

Town of Fuquay-Varina ETJ Request

Board of Commissioners Work Session

October 14, 2019



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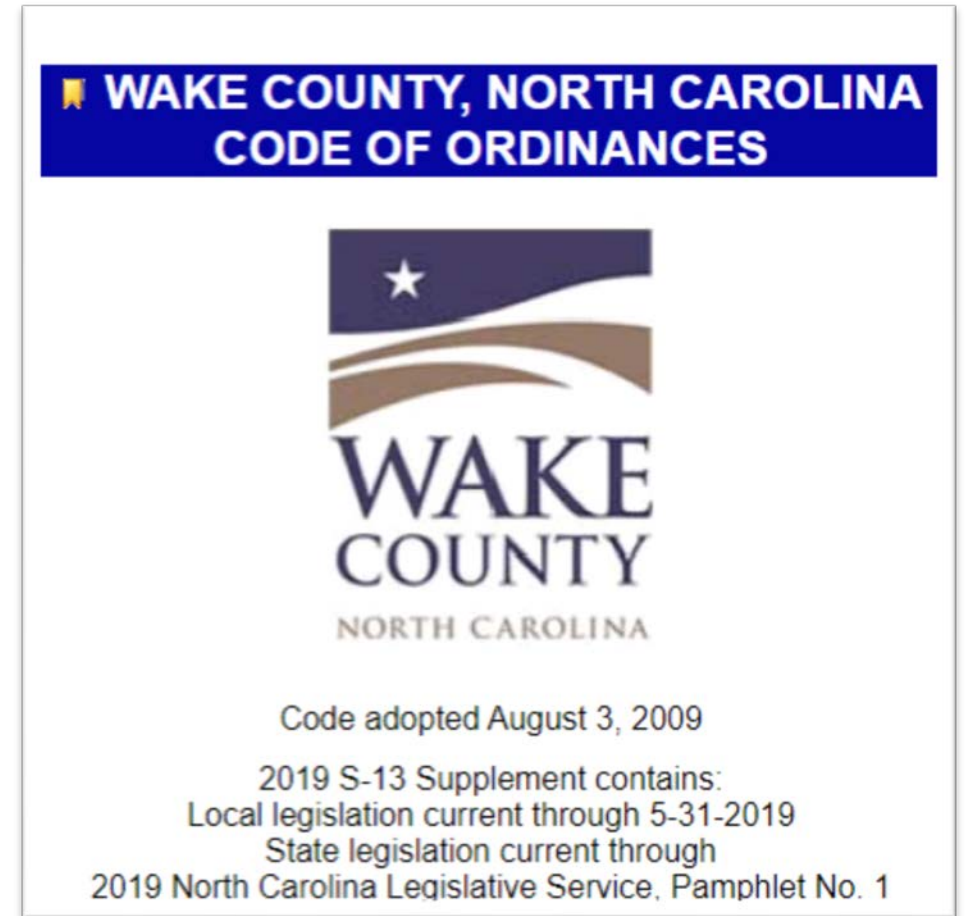
Purpose of Today

1. Address any outstanding questions and issues.
2. Present and discuss alternate scenario for consideration.
3. Feedback from the Board.
4. Next steps.

Clarification on County Ordinances

The following County services and regulations apply in the municipal ETJ:

- Wake County Sheriff's Office
- Firearms
- Noise
- Animal control
- Solid Waste
- Historic Preservation



Mobile Homes in Fuquay-Varina

	Mobile Home Park	Mobile Home Subdivision
Layout	Multiple homes on one lot	One home per lot
Foundation	N/A	Skirting must be masonry
Replacement Homes	Same size or smaller	Any size
Eaves/Overhang	N/A	6 inch eave/overhang with gutters required
Age of Replacement Homes	Replacement homes no older than June 1976	

- Existing mobile homes are grandfathered and do not have to comply.
- These regulations do not apply in Wake County.

Agricultural Animals in Fuquay-Varina

Non-Farms	
Lot Size	Agricultural Animal Limit
Less than One Acre	2
1-2- Acres	5
Greater than 2 Acre	No limit

- The maximum number of chickens shall not exceed 10 on any size lot. Rooster are prohibited.
- Bona-fide farms are exempt from municipal and county zoning until the farm use ceases operation.
- Wake County has no restrictions on agricultural animals, chickens, or roosters

Development Fee Comparison

	Wake County	Fuquay-Varina
New Dwelling*	\$366 up to 1,200 S.F. \$0.20 over 1,200 S.F.	\$490 up to 1,200 S.F. \$0.20 over 1,200 S.F.
Residential Addition	\$228 up to 400 S.F. \$0.20 over 400 S.F.	\$330 up to 400 S.F. \$0.20 over 400 S.F.
Accessory Structure (decks, sheds, etc...)	\$60 Land Use \$60 per Trade Inspection \$0.20 per S.F.	\$80 Land Use \$40 per Trade Inspection
Trade Inspection	\$60	\$80
Home Occupation Permit	\$50	\$60
Fence Permit	Not Required	Not Required

