



## Wake County Planning Board Meeting Agenda

Wednesday, March 3, 2021 – 1:30 p.m.  
**Online Meeting via WebEx**

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1. Call to Order – Mr. Amos Clark, Chair
  2. Petitions and Amendments
  3. Approval of Minutes from January 6, 2021
  4. PLANWake Update – Comprehensive Plan Recommendation for Adoption
  5. Reports
    - Committee Reports
    - Staff Reports
  6. Chairman's Report
  7. Adjournment



## Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
[www.wakegov.com](http://www.wakegov.com)

### MINUTES OF REGULAR MEETING

#### Wake County Planning Board

Wednesday March 3, 2021, 1:30 p.m.

Online Meeting via WebEx

**Members Present:** (9) Mr. Amos Clark (Chair), Mr. Asa Fleming (Vice-Chair), Mr. Jason Barron, Ms. Brenna Booker-Rouse, Mr. Daniel Kadis, Ms. Meredith Crawford, Mr. Bill Jenkins, Mr. Thomas Wells, Mr. Tony Yao

**Members Absent:** (1) Mr. Ted Van Dyk

**County Staff:** (9) Mrs. Loretta Alston (Clerk to the Board), Mrs. Phoebe Brown (Community Services Accounting Technician), Mr. Steven Finn (Land Development Administrator), Mr. Tim Gardiner (Planner III), Mr. Tim Maloney (Planning, Development, Inspections Director), Mr. Akul Nishawala (Planner III), Ms. Terry Nolan (Senior Planner), Ms. Sharon Peterson (Long Range Planning Administrator), and Ms. Beth Simmons (Community Services Administrative Manager)

**County Attorney:** (1) Mr. Kenneth Murphy (Senior Assistant County Attorney)

**Guests:** (3) Ms. Michele Stegall (Town of Morrisville); Mr. Donald Belk (Attendee)

1. **Meeting Called to Order:** Mr. Amos Clark called the Planning Board meeting to order at 1:31 p.m.
2. **Petitions and Amendments:** None
3. **Approval of Minutes from January 6, 2021:** Motion to approve the minutes from January 6, 2021 was made by Mr. Wells and seconded by Ms. Crawford. The minutes were unanimously approved as presented.
4. **PLANWake Update – Comprehensive Plan Recommendation for Adoption**  
Mr. Maloney presented the final version of the Wake County Comprehensive Plan, PLANWake, for board discussion and possible recommendation to the Wake County Board of Commissioners for adoption at their meeting on March 15, 2021. Mr. Maloney's presentation included the Plan's major components, reminders of feedback from community partners since October, and next steps for the Plan.

Mr. Maloney reminded the Board that PLANWake represents a long-term vision for the future and to guide policy decisions for Wake County over the next ten years and that Wake County will continue to grow and change which will lead to subsequent amendments of this plan. He highlighted some of the key points which are summarized below:

- The new Plan will update our current land use plan and development policies while incorporating various master planning efforts by the County such as open space, greenways, affordable housing, and transit/transportation.
- A key aspect in development of the plan was public engagement and stakeholder input. This feedback was critical in shaping the plan's growth framework and policies, which are important elements to how our community prefers to see growth occur in the coming decade.
- Throughout this effort, Wake County residents were asked to identify and discuss the opportunities and challenges facing the county. With over 8,800 survey respondents and 150,000 input points, staff was able to capture helpful feedback that informed the policies and vision for the plan. The process was also informed by many stakeholder meetings and focus groups, centered around a diverse 50-person community advisory committee. Upon adoption of the plan, staff will continue collaboration with community stakeholders on development of tools and strategies that will engage the policies and goals of the plan.
- In the final phase of the process, it was important that staff engage those community stakeholders who have been part of this process from the beginning, such as the Homebuilders Association of Raleigh-Wake County, the Realtor's Association, Farm Bureau, Wake County Soil and Water, WakeUP Wake County, Water County Water Partnership, the Wake County Open Space and Parks Advisory Committee, and several others. All provided valuable feedback in these late stages of plan preparation.
- Over the last few months, staff also met with seven municipalities (Apex, Garner, Holly Springs, Fuquay-Varina, Rolesville, Knightdale, and Wake Forest) and coordinated with all 12 municipal planning staffs, particularly on the geographies of our Growth Framework Map, as it was very important that our Growth Framework Map be consistent with each municipality's planned growth over the next decade. Feedback was also received from the most recent survey and reiterated that the public does support the direction of PLANWake.

