

Growth Management Task Force Meeting, December 1, 2005

This summary provides an overview of the discussion at the December 1, 2005 Growth Management Task Force Meeting. The meeting began with the County, each municipality and the Wake County Public School System highlighting some successes and challenges they have had in the past year. A more detailed description of success highlights is contained in a booklet, *Wake County Growth Management Strategy: Implementation Highlights, December 2005*, which was handed out after the meeting.

After the individual jurisdictions gave their presentations, a group discussion was held on some of the themes that had reoccurred throughout the meeting. These shared challenges included transportation, funding, water and sewer/stormwater and growth, and school capacity. For each shared challenge, members and stakeholders shared their thoughts and possible strategies for addressing these challenges. The question was raised whether an additional meeting in May or June should be held to discuss these challenges and potential strategies in greater detail.

This summary will begin by outlining each of the four shared challenges listed above. It will then present the highlights and challenges featured by each jurisdiction during their individual presentations.

Group Discussion of Shared Challenges and Possible Strategies

Transportation –

- CAMPO delegation
- Municipalities will have to spend more money
- Connectivity and pedestrian-oriented plans and compact development
- Creating links and requirements for walking
- Walkable community schools
- How will transit work in the eastern half of the County

Funding –

- State bonding for roads
- Impact fees? Traffic Impact fees? Residential Impact Fees?
- Support tools for impact fees for legislative approval
- Traffic impact analysis for new developments

Water and Sewer/Stormwater and Growth –

- Look at the source of water beyond 30 years
- More reclaimed water and reuse
- Sustainability of groundwater resources
- Green building technology

School Capacity –

- ½ cent sales tax for school construction going to legislature for approval during the short session in early May – need support

Individual Reports of Highlights and Challenges

Wake County

Highlights –

- Continued progress on the new UDO
- Open space achievements including a bond referendum, 784 acres approved for open space, and a greenway initiative
- Natural resource protection achievements including the new Resource Conservation Overlay District-2 zoning district
- Seven new Wake County Historic Landmarks and funds for an Updated Survey of Wake County's Historic Resources

Challenges –

- The impact of growth and paying for growth, particularly for schools
- Groundwater sustainability
- The transportation network

Apex

Highlights –

- Historic Preservation and restoration of the town's original Town Hall into a performing and cultural arts center
- Building new segments of the Apex Peakway
- New open space in the West Apex area

Challenges –

- Biggest challenge is the location of the Wastewater Treatment Plant in the western part of the county

Cary

Highlights –

- Residential conservation overlay district in the Jordan Lake Area
- Historic Preservation including Carpenter Village and new design guidelines
- Design standards for infill development
- Rehabilitation of buildings in the Latino community
- Improvements to C-Tran
- Water and sewer merger with Morrisville

Challenges –

- The New Hill Wastewater Treatment Plant
- Increasing redevelopment of infill properties has led to concerns from citizens, need to have citizen participation for success
- Developing a joint land use plan with Chatham County

Fuquay-Varina

Highlights –

- A new environmental protection ordinance
- Revitalization of the historic Fuquay-Varina area
- Land use plan update
- A new transportation plan
- Sewer construction with Lillington
- Phase II Stormwater management approval

Challenges –

- Funding for needed infrastructure improvements
- Traffic
- Balancing residential growth with industrial and commercial growth

Garner

Highlights –

- New Downtown Plan was adopted
- Historic Henry Bryan Building rehabilitated
- A new building façade study
- Started a new Comprehensive Plan
- Swift Creek Overlay approved

Challenges –

- Funding for Timber Drive extension
- Wastewater allocation policy
- Revitalization of the downtown
- Infrastructure funding for parks, roads and housing

Holly Springs

Highlights –

- Tree Protection Ordinance
- Architectural design standards
- Historic preservation including a Village Area Plan for Main Street
- A non-profit organization was created to promote infill development downtown
- Wastewater treatment expansion

Challenges –

- Infrastructure funding
- Funding for roads

Knightdale

Highlights –

- Neo-traditional development ordinance
- The new 64-bypass opened
- Utility merger with Raleigh
- An annexation boundary agreement with Wendell

Challenges –

- 1,500+ detached units with vested rights
- Implementing the UDO and Comprehensive Plan
- Transportation road improvements
- Jobs
- Downtown revitalization
- Gang activity (creating a youth program and getting a facility)

Morrisville

Highlights –

- Utility merger with Cary
- CORE study adopted
- Downtown Conceptual Plan (purchasing property in downtown area)
- Historic Preservation plans for village
- Work with TTA

Challenges –

- Funding for transportation and other infrastructure
- A new fire station.

Raleigh

Highlights –

- A lot of new activity in the Downtown, including increased residential development
- Tree conservation
- Utility mergers

Challenges –

- Water system supply
- Inner neighborhood development and revitalization
- Transportation
- Making downtown safe for pedestrians and vehicles
- Look at a new 20-year Comprehensive Plan

Rolesville

Highlights –

- New full-service Post Office
- New elementary school
- Stream protection ordinance
- 401-funding for the By-pass
- Utility merger with Raleigh

Challenges –

- Transportation funding
- Growth in the ETJ

Wake County Public School System

Highlights –

- Nationwide reputation for excellence
- 92% permanent seating agreement with the BOC
- 95% utilization

Challenges –

- Growth
- Getting the bond passed
- Cost of construction
- Serving the population in the watershed
- Creating partnerships with the private sector
- Uniform inspection policy countywide

Wake Forest

Highlights –

- Tree inventory management plan is being implemented
- Draft update of the landscape ordinance
- Cluster development regulations (40% open space)
- Northeast Neighborhood Development Plan
- Downtown Urban Code created
- Planning for a new Town Hall
- Utility merger with Raleigh completed

Challenges –

- Transportation
- Funding – trying to find money
- Maintaining the downtown

Wendell

Highlights –

- Downtown overlay district
- Economic Development Committee created
- Utility merger with Raleigh
- Buffalo Creek outfall
- Contract to update the Comprehensive Plan

Challenges –

- How to handle growth
- Transportation funding
- Funding infrastructure needs between Wendell and US 64

Zebulon

Highlights –

- Moratorium on steel/metal and modular structures – allows time to create design standards
- Increase Conservation Open Space standards from 25% to 40%
- Downtown study
- Reclaimed water
- Partnership with WCPSS and developer for a new elementary school

Challenges –

- Water-sewer capacity
- Transportation and infrastructure, including sidewalks
- Implementing design standards
- Natural resource protection