

2007

Wake County, North Carolina

Southwest Wake Area Land Use Plan

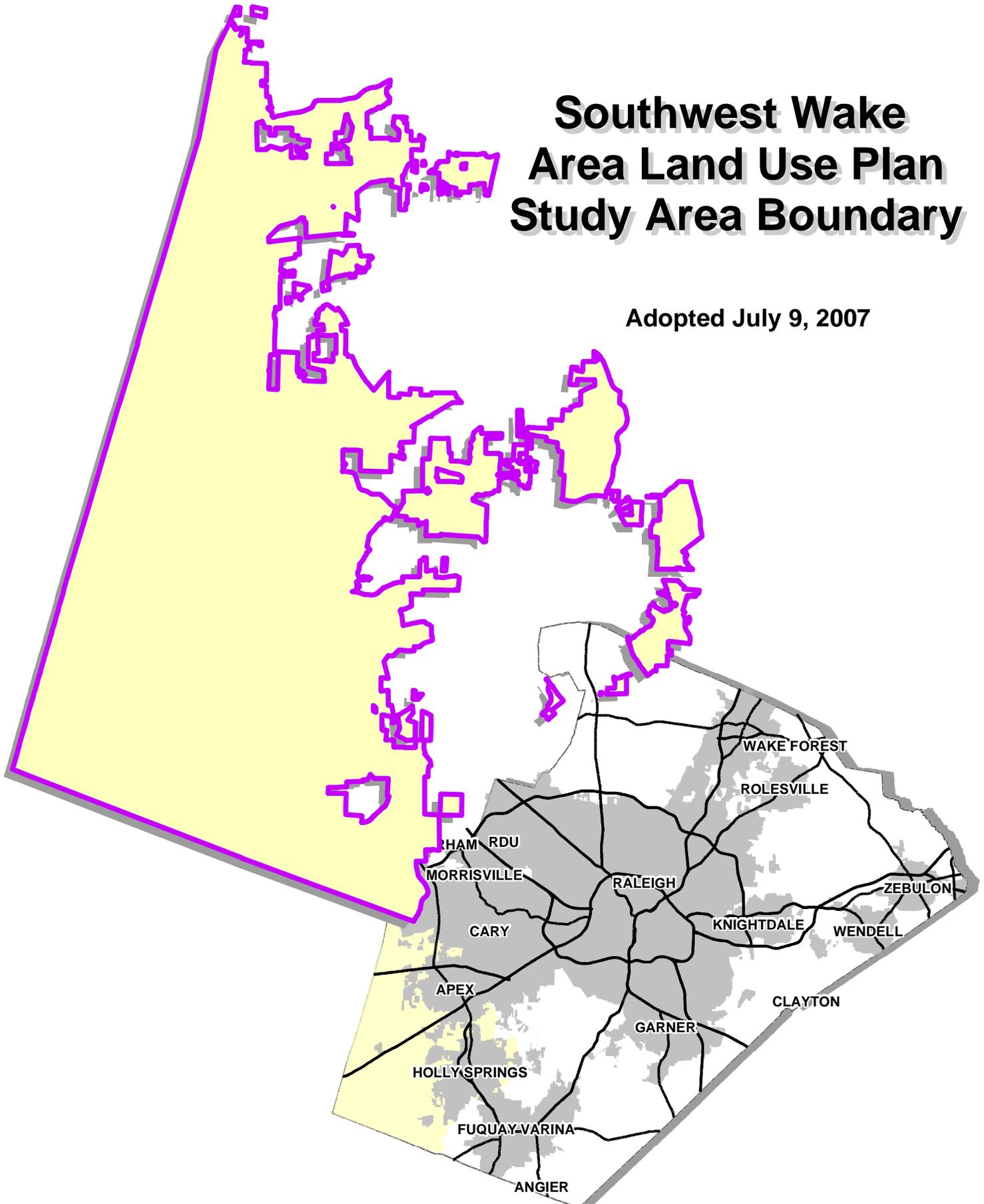


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Southwest Wake Area Land Use Plan Study Area Boundary

Adopted July 9, 2007



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We extend our gratitude to our planning partners in the Towns of Apex, Cary and Holly Springs.



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Executive Summary

Wake County Vision Statement

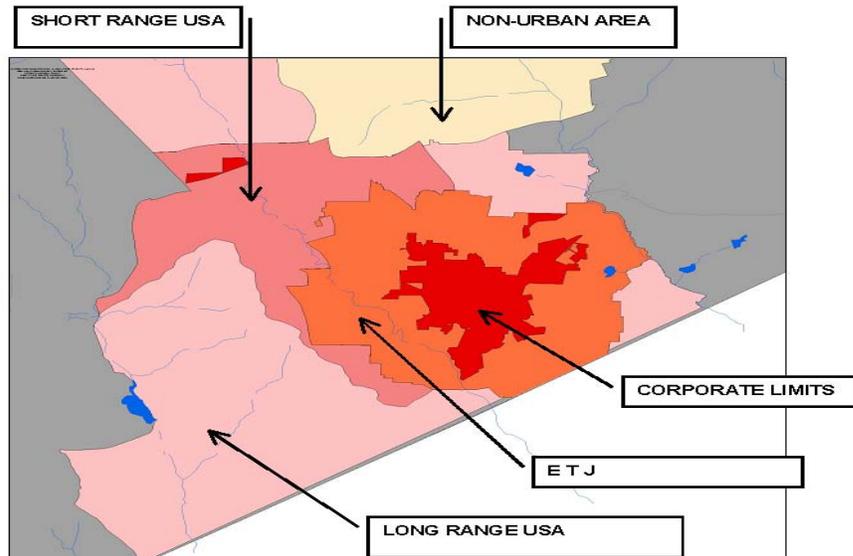
“Wake County will be an outstanding community of urban and rural areas, where the demand for quality and affordable growth is met, economic development and opportunity is enhanced, environmental quality and cultural heritage are maintained, and all of these objectives are balanced with protecting the property rights of landowners.” (Wake County Vision Statement, Wake County Land Use Plan).

Wake County Land Use Plan

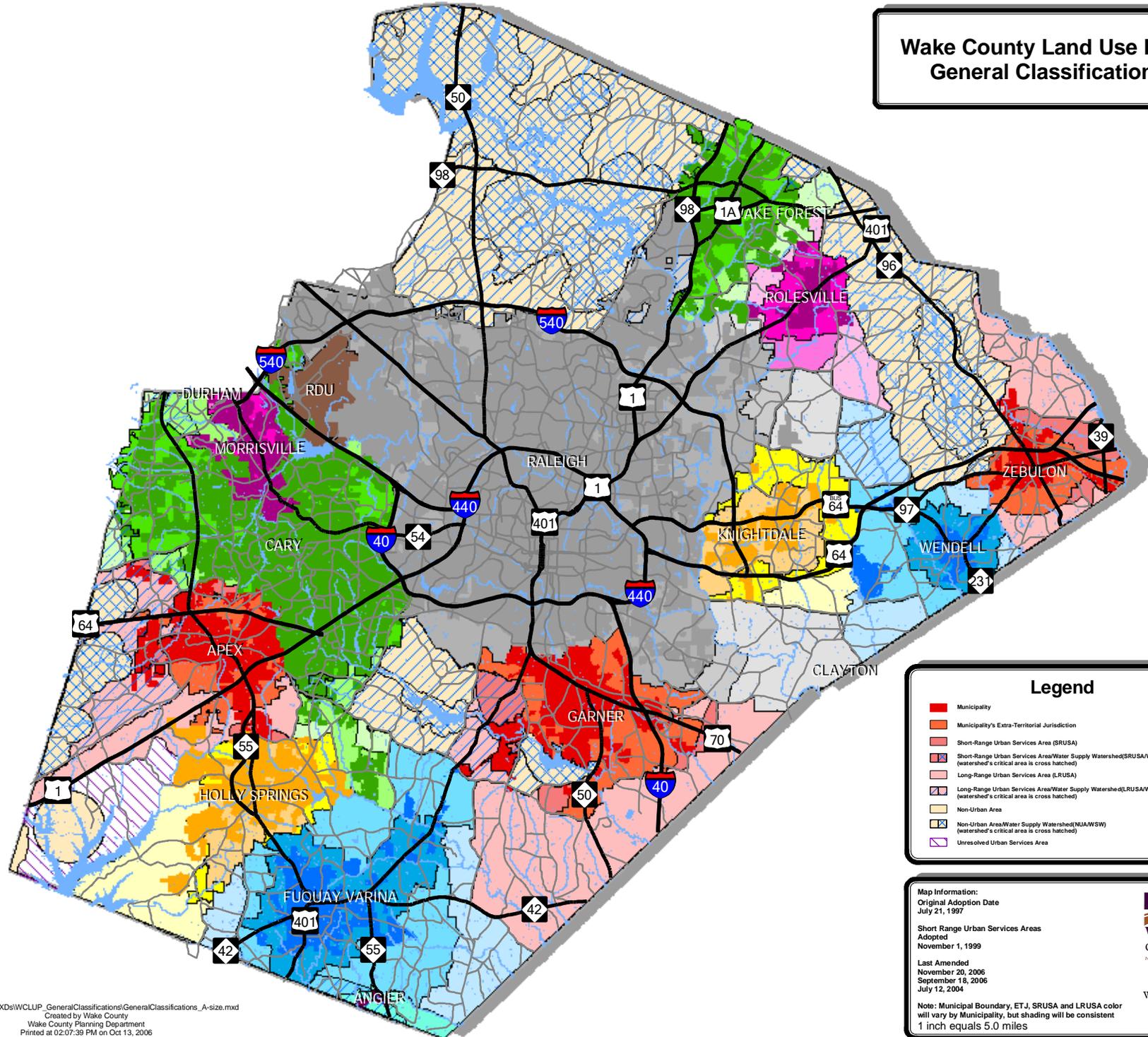
Wake County covers approximately 857 square miles of land and water. Approximately 435 square miles lie within Wake County’s planning jurisdiction. Taking into consideration the large size of the County, the Board of Commissioners previously decided to divide the Wake County Land Use Plan into five (5) area plans to allow for more extensive individual analysis. They include the following: **Southwest Wake Area Plan**, East Raleigh/Knightdale Area Plan, Southeast Wake Area Plan, Northeast Wake Area Plan, and Fuquay-Varina/Garner Area Plan. The Southwest Wake Area Land Use Plan (SWALUP) was chosen to be the first to be updated because of its area’s rapid growth. The process of updating the SWALUP began in 2004.

Southwest Wake Area Plan Overview

The Southwest Wake Area is bordered on the northeast by the Town of Cary’s jurisdiction, on the east by the Town of Apex’s jurisdiction, on the southeast by the Town of Holly Springs’ jurisdiction, and on the south and the west by the County line (see General Classifications Map). As of 2005, the Southwest area consisted of 47,277 acres (74 square miles) and an estimated 6,562 residents. The Southwest area of the County has seen an annual population growth of approximately 2%, and in the years 2000 thru 2005 the cumulative growth rate was approximately 11%. Since the plan adoption in 1999, new municipal comprehensive land use plans have been developed by the Towns of Apex, Cary, and Holly Springs, whose Urban Services Areas comprise the Southwest study area. Wake County has also recently adopted its own transportation, open space, and watershed plans. Policies and implementation strategies documented in these plans have a direct bearing on future land use in Southwest Wake County.



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(SRUSA/WSW) (watershed's critical area is cross hatched)
- Long-Range Urban Services Area (LRUSA)
- Long-Range Urban Services Area/Water Supply Watershed(LRUSA/WSW) (watershed's critical area is cross hatched)
- Non-Urban Area
- Non-Urban Area/Water Supply Watershed(NUA/WSW) (watershed's critical area is cross hatched)
- Unresolved Urban Services Area

Map Information:
Original Adoption Date
July 21, 1997

Short Range Urban Services Areas
Adopted
November 1, 1999

Last Amended
November 20, 2006
September 18, 2006
July 12, 2004

Note: Municipal Boundary, ETJ, SRUSA and LRUSA color will vary by Municipality, but shading will be consistent
1 inch equals 5.0 miles

Municipal Urban Service Areas: Towns of Apex, Cary and Holly Springs

The SWALUP update incorporates the recommended policies and development standards adopted by the Towns of Apex, Cary, and Holly Springs for their Urban Services Areas. Each town's short range and long range urban service area falls under Wake County's planning jurisdiction. The objective of this approach is to recognize the different factors that affect land development in each of the three municipal Urban Services Areas and to plan cooperatively with the affected local governments. Three primary objectives for the Urban Services Areas in the Southwest Area are:

1. To protect water quality in the Jordan Lake reservoir,
2. To preserve significant open space and historic resources in the area, and
3. To allow only very low-density developments in the Harris Lake Watershed area.

In **Short Range Urban Service Areas** Wake County implements **Transitional Urban Development Standards (TUD)**, which require applicants to meet the development standards of the closest municipal jurisdiction. TUD's define how current development should be designed to allow the area to be served by urban services in the future. This ensures developers install sidewalks and other community infrastructure, conforming to the standards of the municipal jurisdiction into which the property will ultimately be sited. Wake County Planning staff distributes land use applications to affected municipal planning agencies for review and comment.

❖ **Certain Urban Services Areas associated with the Towns of Holly Springs and Apex had not been agreed upon and are shown on the Plan map as "Unresolved."**

Activity Centers: Neighborhood, Community and Regional

Activity Centers are focal points where people gather for the purpose of shopping, eating, work, spiritual and social activity, learning, and recreation. Southwest Wake Area Plan's goal emphasizes 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. Activity centers provide a full mix of goods and services in concentrated locations to serve residential support areas. The 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.

Since one of the goals of the Wake County Land Use Plan is to "guide quality growth throughout the County in conjunction with affected local governments" the Southwest Area Land Use Plan reflects the location and design recommendations for activity centers adopted by the Towns of Cary, Apex and Holly Springs. The Southwest Area Plan designates the following activity center types by urban service area:

LOCATION	NUMBER OF ACTIVITY CENTERS BY TYPE		
	Neighborhood	Community	Regional
APEX USA	8	2	None
CARY USA	1	1	None
HOLLY SPRINGS USA	1	0	None
UNRESOLVED	1	1	None

Natural Resource Areas

The southwest corner of Wake County is one of the most environmentally valuable areas in the entire county. The southwest area contains Harris Lake, Progress Energy's Pine Forest, the eastern tip of Jordan Lake, and several Game Lands managed by the NC Wildlife Resources Commission. These lakes and undeveloped forests provide outstanding habitat for many rare wildlife and plant species, including the Bald Eagle. Future growth in this area should be properly planned to ensure that these environmental assets are protected while commercial and residential development occurs. By retaining the "green infrastructure" that presently attracts innovative businesses and workers to this area, Wake County can become a national leader in planning for sustainable development.

Special Study Area: Harris Lake Drainage Basin

Much of the Harris Lake study area lies southwest of the Town of Apex and west of the Town of Holly Springs within a 5-mile buffer of the Shearon Harris Nuclear Plant (see Proposed SWALUP Update Map). Much of the watershed has maintained a rural character. Several large farms still operate in the southeastern part of the watershed and just across the county line in Harnett County. The historic communities of New Hill, Bonsal, Friendship and several other small rural neighborhoods remain much as they have for many years. Wake County's zoning requirements designate much of the land in this study area as Residential-80 District. This zoning requires 80,000 square feet of land per lot or approximately two acres per lot.

Progress Energy (formerly Carolina Power & Light Company) is the major landholder in this area. The Shearon Harris Nuclear Plant is amongst its holdings. CP&L began purchasing land for the plant, an exclusion zone around the plant, a lake and buffers around the lake in the 1970s. Today the company leases some of the land to government agencies for research, game lands, wildlife management and recreational purposes.

A separate land use study will be conducted for the Harris Lake Drainage Basin, which lies within the area covered by the Southwest Wake Area Land Use Plan. The study's objective is to determine suitable future land uses and growth patterns for this drainage basin. The recommended development scenario will result from a comprehensive review of several case studies and impacts assessments of three (3) alternative development scenarios (including a scenario featuring a non-residential land use component).

