

Non-Residential UDO Amendments OA-01-24

Wake County Code & Ops

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August 7, 2024



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Planning Board

- **OA-01-24 introduced to PB at June 5th meeting**
 - **Text and table amendments to Articles 4 & 21**
 - **Review topic by topic**
 - **Timeline: Fall adoption**
-
- **Other: OA-01-24 will include administrative changes to UDO to reflect Env. Services re-org, consistency**

Today's Approach

- 1. Follow up from July meeting**
- 2. Use Table overview**
- 3. Review**
 - Agriculture related definitions
 - Cemetery, Family Burial Ground

July Code & Ops

- ✓ **Event Venue**
- ✓ **Personal Services**
- ✓ **Prohibiting dry-cleaning operations in R-40W**

More Review Needed Today

- **Turkey Shoots**
- **Home Occupation**



Use Table



Turkey Shoots

- (A) Turkey shoots may operate for a cumulative total of 90 days out of a calendar year. Discharging of firearms is allowed between the hours of 7:00am and 10:00pm.
- (B) A Land Use Permit will be required prior to each temporary event.
- (C) The applicant must provide a site plan to scale showing shooting stations, roadways, structures, parking areas, lighting, and noting the duration of the event(s) and hours of operation.
- (D) All shooting stations ~~and firing lines and target line~~ must be located: (i) at least ~~100~~ 200 feet from any property line that is behind the target and thus subject to the line of fire; (ii) at least 50 feet from any right-of-way that is adjacent to the shooting station; and (iii) at least 50 feet from the property line of any adjacent property in different ownership that is adjacent to the shooting station.
- (E) The firearms used in turkey shoots shall be limited to shotguns firing shot no larger than number eight (#8). No firearms may be used which have been altered from manufacturer's specifications.
- (F) In such a way as will, or is likely to, result in the load thereof leaving the property upon which the firearm is lawfully discharged.
- (G) Backstops are required to adequately contain the projectile to the property upon which it was discharged. The backstop shall be based on specifications promulgated by the National Rifle Association or any equivalent nationally recognized firearms safety organization for the type and caliber of firearms being fired. At a minimum, the backstop shall be composed of a berm, dike, or other physical barrier that is located behind and beyond the target, that has a minimum thickness of two feet, that extends a minimum of four feet above the target, and that is constructed of a material that will allow the projectile to penetrate the backstop, berm, dike, or other physical barrier but not pass all the way through it.
- (H) Warning signs, or other safety measures must be provided and maintained around any danger area.
- (I) The operator must obtain all other required permits applicable to the activity.





Home Occupations

Home Occupation Text Additions

- **For the purpose of this ordinance, remote work is not considered a home occupation.**
- **The operator must obtain all other required permits applicable to the activity, such as septic permits or food safety.**



Agriculture

Agriculture Related

- **Use Table – inclusive category**
 - **Change Forestry to Agriculture, Horticulture, Forestry**
- **Bona fide farm definition – more description**
- **Farming definition – reflects changes to state statute**

Bona Fide Farm

Old

- *Bona Fide Farm* means the use of one or more tracts of land for farming, other than large swine farms (i.e., those that include more than 250 animal units). Large swine farms are not included in the definition of a "bona fide farm."

New

- *Bona fide farm* means the use of one or more tracts of land for bona fide farm purposes, which include the production and activities relating or incidental to the production of crops, grains, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agriculture, as defined in G.S. 106-581.1.

Farming

Farming means the active production of crops, fruits, vegetables, ornamental and flowering plants, dairy products, livestock, poultry, and all other forms of agricultural products having a domestic or foreign market. Farming includes buildings or structures that are customarily incidental or subordinate to the farming activities listed above, including buildings used for migrant labor or farm tenant housing but not including any other residential dwelling units. Livestock and poultry includes those animals that are customarily and traditionally raised on farms, such as beef and dairy cattle, hogs, sheep, goats, rabbits, horses, mules, ponies, chickens, and turkeys. Examples of activities that do not constitute "farming," include but are not limited to the following:

- ~~The boarding of animals, including horses and dogs;~~
- Residential dwelling units other than migrant labor or farm tenant housing;
- Sale of agricultural products ~~not produced by the owner or operator not grown on site;~~
- Manufacturing, production or sales of nonagricultural products; and
- Storage of any equipment not being used ~~for farm purposes. to farm the land.~~



Cemetery & Burial Grounds

Cemetery

- **Allow Cemetery as a Permitted Use in R and HD**
 - Currently requires a Special Use Permit in Residential and Highway District
 - Staff recommend change; Standards are sufficient
- **Standards for Cemetery/Family Burial Ground**
 - Setbacks from adjacent property, roads
 - Plat recordation
 - Review process for proximity to wells and septic systems

Cemetery

- ~~4-32-1~~ **(A) Location and Plat Recordation.** The location of existing and designated graves ~~sites~~ must be shown on the application plan. ~~recorded with the Planning Director at the time that an application for a Special Use Permit is filed.~~ The applicant must record a plat ~~all permits issued for cemeteries~~ with the Wake County Register of Deeds showing the location of all existing and designated graves and return a copy to the Planning Director.
- ~~4-32-2~~ **(B) Setbacks.** Grave spaces ~~(existing and designated)~~ must be located a minimum of 50 feet from adjacent property lines. This provision does not apply when adjacent property is commonly owned and used for cemetery purposes. Grave spaces (existing and/or designated) must be located a minimum of 20 feet from any road right-of-way or private road easement.
- ~~4-32-3~~ ~~Grave spaces (existing and designated) must be located a minimum of 20 feet from any road right-of-way. This provision does not apply when property on the other side of the road right-of-way is commonly owned for cemetery purposes.~~
- ~~4-32-4~~ ~~Every cemetery must be established in accordance with the Special Use Permit provisions of Sec. 19-23.~~
- ~~4-32-5~~ **(C) Proximity to wells and septic systems.** The North Carolina Cemetery Commission regulates all perpetual care cemeteries. In addition, the Wake County Department of ~~Environmental Services~~ Health and Human Services regulates the location of water supply wells and septic systems relative to grave sites under rules of the NC Environmental Management Commission, NC Commission for Public Health, and Wake County Health and Human Services Board. ~~all grave sites relative to water supply.~~

Next Steps



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Use Category	R-80W
Residential Use Group	
Household Living	
Attached house (e.g. townhouse)	P
Condominium or apartment	-
Detached House (i.e. single-family detached dwelling)	P
Duplex, triplex, 4-plex	P
Lot line house	P
Mobile home Manufactured Home	P
Mobile home Manufactured Home subdivision/park	-
Upper-story residence	-
Group living	
Family care home	P
Group care facility	S
Group home	S
Health/personal care facility	-
All other group living (except as noted above)	-
Public/Civic Use Group	
Colleges and Universities	
Business, trade, technical schools	-
All other colleges/universities (except as noted above)	-
Cultural Exhibits and Libraries	
Libraries	-
All other cultural exhibits/libraries (except as noted above)	-
Day Care	
Child or Adult care home	P
Child care center	S
Adult day care facility-center	S
Detention and Correctional Facilities	-
Animal Shelter	S
Hospitals	-
Lodge or private club	S
Parks and Recreation	
Botanical garden/arboretum	S
Public recreation (assembly) buildings	S
All other public parks recreation (except as noted above)	P
Parking, Park and Ride	S
Religious Assembly	S
Governmental	S
Safety Service	S
School	-
Commercial Use Group	
Animal Service	
Veterinary	-

Kennel	S
Shelter	S
Body Art Service	-
Eating and Drinking Establishments	
Bars and Nightclubs	-
Drive-thru restaurant	-
All other eating/drinking (except as noted above)	-
Financial Services	
Automated teller machine (freestanding)	-
Financial Services With or W/O Drive-thru facility	-
Pawnshop, currency exchange Check cashing or payday loan	-
All other financial services (except as noted above)	-
Funeral and Interment	
cemetery, mausoleum, columbarium	S P
Family burial grounds	P
Funeral home	-
Gas Station	-
Lodging	
Bed and breakfast - homestay and residence	S
Campgrounds and recreational vehicle parks	S
Hotel/motel	-
Office	
Conference center/retreat house Event Venue	-
Medical office, clinic or lab	-
All other office (except as noted above)	-
Parking, Commercial	-
Recreation and Entertainment, Indoor	-
Recreation and Entertainment, Outdoor	
Day Camp	S
Firearm/archery ranges and clubs	S
Equestrian facilities/riding clubs/stables	S
Fishing club	S
Golf course	S
Golf course (as part of subdivision)	S
Marina/boating facility	S
Recreational farms/ranches	S
Swimming pool/tennis club	S
Swimming/tennis club (as part of subdivision)	P
Wildlife/game preserve	S
All other outdoor recreation/entertainment (except as noted above)	S
Retail Sales and Service	
Mobile Manufactured home sales	-
Neighborhood/convenience-oriented retail (with gas sales)	-
Neighborhood/convenience-oriented retail (w/o gas sales)	-
Personal Services	
Outdoor sales/service, displays and/or storage	-
Tobacco & Hemp	-