*Example permit fee: 2,800 S.F. Dwelling = \$686 in Wake County and \$810 in Fuquay-Varina

Municipal ETJ Expansion Requests Since 2001

Municipality	Year	Requested	Approved
Angier	2015	120	120
Apex	2007	13,000	8,937
Cary	2005	5,335	*No Action
Fuquay-Varina	2001	3,400	3,400
	2002	55	55
	2007	19,447	*No Action
	2016	22	22
	2019	22,038	TBD
Garner	2016	6,208	6,208
Holly Springs	2005	4,000	2,500
	2008	67	67
	2013	872	678
	2015	10,485	6,125

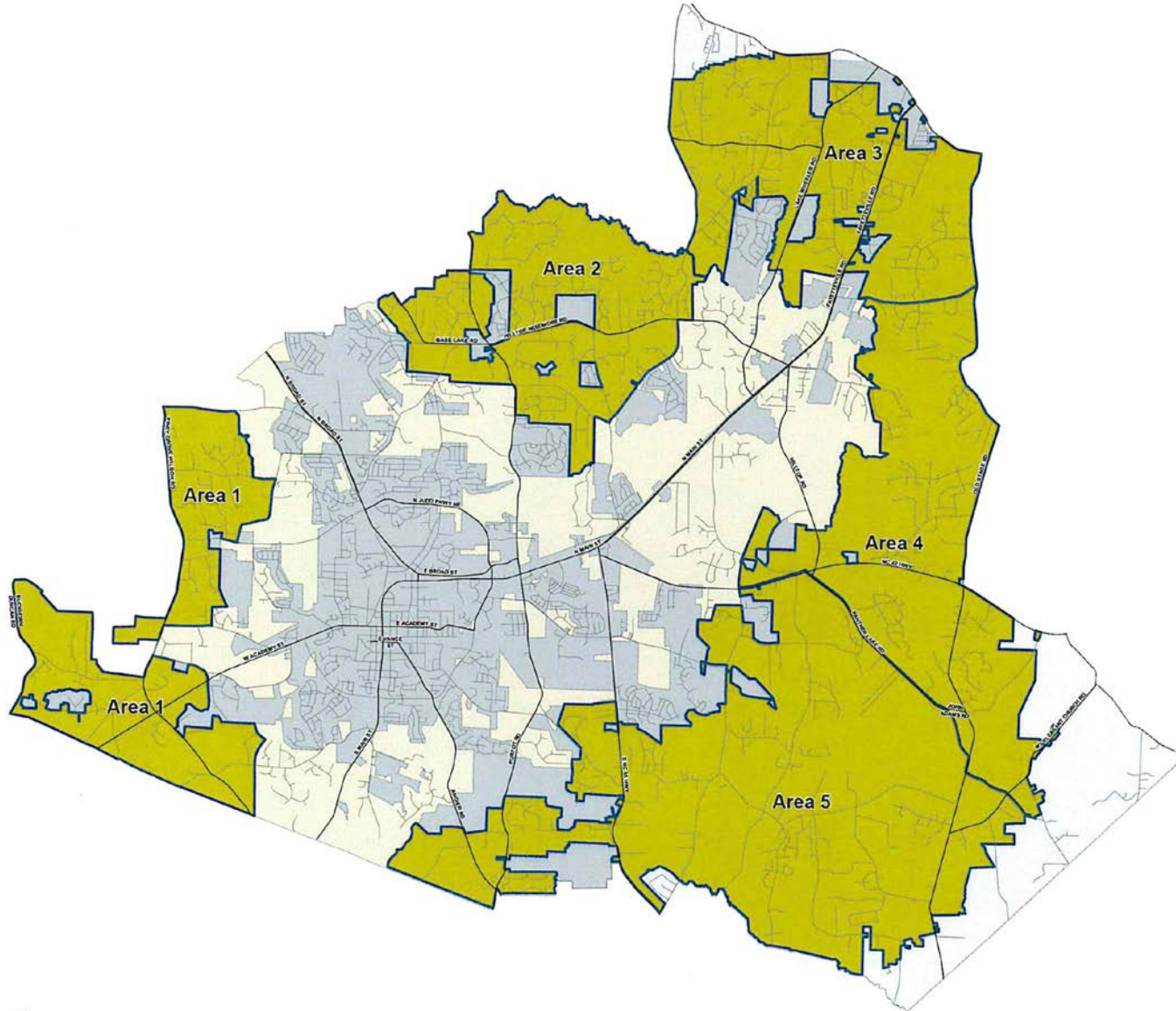
Municipality	Year	Requested	Approved
Knightdale	2007	4,407	4,407
	2010	3,583	2,667
Morrisville	2018	96	96
Rolesville	2004	3,700	2,444
	2008	2,115	1,650
Wendell	2003	178	178
	2011	3,958	
Zebulon	2010	1,110	996