- Existing Jordan Lake Reservoir Property
- Main Stream or Lake Area Buffer
- Critical Watershed Area

Proposed Land Use

- Forestry/Light Industry (FLI)
- Office/Research Park (ORP)
- Industrial
- Office & Institutional
- OpenSpace
- Recreational Facility
- Public Function Facility (PFF)
- Special Function Facility (SFF)

Proposed Densities

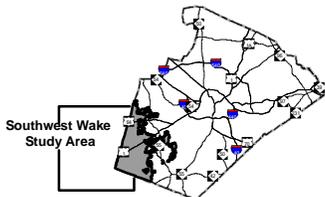
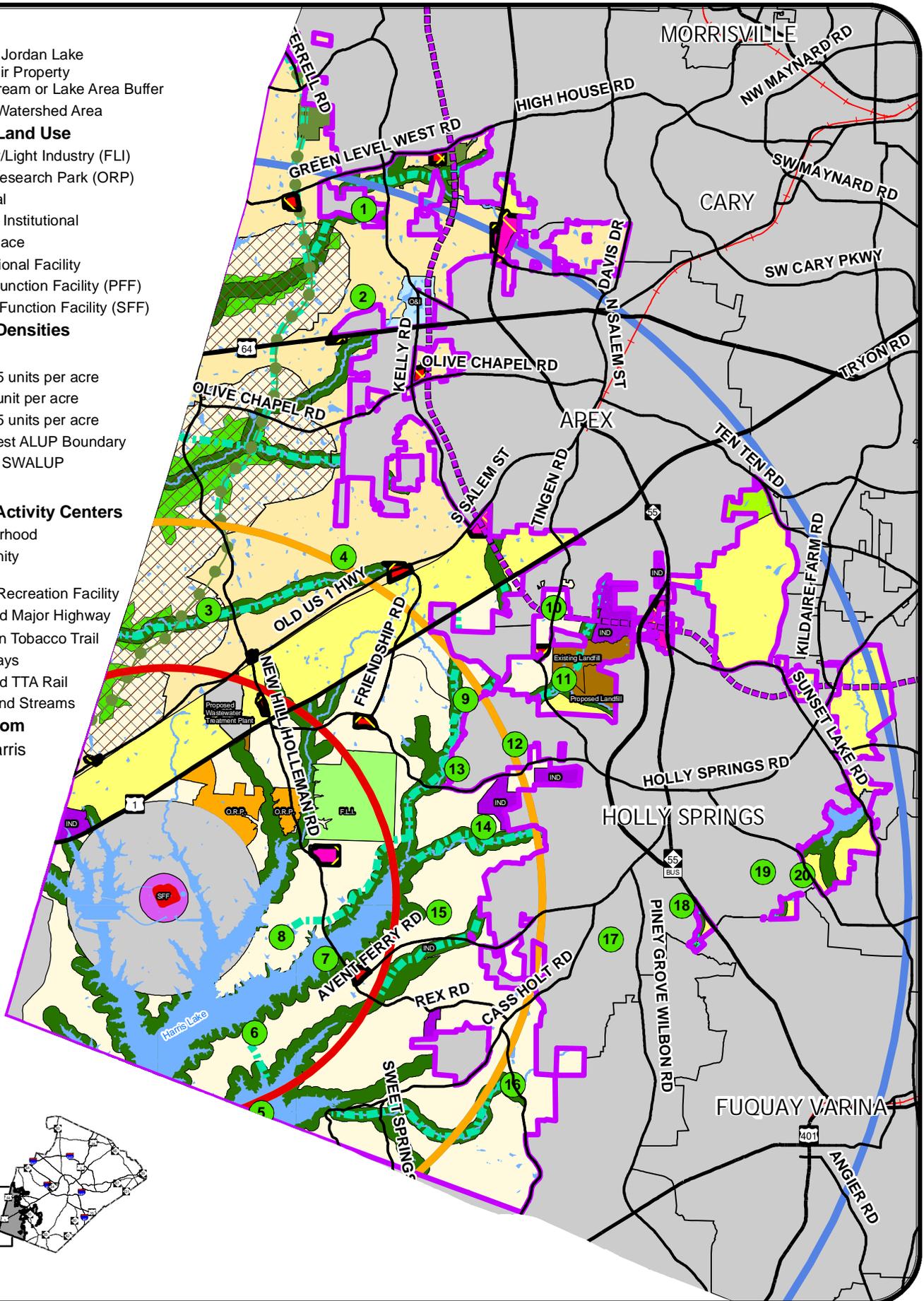
- Residential
 - up to 0.5 units per acre
 - up to 1 unit per acre
 - up to 1.5 units per acre
- Southwest ALUP Boundary
- Outside SWALUP
- Lakes

Proposed Activity Centers

- Neighborhood
- Community
- Park or Recreation Facility
- Proposed Major Highway
- American Tobacco Trail
- Greenways
- Proposed TTA Rail
- Rivers and Streams

Distance from Shearon Harris

- 3 miles
- 5 miles
- 10 miles



**Southwest Wake
ALUP Update
Adopted July 9, 2007**



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Wake County Planning Department
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Goals and Strategies

The Southwest Wake Area Land Use Plan's goals and strategies are based on the vision statement, goals, themes, and policies developed in the Wake County Land Use Plan, the Wake County Growth Management Strategy, and the municipal land use plans adopted by the Towns of Apex, Cary, and Holly Springs.

Wake County Land Use Plan Goals

The following is a summary of the County's land use plan goals as adopted in the Wake County Land Use Plan (1997).

1. To guide quality growth throughout the County in conjunction with affected local governments. Wake County recognizes that its actions impact other local governments in the area, and its Land Use Plan will consider those impacts.
2. To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.
3. To encourage the development of communities, which provide adequate land for anticipated demands, in a pattern that allows a mixture of uses.
4. To encourage maintenance of: open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas.
5. To encourage the conservation of historical sites, environmentally significant areas, and important natural and cultural resources.
6. To allow owners of significant farmlands and forest lands the opportunity to maintain the productivity of their land.
7. To ensure that the land use plan and transportation plan mutually support each other.
8. To ensure that the County always protects the property rights of landowners.
9. To maintain the quality and develop the capacity of surface water resources, using them for recreation sites, where appropriate.
10. To prevent contamination of and maintain the capacity of groundwater resources.
11. To ensure that local governments provide adequate, properly located land for recreational and leisure opportunities

Wake County Growth Management Strategy

The following is a summary of the general themes from the Wake County Growth Management Strategy document finalized in December 2005.

1. **Work Cooperatively, But Preserve Local Autonomy.** Strike a balance between intergovernmental cooperation and local control.
2. **Different Circumstances Call for Different Growth Strategies.** Some areas have grown more and faster than others. This means that different strategies will likely be called for in addressing development issues.
3. **Rural Character Must Be Preserved.** The county itself has a key role to play in preserving rural character, since most such lands lie outside municipal boundaries.
4. **Protect the Natural Environment and Historic Resources.** Protect sensitive natural and cultural resources throughout the county from the pressures of growth. Need for compact, mixed-use development, in order to both minimize infrastructure costs and also protect open space.
5. **Raise the Bar on Development Quality While Ensuring a Healthy Economy.** Recognize the importance of a healthy economy in the region and that preserving an area's character and quality of life can contribute to local economic development.

Implementation Strategies

The following County actions are necessary to implement the goals and policies set forth in the Land Use Plan.

1. Planning Department staff, working closely with municipal planners and maximizing public participation opportunities, will continue to refine the Area Land Use Plans.
2. Planning Department staff will prepare draft provisions recognizing the function of the Area Land Use Plans and providing guidance as to their development and content, and will submit proposed Land Use Plan amendments to the Planning Board and Board of Commissioners for review and adoption.
3. Planning Department staff will develop draft expansions and refinements of this Plan's land use classifications that will provide the additional specificity needed to more effectively guide determinations about consistency with the Land Use Plan (applicable to rezonings and Special Use Permit petitions).
4. Planning and Parks and Recreation Department staff - using consultants, working closely with municipal planners and the County's Open Space Advisory Committee, and maximizing public participation opportunities - will develop an open space plan that will analyze twelve watershed-based study areas and identify the most significant ecological, recreational, and cultural lands and resources within each study area, with recommended actions the County might take to protect such lands and resources.
5. Planning Department staff will prepare revisions of the County's zoning and subdivision regulations to implement this Plan's transitional urban development policies (see Wake County Land Use Plan's Transitional Urban Development Policies Section). *[Note: Unified*

Development Ordinance was adopted by the BOC in April 2006, and the Subdivision Module was adopted in June 2005)

6. Planning Department staff and representatives from the Board of Commissioners will participate, along with municipal staff and elected representatives, as part of the Capital Area Metropolitan Planning Organization (CAMPO) to complete development of its Transportation Plan Update 2025.



Planning Process and Public Participation

Two open house and eight Advisory Committee meetings have been held since the process of the update to the Southwest Wake Area Land Use Plan began in 2004.

A survey was also conducted to obtain public input on which of the County Land Use Plan's goals and strategies should be included in the Southwest Wake Area Land Use Plan. A majority of the survey respondents agreed that all of the Land Use Plan's goals and management strategies generally apply to the Southwest Wake Area. A tally sheet of the survey results are presented in this document's Appendix A.

Area residents, other participants, and members of the Southwest Area LUP Advisory Committee have identified key issues related to the area, which include:

- Development of non-residential land uses in current residential area
- Accommodate growth maintaining open space and planning for future parks and recreational areas
- Layout of Activity Centers should not be located at the four corners of a major intersection to avoid pedestrian crossing of major thoroughfares
- Location of activity centers and urban growth boundaries
- Identify historic sites with addresses and photographs
- Coordinate watershed, greenways, open space and plans with the towns
- Provide commercial uses in existing rural areas

In order to keep the public engaged in creating the vision for its community's future, significant public participation has continued to be sought out to help assist the planning staff in developing the goals and policies of how Southwest Wake County should be allowed to grow in the next 25 years.

SECTION 1

Introduction

Wake County Land Use Plan

The **Wake County Land Use Plan** classifies all the land in Wake County’s planning jurisdiction as one of six general classifications:

1. Short-Range Urban Services Area;
2. Long-Range Urban Services Area;
3. Short-Range Urban Services Area/Water Supply Watershed;
4. Long-Range Urban Services Area/Water Supply Watershed;
5. Non-Urban Area; or
6. Non-Urban Area/Water Supply Watershed.

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. 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.

Land Use Plan General Classifications		<i>Outside Water Supply Watershed</i>	<i>Within Water Supply Watershed</i>
Urban Service Area	Short Range Urban Service Area (SRUSA)	SRUSA a) projected and intended to be urbanized and served by municipal services in the next 10 years b) not located within a water supply watershed	SRUSA/WSW a) projected and intended to be urbanized and served by municipal services in the next 10 years b) located within a water supply watershed
	Long Range Urban Service Area (LRUSA)	LRUSA a) expected and intended to be urbanized and served by municipal services in the foreseeable future, but not in the next 10 years b)) not located within a water supply watershed	LRUSA/WSW a) expected and intended to be urbanized and served by municipal services in the foreseeable future, but not in the next 10 years b) located within a water supply watershed
Non Urban Area (NUA)		NUA a) is not expected or intended to be urbanized and served by municipal services in the foreseeable future b) is not located within a water supply watershed	NUA/WSW a) is not expected or intended to be urbanized and served by municipal services in the foreseeable future b) is located within a water supply watershed

Area Land Use Plans

Area land use plans augment the Wake County Land Use Classifications Map. Reflecting more defined, smaller geographic planning regions, the area land use plans revise and expand upon adopted joint municipal plans, 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. Area plans' USA boundaries are re-evaluated to determine where municipal sewer and water utilities will be extended. The new delineations revise Short-Range and Long-Range USA boundaries.

Area plans have a long-term timeframe [20-25 years] and incorporate the following objectives:

- Emphasize the development of communities;
- Encourage development in and around municipalities;
- Maintain resources including natural areas, historic sites, major wildlife corridors, potential parks and greenways; and
- Coordinate with transportation plans.

These area plans also address open space, scenic and transitional areas along highways and recreation and leisure resources.

Main Uses of the Plan

A plan filled in with greenways, parks, residential densities, and other future uses, can help the Wake County Commissioners (and municipalities that grow into the area) do at least the following three things.

1. **Decide on Landowners' Development Application Petitions**
The plan does not rezone land, but is a source of advice to the Commissioners when they have to decide on a landowner's rezoning petition. Other sources of advice include neighbors' comments at the public hearing and other information each Commissioner considers relevant.
2. **Decide Timing, Direction and Scale of Growth**
The plan's goals guide growth into the municipal Short-Range Urban Service Areas. Multi-use activity centers are the preferred locations for more dense and intense land uses.
3. **Plan Services and Infrastructure**
Because the plan, in a very general way, projects land use it may help in the long-term planning of services, community buildings, and other infrastructure

Southwest Wake Area Land Use Plan (SWALUP)

The Phase One of the Wake County Land Use Plan, adopted in 1997, included a vision, goals, strategies, and a map. The map showed ultimate urban service boundaries for each municipality in Wake County. Urban services area designation applies to lands within the Wake County Planning jurisdiction that are expected to become part of a municipality in the future. These areas are located outside a city's or a town's corporate and extraterritorial jurisdiction. The previous Wake County Land Use Plan map did not show activity centers, future greenways, parks, residential densities, and other future uses.

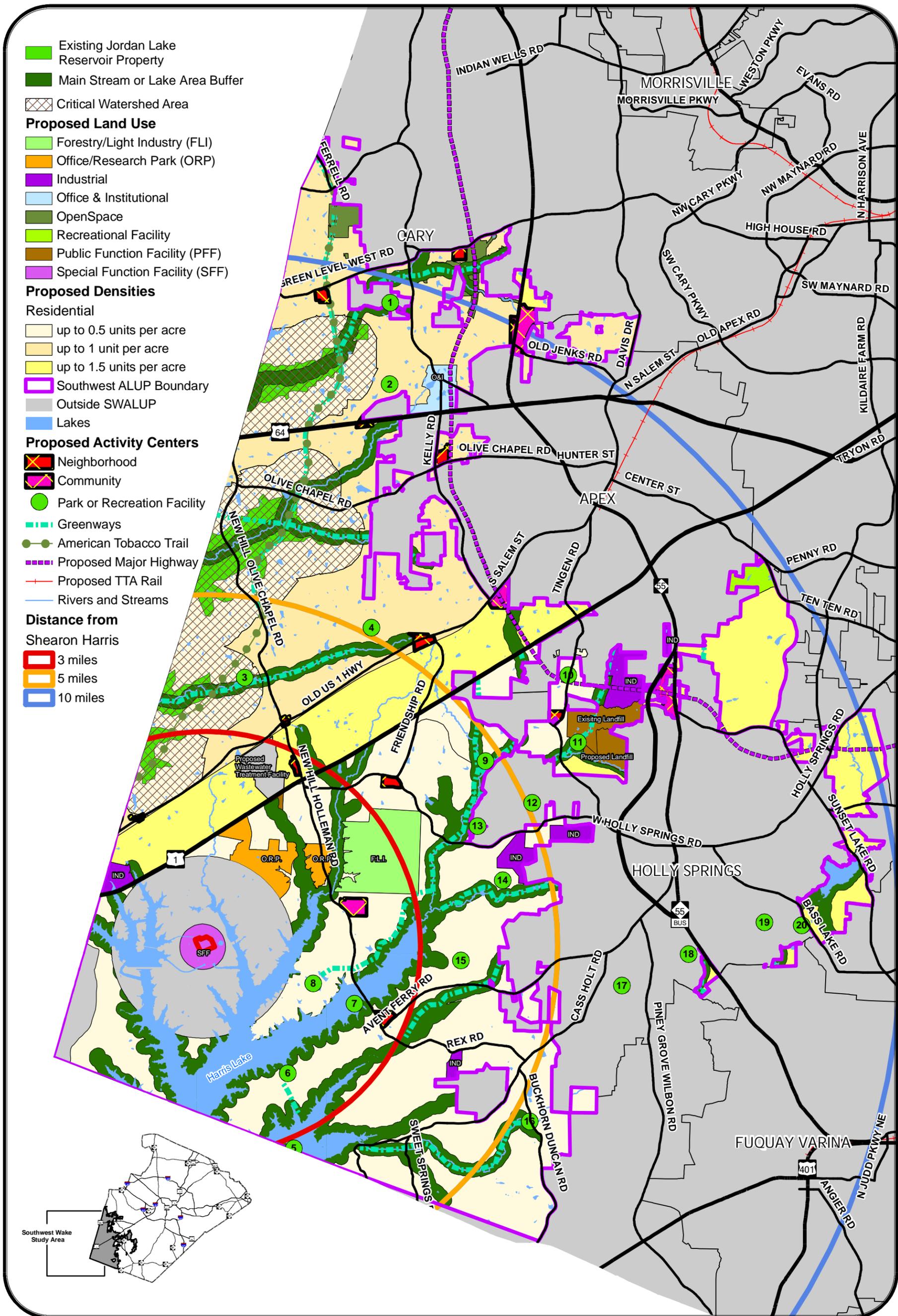
On May 19, 1999 the County Commissioners adopted **the Southwest Wake County Area Land Use Plan** that included activity centers, greenways, parks, residential densities and other future uses, generally missing from the Phase One Plan. The 1999 Wake County Southwest Area Land Use Plan encouraged growth close to the municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities. Also, the Plan encouraged higher densities and a wider range of land uses where existing and planned short-range community facilities and infrastructure could support them.

