

**BOARD OF COMMISSIONERS OF WAKE COUNTY, NORTH CAROLINA  
AMENDMENT TO THE SOUTHWEST WAKE AREA LAND USE PLAN**

WHEREAS, the proposed Land Use Plan Map and Text amendment referenced as LUPA-03-09 promotes the public health, safety, and general welfare of the citizens of Wake County;

WHEREAS, the proposed land use plan amendment is consistent with the Wake County Land Use Plan;

WHEREAS, the stakeholder committee established as part of the Harris Lake Drainage Basin Study supported and recommended the proposed Land Use Plan amendment;

WHEREAS, on December 16, 2009 the Wake County Planning Board voted unanimously 7-0 to recommend that the Board of Commissioners adopt the proposed Land Use Plan amendment LUPA 03-09;

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on March 15, 2010 to consider amending the Wake County Land Use Plan as proposed;

WHEREAS, on March 15, 2010 the Wake County Board of Commissioners voted 6-1 to adopt the proposed Land Use Plan amendment LUPA 03-09;

NOW, THEREFORE, BE IT HEREBY APPROVED AND ADOPTED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The proposed Land Use Plan Map and Text amendment is found to be consistent with the Wake County Land Use Plan and to otherwise promote the public health, safety, and general welfare, and the Wake County Land Use Plan is hereby amended as follows:

1. Amend the existing Southwest Wake Area Land Use Plan Map detailing land use classifications to reflect the changes shown on the Southwest Wake Area Land Use Plan – Proposed New Map. Details as listed:
  - a) Update the Land Use Plan Map to reflect Apex ETJ expansion areas by denoting these areas as municipal jurisdiction and by removing seven activity centers.
  - b) Update Land Use Plan Map to add proposed municipal fringe residential densities around the western border of Fuquay-Varina (1,750 Acres) and the southern border of Holly Springs. (1,500 Acres).
  - c) Update Land Use Plan Map to increase the land use classification to 1 unit per acre in the areas served by agreement with Harnett County water lines. (4,000 Acres)

- d) Update the Land Use Plan Map to add a Neighborhood Activity Center designation at intersection of Piney Grove Wilbon Road and NC 42 currently shown on Fuquay-Varina/Garner Area Land Use Plan within Fuquay-Varina's USA. (62 Acres)
- e) Update the Land Use Plan Map to adjust the parcel-based boundary of Neighborhood Activity Center at intersection of Bonsal Road and Old US 1 Highway. (32 Acres)
- f) Update the Land Use Plan Map to denote the majority of the land owned by Progress Energy for the purposes of the Shearon Harris Nuclear Facility as Utility/ Harris Lake (14,470 Acres)
- g) Update the Land Use Plan Map to change an area along Old Holly Springs Apex Road to a mixed use land use classification. (170 Acres)
- h) Update the Land Use Plan Map to add a business park connected to the potential wastewater treatment plant on the north side of US 1. (310 Acres)
- i) Update the Land Use Plan Map to add the US 1 Business Park on the south side of US 1 with the land classification of Business Park. (1480 Acres)
- j) Update the Land Use Plan Map to extend the potential business park on Holly Springs-New Hill Road to the west. (478 acres)

2. Amend SWALUP Text to add new Land Use Classifications and definitions to the Land Use Classifications Table. Details as listed:

- a) **Business Park** - The Business Park classification is intended to set aside future employment areas for strategic development in cooperation with adjacent municipalities. Land uses include employment uses, including office, research, and light industrial (high-tech industry), with limited supporting commercial.

Development in this classification shall adhere to the following:

- Building heights up to 3 stories
- Interconnected system of roads with easy vehicular access to highways and arterial roads; layout should accommodate various modes of transit
- Central open space around which buildings are arranged; buildings shall be connected to greenways or other walk-able routes
- Storm-water run-off shall be managed

This classification shall be used in 3 areas in the Southwest Wake Land Use Plan:

*US 1 Business Park*

The US Business Park, consisting of approximately 1,480 acres of land, is located just south of US 1 along Friendship Road. This area is intended to be a regional employment area. Major development on the site will require the construction of an internal road network.

*Old US 1 Business Park*

This area, consisting of approximately 310 acres, is located adjacent to the proposed waste treatment facility. Major development on the site will require the

construction of an internal road network, including a connection back to Old US 1.

*New Hill Holleman Road Business Park*

This area, consisting of approximately 478 acres, is located adjacent to a proposed business park in Holly Springs along New Hill Holleman Road. This area is intended to be a potential expansion area for the Holly Springs location. Major development on the site will require the construction of an internal road network.

- b) **Mixed-Use** The Mixed-use classification is intended to set aside future density areas for strategic development in cooperation with adjacent municipalities. The intent of the Mixed Use category is to designate areas where a wide range of commercial, business, and higher density residential land uses will be linked to create a “village-like”, pedestrian-friendly environment. Land uses include a mix of residential and retail/service uses in close proximity to each other. The mix of uses is intended to promote the health and well being of residents by ensuring availability of adequate and concurrent urban infrastructure, utilities, and services while encouraging physical activity, alternative transportation, and opportunity for social interaction.

Development in this classification shall adhere to the following:

- inclusion of a variety of housing types;
- inclusion of buildings with non-residential uses on the ground floor and residential units on the second floor;
- inclusion of commercial that is able, either as proposed or in conjunction with surrounding development, to serve daily or frequent needs of the surrounding neighborhood;
- creation a commercial core supported by an adequate supply of residential development;
- development shall follow an orderly, phased pattern of development to be supported by adequate public facilities.

