

Activity Center Frequently Asked Questions

1) What are Activity Centers?

Activity centers are focal points for community activities like living, working, shopping, education, recreation, and cultural, civic, or spiritual activities. The activity centers have three different sizes that help support communities. The goal is to have activity centers that are compatible with the surrounding neighborhood, existing residential structures, road networks, and natural features that will not contribute to strip development. The characteristics and neighborhoods of each activity center are unique; therefore the County is considering each individually. Uses listed under general activity center guidelines may not apply to a specific activity center.

2) How are the Activity Center types different? What are the standards?

The Wake County Land Use Plan (LUP) outlines polices for all land use, including activity centers. The three different types of Activity Centers are Neighborhood, Community, and Regional. All activity centers permit residential uses.

Neighborhood Activity Centers (NACs): Up to 35 acres in size

NACs may allow mixed-use development that include residential, service, recreation, institutional, and small-scale retail uses that provide goods and services that meet daily needs of the neighborhood. NACs may include single-family detached, duplexes, garden apartments, and town homes.

Example:

Small-scale uses like convenience retail, grocery store, dry cleaners, pharmacy, & restaurants

Community Activity Centers (CACs): Up to 120 in size

CACs may allow all of the uses permitted in NACs, plus uses that provide goods and services needed less frequently than a daily basis. CACs may include single-family detached homes, duplexes, garden apartments, town homes, medium-rise apartments, and living care facilities.

Example:

Moderate-scale uses like restaurants, hotel, medical practice, offices, specialty retail, warehousing, & industrial

Regional Activity Centers (RACs): Up to 375 acres in size

RACs may allow all of the uses permitted in CACs, plus uses that have a regional draw like very large employers, regional shopping malls, and hospitals. RACs may include wide variety of housing types.

Example:

Large-scale uses like large discount retailers, restaurants, office parks, industrial parks, employment centers

3) What uses may be allowed in activity centers?

Each activity center is being evaluated individually. All of the general uses listed above may not apply to specific activity centers.

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4) Will these proposals change my zoning? Is this a rezoning?

No, activity center designation does not change the zoning of a property. These proposals are not rezonings and will not affect the current use of your property.

5) What uses are permitted outside of Activity Centers?

The following uses are permitted outside an activity center:

- Residences, Places of Worship, Day Cares, Fire or emergency service facilities, Parks, Libraries, and Schools

6) Why are the Activity Centers being changed from circle to parcel-based boundaries?

Symbols like circles and triangles were originally used to designate activity centers in the land use plan (LUP). Circles required that the Wake County Commissioners, the Planning Board, and the Board of Adjustment interpret activity center size and extent on a case-by-case basis. The Board of Commissioners has requested specific boundaries for activity centers to increase clarity and consistency for all decision-making boards.

7) Why are some Activity Centers proposed for removal?

New activity center guidelines were introduced in 2005 as part of a LUP update. Evaluating each activity center individually gives Wake County the opportunity to consider current development patterns, identify areas with the potential to develop as activity centers, and eliminate locations that should not be developed.

8) What is the Southeast Area Land Use Plan (SEALUP)? Where can I find it?

An Area Land Use Plan (ALUP) is a plan for a smaller portion of the County's jurisdiction. The SEALUP covers the urban services area of Wendell, Zebulon, and portions of Raleigh. The document is part of the larger Wake County Land Use Plan and can be found on Planning's website or it can be requested by contacting the Wake County Long Range Planning Division.

9) Where can I find more information or receive updates?

Please check Planning's website at www.wakegov.com/planning or contact us at (919) 856-6316 for more information about the proposals and public hearing dates.

10) When are the public information meetings?

Wednesday, October 21, 2009

Wendell Fire Station#2
6529 Bethany Church Rd.
Wendell, NC 27591
(East of Rolesville Rd.)

Wednesday, October 28, 2009

Zebulon Fire Department
113 E. Vance St.
Zebulon, NC 27597
(East side of Arendell Ave.)