



Board of Commissioners Meeting

March 1, 2010

Wake County Planning, Development and Inspections



- Would allow redevelopment of nonconforming uses in R40W Activity Centers only
- “Elimination and Redevelopment of Non Conforming Use” term created in Use Table and specific development standards established
- Redevelopment would be eligible to apply for a Special Use Permit subject to review by Board of Adjustment (BOA)



- Proposal allows BOA discretion with “site specific development plan” given text, standards
 - Allowable uses expanded, notably commercial
 - Maximum building size to be determined
 - Front, side setbacks less restrictive
 - Allowable signage to be determined
- BOA evaluates in quasi-judicial hearing with “Findings of Fact”

- Several meetings at Code & Operations
 - Potential redevelopment uses pared down, some uses still conflict with base zoning
 - Falls Lake draft rules effort, standards
 - Development scenarios evaluated (e.g. off site parking, impervious calculations outside of Activity Centers)



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- General Issues
 - Changes existing process for handling nonconforming uses, sites
 - Potential “scale” issues with uses otherwise not allowed in base district (R40W)
 - Increases the development value of nonconforming properties compared to conforming sites in district
 - Watershed protection



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- Complications
 - Falls Lake Rules process
 - Looking at redevelopment in water supply watershed
 - Relation to Land Use Plan (e.g. Activity Centers, types of redevelopment)



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Public Comments

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Planning Board Recommendation

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Staff Recommendation



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