*At the request of the Town no action was taken by the County

Corporate & ETJ Area by Municipality

Municipality	Corporate Acreage	ETJ Acreage	Total Planning Area	Percent ETJ
Knightdale	4,934	11,187	16,121	69.4
Wendell	3,530	6,182	9,712	63.7
Zebulon	3,239	5,500	8,739	62.9
Rolesville	3,244	4,742	7,986	59.4
Garner	10,231	14,735	24,966	59.0
Holly Springs	10,965	9,491	20,456	46.4
Fuquay-Varina	10,404	8,757	19,161	45.7
Apex	14,718	8,881	23,599	37.6
Wake Forest	11,150	2,737	13,887	19.7
Raleigh	94,243	21,877	116,120	18.8
Cary	37,117	6,322	43,439	14.6
Angier	280	40	320	12.6
Morrisville	5,602	580	6,182	9.4
Clayton	57	0	57	0.0

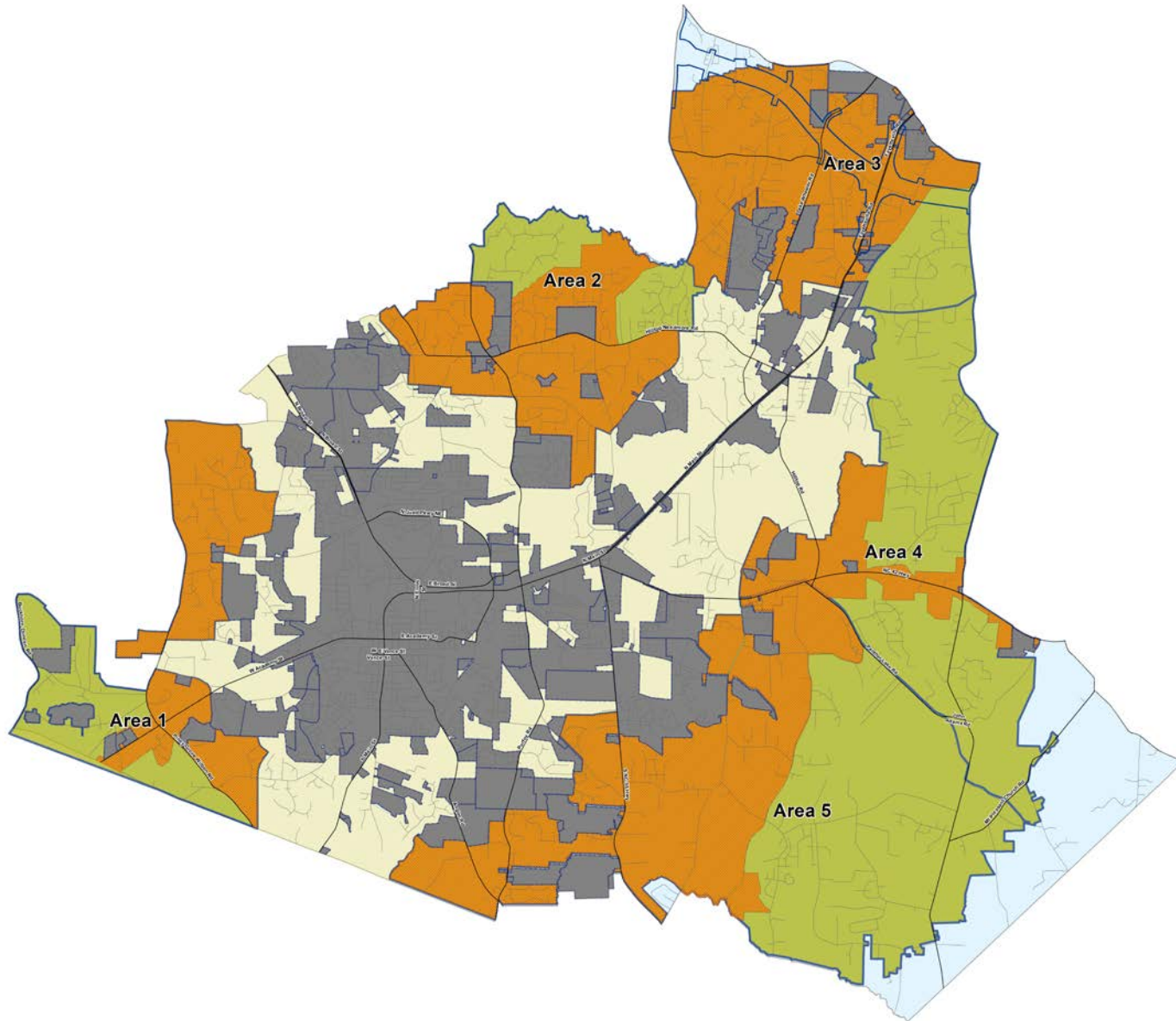
ETJ Area Requested by the Town



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

Areas are within 3-miles of current core corporate limits.

