



## Planning, Development & Inspections

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### MINUTES OF REGULAR MEETING

#### Wake County Planning Board

Wednesday September 1, 2021, 1:30 p.m.

Online Meeting via WebEx

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

**Members Absent:** (1) Ms. Meredith Crawford

**County Staff:** (12) Mr. Steven Finn, Mr. Tim Gardiner, Mr. Tim Maloney, Ms. Terry Nolan, Ms. Sharon Peterson, Mr. Akul Nishawala, Mr. Bill Shroyer, Ms. Beth Simmons, Mr. Frank Cope, Mr. David Parks, Mr. Adam Cook, Ms. Liz Oliver

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

- 1. Meeting Called to Order:** Mr. Clark called the Planning Board meeting to order at 1:32 p.m.
- 2. Petitions and Amendments:** None.
- 3. Approval August 4, 2021 Minutes:** Motion to approve the minutes from August 4, 2021 was made by Mr. Wells and seconded by Mr. Jenkins. The minutes were unanimously approved.
- 4. Social Equity Atlas Overview – Presentation by Mr. Bill Shroyer**  
Mr. Maloney introduced the topic by reminding the Board of their discussion of vulnerable communities during their last meeting. To provide more information, he explained that staff added this presentation to the agenda and asked senior GIS analyst Bill Shroyer to share how staff uses special resources to identify where vulnerable communities are in the County.

Mr. Shroyer walked the Board through the website navigation explaining the data for the atlas is based a five-year average of data produced by the census every year called the American Community Survey (ACS). The data is an analysis at the block group level geography and those variables are combined to develop a "Social Equity Atlas". The website shows apps and/or maps of the four main areas including: Community vulnerability, economic health, food locator, and social equity reference.

#### **Board Discussion**

Mr. Barron and Mr. Clark complimented the data and asked if that was a resource available to the public. Mr. Shroyer shared the Wake County (<https://www.wakegov.com/departments-government/planning-development-inspections/planning/social-equity-atlas>).

Mr. Jenkins asked if this tool is unique to Wake County. Mr. Shroyer explained that other Counties may have something similar because the data is available but how Counties use it varies. The Centers for Disease Control (CDC) uses the data in a similar way.

Mr. Shroyer offered to present this information again if needed in the future.

**5. New Area Plan Geographies & Sequencing – Presented by Akul Nishawala**

Mr. Tim Maloney reminded the Board that they discussed this topic at their last meeting and today Mr. Akul Nishawala will review the work which is essentially updating, “Old Area Plan Geographies to the “New Area Plan Geographies”. No formal approvals are required however, staff seeks an acknowledgement that the Board supports staff moving forward.

**Area Plan Prioritization**

- Tiers are functions of municipal growth and logistics of the planning process
  - More complex (development pressures, vulnerable populations, etc.) → longer process (public engagement, municipal / stakeholder input, drafts)
- Planning fatigue
  - Certain areas have undergone several planning-related projects in recent years
- Delta variant
  - Complicating initial engagement discussions
  - How to navigate a return to virtual outreach while ensuring equitable input opportunities

**Board Discussion**

Mr. Clark stated that during the last discussion Board members suggested they wanted to be able to provide feedback quickly. Mr. Nishawala stated that the process is fluid, and that tiering could be reshuffled based on best practice are models.

Mr. Van Dyk commented that he liked the idea of having CAMPO to provide additional efforts and worries that the 540 interchanges will have challenges for water and sewer connections in the unincorporated areas.

Having heard the positive feedback on the area plan prioritization, Mr. Maloney confirmed staff will keep moving forward with the information presented and will provide updates to the Planning Board to keep them engaged.

**6. Municipal Transition Standards (MTS) –Presented by Tim Gardiner and Adam Cook**

Tim Maloney introduced the item and stated he would like the Board to decide on next steps to either send the item to a Committee for review or to the full Board. Mr. Gardiner informed Board the UDO amendments team is tackling the task of updating the UDO.

He further explained that one of the PlanWake goals is that new development be directed to cities and towns. He reviewed early exploration and follow up conversations to flesh out the potential UDO text and implementation policies.

**Next Steps for MTS**

1. Start formal UDO text change process
2. Follow-up on municipal input process
3. Follow-up on developer input process
4. Review MTS specific policies

**Board Discussion**

Tim Maloney asked for direction on how to move items forward. Mr. Clark asked if the Board had a preference and Mr. Van Dyk asked if there were complexities that would need to be untangled by a committee. Mr. Maloney stated that staff could present at the full board and that the changes were not complex.

Mr. Wells offered that he supports either Committee or Board options. Mr. Maloney stated that staff would have further conversations with the Homebuilder's and others and a decision could be made in the future.

**7. ETJ Criteria #6 – Presented by Terry Nolan**

Mr. Tim Maloney introduced the item and explained that no formal Board approval was needed but staff was looking for acknowledgement/feedback from the Board. Ms. Nolan explained that she met with municipal planners since the last Planning Board meeting and that Criteria #6 is different than numbers #1-#5 in that it looks at overall Municipality and how are they creating policies and ordinances allowing them to lead with their best efforts.

Municipal planners were comfortable with the guidance presented to help them as they are developing their requests but did ask a single question: "To what extent does advancing the County's goals apply to the specific area of the ETJ request?" She asked the Board for any final comments regarding the County's desired goals and how they fit in with the ETJ's request.

**Board Discussion**

Mr. Jason Barron said that the County should consider both the County and municipal goals. He said that the vulnerable community presentation heard today could be tied into an ETJ request by identifying vulnerable communities inside an ETJ area which could help the municipality focus on protection for those areas.

Mr. Ted Van Dyk suggested reminding municipalities of County goals. He also suggested having some set questions to include what you are going to use it for, what is the plan for municipal services, etc.

Mr. Kadis said that the criteria is there in case we need it and even though open communication normally prevails, #6 is intentional to enforce the County's leverage in the event it is ever needed.

Mr. Clark agreed with comments from the Board. Mr. Maloney thanked the Board and is comfortable moving ahead as planned.

**8. Committee Reports – None**

**9. Chairman's Report** – Chairman Clark reported that Ms. Meredith Crawford resigned her position on the Planning Board. Mr. Maloney informed the Chair that the Wake County Clerk's office has been notified and would begin the process of replacement.

**10. Staff Report** - Mr. Tim Maloney reported that there is no change in meeting protocol regarding Covid and that virtual meetings are still optional.

Ms. Sharon Peterson announced that some of the Census data is returned and that Wake County has surpassed Mecklenburg as the State's largest county. Local stars are the Town of Apex that had the highest growth in the number of people and the number of new people with a 21,000 increase. Rolesville and Wendell are approaching a population of 10,000 each. Sharon also mentioned great internal staff teams including Liz Oliver, Tim Maloney and Akul Nishawala.

Mr. Steven Finn noted that 70% of commercial zoning permits have been related to maintenance of cell towers but also upgrades. He reported that this is an indication that UDO ordinance regarding towers is working well. There was also a request for a new tower that exceeded 250 feet that will trigger a special use permit process request. Mr. Finn also updated the Board that the Wake County Office Building first floor is still under renovation and that staff is still located on the 5<sup>th</sup> floor in a temporary space.

**11. Adjourn** - The meeting was adjourned at 3:34 p.m.



REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
September 1, 2021

Chair Amos Clark declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, September 1, 2021 adjourned at 3:34 p.m.

Respectfully Submitted:

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Amos Clark  
Wake County Planning Board

