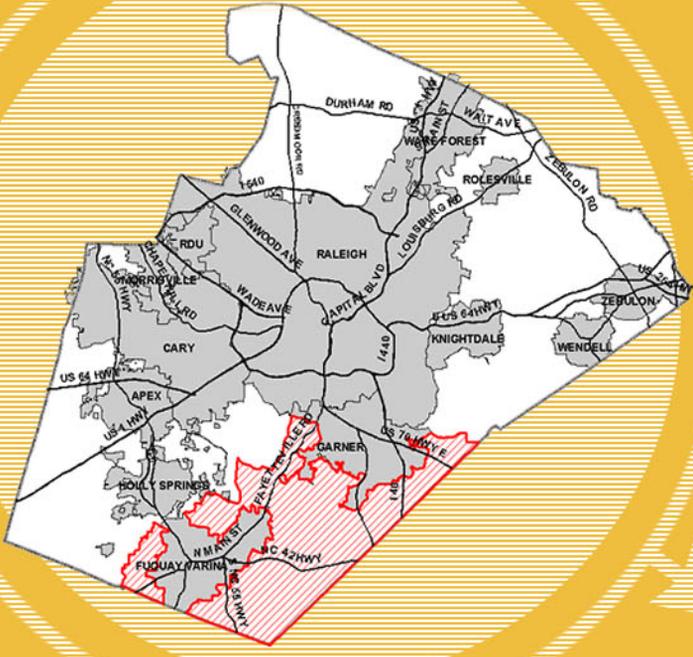


November 2003



Area Land Use Plan

Fuquay - Varina / Garner and Angier



WAKE COUNTY PLANNING

ACKNOWLEDGEMENTS

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CHAPTER 1: Planning Area Overview and Background

Area Land Use Plan

With the adoption of the Wake County Land Use Plan in 1997, the Board of Commissioners directed staff to complete area plans for the Urban Services Areas plus the Non-Urban Areas. The Wake County Land Use Plan consists of text and two maps: the General Classifications Map and the Land Use Classifications Map. (Both maps are included in the Appendix.)

The Land Use Plan classifies all the land in Wake County’s planning jurisdiction as one of six general classifications: Short-Range Urban Services Area; Long-Range Urban Services Area; Short-Range Urban Services Area/Water Supply Watershed; Long-Range Urban Services Area/Water Supply Watershed; Non-Urban Area; or Non-Urban Area/Water Supply Watershed. County planners have been working with municipal planners and actively involving the public in order to refine the General Classifications Map, as well as the Land Use Classifications in the text and map. In November 1999, the Board of Commissioners amended the Land Use Plan to add policies defining how current development in Urban Services Areas (USAs) should be designed in terms of its intensity and its provision of water, sewer, and transportation facilities and recreation areas.

The area land use plans will replace the Land Use Classifications Map for the area covered by the plans. It will revise and expand adopted joint plans with municipalities, expand upon the land use aspects of the water-supply watershed protection plan, and create new plans where no joint plans have been adopted with municipalities or in non-urban areas. These area plans will re-evaluate the USA boundaries in terms of where municipal sewer will be extended. This new delineation will revise Short-Range and Long-Range USA boundaries.

These area plans will have a long-term time frame and will incorporate the objectives of emphasizing the development of communities; encouraging development in and around municipalities; maintaining resources including natural areas, historic sites, major wildlife corridors, potential parks and greenways; and coordinating with transportation plans. These area plans will also address open space, scenic

and transitional areas along highways and recreation and leisure resources.

The Fuquay-Varina/Garner Area Land Use Plan will encourage growth close to the municipalities and take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities. The Plan will also encourage higher densities and a wider range of land uses where existing and planned short-range community facilities and infrastructure can support them.

Citizen Participation and Schedule

On May 24, 2001, the Fuquay-Varina/Garner Area Land Use Plan planning process started with a Public Open House held at Holding Hall on the Wake Tech Community College Campus. The meeting was well attended. (See Appendix for Fuquay-Varina/Garner Area Land Use Study Public Open House.)

The following table summarizes the principal meetings that were held during the course of the development of the Fuquay-Varina/Garner Area Land Use Plan. (Also numerous e-mails, telephone conversations, and individual and small-group meetings occurred between staff and with the public that are not reflected in this table.)

<p>Initial Meeting on January 16, 2001 in Garner</p>	<ul style="list-style-type: none"> • Define Study Area Boundary • Include Angier in Future Meetings
<p>Second Meeting on March 2, 2001 in Fuquay-Varina</p>	<ul style="list-style-type: none"> • Activity Center Concept • Short-Term Growth Area where municipal services planned by 2012 • Transportation: I-540, developing a roadway network, and land use should complement each other
<p>Third Meeting on April 6, 2001 in Cary</p>	<ul style="list-style-type: none"> • Activity Centers • Project Timeline

	<ul style="list-style-type: none"> • Other Issues
Public Open House on May 24, 2001 at Holding Hall Wake Tech Community College	<ul style="list-style-type: none"> • See Appendix for summary of Public Open House
Fourth Meeting on July 12, 2001 at Wake County Office Building in Raleigh	<ul style="list-style-type: none"> • Water/Sewer Issues • Swift Creek Issues
Public Open House on April 9, 2002 at Room 133 Student Services Building Wake Tech Community College	<ul style="list-style-type: none"> • See Appendix for summary of Public Open House
The revised Plan map (dated May 29, 2002) is mailed to all those attending the open houses	<ul style="list-style-type: none"> • The public review period for the plan ends June 10, 2002
The text for the Plan is written including a new section for Activity Centers	<ul style="list-style-type: none"> • Newly formatted Plan is sent to Planning Directors for review/comment in July 2003

The schedule for adoption of the Fuquay-Varina/Garner Area Land Use Plan follows.

- **Wake County Planning Board:** Wednesday, , 3:30 PM, Room 700 of the Wake County Courthouse. The Area Land Use Plan is presented to the Planning Board for its review and recommendation.
- **Wake County Board of Commissioners:** Monday, , 2 PM, Room 700 of the Wake County Courthouse. The Area Land Use Plan is presented to the Board of Commissioners for its review and adoption.

Fuquay-Varina/Garner Area Communities

Communities such as Auburn, Drug Store, Holland, Juniper Level, Kennebec, McCullers Crossroads, Wilbon, Williams Crossroads, and Willow Spring, to name a few, are those communities which give the Fuquay-Varina/Garner area its unique character. One of the goals of the land use planning effort is to maintain the “sense of place” where it already exists, and to create it where it does not now exist.

Willow Spring



Goals for the Fuquay-Varina/Garner Area Land Use Plan

In developing goals for the Fuquay-Varina/Garner Area Land Use Plan, the adopted Wake County Land Use Plan’s goals were used as the starting point for the Area Land Use Plan’s goals. These goals form the basis for the development of more specific recommendations for guiding growth into the Planned Growth Areas that are adjacent to municipal jurisdictions (see Transitional Urban Development Policies, p. 9-10). Furthermore, the goals encourage greater density and intensity of development at Activity Centers. In this way we hope to remedy the adverse impacts that sprawl-type development is having on our quality of life throughout the Triangle region, but especially in the Fuquay-Varina/Garner study area. The goals for the Fuquay-Varina/Garner Area Land Use Plan follow.

#1 Guide quality growth throughout the Fuquay-Varina/Garner area in cooperation with local governments. **#2** Encourage 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.

#3 Focus compact development in mixed-use activity centers that include housing, commercial services and employment opportunities designed with convenient pedestrian and vehicular access from surrounding development areas.

#4 Protect the unique character of the Fuquay-Varina/Garner area by conserving significant natural features, historic resources and the cultural heritage that collectively establish a sense of place.

#5 Ensure that the Fuquay-Varina/Garner Area Land Use Plan takes advantage of, and reflects, both the Capital Area's and Wake County's Transportation Plans. (Wake County's Transportation Plan is being developed concurrently with this Plan.)

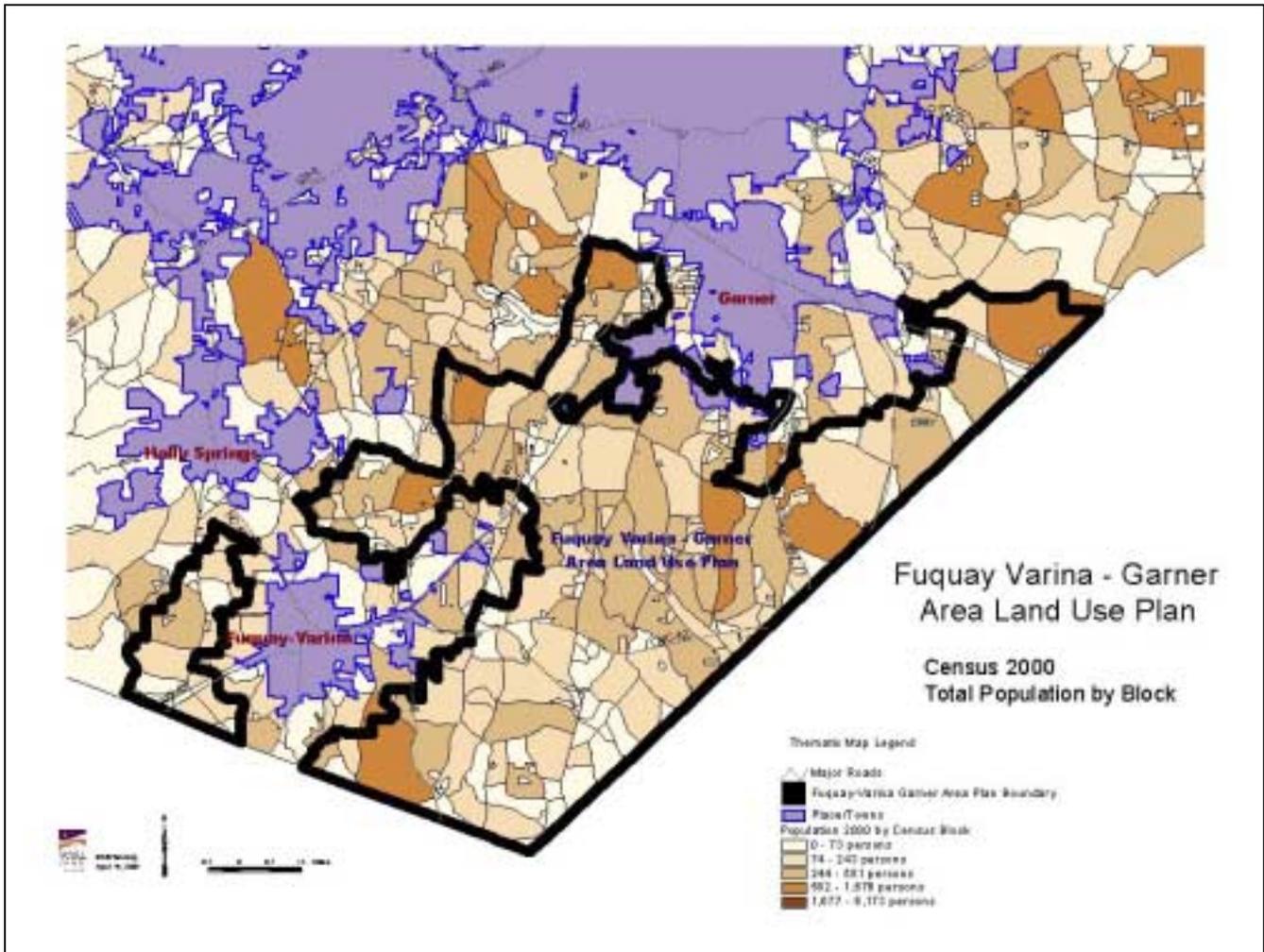
#6 Support agriculture and forestry operations as viable land use options.

#7 Encourage the interlocal coordination of stormwater resources and programs to assure an efficient and cost-effective regional stormwater management system.

Location

Located in the heart of North Carolina's Piedmont area, the Research Triangle is formed

by the three counties and universities: Duke University in Durham County, the University of North Carolina at Chapel Hill in Orange County, and North Carolina State University in Wake County. The 3,500-square-mile Triangle region is continually regarded as one of America's "Best Places" in national magazines and surveys. The region's population surpassed one million persons in 1996, and is projected to grow to 1.5 million by 2025. Wake County consists of a land area of 858 square miles, a 2000 population of 627,846, and 12 municipalities and the County government. This combination makes Wake County the largest and most diverse county in the region.



Population and Housing

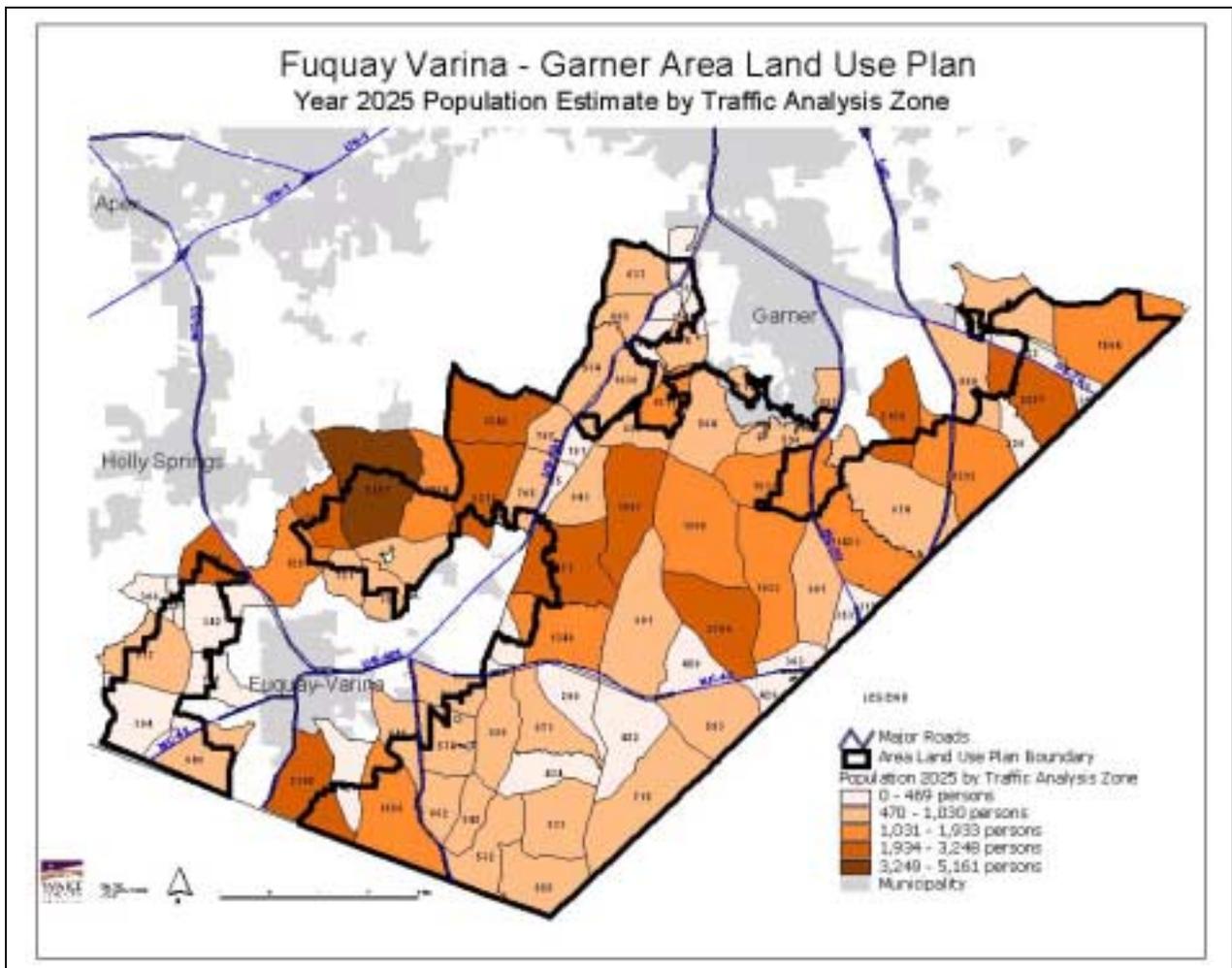
With a projected population of 1,120,309 in 2020, Wake County is now the fastest growing county in the state. Since 1980, Wake County has experienced an average annual growth rate of 5.4 percent, with its population more than doubling from 301,429 to 627,846 in 2000.

However, effective growth rates for the 12 individual municipalities within Wake County over the same period have ranged from less than 1 percent to more than 10 percent.

All of Wake County has experienced residential growth; however, not all areas have experienced that growth at the same rate. East Raleigh and Western Wake have led the County's residential growth over the last decade. Fast-paced residential growth has maintained Wake County as one of the fastest growing areas in the nation.

This is not a short-term phenomenon. In fact, the projected population for Wake County in the year 2010 is 873,725 and by 2020 the population is expected to reach 1,120,309, this accounts for a 39 percent population increase over the ten-year period, and this increase will account for 28 percent of the population growth that is expected to occur in North Carolina from 2010-2020. This increase will continue fueling the rapid residential growth that is currently underway in Wake County. Given the current trends in land use, it is very important that efforts be strengthened to assure that a balanced tax base is maintained throughout the county. (See Land Use Categories Map, Appendix.)

The population of the Fuquay-Varina/Garner area was estimated at 27,254 in 1995. The area's population is projected to increase to 58,924 by 2025; a 116 percent increase during the 30-year planning period, or an average annual growth rate of 3.9 percent.



Local Economy

The recent recession has had a dramatic impact on our local economy. Many of the higher paying, high-tech jobs that the area enjoyed have been lost in the aftermath of the collapse of the Internet-related and communications sectors of the economy. According to the Employment Security Commission, nearly 3,500 people were laid off in the Triangle Region during the first half of 2002. There have been 20 layoffs where 50 or more people have been fired at one time. However, retail activity and housing starts in Wake County are still strong because of the continued in-migration of population into the area. (Demographic information: race and ethnicity, population, housing and employment, Appendix.) Some indicators of this are:

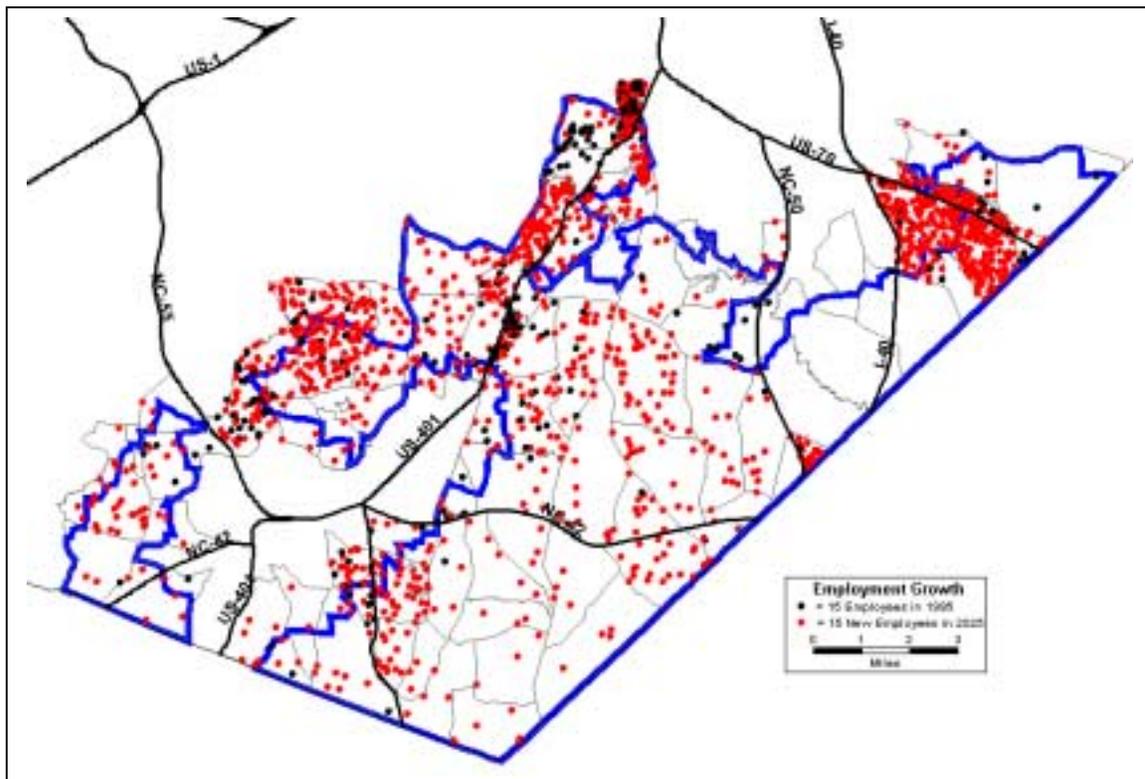
- Employment—Total employment for 2001 averaged 357,000—a 33 percent increase since 1992, or 89,260 new jobs.
- Unemployment—Unemployment decreased from 3.0 percent in 1993 to 1.5 percent in 2000. However, since 2000, the unemployment rate has been steadily increasing; it was 3.3 percent in 2001, and 5.3 percent in May 2002.
- New Construction—Residential building permits issued in 2001 increased 13 percent

(from 2000) to 9,467, which was the most for any county in the region.

Employment in the Fuquay-Varina/Garner area is expected to follow this trend. The following graphic shows how much, and where growth is expected to occur in the study area over the next 25 years. (Red dots are where new employment is expected to occur by 2025; each dot represents 15 employees.)

The regional activity center planned at the U.S. Hwy 401 and proposed I-540 interchange is an employment area that is on the employment growth map. The principle centers of employment will be located in Regional and Community Activity Centers.

In 1995, a countywide survey and analysis was done to identify potential Class A industrial sites situated within areas that municipalities expected to extend planning jurisdiction to within 10 years. Fuquay-Varina and Garner identified some 24 potential Class A industrial sites outside their corporate limits. Fuquay-Varina and Garner, working with the Wake County Economic Development Program of the Greater Raleigh Chamber of Commerce, should reevaluate and update the Class A industrial sites inventory for the Fuquay-Varina/Garner area.



Transportation Issues

The relationship between transportation and land use cannot be refuted. That is why it is so important to incorporate and closely coordinate our transportation planning and land use planning so as not to discourage livable, pedestrian-friendly neighborhoods and communities. A Transportation Plan for the study area is being developed concurrently with the Area Land Use Plan. The plan offers the opportunity for systematic transportation planning in a multi-modal environment. Ultimately, the County wants to develop a comprehensive plan that:

- Evaluates the thoroughfare system, including average daily traffic, capacity for traffic, and level of service for those using the system, current function of the system, cross-sections, safety, and design standards.
- Is consistent and coordinated with local land use plans.
- Addresses non-thoroughfare elements such as collector/local streets, bicycle options, pedestrian considerations, transit alternatives, and open space issues.

The Wake County Board of Commissioners received the Wake County Transportation Plan on April 7, 2003.

Developing a Roadway Network

Two major considerations in classifying roadway networks are access and mobility. The conflict between serving through movements and providing access to a dispersed pattern of land uses requires the differences in the various functional types of roads. Limitations on access are necessary on thoroughfares to help with their primary function of moving traffic, whereas the primary function of local roads is to provide access, which causes a limitation in mobility. The extent and degree of access control is a significant factor in defining the functional category of a road.

The thoroughfare system is comprised of interstate/freeways, major thoroughfares, and minor thoroughfares. Interstate/freeways are designed to move large volumes of through traffic from one urban region to another and often have statewide continuity. Examples of

these highways in the study area are I-40, U.S. Hwy 70, U.S. Hwy 401, and proposed I-540.

Major thoroughfares are also regionally important roadways that are generally designated as North Carolina Primary and Secondary Routes. They generally have region-wide continuity. Maintaining high levels of travel service is considered the most important function of the roadway, while maintaining limited degrees of access is considered a secondary function. Examples of these roadways in the study area are N.C. 42, N.C. 50, N.C. 55, Old Stage, Lake Wheeler, and Ten-Ten Roads.

Roadway Improvements

The transportation network in the study area has not been fully developed in order to accommodate the growth and urbanization that will occur over the next 25 years. The completion of Interstate 540 is a very important transportation improvement if the area is to realize its potential as an integral part of the Triangle region.

The southern and eastern sections of I-540 are to be completed by the year 2025. Traveling from west to east in the study area, I-540 interchanges are planned at Bells Lake Road, U.S. Hwy 401, Old Stage Road, N.C. 50, I-40, White Oak Road, U.S. Hwy 70, and Rock Quarry Road. These roadway improvements are included in the Capital Area Metropolitan Planning Organization's adopted Transportation Plan Update 2025.

Collector Road Planning

Collector roads provide both access and traffic circulation within residential neighborhoods and commercial/industrial areas. A collector road system differs from the thoroughfare system in that roadways designated on the collector road system may penetrate neighborhoods, distributing trips from thoroughfare system roadways through the area to their ultimate destinations.

The local street system consists of roadways not in one of the higher order systems. This system's primary function is to provide direct driveway access to abutting lots and connect to the collector road system or thoroughfare system. It offers the lowest level of mobility compared to the higher order systems of roadways. The collector road system also collects traffic from

local streets and channels traffic to the higher systems of roads and highways.

Wake County does not currently have a Collector Road Plan to refer to during the subdivision and development plans review process. A collector road system, however, is being developed as part of the Wake County Transportation Plan. A collector road plan will go a long way towards addressing this deficiency that currently exists in the development review process. A Collector Road Plan should be developed for the Fuquay-Varina/Garner study area.

