



Town of Garner

900 7th Avenue · Garner, North Carolina 27529
Phone (919) 772-4688 · Fax (919) 662-8874 · www.GarnerNC.gov

FREQUENTLY ASKED QUESTIONS ABOUT EXTRA-TERRITORIAL (PLANNING) JURISDICTION

What does ETJ (Extra-territorial [planning] jurisdiction) mean?

The ETJ is an area outside of the Town of Garner's corporate limits that is part of the larger municipal planning and services area. Areas designated as ETJ are subject to the Town's zoning and building regulations instead of Wake County's. This enables the Town to ensure that development patterns and associated infrastructure will allow the efficient provision of urban services as the Town grows. This designation may be re-evaluated from time to time, and when deemed appropriate, ETJ may be relinquished back to Wake County who will then resume the administration of zoning and building regulations.

Will I continue to be in any municipality's planning area?

It is likely. The Wake County Land Use Plan, adopted by the Wake County Board of Commissioners in 1997 identifies areas for development in the future by the Town of Garner and all other municipalities in Wake County. The Plan places areas adjacent to all municipalities in Wake County in either "short-range" or "long-range" urban service areas. Consequently, neighboring municipalities may continue to cooperate with Wake County in conducting comprehensive future planning for your area.

Will this change affect my property taxes?

No. Properties within the Town of Garner's ETJ have not paid property taxes to the Town – only to Wake County and the County Fire District. Your property taxes will continue to be levied as they always have.

What about public water and sewer service?

At this time it is generally not anticipated for there to be public water and sewer service offerings in your area. This is part of the reason the ETJ designation has been re-evaluated for your area as Wake County policy generally expects that ETJ areas be able to be served at some point with other municipal services--not just zoning and building regulations. Keep in mind that subsequent re-evaluations may again determine otherwise.

Does this mean I won't be annexed?

Designation as ETJ is not a prerequisite for annexation. Annexation is an entirely different process and is guided by state law and Town policy. Two (2) annexation approaches exist: either a landowner voluntarily requests to be annexed, or the Town initiates an annexation that must be approved by a vote of the residents. Both approaches continue to be options for your area. That being said, the Town of Garner has not initiated an annexation since the 1980's and has no plans to do so.

Will I have an opportunity to comment and ask questions?

Yes. The Town of Garner is hosting several public drop-in sessions as noted in the cover letter. Anyone interested may attend.

Additional opportunities to comment on the ETJ relinquishment will be provided by Wake County since the County must agree to resume the administration of zoning and building regulations for the relinquished area. You should hear more from the Wake County Planning Department regarding these opportunities in the near future.

How will my property be zoned?

Any land relinquished from the Town’s ETJ will be zoned according to the goals of the Wake County Comprehensive Plan. Landowners will be notified in writing of the specific zoning designation for their property. Each landowner as well as adjacent landowners will be notified via first class mail prior to the zoning public hearing. Again, you should hear more from the Wake County Planning Department regarding the zoning process in the near future.

How will this affect my current residential property?

Any new additions, decks, porches, fences, pools, storage sheds, etc. will be required to be constructed according to Wake County’s zoning regulations which tend to be similar to those of the Town of Garner. If a building permit is required under the North Carolina Building Code, that permit would be obtained from Wake County Inspections offices in downtown Raleigh. Home Based Businesses and Home Occupations previously approved by the Town of Garner will also now be regulated by Wake County.

How will this affect my current non-residential property?

All new additions, fences, dumpsters, parking areas, signs, etc. will be required to be constructed according to the Town’s zoning regulations. If a building permit is required under the North Carolina Building Code, that permit would be obtained from Wake County Inspections offices in downtown Raleigh.

How will this affect my undeveloped property?

All future development will be subject to Wake County’s zoning regulations and review procedures. All building permits will be obtained from Wake County Inspections offices in downtown Raleigh.

How will this affect my historic property?

The Town of Garner and Wake County are both governed by the same Wake County Historic Preservation Commission which is, in turn, advised by the Wake County Planning Department and managed by Capital Area Preservation. Therefore, there will be no effect on existing or future historic designations.

For more information, please contact:
[Jeff Triezenberg](#), AICP, GISP
Assistant Planning Director
919.773.4445 / JTriezenberg@GarnerNC.gov