

FREQUENTLY ASKED QUESTIONS

Is ETJ area in the Town limits?

No.

Do property owners in the ETJ pay Town taxes?

No.

Can ETJ residents vote in Town elections?

No.

Is ETJ in Town or County Zoning?

Town of Fuquay-Varina.

Where do property owners go to apply for building permits for additions, sheds, and other structures?

Fuquay-Varina Town Hall.

Who provides police protection?

Wake County Sheriff's Department.

Can ETJ residents serve on Town boards and committees?

Yes, they may serve on Fuquay-Varina's Planning Board, Board of Adjustment, Parks & Recreation Advisory Board, or other committees as created.

Is this an annexation?

No. The ETJ expansion does not annex your property. The State of North Carolina does not allow involuntary annexation, per Session Law 2011-396. Annexation is an entirely different process and only initiated by the property owner.

Why is the Town doing this?

The Town of Fuquay-Varina has proposed to expand its ETJ in order to responsibly manage the growth that continues to occur in Wake County. The ETJ expansion will ensure that new development meets Town standards, including improvements to the street network, that would otherwise not be required in the County.

How does being in the ETJ affect my property?

If you are not planning any significant changes to your property, you will most likely not notice any difference. However, your property will transfer from Wake County's zoning district to Fuquay-Varina's, and this means that, if you decide to make changes, there may be some differences in certain requirements. Like Wake County, a permit is needed from the Town for construction of additions, parking areas, and signs. There will be no difference in building code requirements as both the County and Fuquay-Varina follow the NC Building Code.

I have a use that is currently permitted by Wake County. Will that be allowed in the Town's proposed zoning districts?

Yes. Uses that are allowable by existing Wake County zoning will be allowed by the Town of Fuquay-Varina. For example, if you have a home occupation for which you received approval from Wake County, you will be allowed to continue doing business from your home. If you have non-domestic animals, such as llamas or goats, you will be allowed to keep them.

How will my property be zoned?

Any property added to the Town's ETJ will be placed into the Town zoning district that is the most compatible with its current Wake County zoning district.

Do addresses change when properties become part of the ETJ?

No, the ETJ expansion does not modify addresses. The US Post Office assigns mailing addresses and ZIP codes.

How does being in the ETJ affect businesses operated from my home or my home occupation?

If you have a home occupation for which you received approval from Wake County, you will be allowed to continue doing business from your home.

How does being in the ETJ affect bona fide farms?

As provided by North Carolina law, a property used for bona fide farm purposes is exempt from Town zoning. If the property ceases to be used as a bona fide farm, it becomes subject to Town zoning.

Do property owners in the ETJ receive Town water and sewer?

No, water and sewer services are not automatically provided to properties when they are added to the ETJ. If property owners wish to receive Town water and sewer

services, they must apply to be annexed into Town limits. For more info regarding annexation and connection to Town water and sewer, please contact the Fuquay-Varina Planning Department at (919) 552-1429 or planning@fuquay-varina.org.