Mr. Maloney stated that staff has been looking for trends and any possible inconsistencies with municipal growth plans. If any are found, changes could be made that fit within the direction and vision of the plan. Mr. Maloney noted the following feedback from stakeholders:

1. There is some municipal interest to explore extension of municipal services into Wake County water supply watersheds.
  - Staff has been intentional throughout this process to maintain current water supply watershed policies which prohibit municipal expansion in most areas of county watersheds. Staff is advising that this interest be discussed in a separate effort among all key stakeholders after the plan is adopted.
2. Several municipalities expressed an interest in PLANWake's revised evaluation criteria for ETJ expansion.
  - Given the new criteria's emphasis on smaller, more focused ETJ requests, municipalities expect that future requests will be less challenging and more routine.

3. The Homebuilders Association wants to make sure the plan preserves the varying housing options across Wake County and the Association also expressed concern over new development regulations in the County's jurisdiction that may decrease the number of lots per development, while increasing the cost from new requirements like offsite road improvements and open space set-asides.
  - PLANWake is a high-level policy document and does not initiate any new development requirements upon adoption. After adopting PLANWake, staff will begin a collaborative process with the development community to establish the tools and strategies to implement the land use policies of PLANWake, which will require updating development regulations within the Wake County Unified Development Ordinance.

Mr. Maloney also shared with the board additional feedback from the RDU Airport Authority regarding the designation of a Walkable Center in the McCrimmon Parkway/Highway 54 area in Morrisville, and the Brier Creek area in Raleigh. These Walkable Centers were created to align with Morrisville and Raleigh's plans in those areas. However, RDU Airport Authority is discouraging residential use in these areas, as they fall within a certain aircraft noise level that may lead to complaints. Given this input from RDU, Mr. Maloney stated that the plan presented today does not include the two Walkable Centers.

Mr. Maloney stated that the Town of Morrisville has since adopted their Comprehensive Plan, which shows a thoughtful and strategic approach to mixed use development in the Highway 54 area. The Town has shared their plans for this area with the FAA, and the FAA has since sent a letter to the Town indicating that their proposed land use for that area is consistent with land use guidance near airports. Mr. Maloney informed the board that given what staff has learned over the past few days, and the evidence provided, staff is recommending that these walkable centers, consistent with the Town's plans, be placed back into PLANWake.

Mr. Daniel Kadis asked Mr. Maloney if there had been the level of discussion with the City of Raleigh regarding their Walkable Center near Brier Creek as there had been with the Town of Morrisville. Mr. Maloney stated that staff has not had the level of discussion with the City of Raleigh, but the proposal and recommendation would be to put both of those back into the plan.

Mr. Maloney introduced Mr. Tim Gardiner to present about PLANWake structure and key components. Mr. Gardiner stated that the three major components of the plan are the Key Vision Outcomes, the Development Framework Map, and the Annual Performance Metrics of the plan. The Key Vision Outcomes refers to the overall philosophy of the plan and whether the community is willing to support the plan as we figure out how to work through our challenges. Mr. Gardiner stated that the Development Framework Map refers to the geography of the plan and how the plan coincides with the municipality comprehensive plans.

Ms. Crawford asked Mr. Gardiner for more information regarding municipal expansion locations where builders would be creating infrastructure that are only somewhat functional. Mr. Gardiner stated that the concern is valid, however the intention is to encourage the municipality to develop in the community areas and walkable centers in the future.

Ms. Crawford asked if the map presented is the current plan being proposed, as she was trying to track the changes made since the November presentation. Mr. Gardiner stated that the current map is the proposed plan, but staff could provide a previous map to show the evolution of the plan.

Mr. Clark asked Mr. Gardiner for clarification on the locations of the proposed walkable center and community areas. Mr. Gardiner stated that most are in corporate limits or ETJ areas, and the purpose is to emphasize to the municipalities that there needs to be a partnership in order to meet our growth needs.

Mr. Gardiner continued with his presentation and began to discuss performance tracking and the overall support for metrics and reporting.

Mr. Tom Wells asked if a timeline had been established for setting the metrics and putting metrics in place. Mr. Gardiner confirmed that the metrics are in place and staff will be reporting on those expected outcomes within the first year of plan adoption. Mr. Clark asked Mr. Gardiner about the timeframe for some of the metrics set in the plan and Mr. Gardiner stated that those goals will be discussed more in the future with the Planning Board and the Board of Commissioners, but in general, staff's goal is to see positive and realistic progress on set metrics. He further stated that progress will be evaluated on a yearly basis to make sure the plan is on track, as some of the metrics are difficult to complete in a set timeframe.