Special Highway Overlay District

The County should apply Special Highway Overlay District (SHOD) zoning along the proposed I-540.

The SHOD applies to land adjacent to certain designated major highways. It is intended to help ensure that such land is developed so as to maintain or enhance the natural scenic beauty and wooded character viewed by travelers along the highway, as well as to lessen the highway's potential adverse impacts on adjacent land uses. District regulations limit building height in relation to the building's distance from the highway, apply special vegetative buffers and visual screening along the highway right-of-way, and restrict signage visible from the highway.

Sidewalks and Bikeways

Livable, pedestrian-friendly neighborhoods require a degree of transportation planning that has not currently existed outside of municipal jurisdiction. As part of the Wake County Transportation Plan, multi-use paths and wider roadway cross sections will be proposed to safely accommodate pedestrians and bicyclists.

Regular patterns for lot sizes and street yards would provide a shared basis for street treatment, where pedestrian and bicycle facilities will encourage those transportation modes. Pedestrian crossings should be improved to include protected crossings, pedestrian lights and intersection markers.

Public Transportation

Wake County's adopted Comprehensive Plan Transportation Goals and Objectives encourage the provision and use of alternatives to single-occupant driving by supporting an accessible and affordable multi-modal regional public

transportation system, including fixed guideway and conventional transit, high occupancy vehicle lanes, van- and car-pooling, plus park-and-ride lots.

Triangle Transit Authority's Recommendations call for the expansion of the Regional Bus Service and development of Regional Rail using self-propelled diesel cars. Full implementation of this plan will provide time competitive transit options in most congested corridors. As Wake County's population continues to grow, we find it more difficult to get to and from home, work, shopping and school. Building more and wider highways, alone, will not solve traffic congestion. As is stated in Wake County's adopted Goal for Transportation, we need an accessible, efficient, and balanced multi-modal transportation system that promotes economic opportunities and is consistent with and complements the environment and nearby land uses in order to enhance individual mobility.

Natural Resources

Wake County is located in two river basins in east-central North Carolina. The total surface area of Wake County is about 860 square miles-- 720 in the Neuse River Basin and 140 in the Cape Fear River Basin.

Regulatory compliance requirements for municipalities in Wake County, and throughout the nation, changed dramatically during the 1990s. They will continue to change as public concern for natural resources grows and as urbanization increases the need for environmental protection and resource management. Within the Research Triangle region and Wake County, Falls Lake, Jordan Lake, the Cape Fear River, and the Neuse River have become environmental focal points for regulators.

Within Wake County there is recognition that our natural resources are a finite part of an interdependent ecosystem and must be managed wisely. The citizens of Wake County recognize the area's natural environment as a precious resource because it affects our health and well being, provides nourishment, and serves as the foundation of a prosperous economy.

Stormwater Management

To effectively solve water quality problems in North Carolina, the State must address nonpoint sources, such as stormwater runoff in urban areas, as well as point sources, such as

discharges from wastewater treatment plants. The North Carolina Nutrient-Sensitive Waters (NSW) strategy addresses both sources in its plan to reduce nitrogen loading in the Neuse River.

The four-fifths of the county that is in the Neuse River Basin is subject to the NSW stormwater management regulations. The Neuse River regulations require land uses in the basin to reduce their cumulative nitrogen contribution to the river by 30 percent. These regulations challenge the County to develop a stormwater management strategy that will benefit all of its constituents.

Parks and Recreation

The Parks and Recreation 2002 Master Plan provides an inventory of parks and recreation opportunities in Wake County. One objective of the Plan is to identify deficiencies in parks and recreation standards of service based on population. The inventory was done using Townships as the geographical unit.

Three area Townships in the Fuquay-Varina/Garner Area Land Use Plan (Middle Creek, Panther Branch and Saint Mary's) exhibit significant current deficits in both land and facilities to meet parks and recreational demand.

Within the area of the Fuquay-Varina/Garner Plan, the need for planning parks is apparent. Currently the area has only two parks, one at Willow Springs Elementary and the other at Vance Elementary.

Recently \$1.8 million dollars has been appropriated for the acquisition of county parkland in southeast Wake County through the Capital Improvement Budget. Hopefully, this money can be used to establish a regional park within the boundaries of the Fuquay-Varina/Garner Area Land Use Plan district.

Swift Creek Land Management Plan

The Swift Creek Land Management Plan impacts the northern section of the Fuquay-Varina/Garner Area Land Use Plan. The Swift Creek Land Management Plan is the result of a cooperative agreement between Apex, Cary, Garner, Raleigh, Wake County and the North Carolina Division of Water Quality to develop a land management plan for the Swift Creek

watershed west of NC-50 and north of Ten-Ten Road.

The goal of the Swift Creek Land Management Plan is to preserve water quality in the Swift Creek area so as to qualify for a WS-II classification. Much of this watershed is in Wake County's jurisdiction and impacts land use decisions in the Fuquay-Varina/Garner Area Land Use Plan.

Under the Swift Creek Land Management Plan, development in the watershed is restricted. Natural vegetative buffers need to be maintained along all streams draining into Swift Creek, Lake Wheeler and Lake Benson. Residential densities are also restricted. In the critical area under Wake County's jurisdiction residential densities are restricted to a maximum density of 0.5 dwelling units per acre. All non-residential uses other than for recreation are prohibited. In the non-critical areas of the watershed, residential densities are restricted to a maximum density of 1.0 dwelling unit per acre. Municipal sewer would not be constructed.

The Swift Creek Land Management Plan has both positive and negative impacts on land use in the Fuquay-Varina/Garner Area Land Use Plan. The Swift Creek Plan helps preserve the natural environment and an important water supply watershed for Wake County. It does, however, require lower development densities than might be suggested by the location of the watershed at the edges of several growing municipalities. Looking at the Fuquay-Varina/Garner Zoning Map, it is evident that planned residential densities in the Swift Creek area are lower than in the rest of the region.

Urban Services Plan

As one of America's "Best Places," the Research Triangle region—and Wake County—is undergoing significant changes in terms of population growth, economic development, public health concerns, and environmental protection requirements. Compounding the impacts of these changes is the expected addition of one-half million new residents to the Research Triangle region within the next 20 years—many of whom will locate in Wake County.

Some feel that growth is driven by a combination of economic strength, favorable climate and

recreation activities, educational and cultural opportunities, and environmental quality. Still others hold that the growth and development in Wake County is the result of water and sewer system expansions. Others cite the extension of the roadway network.

Whatever the reason, it is apparent that Wake County and the Triangle region will continue to grow and in doing so face many environmental protection and natural resource management challenges.

It is for this reason that awareness of the existence, significance, and value of Wake County's natural resources is so important. As development occurs, conflicts arise over wetlands, property rights, habitat preservation, air and water quality, water supplies, and waste disposal practices.

Water and Sewer Systems

Wake County does not own, operate, or maintain any water or sewer facilities. Historically, Wake County residents have relied on either municipal or non-municipal systems to meet growing demands for water and sewer service. Non-municipal systems have been either community systems or individual on-site systems. Most of the county's population on water and sewer systems is served by municipal systems, which have expanded to keep pace with population growth and more stringent regulations governing the quality of potable water and treated wastewater.

In general, each municipality in Wake County owns, operates, and maintains its own water distribution and wastewater collection systems. However, some municipalities have entered into interlocal agreements with neighboring municipalities for bulk water supply purchases and wastewater treatment services.

The Wake County Water/Sewer Plan recommends consolidation of services into two systems—one system for eastern Wake County and the other for the west. Eventually, these two systems would be consolidated into one system serving Wake County. The Town of Garner consolidated its Water/Sewer system with the City of Raleigh in 2001. Fuquay-Varina's orientation for water and sewer service is south and west and will involve other governmental units besides the City of Raleigh. In addition to the Neuse River Basin, Fuquay-Varina is also located within the Cape Fear River Basin.

A general profile of Wake County's water and sewer infrastructure systems follows:

Water

Per capita water demand for the county's municipalities ranges from 57 gallons per capita per day (gpcd) to 192 gpcd. For the year 2030, average day water demands on municipal water systems are estimated at 136 million gallons per day (mgd), with maximum day water demands of 204 mgd.

The county's existing raw water supply sources (surface water) provide about 119.2 mgd. New or expanded raw water supply sources within Wake County may increase the supply to 153.2 mgd. Four water treatment plants (WTPs) in Wake County have a total permitted water treatment capacity of 97.5 mgd. In 1996, daily average water use was 47.2 mgd, and maximum day flows at the treatment plants totaled 69.7 mgd.

The Town of Garner consolidated its Water system with the City of Raleigh in 2001. A major expansion of the City of Raleigh's E.M. Johnson Water Treatment Plant is anticipated by the Year 2010. This expansion will upgrade the plant's treatment and transmission facilities from 78 million gallons per day to 100 million gallons per day. This will provide a potential water supply greater than the anticipated demands in the next 15 years. This plan also includes the expansion of the City water service to outlying areas as these areas develop.

The Town of Fuquay-Varina does not have any nearby water bodies suitable for development of surface water supplies. The Town receives water from three neighboring jurisdictions. Fuquay-Varina's existing water connections are:

- 0.75 mgd from Raleigh through Garner
- 1.00 mgd from Harnett County
- 1.00 mgd from Johnston County
- 2.75 mgd TOTAL

Fuquay-Varina's available water supplies as of 2001 will support a population of 10,363. The Town has also secured future water supplies from Johnston (1 mgd) and Harnett (5 mgd) Counties. The total future water supply for Fuquay-Varina is 8.75 mgd and will allow Fuquay-Varina's population to grow to 44,000.

Fuquay-Varina's water/sewer systems, existing and planned, in relation to the town's growth

boundaries, is shown on a map in the Appendix of this Plan.

Wastewater

Per capita wastewater flows for the county's largest municipal sewer systems range from 110 gpcd to 124 gpcd. In 2030, average daily wastewater flows to municipal sewer systems are expected to be 128 mgd, with 160-mgd maximum month flows.

There are 10 wastewater treatment plants (WWTPs) in Wake County with total permitted and constructed capacities of 109.65 mgd and 95.35 mgd, respectively. In 1996, average monthly wastewater flows were 47.0 mgd and maximum month flows at the treatment plants totaled 55.2 mgd.

The Town of Garner consolidated its Sewer system with the City of Raleigh in 2001. The City of Raleigh's wastewater plan has been designed to serve projected demands in an economical manner with a minimum use of pumping facilities. The City has prepared its wastewater system plan in coordination with Wake County. The capacity of the Raleigh Neuse River Wastewater Treatment Plant will increase to 60 mgd. However, plans will have to be made to increase the plant capacity to approximately 80 mgd by the year 2025.

The Town of Fuquay-Varina is located on the ridge between the Cape Fear River basin and the Neuse River basin. Wastewater is treated and discharged in both basins, at the Kenneth Creek Wastewater Treatment Plant (1.2 mgd existing capacity) in the Cape Fear basin, and the Terrible Creek Wastewater Treatment Plant (1.0 mgd existing capacity) in the Neuse River basin. By 2005, an additional 2.0 mgd capacity will become available at a new 6 mgd regional facility in Harnett County, and another 1.0 mgd capacity is scheduled for Terrible Creek for 2004.

Wake County Water/Sewer Plan

The first Wake County Water/Sewer Plan was completed in 1972, and updated in 1989. In December 1996, the Wake County Board of Commissioners created a 21-member Wake County Water/Sewer Task Force (Task Force) to evaluate various near- and long-term alternatives for expanding water and sewer service throughout the defined Urban Services Areas of Wake County. The Task Force was charged with

the development of the Wake County Water/Sewer Plan, which was adopted in 1998.

The mission of the Task Force was to develop a comprehensive water/sewer plan for the logical and orderly expansion of water and sewer service in a manner consistent with the community's values for economic development, environmental protection, and natural resource management.

Working with key stakeholders, the Task Force used a consensus-building process to identify and evaluate options for future water/sewer service in Wake County. The goal of this collaborative process was to develop a water/sewer plan with the following objectives:

- Provide for better management, use, preservation, and conservation of limited natural resources.
- Systematically accommodate growth and development in and around existing urban centers in accordance with the Wake County Land Use Plan adopted in July 1997.
- Provide adequate, reliable and economical water and sewer service to all customers, regardless of location.
- Improve the management, operations, maintenance, and overall efficiency and cost-effectiveness of water and sewer delivery systems.

For the water and sewer utility industry, the dilemma has been more versus less: more demands, regulations, risks, and uncertainties versus less time, money, and personnel to provide the services that customers demand. This dilemma is especially applicable to the water and sewer utility systems in Wake County today, and it will be even more so in the future.

Water/Sewer Funding Program

The current Wake County Water/Sewer Revolving Fund Policy provides water/sewer line extension funding for strategic industrial projects, failed systems, and size upgrades. A new program could include the following types of projects: system assistance (for projects better done on a countywide scale), economic development (for areas already planned for development), and failed systems (to prevent health hazards).

Non-Municipal Water/Sewer System Standards

About 138,800 county residents (26 percent) rely on groundwater sources for drinking water, and an estimated 153,000 (28 percent) rely on non-municipal sewer systems for wastewater treatment and disposal (1998 estimates). If not properly designed or operated, these systems can present the following risks:

- Adverse public health impacts associated with system failures.
- Adverse environmental impacts due to system malfunction or failure.
- Significant financial impacts to property owners, utility service providers, and local and state governments (in the event of system failure).
- Hinder future extensions and orderly development of public water and sewer systems.

Based on experience, over \$9 million in public and private money will be spent during the next three years to correct failed non-municipal systems for about 780 homes in Wake County. The Water/Sewer Plan recommends that improvements in the management framework are needed to ensure that non-municipal water and sewer systems are financially and environmentally sustainable, to prevent such failures from happening in the future.

Resource Management

Water/Sewer Best Management Practices

Water Conservation: Conservation will be necessary to maintain the current countywide rate of water use, since new development has historically meant higher water use rates. The primary benefit of water conservation is the reduction of peak usage rates, which, in turn, defers the need to develop new water supplies. Water supply developments are large capital projects requiring public financing of debt. Therefore, deferring these projects until they are absolutely necessary reduces the debt burden and stabilizes water rates. Consequently, the Water/Sewer Plan recommends municipalities should consider more ambitious conservation programs.

Wastewater Reclamation and Reuse: The NSW requirement is probably the greatest reason for using reclaimed water. Every gallon of effluent that is not discharged reduces the nutrient contribution to the Neuse River. Using reclaimed

water in non-potable applications reduces nutrient loading.

Residuals Management: As WWTP processes have improved, the volume of residual solids has grown, along with the associated costs and concerns. When treated properly, these solids become a valuable recyclable, nutrient-rich material—biosolids—instead of a costly byproduct. The Water/Sewer Plan recommends municipalities should join in a countywide effort to consolidate and manage residuals.

Groundwater Resources Management

Groundwater resources have been and will continue to be very important to the County's quality of life, growth potential and economic vitality. About 138,800 county residents receive drinking water from groundwater sources, including 97,500 from on-site wells. Also, about 800 new wells are approved each year in Wake County. Development increases the amount of impervious surface coverage, which hinders groundwater recharge rates. The Water/Sewer Plan recommends that the County should manage growth and development so that cumulative groundwater demand does not exceed long-term recharge rates. A groundwater study for Wake County is currently underway.

Summary for Water/Sewer and Storm Water Management Planning

Raleigh and the Triangle are consistently ranked as one of the top ten places to live in North America. It is one of America's "Best Places" because people work together to develop strategies focused on maintaining economic prosperity while preserving both the quality of life and the environment for future generations.

Water and sewer utility planning can be no exception to this cooperative effort. The key to successful implementation of the Plan is the continued cooperation of the stakeholder groups. The successful implementation of the Plan is the first major step toward a fully integrated, countywide environmental management and resource protection program. Such a program will ultimately address water supply, treatment, and distribution; wastewater collection, treatment, reuse, and disposal; residuals management; stormwater management; and other important natural resource preservation and restoration issues in the County.

Faced with constantly increasing demands for limited natural resources, state and local leaders

must recognize that the economy and the environment are in fact linked, and the health of our local and state economies depends on sustaining the environment.

Transitional Urban Development Policies

The County's Water/Sewer Plan recommendations recognize and address important needs, but alone they are insufficient to manage growth. It is essential that the recommendations be incorporated into the County's Land Use Plan if they are to guide the County's management of growth and land use.

That is why in November 1999, the Board of Commissioners amended the Land Use Plan to add policies defining how current development in Urban Services Areas (USAs) should be designed in terms of its intensity and its provision of water, sewer, transportation facilities, and recreation areas.

The Urban Services Areas are now split into Short-Range and Long-Range USAs, the Short-Range USA classifications apply to land within those portions of the "sewersheds" of municipal sewer line extensions projected to occur in the next 10 years. As part of this Plan, both Fuquay-Varina and Garner have updated their long-range water/sewer plans; see Appendix.

For Short-Range USAs, new development will be required to connect to municipal water and sewer systems where practicable, and encouraged to provide centralized community water or sewer systems elsewhere. The policies also encourage new development served by centralized sewer be developed at urban intensities and that other new development be designed to facilitate future urban infill development once centralized sewer becomes available. The amendments also add a policy that new development be served by urban transportation facilities designed to municipal standards.

For Long-Range USAs, urban intensities will be discouraged as premature, and new development will be required to at least dedicate the rights-of-way necessary to facilitate future provision of urban transportation facilities designed to municipal standards.

For both Short-Range and Long-Range USAs, centralized community water and sewer systems

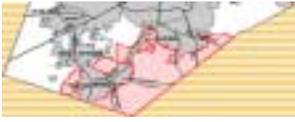
will be required to be designed to municipal standards, and that new development not served by centralized water and sewer systems will be required to at least dedicate the easements necessary to enable such service in the future.

For Non-Urban Areas, new developments are not to create service needs beyond that already found in and typical of non-urban areas, and centralized sewer systems are not to be provided except to protect public health when private sewer systems fail.

Recently adopted policies require that new development reserve or dedicate recreation area to meet the neighborhood recreation needs generated by the development's residents.

Short-Range/Long-Range Urban Services Areas Boundaries

As part of the area land use planning process, the Short-Range, Long-Range USAs boundaries within the study area have been re-evaluated. The Towns' staff, based on updated sewer information, proposed changes to the Short-Range USA boundaries. The new boundaries for the Short-Range USA are delineated as "Planned Growth Area" on the Fuquay-Varina/Garner Area Land Use Plan map.



A "**neighborhood**" can be thought of as a primarily residential area surrounding a mixed use "activity center" that serves as the focal point for meeting the residents' shopping, social, educational, cultural, spiritual, and civic needs. The activity center is physically and functionally integrated with the surrounding neighborhood.

Neighborhoods, Communities, and Regions

The Board of Commissioners through its adoption of the Wake County Land Use Plan, which includes Area Land Use Plans prepared jointly by the County and its municipalities, endorses as the basic unit of urban development in Wake County a land-use concept consisting of neighborhoods, communities, and regions. Small pieces, or **neighborhoods**, fit together to form medium-sized pieces, or **communities**, and adjoining communities are fitted together to form **regions**. This three-tiered geographic model is explained more below and is the critical framework for understanding activity center concepts.

Neighborhoods are contiguous areas that consist not only of homes, but also parks, schools, shops, and other land uses within their boundaries, which are needed by residents on a daily basis. Neighborhoods' residents support and are served by the **first tier** of public and private facilities, such as grocery stores, drug stores, service stations, neighborhood parks, daycare centers, places of worship, and in some cases elementary schools. Ideally neighborhoods are designed so every home is no more than about a half-mile from the neighborhood's center-- a convenient walk or bicycle ride.

The next larger piece of the model is the community. A **community** is a collection of adjacent neighborhoods whose residents support and are served by the **second tier** of public and private facilities—facilities needed less often than on a daily basis. These may include uses such as large supermarkets, specialty stores, large discount stores, community parks, large-sized places of worship, specialty medical offices, legal firms, community libraries and fire stations.

The **region** is the largest piece in the model. A region is made up of a collection of adjacent communities.

Regions may routinely overlap municipal boundaries and County lines. Regions' residents support the **third tier** of public and private facilities—regional shopping malls, very large employers, high schools, regional parks and hospitals.

Neighborhoods, communities, and regions set the stage for understanding activity centers.

Activity Centers

Neighborhoods, communities, and regions are focused *around* **activity centers**, which mix shopping, services, recreation, and office and institutional uses needed to support the neighborhoods, communities, or regions respectively.

The three types of activity centers (neighborhood, community, and regional) are similar in spatial arrangement and function but differ in size and intensity. Regional centers are larger and more intense than community centers, and community centers are larger and more intense than neighborhood centers. Essentially activity centers are compact village centers, which occur in three different sizes, but share a common function and form.

In terms of function, activity centers are surrounded by residential support areas (Conceptual Model--Sketch A); and these two elements serve mutually interdependent functions. Activity centers provide a full mix of goods and services in concentrated locations to optimally serve their residential support areas. Activity centers also provide ideal places for bus (or other transit) stops, since people are more prone to use transit when they can combine its use with trips for goods and services. Conversely, residential support areas provide the population sizes, proximities, and densities necessary for activity centers' transit, shopping, social, educational, and civic uses. There is a mutually beneficial relationship.

In terms of form, activity centers and their residential support areas are designed as integrated wholes instead of a series of unconnected, unrelated land uses (See Appendix for Conceptual Model—Sketch B.) The centers and residential support areas are compatible in terms of land use type and density and are physically linked to facilitate pedestrian, bicycle,

and vehicle movement between and within the two areas. Connectivity is key; residents may walk, bicycle, or drive throughout their neighborhoods and may do so without traveling on abutting thoroughfares.

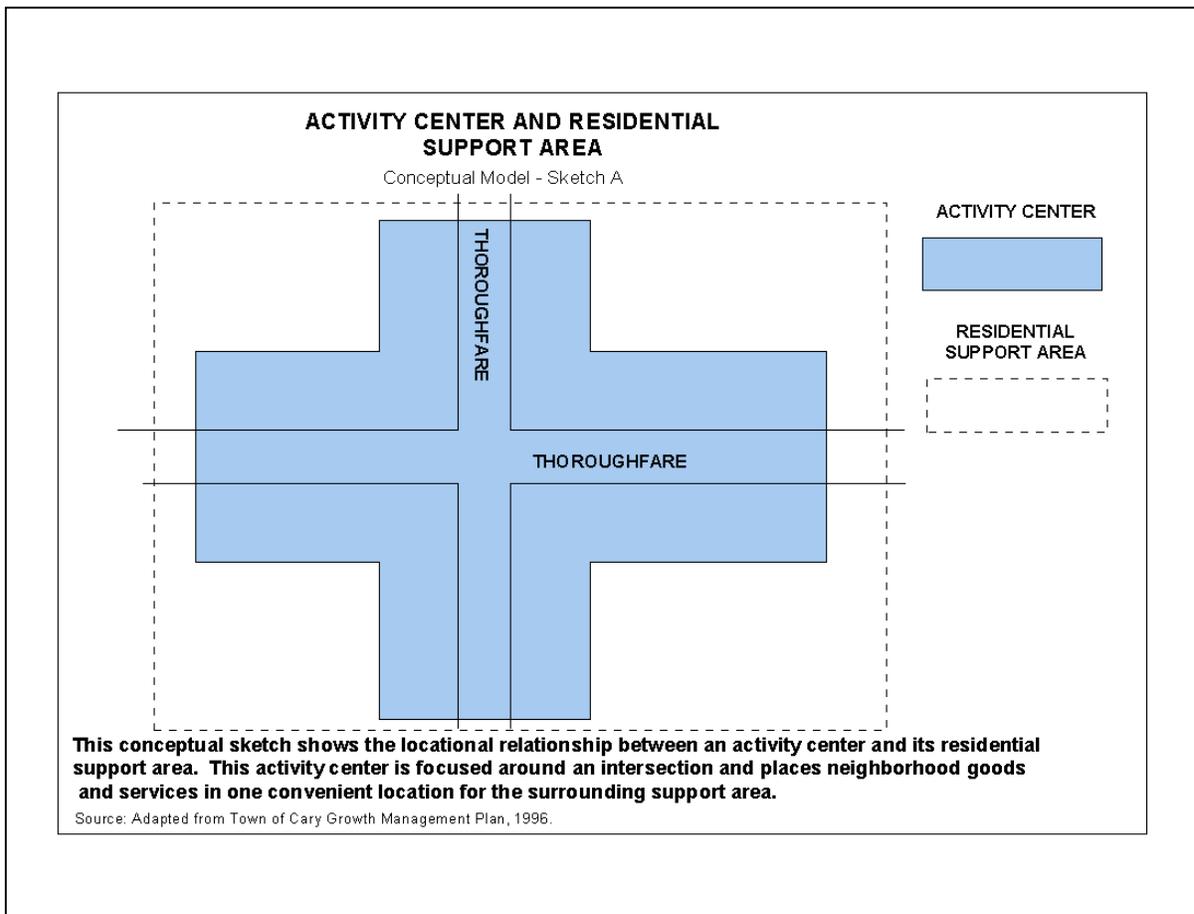
A design feature that helps ensure activity centers and residential support areas are compatible in terms of land use type and density is **transitional development**. The most intense developments, that is, those that generate the most traffic per square foot or per acre and have the tallest buildings, are located near the center of each activity center. The intensity of development transitions outward towards the edges of activity centers and ultimately to the edges of their residential support areas. This puts the highest population concentrations adjacent to activity centers' retail uses and transit stops and it ensures smooth transitions to the low-density residential uses at the edges of the residential support areas.

