for growth prompted by future NC 540 and the availability of land with municipal services
4. The Town's CIP provides a 5-year plan for infrastructure improvements in the recommended area
5. The Town is experiencing growth pressure by recent annexations and municipal utility extensions
6. Staff and the Planning Board both recommend granting ETJ area less than the Town's request

Planning Board Recommendation

The Planning Board recommended at their May 1, 2019 meeting, by a unanimous vote, that the Board of Commissioners adopt the Town of Fuquay-Varina ETJ request by granting a reduced area totaling 11,870 acres.

Staff is in concurrence with this recommendation.

Public Hearing

Next Steps

The Board of Commissioners will give final consideration of this request at their next meeting on September 16, 2019 at 2:00 PM.

Town of Fuquay-Varina ETJ Request Board of Commissioners Work Session

August 12, 2019



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