

Land Use Plan

Amendment 03-20

January 19, 2021

Akul Nishawala, Planner III



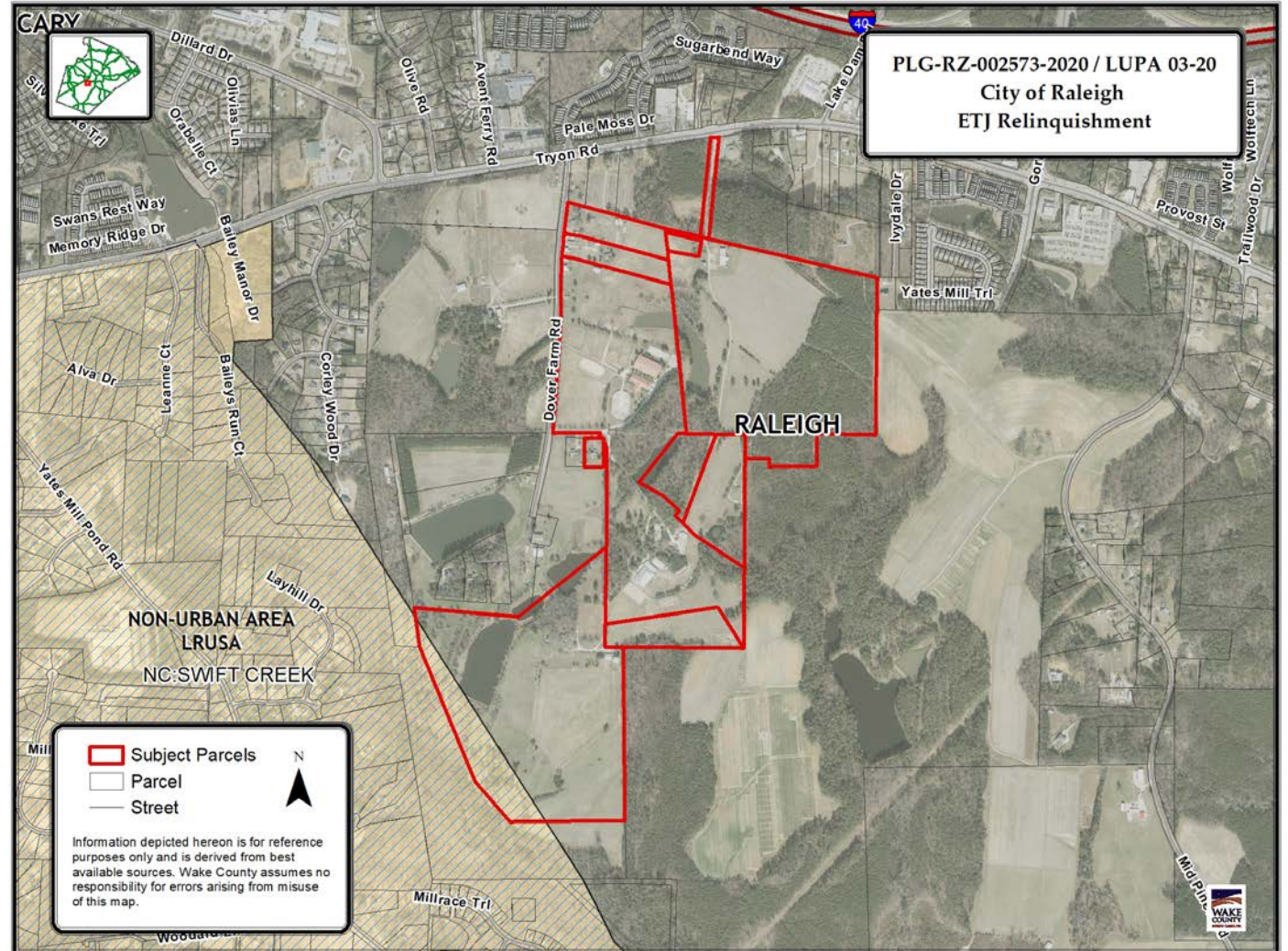
@wakegov



wakegov.com

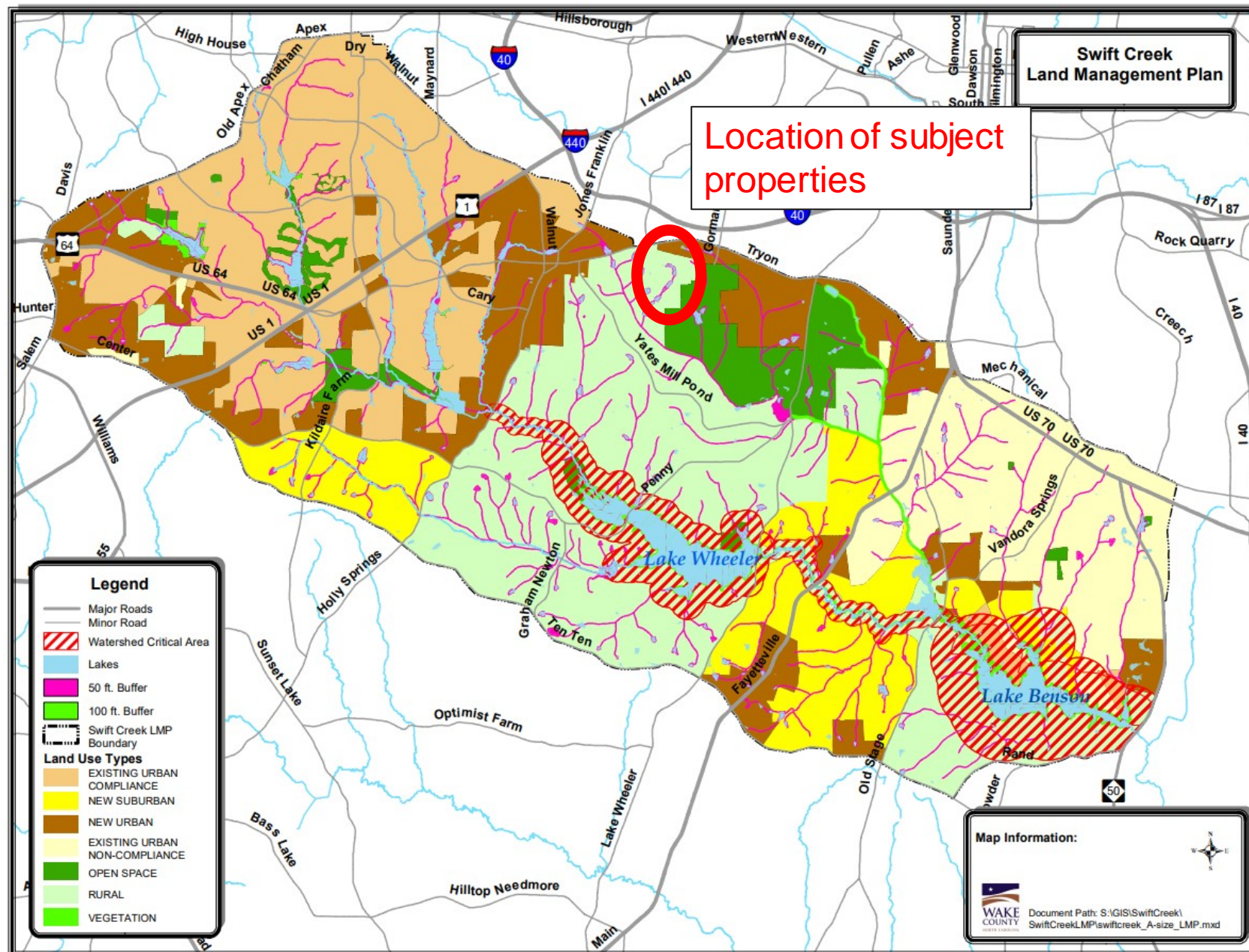
Purpose

Amend the General Classifications Map of the Wake County Land Use Plan to reclassify approximately 227 acres (11 parcels) from the City of Raleigh Extraterritorial Jurisdiction (ETJ) to Wake County Non-Urban Water Supply Watershed.



Background

- City of Raleigh approved an ETJ relinquishment on Oct 6, 2020 by resolution (effective Dec 1, 2020)
- Request initiated by residents who live in and around the area
- City of Raleigh has no plans to annex; urban utilities not allowed in non-urban water supply watersheds
- Eleven parcels comprising approximately 227 acres
- Swift Creek Watershed / Swift Creek Land Management Plan
- Ten parcels zoned City of Raleigh Residential-1 (R-1) and one Residential-10 (R-10)



Swift Creek Land Management Plan

Public Notice / Outreach

- Owners and adjacent property owners were sent letters notifying them of the public hearing

Analysis

- Decision to relinquish ETJ falls to the municipality's elected officials
- Coordination between municipality and Wake County is crucial
 - County is required to apply zoning to the property within 60 days by state statute
- City of Raleigh and other municipalities have relinquished ETJ with similar circumstances

Analysis

