

Zoning Map Amendment

PLG-RZ-002573-2020

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Adam Cook, Planner

@wakegov



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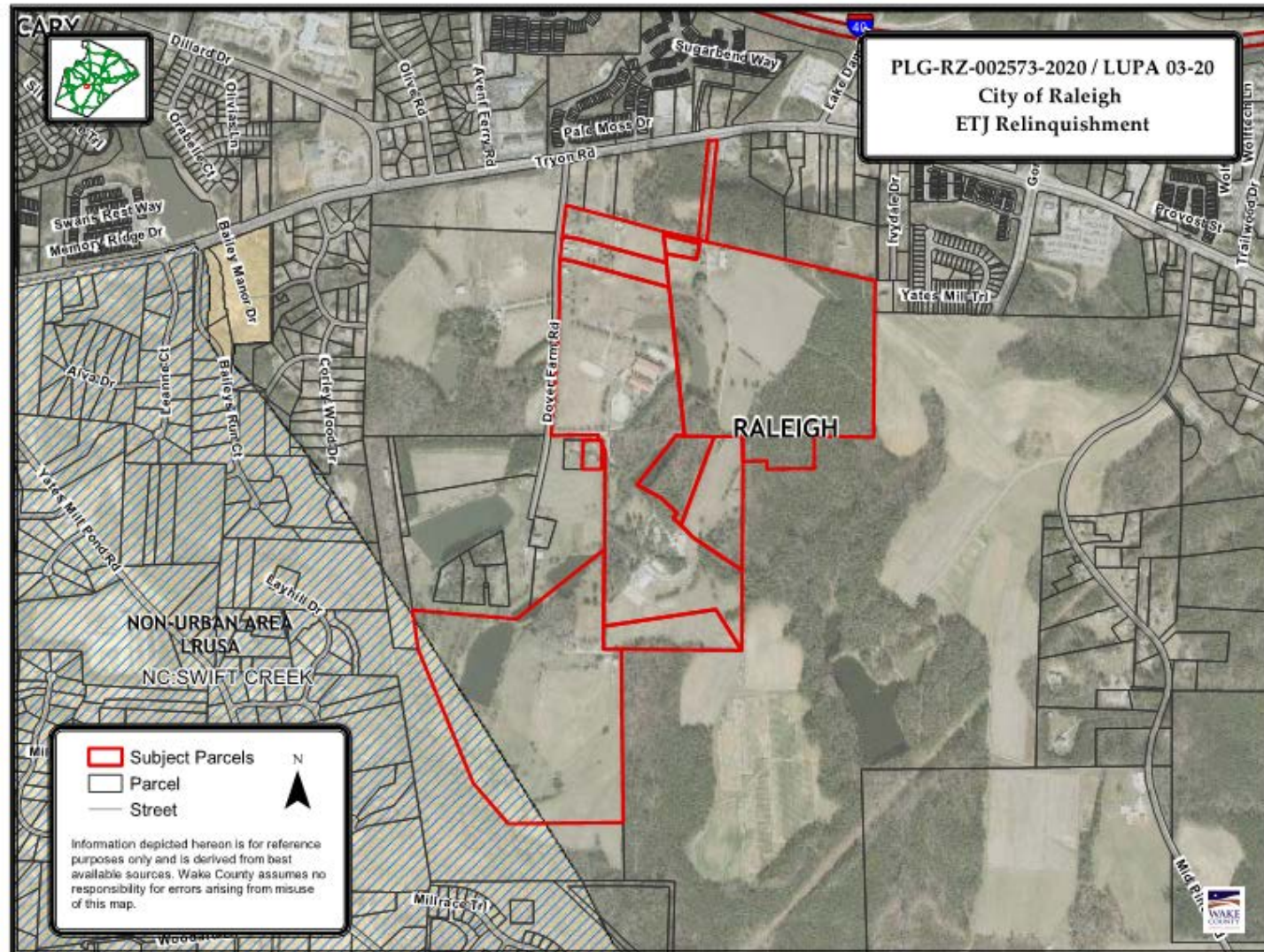
Request

To rezone an area consisting of 227.59 acres located south of Tryon Road and to the east of Dover Farm Road from Residential-1 & Residential-10 (Raleigh Zoning) to R-40W (Wake County Zoning).

