

# Land Use Plan Amendment 01-20

Wake County  
Board of Commissioners

February 17, 2020



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# Background

## **Annexation boundary agreements**

- Widely used planning tool in North Carolina
- Typically last 20 years
- Delineate boundaries of municipal jurisdiction to prevent disputes
  - Municipal Urban Services Area (USA)

## **LUPA 01-20**

- Adjustment to boundary between Fuquay-Varina and Angier
- Angier has jurisdiction in Wake County

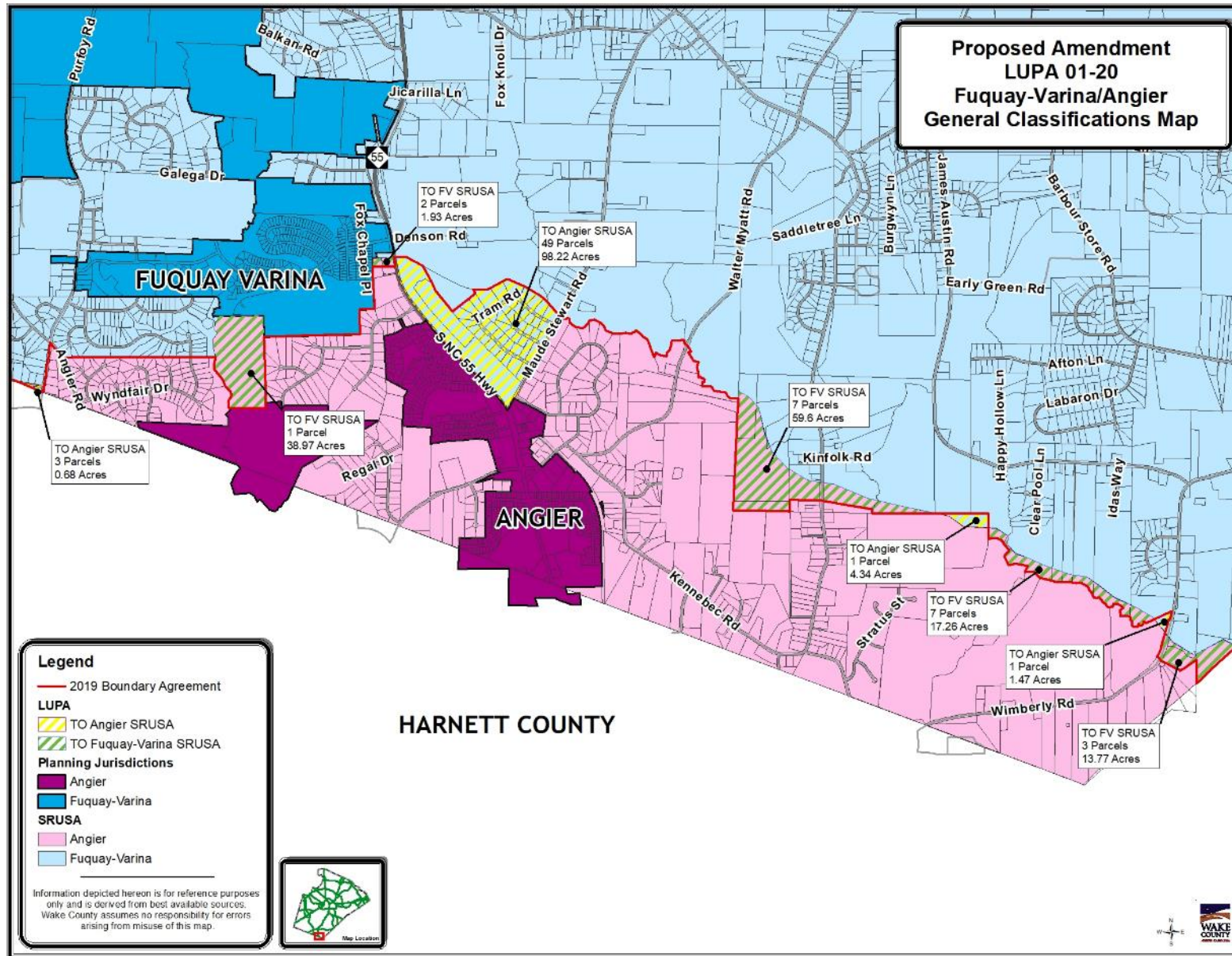


# LUPA 01-20

To 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.





- The request areas are in various locations along the boundary line created by Angier and Fuquay-Varina's updated Annexation Boundary Agreement.
- The new boundary line follows parcel lines and not geographic features such as creeks or streams.

