

Frequently Asked Questions

HOW WILL THE ETJ EXTENSION AFFECT YOU?

What does ETJ (Extra-territorial jurisdiction) mean?

The ETJ is an area outside of the Town Limits that is likely to become part of the Town's limits within the 10 years and is part of a municipal planning area. An area within an ETJ designation is subject to the specified Town's zoning and building regulations, not the county's, to enable the Town to better ensure that development patterns and associated infrastructure will allow the efficient provision of urban services as the Town grows into that area. According to the rules set by the State of North Carolina, Towns greater than 10,000 population can request an ETJ up to 2 miles from their Town's limits.

What if I don't want to be included in any municipal planning area?

You already are. The Wake County Land Use Plan, adopted by the Wake County Board Of Commissioners in 1997 identifies this ETJ area for urban development in the near future. The plan places areas adjacent to all municipalities in Wake County in either "short-range" or "long range" urban services areas. These areas are expected to become urban, be provided with urban services, and typically annexed in the next 20 years.

Will I have to pay Fuquay-Varina property taxes?

No one in Fuquay-Varina's extra-territorial jurisdiction pays Town property taxes.

Will I have to pay for water and sewer extensions?

Water and sewer lines are not extended to existing subdivisions or other properties when they are included in the Town's ETJ. Typically, only if existing neighborhoods and properties outside the Town limits where private wells or septic systems have failed.

County policy for granting additional ETJ requires that an area be able to be served, but *does not require all areas to have services and be annexed:*

"ETJ extensions should only be granted for areas anticipated to be substantially developed and annexed within ten (10) years. The ten year period projections should be used as a guideline, and is adopted with the understanding that actual progress in development and annexation of a given ETJ area may vary from that originally projected at the time of ETJ extension."

What if I don't want to be annexed?

The extension of ETJ does not annex your property. Annexation is an entirely different process from being included in the Town's ETJ and is guided by state law and Town policy. Two annexation approaches exist. Either a landowner voluntarily requests to be annexed or a town may involuntarily annex an area. Both are covered by extensive guidelines spelled out in North Carolina law. The Town currently is not planning on initiating an annexation of this area.

Will I have an opportunity to present my comments?

Opportunities to comment on the ETJ request will be provided by Wake County since the Wake County Board of Commissioners must approve Knightdale's request to extend the extraterritorial jurisdiction to cover more area. The Wake County Planning Board will review the request and make a recommendation to the County Commissioners. Their meetings will be open to the public. Additionally, the commissioners must conduct a public before they make any decision to approve additional ETJ. Before any county hearings, legal advertisements will be placed in newspapers, signs will be posted, and mailed notice will be sent to every property owner in the affected area. Once a determination is made by Wake County to extend the Town's ETJ, the Town will also hold a public hearing to set the zoning of the properties within the newly extended ETJ. A detailed calendar will be kept on the Town's ETJ web page as this information is known.

How will my property be zoned?

According to the Town's zoning regulations, any land brought into the Town's ETJ is to be zoned by the Town

How will this affect my current residential property?

All new additions, decks, porches, fences, pools, storage sheds, etc. will be required to be in compliance with the Town's zoning requirements and will be required to obtain a building permit from the Town of Knightdale, not Wake County. All new Home Based Business and Home Occupations will be subject the Town's regulations and will be required to be registered with the Town.

How will this affect my current non-residential property?

All new additions, fences, dumpsters, parking areas, signs, etc. will be required to be in compliance with the Town's zoning requirements and will be required to obtain a building permit from the Town, not Wake County.

How will this affect my undeveloped property?

All future development will be subject to the Town's zoning requirements and review procedures and will be required to obtain a building permit from the Town, not Wake County.