SWALUP Land Use Classifications

The following table describes the Land Use Classifications that are applicable to both the Urban Services Areas and Non-Urban Areas in the Southwest Wake County Area Land Use Plan (see Proposed Southwest ALUP Update Map). The description and policies associated with these Land Use Classifications applied to Urban Services Areas represent the County's vision for how areas so classified will be developed in conjunction with the provision of urban facilities and services that make urban uses and intensities possible.

Land Use Classification	Description
Critical Watershed Area	Land in a water supply watershed that is adjacent and draining to the water source, where it is most important to filter out potential pollutants.
Neighborhood Activity Center	Land uses include 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.
Community Activity Center	Land uses include those uses permitted in neighborhood activity centers, plus uses that provide goods and services needed less frequently than on a daily basis. Examples are commercial, civic or office and institutional, and medium and low density residential.
Residential Area Densities	<p><u>Water Supply Watershed Critical Area (Jordan Lake):</u> Residential use – cluster and other subdivisions - up to 0.5 dwelling units per acre. The current recommended density for the water supply watershed critical area, which is shown on the Southwest Wake Area Land Use Plan Map (see pocket fold-out map), is proposed to be changed from a density of 1.75 dwelling units per acre to a recommended density of 0.5 dwelling units per acre.</p> <p><u>Water Supply Watershed Non-Critical Area:</u> The recommended density for this area is up to 1 dwelling unit per acre.</p> <p><u>Non-Water Supply Watershed Area (Harris Lake-Cape Fear Watersheds):</u> The recommended density for this area is up to 0.5 dwelling units per acre.</p> <p><u>Non-Water Supply Watershed Area:</u> The recommended density for this area is up to 1.5 dwelling units per acre.</p>
Main Stream or Lake Buffer	Main stream or lake buffers provide strips of natural vegetation that remove pollutants from stormwater runoff before they reach a water supply source or a watercourse that drains to a water supply source.
Forestry / Light Industry (FLI)	Land uses include mostly forestry or possibly the making of electricity (non-nuclear) where at least 75% of site stays in its natural state. Includes lake / stream buffers.

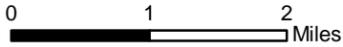
Office / Research Park (ORP)	Land uses include mostly offices, labs, research facilities, maintenance facilities, and lake / stream buffers.
Industrial	Land uses include manufacturing, warehousing, freight handling, wholesaling, research and development activities with office support services.
Office & Institutional (O&I)	Land uses include institutional, office, and limited commercial activities that are less intensive than other commercial districts.
Open Space	Areas of publicly or privately owned natural area that is protected for natural and cultural resources.
Recreational Facility	A facility or site that consists of land dedicated for public recreational use.
Public Function Facility (PFF): <ul style="list-style-type: none"> • Existing Feltonville Sanitary Solid Waste Facility • Proposed South Wake Sanitary Solid Waste Facility • Proposed Western Regional Wastewater Treatment Facility 	<p>A facility or site which functions to serve public, including existing or proposed sanitary landfills, regional wastewater treatment facility, and fire and emergency management stations.</p> <ul style="list-style-type: none"> ▪ The Feltonville Sanitary Solid Waste Landfill, is located on the north side of the terminus of Old Smithfield Road (west of NC 55 Bypass). ▪ The proposed South Wake Sanitary Solid Waste Landfill, is to be located on the south side of the terminus of Old Smithfield Road (west of NC 55 Bypass). Planned to begin operations in 2008. ▪ The proposed Western Regional Water Reclamation Facility, is to be located southwest of the New Hill Community between US Hwy 1 and Old US Hwy 1. Planned to begin operations in 2011.
Special Function Facility (SFF)	A facility or site designated for a special function that could make typical urban development costly or hazardous to public health and safety. Surrounding land uses should be developed with an awareness of the special function and any particular needs, such as emergency evacuation, that may arise from it.



- Existing Jordan Lake Reservoir Property
- Main Stream or Lake Area Buffer
- Critical Watershed Area
- Proposed Land Use**
- Forestry/Light Industry (FLI)
- Office/Research Park (ORP)
- Industrial
- Office & Institutional
- OpenSpace
- Recreational Facility
- Public Function Facility (PFF)
- Special Function Facility (SFF)
- Proposed Densities**
- Residential
- up to 0.5 units per acre
- up to 1 unit per acre
- up to 1.5 units per acre
- Southwest ALUP Boundary
- Outside SWALUP
- Lakes
- Proposed Activity Centers**
- Neighborhood
- Community
- Park or Recreation Facility
- Greenways
- American Tobacco Trail
- Proposed Major Highway
- Proposed TTA Rail
- Rivers and Streams
- Distance from Shearon Harris**
- 3 miles
- 5 miles
- 10 miles



**Southwest Wake
ALUP Update
Adopted July 9, 2007**



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Wake County Planning Department
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Citizen Participation

The Wake County Land Use Plan requires a periodic comprehensive review and update of the individual area land use plans. On October 19, 2004 the Southwest Wake Area Land Use Plan's planning process started with a Public Open House held at the C.C. Jones Building in Apex.

The Southwest Wake Area Land Use Plan Advisory Committee met eight (8) times from January 2005 through January 2007. Committee members helped Planning staff formulate land use policy recommendations that will serve as a guide for those individuals who will make the decisions to invest in Southwest Wake.

The following table summarizes the principal meetings that were held during the course of the development of the Southwest Area Land Use Plan.

Public Open House #1	October 19, 2004 – Apex, C.C. Jones Community Meeting	Overview of the planning process and existing conditions.
Advisory Committee Meeting 1	January 18, 2005, C.C. Jones Building	Wake County Planning Process (Adopted Plans: Growth Management, Open Space, Parks and Recreation, Transportation, Water & Sewer; Long Range and Current Planning; Land Use Plan Policies: Goals & Strategies, General Classifications, TUDs, Activity Centers Guidelines, ETJ, etc.)
Advisory Committee Meeting 2	March 31, 2005, Eva Perry Public Library	ALUP Goals, Demographic projections and building activities, Municipal Land Use Plans, Activity Centers
Advisory Committee Meeting 3	May 10, 2005, Eva Perry Public Library	Holly Springs USA, demographic projections, land uses, activity centers locations, utilities, transportation, Holly Springs Comprehensive plan elements.
Advisory Committee Meeting 4	September 1, 2005, Eva Perry Library, Apex	Holly Springs USA, natural resources, parks and recreation plan, agricultural land uses, historic preservation, ETJ expansion request.
Advisory Committee Meeting 5	October 11, 2005, C.C. Jones Building	Apex USA, demographic projections, natural resources, land uses, agricultural land uses, activity centers, Western Wake Partners, transportation, Apex Comprehensive Plan, historic preservation
Advisory Committee Meeting 6	November 17, 2005, Town of Apex Town Hall	Apex USA, Emergency evacuation plans, parks, recreation and open space, current and proposed land uses, activity centers locations, vision and design guidelines
Advisory Committee Meeting 7	January 24, 2006, C.C. Jones Building	Cary USA, demographic projections, transportation, parks, recreation and open space, historic preservation, utilities, land uses, activity centers, vision and guidelines
Advisory Committee Meeting 8	January 25, 2007, Town of Apex Town Hall	Review of SWALUP planning process and proposed activity center locations
Public Open House #2	March 29, 2007, Town of Apex Town Hall	Presentation of the SWALUP draft report

A survey at the first Public Open House was conducted to obtain public input on which of the County Land Use Plan's goals and strategies should be included in the Southwest Wake Area Land Use Plan. A majority of the survey respondents indicated that all of the Land Use Plan's goals apply to the Southwest Wake Area. Tally sheets of the survey results have been included in this document's Appendix A.

The Advisory Committee during their meetings discussed general land use issues and provided historical background as well as recommendations pertaining to the proposed activity center locations and the SWALUP area.

The Southwest Wake Area Land Use Plan adoption process entailed the following:

- Planning Board referred the Visions, Goals, Strategies and Proposed Activity Centers to the Land Use Committee – February 7, 2007
- Planning Board Land Use Committee recommended approval of Visions, Goals, Strategies and Proposed Activity Centers - February 21, 2007
- Planning Board recommended approval of Visions, Goals, Strategies and Proposed Activity Centers - March 21, 2007
- Planning Board recommended approval of SWALUP document - April 4, 2007
- Board of Commissioners Action



Document Format

The Southwest Wake Area Land Use Plan document is comprised of the following sections:

- Vision, Themes, and Strategies
- Population and Housing
- Local Economy
- Schools
- Transportation
- Natural Resources
- Wake County Water/Sewer Plan
- Natural Resources Management
- Parks, Recreation and Open Space
- Historic Preservation
- Farmland Preservation
- Planning Geographies: ETJs, USAs & TUDS
- Activity Center Design Guidelines, Locations, and Profiles
- Next Steps

Section 2- Vision, Themes and Strategies

SECTION 2

Vision, Themes and Strategies

Wake County will be 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.
(Vision Statement, Wake County Land Use Plan)

Introduction

In developing goal statements for the Southwest Wake County Area Land Use Plan, the Advisory Committee relied on the adopted Wake County Growth Management Strategy Report's common themes and the Wake County Land Use Plan's goals. The Plan's goals form the basis for the development of more specific recommendations for **guiding growth into the Short-Range Urban Services Areas that are adjacent to municipal jurisdictions** (see Transitional Urban Development, and Urban Services Areas, Section 13). Furthermore, the goals **encourage greater density and intensity of development at Activity Center locations** (See Activity Centers in Section 14). These policies address challenging infrastructure and services issues that typically result from a low-density development pattern. The adopted goals for the Southwest Area Land Use Plan follow.

Wake County Land Use Plan Goals

GOAL # 1

To guide quality growth throughout the County in conjunction with affected local governments. Wake County recognizes that its actions impact other local governments in the area, and its Land Use Plan will consider those impacts.

- a. Seek regional solutions to regional issues, incorporating regional planning goals into the Land Use Plan as appropriate. Regional issues can be broadly defined as those where actions in one geographic area impact other areas. Easily identifiable regional issues affected by land uses include transportation, surface water and wastewater and air quality.
- b. Adopt joint land use and community facility plans with municipalities for short and long range urban services areas and use those plans as a guide in land use, community facilities and infrastructure decisions.

GOAL #2

To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

- a. Encourage higher densities and a wider range of land uses which are compatible with adopted plans where existing and planned short-range community facilities and infrastructure can support them.
- b. Enhance the ability of local governments to provide water and wastewater treatment services in accordance with joint plans for urban services areas.

GOAL #3

To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses.

- a. Encourage appropriate design and a compatible mix of land uses and locate community facilities where they can be focal points for communities.
- b. Encourage local governments to properly zone a sufficient amount of land for short-range land use demands.

GOAL #4

To encourage maintenance of: open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas.

- a. Identify the open space, scenic aspects of rural areas, entranceways to urban areas, and transition areas between urban areas of Wake County that significantly contribute to the County's character. Provide incentives for property owners who choose to maintain them, or acquire an appropriate public interest in the property.

These may include such measures as design flexibility to incorporate a feature into a development while still deriving the allowed intensity of use from it, adaptive reuse of structures, land acquisition, purchase or transfer of development rights, and density credits for open space reservation or dedication.

GOAL # 5

To encourage the conservation of environmentally significant areas and important natural and cultural resources.

- a. Identify areas, which provide habitat for significant plant or wildlife species or make a significant contribution to environmental quality, and identify areas, sites, structures, or objects with historical, architectural, or cultural significance. Provide incentives for property owners who choose to maintain them, or acquire an appropriate public interest in the property. These may include such measures as design flexibility to incorporate a feature into a development while still deriving the allowed intensity of use from it, adaptive reuse of structures, land acquisition, purchase or transfer of development rights, and density credits for open space reservation or dedication.

GOAL #6

To allow owners of significant farmlands and forest lands the opportunity to maintain the productivity of their land.

- a. Provide incentives, which help property owners to maintain farms and forests.

GOAL #7

To ensure that the land use plan and transportation plan mutually support each other.

- a. Ensure that the land use plan reflects the ability of the transportation system to maintain an acceptable level of mobility.

-
- b. Ensure that the intensity and design of land uses maintain, to the extent practical, the ability of roads to carry traffic safely and effectively.
 - c. Promote transit-oriented development along existing and planned transit corridors by encouraging appropriate design, mixed land uses and intensities.
 - d. Plan transportation facilities in relation to planned growth.

GOAL #8

To ensure that the County always protects the property rights of landowners.

- a. Where achieving public purposes affects private property, work with property owners to determine the most appropriate means to balance public purposes with individual property rights. These may include such measures as providing design flexibility to incorporate a feature into a development while still deriving the allowed intensity of use from it, adaptive reuse of structures, land acquisition, purchase or transfer of development rights, and density credits for open space reservation or dedication. Use incentives or public acquisition of property rights, as appropriate, instead of regulations.

GOAL #9

To maintain the quality and develop the capacity of surface water resources, using them for recreation sites, where appropriate.

- a. Minimize pollutants from storm water runoff, protect drinking water, and protect water quality suitable for fishing, boating, and swimming by allowing only appropriate land uses and densities which meet or exceed applicable State water quality regulations.

GOAL #10

To prevent contamination of and maintain the capacity of groundwater resources.

- a. Use groundwater monitoring and modeling to better understand the dynamics of groundwater movement in areas where groundwater is the primary source of drinking water to be able to determine the sources of groundwater contamination and ensure that land uses do not contribute to contamination.

GOAL #11

To ensure that local governments provide adequate, properly located land for recreational and leisure opportunities.

- a. Enhance access to scenic and recreational opportunities near lakes and other surface waters, where appropriate, without threatening water quality.
- b. Encourage local governments to acquire sufficient land in appropriate locations, and develop it to meet the park, recreation, leisure and open space needs in Wake County.
- c. Ensure that regulations addressing recreational facilities in residential areas encourage developers to provide them as an amenity.
- d. Ensure that regulations addressing commercial recreational facilities do not unnecessarily discourage providing them.

Wake County Growth Management Plan Themes

- Work Cooperatively, But Preserve Local Autonomy. Strike a balance between intergovernmental cooperation and local control.
- Different Circumstances Call for Different Growth Strategies. Some areas have grown more and faster than others. This means that different strategies will likely be called for in addressing development issues.
- Rural Character Must Be Preserved. The county itself has a key role to play in preserving rural character, since most such lands lie outside municipal boundaries.
- Protect the Natural Environment and Historic Resources. Protect sensitive natural and cultural resources throughout the county from the pressures of growth. Need for compact, mixed-use development, in order to both minimize infrastructure costs and also protect open space.
- Raise the Bar on Development Quality While Ensuring a Healthy Economy. Recognize the importance of a healthy economy in the region and that preserving an area's character and quality of life can contribute to local economic development.