# LUPA 01-20 Background

- The request would re-align the SRUSA boundary between Angier and Fuquay-Varina to reflect the updated Annexation Boundary Agreement adopted by both municipalities in October 2019.
- Prior agreement expired in 2013, but had been honored since then.
- Amendment **does not change** Wake County Planning jurisdiction or zoning.
- Amendment would **re-align the SRUSA** boundary between Angier and Fuquay-Varina to reflect the updated Annexation Boundary Agreement.
- The Wake County General Classifications Map is periodically revised to correspond with changes to municipal boundary agreements.

# Wake County Land Use Plan

## Land Use Plan Goals & Strategies

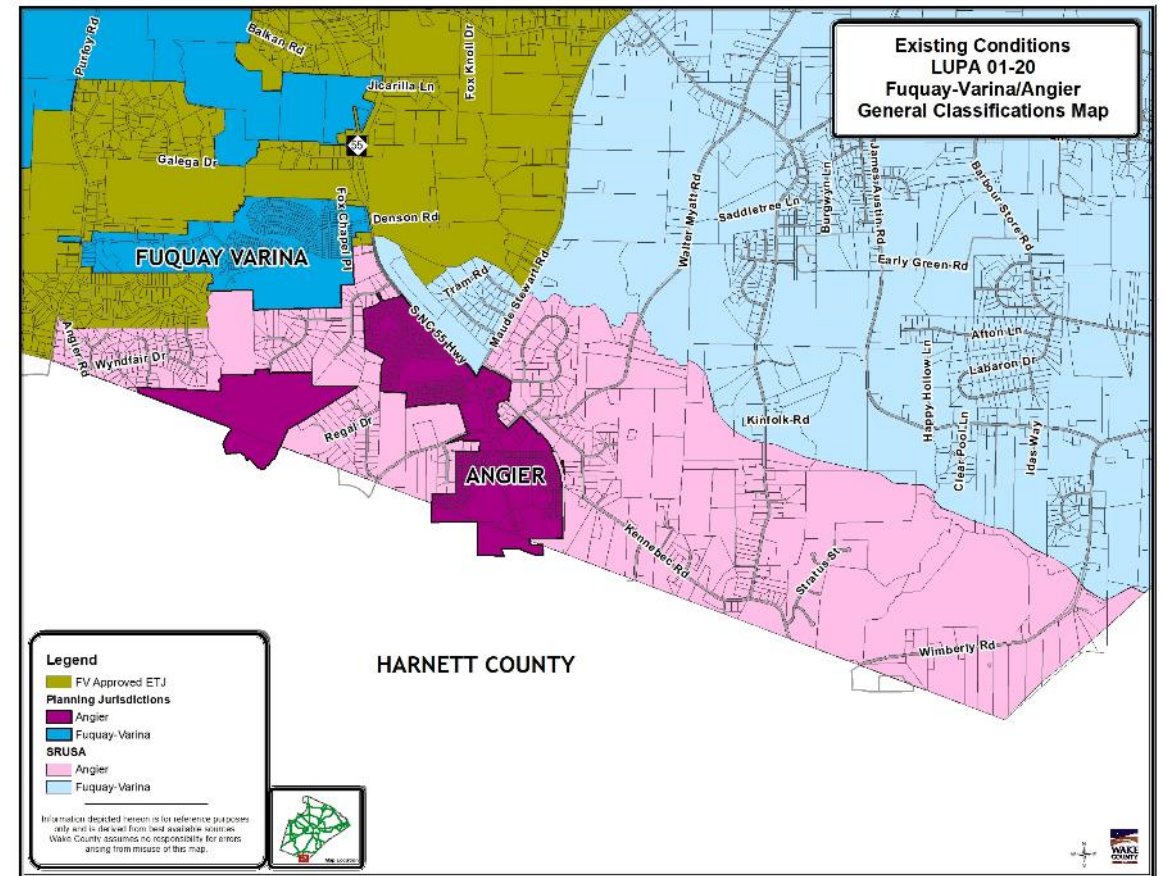
- Goal #1  
To guide growth throughout the county in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.
- Goal #2  
To encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

