



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

MINUTES OF REGULAR MEETING

Wake County Planning Board

Wednesday February 2, 2022, 1:30 p.m.
Wake County Justice Center
301 S. McDowell St, Room 2700
Raleigh, North Carolina

Members Present: (6) Mr. Amos Clark (Chair), Mr. Asa Fleming (Vice Chair), Mr. David Adams, Ms. Brenna Booker-Rouse, Mr. Daniel Kadis, and Mr. Thomas Wells

Members Absent: (4) Mr. Bill Jenkins, Mr. Jason Barron, Mr. Ted Van Dyk and Mr. Tony Yao

County Staff: (8) Ms. Jenny Coats, Mr. Steven Finn, Mr. Tim Gardiner, Mr. Tim Maloney, Ms. Liz Oliver, Mr. Geoffrey Pearson, Ms. Sharon Peterson, and Ms. Beth Simmons

County Attorney: (1) Ms. Allison Cooper

Guests: none

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 December 1, 2021, Minutes:** Motion to approve the minutes from December 1, 2021, was made by Mr. Wells and seconded by Ms. Booker-Rouse. The minutes were unanimously approved as presented.
4. **PLANWake Update**
Proposed Approach to Subdivision Regulations Review, UDO Article 8

Presentation by Staff: Tim Gardiner, Planner III

Mr. Gardiner began his presentation by reminding the board that staff will be updating several work areas and that today's update will be on the progress of UDO Amendments related to performance metrics and incentives, specifically related to subdivision regulations, to ensure that changes will have a meaningful impact in the community. Mr. Gardiner stated that staff focused on Article 8 because most of the growth in Wake County is created by long-term regular subdivisions and because Article 8 links to many other sections of the UDO and can give a more complete context.

Mr. Gardiner focused the remainder of his presentation on the proposed topic areas of Article 8:

1. Sedimentation and Storm Water
2. Allowed Density
3. Buffers and Trees

4. Useable/useful Open Space
5. County Residential Development Standards
6. Allowance for Future Density
7. Water and Wastewater Systems
8. Lot Design
9. Streets, Walkability, Access, and Connectivity

Discussions will continue over the next 3-4 months, and recommended changes to Article 8 are expected to be presented to the Board in about 8-10 months for approval.

Mr. Fleming asked staff if the County was considering accessory commercial units which add certain commercial activity in neighborhoods. Mr. Gardiner answered that staff would need to consider existing code and for what the accessory structure is being used, and that staff would include this in discussion.

Mr. Wells referred to discussion about future density and affordable housing and asked staff how many units were in the County and if there were any goals to meet current and future need. Mr. Maloney stated that the County does have an affordable comprehensive plan and that staff can relay the guidance and goals that are set to achieve affordability across the county. Ms. Peterson stated that when the plan was approved, the need was determined to be 56,000 units across the County (and includes municipalities).

Mr. Wells asked staff if water quality in the County is a high priority and if there are statistics on the current quality in order to be able to determine if water quality is an area that the work areas should be focusing on. Mr. Maloney informed the Board that staff from Environmental Services will be presenting some potential rule changes from the State that will affect the UDO, and that question will be very appropriate for that topic.

Mr. Adams asked staff about the County's view on logging/timbering in the UDO. Mr. Finn stated that the UDO does not have any specific standards. Mr. Maloney stated that there are not any anticipated changes in relation to that.

5. Land Cover Analysis Project Update

Land Cover Analysis and Supporting Tree Canopy Assessment

Presentation by Staff: Liz Oliver, Project Administrator

Ms. Oliver began her presentation by explaining the benefits of trees and tree canopies and stated that more wealthy areas have up to 65% more tree canopy than lower income areas. PLANWake lays out a goal of safeguarding 30% of Wake County's land area as permanently protected open space and staff identified that a tree canopy assessment would align well with the vision of PLANWake.

Ms. Oliver reported that staff has posted a Request for Proposals that will analyze current countywide baselines and produce resources needed to guide future tree canopy initiatives that will focus on equity for vulnerable communities.

Proposals are due February 24, 2022, with evaluation in March. Vendors should be chosen, interviewed, and selected in time for a May 2, 2022, project kickoff.

6. Transportation Update

Overview of Current Projects, Efforts, and Studies

Presentation by Staff: Tim Gardiner, Planner III

Mr. Gardiner presented a PowerPoint overview and maps of all the current transportation and transit related projects ongoing throughout the County:

- **Current Construction Projects**
 - I-440
 - NC-540
- **Current Efforts**
 - Federal Infrastructure Bill
 - NCDOT Transportation Improvement Program (TIP)
 - WakeTransit Workplan
 - US1 North Freeway Conversion
 - CAMPO 2050 Metropolitan Transportation Plan (MTP)
- **Studies**
 - New Bern Bus Rapid Transit
 - Triangle Commuter Rail
 - US401 Fuquay-Varina Bypass
 - CAMPO Northeast Study Area
 - CAMPO Southeast Study Area

7. Committee Reports

There were no Committee reports.

Planning, Development, and Inspections Report

Sharon Peterson reported that staff has begun working on three initiatives within the area plans of the PLANWake implementation. Staff has met to discuss the existing Lower Swift Creek plan including its greenways and transit plans and will continue to meet it discuss. Staff has also started thinking about engagement and plan to reach out to Wake County employees who live in the Lower Swift Creek area about their interest in establishing a focus group. Staff has also met with software vendors that provide community engagement platforms, and they plan to select one by March.

Steven Finn, Land Development Administrator, referenced the stub-out policy that was in Mr. Gardiner's subdivision presentation and stated that Wake County does not require stub-outs because they do not want to impede into someone's property. He stated that the County remains active in development, with an increase in zoning activity. Mr. Finn's final report was that renovation of the 1st floor offices will be completed in March.

Mr. Maloney informed the Board of a possible Code & Operations Committee meeting in March and an ETJ Relinquishment for the full Board.

8. Chairman's Report

Mr. Clark reminded members that Chair and Vice Chair elections, in addition to committee assignments and/or leadership positions within those committees. Mr. Clark also recognized Mr. Tony Yao for his service to the Board, as he did not seek reappointment to the Board.

9. Adjournment


The meeting was adjourned at 3:22 p.m.

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REGULAR MEETING
WAKE COUNTY PLANNING BOARD
February 2, 2022

Chair Amos Clark declared the regular meeting
of the Wake County Planning Board for
Wednesday, February 2, 2022, adjourned at 3:22 p.m.

Respectfully Submitted:

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Amos Clark
Wake County Planning Board

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