All other retail sales and service (except as noted above)	-
Sexually Oriented Business	-
Vehicle Sales and Service	
Vehicle repair/service	-
Vehicle sales, leasing or rental	-
All other vehicle sales/service (except as noted above)	-
Industrial Use Group	
Crematory (standalone)	
Contractor's office, landscaping, grading, etc.	-
Junk/Salvage Yard	-
Manufacturing, Production and Industrial Service	
Artisan	-
Limited/light	-
General	-
Intensive	-
Research and development/laboratories/prototype production/pilot plant	-
Mining/Excavation	-
Self-Service Storage	-
Warehousing, Wholesaling and Freight Movement	
Freight handling, storage and distribution	-
Warehousing	-
Wholesale trade	-
All other warehousing, wholesaling and freight movement (except as noted above)	-
Waste-Related Use	
Land-clearing and inert debris landfills, C&D landfills	-
Hazardous or low-level radioactive waste facility	-
Transfer Station	-
Recycling collection (household collection only)	S
Sanitary Solid Waste Landfill (Municipal)	-
All other waste-related (except as noted above)	-
Other Use Group	
Agriculture, Horticulture, Forestry	P
Airfields and Landing Strips	-
Elimination and Redevelopment of Nonconforming Use	-
Farm Serving Uses, Class I	-
Farm Serving Uses, Class II	S
Farmers Market	S
Farmers Market as part of Public-Civic Use Group	P
Forestry	P
Local Agricultural Market	S
Off-Premise Signs	-
Solar Energy Systems	S
Special Events	S
Static Transformer Stations, Radio/TV and Towers, Relay Station	S
Telecommunication Facilities	
Collocated	P
Freestanding, less than 200'	P

Freestanding, 200' for greater
Water Tower
Part of subdivision (shown on record plat)
All other water towers

S
P
S

R-40W	R-80-R-10	R-5	Residential	HD	O&I	GB	HC	I-1
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1 Conference Center/Retreat House	name change, standards
2 Day Camp	definition
3 Rooming/Boarding House	definition, districts
4 Family	definition
5 Turkey shoot	definition, standards
6 Adult day care home	definition, districts
7 Body art service	delete from PUT, definition
8 Child Care Center	definition
9 Upper Story Residence	definition, districts
10 heavy duty vehicle	definition
11 kennel	definition
12 mobile home	definition
13 gas station	delete from PUT
14 Farm Serving Uses	delete
15 Personal services	definition
16 Solar Energy Systems	name change, standards
17 Forestry	rename
18 Pawnshop	move, districts
19 ATM	districts
20 pay day loan	rename
21 animal shelter	move, districts
22 Bed and Breakfast	name change
23 Crematory	add
24 Cemeteries	standards
25	
26	

Proposed Zoning Map Amendment Staff Report

Planning Board Meeting: August 7, 2024

Case #: PLG-RZ-005262-2024

Request: This request is to add Wake County zoning to nine parcels consisting of approximately 27.85 acres that were removed from the Town of Fuquay-Varina corporate limits by North Carolina General Assembly House Bill 909 / Session Law 2024-20 on June 28, 2024 with an effective date of June 30, 2024.

Location: The properties are located on the north side of Eddie Howard Road between Kennebec Road and Walter Myatt Road.

Current Zoning: Pursuant to state law, the properties were removed from the Town of Fuquay-Varina corporate limits on June 28, 2024 with an effective date of June 30, 2024 requiring the need for Wake County zoning to be established on the properties. The properties were formerly zoned Residential Agricultural (RA) when they were in the Town of Fuquay-Varina corporate limits.

Proposed Zoning: Wake County Zoning: Residential-30 District (R-30)

Existing Land Uses: Vacant, Farm, & Single-family Residential

Petitioner: Wake County

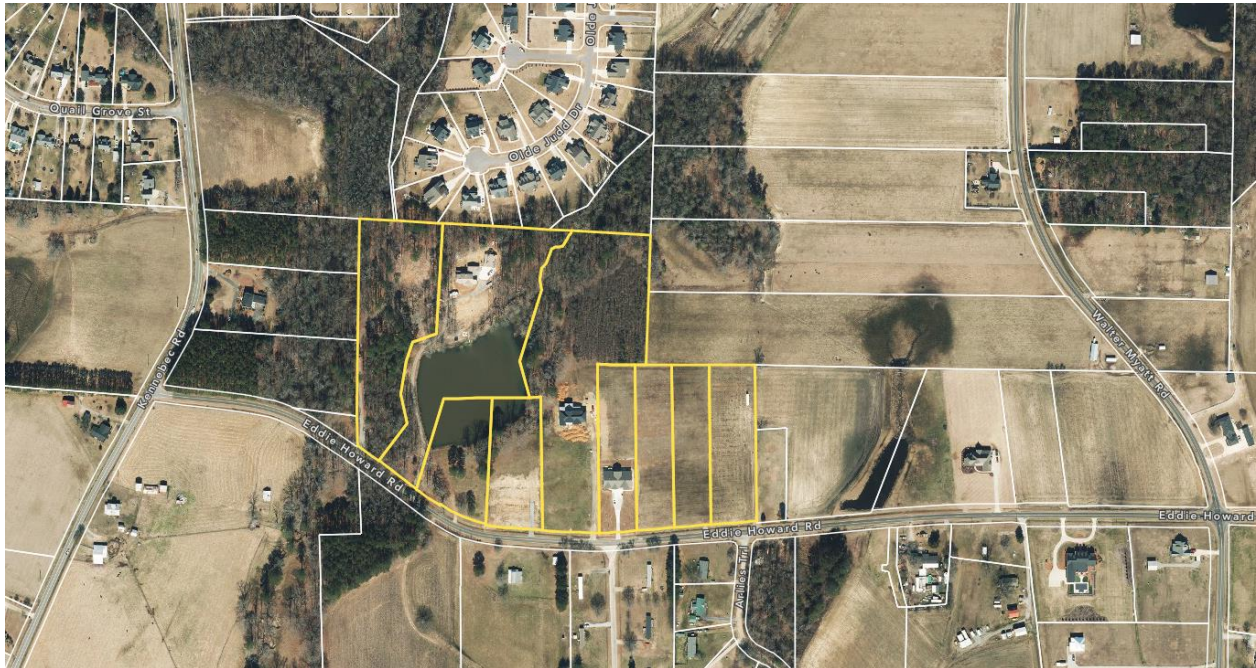
Owners: Zachary H & Elizabeth M Hayes, Jacob & Heather Bowes, Calvin J & Oris H Jones, Frank M Rodolico Family Trust, Gary J McCabe Trustee & Nicole A McCabe Trustee, Richard D & Teresa S Shores, Randall W & Nikki L Fenske, Christopher & Heather Neese, & Cody & Christina Snyder

PIN Numbers: 0686176102, 0686174112, 0686173124, 0686172104, 0686170780, 0686078065, 0686076160, 0686076591, & 0686074504

Surrounding Land Uses and Zoning Districts

Direction	Land Use	Zoning District
North	Vacant, agricultural & single family residential	R-30 (Wake County) & RA (Fuquay-Varina)
East	Vacant, agricultural & single family residential	R-30 (Wake County)
South	Vacant, agricultural & single family residential	R-30 (Wake County)
West	Vacant & single-family residential	RA (Fuquay-Varina)

Aerial Map



Land Use/Zoning History

- 1973: General Wake County zoning was first applied to the subject properties and surrounding areas
- 2017: Properties annexed by the Town of Fuquay-Varina
- 2024: Properties removed from the corporate limits of the Town of Fuquay-Varina

Wake County Comprehensive Plan

The subject properties are located in the Community Area on the Wake County Development Framework Map. The Community Area is envisioned as having a predominantly residential use with a mix of home types that offer the scenic views and pastoral amenities of suburban living, while retaining close access to the benefits and cultural opportunities of the adjacent urban centers.