Mr. Gardiner concluded his section of the presentation and submitted the floor to Mr. Maloney. Mr. Wells shared concerns stating that the UDO does not cover specific issues dealing with the fast growth of the county and the land use policies proposed in PLANWake. Mr. Maloney stated that concern is valid, and he continued by stating the critical actions that will be addressed after PLANWake is adopted. Those critical actions will involve significant public outreach and stakeholder input, and include:

- Prioritize and develop the tools and strategies to implement the land use policies of PLANWake, by updating certain development regulations within the Wake County Unified Development Ordinance.
- Prioritize and prepare small area plans that provides more localized guidance for land use decision-making.
- Work in partnership with municipalities and utility providers to plan and encourage growth in the municipal urban services areas and ETJ.
- Prioritize the protection of open space and rural land by working with preservation groups and other partners.
- Develop a formal system for tracking and reporting performance metrics of PLANWake, including establishing benchmarks, developing a process and template for annual reports, and consideration of a tracking dashboard.

Ms. Crawford requested the most up to the date detailed map prior to making recommendation. Mr. Maloney presented the Growth Framework Map presentation slide. Mr. Gardiner went over several details of the map and informed the board that the PLANWake site has a tool that allows users to view property at a very detailed level.

Mr. Kadis asked a follow up question regarding development regulations and concerns from the Home Builders Association and asked that the board be allowed to attend public meetings with staff to offer guidance. Mr. Kadis also asked about the municipality's possible expansion of their ETJ into the watershed areas and whether those issues will be brought before the Planning Board. Mr. Maloney stated that input from the board and outside stakeholders will be requested.

Mr. Wells asked staff to address a question from an attendee via the Webex chat function:

Will there be data infrastructure that allows the inclusion of additional metrics later in the process, or would additional infrastructure need to be established to address new metrics?

Mr. Gardiner stated that the metrics will be continually evolving by determining why things are occurring and how it relates to the actions already taken and then deciding on next steps and other metrics to track.

Mr. Fleming asked staff if the Home Builders Association had given feedback to and whether the answers to their questions were sufficient. Mr. Maloney stated that the association has not given feedback to staff. Mr. Gardiner feels that some of the association's questions were hard to address, as the changing demographics of the County is hard to predict.

Ms. Crawford attended the farmers-based stakeholders meeting and shared concerns of some of the traditional farmers that the new plan would limit their ability to sell land. She also shared concerns that PLANWake is leading Wake County in a way that she feels is more progressive than the population would like to see and feels that the stakeholder meetings discuss the plan at a level that is difficult for participants to understand. Ms. Crawford is open to participate in further discussions to bridge the gap.

Mr. Clark opened the floor for public comments.

#### **Town of Morrisville Presentation**

Mr. Maloney introduced Ms. Michele Stegall, Planning Director for the Town of Morrisville. Ms. Stegall shared a presentation with the Board regarding two areas highlighted in the town's newly adopted Land Use Plan- the McCrimmon Extension Area and the TOD East Area. Ms. Stegall presented several visualizations of these areas from the adopted plan and highlighted some background from interactions and discussions with RDU Airport about airport overlays and noise levels. She stated that the town did meet with the FAA and the FAA indicated in a letter that the Land Use Plan the town adopted met their standards and criteria.

Mr. Wells verified with staff whether the town's request was incorporated into the current plan. Mr. Maloney stated that it is recommended by staff that the two walkable centers be added to the plan before being presented to the Board of Commissioners.

#### **Public Comments**

Mr. Donald Belk, senior planner with the City of Raleigh Planning and Development Department, thanked the Wake County Planning staff for its hard work on this plan and stated that the City of Raleigh is looking forward to implementing the goals of PLANWake.

Mr. Jenkins agrees with Ms. Crawford's earlier concerns regarding the progressiveness of the plan and its support within the more rural community. He also stated that he has concerns about the period after adoption before the UDO is revised. He feels that staff should move quickly to make those revisions, as developers may feel a sense of urgency and they may try to rush development before the implementation of the revisions. Mr. Jenkins stated that overall, he is in support of the Plan.

Mr. Wells stated that he and Mr. Jenkins served on the Advisory committee for PLANWake and feels there was an overall diverse representation at those meetings, and they were all afforded the opportunity to provide input. Mr. Wells inquired of staff if there had been any indication of strong objection from any stakeholder groups. Mr. Maloney stated that all feedback received was shared with the Board and staff has not received any adamant opposition to the Plan.