Strategies

- Protect special natural and historic resources, such as the Green Level Historic District and the American Tobacco Trail corridor.
- Moving west to Jordan Lake, decrease allowable future development in the Town of Cary Urban Services Area. Much of the planning area has retained its rural character and most of new urban-type growth has been directed to areas closest to Cary. An open space system, including greenways, extends throughout the area, providing connections to the American Tobacco Trail. New development that has occurred in the rural area has been on very large lots, with an emphasis on the preservation of trees and other natural assets.
- Direct development toward NC 55 and I-540 by providing public utilities. The boundary of the 1996 urban services area was moved closer to Cary for the 2004 Plan adopted by the Town of Cary. Since then, water and sewer services have been employed to direct new development to urban areas most suited for urban level growth, and away from more rural areas.
- Encourage mixed-use, infill development, especially in the I-540/ NC 55 corridor.
- Ensure that the road system for the Southwest Area has adequate capacity. A comprehensive transportation network, carefully integrated with land use, has been employed to minimize the need for major new roads and road widening. Mixed-use developments allow many residents to shop close to home, thereby not clogging area roadways. Bicycles should be accommodated on new roadways, and greenways should adjoin many roads in the area, providing an alternative to automobile dependence.
- Acknowledge the high value of land adjoining thoroughfares and near interchanges; focus commercial development near them. Rather than lining area roadways with miles of dysfunctional and unsightly commercial strips, new commercial development should be focused in mixed-use activity centers.
- Let the land and its characteristics influence its design and use.
- Reduce development intensity westward toward Jordan Lake in order to protect the watershed. Very low density development in the rural parts of the study area 1) prevents overuse of

groundwater for water supply and 2) uses natural cover and drainage swales to maximize groundwater recharge through stormwater infiltration.

- Integrate open space preservation into new development.
- Improve land use patterns in order to reduce the number and length of auto trips. Fewer automobile trips and more efficient houses and businesses result in significantly lower air pollutant and greenhouse gas emissions, especially carbon dioxide (CO₂).
- Communicate early and often with Southwest Area residents regarding public and private development in order to ensure public involvement and protection of property rights. Citizen involvement was fundamental to the development of the Southwest Area Land Use Plan. Following adoption of the plan, Wake County and the citizens of the Southwest Area should continue an on-going dialogue about the future of the area. This dialogue should include early notification and input concerning new development proposals, as well as discussion of proposed changes in public facilities and services.
- Acknowledge the realistic expectations of landowners and the value of their land.
- Reduce the cost to provide public services. Compact development with a mix of uses that reduces the length of water, sewer, natural gas, and electric lines needed to serve a community. There is a potential of significant savings in the construction, operation and maintenance of the lines, booster pumps and labor.
- Ensure the compatibility between new development and existing development by following the Transitional Urban Development Policies and the Activity Centers Design Guidelines contained in the Wake County Land Use Plan.
- Encourage growth within a Short Range Urban Services Area and Activity Centers since these areas are planned to be developed within the next 10 years.
- Promote very low-density residential development and/or recreational uses beyond Short Range Urban Services Area.
- Zone the areas outside of proposed growth areas to a classification that recognizes the existing and proposed uses appropriate for the area. If no appropriate district exists, draft and adopt appropriate standards to facilitate plan implementation.
- Protect the scenic quality of the properties adjacent to proposed I-540 as part of a coordinated effort with the Town of Apex. For example, establish additional requirements for the screening and location of parking and loading areas to minimize their visibility from the highway, or prohibit billboards along the highway.
- Encourage new development to incorporate existing natural features such as wooded areas and slopes, into the design of all new developments to preserve natural character.
- Encourage low impact development in significant watershed areas in order to preserve water quality.

Goals and strategies were then identified for the area land use plan focusing on the following sections.

Population and Housing

Goals

1. To accommodate population growth while maintaining the unique nature of the Southwest Area that attracts the growth.
2. To provide a mix of housing options at all price levels to accommodate growth in the Southwest Area.

Strategies

- Encourage development in the SRUSA near the municipalities.
- Promote mixed-use development near activity centers.
- Promote mixed-use development and workforce housing along the US 64 corridor.

Local Economy

Goals

1. To encourage economic growth while maintaining the unique nature of the Southwest Area.
2. To provide a mix of economic opportunities for residents in the Southwest Area.

Strategies

- Encourage economic opportunities consistent with the character of the Southwest Area.
- Promote mixed-use development near activity centers and along the US 64 corridor.
- Encourage economic activities to locate in the activity centers.

Schools

Goal

To ensure that development in the Southwest Area addresses the facility needs of an influx of new students.

Strategies

- Automatically trigger a discussion on new school siting for subdivision applications with 400 or more units.
- Promote school construction near activity centers.
- Promote school construction in the SRUSA, because these areas are more likely to have urban services in the near future.

Transportation Network

Goal

To develop a transportation network that will accommodate future growth and urbanization.

Strategies

- Increase the number of collector streets to better facilitate travel between local streets and arterials.
- Improve accessibility to higher intensity residential areas and activity centers.
- Integrate design standards and provisions for residential collector streets through the residential development process.
- Amend the *Wake County Collector Street Plan* as necessary to include new streets as they are identified during the development review process.
- Use the plan as a tool to communicate desired roadway connectivity as development projects are proposed.
- Review all development proposals for consistency with the approved collector street plan and place an emphasis on *connections rather than alignments*.
- Require that new developments reserve right-of-way for, and construct, future collector streets.
- Integrate future bikeway, greenway, and trail networks with the *Wake County Collector Street Plan* to improve access and enhance connectivity between systems.
- Avoid and/or minimize impacts to environmentally sensitive areas to preserve the natural environment.

Public Transit

Goal

To expand transit services to areas outside the range of existing services.

Strategies

- Promote coordination and collaborative partnerships between urban and rural transportation providers.
- Promote specific technologies such as global positioning system (GPS) base scheduling and dispatch software.
- Coordinate demand responsive van services in rural areas, specifically as one way of addressing the needs of the county's diverse citizenry.
- Enhance the existing bus system through innovative alternatives, such as connector shuttle services.
- Focus on increasing passenger amenities, such as sidewalks, shelters, and benches.
- Prepare for future transit services by preserving/planning the major corridors in the *Regional Transit Plan* and this transportation plan.
- Increase ridership by identifying and encouraging new development and redevelopment opportunities that support future transit plans.
- Promote transit use by encouraging transit-supportive design features in areas targeted (true compact mixed-use developments) for transit service, such as the centers identified in this plan as well as medium to large-sized activity centers.

-
- Develop coordinated park-and-ride and feeder/express bus services to support the future regional transit system.
 - Coordinate roadway improvement projects that support rather than complicate and/or compete with regional transit service.
 - Investigate and support transit technologies — such as bus rapid transit, regional rail, commuter rail, express bus, and light rail — that are appropriate for specific markets and corridors in conjunction with regional partners.

Natural Resources

Goal

To maintain the water quality throughout Wake County.

Strategy

- Manage stormwater runoff by expanding riparian buffers, prohibiting development in floodplains, preserving open space, and allowing for conservation in subdivisions.

Wake County Water/Sewer Plan

Goals

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

Strategy

- Develop a coordinated water and sewer system to absorb future growth in the Southwest Wake County area.

Wake County Parks and Recreation Master Plan

Goals

1. To cooperate with the Development Community
 - *Establish uniform planning and zoning regulations that encourage the dedication of land for parks and schools.*
 - *Initiate a system of fees based on the development of residential units for recreational facilities.*
2. To cooperate with other County Departments
 - *Identify land that could be acquired to connect open space or protect watersheds.*
 - *Parks and recreation needs should be considered in growth management and mass transit initiatives.*
3. To cooperate with the School System
 - *When planning and acquiring land for new school construction, additional land should be considered for immediate or future parks and recreational facilities.*

- *Work towards joint development and operation of athletic complexes regionally in planned new high schools.*
4. To cooperate with Municipalities
 - *Continue the Grant-in-Aid program and restore additional funding to its historical level and provide for annual increases in funding.*
 5. To cooperate with Municipal and Non-profit Athletic Program Agencies in the joint planning, design, construction and management of Athletic Complexes
 - *Strive for athletic field development at each new school.*
 - *The County should develop four athletic complexes across the county serving multiple sports.*
 6. To cooperate with Private Business
 - *Develop partnerships with private business interests in the development of recreational facilities and open space.*
 7. To cooperate with Federal and State Agencies
 - *Strive to develop park and recreational facilities in cooperation with the US, Army Corps of Engineers, the State of North Carolina, and other entities.*
 8. To continue the Capital Improvement Program based upon past Master Plans
 - *Review Park and Recreation needs mentioned in past Master Plan recommendations, and if feasible include them in the requests for the latest CIP.*
 9. To anticipate Future Growth in the Planning of Public Facilities
 - *Plan to fund future opportunities in conjunction with various Wake County plans with a dedicated fund for land acquisition for public facilities.*
 - *Partner with non-governmental organizations for the acquisition and management of parks and open space.*

Historic Preservation

Goals

1. To preserve and protect those historic resources important to the history and heritage of southwest Wake County residents.
2. To design land use and development polices that balance the protection and preservation of historic properties with orderly growth.
3. To work with local municipalities and other interested groups to achieve these preservation efforts.

Strategies

- Identify ALL historic properties in the Southwest Area Land Use Plan area.
- Continue to encourage more National Register of Historic Places nominations and Wake County Historic Landmark designations for individual properties and districts.
- Formally integrate the review of historic structures into all pre-development review procedures.
- Continue to work with other Wake County programs and initiatives (i.e. Open Space, Growth Management Task Force) and seek out new partners to achieve conservation and preservation goals.
- Accurately research, inventory, and document the historic resources in Southwest Wake County and provide periodic updates to this inventory.

- Provide the necessary assistance (i.e. technical, informational, financial) to owners of historic properties and local municipalities to encourage historic designations and participation in available preservation programs.
- Explore the implementation of other successful local, state, regional, and national preservation incentive and ordinance programs.

Farmland Preservation

Goals

1. 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.
2. To identify and harmonize policies and programs of government at all levels which may conflict with the goal of preservation of farmland.
3. To reduce land use conflicts between agriculture and other land uses.
4. To promote agriculture as an integral part of the Wake County economy.
5. To maintain a desirable mixture of urban and rural land uses in the County.

Municipal Planning Jurisdictions

Goals

1. To ensure that development patterns and associated infrastructure will allow the efficient provision of urban services.
2. To better coordinate with municipal plans, goals, and objectives.

Strategies

- Establish an annual process for evaluating Extraterritorial extension request from the Wake County municipalities.
- Evaluate Extraterritorial extension requests by following a predictable set of guidelines.
- Review Extraterritorial Extension request evaluating previous ETJ expansion with compliance with the adopted guidelines.

Transitional Urban Development

Goals

1. To accommodate growth in manner consistent with the Wake County Land Use Plan.
2. To relate urban development intensities to the availability of urban infrastructure.
3. To influence the type and quality of future development via policies that promote walkable, livable, and diverse neighborhoods.
4. To maintain the quality of existing and planned surface water supplies of drinking water.

Strategies

- Continue the process of evaluating a municipality's request for changes in the designation of its Urban Services Area's classification.
- Promote development at urban intensities in the Short Range Urban Services Area and with centralized sewer services (municipal or independent community systems).
- Promote urban transportation facilities in the Short Range Urban Services Area that can accommodate the vehicular, bicycle, pedestrian and transit access needed of urbanized areas.
- Discourage urbanization in the Non-Urban Areas.
- Discourage the extension of municipal sewer systems into the Non-Urban Areas and Non-Urban/Water Supply Watershed Areas.

Activity Centers Design Guidelines

Goals

1. 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.
2. 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.
3. Promote multiple forms of connectivity so citizens may safely and conveniently walk, bicycle, (or use vehicles) to access shopping, services, and residential areas.
4. Foster a variety of housing densities, ownership opportunities, prices, and building types that can compatibly co-exist in neighborhoods and communities.
5. Encourage non-residential and residential areas to be compatible and physically integrated in terms of appearance, access, noise, and water and air quality impacts.
6. Maximize the benefit of public investment in infrastructure and services.
7. Maintain and enhance the quality of the existing environment.

Strategies

- 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.
- Activity 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.

SECTION 3

Population and Housing

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. With its exceptional schools and high quality of life standards, the Research Triangle continues to be popular with an influx of new residents.

Wake County consists of a land area of 857 square miles, and includes the 12 municipalities of Wake Forest, Rolesville, Morrisville, Raleigh, Knightdale, Wendell, Zebulon, Garner, Cary, Apex, Holly Springs, and Fuquay-Varina. This combination makes Wake County the largest and most diverse county in the region.

Wake County has experienced explosive population growth over the last 24 years. From 1980 through 2000 the U.S. Census Bureau estimates that the county grew by more than 326,500. It took only 20 years (1980-2000) for the total population to double. The County as a whole had an estimated Census 2005 population of 748,815.

Population Estimates

Wake County continues to be a large, rapidly growing county. Population estimates and forecasts suggest Wake County will have more than 1 million residents by 2013. By 2030, Wake County is projected to double its current population.

Additional population estimates and projections reflect this rapid growth trend:

- **April 1, 2000** U.S. Census estimated Wake County population: 627,866 people
- **July 1, 2005** U.S. Census estimated Wake County population: 748,815 people
- **2000-2005:** Average annual growth, Wake County - 3.7%
- **2006** forecasted Wake County population: 785,990 people
- **2030** forecasted Wake County population: 1,384,019 people

The Southwest Area makes up only a very small portion of the entire Wake County population (approximately 1%), and it has been growing relatively slowly compared to the county as a whole. The annual average growth has been slightly higher, however, than the annual average for the total unincorporated area since 2000:

- **April 1, 2000** Census estimated (closest geographical area to the Southwest Area at the block level) population: 5,896 residents
- **July 2005** estimated Southwest Area population: 6,562 residents
- **April 2000-July 2005** Growth rate, Southwest Area: approximately 11%
- **2000-2005** Annual growth rate, Southwest Area: approximately 2%

Population Composition

Rural/Urban: The population in this part of the county is still relatively rural. The Census Bureau defines locations as rural/low density if the population is less than 500 people per square mile. As seen in *Table A. Rural Population in Wake County, 2000 Census*, a much larger percent of the Southwest Area is rural than in the county as a whole.

Table A. Rural Population in Wake County, 2000 Census

Area	Rural Population	% of Population that is Rural
Southwest Area, 2000	4,459	76%
Wake County, 2000	76,038	12%

Race/Ethnicity: A look at the racial/ethnic breakdown of the region in 2000 shows diversity, but less than for the county as a whole. *Table B. Population by Race/Ethnicity, 2000 Census and 2005 Census Estimates* shows the difference between the Southwest Area and the county as a whole.

Table B. Population by Race/Ethnicity, 2000 Census and 2004 Census Estimates

Area	White	Black	Asian	Hispanic/Latino
Southwest Area, Population, 2000	4,514	1,079	51	232
Southwest Area, Percent, 2000	77%	18%	1%	4%
Countywide, Percent, 2000	70%	20%	3%	5%
Countywide, Percent, 2005	66%	20%	4%	8%

Age: The age structure of the Southwest Area is very similar to that of the county as a whole, as can be seen in *Table C. Population by Age, 2000 Census and 2005 N.C. State Demographics Unit Estimates*.

Table C. Population by Age, 2000 and 2005 Census Estimates

Area	Age 0-17	Age 18-64	Age 65+
Southwest Area, 2000	26%	66%	8%
Countywide, 2000	25%	68%	7%
Countywide, 2005	26%	67%	7%

Housing Estimates and Composition

A similar picture emerges for housing. From 2000 through 2005, 49,622 new residential building permits were issued within Wake County; this averages out to nearly 10,000 new residential building permits per year. Only a very small share of this new housing has gone into the Southwest Area. The map, *2005 Commercial and Residential Development Building Permits, SWALUP*, shows the building permits issued in 2005 in the Southwest Area and surrounding jurisdictions.