The proposed Residential-30 district zoning allows for low density residential development with a minimum lot size of 30,000 square feet. The proposed R-30 district also allows for a limited number of nonresidential uses upon receiving a special use permit issued by the Board of Adjustment such as churches, schools, and daycares. Please see the attached listing of all uses that are permissible within the R-30 district. The requested R-30 district allows for a residential density and a limited range of nonresidential uses that are consistent with the Comprehensive Plan and are

reasonable and appropriate for the area. Any future use on the subject properties will have to be determined to be consistent with the Comprehensive Plan via a site-specific development plan before it can be approved.

In accordance with the North Carolina General Statutes and the Wake County Unified Development Ordinance (UDO), any proposed rezoning should be consistent with the Comprehensive Plan. It is the planning staff's professional opinion that the rezoning to Residential-30 zoning and the permissible densities and range of uses would be consistent with the Comprehensive Plan and are reasonable and appropriate for the area.

Required Statement of Consistency with the Comprehensive Plan and Public Interest

North Carolina General Statute 160D-604 and Section 19-20-6 (E) of the Wake County UDO require that the Planning Board provide the Board of Commissioners with a statement of whether or not the proposed rezoning petition is consistent with the Comprehensive Plan and otherwise advances the public health, safety, and general welfare. In making a determination to approve the rezoning petition, the Board of Commissioners must adopt a statement describing whether or not the proposed petition is consistent with the Comprehensive Plan and otherwise advances the public health, safety, and general welfare, or why it chose not to follow the Comprehensive Plan and how that decision is reasonable and in the public interest--if that is the case.

The planning staff has drafted a statement of consistency and public interest for consideration by the Planning Board (see attached).

Input from Neighboring Property Owners

Planning staff mailed out letters to adjacent property owners and posted public meeting notice signs on Eddie Howard Road. The planning staff has received phone calls in response to those efforts to solicit neighborhood feedback.

Utilities

The subject properties either already have individual well and septic disposal systems or would be developed with individual well and septic disposal systems.

Environmental Issues

A portion of the subject properties contain Wake County flood hazard soils and USGS blue line streams. Various provisions of the Wake County UDO will restrict or prohibit development within these environmentally sensitive areas. All these areas of concern will be addressed during the review of any subsequent development plans and permits.

Transportation

The subject properties have frontage on Eddie Howard Road. The segment of Eddie Howard Road that serves as frontage of the subject site is currently a 60-foot public right-of-way.

Any future redevelopment on the properties will be required to comply with the requirements of the Wake County UDO related to the provision of transportation facilities identified on the Wake County Transportation Plan. Any roadway improvements and/or driveway permits will have to be coordinated with, and approved by, the North Carolina Department of Transportation (NCDOT).

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) is required by the Wake County UDO, for any development, that generates more than 1,000 trips per day, or more than 100 peak-hour trips, as determined by the Institute of Transportation Engineers' Trip Generation Manual for specific proposed uses. Any required TIA must be submitted during the development plan approval process.

Planning Staff Findings

1. The proposed Residential-30 rezoning and the permissible density and range of uses are consistent with the Comprehensive Plan's designation and are reasonable and appropriate for the area.
2. The proposed rezoning complies with the Comprehensive Plan's Development Framework Map classification of Community in that development of the Community areas should provide for predominantly residential uses that offer the scenic views and pastoral amenities of suburban living, while retaining close access to the benefits and cultural opportunities of the adjacent urban centers.
3. A detailed site plan must be approved by the appropriate Wake County entity prior to future redevelopment.
4. The properties were removed from the corporate limits of the Town of Fuquay-Varina by House Bill 909 / Session Law 2024-20 on June 28, 2024 with an effective date of June 30, 2024.

Planning Staff Recommendation

The planning staff recommends **approval** of the requested zoning map amendment, PLG-RZ-005262-2024, as presented, and finds that the zoning map amendment is consistent with the Comprehensive Plan, and otherwise advances the public health, safety, and welfare.

Planning Board Recommendation

Please see the attached draft statement for consideration in making a motion regarding this rezoning petition.

Draft Statement for Consideration by the Planning Board

The Wake County Planning Board has reviewed the rezoning petition (PLG-RZ-005262-2024) for the 27.85 acre area located north of Eddie Howard Road to apply Wake County zoning district Residential-30 (R-30). The Planning Board offers the following (1) statement of consistency, reasonableness and public interest, and (2) recommendation:

- 1) The Planning Board finds that the requested rezoning to R-30 is:
 - a) Consistent with the permissible range of uses that are allowed throughout the Community Area of the Comprehensive Plan's Development Framework Map, especially considering that most nonresidential uses would require a separate public hearing process for a Special Use Permit to ensure that their location and design is appropriate and will protect the public health, safety and general welfare;
 - b) Consistent with the Comprehensive Plan's Development Framework Map classification of Community in that development of the Community areas should provide for predominantly residential uses that offer the scenic views and pastoral amenities of suburban living, while retaining close access to the benefits and cultural opportunities of the adjacent urban centers;
 - c) Reasonable because it would allow for the same residential density and range of uses as would be permissible on all the surrounding properties in this area;
 - d) In the public interest because the future residential development of the site may meet a market need for additional housing opportunities;
 - e) Reasonable and in the public interest because various provisions in the Wake County UDO and the established development review process with outside agencies such as the North Carolina Department of Transportation and other county departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare. For example, the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.
- 2) The Planning Board hereby recommends that the Board of Commissioners approve the rezoning request as presented.

Uses Permissible Within the Proposed Residential-30 Zoning District

Attached house
Detached house
Duplex, triplex, 4-plex
Lot line house
Mobile home
Family care home
*Group care facility
*Group home
*Health/personal care facility
*All other group living
*All other colleges/universities except business, trade, & technical schools
*Cultural exhibits and libraries
*Day care, including child-care home, child care center and adult day care
*Hospitals
*Lodge or private club
*Public parks/recreation including assembly buildings, botanical garden/arboretum
*Parking, Park and Ride
Religious assembly
Governmental
School
*Veterinary/kennel/shelter
*Cemetery, mausoleum, columbarium
Family burial grounds
*Gas station
*Bed and breakfast—homestay and residence
*Campgrounds and recreational vehicle parks
*Conference center/retreat house
*Recreation, and entertainment, outdoor
*Neighborhood / convenience-oriented retail
*Vehicle repair/service
*Waste related use
*Farm serving uses, class I and II
*Farmers market
Forestry
*Special Events
*Solar energy systems
*Static Transformer Stations, Radio/TV and Towers, Relay Station
Telecommunication Facilities—freestanding less than 200' *freestanding greater than 200' and co-located
Water towers—*stand alone or as part of a subdivision

Please note that the uses listed above do not indicate that they are viable uses for the subject properties in regard to such factors as lot area, availability of utilities, and

compliance with all regulatory requirements or market demand. Rather this list merely indicates that these uses are available for consideration. Some of the uses listed above (identified with an asterisk) would only be permissible via Special Use Permits issued by the Board of Adjustment after holding a public hearing and making positive findings of fact on several criteria.

MOTION FOR CONSISTENCY (1ST MOTION)

MOTION IF REZONING IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND UDO

In the matter of PLG-RZ-005262-2024, I move that the Board finds that the requested rezoning to R-30 is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance because the rezoning is:

- a) Consistent with the permissible range of uses that are allowed throughout the Community Area of the Comprehensive Plan's Development Framework Map, especially considering that most nonresidential uses would require a separate public hearing process for a Special Use Permit to ensure that their location and design is appropriate and will protect the public health, safety and general welfare;
- b) Consistent with the Comprehensive Plan's Development Framework Map classification of Community in that development of the Community areas should provide for predominantly residential uses that offer the scenic views and pastoral amenities of suburban living, while retaining close access to the benefits and cultural opportunities of the adjacent urban centers;
- c) Reasonable because it would allow for the same residential density and range of uses as would be permissible on all the surrounding properties in this area;
- d) In the public interest because the future residential development of the site may meet a market need for additional housing opportunities;
- e) Reasonable and in the public interest because various provisions in the Wake County UDO and the established development review process with outside agencies such as the North Carolina Department of Transportation and other county departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare. For example, the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

MOTION FOR APPROVAL (2nd MOTION)

In the matter of PLG-RZ-005262-2024, I move that the Board finds that the requested rezoning to R-30 is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest and here by make a motion to recommend approval of the proposed rezoning to R-30 to the Wake County Board of Commissioners.

