Zoning Map Amendment

PLG-RZ-002573-2020

January 19, 2021



Adam Cook, Planner











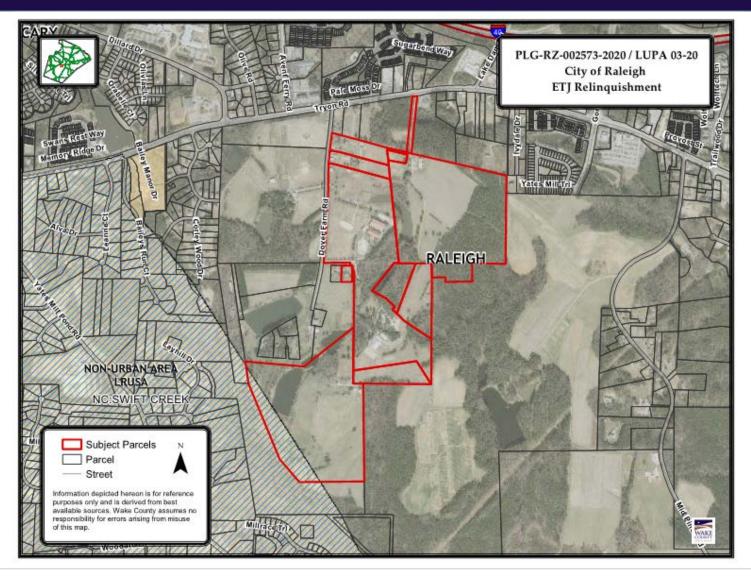
Request

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).

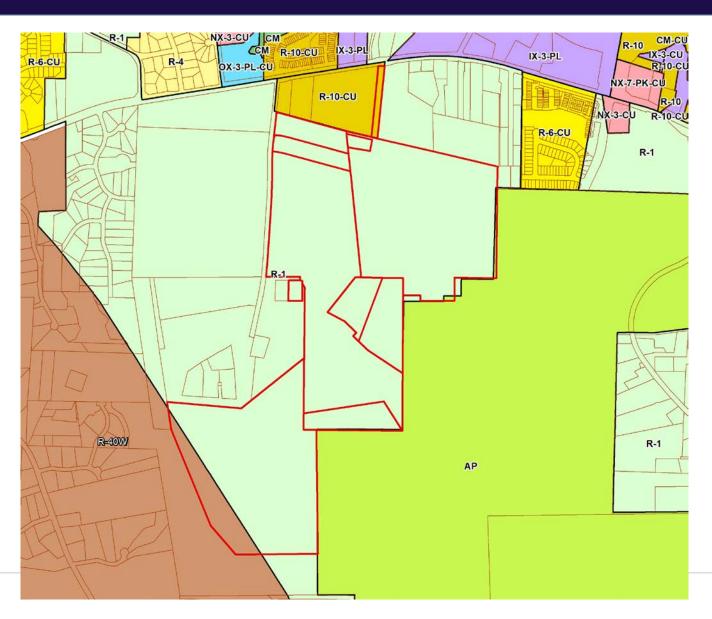
Stated Purpose of Rezoning

- 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:

- 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.