

Fuquay-Varina/Garner Area Land Use Plan

Highlights

- The Area Land Use Plan will replace the Land Use Classifications Map for the area covered by the Plan. The Fuquay-Varina/Garner Area Land Use Plan includes Fuquay-Varina and Garner's Urban Services Areas. (There is also a small area southeast of Fuquay-Varina that is in Angier's Urban Services Area.)
- The Area Plan has a long-term time frame (25 years) and will incorporate the objectives of emphasizing the development of communities; encouraging development in and around municipalities; maintaining resources including natural areas, historic sites, potential parks and greenways; and coordinating with transportation plans.
- The Area Land Use Plan is consistent with the County's adopted Transitional Urban Development Policies that define how development in Urban Services Areas should be designed in terms of water, sewer, transportation, and recreation areas. In Planned Growth Areas, new development should connect to municipal water and sewer systems where practicable, and encouraged to provide centralized community systems elsewhere. Development is at urban intensities and designed to facilitate future urban infill. In the remainder of the Urban Services Areas, outside the municipalities' Planned Growth Areas, urban intensities will be discouraged as premature, but development will at least be required to dedicate easements necessary to enable such service in the future.
- The plan's goal is to preserve the rural character of the Fuquay-Varina/Garner area by encouraging higher density and intensity development at activity centers, thereby creating villages. The sizes of the Activity Centers from largest to smallest are Regional, Community, and Neighborhood. Activity Centers will focus compact development in mixed-use village centers that include housing, commercial services, and employment opportunities designed with convenient pedestrian and vehicular access from the surrounding development areas.
- Transportation issues that the Area Plan addresses include the completion of I-540 and the creation of a collector road plan for the area, requiring sidewalks and bikeways in all new developments, and applying Special Highway Overlay District to the proposed I-540 freeway.
- Significant natural resources and other open space is being identified as part of each community and Wake County's Open Space Plan. Parks will be developed at each of the Activity Centers.
- Farmland preservation is identified as a way to help preserve the rural character of the area. Both the existing Wake County program and a voluntary agricultural districts program are included in the Area Plan.
- One water/sewer system for Wake County is recommended. Water/sewer best management practices include water conservation, wastewater reclamation and reuse, and residuals management.