Wake County Planning Board

PLG-RZ-005262-2024

Adam Cook, Planner II

August 7, 2024



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Request

To add Wake County R-30 zoning to nine parcels consisting of 27.85 acres located on the north side of Eddie Howard Road between Kennebec Road and Walter Myatt Road

Site Location



Background

- **NCGS House Bill 909 / Session Law 2024-20 removed nine parcels from the Town of Fuquay-Varina corporate limits on June 28, 2024 with an effective date of June 30, 2024**
- **Parcels were previously zoned Fuqua-Varina zoning district Residential Agricultural (RA)**
- **Wake County is proposing a Residential-30 (R30) zoning district**

Zoning History

- **1973: Wake County zoning applied to subject parcels**
- **2017: Properties annexed by Fuquay-Varina and zoned Residential Agricultural (RA)**
- **2024: Properties removed from Fuqua-Varina corporate limits**

Wake County Comprehensive Plan

- **The subject properties are located in the Community Area on the Wake County Development Framework Map**
- **The requested R-30 district allows for a residential density and limited range of nonresidential uses that are consistent with the Comprehensive Plan**

Public Input

- Public Hearing Sign Posted
- Owner / Adjacent Owner Letters
- Calls and Emails from Adjacent Owners



Utilities

- **The subject properties either already have individual well and septic disposal systems or would be likely developed with individual well and septic systems**

Consistency Statement

- **NCGS and UDO require that the PB provide the BOC with a statement of whether or not the request is consistent with the Comprehensive Plan, reasonable, and otherwise advances the public health, safety and general welfare (see draft statement)**
- **BOC must adopt a statement describing whether its action is consistent with the Comprehensive Plan, or explaining why their decision is reasonable and in the public interest**

Staff Findings

- 1. The proposed Residential-30 rezoning and the permissible density and range of uses are consistent with the Comprehensive Plan's designation and are reasonable and appropriate for the area.**
- 2. The proposed rezoning complies with the Comprehensive Plan's Development Framework Map classification of Community in that development of the Community areas should provide for predominantly residential uses that offer the scenic views and pastoral amenities of suburban living, while retaining close access to the benefits and cultural opportunities of the adjacent urban centers.**

Staff Findings

- 3. A detailed site plan must be approved by the appropriate Wake County entity prior to future redevelopment.**
- 4. The properties were removed from the corporate limits of the Town of Fuquay-Varina by House Bill 909 / Session Law 2024-20 on June 28, 2024 with an effective date of June 30, 2024.**

Planning Staff Recommendation

The planning staff recommends approval of the requested zoning map amendment, PLG-RZ-005262-2024, as presented, and finds that the amendment is consistent with the Comprehensive Plan, is reasonable, and otherwise advances the public health, safety, and general welfare, as required by UDO Section 19-21-6 (C) and state law.

Suggested Planning Board Recommendation

That the Planning Board:

- (1) adopts the drafted statement of consistency and**
- (2) recommends approval of the rezoning petition, PLG-RZ-005262-2024 as presented**

Wake County Planning Board

PLG-RZ-005262-2024



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Western Wake Area Plan

Wake County Planning Board

Akul Nishawala, AICP

August 7, 2024



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Updates

- **Virtual Community Meeting**
 - May 21
- **In-Person Community Meeting**
 - June 12 @ New Hill Community Center
- **Draft Land Uses**
- **Meeting with other municipalities/stakeholders**

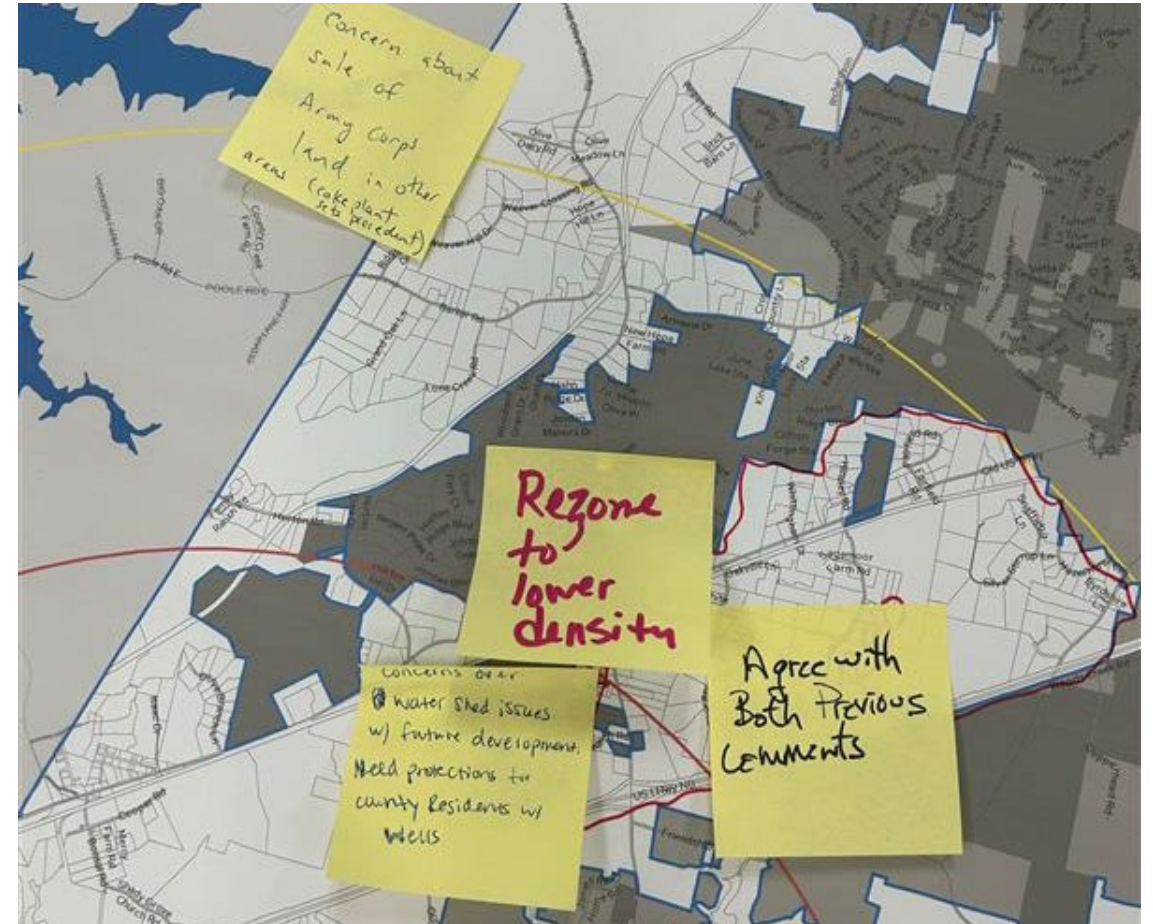
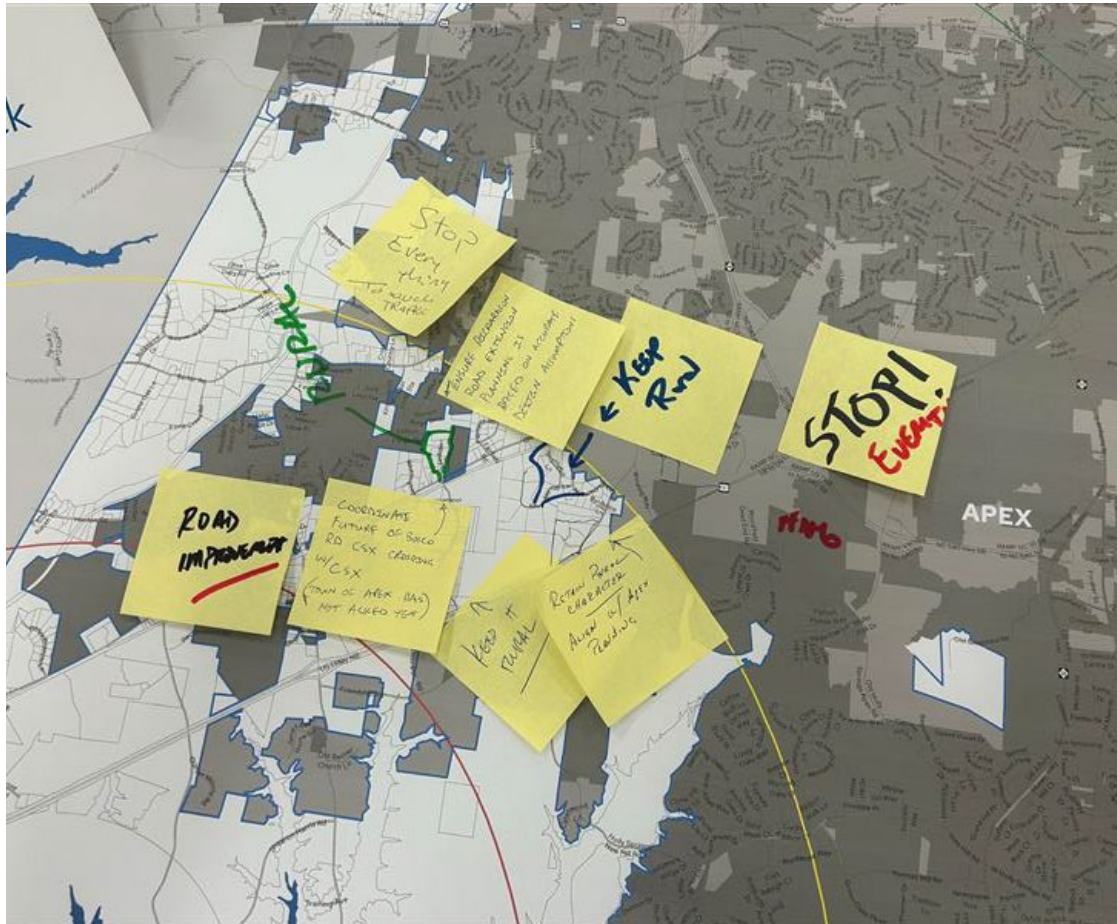
New Hill Community Meeting