As with the population, most of the housing units are in rural areas. Households in the Southwest Area are also much more likely to own than to rent:

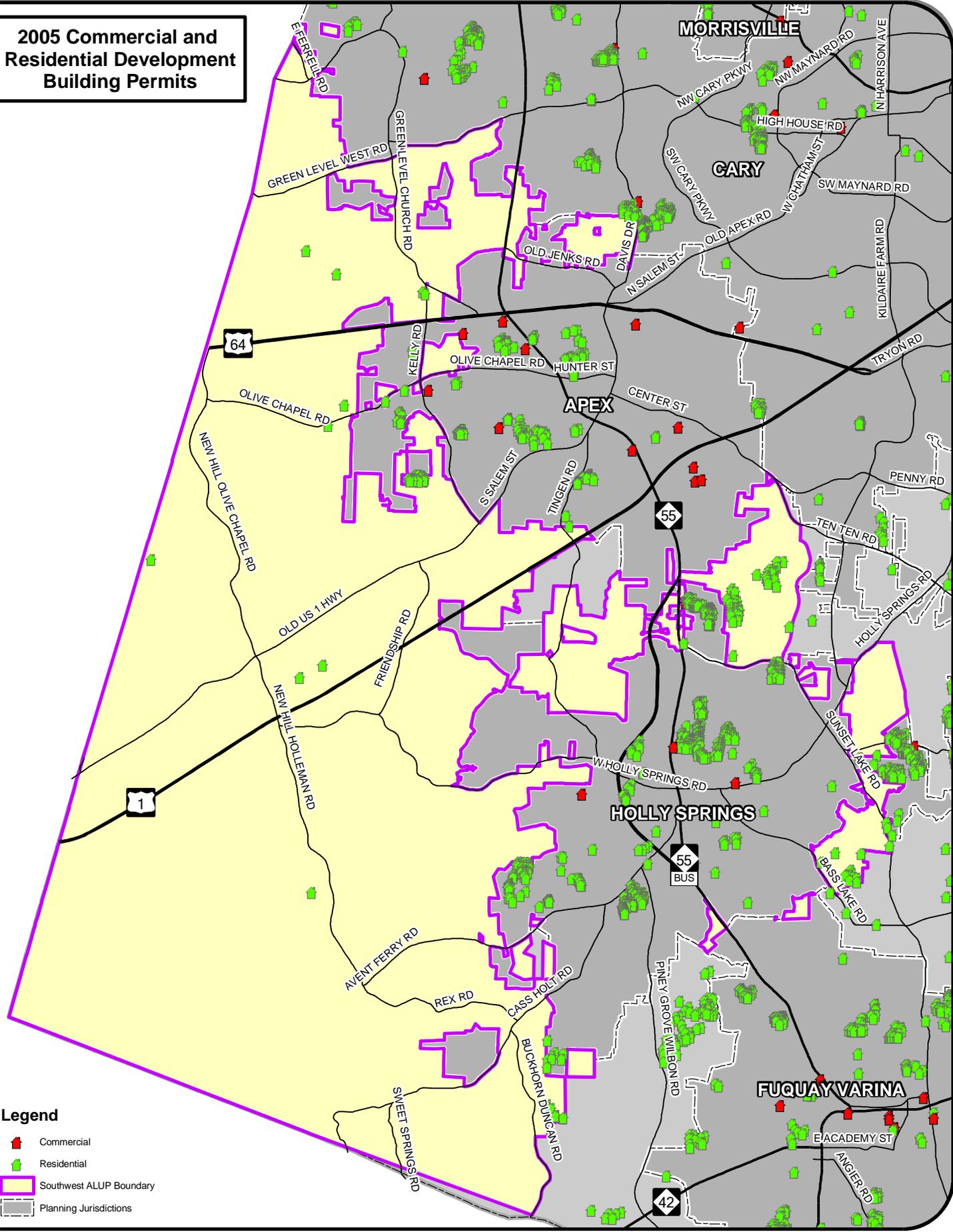
- April 2000 Census estimate of housing units (closest geographical area to the Southwest Area at the block level): 2,321 housing units
- July 2005 estimated housing units in the Southwest Area: 2,583 housing units
- Estimated number of July 2005 housing units in Southwest Area that were mobile homes: 616 mobile homes or 24% of the total housing units
- April 2000 Census estimate of rural housing units in the Southwest Area: 1,796 units or 77% of total
- April 2000 Census estimate of owner-occupied housing units in the Southwest Area: 1,839 units or 85% of total occupied units
- April 2000 Census estimate of renter-occupied housing units in the Southwest Area: 325 units or 15% of total occupied units

Although growth in housing has been relatively slow in the Southwest Area, like in most of the county it has increased in recent years. Even though the Southwest Area has housing units dating back to the 1800s, more than 60% of the units have been built since 1980. *Table D. Year Built for Residential Housing Units in the Southwest Area* highlights when the area's housing stock was built.

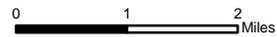
Table D. Year Built for Residential Housing Units in the Southwest Area

Time Period	Housing Units
1969 and earlier	491
1970-1979	275
1980-1989	483
1990-1999	453
2000-2005	360

2005 Commercial and Residential Development Building Permits



- Legend**
-  Commercial
 -  Residential
 -  Southwest ALUP Boundary
 -  Planning Jurisdictions



Average and Median Property Values

Average and median property values suggest that the area currently covered by the Southwest Area Land Use Plan is quite compatible with surrounding jurisdictions. The average property value in July 2005 for parcels with the land classification of residential in the Southwest Area Land Use Plan region was \$201,871, and the median value was \$173,016. This is similar to the 2005 average and median values for property classified as residential released by the Wake County Revenue Department for surrounding jurisdictions. *Table E. Average and Median Residential Property Values, 2005* compares these regions.

Table E. Average and Median Residential Property Values, 2005

Region	Average Property Value	Median Property Value
Southwest Area	\$201,871	\$173,016
Cary	\$218,166	\$189,894
Apex	\$181,087	\$175,625
Holly Springs	\$180,720	\$155,577
Unincorporated County	\$210,348	\$166,256

As the Southwest Area develops, it is important that a mix of housing options at all price levels be provided. This is particularly true around the US 64 corridor, where it is strongly encouraged to create mixed-use developments that provide workforce housing.

Maximum Allowable Housing Units Under Current Zoning

The maximum allowable housing units can be calculated given the current zoning regulations. Using current zoning, it is possible to calculate how many housing units could be built in the future if the zoning does not change. This calculation considers all parcels as potentially developable except those already developed for single-family or multi-family residential use, exempt property such as schools, the Shearon-Harris power plant property, and parcels serving as water/sewer systems. When calculated for the Southwest Area using July 2005 parcel data, this shows:

- Potential residential area: 17,568 acres of potentially developable land
- Maximum allowable housing units (under current zoning): 17,165 additional housing units (19,748 total)
- Estimated population at build-out: 42,741 additional people (49,303 total)

Table F. Zoning Designation of Potential Residential Area and Maximum Additional Allowable Housing Units highlights the parcels, acres, and allowable housing units by zoning designation in the Southwest Area. The map, *Density Scenario for Parcels in Southwest Area Zoned Residential*, also shows where the different housing units are currently allowed.

Table F. Zoning Designation of Potential Residential Area and Maximum Additional Allowable Housing Units

Zoning Designation	Parcels	Acres	Housing Units
R-20	81	226.02	452
R-30	482	3,427.96	4,970
R-40	80	556.07	556
R-40W	593	6,110.82	6,110
R-80	251	6,923.98	3,461
R-80W	242	3,232.6	1,616
Total	1,729	17,568.45	17,165

As stated above, this is the maximum additional housing units allowed under the current zoning. The actual number of houses that could be built would probably be lower after environmental constraints and other features are considered. The estimate is also only applicable to the current zoning. As municipalities annex or add to their ETJ portions of the Southwest Area, they are able to rezone the area they take, often increasing allowable densities. A final note is that not all of the parcels included in this analysis are currently vacant; some would need to be redeveloped for residential use to yield the above potential units.

Growth Patterns

Another pattern of growth is with the area that was in the original Southwest Area Land Use Plan in 1999 and that has now been taken into municipal planning jurisdictions. In total, 4,821 acres of the original Southwest Area Land Use Plan have been absorbed into municipal planning jurisdictions. The estimated residential population in this area, for both the end of 2000 and July 2005 is quite small. The estimated number of housing units is also small:

- 2000 population estimate for the 4,821 acres formerly in the Southwest Area: 777 people
- July 2005 population estimate for the 4,821 acres formerly in the Southwest Area: 832 people
- Average annual growth rate: 1.6%
- 2000 estimated housing units in the 4,821 acres formerly in the Southwest Area: 285 housing units
- July 2005 estimated housing units in the 4,821 acres formerly in the Southwest Area: 307 housing units
- Percent of parcels classified as vacant: approximately 40%

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--which 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 we could make significant progress in meeting the demand for affordable housing and assist more families with the current level of local, state and federal housing funds.

The Uniform Development Ordinance adopted by the Wake County Board of Commissioners on February of 2006 includes density bonuses for workforce housing in order to encourage the provision of housing that serves the region's workforce.

Density bonuses will be granted to developments in which the developer commits to restricting housing rental or sales prices to the following levels: a) One extra dwelling unit is allowed for each 4 rental units restricted to occupancy by households with incomes of less than 50% of the Wake County median income, as determined by the U.S. Department of Housing and Urban Development (HUD); and b) One extra dwelling unit is allowed for each 4 sales (ownership) units restricted to occupancy by households with incomes of less than 80% of the Wake County median income, as determined by the U.S. Department of Housing and Urban Development (HUD).

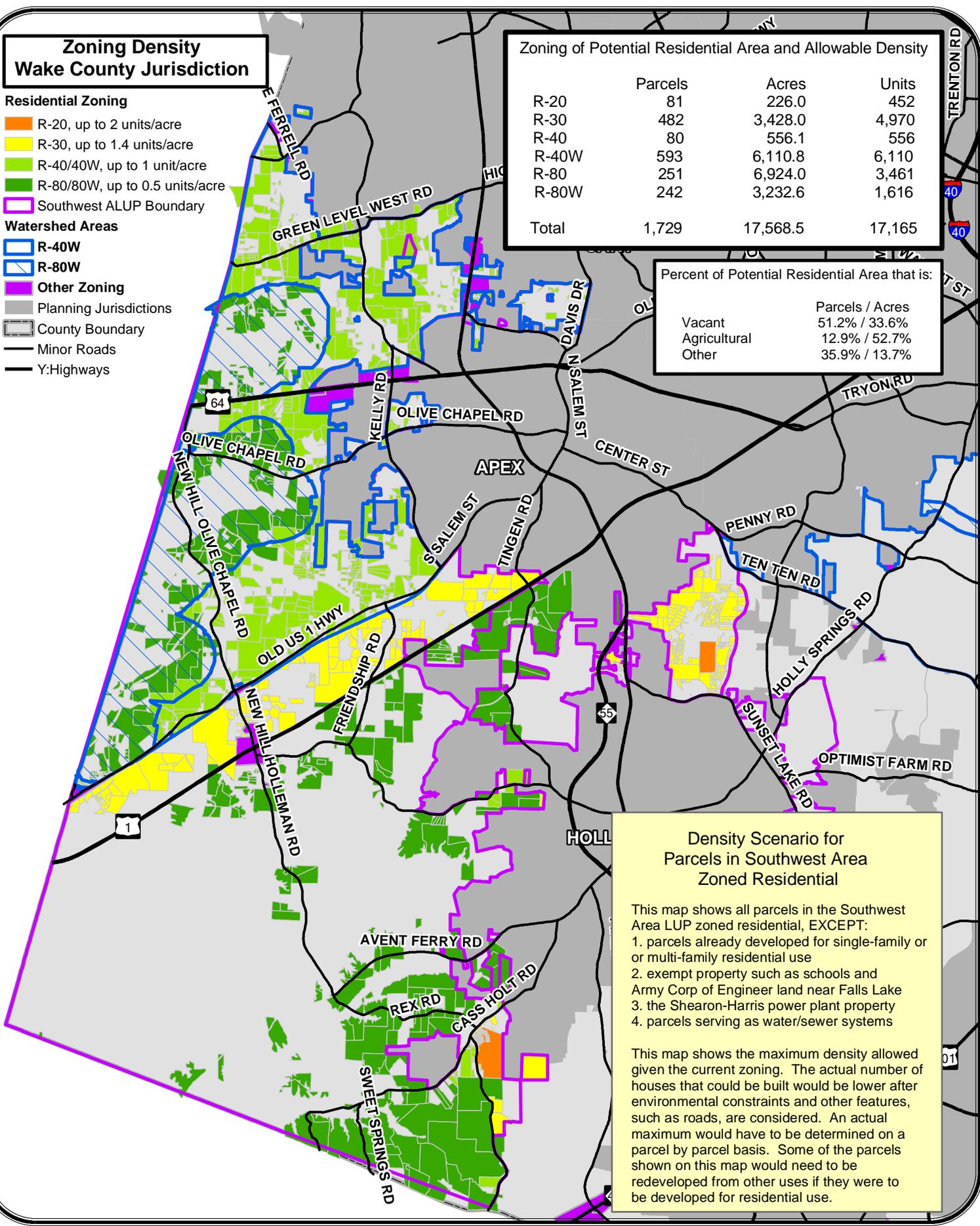
Zoning Density Wake County Jurisdiction

- Residential Zoning**
- R-20, up to 2 units/acre
 - R-30, up to 1.4 units/acre
 - R-40/40W, up to 1 unit/acre
 - R-80/80W, up to 0.5 units/acre
 - Southwest ALUP Boundary

- Watershed Areas**
- R-40W
 - R-80W
 - Other Zoning
 - Planning Jurisdictions
 - County Boundary
 - Minor Roads
 - Y:Highways

Zoning of Potential Residential Area and Allowable Density			
	Parcels	Acres	Units
R-20	81	226.0	452
R-30	482	3,428.0	4,970
R-40	80	556.1	556
R-40W	593	6,110.8	6,110
R-80	251	6,924.0	3,461
R-80W	242	3,232.6	1,616
Total	1,729	17,568.5	17,165

Percent of Potential Residential Area that is:	
	Parcels / Acres
Vacant	51.2% / 33.6%
Agricultural	12.9% / 52.7%
Other	35.9% / 13.7%



**Density Scenario for
Parcels in Southwest Area
Zoned Residential**

This map shows all parcels in the Southwest Area LUP zoned residential, EXCEPT:

1. parcels already developed for single-family or multi-family residential use
2. exempt property such as schools and Army Corp of Engineer land near Falls Lake
3. the Shearon-Harris power plant property
4. parcels serving as water/sewer systems

This map shows the maximum density allowed given the current zoning. The actual number of houses that could be built would be lower after environmental constraints and other features, such as roads, are considered. An actual maximum would have to be determined on a parcel by parcel basis. Some of the parcels shown on this map would need to be redeveloped from other uses if they were to be developed for residential use.

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.

The following recommendations were also stated that emphasize a need for new land use development to provide concentrated and efficient supplies of affordable housing that meet the needs of all residents in the Southwest area.

Goals

- To accommodate population growth while maintaining the unique nature of the Southwest Area that attracts the growth.
- To provide a mix of housing options at all price levels to accommodate growth in the Southwest Area.

Strategies

- Encourage development in the SRUSA near the municipalities.
- Promote mixed-use development near activity centers.
- Promote mixed-use development and workforce housing along the US 64 corridor.

SECTION 4

Local Economy

Economy Overview

Wake County has benefited from a generally strong economy. Unemployment has generally been low, and has averaged less than the state and national rates:

Employment rates:

- **2000** NC Employment Security Commission estimated annual average employees: 355,904 employees
- **2005** NC Employment Security Commission estimated annual average employees: 382,617 employees
- **2000-2005** employee growth rate: 26,713 employees or 1.5% per annum

Unemployment rates:

- **1990:** 2.6%
- **1999:** 1.4% (lowest level since 1990)
- **2002:** 5.6% (highest level since 1990, the height of the national economic slowdown)
- **2005:** 4.1%

Non-Residential Land Uses

Based on current land use, a primary industry within the area currently covered by the Southwest Area Land Use Plan is agriculture. An additional 12,700 acres are designated as Exempt or State Assessed (primarily Progress Energy parcels, but also including land uses such as government facilities and churches):

- **July 2005** parcels used for farms, forestry or horticulture: 288 parcels
- **July 2005** acreage used for farms, forestry or horticulture: 11,600 acres or 30% of all the acreage in the Southwest Area (44% of the non-exempt acreage)
- **July 2005** other commercial and industrial land use acreage: less than 1% of the total acreage in the Southwest Area

The following recommendations emphasize the need to promote a diversified economy in the Southwest Area.

Goals

- To encourage economic growth while maintaining the unique nature of the Southwest Area.
- To provide a mix of economic opportunities for residents in the Southwest Area.

