



Wake County Planning Board Meeting Agenda

Wednesday, April 7, 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 March 3, 2021
 4. Election of Chair and Vice Chair
 5. LUPA-01-21 Knotts Hill Place
 6. Wake County Transit Plan Update (CAMPO)
 7. PLANWake Update
 8. Reports
 - Committee Reports
 - Staff Reports
 9. Chairman's Report
 10. Adjournment



Planning, Development & Inspections

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MINUTES OF REGULAR MEETING

Wake County Planning Board

Wednesday April 7, 2021, 1:30 p.m.

Online Meeting via WebEx

Members Present: (7) Mr. Amos Clark (Chair), Mr. Asa Fleming (Vice-Chair), Mr. Bill Jenkins, Mr. Daniel Kadis, Mr. Ted Van Dyk, Mr. Thomas Wells, Mr. Tony Yao

Members Absent: (3) Mr. Jason Barron, Ms. Brenna Booker-Rouse, Ms. Meredith Crawford

County Staff: (11) Mrs. Loretta Alston (Clerk to the Board), Mrs. Phoebe Brown (Community Services Accounting Technician), Ms. Jenny Coats (Community Services Business Manager), Mr. Frank Cope (Community Services Director), 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: (4) Mr. Andrew Petesch (Applicant, Petesch Law), Mr. Richard Stockett (Developer/Owner of Hughes Development LLC), Mr. Bret Martin, Mr. Chase Smith (Ramey Kemp & Associates)

- 1. Meeting Called to Order:** Mr. Clark, Chair, called the Planning Board meeting to order at 1:32 p.m.
- 2. Petitions and Amendments:** None
- 3. Approval of Minutes from March 3, 2021:** Motion to approve the minutes from March 3, 2021 was made by Mr. Kadis and seconded by Mr. Jenkins. The minutes were unanimously approved as presented.
- 4. Election of Chair and Vice Chair**

Mr. Murphy opened the floor for nominations for chair of the Planning Board. Mr. Wells nominated Mr. Amos Clark for chair, and the nomination was seconded by Mr. Jenkins. There being no other nominations, Mr. Clark accepted the nomination and was elected chair of the Planning Board by unanimous consent.

Mr. Clark opened the floor for nominations for vice-chair of the Planning Board. Mr. Kadis nominated Mr. Asa Fleming for vice-chair, and the nomination was seconded Mr. Wells. There being no other

nominations, Mr. Fleming accepted the nomination and was elected vice-chair of the Planning Board by unanimous consent.

5. LUPA-01-21 Knotts Hill Place

Mr. Nishawala presented a proposal to amend the East Raleigh Knightdale Area Land Use Plan (ALUP) to reclassify 900 Knotts Hill PI (PIN 1763007038) from Residential Less Than 1.5 Units Per Acre to Residential 1.5 to 4 Units Per Acre.

The subject property is 10.09 acres and was originally part of the nearby Huntsboro residential subdivision to the south but has been left undeveloped due to the environmental constraints that exist therein. The Huntsboro subdivision was completed in 1998, and the parcel is currently zoned Residential-30 (R-30). Mr. Nishawala stated the applicant is proposing this slight increase in allowable density in order to build a residential subdivision and to get a bit more density than would otherwise be allowed. At a later date, this LUPA will be accompanied by a petition to rezone the property to CU-R-10.

Mr. Nishawala stated that the request is similar to zoning and density of surrounding subdivisions, including Rutledge Landing (allows 4.35 units/acre), Ashley Hills (allows 2.17 units/acre), and Huntsboro (allows 1.5 units/acre). The Smithfield Rd/Poole Road Community Activity Center is sufficient mixed-use development to serve the neighborhoods, and Mr. Nishawala presented a map to show proximity of municipal utilities.

Mr. Nishawala stated that, although the town of Knightdale stated that this petition is inconsistent with its Land Use Plan, staff reasoned that it does guide quality growth through the East Raleigh-Knightdale area in cooperation with local governments, and that it also encourages growth that will take advantage of existing and planned infrastructure so that municipalities are able to provide basic public services in accordance with their adopted plans.