New Hill Community Meeting



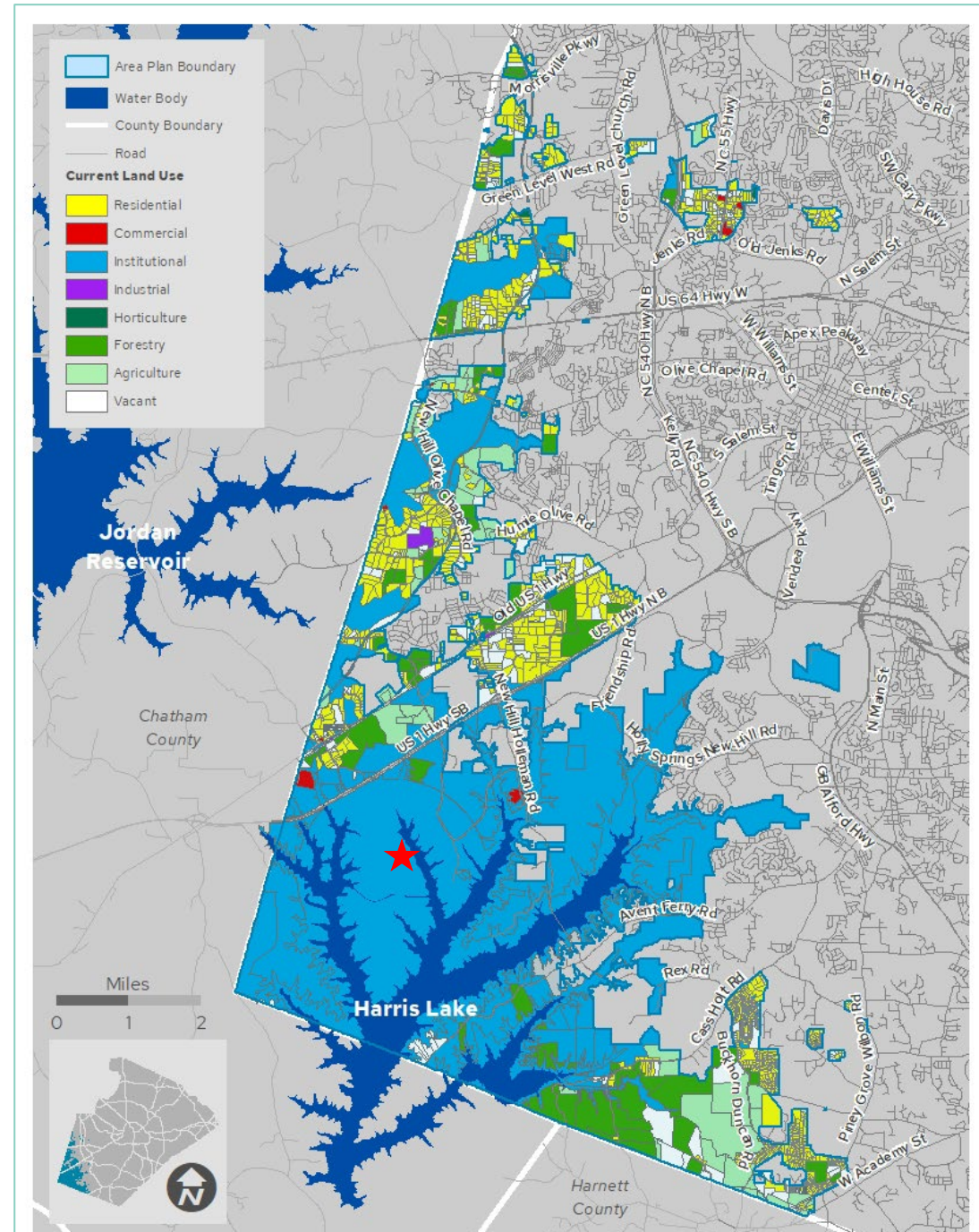
New Hill Community Meeting



Current Land Uses

Overview

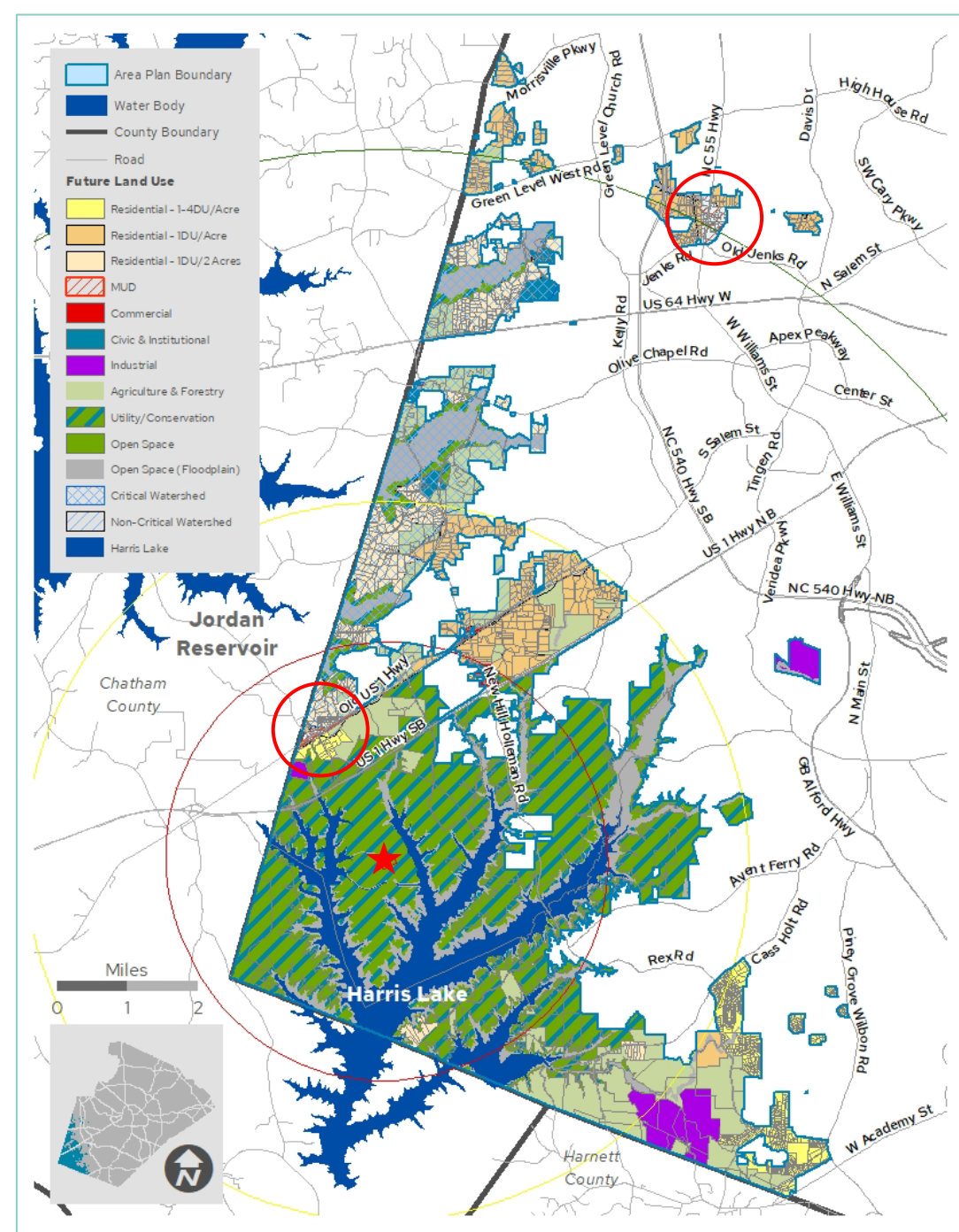
- Duke Energy/Harris Plant
- Small pockets of Residential
- Large Ag/Forestry in southwest area
- Little to no commercial
- Water Supply Watershed & Non-Critical Areas