Ms. Crawford stated that she feels the Plan limits the future use of farm land and how it can be developed by the landowner, and may be opposed to PLANWake for this reason, and inquired to staff what the process is moving forward from this meeting. Mr. Maloney explained that the expectation is for the Planning Board to consider a recommendation that would then be forwarded to the Board of Commissioners at the board's March 15<sup>th</sup> meeting. Staff's recommendation is that the Board recommend adoption of this plan, with the addition of the Walkable Centers. He reminded the board that the adoption of this plan does not initiate any changes in the UDO.

Ms. Booker-Rouse stated that she feels the current plan has been discussed over the course of the past year and feels the board should move forward with the recommendation.

Mr. Wells reiterated that staff has stated that nothing has changed at this point except approach. He believes the Board has continued responsibility to reach out to stakeholders who have concerns, get their input, and bring those concerns to staff, as well as educate them on the Plan.

Ms. Crawford further stated that she has expressed her concerns about various issues over the past year and feels that everyone on the board brings valuable input to discussion. She also stated that she feels the Plan limits how a landowner or farmer can develop their land.

Mr. Clark shared that he feels that a lot of thought has been put into this plan, but there is also a lot of work to be done. He stated that comments from Holly Springs has been incorporated into the plan and the City of Raleigh stated they had ample opportunity to share input. Mr. Clark is happy with the new ETJ process and feels it makes the process more thoughtful. He doesn't feel it is overly restrictive, but guides where more dense growth should occur.

Ms. Peterson shared concerns that within the farming community, there may be different challenges as expressed in an agricultural advisory board meeting. Their concerns dealt with more protections and conservation, and concerns about subdivisions that were broaching farm operations.

There being no further discussion, Mr. Clark asked Board to entertain a motion.

### **Motion**

Mr. Jenkins made a motion to recommend approval of the Wake County Comprehensive Plan, as presented with the inclusion of the walkable centers in Morrisville and Brier Creek areas and make a recommendation for approval to the Wake County Board of Commissioners.

The motion to recommend approval was seconded by Mr. Wells.

Mr. Clark acknowledged that Mr. Barron, who was present for the entire staff presentation and the majority of the public comment period, delivered his proxy vote via the chat feature of WebEx, which was read aloud as an affirmative vote in support of the current draft of the PLANWake as presented by staff, including the re-inclusion of the walkable centers that were removed previously.

The vote to recommend was passed by raise of hand by a vote of 8-1, with member Ms. Meredith Crawford in opposition.

## **5. Committee Reports**

Code and Operations – None

Land Use and Subdivision – Mr. Jenkins reported that the committee met prior to Planning Board meeting to discuss Land Use Plan Amendment 01-21 Poole Road/Rutledge Landing. The committee voted to recommend approval. There will be a public hearing at the next scheduled Planning Board meeting on 4/7/2021.

Transportation - None

## **Staff Reports**

Mr. Maloney briefly outlined agenda items for Planning Board 4/7/2021 meeting:

- The recommended PLANWake draft will be presented to the Board of Commissioners at their March 15th meeting at 2 p.m. The chair will represent the board at that meeting with the board's recommendation and staff will give a very similar presentation presented today.
- Wake County Transit Plan update from CAMPO
- Election of Chair and Vice-Chair

Ms. Peterson stated that the Northeast Wake Micro-Transit Study is in final draft and the link will be sent to the board after it is approved. Pilot service will begin towards the end of the year and the Town of Morrisville will possibly have Micro-Transit's service available to its residents as early as June of this year as part of the Wake Transit plan. Ms. Peterson can provide more information at the April meeting, or if the board prefers, she can have staff from Morrisville present before the board.

Mr. Finn reported that Current Planning and other development review staff will be moving off the first floor to the fifth floor March 15, 2021 due to renovation of workspace. He noted development remains active. He specified heavy activity with minor and exempt plat submittals and an uptick in commercial pre-submittal meetings.

## **6. Chairman's Report**

Mr. Clark expressed appreciation for all the work that staff has done on PLANWake and on the efforts of this Board for being engaged, asking questions, and leading good deliberations.

## **7. Adjournment**

The meeting was adjourned at 3:29 p.m.



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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
March 3, 2021

Chair Amos Clark declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, March 3, 2021 adjourned at 3:29 p.m.

Respectfully Submitted:

Amos Clark  
Wake County Planning Board

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