Mr. Nishawala presented the following staff findings:

1. The density of the proposed land use amendment is largely similar to the current existing density of the surrounding area.
2. The proposed density will be achieved by tying onto the existing private sewer treatment system in the adjacent Rutledge Landing subdivision.
3. The proposed amendment is consistent with the goals set forth by the East Raleigh/Knightdale Area Land Use Plan.
4. The proposed amendment is reasonable and in the best interest of the health, safety, and welfare of the general public.

Staff mailed 264 letters to adjacent property owners within a radius of 1,000 feet of the property to notify them of today's board meeting. Mr. Nishawala stated that feedback was minimal; he spoke to two property owners who requested more information and a letter was received from Ms. Susan Jones on March 4th (after the initial committee meeting) objecting to the request, which was read to the Board.

Mr. Jenkins inquired of staff about crime in the area. Mr. Nishawala did research the area crime reports and stated there was a shooting a few years ago, but there were no other reports found.

Public Comments

Mr. Clark opened the floor for public comments at 1:52 p.m.

Ms. Linetta Threatt (908 Knotts Hill Place), homeowner in the Huntsboro subdivision, shared her concerns about a possible public easement on the land adjacent to the 10-acre lot and her property at the dead-end of the subdivision, and the impact the easement would have on the value of property in the Huntsboro Subdivision and in the new subdivision.

Mr. Andy Petesch, introduced himself on behalf of the applicant, and introduced Mr. Richard Stockett of Hughes Development LLC (developer of the property) and Mr. Chase Smith (traffic engineer). Mr. Petesch stated that they held a community meeting in March of 2019 and then another in October 2020, during which that many residents expressed concerns about the public easement. Mr. Petesch stated that they have a condition in the rezoning application, which will be submitted soon, that prohibits access to the parcel from Knotts Hill Place. Mr. Petesch shared several maps for the planned development and explained that there would be a signification buffer between the new development and the homes on Knott Hill Place.

Board Discussion

Mr. Clark requested that the chair of the Land Use Committee present its findings from the committee meeting in March. Mr. Jenkins reported that the committee heard similar presentations and discussed similar issues. After the committee received clarification that there were sufficient environmental buffers and easements from the west, the committee recommended the application for consideration of the full Board.

Mr. Clark opened the floor for board discussion at 2:06 p.m.

Mr. Van Dyk asked staff if a traffic impact analysis was required. Mr. Nishawala stated that the density for this parcel did not warrant an analysis, but the petitioner did have one completed by Ramey Kemp & Associates. The findings were that there was no significant increase in traffic that would raise any concerns.

Mr. Kadis inquired if property owners to the west of the property received notification letters. Mr. Nishawala stated that the letters were sent to property owners within a radius of 1000-ft in all directions. Mr. Nishawala further stated that the petitioner sent letters to a broader range of owners within a radius of 1200-ft (mailed in 2019) and 1500-ft (mailed in 2020) in all directions.

Mr. Kadis asked why the board would not be hearing the rezoning petition at the same time as the proposed Land Use Plan Amendment. Mr. Maloney stated that the rezoning at this time, would not be consistent with the current land use plan. An amendment to the Land Use Plan must be a legislative decision independent of the rezoning and it needs to occur prior to the rezoning decision.

Mr. Clark asked staff if this amendment would be consistent with PLANWake that was just approved by the Board of Commissioners. Mr. Nishawala stated that it will be in the community reserve designation and therefore more in line with PLANWake.

Mr. Van Dyk requested the board view the map showing the proximity to Municipal Utilities and inquired of staff if the development is consistent with surrounding use of infrastructure, to which Mr. Nishawala confirmed that it is. Mr. Petesch further clarified that the development will be supported by private community water and sanitary sewer systems already serving Rutledge Landing. This fact is consistent with the comprehensive plan to use current infrastructure to support increased density and growth. Mr. Petesch added that there is a 25-ft tree conservation requirement around the boundary

of this property, which is also consistent with the comprehensive plan by preserving existing vegetation.