Another feature central to activity centers and residential support areas are public uses such as parks, open spaces, and plazas that function as

neighborhoods' meeting places and recreation areas. These uses provide a public focus and identity for neighborhoods. They combine with shopping, services, and transit stops in a design that enables full-service neighborhoods.

In essence, activity centers and their residential support areas function as villages. However, it is not expected that an activity center will develop as a single entity, under one owner, or that all its uses will be built at the same time. The intent is that the concept of activity centers will be embodied as each land use is built so that ultimately all uses will function as an integrated and complete activity center.

The quantity, locations, and designs of activity centers help determine the character of neighborhoods, communities, and regions. While these centers will be needed as the County grows, proper planning will be necessary to avoid undesirable impacts. The County fosters proper planning of activity centers by establishing objectives, policies, and design guidelines.



Objectives

- Broaden the opportunities of citizens to live, work, learn, play, and obtain goods and services in the same neighborhood or community, rather than having to travel long distances on crowded thoroughfares.
- Concentrate basic goods and services and potential transit stops at key points, so as to conveniently serve neighborhoods, avoid strip development, and provide focal points for neighborhood and community activities.
- Promote multiple forms of connectivity so citizens may safely and conveniently walk, bicycle, (or use vehicles) to access shopping, services, and residential areas.
- Foster a variety of housing densities, ownership opportunities, prices, and building types that can compatibly co-exist in neighborhoods and communities.
- Encourage non-residential and residential areas to be compatible and physically integrated in terms of appearance, access, noise, and water and air quality impacts.



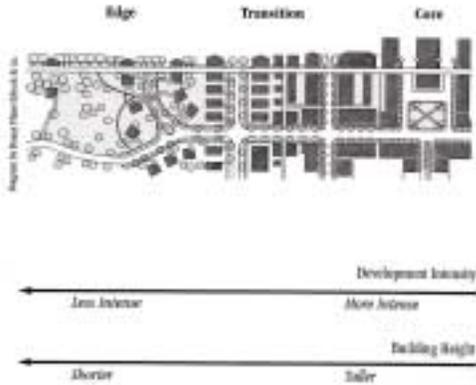
Policies

The following Activity Center Policies and Design Guidelines should apply to all three types of centers (neighborhood, community, and regional) unless a distinction in type is made below.

- Wake County Land Use Plan maps should designate the locations of planned activity centers.

- A neighborhood activity center should contain shopping, services, recreation, and small-scale office and institutional uses needed to meet the day-to-day needs of the neighborhood. Examples are grocery or convenience store, pharmacy, video rental, dry cleaning or laundry, restaurant, service station, medical or dental practice, insurance agency, law firm, small neighborhood business office, school, daycare, church, park, and civic club.
- Centers should be designated at significant road intersections or significant neighborhood or community focal points.
- Residents have had and should continue to have opportunities to offer input on activity center designations.
- Residences, especially higher density residential development such as multi-family, traditional neighborhood development, or dwellings over shops, with appropriate central water and sewer facilities, are desirable.
- An emphasis should be placed on residential compatibility; uses found incompatible with surrounding residences due to appearance, traffic, noise, odor, etc. should be excluded.
- Community and regional activity centers may have uses permitted in neighborhood activity centers, plus uses that provide goods and services needed less frequently than a daily basis. Examples are shopping malls, hotels, movie theatres, major cultural, educational, or entertainment facilities, community and regional parks, car dealerships, and mid to large-size office parks or businesses.
- Appropriate zoning districts for activity centers are Planned Development District and Conditional Use: Residential, Office and Institutional, General Business, and Highway Districts-- or their counterparts in the County's upcoming Unified Development Ordinance.
- Transitional land use is the most desirable pattern of development, especially when centers are next to low-density residential uses.

- The desired land use transition is (moving from a center's core outward to the edges of the residential support area): commercial, civic or office and institutional, multi-family, medium density then low density residential.



- The most intense developments, that is, those that generate the most traffic per square foot or per acre, have the tallest buildings, largest parking areas, and should be located near the center of each activity center. The intensity of development should transition toward the edges of the activity center and its residential support area.



Activity Center Size and Spacing

- The County's primary aims on size and spacing should be that activity centers will be compatible with neighborhoods' existing residences, road networks, and natural features and will not contribute to strip developments.
- The characters of existing residences, road networks, and natural features will differ by neighborhood and will evolve over time; thus, the County should consider activity center size and spacing in the context of each neighborhood at the times rezoning or special use applications are filed.
- Generic guidelines on size and spacing will provide frameworks for tailoring activity center proposals to existing neighborhoods; thus, guidelines in the following tables should be used.

Neighborhood Activity Center Guidelines

Size	Up to 35 acres
Maximum Distance that Non-residential Uses May Radiate Outwards from the Center of the Activity Center (along Roadways)	800 feet
Maximum Depth that Non-residential Uses Should Extend Back from Roadways	500 feet
Minimum Separation from other Neighborhood Activity Centers	1 mile
Minimum Separation from Community or Regional Activity Centers	1.5 miles



A Sense of Community



Activity Center Employment Area

Community Activity Center Guidelines

Size	Up to 120 acres
Maximum Distance that Non-residential Uses May Radiate Outwards from the Center of the Activity Center (along Roadways)	1,600 feet
Maximum Depth that Non-residential Uses Should Extend Back from Roadways	800 feet
Minimum Separation from other Community Activity Centers or Regional Activity Centers	3 miles
Minimum Separation from Neighborhood Activity Centers	1.5 miles

Regional Activity Center Guidelines

Size	Up to 375 acres
Maximum Distance that Non-residential Uses May Radiate Outwards from the Center of the Activity Center (along Roadways)	2,000 feet
Maximum Depth that Non-residential Uses Should Extend Back from Roadways	2,000 feet
Minimum Separation from other Regional Activity Centers	6 miles
Minimum Separation from Neighborhood Activity Centers	1.5 miles
Minimum Separation from Community Activity Centers	3 miles

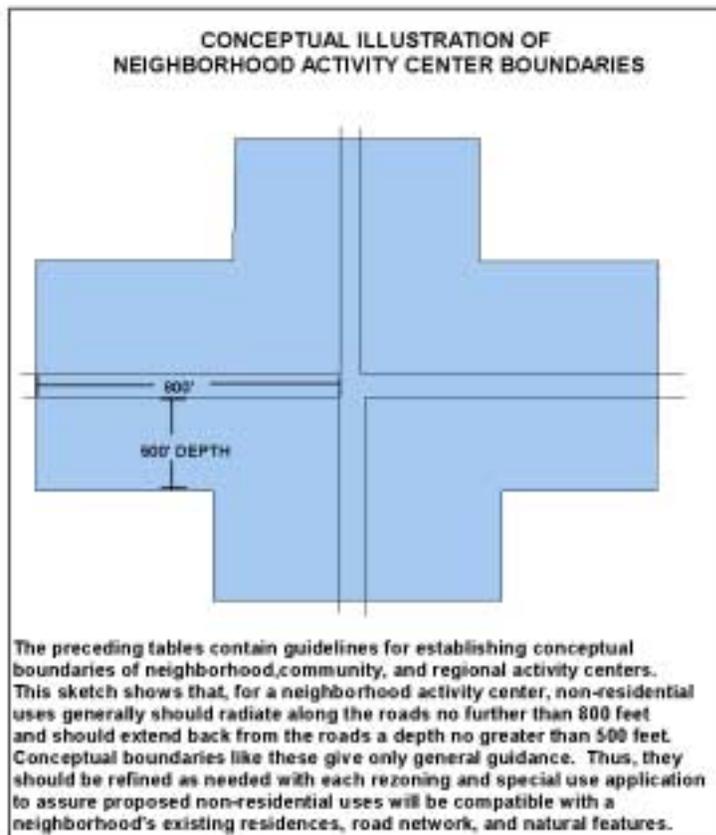
Residential Support Areas

- A residential support area, suited for medium and low density residential, should surround each activity center.
- The activity center and residential support area should be compatible in terms of land use impacts and be linked to facilitate pedestrian, bicycle, and auto movement between the two areas.
- The residential support area should extend approximately one and a half miles from a neighborhood activity center's main intersection. (The approximate service area of a neighborhood grocery.)
- Residential support areas may extend five to ten miles or more for community and regional activity centers.
- The following non-residential uses may be permitted outside activity centers provided they would meet County policies and standards and would be compatible with existing residences: home occupations,

offices of resident members of professions where such professions are carried on in their respective residences, daycare, parks, low-intensity recreation, libraries, schools, churches, fire or other emergency response facilities, plant nurseries, family care homes, group homes, and telecommunications towers.

Timing

- It is not expected that an entire activity center will be built as a single development, under a single owner or that all uses will be built at the same time.
- It is intended that activity center characteristics will be embodied in individual uses, so that ultimately all the uses function as an integrated and complete activity center.
- Approval of proposed uses may be postponed to take advantage of future road improvements, or other future facilities, that will better serve activity center uses.



- Before approving requested exceptions to activity center policies, the County should find at least the following criteria would be met. If approved the requested exception would:
 - Result in a development pattern equivalent or superior to that otherwise achievable.
 - Be compatible with the use or value of adjoining properties.
 - Be consistent with the intent of County plans and policies.

Design Guidelines

Design guidelines provide a flexible means to promote activity center concepts. Developers of activity center uses should strive for conformance with design guidelines, but may use alternative approaches that achieve the same intent.

Activity Center Design Guidelines place an emphasis on achieving safe and efficient access to thoroughfares, highly connected roads and paths, and visual compatibility of activity center uses with each other and with residential districts.

Application

- The ensuing Design Guidelines should apply to activity-center special use applications and conditional use rezonings involving commercial, office, or institutional uses.
- Special use applications and conditional use rezonings should be accompanied by site plans, texts, and graphics as needed to demonstrate their degree of conformity with activity center policies and design guidelines.
- Developers may propose, and the County may accept, alternatives to guidelines when they would achieve the same intent.

Proper Access to Thoroughfares

- Access points should have sight distances that are adequate to permit safe stopping of vehicles. Minimum sight-distances are:

<u>Speed Limit (mph)</u>	<u>Sight Distance (feet)</u>
35	350
40	400
45	450
50	500
55	550

Access points should be located adequate distances (at least 300 feet) from thoroughfare intersections and from other access points to permit safe and efficient traffic flows. Where this is unachievable due to parcel dimensions or natural constraints, access points should be as far away as practicable from intersections and other access points.

- Each lot should be limited to one point of access to an adjacent thoroughfare, for each 400 feet of lot frontage. Access points should be combined to serve multiple lots or uses whenever practicable.
- Turning lanes or deceleration lanes to NCDOT standards should be installed along abutting thoroughfares.

Connectivity

The site design should, to the maximum extent practicable, include an off-street parking design that:

- Provides parking areas behind buildings or in the interior of a block.
- Maximizes the internal connection of interior access drives or streets within the project;
- Maximizes the connectivity of interior access drives or streets within the project with surrounding streets, projects, or subdivisions;
- Includes pedestrian access which connects the project with residential areas within, abutting or adjacent to the project;
- Provides a link to any existing or planned greenway that abuts or is adjacent to the project.

Building Architecture and Materials

Buildings should include windows or doors for each story (upper story windows may be real or faux) visible from a residential district or public right of way.

- A residential scale and proportion should be encouraged in neighborhood activity centers. The mass of buildings may be de-emphasized in a variety of ways including varied facades or projecting or recessed sections to reduce apparent bulk. Such breaks in facades should occur at least every 50 feet of building length.
- There should be solid screening for all mechanical equipment, electrical equipment, plumbing vents, ducts or other utility structures that will be visible from a public road or residential district.
- The County's historic preservation ordinance and guidelines supersede above guidelines where applicable.

Landscaping

- Existing trees should be saved whenever practicable. Isolated stands of trees should be preserved and incorporated into the site design.
- Foundation landscaping, including grass and trees or shrubs/hedge plants, should be provided along building fronts and sides. Trees and shrubs/hedge plants should be provided in at least the quantities described in County ordinance for Type B screening, which are: one canopy tree per forty linear feet of wall, one understory tree per thirty linear feet, or one shrub/hedge plant per six linear feet. 3. Any plantings that will be adjacent to thoroughfares should be located consistent with the recommendations in Wake County's Transportation Plan.
- Existing trees and vegetation may be used in lieu of new plantings.

Signs

- Signs that promote common or coordinated themes, colors, and materials for the activity center should be used.
- Lighting impacts of signs should be minimized. Signs legible from residential

districts or public roads should not include flashing lights, strings of lights, or beacons.

- Freestanding signs should not exceed eight feet in height and thirty-two square feet in area per side. Smaller signs (four feet in height and eight square feet in area per side) are preferred where they can accommodate the sign's message.
- Building signs (including wall and projection signs) should be no taller than the lower eave line or roofline and project from the building no more than four feet. Their surface area should not exceed five percent of the total area of the building façade(s) on which the signs are located.

Standards for Activity Centers – Fuquay-Varina/Garner Study Area

An Activity Center is a location where people come together for the purpose of work, shopping, eating, learning or recreation in a safe, clean and attractive setting. Activity Centers will encourage the development of integrated land uses, and community facilities, such as parks, libraries, and schools, as focal points for the areas as they develop.

Activity Centers will help the Fuquay-Varina/Garner area become an outstanding community of urban and rural areas where the demand for quality and affordable growth is met, economic development and opportunity is enhanced, environmental quality and cultural heritage are maintained, and all of these objectives are balanced with protecting the property rights of landowners.

Activity Centers more equitably address non-residential development in the study area, for now and in the future. There are three types of Activity Centers; from largest to smallest they are Regional, Community, and Neighborhood.

There are 14 Neighborhood Activity Centers located in the study area: US 401-Simpkins, Auburn, New Bethel Church, I540-White Oak, NC 42-Old Stage, Bud Lipscomb-Old Stage, Kennebec, Holland-Clayton at NC 55, NC 42-Rock Service Station, Hilltop Needmore-Sunset Lake, NC 42-Piney Grove Wilbon, Eastwood, Ten Ten-Bells Lake and Ten Ten-Rand Road. There are six Community Activity Centers located in the study area: US 401-Old Stage, I40-

White Oak, Willow Springs, US 70-Guy Road, Williams Crossroads and NC 50. There is one Regional Activity Center located in the study area: along both sides of U.S. Hwy 401, from the planning jurisdiction of Fuquay-Varina in the south to Ten-Ten Road in the north, with the Norfolk and Southern Railroad serving as the eastern boundary. (The locations of Activity Centers are shown on the Fuquay-Varina/Garner Area Land Use Plan map. Also, each activity center has its own 8.5 x 11-inch map included in the appendix.)

The development of Wake County's activity centers will focus compact development in mixed-use village centers that include housing, commercial services and employment opportunities designed with convenient pedestrian and vehicular access from surrounding areas. The County's activity centers will be appropriately located based on meeting the public's needs over the next 25 years.

By identifying the appropriate locations for activity centers we should be able to put safeguards in place so the activity centers can flourish, providing the necessary non-residential uses for the surrounding residential neighborhoods to utilize.

Higher density residential land uses, and non-residential land uses that comply with the land use plan, would be allowed as permitted uses. Only exceptions to the plan would require rezoning or special permits. In order to ensure that needed improvements are made to support new developments, municipalities could include those requirements in their zoning and subdivision regulations. (See Appendix for Wake County zoning in the study area.)





CHAPTER 3: Additional Planning Elements

Municipal Planning Jurisdictions

A municipality's planning jurisdiction is the land that lies within its corporate limits plus its extraterritorial jurisdiction (ETJ). Since development occurring in municipal planning jurisdictions greatly affects what occurs in the County's planning jurisdiction, and vice versa, the Land Use Plan should be coordinated with municipal plans, goals, and objectives.

State law authorizes municipalities to have ETJ so they can control development in areas that are expected to come within their corporate limits in the near future. This enables municipalities to better ensure that development patterns and associated infrastructure will allow the efficient provision of urban services. In Wake County, the Board of Commissioners must agree to any extension of a municipality's ETJ, and may rescind its approval of an ETJ extension.

Although State law provides a framework for evaluating ETJ and deciding whether or not the County should agree to municipal requests for ETJ extensions, it does not provide detailed criteria. For this reason, the Board of Commissioners has adopted, as part of the Wake County Land Use Plan, criteria to evaluate the potential for an area's development, the municipality's ability to provide services, and its capability and commitment to good planning and managing of development. In addition to conformance with these criteria, the Board of Commissioners will also consider the opinions of residents and property owners in the area requested for ETJ.

Conformity with the criteria does not automatically guarantee that an ETJ request will be granted. The criteria for evaluating requests for extension of ETJ, as well as proposals to rescind previous ETJ extensions follow.

- The area proposed for ETJ expansion should be classified as Urban Services Area associated with the municipality.
- The municipality should demonstrate a commitment to comprehensive planning; preferably including adopted land use, public facilities and transportation plans, engineering studies, and a capital improvements program (CIP) including funding to implement the CIP.
- Where the municipality proposes ETJ expansions along major transportation corridors designated by the County as Special Transportation Corridors, the municipality should have adopted, and be willing to apply, regulations comparable to those for Special Transportation Corridors; where the municipality proposes ETJ expansions within a water supply watershed, the municipality should have adopted, and be willing to apply, water supply protection policies and provisions that meet or exceed the applicable State water supply watershed regulations or an adopted Plan for the water supply watershed; and, for evaluating an ETJ expansion request, the municipality's application of such special regulations to its existing ETJ should be considered as evidence of its willingness to apply these special regulations.
- The municipality should show how the area proposed for ETJ expansion would be served by water and sewer service within five years of the effective date of ETJ extension. The systems should be designed with adequate treatment capacity and adequately sized major trunk line extensions to service the area proposed for ETJ expansion. The municipality should include needed improvements in its capital improvements program.
- Areas proposed for ETJ extension by a municipality should be capable of being developed to an average density feasible for municipal annexation. This criterion is closely related to the ability of a municipality to serve the area with water and sewer service in accordance with its plan for development.
- ETJ extensions should only be granted for areas to be substantially developed and annexed within ten years. The ten-year period projection should be used as a guideline, and is adopted with the understanding that actual progress in development and annexation of a given ETJ area may vary from that originally projected at the time of ETJ extension. To determine the potential for annexation within ten years the following should be considered: relevant County and Municipal plans and policies, past development experiences, and previous projections.

- When a municipality requests additional ETJ, the municipality must demonstrate its progress in annexing and supplying municipal services, especially water and sewer, throughout the entirety of its existing ETJ. An ETJ expansion may be granted to a municipality only when it demonstrates substantial progress in meeting this criterion.

Affordable Housing

The goal for affordable housing in the context of the county's land use plan is to create an adequate supply of properly zoned land served by adequate public facilities--water, sewer, roads, schools, parks and public transportation--that will enable more affordable housing to be built.

If developers could build on land in the most efficient and effective ways (structurally sound and aesthetically blended with the surrounding community), then significant progress could be made in meeting the demand for affordable housing and assist more families with the current level of local, state and federal housing funds.

The following actions should be undertaken to enhance affordable housing development.

- Provide for density in accordance with the area land use plan.
- Extend water and sewer services on a regular basis.
- Improve roads, provide schools, parks and extend public transportation service in areas targeted for growth.
- Allow multi-family developments as permitted uses in appropriate zoning districts.
- Allow mother-in-law apartments as an accessory use to single family dwellings.
- Allow manufactured housing as a permitted use in districts, which allow single-family dwellings constructed on-site.
- Provide incentives for the development of affordable housing.

Historic Preservation

The National Register of Historic Places is the nation's honorary list of buildings and places significant in American history. Properties listed in the National Register can include, but are not limited to; residences, commercial buildings, barns and other agricultural buildings, farm complexes, neighborhoods and commercial or

industrial districts, archeological sites, military installations, roads, sculptures, monuments, and cemeteries. The National Park Service in conjunction with each state's Historic Preservation Office administers the National Register program.

Each state may have different procedures for listing properties in the National Register. In North Carolina, a report called a "nomination" is prepared and submitted to the State Historic Preservation Office (SHPO). The nomination includes a physical description of the property, historical information, maps and photographs. The SHPO reviews the report and determines if the property meets the criteria established by the National Park Service. If SHPO believes the property meets the criteria, the nomination is sent to the National Park Service for listing in the National Register.

In North Carolina, before a National Register nomination can be prepared a property must be placed on the state's Study List. The Study List is maintained by the SHPO, and is a preliminary list of properties that the SHPO believes meet the National Register criteria and therefore have a good chance of being approved by the National Park Service if a nomination is prepared. It is primarily a screening tool that discourages the nomination of properties that are not likely to be listed in the National Register. To place a property on the Study List, a brief application is filed with the SHPO. The SHPO informs the applicant whether or not the property is placed on the Study List. If the property is placed on the Study List, the official nomination process can begin.

Listing in the National Register is an honor. It does not restrict the use of the property, nor does it require the owner to maintain the property. However, National Register listing does provide protection against negative impacts from federally funded projects, including local government projects using federal funds. Examples include road construction and improvements, airport expansions, mass transit, urban renewal, community revitalization, and other types of activities. If a project uses federal money, the lead agency must take into account the effects of the project on National Register and Study List properties and make an effort to avoid or minimize any adverse effects on historic properties in the project area.

Wake County has a comprehensive list of its historic resources that are the architectural traditions, styles, and forms that define the history of Wake County. Properties included in the list are, in most cases, visible from a public road, are occupied, and are in reasonably good condition. Most properties are listed in or are eligible for the National Register of Historic Places, or are designated local historic

landmarks. Unless noted, all properties are private and must be viewed from the road. Properties that are open to the public are noted.

Several of the National Register listed and eligible historic sites, which are located within, or border, the Fuquay-Varina/Garner study area follow.



1. Davis-Adcock Store

Built around 1915 the **Davis-Adcock Store** (2013 Piney Grove-Wilbon Road) with its stepped parapet, large display area and double front doors, is an excellent example of the small country stores once found throughout the county.



2. Wilbon-Adcock House

The most elaborate residence in the Wilbon community is the **Wilbon-Adcock House** (2101 Piney Grove-Wilbon Road).



3. Stephenson House

The **Stephenson House** (7100 Fayetteville Road) once located at the heart of one of Wake County's largest antebellum plantations, this transitional Federal-Greek Revival-style house probably dates from the 1830s or 1840s.



4. Strain House

The **Strain House** (8536 Lake Wheeler Road) is an excellent and well-preserved example of the unpretentious two-story farmhouses of the mid-nineteenth century; the house features late Greek Revival detailing.



5. McCullers

The McCullers community (Ten Ten and Old McCullers Road) began as early as the 1780s. This community blossomed at the turn-of-the-century with the arrival of the Raleigh and Cape Fear Railroad. The small **McCullers schoolhouse**, with its wraparound porch and clipped front gable, has been remodeled for use as a residence.



6. Marshall Partin House

The **Marshall Partin House** (7717 Kennebec Road) embodies Wake County's turn-of-the-century rural prosperity; this one-story L-shaped house is one of the most stylish dwellings in southern Wake County.



7. Auburn

The community of Auburn originated when the Busbee family opened a store on their plantation in the early nineteenth century. The community thrived as a result of the completion of the North Carolina Railroad in 1854 and the establishment of a railroad depot. An example of Auburn's late-nineteenth century prosperity is the **William Watts House** (2036 E. Garner Road) with its intricate sawn work porch.



8. Williams Crossroads

Members of the Williams family have owned land in this area since the late eighteenth century. The original **Hollands Methodist Church** (9433 Ten Ten Road) was built around 1858 and features both Greek revival and gothic revival features.

Preserving Open Space

Open space areas usually have attractive plants, trees, and views of nature. Attractive areas are more desirable to homebuyers, and parks, open spaces, and recreational opportunities motivate business relocation and expansion. On March 15, 2001, the Wake County Growth Management Task Force identified five common objectives for open space preservation as the County develops its Growth Management Plan.

- The Growth Management Plan shall support initiatives to establish one or more reliable sources of funding for open space preservation. Such funding should be sufficient not only for open space identification and acquisition, but also for on-going stewardship/maintenance of the resource and an education program.
- Education programs should have a two-fold purpose: 1) to inform the general public as to the environmental, recreational, cultural, historic, and economic benefits of open space preservation, and 2) to inform property owners, developers, farmers and others as to the tax advantages of conservation easements, property donations, and other methods of achieving open space preservation.
- Additions to the open space system, or fees in lieu of such additions, shall be viewed as a normal part of the land development process. The Plan shall also review the full range of tools for establishing open space during the development process, including density bonuses, density transfers, clustering and other methods. Standards shall be set forth for both the quantity and quality of the open space to be established.
- Plan recommendations regarding linear open spaces should address at least five objectives: 1) to take advantage of buffers

along streams or lakes, 2) to capitalize upon infrastructure and utility easements, 3) to provide adequate corridors for wildlife movement, 4) to create opportunities for greenway and trail development, and 5) to enhance access to and interconnections within both the open space system and the transportation network.

- The preservation of farmland and farming as a viable economic enterprise shall be of particular concern for the growth management plan. Programs to preserve farmland should be voluntary and incentive-based.

Parks and Recreation Master Plan

The Parks and Recreation Master Plan was adopted by the Wake County Commissioners in 2002. The purpose of the plan was to develop an inventory of parks and recreational opportunities in Wake County, and to use this list to recommend which areas need additional parks and recreational opportunities.