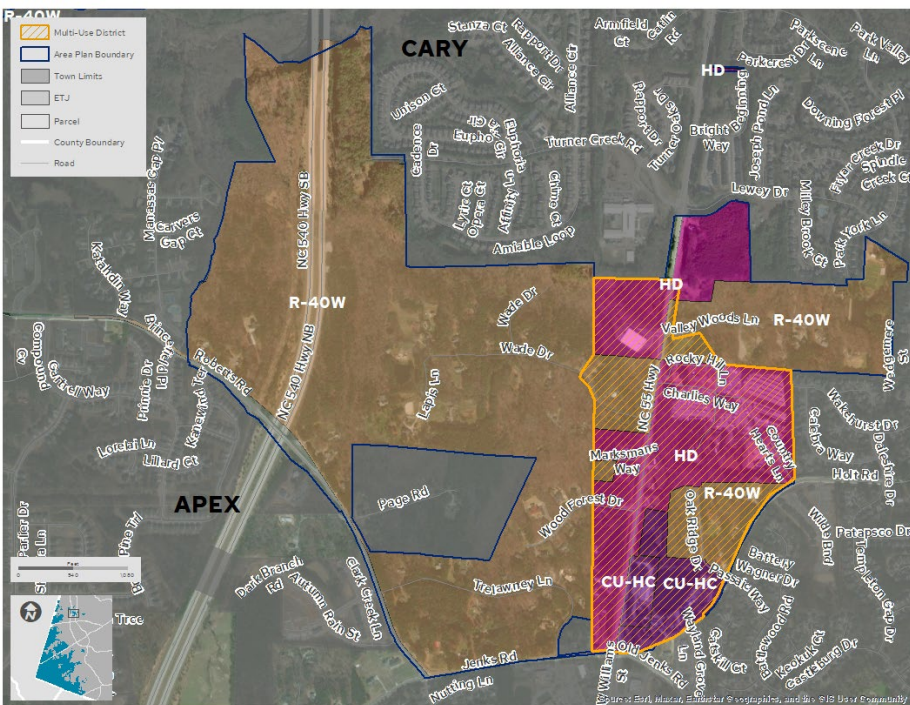
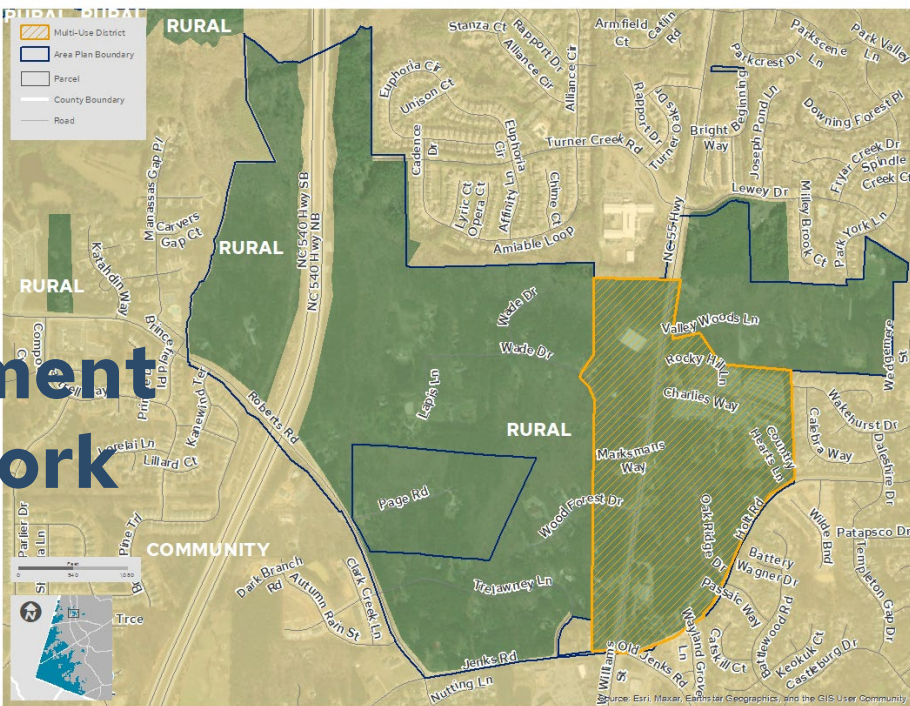
Draft Land Uses

Overview

- Utility/Conservation
 - Duke Energy & USACE
- Lowered residential density
 - Friendship/New Hill
 - Dev. Framework Amendment
- Industrial
 - Fuquay Quarry
- Two Multi-Use Districts (MUDs)