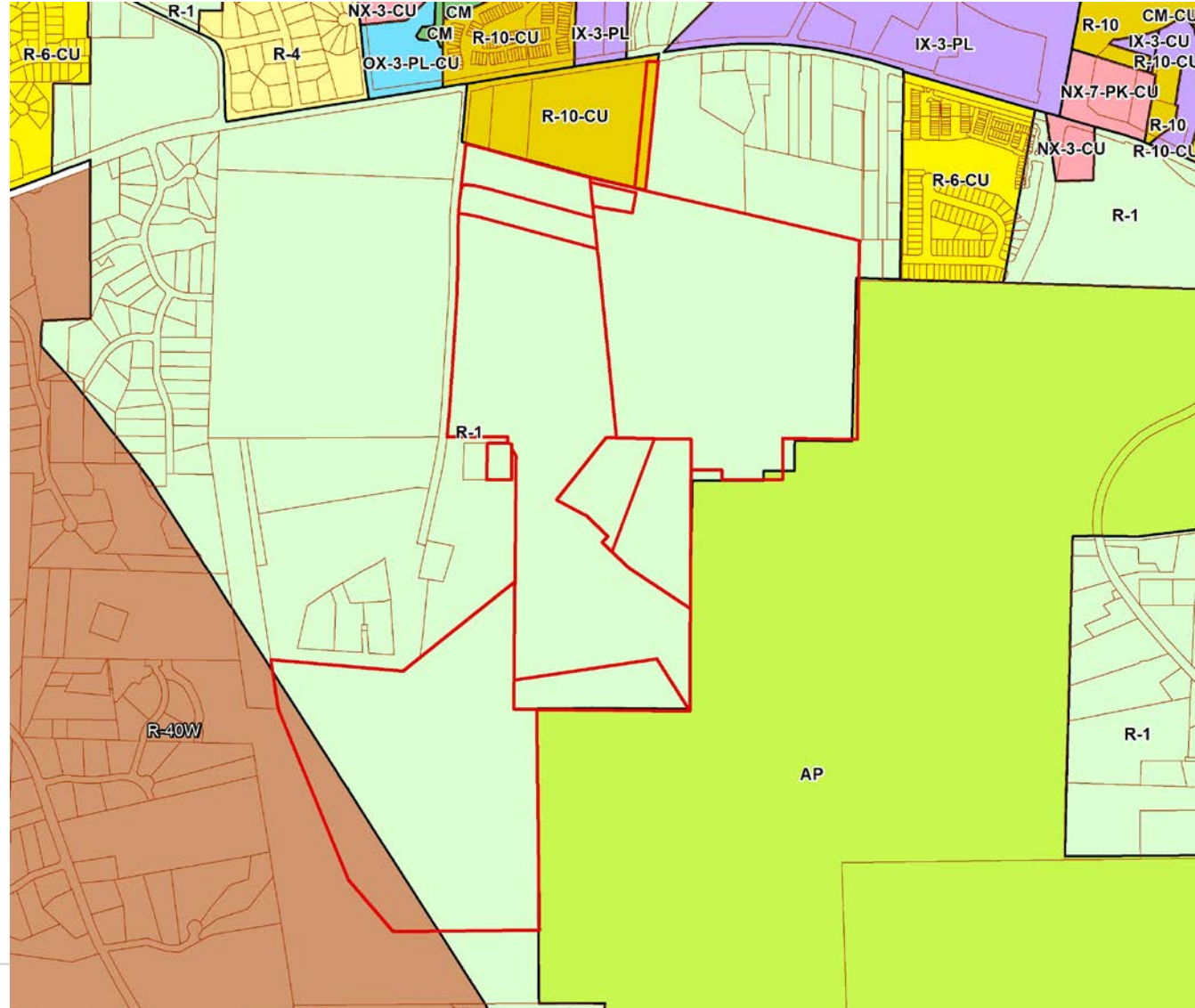
Stated Purpose of Rezoning

- City of Raleigh relinquished ETJ on the subject site October 6, 2020 with an effective date of December 1, 2020.
- Parcels are more appropriate for Wake County's jurisdiction since policies prohibit municipal sewer extension into the watershed.
- N.C.G.S. 160D-202(h) gives the County 60 days from the effective date to assign zoning to the relinquished parcels.

Site



Current Zoning



Wake County Land Use Plan

- The site is located in the Swift Creek Land Management Plan (SCLMP)
- SCLMP Non-Critical Rural Area
- One dwelling unit per acre

Neighboring Property Owner Input

- Planning staff sent letters to adjacent property owners and posted meeting notification signs on Tryon Road and Dover Farm Road
- Wake County Planning staff has not received any opposition to the rezoning in response to the notification efforts

Utilities

- Connection to municipal utilities is prohibited in areas identified as rural in the Swift Creek Land Management Plan
- Subject property will likely be developed with individual or community well and septic

Staff Findings

- The R-40W zoning is consistent with the Land Use Plan (LUP) and is reasonable and appropriate for the area
- R-40W allows for one dwelling unit per acre which complies with the LUP designation of one unit per acre
- Complies with LUP by only allowing uses and densities which meet or exceed State water quality guidelines
- Site plan will be required for future development
- Raleigh relinquished ETJ for the site on October 6, 2020
- State Statutes give the County 60 days to assign zoning

Planning Staff Recommendation

That the Board of Commissioners:

1. Adopts the drafted statement of consistency, reasonableness, and public interest
and by a separate motion;
2. Approves the zoning map amendment PLG-RZ-002573-2020, as presented.

Planning Board Recommendation

That the Board of Commissioners:

1. Adopts the drafted statement of consistency, reasonableness, and public interest
and by a separate motion;
2. Approves the zoning map amendment PLG-RZ-002573-2020, as presented.

The Planning Board voted unanimously to recommend approval of both motions at their December 2, 2020 meeting.



Public Hearing

Suggested BOC Motion

That the Board of Commissioners:

1. Holds a public hearing and adopts the draft statement finding that the requested rezoning to Residential-40 Watershed is consistent with the Wake County Land Use Plan, reasonable, and in the public interest;
and by a separate motion;
2. Adopts the attached ordinance for the proposed rezoning as presented in PLG-RZ-002573-2020.
3. Directs County staff to continue receiving public comments on this item until January 20th at 5:00 PM, and to place this item on the agenda for the February 1, 2021 Board meeting.