Like the notion of activity centers, the Parks and Recreation Master Plan identifies three tiers of park development. Mirroring the concept of a neighborhood activity center is that of a neighborhood or school park. These parks are typically between 10 and 20 acres. The recommended standard for these parks is one acre per 333 people.

At the next level (equating to the community activity center) is the community or district park. These parks are larger, usually between 20-90 acres and generally provide active and passive recreational activities. The recommended standard for these parks is 2.5 acres per 1000 people, with a minimum size of 20 acres located within a three-mile radius of the served population of 10,000 people.

Finally, as with regional activity centers, there are regional or county parks. These are the largest parks with a minimum of 100 acres. The recommended standard should be 5 acres per 1000 people and should be within a 30-minute drive of the targeted population.

New schools provide a good opportunity to partner with municipalities and the County in supplying small parks. Plans for new schools should consider the possibility of a combined school and park.

Farmland Preservation

The Fuquay-Varina/Garner Area Land Use Plan has as a goal to preserve the rural character of the area. The Plan also favors higher density and intensity development at the rural activity centers, thereby creating villages. The objective is to try to accomplish both in a fair and consistent manner that results in a land use pattern of higher density/intensity villages surrounded by lower density residential development and rural landscapes. The Plan opposes severely limiting development by down zoning rural land or agricultural zoning. The Plan opposes any farmland preservation options that are not totally voluntary.

However, the potential for sprawl-type development, which will destroy the special character of the area, threaten the natural environment, and cause traffic congestion is undesirable too. In addition, it is a concern that certain landowners should receive all of the monetary benefit of development just because their property falls within the activity centers, while others receive no increased economic benefit for their property located elsewhere in the study area.

Wake County's Existing Program

In October 1989, Wake County adopted a farmland preservation program. The voluntary program established criteria for designating Agricultural Priority Areas (APA). Owners of agricultural land within the APAs are eligible to apply for purchase of development rights (PDR). The Wake County Board of Commissioners, however, has never adequately funded this voluntary PDR program.

The preservation of Wake County's best agricultural land in a manner that directs and

accommodates growth and development is something that would benefit all residents of Wake County. To this end the County establishes the following goals:

- To protect and conserve those soils in Wake County best suited to agricultural uses and located in areas of the County which are most appropriate for agricultural uses.
- To identify and harmonize policies and programs of government at all levels which may conflict with the goal of preservation of farmland.
- To reduce land use conflicts between agriculture and other land uses.
- To promote agriculture as an integral part of the Wake County economy.
- To maintain a desirable mixture of urban and rural land uses in the County.

The Wake Soil and Water Conservation District Board of Supervisors (Board of Supervisors) would advise the County in administering the Farmland Preservation Program. The Staff from the Department of Soil and Water Conservation within Wake County Community Services assists the Board of Supervisors in evaluating candidate properties and making subsequent development rights purchase recommendations to the County Board of Commissioners for final approval. Additional County Staff, as assigned by the County Manager, provides assistance with property value appraisals, purchase negotiations, execution of appropriate documents, and other such acts necessary to the implementation of this program.

The County Board of Commissioners would establish Agricultural Priority Areas (APA) after consideration of recommendations from the Board of Supervisors. In determining areas to recommend for inclusion in an APA, the Board of Supervisors may confer with any governing body affected by the proposed APA, receive recommendations from the Wake County Planning Board, or conduct a public meeting to receive public comments. The County Board of Commissioners would establish APAs by resolution and adopt an official map showing boundaries of all APAs:

- The owner(s) of agricultural land within the boundaries of an APA would be eligible to apply for purchase of their development rights by Wake County in perpetuity. Agricultural land not within an APA is eligible for participation in the PDR

program but will be considered on a lower priority basis.

- The owner(s) of agricultural land within an APA will be given priority for the County's acceptance of development rights by donation in perpetuity or for a term of years. Agricultural land not within an APA may also be accepted for donation.

Wake County may purchase development rights in agricultural lands by payment following an application process. The Board of Supervisors based on location and site factors, considering the level of development pressure and agricultural production capability, would rank applications of landowners. Additional factors considered may include but not be limited to the distribution of acquisitions in the County, the likelihood of protecting adjacent properties, and the general condition or appearance of the farm. After consideration of the ranking of farm properties, the availability of allocated funds and other factors deemed appropriate, the Board of Supervisors would recommend purchases to the County Board of Commissioners for final approval.

- Compensation for development rights would be based on the determination of the difference between independent market value and agricultural value appraisals. The purchase price will be subject to negotiation.
- The purchase of development rights is legally binding, restricting the owner and future owners to agricultural use of the land.
- The agricultural land must be at least ten acres in size and be in agricultural use.

The donation or purchase of development rights is legally binding, restricting the owner and future owners to agricultural use of the land. Agricultural uses include but are not limited to the production of crops, trees, horticultural specialties, and livestock and livestock products. Associated uses are allowed, such as the home site, and sales and processing necessary and customarily incidental to the agricultural activity on-site, which are in keeping with the purpose of the program.

Voluntary Agricultural Districts Program

In September 2002, the Wake County Board of Commissioners authorized the Wake County Soil and Water Conservation District, pursuant to North Carolina General Statute 106-743, to establish a voluntary agricultural districting program in the county. This program will allow

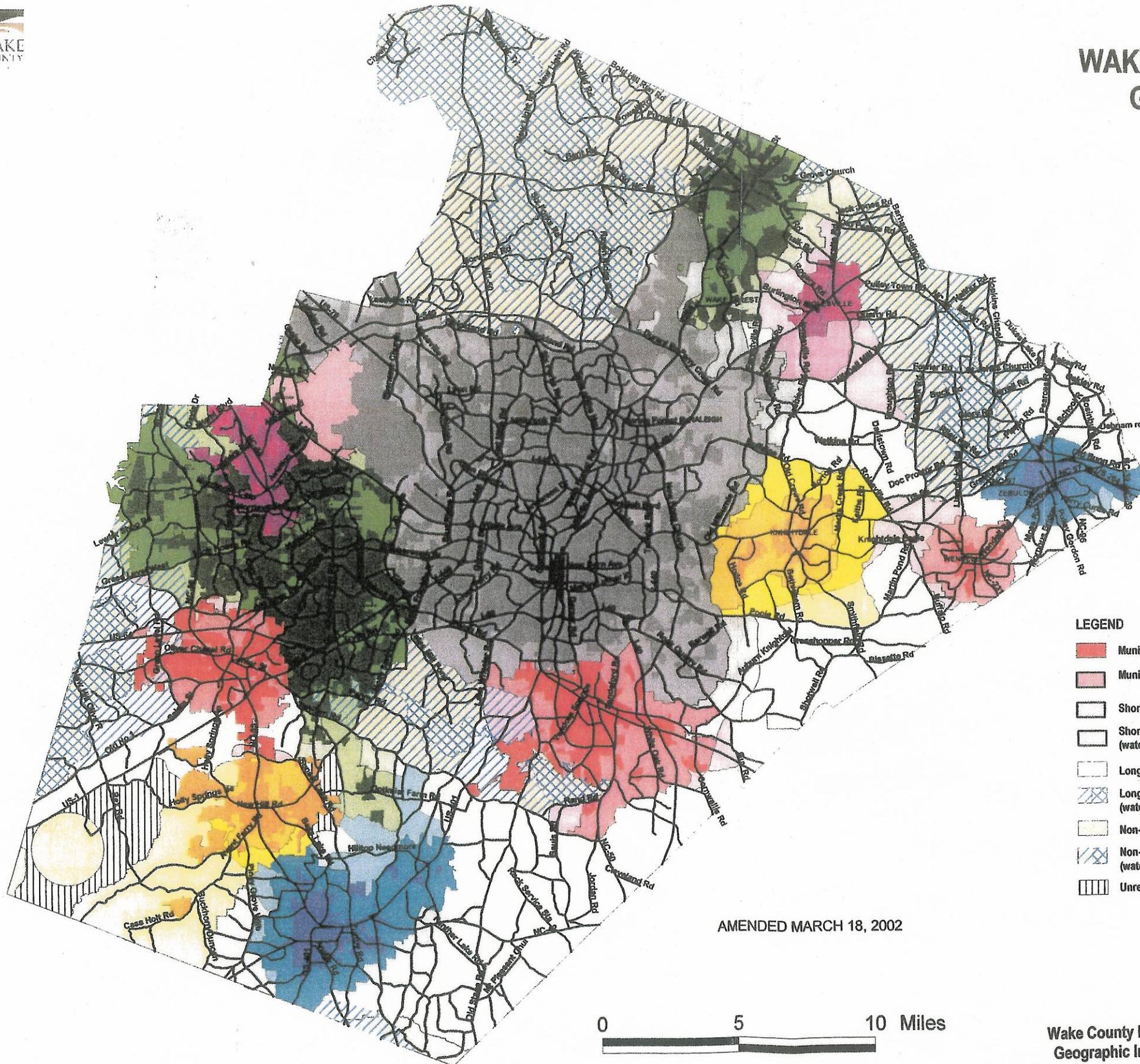
owners of farmland to voluntarily agree to keep their land in agricultural use for 10 years. Participating farms or groups of farms would be called "agricultural districts." Farmers will be free to withdraw from such districts at any time. Benefits that can be provided to agricultural districts under state statute include waivers from water and sewer utility assessments, additional notification provided to buyers of property in the area regarding the presence of farm operations (provides additional protection from nuisance suits associated with chemical spraying, animal waste odors, etc.), and requires hearings for public projects proposed in agricultural districts.

Participation in a program of this type will promote community pride in traditional farming areas of the county, and help identify priority areas for the expenditure of available purchase of development rights fund.

IV. APPENDIX

- A. Wake County Land Use Plan: General Classifications Map
- B. Wake County Land Use Classifications Map
- C. Summary of May 24, 2001 Fuquay-Varina/Garner Area Open House
- D. Garner News Article: "County unveils plan for managing growth in southern Wake"
- E. Fuquay-Varina/Garner Area Existing Land Uses Map
- F. Racial and Ethnical Changes in Wake County Tables
- G. Fuquay-Varina Water/Sewer and Growth Boundaries Map
- H. Activity Center and Residential Support Area Conceptual Model Sketch B
- I. Wake County Zoning Map
- J. Fuquay-Varina/Garner Area Points of Interest Map
- K. Individual Regional, Community and Neighborhood Activity Center Maps
- L. Fuquay-Varina/Garner Area Land Use Plan Map

WAKE COUNTY LAND USE PLAN: GENERAL CLASSIFICATIONS



LEGEND

-  Municipality
-  Municipality's Extra-Territorial Jurisdiction
-  Short-Range Urban Services Area (SRUSA)
-  Short-Range Urban Services Area/Water Supply Watershed (SRUSAWSW) (watershed's critical area is cross hatched)
-  Long-Range Urban Services Area (LRUSA)
-  Long-Range Urban Services Area/Water Supply Watershed (LRUSAWSW) (watershed's critical area is cross hatched)
-  Non-Urban Area (NUA)
-  Non-Urban Area/Water Supply Watershed (NUAWSW) (watershed's critical area is cross hatched)
-  Unresolved Urban Services Area

Note: Municipal Boundary, ETJ, SRUSA and LRUSA color will vary by municipality, but shading will be consistent.

AMENDED MARCH 18, 2002



Wake County Planning Department
Geographic Information Systems

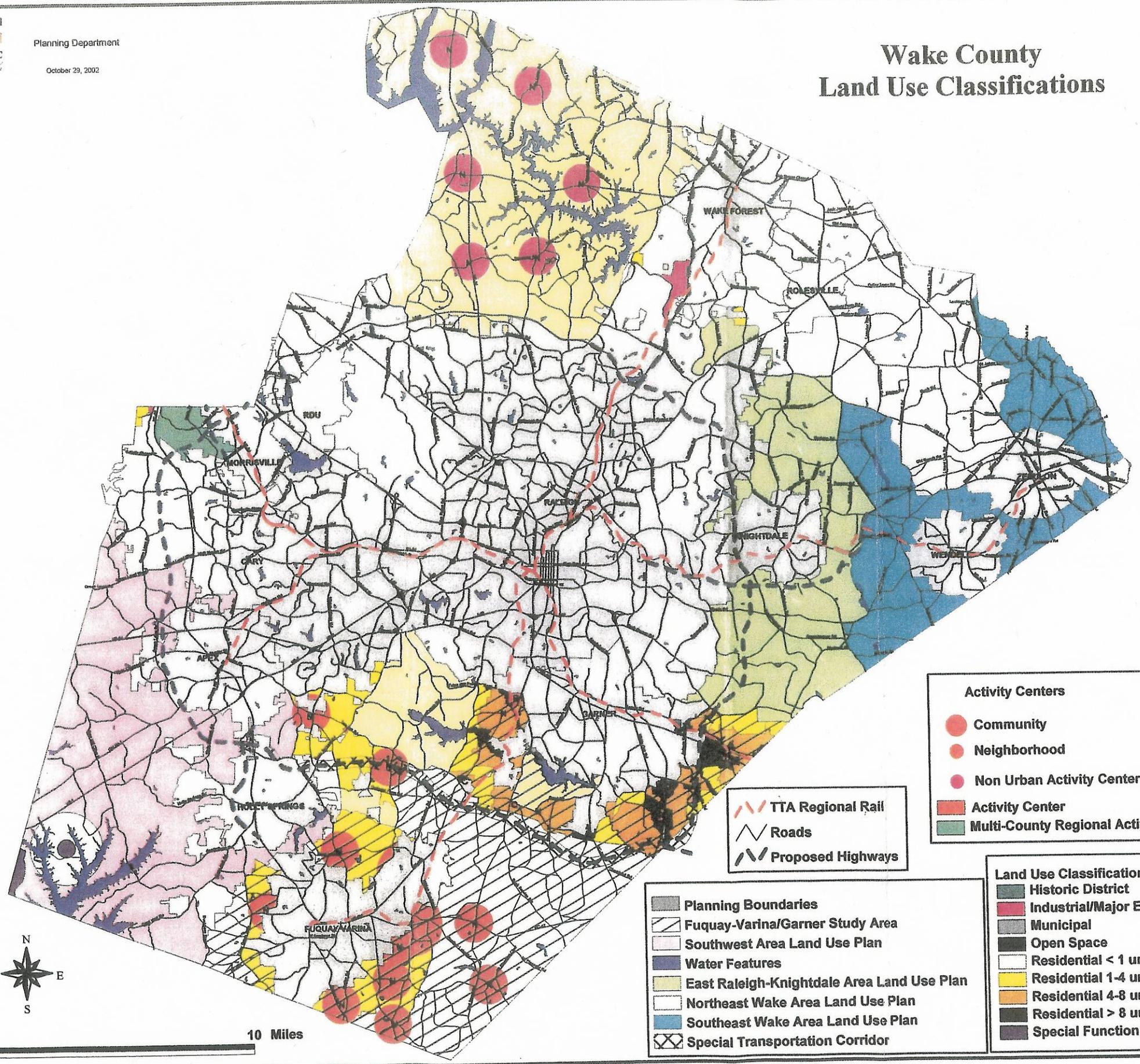




Planning Department

October 29, 2002

Wake County Land Use Classifications



Activity Centers

- Community
- Neighborhood
- Non Urban Activity Center
- Activity Center
- Multi-County Regional Activity Center

- - - TTA Regional Rail
- Roads
- - - Proposed Highways

- Planning Boundaries
- Fuquay-Varina/Garner Study Area
- Southwest Area Land Use Plan
- Water Features
- East Raleigh-Knightdale Area Land Use Plan
- Northeast Wake Area Land Use Plan
- Southeast Wake Area Land Use Plan
- Special Transportation Corridor

Land Use Classifications

- Historic District
- Industrial/Major Employment Area
- Municipal
- Open Space
- Residential < 1 unit per acre
- Residential 1-4 units per acre
- Residential 4-8 units per acre
- Residential > 8 units per acre
- Special Function Facility



0 10 Miles

Summary of May 24, 2001, Fuquay-Varina/Garner Area Public Open House

A total of 45 persons attended the Fuquay-Varina/Garner Issues Forum held on the evening of May 24, 2001, at Holding Hall on the Wake Tech Community College Campus. A summary of the Open House follows.

Planning for the Open House: 140 notices with attachments were mailed and open house notices posted throughout the study area. We received about a dozen phone calls and four survey questionnaires were faxed to us prior to the open house.

Facility and Format: The Open House was held in the President's conference room at Holding Hall on the Wake Tech campus. Easy access was from the main entrance to the college off US 401, and parking was immediately in front of Holding Hall. The conference room is about 18 by 30 ft., with a large conference table with chairs in the middle. A small hallway leads to the main hall, with a full kitchen adjoining the conference room. The open house was held from 4 to 8 p.m., and staff would talk to each individual one-on-one, or to a small group about the study area and what each felt the plan should accomplish within its scope.

Attendance: We officially (signed-in) had 32 people attend the Area Land Use Plan public open house on May 24, 2001, at Wake Tech. It is estimated that another 5 to 10 persons attended the open house, but did not sign in. So unofficially, but more accurately we had 40 people attend the open house.

The following persons attended the Open House: Julia King, Brandon Poole (Fuquay-Varina Independent), Megan Henderson (Fuquay-Varina Chamber of Commerce), Jerry Radman (Macgregor Development), Terry Yeargan (Wake County Planning Board), Vernon Hess (Community Properties), Steven Fried, Mr. & Mrs. Raymond McDonough, Tommy Broadwell, Virginia Tingen, Jim Hunsberger, Ralph Jones, Steve Weis, Jim Lyle, James Cox, Bob Stivender (Angier), Ralph Smith, Anna Brigman (NCDOT Statewide Planning), Matt Khare, Kim Khare, Billy Smith, Cindy Meldon, Anne Daniel, and Clem Medley. The following staff attended the Open House: David Bamford, Brad Bass, Lee Ann Billington, Stephanie Wagner, Tim Gardiner, Larry Morgan, and Tim Clark.

General Impressions and Written Survey Results: People visited at a fairly steady rate from 4 to 7 p.m., the last hour was slow with the last non-staff person leaving about 7:30 pm. The ratio of staff to residents seemed appropriate; everyone seemed to get their questions answered, and there were enough staff to listen to residents' concerns, so that everyone was able to participate in the process at the open house. People attending the open house lived throughout the study area; however, a majority of those attending lived in close proximity to the NC 42 corridor.

Eighteen written survey questionnaires were submitted, including the 4 that were faxed to us prior to the open house. A summary of the written surveys follows.

Summary of Fuquay-Varina/Garner Area Land Plan Survey

- Of the 18 surveys, 11 lived in Fuquay-Varina, 2 in Garner, 2 in Willow Springs, 1 in Angier, 1 in Cary, and 1 no entry.
- Seven of the survey respondents also worked in the study area. (There were probably a half-dozen Wake Tech employees who attended the open house, and this group may have been the majority of those who work in the study area.)
- Two-thirds of those surveyed own property in the study area.
- It appears that a good cross-section of the community was surveyed. Only a couple surveys indicated a "no growth" position, while at the other end of the spectrum only a couple indicated that there should be no limits on growth.
- The vast majority of respondents favored "managed growth" that preserves open space, provides for alternative modes of transportation, and makes sure that infrastructure is planned, if not already in place before development occurs.

- Two-thirds of those surveyed favored mixed-use development, while 3 people were opposed to it and wanted only low-density residential development with non-residential development physically separated from where they lived.
- Traffic congestion and traffic safety were mentioned as a concern on a majority of the surveys.

County unveils plan for managing growth in southern Wake

By AMANDA B. SMITH and MARY JUSTICE BLADES

Associate Editor and Staff Writer

(Article published in Garner News on April 10, 2002)

County and municipal leaders unveiled their plan for handling population growth in Southern Wake County to local residents at an open house held April 9 at Wake Technical Community College.

The public examined maps and read highlights of the Fuquay-Varina/Garner Area Land Use Study, while representatives from the towns of Garner, Fuquay-Varina and Angier, and Wake County answered questions.

The area in question covers more than 21,000 acres, starting along Fuquay-Varina's Extra Territorial Jurisdiction (ETJ) on the east side, down to Harnett County on the south side, to Johnston County, and up to Garner's ETJ.

The plan, though still very broad, covers a 25-year time frame, and shows areas—called activity centers—where planners would like to see future growth, both commercial and residential. By locating growth in activity centers, planners hope to maintain Garner and Fuquay's rural character. The plan emphasizes developing communities, and encourages commercial development close to towns so that the municipalities can provide basic public services.

Allowing for water, sewer, transportation, and recreation areas was essential in designing the plan, as was conserving significant natural, cultural and historic resources.

"What this is showing right now is where we would like to see these areas developed," said Tim Clark, a planner with Wake County, as he pointed to the Fuquay-Varina/Garner area Land Use Study map. "The whole concept of the county and municipalities encouraging these centers is somewhat new, but it's becoming more and more en vogue. It's something that we needed to do all along."

A regional activity center is proposed for the area surrounding the intersection of U.S. Highway 401 and Interstate 540, and community activity centers are proposed for the intersections of I-540 with N.C. 50 and Old Stage Road. Neighborhood activity centers are suggested throughout the area. Parks will be developed at each activity center.

Wake County and municipalities are wrestling with the right mix of commercial and community, Clark said. Garner and Fuquay will likely annex these areas as they develop.

"I'm hoping it's going to be a neighborhood activity zone," said Tom Gould, who owns land off Ten-Ten Road, as he looked at a map.

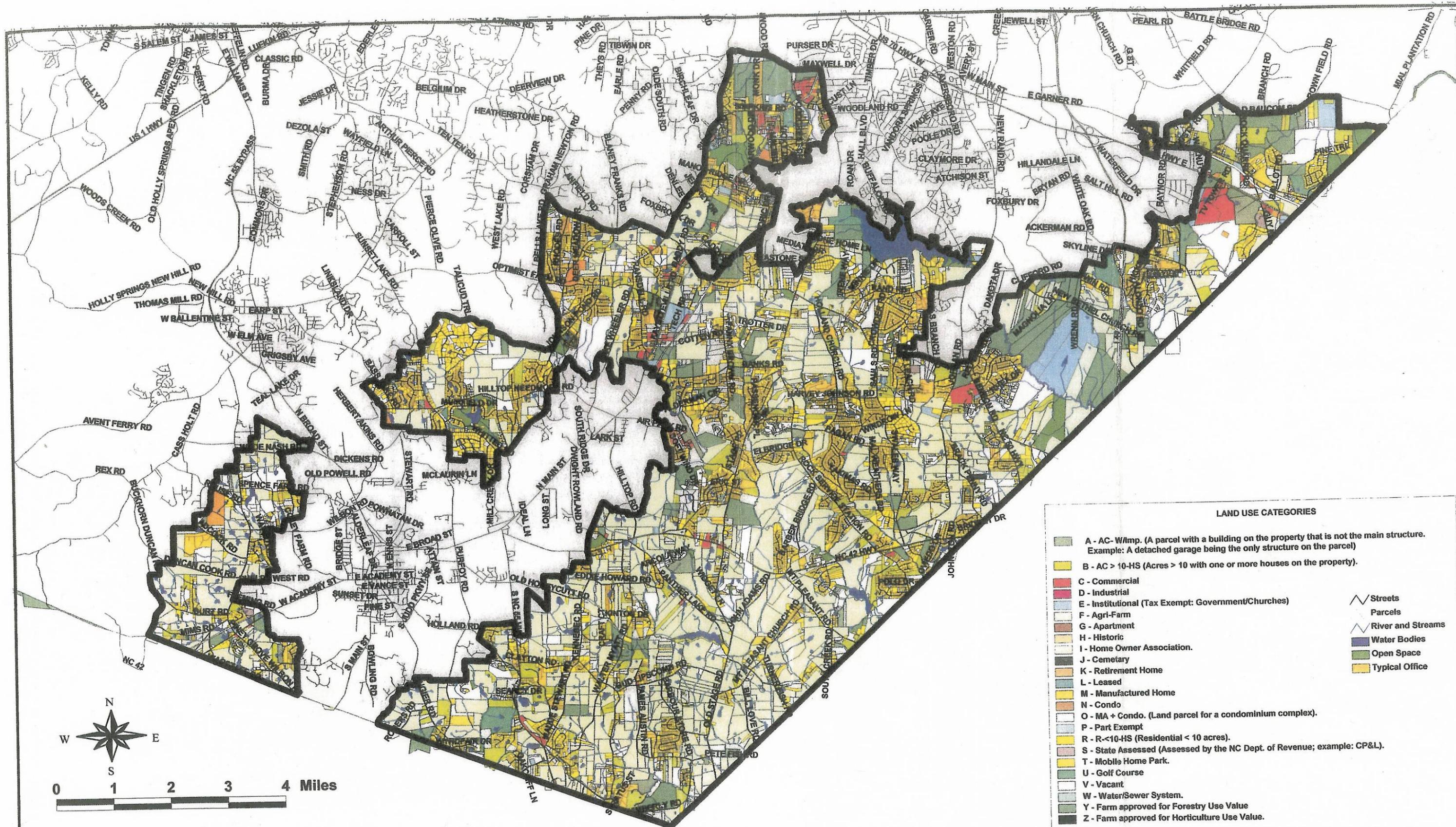
"I had no idea what was in the long range plan," said Frances Metcalf, who lives in North Raleigh but owns a home less than one mile from Wake Tech. "Of course we're all interested in how these changes are going to impact us individually."

The open house was one of the last steps before the plan goes to a vote by the Wake County Commissioners in September.