- c) **Utility/Harris Lake** - This district comprises lands primarily owned by Progress Energy and includes Harris Lake. Recommended land uses within the district include the generation, transmission, and distribution of electric power produced by both nuclear and non-nuclear means and could include, by way of example, natural gas, wind and solar generation. Land uses supporting, appurtenant, and ancillary to these activities, including uses involving the elements and byproducts of power generation, may also be present in the district and may take the form of offices, warehouses, industrial, and training facilities operated by Progress Energy, its grantees, and lessees. Other public utility, parks, recreational, and municipal uses may be located within the district. To the extent practicable, the use of land within the district will respect and enhance the environment and natural resources.
- d) **Municipal Fringe** - The Municipal Fringe classification is intended to set aside future residential areas for strategic development in cooperation with adjacent municipalities. The recommended density for these areas shall be up to 2 acres or

up to 4 acres depending on jurisdiction. Development in the Wake County jurisdiction shall adhere to all applicable storm water and waste water regulations.

3. Amend SWALUP Text to add new Implementation Actions as shown on Attachment A.

SECTION II

The modifications to the Southwest Wake Area Landuse Plan (LUPA 03-09) shall become effective upon approval and adoption of this amendment on April 5<sup>th</sup>, 2010.

This Instrument Approved as to Form

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Wake County Attorney

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Date

**Attachment A**  
**Southwest Wake Area Land Use Plan Amendment (LUPA 03-09)**  
**Implementation Actions**  
**March 2010**

Topic	Action Area	Responsible Agency(ies)	Intent of Action	Role of Wake County
<b>Planned and Managed Development</b>	Identify / Verify Priority Development Areas	Town of Apex Town of Fuquay-Varina Town of Holly Springs	In alignment with existing Land Use Planning efforts each municipality would study the water, sewer and transportation infrastructure and funding requirements needed to support planned priority development areas.	Provide technical assistance as requested
	Coordination and Cooperation	Town of Apex Town of Fuquay-Varina Town of Holly Springs	The affected municipalities would establish lines of communication to ensure that development activities are coordinated. As desired or as initiated by the affected towns a standing group could be established.	Support efforts, Participate as requested
	Municipal Agreements	Town of Apex Town of Fuquay-Varina Town of Holly Springs	As desired or as initiated by the affected towns municipal agreements or similar documents would be drafted and ratified. These documents would address the elements identified through the land use planning process and through coordination and cooperation.	Support efforts, Participate as requested

**Attachment A**  
**Southwest Wake Area Land Use Plan Amendment (LUPA 03-09)**  
**Implementation Actions**  
**March 2010**

Topic	Action Area	Responsible Agency(ies)	Intent of Action	Role of Wake County
<b>Transportation</b>	Identify / Verify Transportation Needs	Capital Area Metropolitan Planning Organization (CAMPO)	The transportation concerns identified in the Harris Lake Drainage Basin Study (Draft December 2009) need to be included in the Wake County Coordinated Transportation Plan (CTP) sub-area discussions to be lead by the Capital Area Metropolitan Planning Organization (CAMPO) in 2010. Specifically the sub-area discussions would address evacuation concerns, desired roadway widths, and development expectations.	Participate in CTP sub-area meetings, Participate in Transportation Advisory Committee (TAC) and Transportation Coordinating Committee (TCC) Meetings
	Coordinate Progress Energy's Bridge Replacement with Plans	Progress Energy Capital Area Metropolitan Planning Organization (CAMPO) NCDOT	Development expectations and roadway width requirements documented in the Wake County Coordinated Transportation Plan (CTP) sub-area discussions would be conveyed to Progress Energy. CAMPO / NCDOT would establish a method to coordinate with Progress Energy's bridge replacement plans to ensure the transportation plans are met to the extent practicable.	Participate in Transportation Advisory Committee (TAC) and Transportation Coordinating Committee (TCC) Meetings
	Identify and Assess Possible Funding Mechanisms	Capital Area Metropolitan Planning Organization (CAMPO)	CAMPO would consider initiating studies if funding issues are identified in the Wake County Coordinated Transportation Plan (CTP) sub-area discussions. The studies would look at methods of how to allow transportation funding to be better aligned with evacuation needs.	Participate in Transportation Advisory Committee (TAC) and Transportation Coordinating Committee (TCC) Meetings

**Attachment A**  
**Southwest Wake Area Land Use Plan Amendment (LUPA 03-09)**  
**Implementation Actions**  
**March 2010**

Topic	Action Area	Responsible Agency(ies)	Intent of Action	Role of Wake County
<b>Rural Land and Community Resource Planning</b>	Scenic Corridor Plans	Town of Apex Town of Holly Springs Wake County	The affected municipalities would use the information identified in the Harris Lake Drainage Basin Study to identify important scenic roadways in their planned growth areas. The affected municipal areas would work with the area residents and other stakeholders to establish corridor plans	Support efforts, Provide technical assistance as requested, Support plans when adopted
	Small Area Plans	Town of Apex Town of Holly Springs Wake County	The affected municipalities would use the information identified in the Harris Lake Drainage Basin Study to identify important rural communities in their planned growth areas. The affected municipal areas would work with the area residents and other stakeholders to establish small area plans.	Support efforts, Provide technical assistance as requested, Support plans when adopted