

Item Title: Public Hearing on Proposed Land Use Plan Amendment 01-20 to Amend the Short-Range Urban Services Area (SRUSA) between the Towns of Angier and Fuquay-Varina to Reflect the October 2019 Annexation Boundary Agreement

Specific Actions Requested:

That the Board of Commissioners holds a public hearing and adopts the attached resolution amending the Wake County Land Use Plan General Classifications Map in accordance with Land Use Plan Amendment 01-20.

Item Summary

Purpose: In accordance with the North Carolina General Statutes and the Wake County Land Use Plan, all amendments to the Wake County Land Use Plan General Classifications Map must be approved by the Board of Commissioners.

Background: In October 2019, the Towns of Angier and Fuquay-Varina adopted a new Annexation Boundary Agreement as their previous agreement had expired in 2013. These agreements are commonly utilized in order to establish clear jurisdictional boundaries between neighboring municipalities. Wake County's General Classification map consists of the SRUSAs and Long-Range Urban Services Areas (LRUSAs), which are both determined in part by such agreements. As such, consistency between the municipalities' and county's long-range planning documents is critical. Wake County Planning staff initiated the request to amend the Wake County Land Use Plan General Classifications Map in order to align the plan with the Annexation Boundary Agreement adopted by the Town of Fuquay-Varina and the Town of Angier in October 2019. The amendment affects both municipalities' SRUSA.

The Planning Board recommended, by unanimous vote, that the Board of Commissioners adopt the amendment request. County staff concurs with this recommendation.

Board Goal: This action supports routine county operations and does not relate to a specific board initiative.

Fiscal Impact: No fiscal impact to Wake County.

Additional Information:

Request

Amend the General Classifications Map of the Wake County Land Use Plan as follows:
Adjust the Urban Service Area (USA) Boundary between the Town of Fuquay-Varina and the Town of Angier to reflect the Annexation Boundary Agreement adopted in October 2019:

1. Area #1: Reclassify various portions of Angier's current Short-Range Urban Service Area (SRUSA) (132 acres) to Fuquay-Varina's SRUSA.
2. Area #2: Reclassify various portions of Fuquay-Varina's current SRUSA (105 acres) to Angier's SRUSA.

Background

The Town of Fuquay-Varina and the Town of Angier entered an annexation boundary agreement in 1993, which expired in 2013. Since then, the two municipalities have honored the boundaries of the expired agreement. In October 2019, a new annexation boundary agreement with a modified boundary line was agreed to and adopted by the Towns' respective Board of Commissioners.

The agreement shall be effective for a period of 20 years, expiring in 2039. The previous agreement delineated the boundary along parcel lines and geographic features such as creeks. While the new agreement makes minor changes to this line, it now only follows parcel lines and removes any reference to said geographic features.

Location

The affected subject properties are located on either side of the boundary line described in the Annexation Boundary Agreement adopted by the Towns of Fuquay-Varina and Angier. The boundary line extends from where Purfoy Rd intersects the Wake/Harnett County Line to just south of where Little Black Creek intersects the Wake/Johnston County Line, crossing S NC 55 Hwy, Walter Myatt Rd, Kennebec Rd, and Wimberly Rd. Exhibit A of the Annexation Boundary Agreement, which is attached, provides the legal description for the new boundary. The Town of Angier agreed to not annex any portion north of this boundary line. Conversely, the Town of Fuquay-Varina agreed to not annex any portion south of this boundary line.

As a result of the Annexation Boundary Agreement, Wake County Planning Staff is requesting to amend the *Wake County Land Use Plan General Classification Map* to incorporate these SRUSA boundary adjustments.

Analysis

A goal of the Wake County Land Use Plan is to guide quality growth throughout the County in conjunction with affected local governments. Municipal USA boundaries should correlate with municipal annexation and service area agreement boundaries. In order to achieve consistency between the County and municipal plans, land use categories and urban services boundaries are periodically amended.

Each USA classification shown on the Wake County Land Use Plan Map is associated with areas where a municipality is expected to extend urban services. The SRUSA classification applies to land that is projected and intended to be urbanized (served by municipal services) within the next ten years. For context, Long Range Urban Service Areas (LRUSAs) are lands to be urbanized and served by municipal services in the future, extending beyond the next ten years; however, no LRUSAs are present nor are they affected in this request.

The proposed General Classifications Map amendments, incorporating the boundary adjustments between Fuquay-Varina and Angier (mutually agreed upon in the Annexation Boundary Agreement), would be consistent with the policies set forth within the Wake County Land Use Plan. The requested modifications to USA boundaries would accurately reflect the municipalities' current and projected growth patterns.

Staff Findings

1. The proposed amendments to the Wake County Land Use Plan General Classifications Map are consistent with the policies set forth within the Wake County Land Use Plan.
2. The proposed amendments are consistent with the Wake County Land Use Plan's goal of guiding quality growth throughout the County in conjunction with affected local governments.
3. The proposed amendments would reflect the adopted Annexation Boundary Agreement of October 2019 between Fuquay-Varina and Angier.

Recommendations

PLANNING STAFF: Recommends that the Board of Commissioners approve the request to amend the Short-Range Urban Services Area Boundary between the Towns of Angier and Fuquay-Varina to align with the October 2019 Annexation Boundary Agreement.

PLANNING BOARD: The Planning Board recommended, by unanimous vote, that the Board of Commissioners approve the amendment as requested.

Attachments:

1. Presentation
2. Resolution
3. Proposed Amendment Map
4. Existing Conditions Map
5. Adopted Annexation Boundary Agreement
6. Property Owner Notification Letter