

STATEMENT OF CONSISTENCY

ORDINANCE APPROVING A STATEMENT OF LAND USE PLAN CONSISTENCY, REASONABLENESS, AND PUBLIC INTEREST REGARDING A REQUEST (PLG-RZ-002573-2020) TO AMEND THE WAKE COUNTY ZONING MAP BY REZONING APPROXIMATELY 227.59 ACRES LOCATED SOUTH OF TRYON ROAD AND TO THE EAST OF DOVER FARM ROAD FROM CITY OF RALEIGH ZONING DISTRICTS RESIDENTIAL-1 AND RESIDENTIAL-10 (R-1&R-10) TO WAKE COUNTY ZONING DISTRICT RESIDENTIAL-40 WATERSHED (R-40W).

WHEREAS, the request is to rezone 227.59 acres located south of Tryon Road and to the east of Dover Farm Road from City of Raleigh zoning districts Residential-1 and Residential-10 (R-1&R-10) to Wake County zoning district Residential-40 Watershed (R-40W); and

WHEREAS, the requested rezoning to Residential-40 Watershed, and the stated proposed uses are consistent with the Wake County Land Use Plan designation for low-density residential uses of one dwelling unit per acre for this area; and

WHEREAS, the requested rezoning is consistent with the land use plan's objective 9.a which strives to minimize pollutants from storm water runoff, protect drinking water, and protect water quality suitable for fishing, boating, and swimming by allowing only appropriate land uses and densities which meet or exceed applicable State water quality guidelines; and

WHEREAS, the requested rezoning is reasonable, and in the public interest, because it would allow for the same residential density and range of uses as would be permissible on all of the surrounding properties in this area; and

WHEREAS, the requested rezoning is reasonable, and in the public interest, because the future residential development of the site may meet a market need for additional housing opportunities; and

WHEREAS, the requested rezoning is reasonable and in the public interest because various provisions in the Wake County Unified Development Ordinance, and the established development review process with outside agencies such as the North Carolina Department of Transportation, and with other County departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare; and

WHEREAS, the planning staff recommends that the requested rezoning, as presented, is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare as outlined in the draft statement; and

WHEREAS, on December 2, 2020, the Wake County Planning Board voted

unanimously to recommend to the Board of Commissioners that the proposed zoning map amendment is consistent with the Land Use Plan, reasonable, and in the public interest as further described in the minutes of their meeting; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on January 19, 2021 to consider adopting the staff's draft statement of consistency, reasonableness, and public interest regarding the requested zoning map amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The requested rezoning, is found to be consistent with the Land Use Plan, reasonable, and in the public interest, as outlined in the draft statement.

SECTION II

This statement of consistency, reasonableness, and public interest, is hereby adopted.

Commissioner _____ made a motion that the above ordinance be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 19th day of January 2021.

This Instrument Approved as to Form

Wake County Attorney

Date