Mr. Maloney responded to a question from Mr. Wells regarding the County's responsibility in future traffic control measures should any be needed; for which the County does not.

Mr. Jenkins asked the applicant to share the planned layout of the proposed development. Mr. Petesch shared a mapped plan, that Mr. Stockett explained showed 35-36 units that match neighboring Rutledge Landing in size and will be built by the same building company. Mr. Petesch pointed out that this plan has less parcels than would be allowed if maximum density was utilized.

Mr. Clark commented that he reviewed the parcel on maps and agrees that the amendment is consistent with board objectives to increase density closer to existing roadways and interchanges and agrees that the amendment is consistent with PLANWake.

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

Motion

Mr. Kadis made a motion to recommend that the East Raleigh/Knightdale Area Land Use Plan be amended to reclassify the 10.09 acres comprising 900 Knotts Hill Place from Residential Less than 1.5 Units per Acre to Residential 1.5 to 4 Units per Acre. The motion was seconded by Mr. Van Dyk. The motion to recommend approval carried unanimously.

6. Wake County Transit Plan Update (CAMPO)

Mr. Gardiner introduced Bret Martin from Wake Transit, who gave the Board an overview of CAMPO and the strides made over the past few years to implement the 'Four Big Moves' outlined in the Wake county Transit Plan in 2016 and what will be updated currently to continue to move forward.

Board Discussion

Mr. Clark opened the floor for board discussion at 2:55 p.m.

Mr. Clark commented that the current pandemic has changed how we all commute for work and inquired of Mr. Martin if the updates account for evolving uses of the transit system. Mr. Martin stated that the pandemic began while they were in the middle of the update and they did not consider how they should change their investment focus, as there are many unknowns about the impact of the pandemic on the long-term future of transit.

Mr. Fleming asked Mr. Martin about transit in the busier corridors of Wake County and how they may have been affected by the pandemic. Mr. Martin stated that the need for more transit continues to increase with the increase of development. This has caused the City of Raleigh to become more interested in extending projects limits.

7. PLANWake Update

Mr. Maloney announced that the Board of Commissioners unanimously adopted the PLANWake Comprehensive Plan at its meeting on Monday, March 22nd. There was great discussion and support from all commissioners in moving the plan forward. Mr. Maloney reminded the Board that there will be many future discussions, particularly within the Code and Operations and Land Use Committees, on updates needed to the Unified Development Ordinance (UDO) and area plans.

8. Committee Reports

There were no committee reports

Staff Reports

Mr. Maloney reported that Land Use Planning Amendment 01-21 Knotts Hill Place that was heard today will be presented to the Board of Commissioners tentatively at their second meeting in May. The chair (or vice chair) will represent the board at that meeting with the board's recommendation.

Ms. Peterson shared a link to the project webpage of the finalized Northeast Rural Transit Study. The next step is securing contracts for services and services are tentatively planned to start in September with a soft launch in August.

Mr. Finn briefly reported that minors and exempt plats, zoning enforcement and Freedom of Information Act are three trending items that have blipped upward. He gave heads up that a text amendment package involving General Statute 160 D will be coming soon. This statute requires local governments, including counties, to be more uniform and consistent. A meeting will be scheduled with Code and Ops along with the Planning Board under the statute expectation that changes are made by July 1, 2021.

9. Chairman's Report

Mr. Clark commented that he is pleased to see that PLANWake is approved and that he is looking forward to working with the Board and Planning staff over the next year.

10. Adjournment

The meeting was adjourned at 3:09 p.m.

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REGULAR MEETING
WAKE COUNTY PLANNING BOARD
April 7, 2021

Chair Amos Clark declared the regular meeting
of the Wake County Planning Board for
Wednesday, April 7, 2021 adjourned at 3:09 p.m.

Respectfully Submitted:

Amos Clark
Wake County Planning Board

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