The commissioners adopted a general Land Use Plan for the area in 1997, and encouraged municipalities to become involved. The initial meeting was held in January 2001 in Garner, with a follow-up meeting held in Fuquay-Varina to discuss areas of concern such as sewage and transportation needs.

The plan emphasizes the development of communities; encourages development in and around municipalities; maintaining resources including natural areas, historic sites, potential parks and greenways; and coordinating with transportation plans.

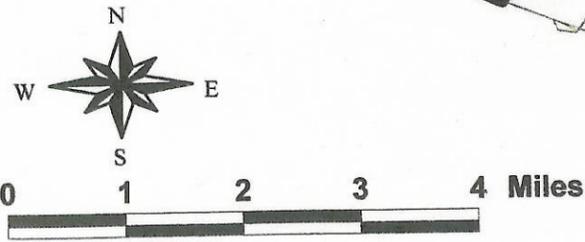
(Received permission to reprint)



LAND USE CATEGORIES

- A - AC-W/Imp. (A parcel with a building on the property that is not the main structure. Example: A detached garage being the only structure on the parcel)
- B - AC > 10-HS (Acres > 10 with one or more houses on the property).
- C - Commercial
- D - Industrial
- E - Institutional (Tax Exempt: Government/Churches)
- F - Agri-Farm
- G - Apartment
- H - Historic
- I - Home Owner Association.
- J - Cemetary
- K - Retirement Home
- L - Leased
- M - Manufactured Home
- N - Condo
- O - MA + Condo. (Land parcel for a condominium complex).
- P - Part Exempt
- R - R-<10-HS (Residential < 10 acres).
- S - State Assessed (Assessed by the NC Dept. of Revenue; example: CP&L).
- T - Mobile Home Park.
- U - Golf Course
- V - Vacant
- W - Water/Sewer System.
- Y - Farm approved for Forestry Use Value
- Z - Farm approved for Horticulture Use Value.

- Streets
- Parcels
- River and Streams
- Water Bodies
- Open Space
- Typical Office



Racial and Ethnical Changes in Wake County

Wake County ranked first in North Carolina, and 22nd in the Nation by numerical population change between 1990-2000. During that period, Wake County has become more urban, and racially and ethnically diverse.

A larger fraction of Wake County residents identify themselves as multiracial (1.6%) than the fraction statewide (1.3%). Hispanics/Latinos and Asians have made the greatest gains, percentage-wise, since 1990 count. Asians now represent 3.3% of the total Wake County population, and Hispanics or Latinos about 5% of the total population.

The County experienced a significant growth in Hispanics between 1990 and 2000, from 5,396 (1.3 percent) in 1990 to 33,985 in 2000 (5.4 percent), a 529.8 percent increase. Approximately one in eighteen people in Wake County is of Hispanic or Latino origin.

On the other hand, white population decreased by 5.85 percent, (as a percentage of the total white population), from 75.8% to 69.95%. Black population decreased as well by 1.17% (as a percentage of the total black population), from 20.7% to 19.53%.

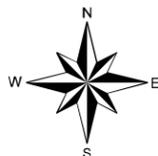
Fuquay Varina – Garner Area Land Use Plan

Geographic Area	Total Population	Race								Hispanic or Latino (of any race)
		One Race								
		Total	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	
Fuquay Varina – Garner Area Land Use Plan	33,159	32,738	27,645	4,029	163	143	4	754	421	1,561
	100%	98.7%	83.4%	12.2%	0.5%	0.4%	0.0%	2.3%	1.3%	4.7%

Wake County	pop	20ygrowth	annual 20y	10ygrowth	annual 10y		
1980	301,429						
1990	423,380			40%	4.05%		
2000	627,846	108%	5.41%	48%	4.83%		
2010	873,725			39%	3.92%		
2020	1,120,309	78%	3.92%	28%	2.82%		
FV-GAR Area		30y growth	annual 30y	10ygrowth	annual 10y		
1990	21,350						
1995	27,255						
2000	33,159			55%	5.53%		
2025	58,924	116%	3.87%				
	1990	2000	1995	2025			
	21,350	33,159	27,255	58,924			
Employment Wake County (ESC)							
ANNUAL AVERAGE							
						% increase	numerical
		1992	1993	2000	2001	1992-2001	increase
							1992-2001
LABOR FORCE		268,610	275,910	351,280	357,870	33%	89,260
EMPLOYMENT		259,290	267,510	345,850	346,090		
UNEMPLOYMENT		9,320	8,400	5,430	11,780		
RATE %		3.5%	3.0%	1.5%	3.3%		
		May-02					
LABOR FORCE		366,940					
EMPLOYMENT		347,370					
UNEMPLOYMENT		19,570					
RATE %		5.30%					
BUILDING PERMITS ISSUED BY JURISDICTION							
		% increase	numerical				
	RESI NEW	2000-2001	increase				
			2000-2001				
Jan-Dec 00	8,380						
Jan-Dec 01	9,467						
		13%	1,087				

FUQUAY-VARINA WATER/SEWER AND GROWTH BOUNDARIES

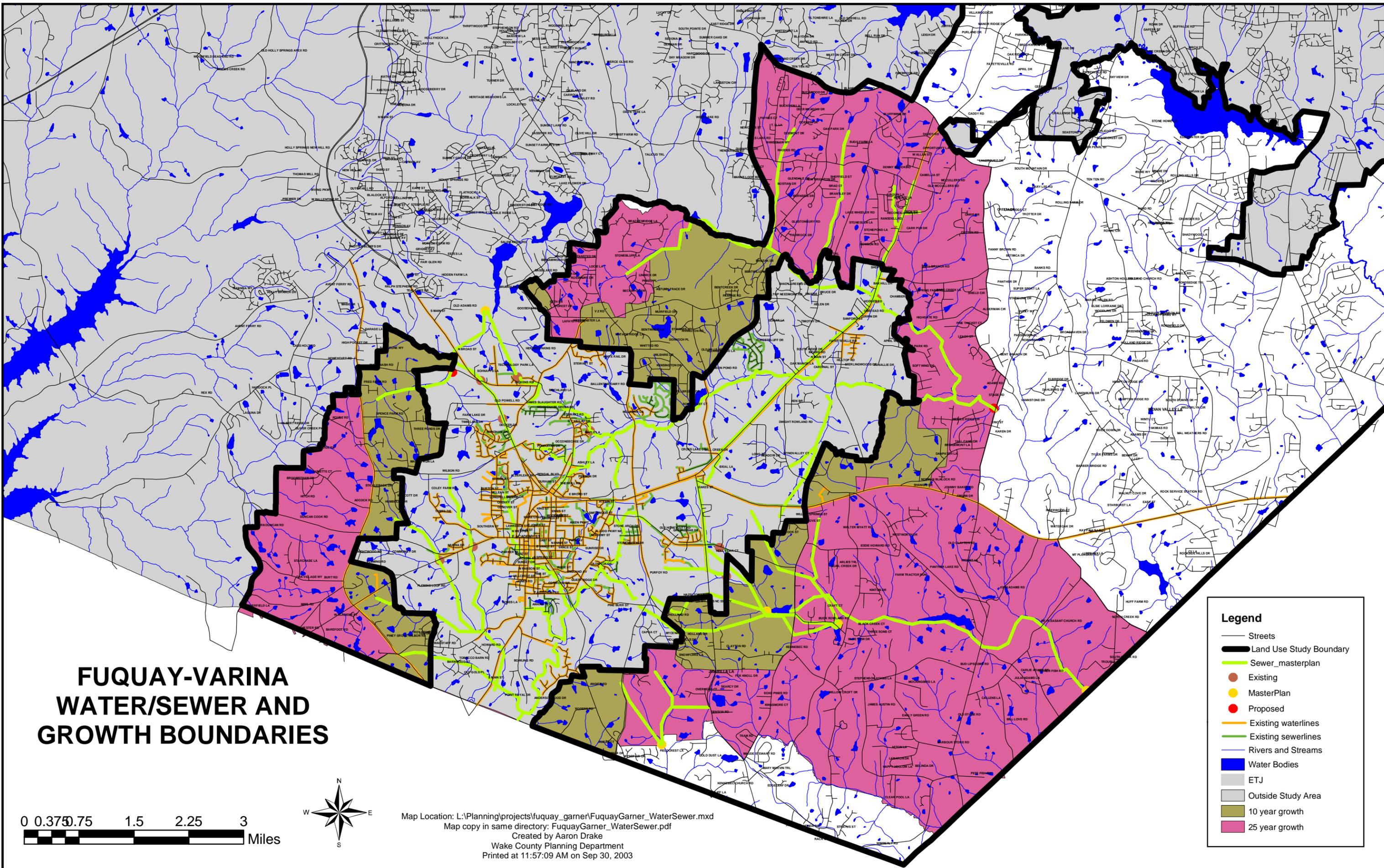
0 0.375 0.75 1.5 2.25 3 Miles



Map Location: L:\Planning\projects\fuquay_garner\FuquayGarner_WaterSewer.mxd
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 Created by Aaron Drake
 Wake County Planning Department
 Printed at 11:57:09 AM on Sep 30, 2003

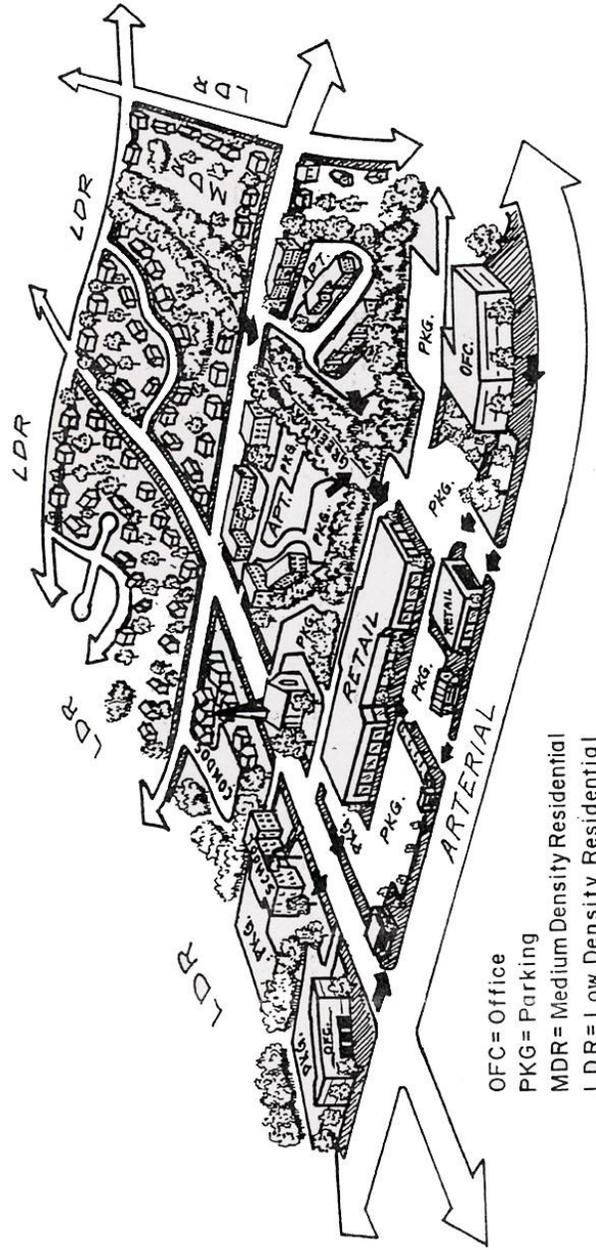
Legend

- Streets
- Land Use Study Boundary
- Sewer_masterplan
- Existing
- MasterPlan
- Proposed
- Existing waterlines
- Existing sewerlines
- Rivers and Streams
- Water Bodies
- ETJ
- Outside Study Area
- 10 year growth
- 25 year growth



ACTIVITY CENTER AND RESIDENTIAL SUPPORT AREA

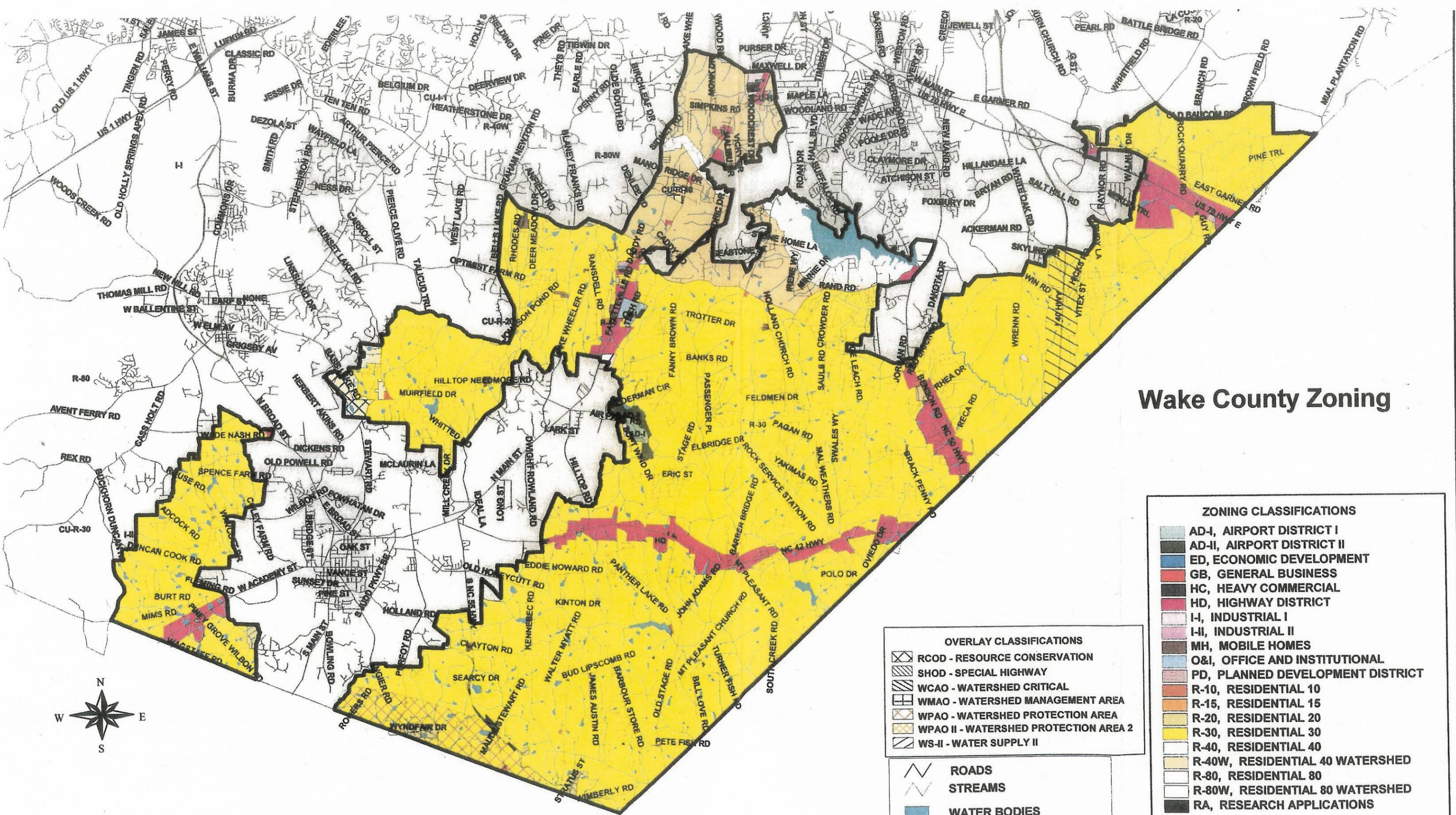
Conceptual Model—Sketch B



- OFC= Office
- PKG= Parking
- MDR= Medium Density Residential
- LDR= Low Density Residential

This conceptual sketch shows how an activity center and residential support area relate in terms of land use and transportation. Commercial, office, and institutional uses are at the activity center's core and transition outward to high density, medium density, then low-density housing. Uses are connected to foster pedestrian, bicycle, and vehicle movement. Black arrows indicate pedestrian pathways.

Source: Adapted from Town of Cary Growth Management Plan, 1996.



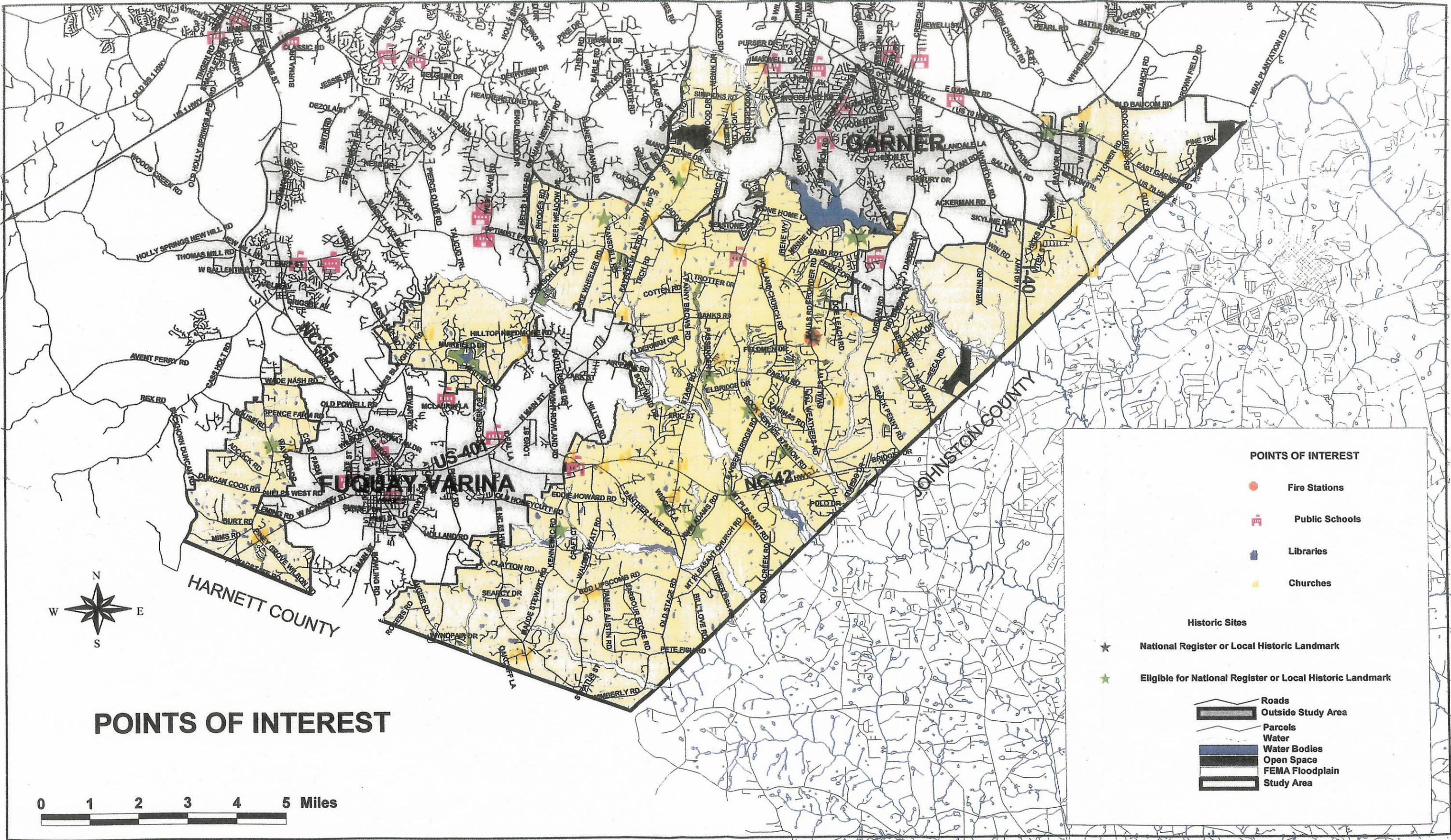
Wake County Zoning

ZONING CLASSIFICATIONS	
	AD-I, AIRPORT DISTRICT I
	AD-II, AIRPORT DISTRICT II
	ED, ECONOMIC DEVELOPMENT
	GB, GENERAL BUSINESS
	HC, HEAVY COMMERCIAL
	HD, HIGHWAY DISTRICT
	I-I, INDUSTRIAL I
	I-II, INDUSTRIAL II
	MH, MOBILE HOMES
	O&I, OFFICE AND INSTITUTIONAL
	PD, PLANNED DEVELOPMENT DISTRICT
	R-10, RESIDENTIAL 10
	R-15, RESIDENTIAL 15
	R-20, RESIDENTIAL 20
	R-30, RESIDENTIAL 30
	R-40, RESIDENTIAL 40
	R-40W, RESIDENTIAL 40 WATERSHED
	R-80, RESIDENTIAL 80
	R-80W, RESIDENTIAL 80 WATERSHED
	RA, RESEARCH APPLICATIONS

OVERLAY CLASSIFICATIONS	
	RCOD - RESOURCE CONSERVATION
	SHOD - SPECIAL HIGHWAY
	WCAO - WATERSHED CRITICAL
	WMAO - WATERSHED MANAGEMENT AREA
	WPAO - WATERSHED PROTECTION AREA
	WPAO II - WATERSHED PROTECTION AREA 2
	WS-II - WATER SUPPLY II

	ROADS
	STREAMS
	WATER BODIES
	PLANNING BOUNDARIES





POINTS OF INTEREST



POINTS OF INTEREST

- Fire Stations
- Public Schools
- Libraries
- Churches

Historic Sites

- ★ National Register or Local Historic Landmark
- ★ Eligible for National Register or Local Historic Landmark

- Roads
- Outside Study Area
- Parcels
- Water
- Water Bodies
- Open Space
- FEMA Floodplain
- Study Area

FUQUAY-VARINA/GARNER AREA LAND USE PLAN

INDIVIDUAL ACTIVITY CENTER MAPS

REGIONAL ACTIVITY CENTER:

1. Wake Technical Community College

COMMUNITY ACTIVITY CENTERS:

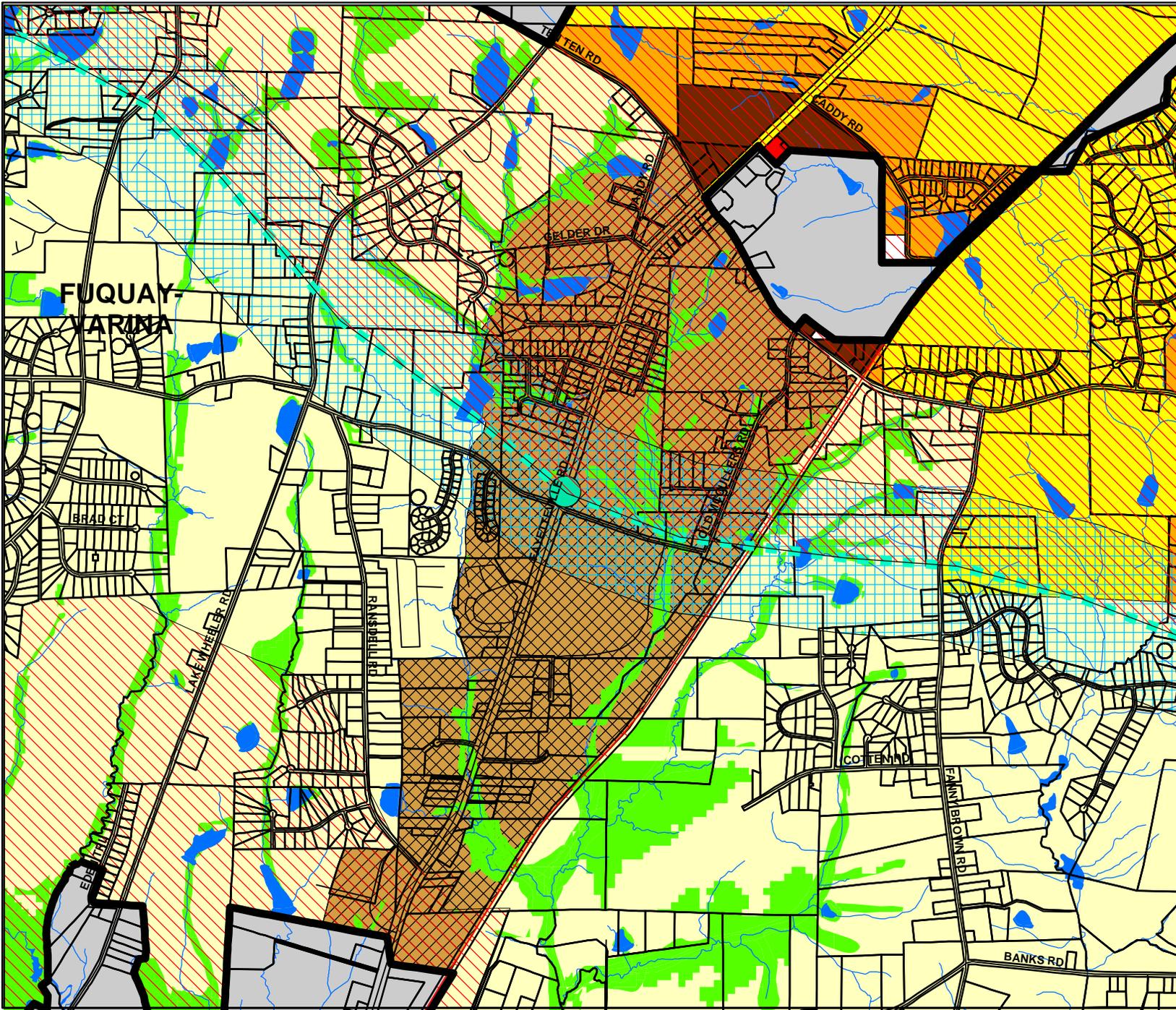
1. U.S. 401 – Old Stage Road
2. Interstate 40 – White Oak Road
3. Willow Springs
4. U.S. 70 – Guy Road
5. Williams Crossroads
6. N.C. 50