- Amend the Land Use Plan's General Classification Map to reflect the change in the subject properties' jurisdiction
 - City of Raleigh ETJ to Wake County Non-Urban Water Supply Watershed
- Ten parcels designated by the Swift Creek LMP as Rural and one parcel as New Urban
- New Urban parcel reclassified to Rural to provide consistency

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 amendment would reflect the relinquishment of approximately 227 acres from the City of Raleigh's Extraterritorial Jurisdiction to the Wake County Non-Urban Water Supply Watershed in accordance with state statutes.

Planning Staff Recommendation

That the Board of Commissioners:

Holds a public hearing and adopts the attached resolution to approve the proposed amendment to the Wake County Land Use Plan General Classifications Map as presented in Land Use Plan Amendment LUPA-03-20.

Planning Board Recommendation

That the Board of Commissioners:

Adopts the attached resolution to approve the proposed amendment to the Wake County Land Use Plan General Classifications Map as presented in Land Use Plan Amendment LUPA-03-20.

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 attached resolution to approve the proposed amendment to the Wake County Land Use Plan General Classifications Map as presented in Land Use Plan Amendment LUPA-03-20.
2. Directs county staff to continue receiving public comments on this item until January 20, 2021 at 5:00PM, and to place this item on the agenda of the February 1, 2021 Board meeting.