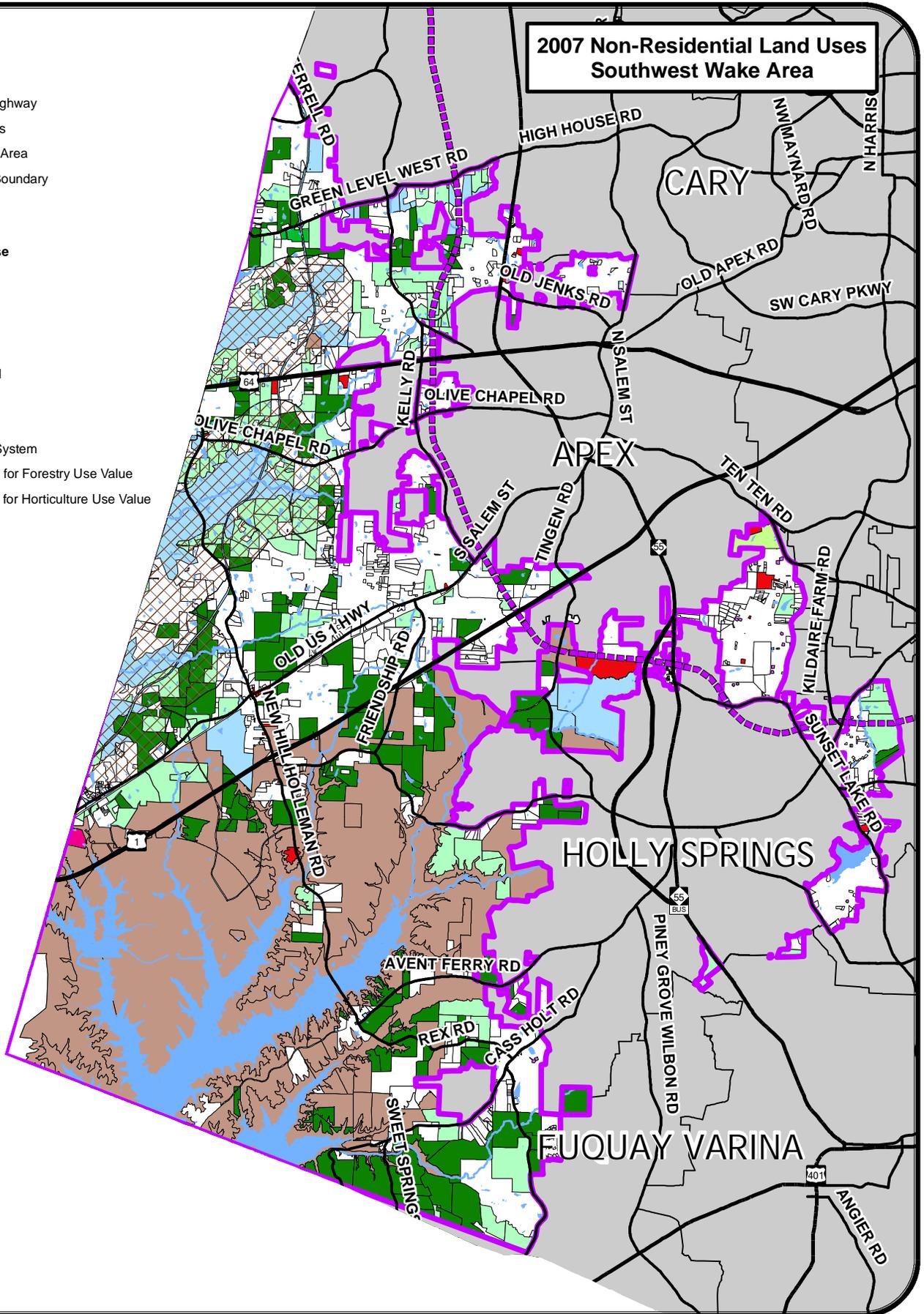
Strategies

- Encourage economic opportunities consistent with the character of the Southwest Area.
- Promote mixed use development near activity centers and along the US 64 corridor.
- Encourage economic activities to locate in the activity centers.

2007 Non-Residential Land Uses Southwest Wake Area

Legend

-  Proposed Major Highway
-  Rivers and Streams
-  Critical Watershed Area
-  Southwest ALUP Boundary
-  Jurisdictions
-  Lakes
- Non Residential Land Use**
-  C - Commercial
-  D - Industrial
-  E - Tax Exempt
-  F - Agri- Farm
-  S - State Assessed
-  U - Golf Course
-  V - Vacant
-  W - Water/Sewer System
-  Y - Farm approved for Forestry Use Value
-  Z - Farm approved for Horticulture Use Value



SECTION 5

Schools

School Overview

The Map, *Wake County Public School System Schools Near the Southwest Area*, shows the location of existing and new public schools near the Southwest Area. Currently there are no public schools, existing or planned, in the Southwest Area itself, but as can be seen from the map, several schools in the neighboring towns border the region.

As requests for new subdivisions in the Southwest Area are made, it is important to consider the impact of these subdivisions on area school capacities. Because of its size and the number of children it is likely to generate, any subdivision application with 400 or more units should automatically trigger a discussion on siting a new school. As activity centers are designed to concentrate services, ideally new schools in the Southwest Area would be targeted at these locations. This is particularly the case in the SRUSA, where urban services are more likely to be provided in the near future.

The following recommendations were provided and emphasize the need to construct more quality schools for the area's rapidly growing population. More schools built will help alleviate overcrowding in schools and allow for school students to be taught in a better learning environment such as a regular-size classroom instead of a small temporary trailer-room classroom. More schools will also assist in maintaining a desired low teacher to pupil ratio so that the children of the Southwest area are provided with as much individual attention as they need.

Goal

- To ensure that development in the Southwest Area addresses the facility needs of an influx of new students.

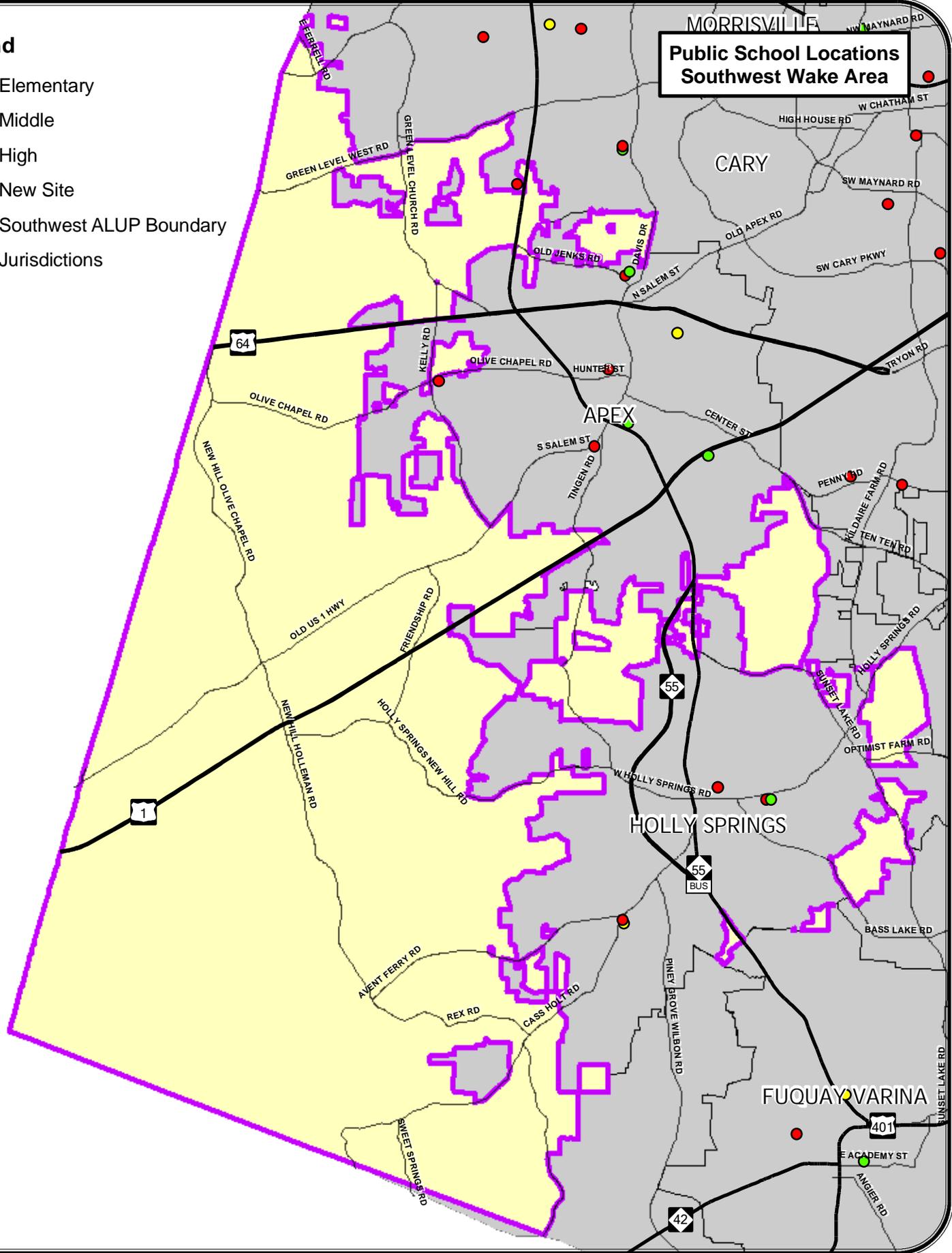
Strategies

- Automatically trigger a discussion on new school siting for subdivision applications with 400 or more units.
- Promote school construction near activity centers.
- Promote school construction in the SRUSA, because these areas are more likely to have urban services in the near future.

Legend

- Elementary
- Middle
- High
- New Site
- Southwest ALUP Boundary
- Jurisdictions

**Public School Locations
Southwest Wake Area**



SECTION 6

Transportation



Transportation-Land Use Connection

The relationship between transportation and land use cannot be refuted. That is why it is so important to incorporate and closely coordinate transportation planning and land use planning so as not to discourage the type of livable, pedestrian-friendly neighborhoods and communities that so many find attractive to live in.

With a few exceptions, people today drive more, make longer trips, and own more vehicles than ever before. Between 1970 and 2000, the average household size shrank from 3.16 to 2.63 persons, while the average number of household trips per day grew from 3.83 to 6.36—a 66 percent increase. Fewer people are making more car trips, adding further strain to the already busy transportation system.



Traffic congestion as it relates to the area's growth places a greater demand on the existing transportation infrastructure, and requires more tolerance and greater cooperation on the part of Wake County residents.

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, or serving, the study area are I-40, proposed I-540, US Hwy 64, and US 1.

Cary USA

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 Cary area are NC 55, Davis Drive, McCrimmon Parkway Extension, Morrisville-Carpenter Fire Station, O'Kelly Chapel, Green Level Church/Green Level to Durham, and Green Level West/Lewter Shop Roads.

Apex USA

Examples of major thoroughfares in the Apex area are NC 55, Old US 1, Olive Chapel, New Hill-Olive Chapel (NC 751 in Chatham County), Apex Barbecue, Kelly, Richardson, Humie Olive, Ten-Ten, and Smith/Stephenson Roads.

Holly Springs USA

Examples of major thoroughfares in the Holly Springs area are NC 55, Holly Springs Bypass, New Hill-Holleman, Holly Springs-New Hill, Friendship, Sunset Lake, Avent Ferry, Rex, Cass Holt, Piney Grove-Wilbon, and Buckhorn-Duncan 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 the western segment of Interstate 540 is a very important transportation improvement for the area.

The western section of I-540 is a divided freeway from NC 55 west of Morrisville to NC 55 north of Holly Springs. Aside from being an important link in the I-540 Loop, Western Wake Freeway will serve local traffic between Western Wake County and north Raleigh. It will also serve long distance travelers from surrounding counties to the south of Wake County.

The general area also has a limited number of north-south arterials to serve commuters traveling to RTP, RDU, and I-40. The existing system cannot accommodate the area's forecasted increase in traffic volumes. The Western Wake Freeway facility will provide a multi-lane, high-speed facility to serve the area's anticipated transportation demand while also relieving congestion on other roads in the area. This new roadway is the #3 priority for Wake County in its current 2006-2012-project priority list for transportation.

Cary USA

The proposed Triangle Parkway is a new multi-lane expressway from I-40/NC 147 in Durham, south to McCrimmons Parkway including interchanges at NC 147, Hopson Road, Davis Drive and I-540. The NC Turnpike Authority plans this roadway as one of the state's new toll roads. Construction on this new toll road could start as early as fall 2007. This new roadway is the #5 priority for Wake County in its current 2006-2012-project priority list for transportation.

Important roadway improvements for east-west traffic flow between NC 55 and NC 751 in Chatham County are widening of O'Kelly Chapel Road, Green Level West/Lewter Shop Road, and the Jenks/Roberts Road corridors. The Wake County Plan recommends the realignment and extension of Green Level Church Road to tie-in to Jenks Road west of proposed I-540.

Apex USA

US 64 west is a four-lane divided major roadway. The corridor is a part of a continuous route (joining with NC 49) that parallels the I-40/I-85 corridor connecting the Triangle region with the Charlotte Metro Area. Recognizing the importance of this corridor today and in the future, NCDOT has developed a long-term vision to upgrade the facility to a freeway. To institute strategies that support this vision, it is recommended that Wake County supports plans to reserve right-of-way along this corridor. Additionally restricting access, constructing grade separations, developing frontage roads where necessary, and revising existing access points are recommended to support this envisioned freeway conversion.

An extension of Richardson Road north of Olive Chapel Road, and a new interchange with US 64 are shown on both Apex and Wake County's Thoroughfare and Collector Street Plans. Realigning Humie Olive to Friendship Road and constructing a new interchange with US 1 could

realize continuity to the south of Richardson Road. These road improvements would create a new north-south connection between US 1 and US 64.

Apex and Holly Springs USAs

New Hill Holleman Road/New Hill Olive Chapel Road is currently a two-lane undivided corridor running north/south on the western edge of Wake County. Currently two major activity nodes are found along the corridor -- the Shearon Harris Nuclear Power Plant (Progress Energy) and Harris Lake County Park. As the Triangle region continues to urbanize and its power demands grow, inevitably Progress Energy may need to expand current plant operations. In addition, Wake County expects that Harris Lake Park will someday attract as many as 400,000 visitors each year. These two activity nodes, coupled with the potential for major residential development in southwestern Wake County, will invariably result in significant increases in traffic. With environmental constraints on both the north (Jordan Lake water supply watershed) and the south (Harris Lake), future roadway improvement projects have the potential to be challenging.

Holly Springs USAs

Holly Springs-New Hill Road is currently a two-lane undivided road. In the future this road will become increasingly important as Holly Springs continues to grow along with the desire for east/west travel. In addition, an activity node is planned in the vicinity of Friendship Road/Holly Springs-New Hill Road. With the numerous environmental constraints that exist west of Holly Springs, new routes will be difficult to identify.

From north to south, the NC 751/New Hill-Olive Chapel/New Hill-Holleman/Rex Road corridor is seen as an important future route for travel from Holly Springs to Durham and Chapel Hill.

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.