NEIGHBORHOOD ACTIVITY CENTERS:

1. U.S. 401 – Simpkins Road
2. Auburn
3. New Bethel Church Road
4. Interstate 540 – White Oak Road
5. N.C. 42 – Old Stage Road
6. Bud Lipscomb Road – Old Stage Road
7. Kennebec
8. Holland – Clayton Road at N.C. 55
9. N.C. 42 – Rock Service Station
10. Hilltop Needmore Road – Sunset Lake Road
11. N.C. 42 – Piney Grove Wilbon Road
12. Eastwood
13. Ten Ten Road – Bells Lake Road
14. Ten Ten Road – Rand Road (See #5 Williams Crossroads Community Map)

FUQUAY-VARINA/GARNER AREA LAND USE STUDY

Wake Tech. Regional



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Wake County Planning Department
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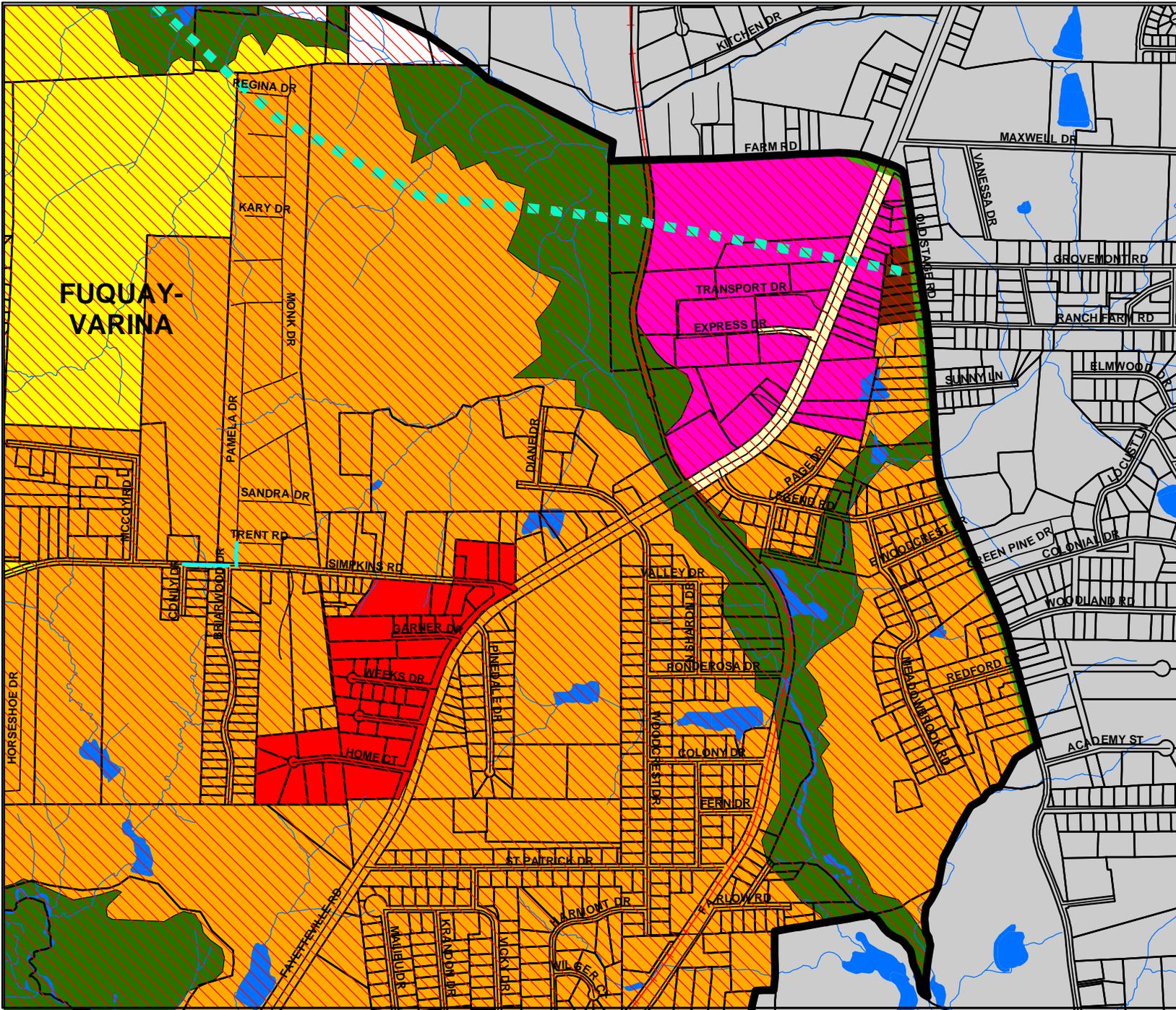


FUQUAY-VARINA/GARNER AREA LAND USE STUDY

US 401 - Old Stage Community and US 401 - Simpkins Neighborhood Classifications

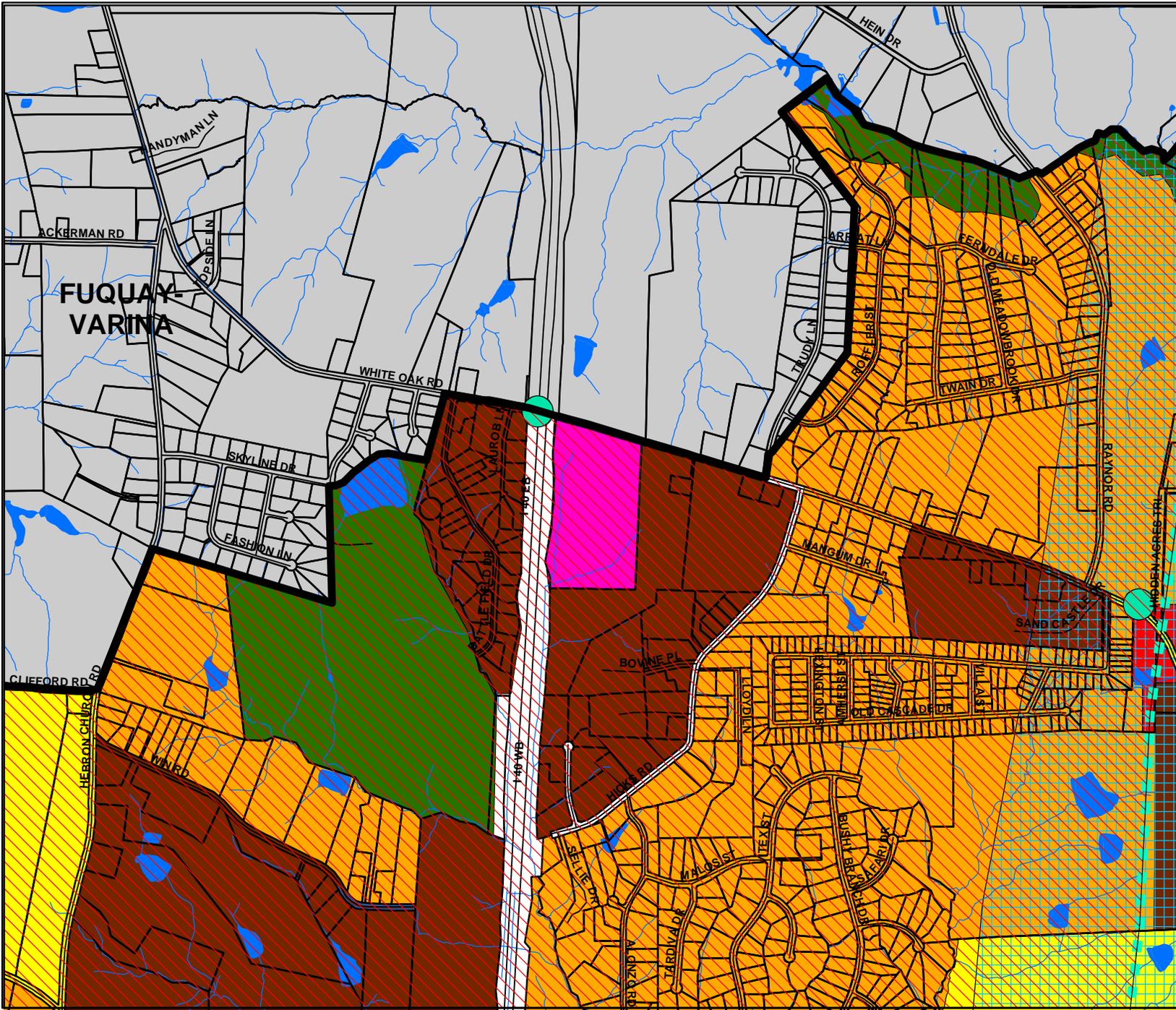
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-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams
- Existing Activity Centers**
 -  Neighborhood
 -  Community
 -  Neighborhood
- Proposed Activity Centers**
 -  Regional
 -  Community
 -  Neighborhood
 -  Interchanges
 -  Roads
 -  Regional Rail
 -  Industrial
 -  Open Space
 -  Significant Natural Resource
 -  Planned Growth Area

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 Created by Aaron Drake
 Wake County Planning Department
 Printed at 04:53:01 PM on Oct 03, 2003



FUQUAY-VARINA

FUQUAY-VARINA/GARNER AREA LAND USE STUDY I40 - White Oak Community



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Created by Aaron Drake
 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

Willow Springs Community

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams

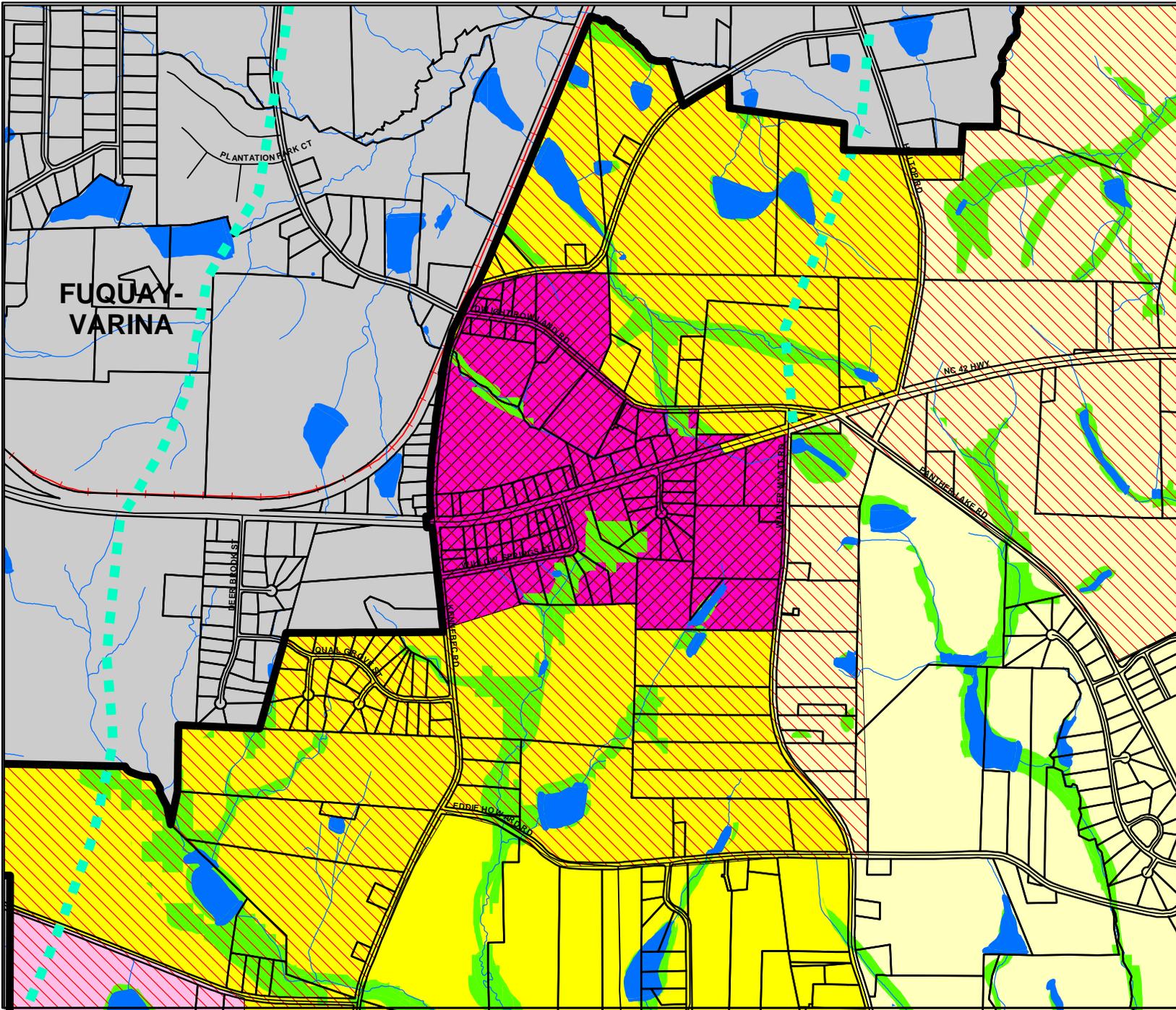
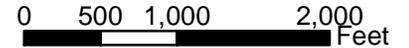
Existing Activity Centers

-  Neighborhood
-  Community
-  Neighborhood

Proposed Activity Centers

-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

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 Created by Aaron Drake
 Wake County Planning Department
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FUQUAY-VARINA

PLANTATION PARK CT

JEFFERSON ST

QUAL GR

LEODIE HO

NC 42 HWY

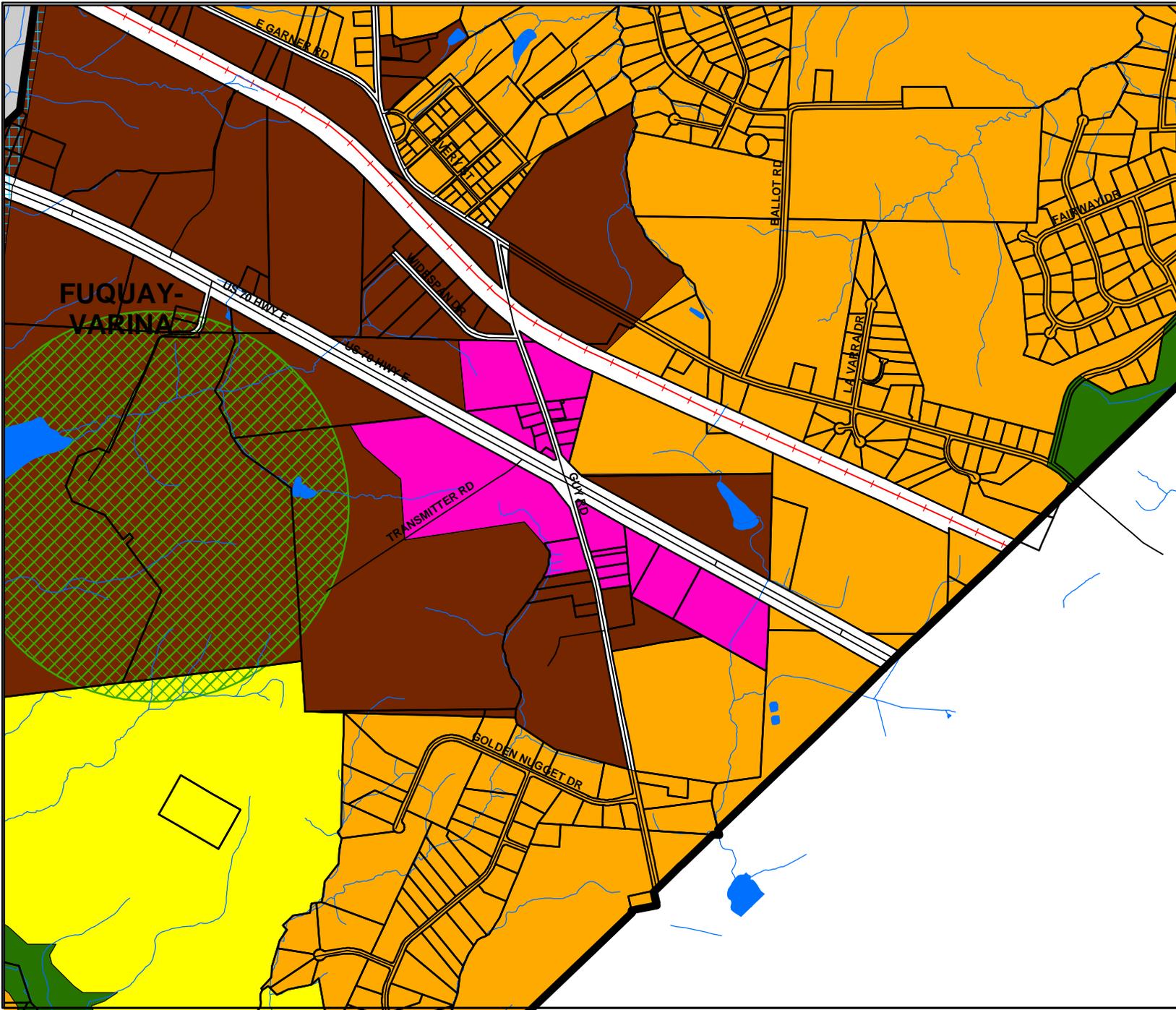
SANTITA LAKE RD

MILLERS WAY

COURTESY

WILLOW SPRINGS

FUQUAY-VARINA/GARNER AREA LAND USE STUDY US 70 - Guy Rd. Community



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Created by Aaron Drake
 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

Ten Ten - Rand Road Community

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre

-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams

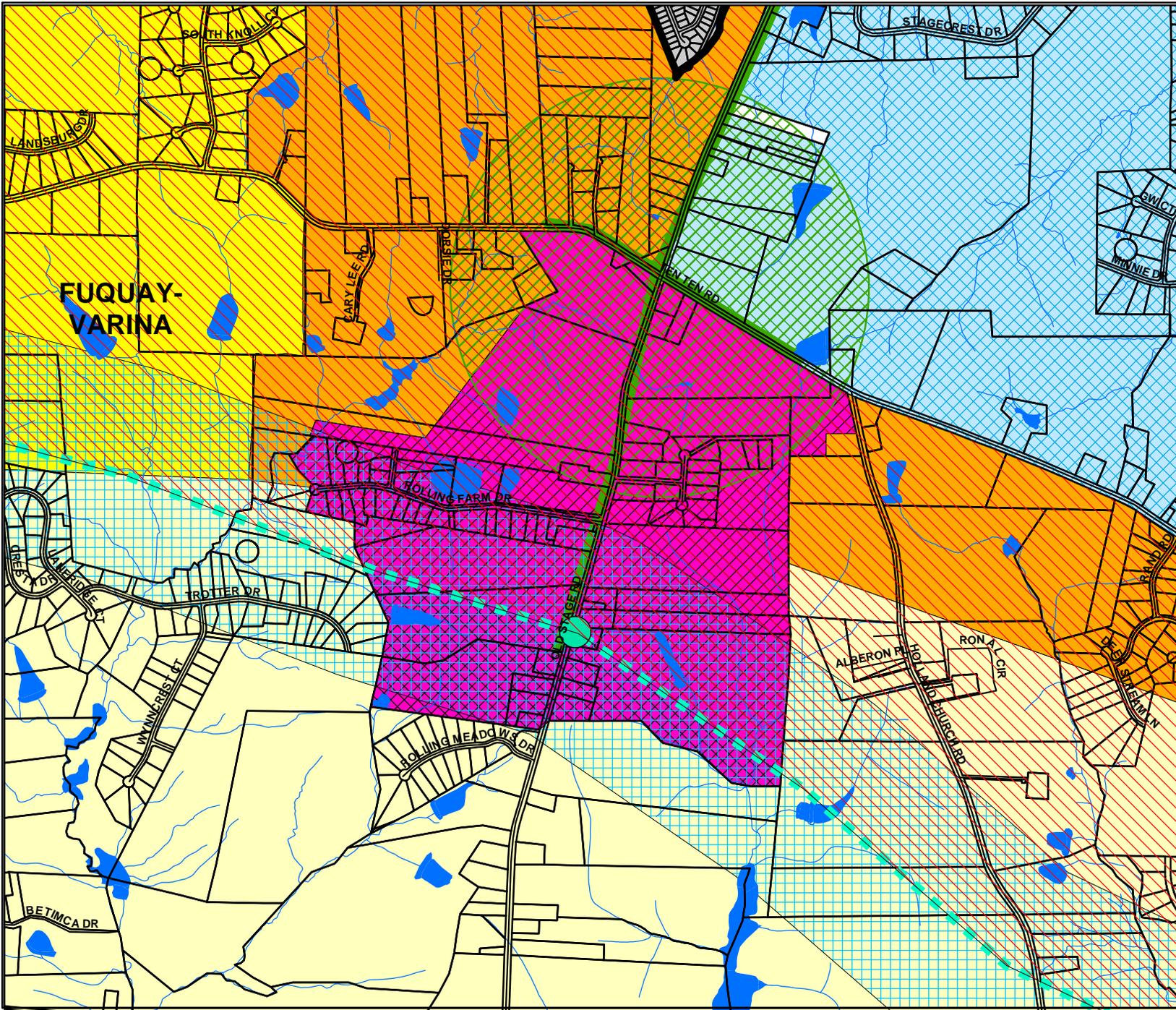
Existing Activity Centers

-  Neighborhood
-  Community
-  Neighborhood

Proposed Activity Centers

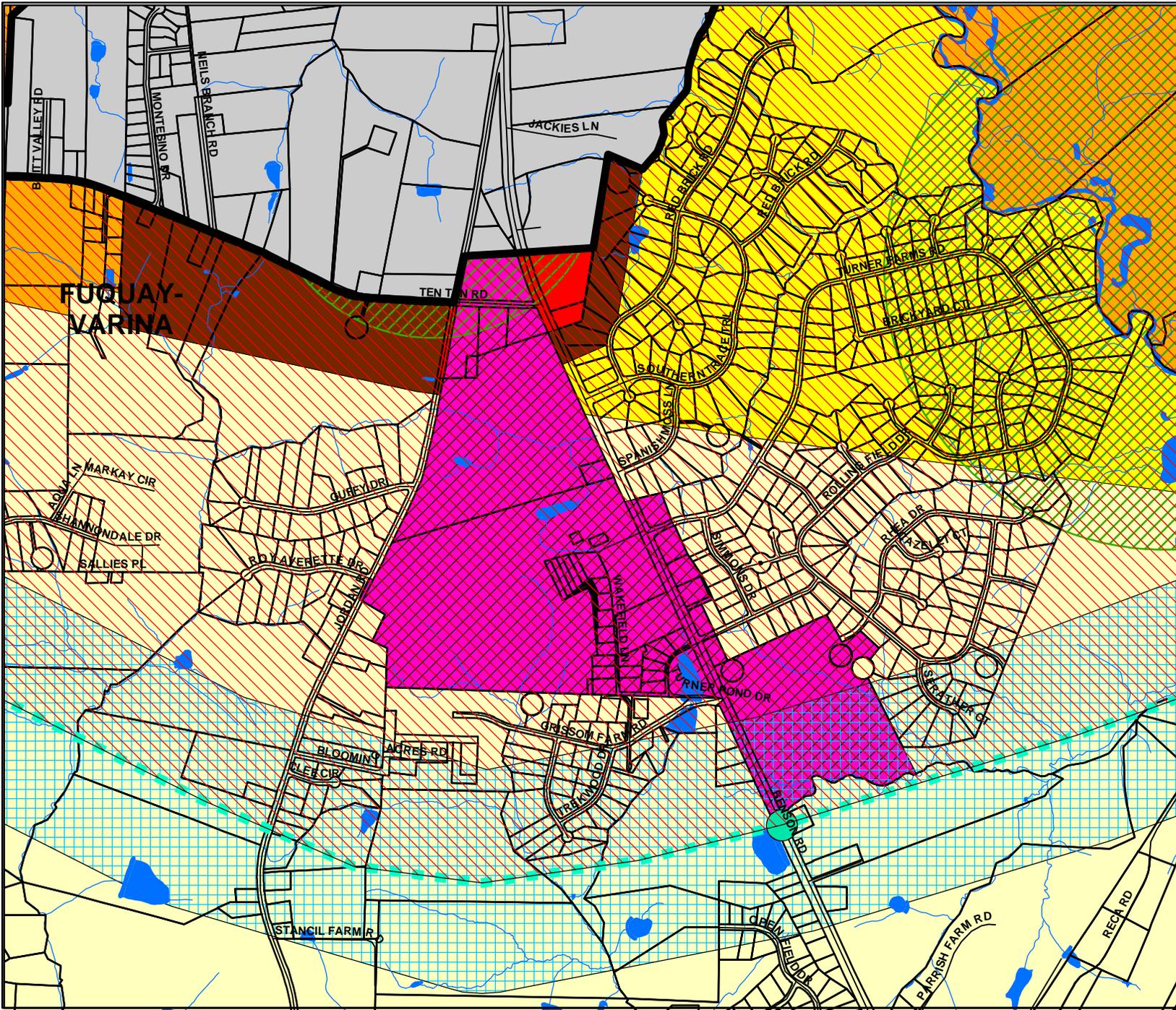
-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

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 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