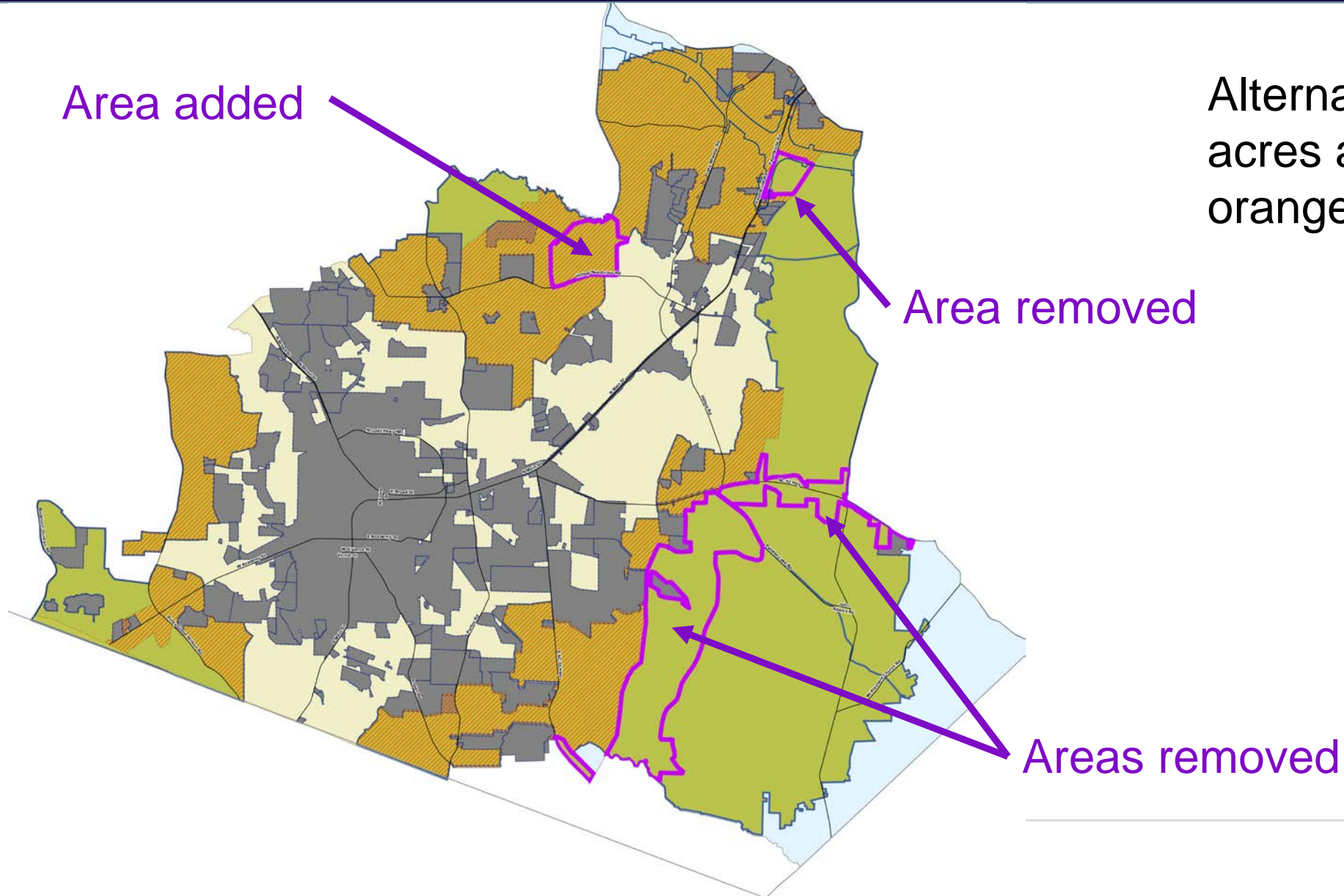
Planning Board Recommendation



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.

Alternate Scenario



Alternate Scenario is 10,108 acres and is highlighted in orange.

Next Steps

- Board of Commissioners - October 21, 2019 at 2:00 PM, Wake County Justice Center.
- Visit www.wakegov.com/fvetj for more information and meeting documents or call 919-856-6005.

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