

**Proposed Ordinance Amendment
Staff Report**

Planning Board Meeting: August 15, 2007

Request: ZP-864-07 Countywide Rezoning of Highway District (HD) to Residential Highway Commercial (RHC) District

Staff: Keith A. Lankford, Planner III

Purpose: To rezone all property within Wake County's jurisdiction that is currently zoned Highway District (HD) to a new zoning district entitled Residential Highway Commercial (RHC).

Background: On February 6, 2006, the Wake County Board of Commissioners adopted an ordinance amendment to create a set of zoning regulations for a new zoning district that would be entitled the Residential Highway Commercial (RHC) district. The RHC district regulations built upon the existing Highway District (HD) regulations. At that time, the planning staff emphasized that the creation of these new regulations was only the first step of a three-step process that was necessary to fully implement the new regulations. The staff indicated that this three-step process would:

- Create new zoning district regulations for the RHC district via ordinance amendment OA 05/11 (adopted on February 6, 2006);
- Apply the new RHC zoning to the existing HD zoned properties;
- Repeal the existing HD regulations.

This proposed rezoning is the second step in this process.

Analysis: During the development of the Unified Development Ordinance (UDO) there was consensus to create a new zoning district that would eventually replace the existing Highway District (HD) zoning. The need for the new Residential Highway Commercial (RHC) district stemmed from past confusion over the intent and purpose of the existing HD regulations of the Wake County Zoning Ordinance.

The RHC regulations were crafted to:

- clarify the dual purpose of the district, but emphasize that it is primarily residential;
- simplify the permitting process for some uses within activity centers;
- provide more flexibility for development within the activity centers and the related Residential Support Areas.

In order to facilitate this rezoning, the planning staff held two public information meetings to familiarize property owners with the proposed rezoning and the previously approved ordinance amendment. Both meetings were well attended with between 60 and 80 participants at each meeting. These two meetings were held on:

- Tuesday, July 10, 2007 at the county's Oak View Office Park facility, and
- Thursday, July 19, 2007 at the county's Southern Regional Center.

Tentative Schedule for Highway District Rezoning

Poole Road Community Meeting—Monday, July 9th 6:30 PM until 8:30 PM
Room 100 (A, B and C) Commons Building
Legal Ads due in by Wednesday, June 27th to run on Friday June 29th and Monday, July 2nd for N&O

Southwest Area Community Meeting—Thursday, July 19th 6:30 PM until 8:30 PM
Rooms 180 and 183 Southern Regional Center
Legal Ads due in by Wednesday, June 27th to run on Monday, July 9th and Monday, July 16th for N&O

15-Day Comment Period—July 20th through August 3rd

Planning Board Meeting—August 15, 2007
Legal Ads due in by Wednesday, June 27th to run on Friday June 29th and Sunday, July 1st for N&O

Board of Commissioners Meeting—September 17, 2007
Legal Ads due in by Wednesday, June 27th to run on Friday June 29th and Sunday, July 1st for N&O