NC 50 Community



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre

- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

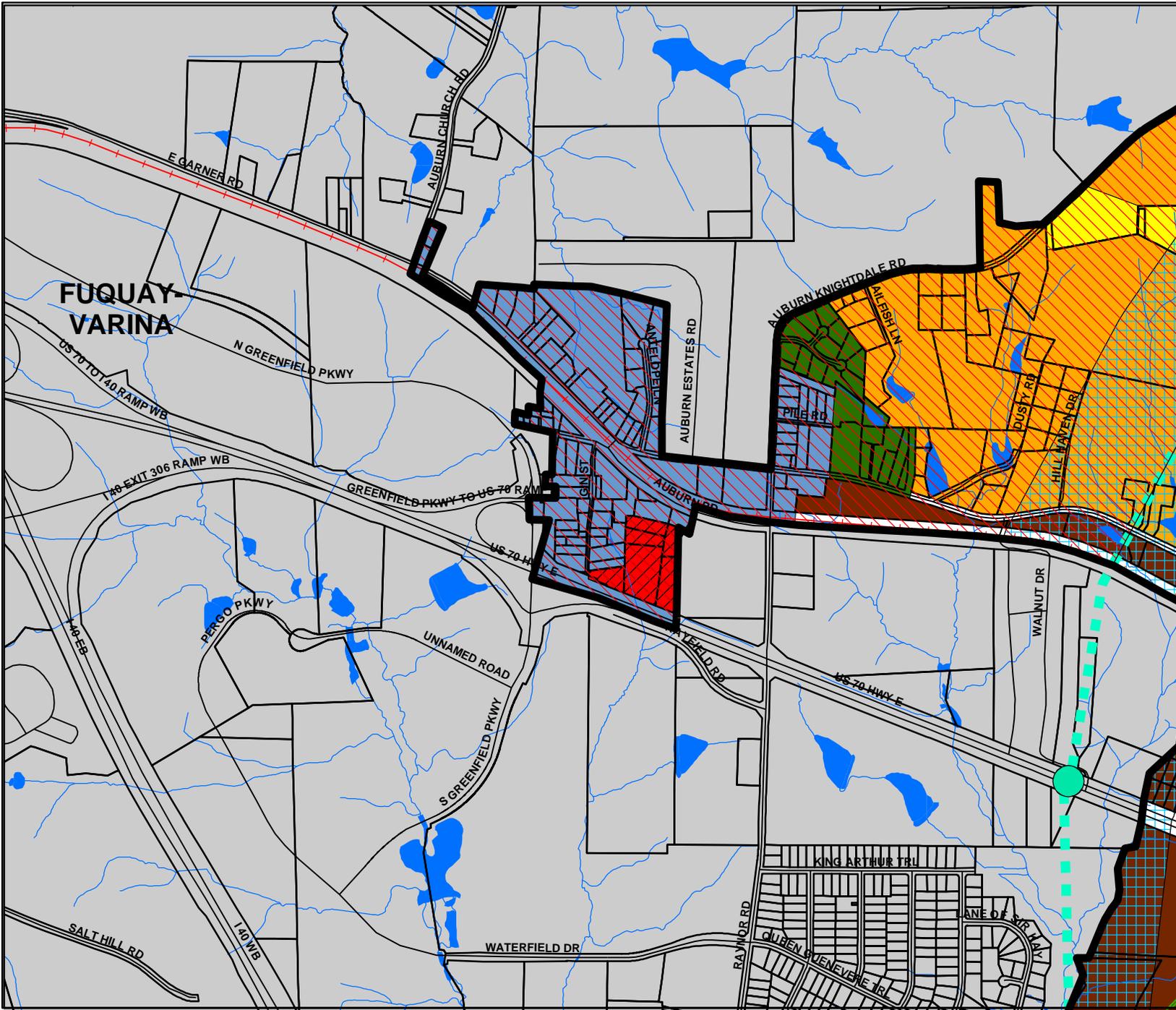
Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Created by Aaron Drake
 Wake County Planning Department
 Printed at 04:48:26 PM on Oct 03, 2003



FUQUAY-VARINA/GARNER AREA LAND USE STUDY Auburn Neighborhood



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre

- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Created by Aaron Drake
 Wake County Planning Department
 Printed on 04/30/12 PM on Oct 03, 2003



FUQUAY-VARINA/GARNER AREA LAND USE STUDY

New Bethel Church Neighborhood

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams

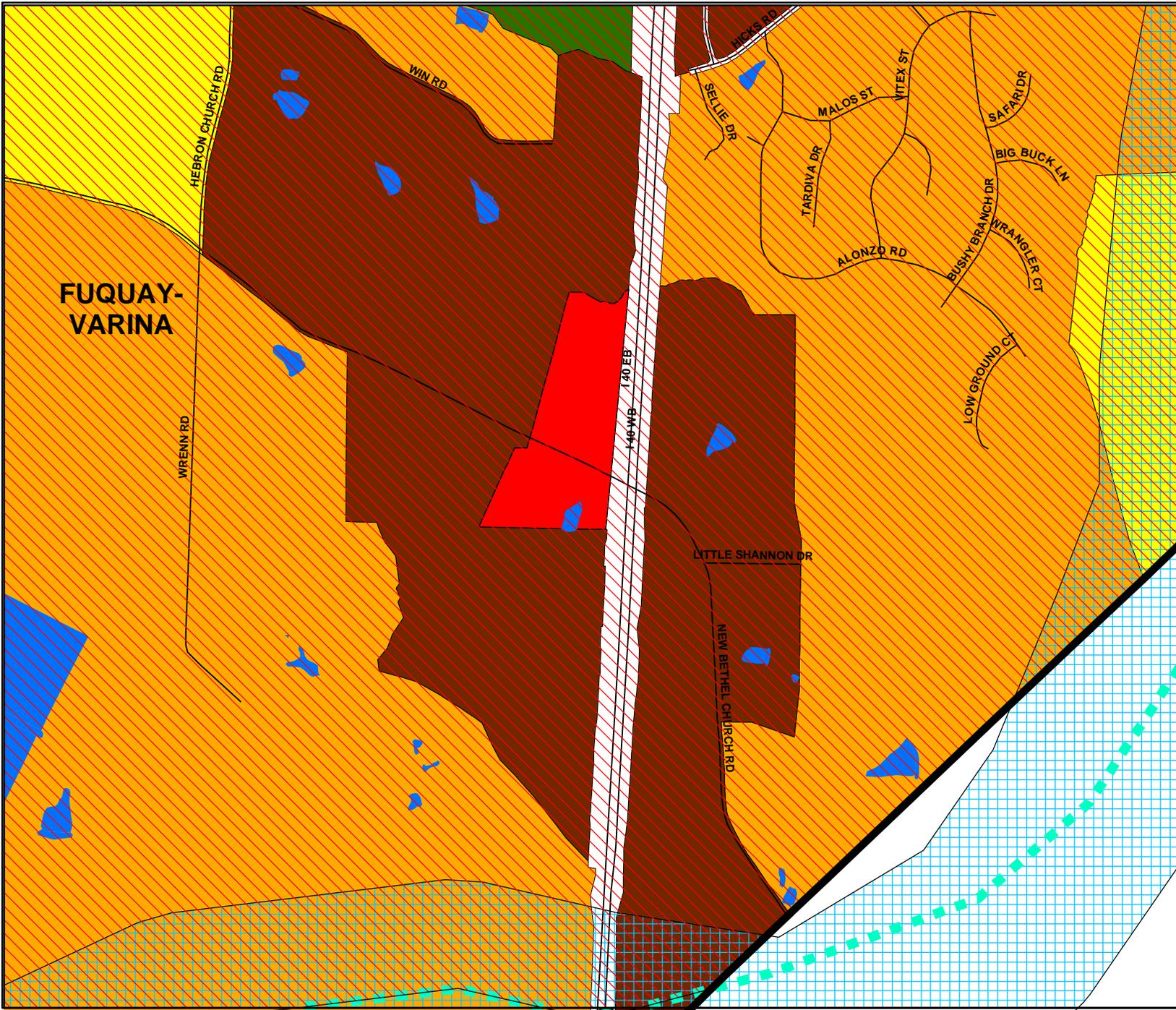
Existing Activity Centers

-  Neighborhood
-  Community
-  Neighborhood

Proposed Activity Centers

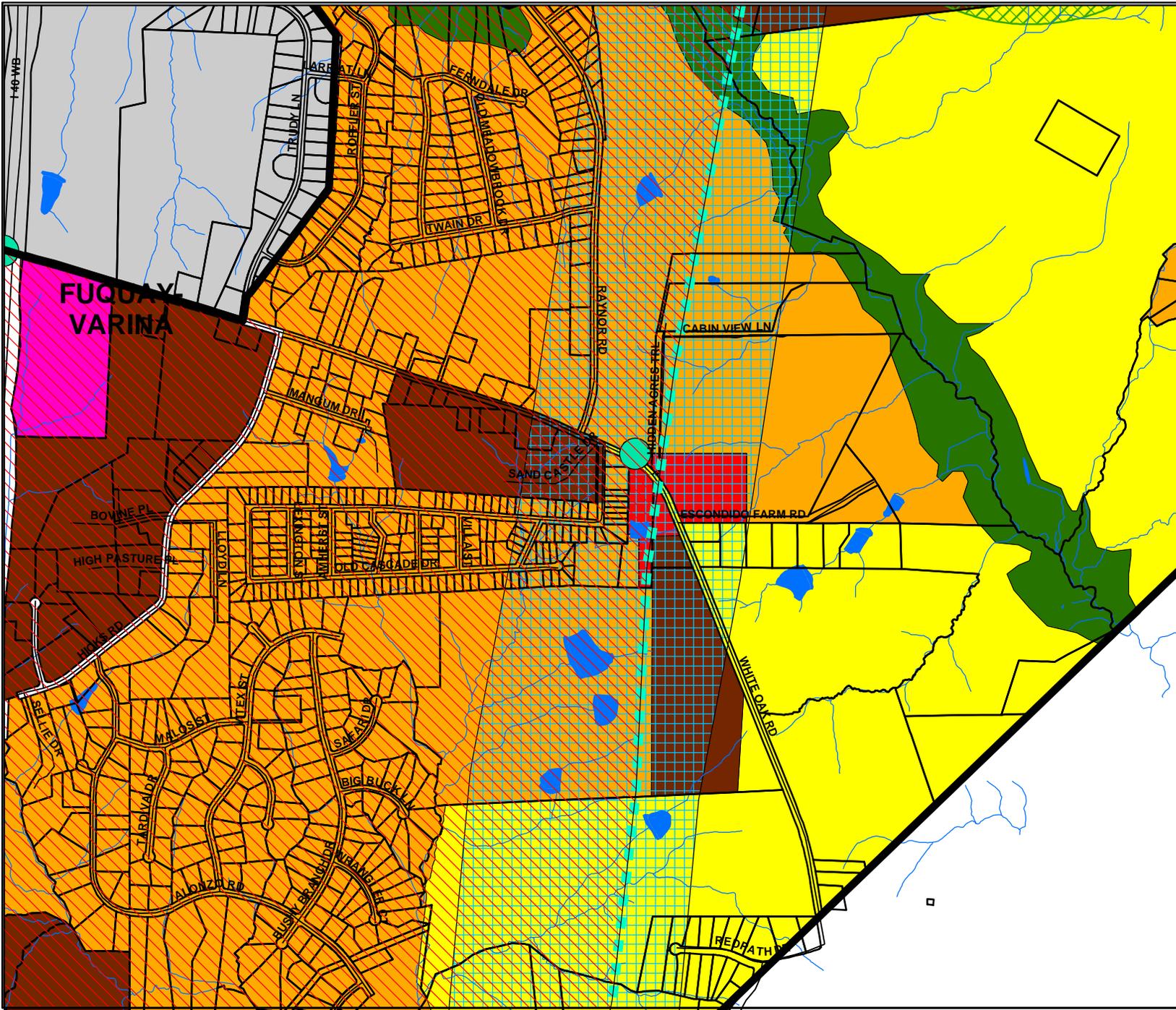
-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

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 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

I540/White Oak Neighborhood



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

NC 42 - Old Stage Neighborhood

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams

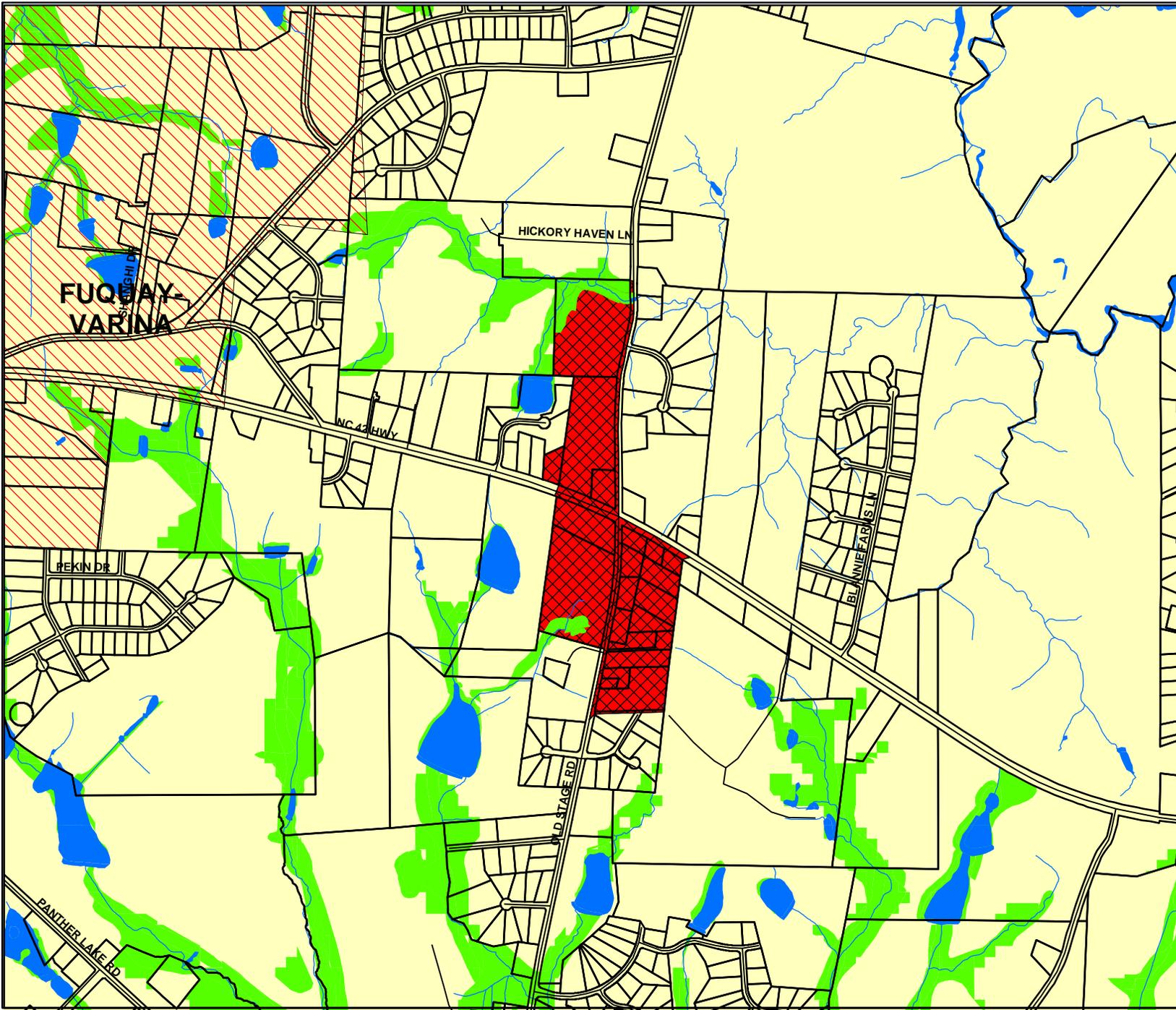
Existing Activity Centers

-  Neighborhood
-  Community
-  Neighborhood

Proposed Activity Centers

-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

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 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

Carlie Adams Neighborhood
and Bud Lipscomb
Neighborhood

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams

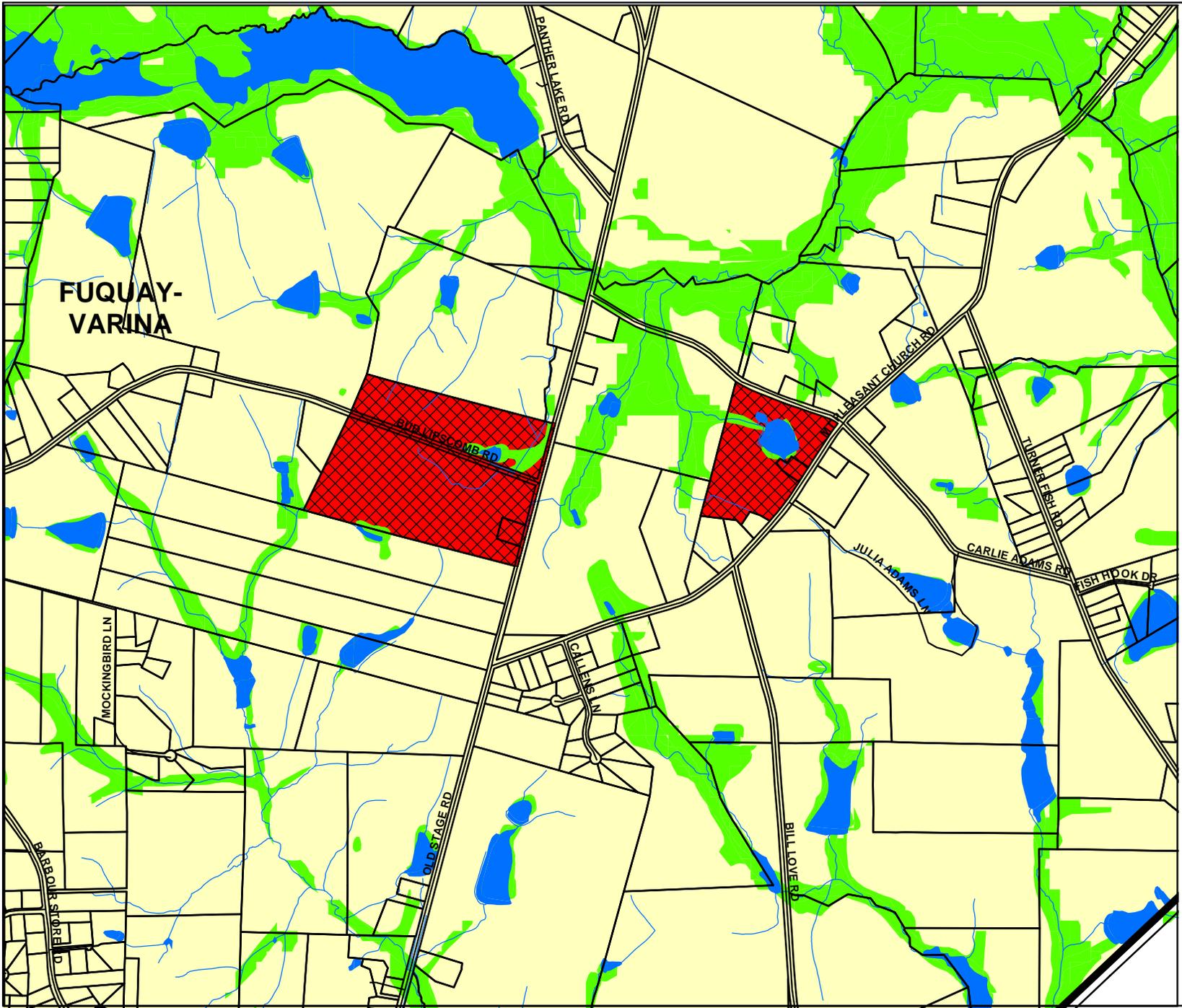
Existing Activity Centers

-  Neighborhood
-  Community
-  Neighborhood

Proposed Activity Centers

-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

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 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

Kennebec Neighborhood

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams

Existing Activity Centers

-  Neighborhood
-  Community
-  Neighborhood

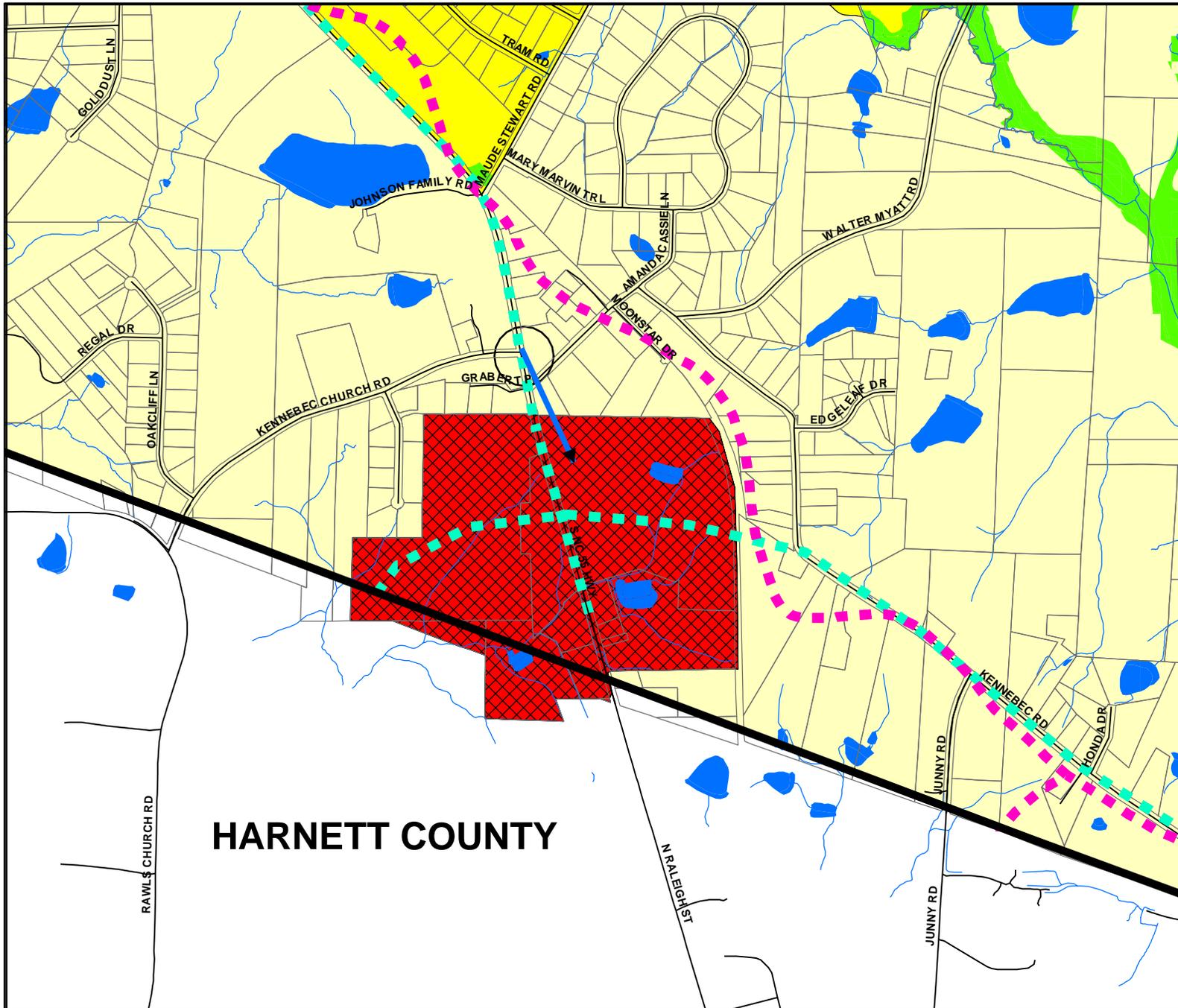
Proposed Activity Centers

-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

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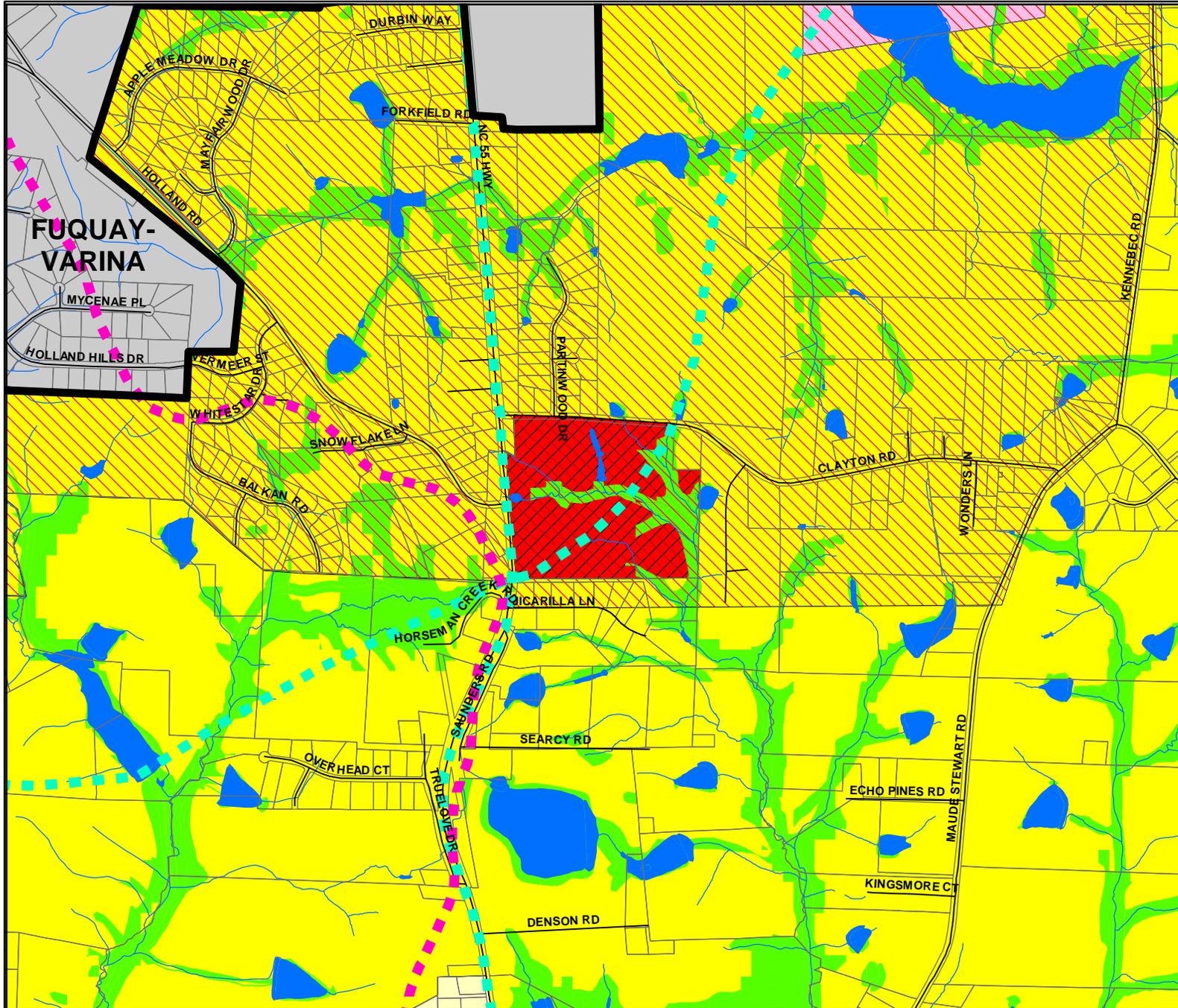