# Wake County Land Use Plan

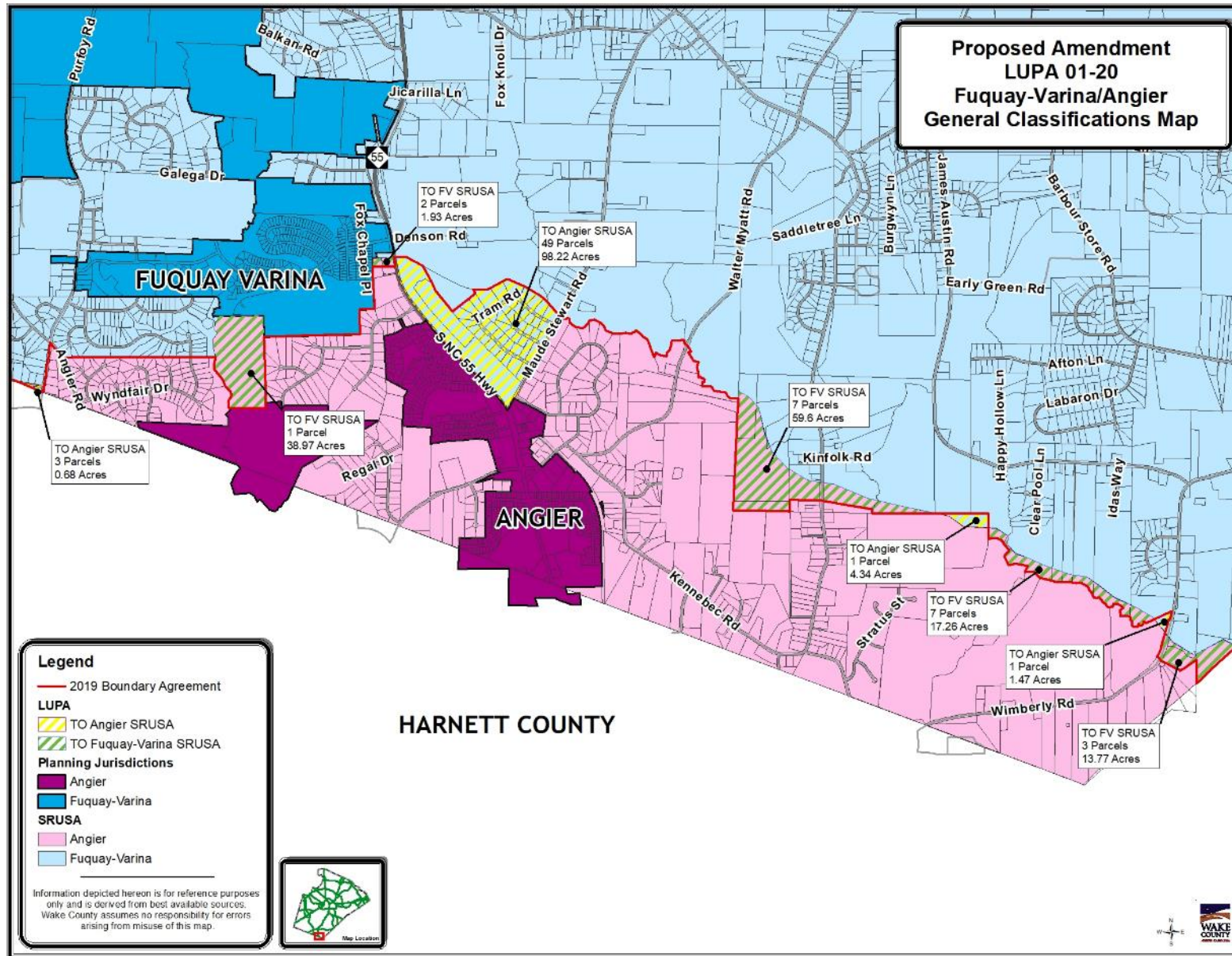
## Short Range Urban Services Area

Classification applies to all land in the County's jurisdiction that is intended to be urbanized and served by municipal services in the next 10 years;  
and is not located within a water supply watershed, as designated by the State.

## Current SRUSA







- The request areas are in various locations along the boundary line created by Angier and Fuquay-Varina's updated Annexation Boundary Agreement.
- The new boundary line follows parcel lines and not geographic features such as creeks or streams.

# LUPA 01-20 Analysis

- Keeping with Goal #1, municipal USAs should correlate with their annexation and service area boundary agreements.
- Each USA classification is associated with areas where a municipality is expected to extend urban services, and in SRUSAs specifically, within the next ten years.
- The request is consistent with the adjustments made to the boundary by Angier and Fuquay-Varina in their Annexation Boundary Agreement.

# LUPA 01-20 Public Notice

- Property Owners Notification & Inquiries
- Town Staff Awareness

# 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.





# Public Comment

# Staff Recommendation

Planning Staff recommends that the Planning Board recommends that the Board of Commissioners adopt the proposed Land Use Plan Map Amendment 01-20.

# Land Use Committee Recommendation

On January 15, 2020, the Planning Board Land Use Committee voted to recommend that the Planning Board recommend that the Board of Commissioners approve Land Use Plan Amendment 01-20.