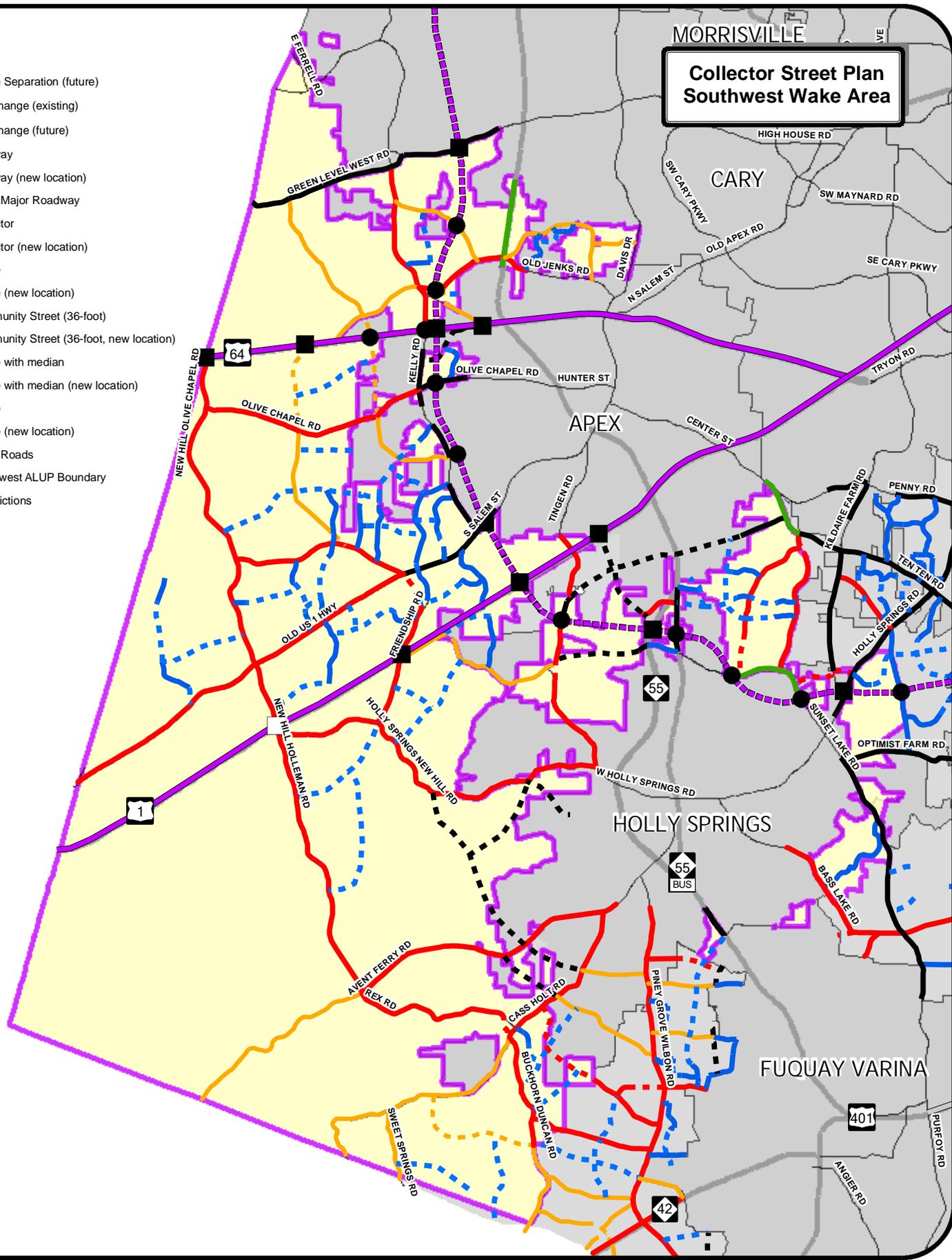


See Wake County Collector Street Plan Map (Southwest Area)

Legend

- Grade Separation (future)
- Interchange (existing)
- Interchange (future)
- Freeway
- Freeway (new location)
- Other Major Roadway
- Collector
- Collector (new location)
- 2-lane
- 2-lane (new location)
- Community Street (36-foot)
- Community Street (36-foot, new location)
- 4-lane with median
- 4-lane with median (new location)
- 5-lane
- 5-lane (new location)
- Minor Roads
- Southwest ALUP Boundary
- Jurisdictions

**Collector Street Plan
Southwest Wake Area**



Southwest Wake ALUP Update



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CollectorStreetPlan.mxd
Created by Wake County
Wake County Planning Department
Printed at 04:26:10 PM on May 06, 2007



General Recommendations

The following general recommendations are to be implemented as a part of the *Wake County Collector Street Plan*:

- Increase the number of collector streets to better facilitate travel between local streets and arterials.
- Improve accessibility to higher intensity residential areas and activity centers.
- Integrate design standards and provisions for residential collector streets through the residential development process.
- Amend the *Wake County Collector Street Plan* as necessary to include new streets as they are identified during the development review process.
- Use the plan as a tool to communicate desired roadway connectivity as development projects are proposed.
- Review all development proposals for consistency with the approved collector street plan and place an emphasis on *connections rather than alignments*.
- Integrate future bikeway, greenway, and trail networks with the *Wake County Collector Street Plan* to improve access and enhance connectivity between systems.
- Avoid and/or minimize impacts to environmentally sensitive areas to preserve the natural environment.
- As the transportation system is improved and expanded, minimize impacts that negatively affect the character and integrity of neighborhoods.
- Require that new developments reserve right-of-way for, and construct, future collector streets.

These general recommendations are included as a part of this *Southwest Area Land Use Plan Update*, by reference.

Special Highway Overlay District

The County should apply Special Highway Overlay District (SHOD) zoning along the proposed western segment of 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 Cary, Apex and Holly Springs' municipal jurisdictions. As part of the implementation of this Area Plan and the County's Transitional Urban Development Policies, it is recommended that sidewalks and bikeways be included in new developments.

Sidewalks should be provided along thoroughfares. Connections to bikeways away from thoroughfares are encouraged. Bikeways should be usable for neighborhood circulation and exercise too. A road, bikeway and sidewalk grid pattern would help to provide directional orientation, a rhythmic design pattern and clear circulation. Narrower streets would discourage through traffic and emphasize pedestrian scale. 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.

American Tobacco Trail

The American Tobacco Trail is a recreational rail-trail located on an abandoned railroad corridor of the Norfolk Southern Railroad. Constructed in 1906, the original railroad traveled from Duncan to Durham near the New Hope River, transporting tobacco leaf from farming communities in Wake, Chatham and Durham counties for processing at the American Tobacco Company in Durham. Construction of Jordan Lake in 1971 necessitated moving a section of the railroad corridor (from Bonsal to southern Durham County) several miles east onto higher ground. Railroad traffic decreased after this time due to competition from interstate trucking. One of the last major uses of the railroad was to haul materials for the construction of the Shearon Harris Nuclear Power Plant near New Hill. With the railroad no longer in use, the tracks were removed in 1987.

Local residents began using the rail corridor as an informal recreational trail, and in 1989, a group of citizens organized the nonprofit Triangle Rails To Trails Conservancy to promote the development of the corridor into a managed rail-trail. The N.C. Department of Transportation purchased the corridor from the railroad company in 1995, and then leased the corridor to the Durham, Chatham, and Wake Counties to be developed and operated as a recreational trail open to the public. It was officially named the American Tobacco Trail to reflect its historical roots, and planning and construction of the trail began.

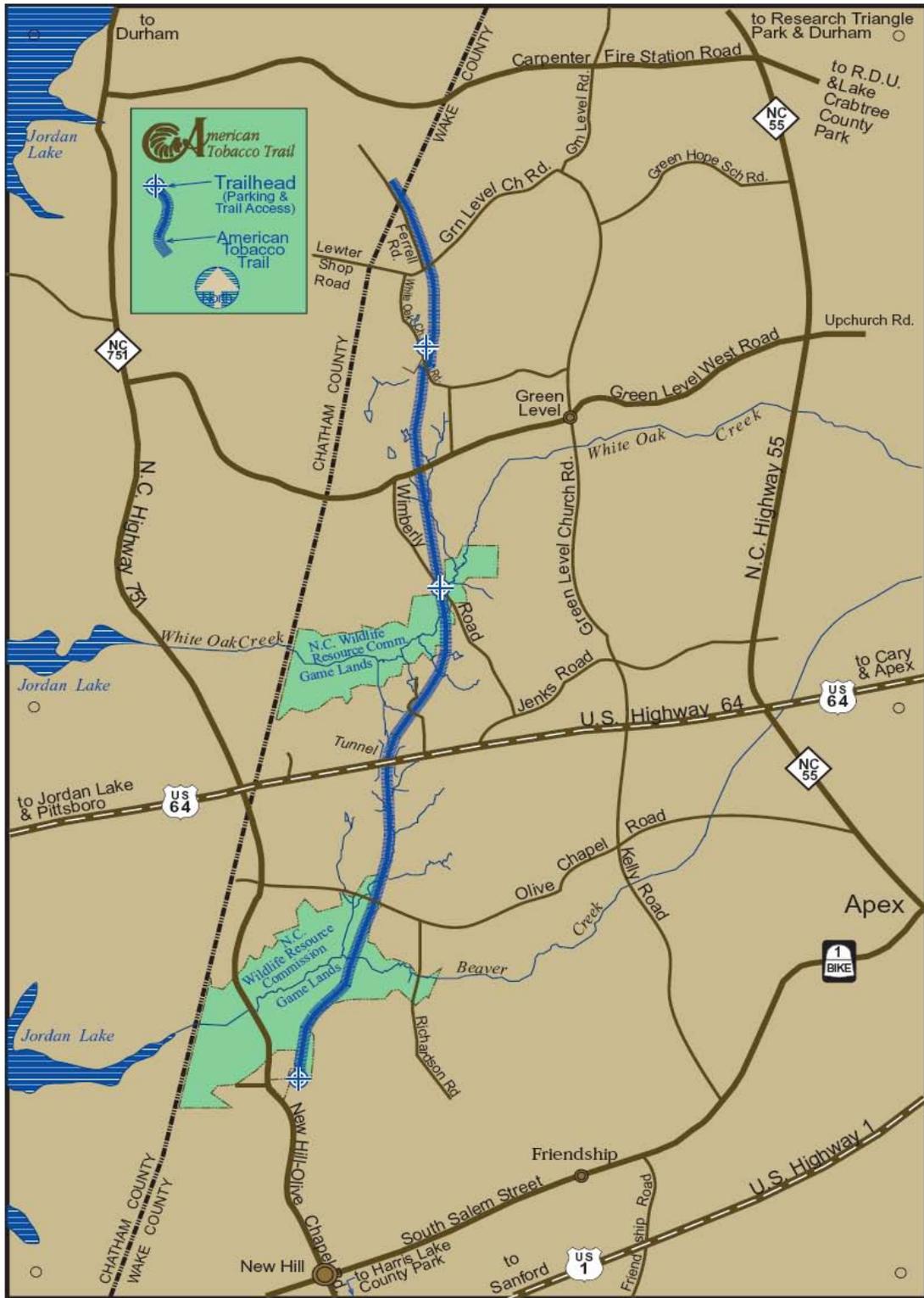


The trail is being built in sections, the first of which opened in 2001 in downtown Durham. Wake County opened its first 3.75-mile section, from New Hill-Olive Chapel Road to Wimberly Road, in 2003. Wake County opened phase II of the American Tobacco Trail in July 2005, extending the length from 3.75 miles to 5.5 miles long. Additionally, Wake County added one new trailhead that accommodates 45 vehicle and 10 horse trailer spaces. Two new restroom facilities were added to New Hill and White Oak trailheads. Development of the remaining one-mile section in Wake County (Phase III) will await coordination with Chatham County's portion of the American Tobacco Trail. (See American Tobacco Trail Map)

Transportation Improvement Program

Other than through development review, the North Carolina Department of Transportation's seven-year plan, commonly referred to as the TIP, is how transportation improvements within the County's jurisdiction are implemented. Over the years the County has expanded its role in transportation planning, and in 2004 adopted its first-ever Transportation Plan.

Every two years local governments in North Carolina are asked to submit TIP requests to the Metropolitan Planning Organizations as part of the NCDOT's update of its Statewide TIP.



American Tobacco Trail Map

After the Board of Commissioner's review and approval, Wake County's adopted TIP is sent to the Capital Area MPO for consideration in the Metropolitan TIP. The objective of the requested TIP projects is to improve the safety, efficiency, and effectiveness of North Carolina's transportation system in Wake County.

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 conventional public transportation, 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.

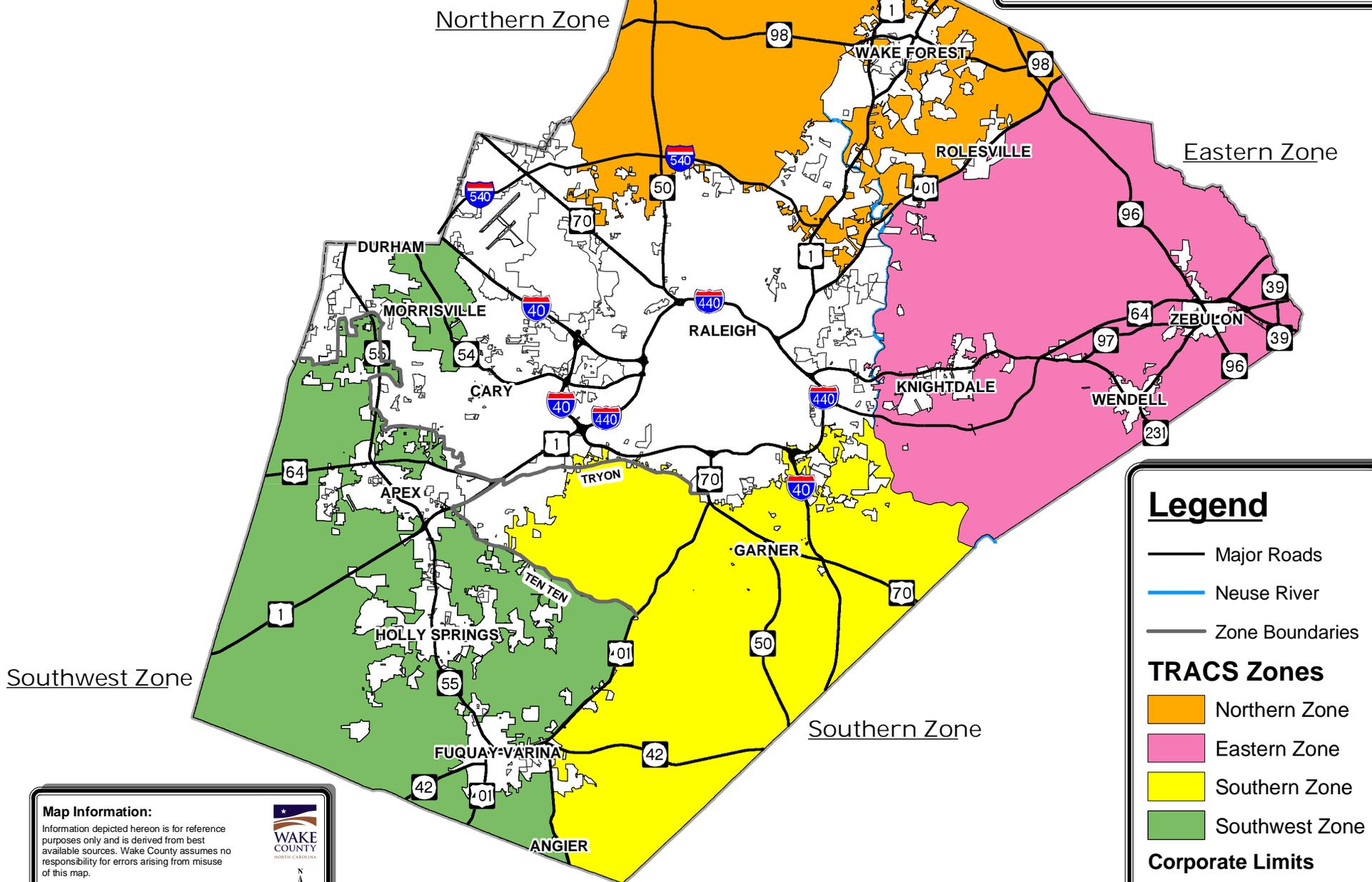
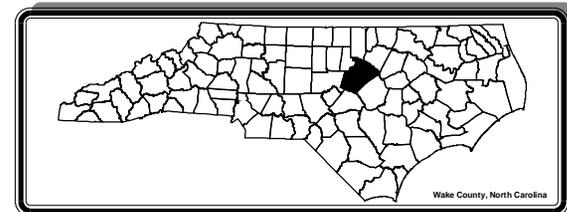
As is stated in Wake County's adopted Goal for Transportation, we need an accessible, efficient, and balanced multi-modal transportation system that promotes economic opportunities and is consistent with and complements the environment and nearby land uses in order to enhance individual mobility.

In February 2004 ***Wake County Human Services Transportation and Rural AccesS, or TRACS***, began providing transportation for a nominal fee per ride to residents in the southern region of Wake County, including Fuquay-Varina, Holly Springs, Willow Springs, an area of Apex and an unincorporated section north of Fuquay-Varina. Service is delivered by zone. The service zones are the Northern, Eastern, Southern and Southwest areas of the county (See TRACS Service Zones Map). Services are provided five days a week. Service is by reservation, first-come, first-served, on a seat available basis. Trips may be for any number of reasons. These include but are not limited to:

- ◆ Medical Appointments;
- ◆ Grocery or other errands; or
- ◆ Friend visits.

TRACS provides door-to-door service rather than a specific route with stops.

TRACS Service Zones



Legend

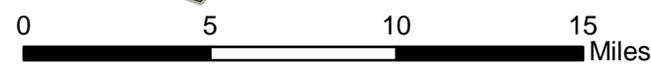
- Major Roads
 - Neuse River
 - Zone Boundaries
- TRACS Zones**
- Northern Zone
 - Eastern Zone
 - Southern Zone
 - Southwest Zone
- Corporate Limits**
-

Map Information:
 Information depicted hereon is for reference purposes only and is derived from best available sources. Wake County assumes no responsibility for errors arising from misuse of this map.