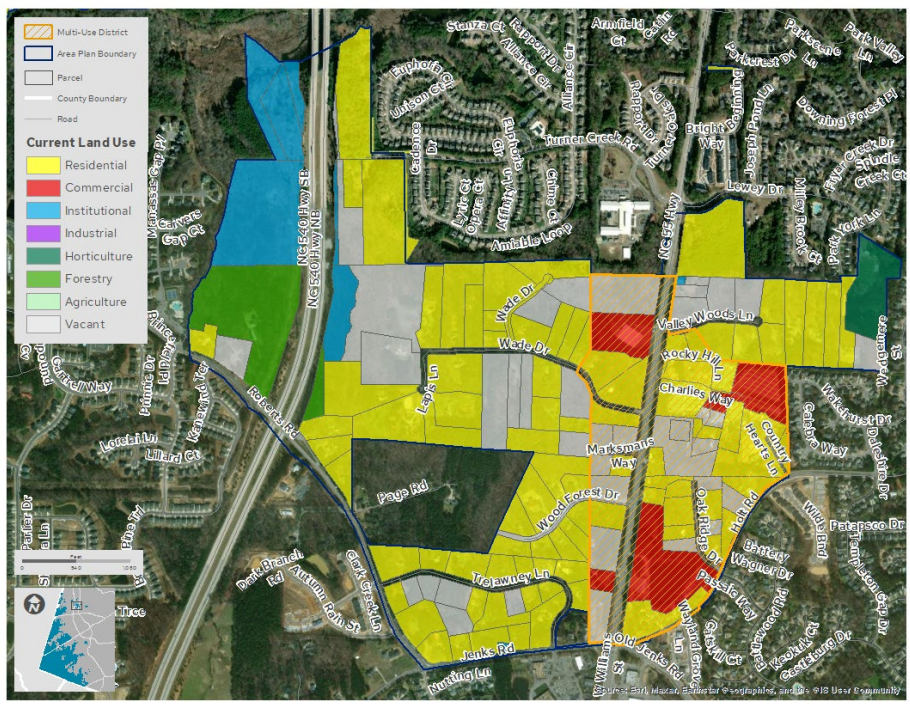


Development Framework

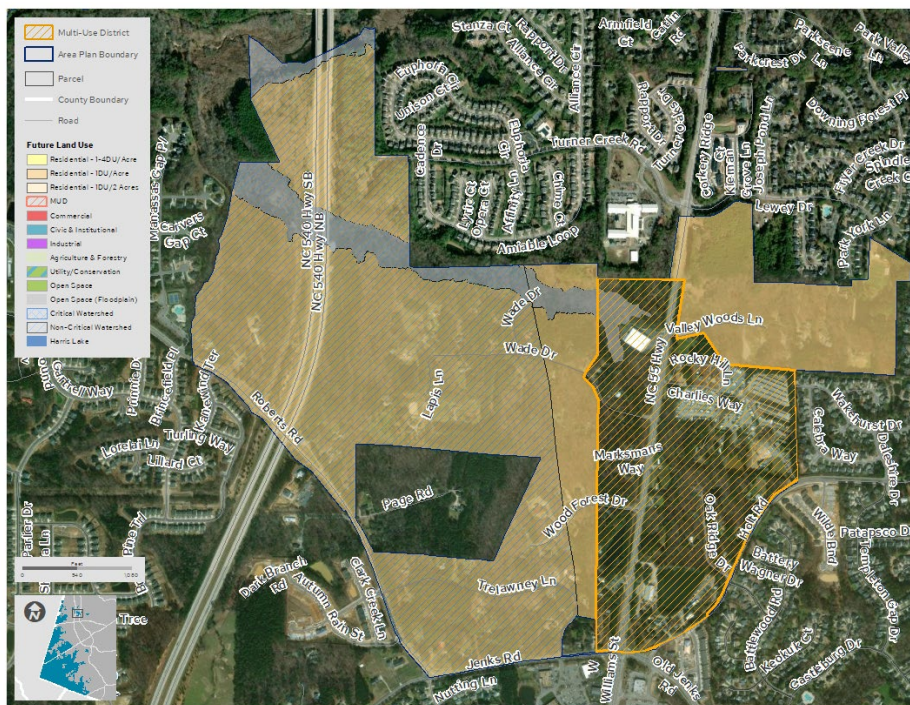


Zoning

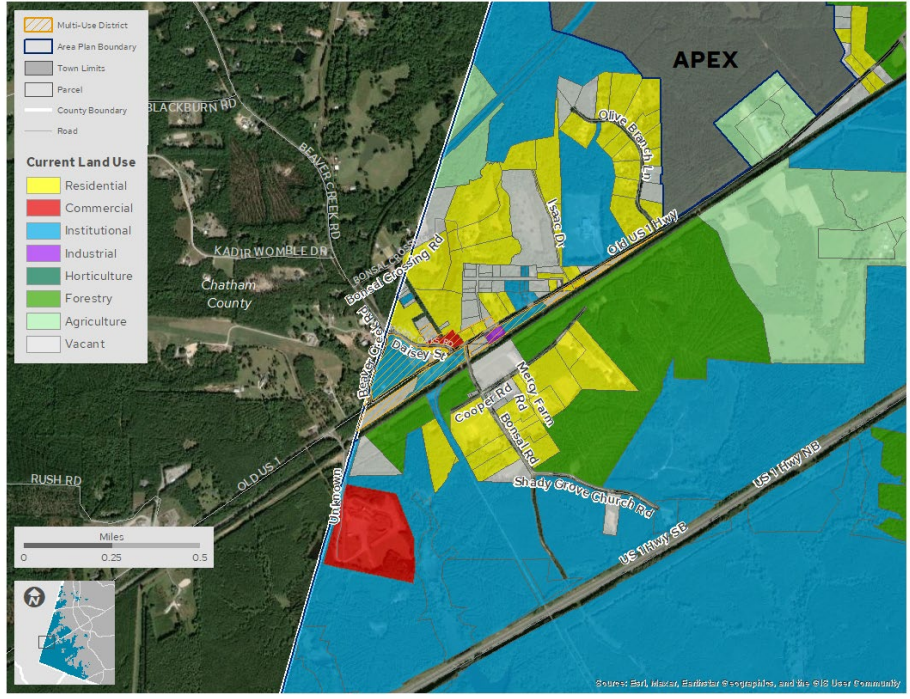
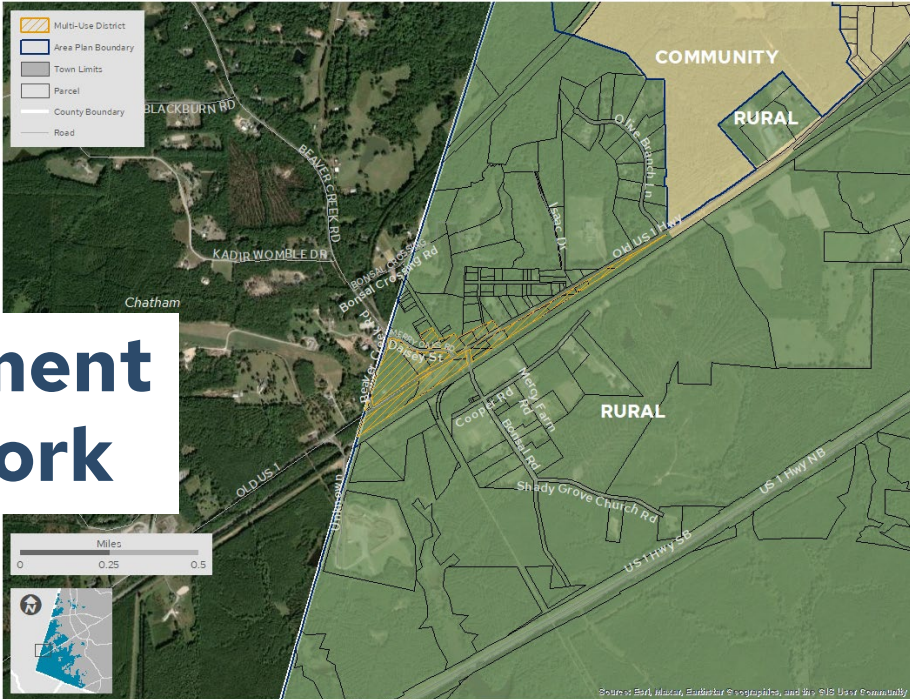
Current Land Use



Future Land Use

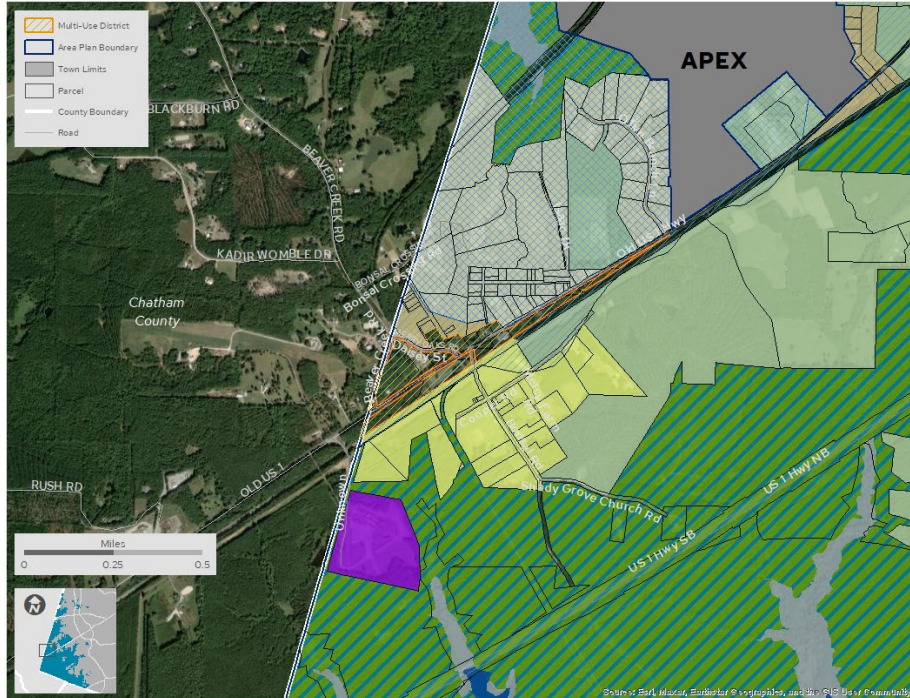
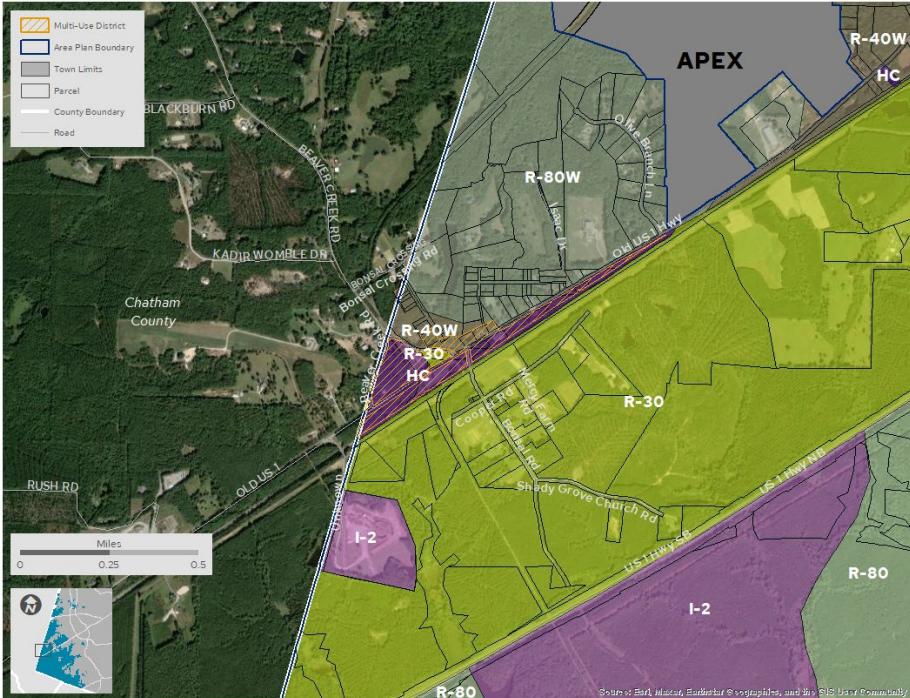