0 187.5375 750 1,125 1,500 Feet



HARNETT COUNTY

FUQUAY-VARINA/GARNER AREA LAND USE STUDY



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

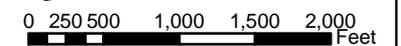
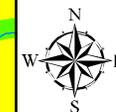
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Created by Mike Ping

Wake County Planning Department

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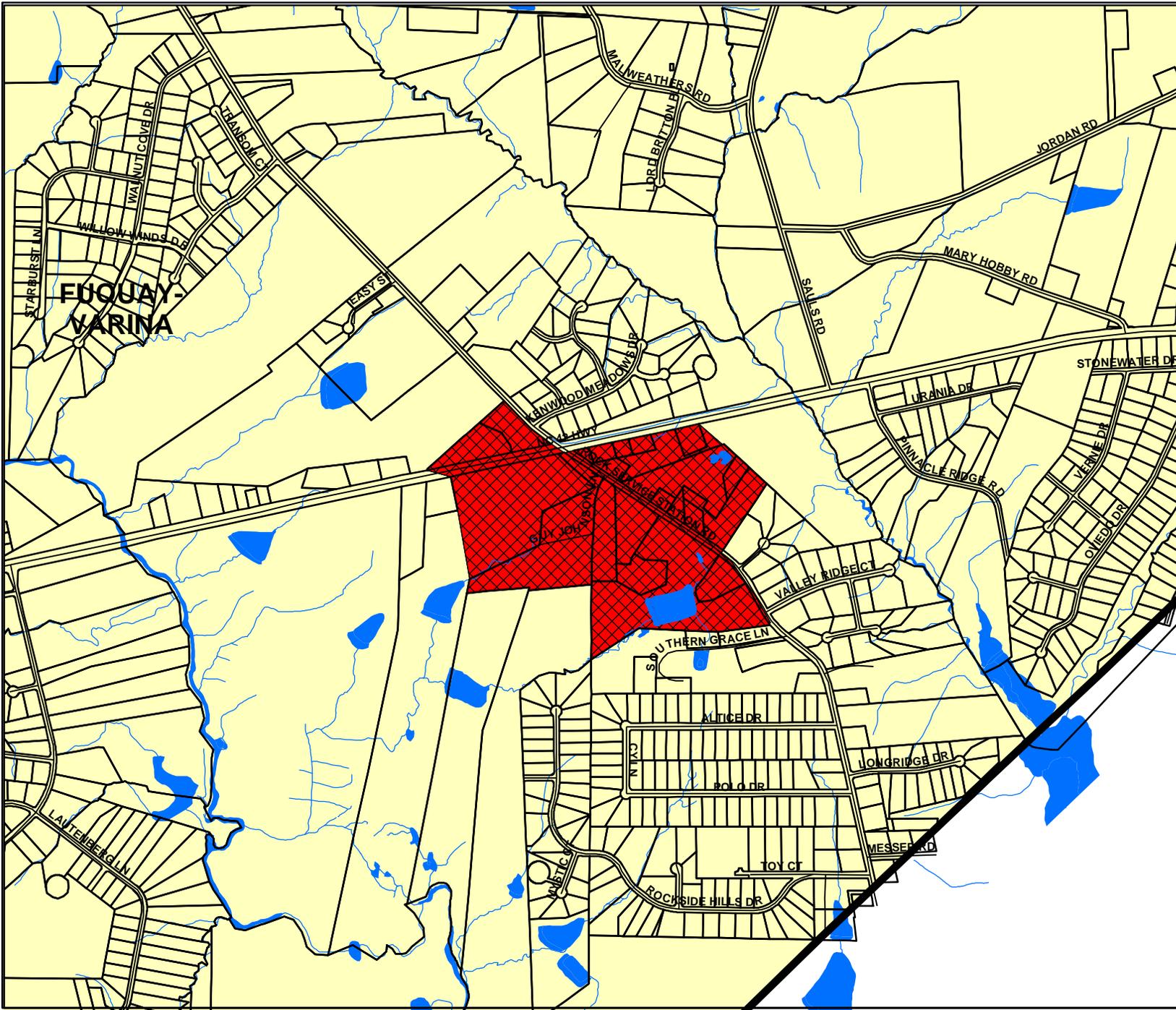
FUQUAY-VARINA/GARNER AREA LAND USE STUDY

NC 42 - Rock Service Station Neighborhood

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams
- Existing Activity Centers**
-  Neighborhood
-  Community
-  Neighborhood
- Proposed Activity Centers**
-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

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 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY Hilltop Needmore - Sunset Lake Neighborhood

Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

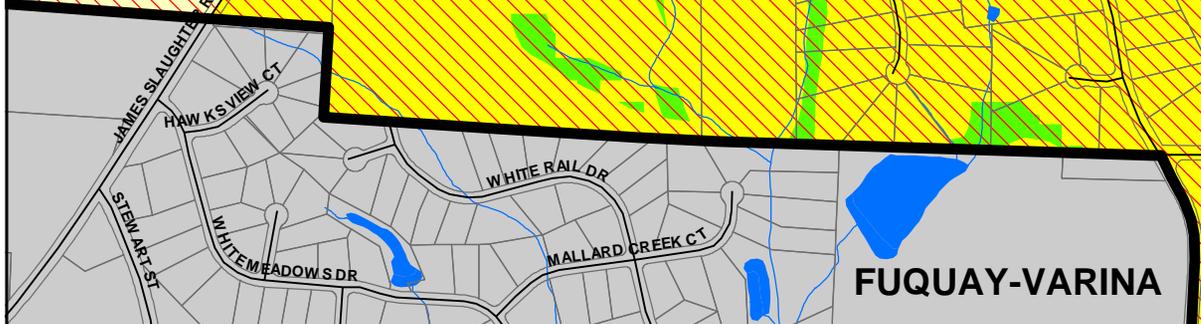
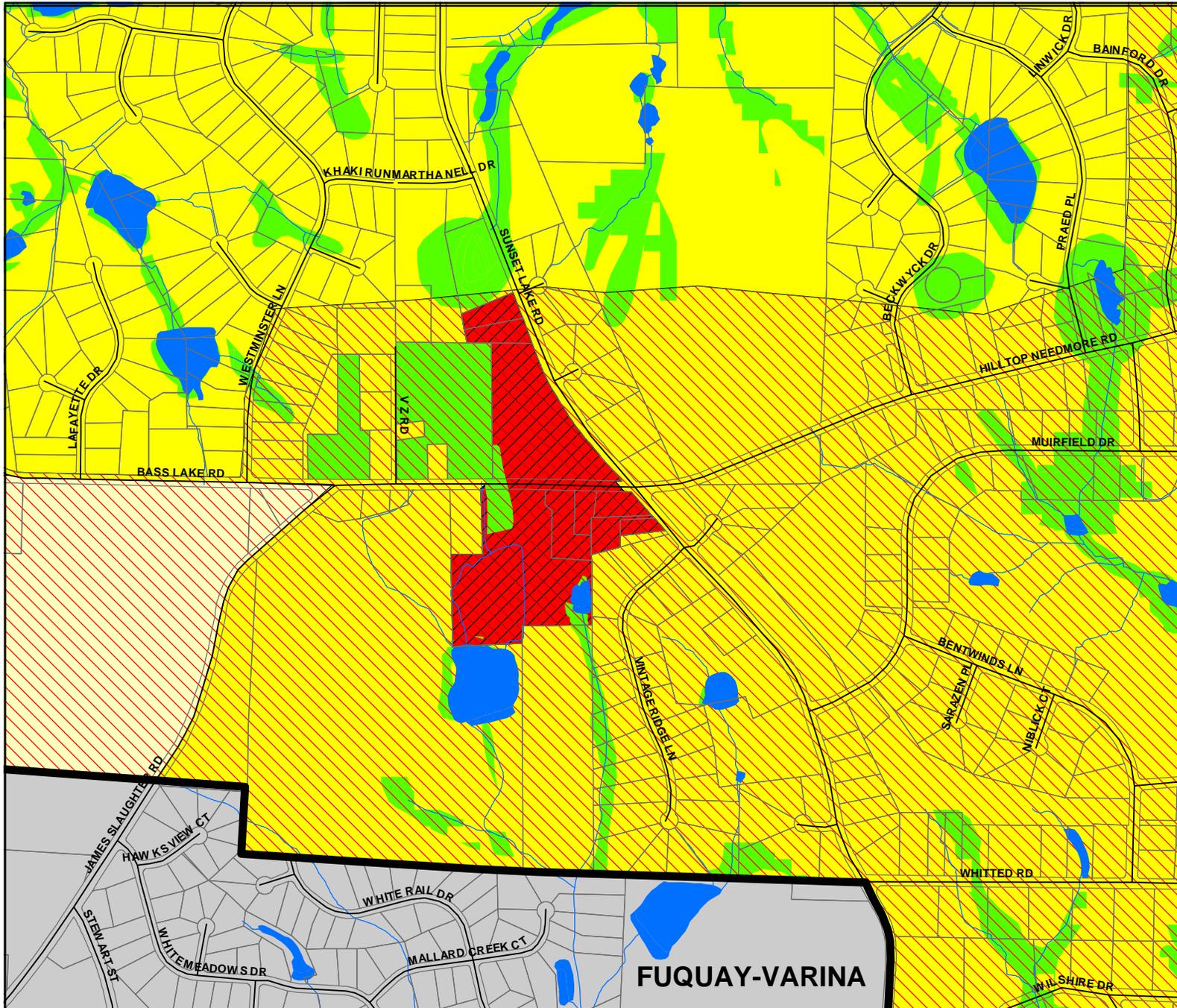
Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Wake County Planning Department
 Printed at 04:13:01 PM on Sep 30, 2003



FUQUAY-VARINA

FUQUAY-VARINA/GARNER AREA LAND USE STUDY

NC 42 - Piney Grove Wilbon Neighborhood

Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

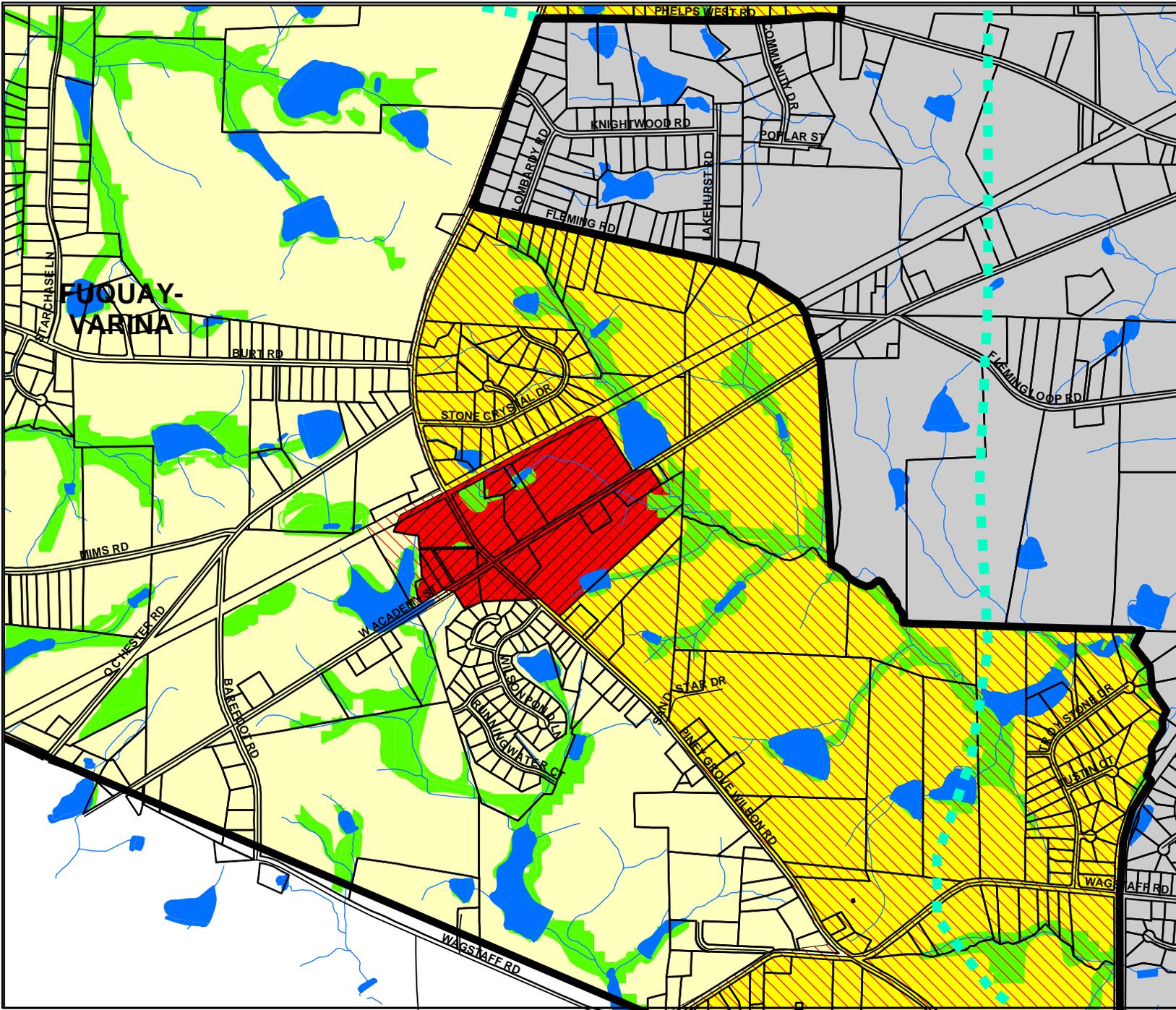
Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

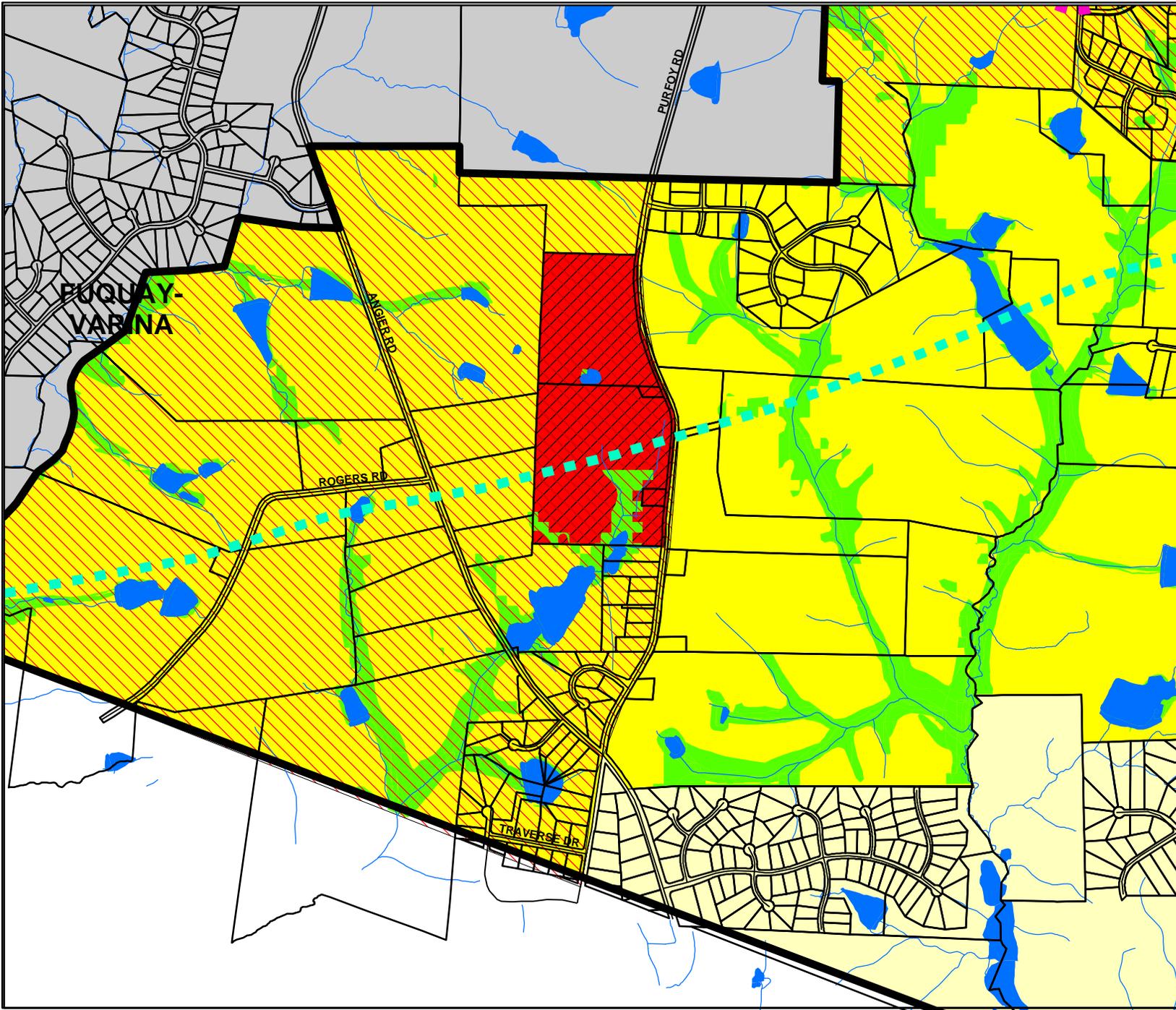
Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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FUQUAY-VARINA/GARNER AREA LAND USE STUDY Eastwood Neighborhood



Classifications

- Special Highway Overlay District
- Historic District
- Open Space
- Residential > 8 unit per acre
- Residential 4-8 unit per acre
- Residential 1-4 unit per acre
- Residential < 1.5 unit per acre
- Residential < 1 unit per acre
- Study Area Boundary
- Outside Study Area
- Water Bodies
- Boundary between Cape Fear and Neuse River Basins
- Thoroughfares
- Rivers and Streams

Existing Activity Centers

- Neighborhood
- Community
- Neighborhood

Proposed Activity Centers

- Regional
- Community
- Neighborhood
- Interchanges
- Roads
- Regional Rail
- Industrial
- Open Space
- Significant Natural Resource
- Planned Growth Area

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 Wake County Planning Department
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FUQUAY-VARINA/GARNER AREA LAND USE STUDY

Ten Ten - Bells Lake Neighborhood

Classifications

-  Special Highway Overlay District
-  Historic District
-  Open Space
-  Residential > 8 unit per acre
-  Residential 4-8 unit per acre
-  Residential 1-4 unit per acre
-  Residential < 1.5 unit per acre
-  Residential < 1 unit per acre
-  Study Area Boundary
-  Outside Study Area
-  Water Bodies
-  Boundary between Cape Fear and Neuse River Basins
-  Thoroughfares
-  Rivers and Streams

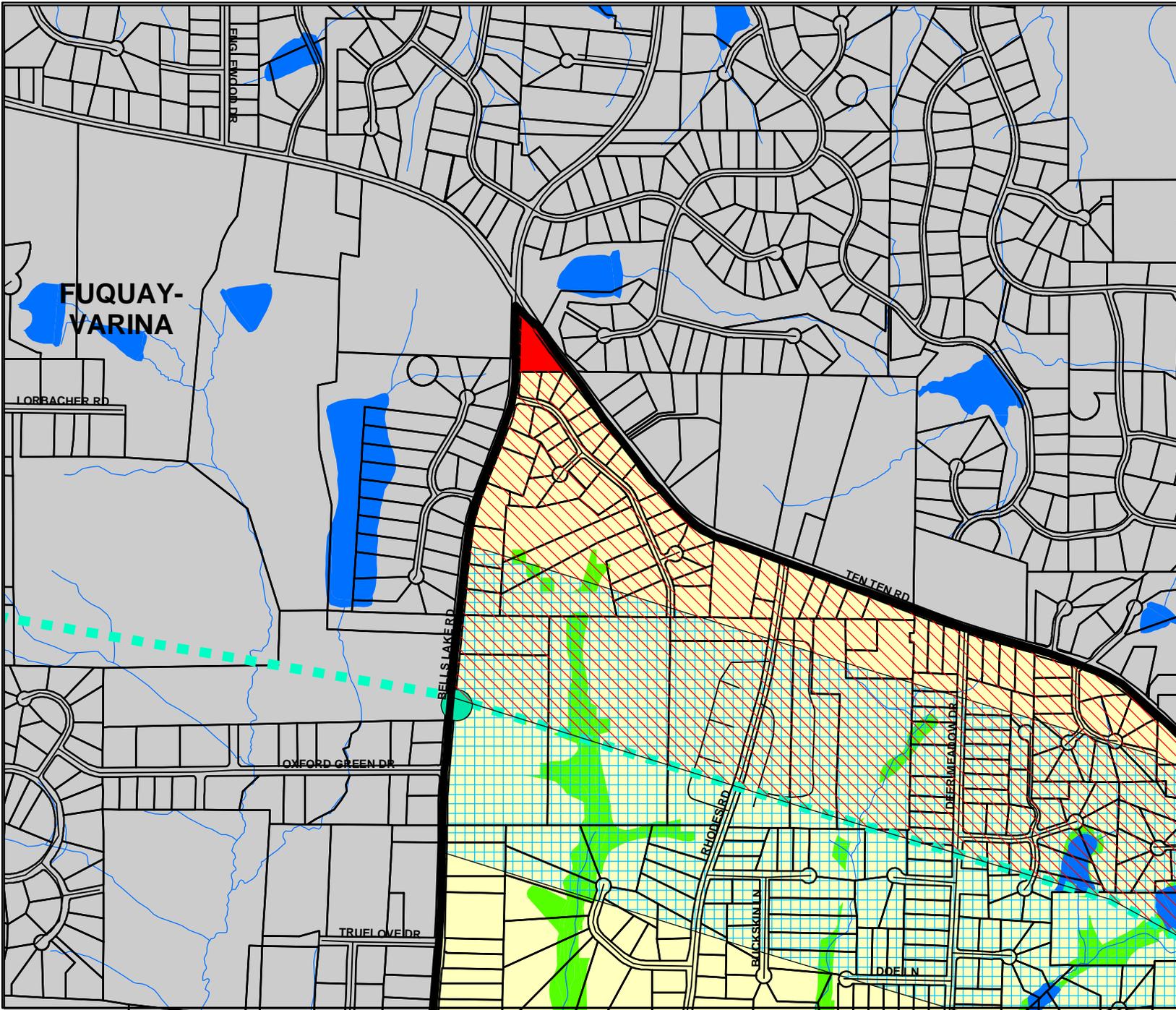
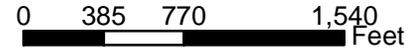
Existing Activity Centers

-  Neighborhood
-  Community
-  Neighborhood

Proposed Activity Centers

-  Regional
-  Community
-  Neighborhood
-  Interchanges
-  Roads
-  Regional Rail
-  Industrial
-  Open Space
-  Significant Natural Resource
-  Planned Growth Area

Map Location: L:\Planning\projects\fuquay_garner\TenTenBellsLake.mxd
 Map copy in same directory: NewBethelChurch.pdf
 Created by Aaron Drake
 Wake County Planning Department
 Printed at 04:50:28 PM on Oct 03, 2003



FUQUAY-VARINA

LORBACHER RD

OXFORD GREEN DR

TRUETOVE DR

BILLS LAKE DR

LEWIS RD

BACKSKIN LN

DEEL N

DEESMEAN DR

TEN TEN RD