Development Framework



Current Land Use

Zoning



Future Land Use

Western Big Branch Area Plan

Overview

- Town of Apex
- Friendship & New Hill Communities
- Revisions to 2045 Land Use & Transportation Plans
- Protection of rural and agricultural character
- [Project website](#)

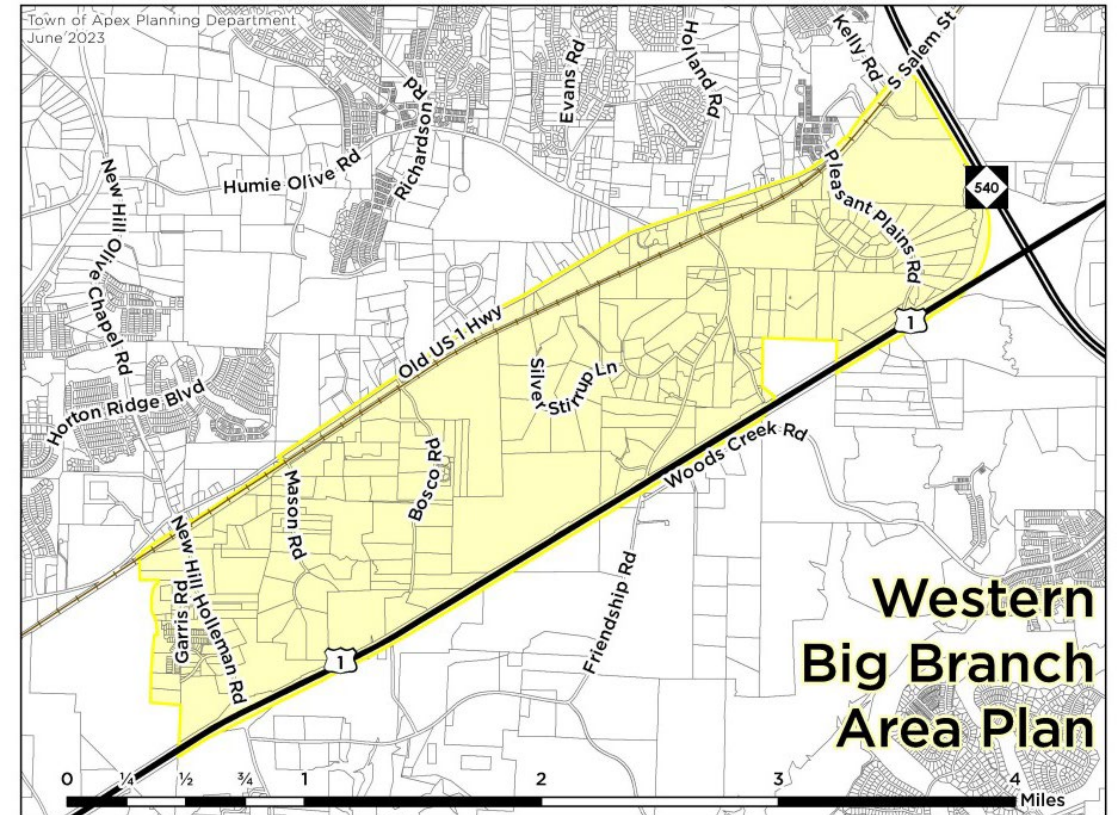
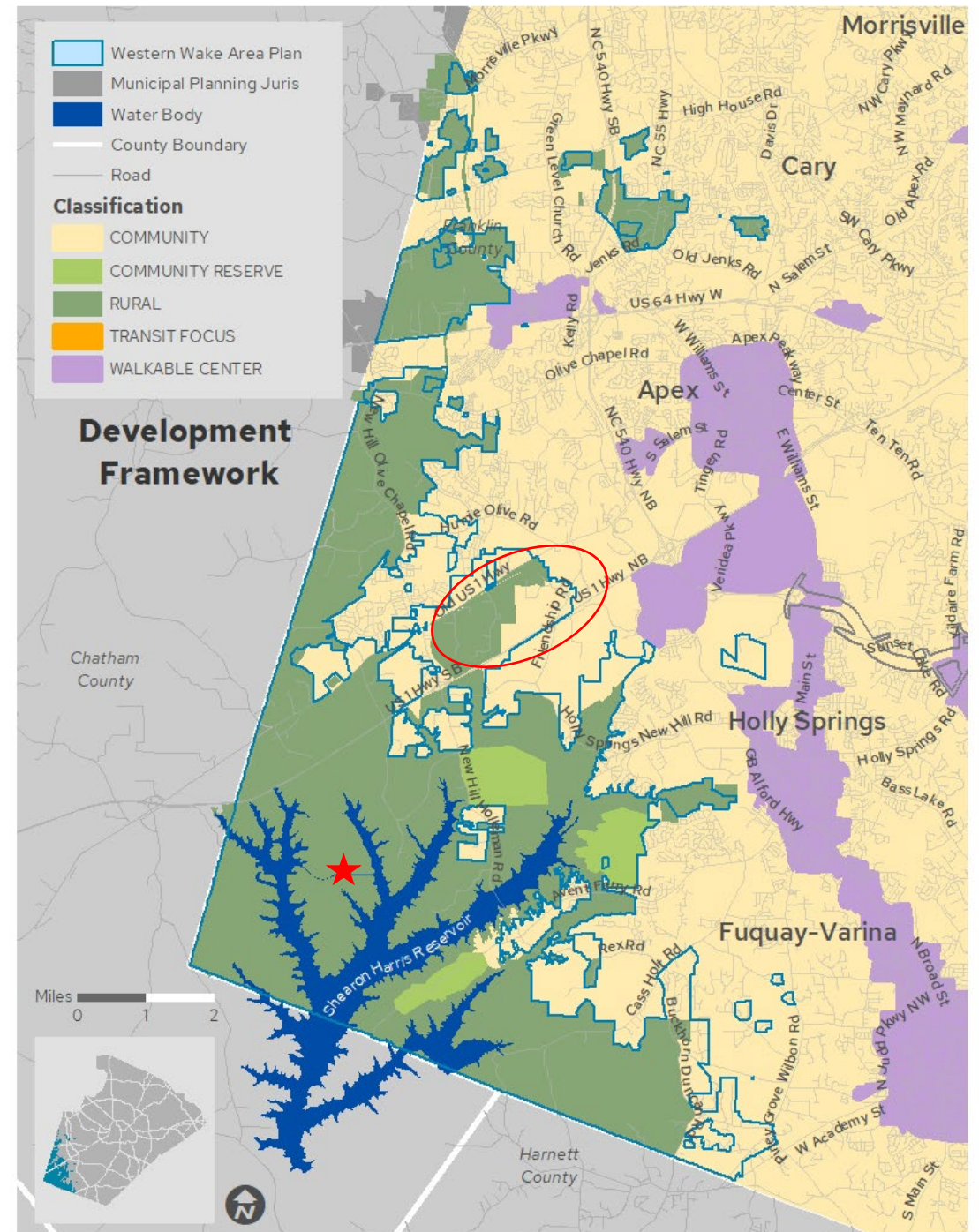


Image Source: <https://publicinput.com/i5237#tab-45672>

PLANWake Development Framework

Proposed Amendment

- Community to Rural
- Consistent with proposed lower residential density



Timeline



Questions



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Area Plan Boundary

Water Body

County Boundary

Road

Future Land Use

Residential - 1-4DU/Acre

Residential - 1DU/Acre

Residential - 1DU/2 Acres

MUD

Commercial

Civic & Institutional

Industrial

Agriculture & Forestry

Utility/Conservation

Open Space

Open Space (Floodplain)

Critical Watershed

Non-Critical Watershed

Harris Lake