WAKE COUNTY
SOUTH CAROLINA

This Map: S:\GISWalk_ins\TRACS\ServiceZones.mxd
 Created by Wake County
 Printed at 11:27:24 AM on Jun 28, 2006

The following recommendations provide alternatives to private vehicle usage by creating a desirable seamless area-wide public transit system.

Goal

- To expand transit services to areas outside the range of existing services.

Strategies

- Promote coordination and collaborative partnerships between urban and rural transportation providers.
- Promote specific technologies such as global positioning system (GPS) base scheduling and dispatch software.
- Coordinate demand responsive van services in rural areas, specifically as one way of addressing the needs of the county's diverse citizenry.
- Enhance the existing bus system through innovative alternatives, such as connector shuttle services.
- Focus on increasing passenger amenities, such as sidewalks, shelters, and benches.
- Prepare for future transit services by preserving/planning the major corridors in the Regional Transit Plan and this transportation plan.
- Increase ridership by identifying and encouraging new development and redevelopment opportunities that support future transit plans.
- Promote transit use by encouraging transit-supportive design features in areas targeted (true compact mixed use developments) for transit service, such as the centers identified in this plan as well as medium to large-sized activity centers.
- Develop coordinated park-and-ride and feeder/express bus services to support the future regional transit system.
- Coordinate roadway improvement projects that support rather than complicate and/or compete with regional transit service.
- Investigate and support transit technologies — such as bus rapid transit, regional rail, commuter rail, express bus, and light rail — that are appropriate for specific markets and corridors in conjunction with regional partners.

SECTION 7

Natural Resources

Introduction

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.

See map "Southwest Area Land Use Plan and Wake County River Basins"

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.

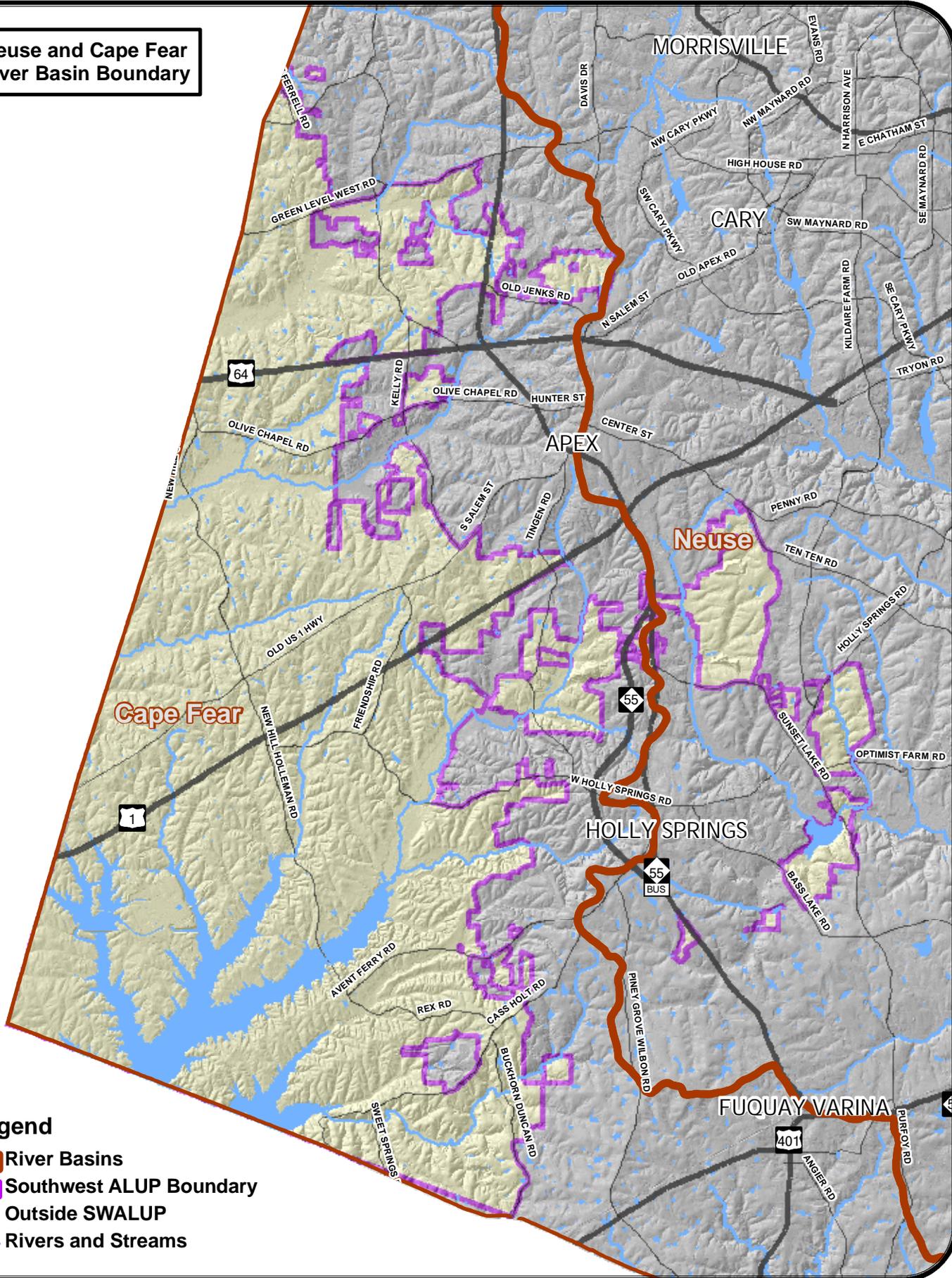
Resource Conservation Opportunities

The southwest corner of Wake County is one of the most environmentally valuable areas in the entire county. The southwest area contains Harris Lake, Progress Energy's Pine Forest, the eastern tip of Jordan Lake, and several Game Lands managed by the NC Wildlife Resources Commission. These lakes and undeveloped forests provide outstanding habitat for many rare wildlife and plant species, including the Bald Eagle. Future growth in this area should be properly planned to ensure that these environmental assets are protected while commercial and residential development occurs. By retaining the "green infrastructure" that presently attracts innovative businesses and workers to this area, Wake County can become a national leader in planning for sustainable development.

Existing Natural Areas—Natural Areas in this region that are presently protected to some degree are shown on the "**Existing Natural Areas**" map. They include:

- **Progress Energy Lands**—The lands outlined in orange are owned by Progress Energy, a utility company, as buffer land for the Shearon Harris Nuclear Power Plant. Much of this land is in short-term protection and is managed by the NC Wildlife Resources Commission as Game Lands, by NC State University for research, and by Wake County as Harris Lake County Park. These lands are not permanently protected because their boundaries shift as Progress Energy sells off portions of their property to development.

Neuse and Cape Fear River Basin Boundary



Legend

-  River Basins
-  Southwest ALUP Boundary
-  Outside SWALUP
-  Rivers and Streams



- **Public Parks & Open Space**—The solid green areas on the map are owned by federal, county, and city governments. The green area around Jordan Lake is owned by the US Army Corps of Engineers, and much of it is managed by the NC Wildlife Resources Commission as Game Land. Other green areas in or near the study area are parks & open space properties owned by Wake County.
- **NC WRC Game Lands**—Game Lands are designated on the map by the green wetland symbols, and are located primarily on land owned by Progress Energy and the US Army Corps of Engineers. The NC Wildlife Resources Commission leases and manages this land for wildlife habitat and public recreation. Hunting, prescribed burning, and timber harvesting are activities that occur on these Game Lands. As residential and commercial development inches closer to these Game Lands, conflicts may arise between residents, hunters, and land managers.

Conservation Priorities—State agencies and non-governmental organizations (NGOs) have identified several places in the SW Wake Area as top priorities for environmental protection, which are shown on the “**Conservation Priorities**” map. To ensure that a “green infrastructure” remains in this area, protection of the highest priority areas should occur alongside residential and commercial development. Conservation priority areas are listed below, and have been prioritized into “tiers” depending on relative conservation value.

Priority Level 1 (Highest Priority for Conservation)

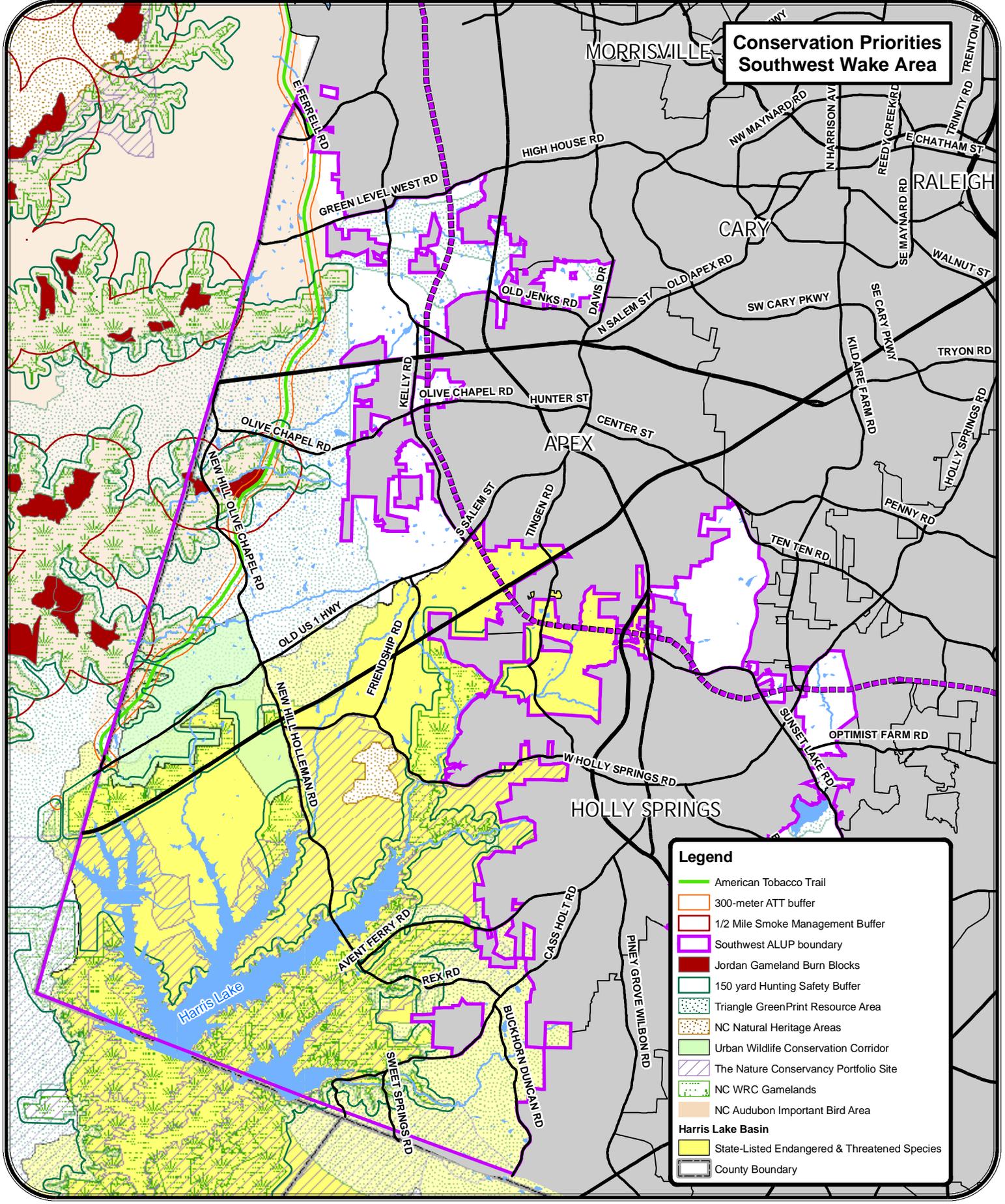
Lands within this category represent the highest level of conservation priority. These areas have been designated as priorities through conservation mapping efforts, *and* their value has been confirmed through extensive field surveys.

- **NC Significant Natural Heritage Areas**--These areas have been identified by the NC Natural Heritage Program as land or water resources that are important for conservation of the state's biodiversity. They are represented by brown dotted shapes on the “Conservation Priorities” map. The State recommends that development should not occur within the boundaries of these Significant Natural Heritage Areas.
- **Buffer Areas around Game Lands**—Due to potential future conflicts between Game Land activities and nearby residents, the NC Wildlife Resources Commission recommends establishing the following two types of buffers:
 1. NCWRC recommends implementing a ½ mile smoke management buffer around Jordan Game Land “burn blocks” (areas where prescribed burning regularly occurs). NCWRC recommends that no additional major roads nor additional residential/commercial development should occur within these buffer.
 2. NCWRC recommends implementing a 150-yard hunting safety buffer around Game Land boundaries. This recommended buffer is displayed in dark green on the attached map. NCWRC recommends no inhabited structures should occur within this safety buffer.

Priority Level 2 (Secondary Priority for Conservation)

Lands within this priority level are still of high conservation value and have been identified as such through collaborative conservation planning efforts. However, the environmental value of these areas has not yet been verified through extensive field survey.

Conservation Priorities Southwest Wake Area



Legend

- American Tobacco Trail
- 300-meter ATT buffer
- 1/2 Mile Smoke Management Buffer
- Southwest ALUP boundary
- Jordan Gameland Burn Blocks
- 150 yard Hunting Safety Buffer
- Triangle GreenPrint Resource Area
- NC Natural Heritage Areas
- Urban Wildlife Conservation Corridor
- The Nature Conservancy Portfolio Site
- NC WRC Gamelands
- NC Audubon Important Bird Area

Harris Lake Basin

- State-Listed Endangered & Threatened Species
- County Boundary



Southwest Wake ALUP Update



This Map: S:\GIS\LandUse\SouthWestWildlife\SWALUP Wake County\SW Wake Area LUP - Conservation Priorities.mxd
 Created by Wake County
 Wake County Planning Department
 Printed at 11:49:21 AM on Mar 27, 2007



- **Urban Wildlife Conservation Corridor**—There is less than a mile between Corps lands at Jordan Lake and the landholdings of Progress Energy on Harris Lake. This area between Jordan and Harris Lakes is an important wildlife migration corridor, and the Urban Wildlife Project of the NC Wildlife Resources Commission is working to protect this corridor, which is shown in green on the “Conservation Priorities” map.
- **Triangle Greenprint Sites**— The Triangle Greenprint, a regional conservation plan that was adopted by Wake County’s Board of Commissioners on March 25, 2002, has identified much of the remaining open space in this area as a high priority for conservation. The Greenprint has also been endorsed by all municipalities in the region. The Greenprint’s suggested conservation sites are represented by the green dotted overlay on the “Conservation Priorities” map.
- **The Nature Conservancy (TNC)’s Ecoregional Portfolio Sites**--TNC has created a plan that identifies conservation areas that contain representative examples of the species, natural communities and ecosystems of the North Carolina Piedmont Region. The SW Wake Land Use Plan area contains part of one of their priority conservation areas known as “portfolio” sites. It is represented by purple stripes on the “Conservation Priorities” map.
- **14-digit HUC Supporting State-Listed Endangered & Threatened Species**—This area is shown in yellow on the “Conservation Priorities” map, and represents a 14-digit hydrologic unit (sub-basin) that supports state-listed endangered and threatened fish and mussel species. This designation is an indicator that these species could be in danger of becoming federally listed at some point, so efforts should be made to minimize secondary and cumulative impacts of development to streams within this sub-basin.

Priority Level 3 (Other Conservation Priorities)

The conservation designations listed below are important to integrate into planning efforts. However, conservation organizations usually consider protecting these areas as a lower priority than protecting areas listed under the level 1 and 2 categorization.

- **Greenway corridor around the American Tobacco Trail**—Researchers at NCSU have found that, when structured properly, greenways can benefit priority wildlife species. To benefit the full range of species in this area that have been identified as conservation priorities in NC’s Wildlife Action Plan, NCWRC recommends protecting a 300-meter wide greenway corridor around the American Tobacco Trail.
- **NC Audubon Important Bird Area (IBA)**--An “Important Bird Area” is a site that supports exceptional bird diversity. The Audubon Society has recognized the area around Jordan Lake as an “Important Bird Area” because it is used by neotropical migratory birds, the bald eagle, osprey, and herons. The IBA area is shown as pink on the map.

This “**Conservation Priorities**” map can guide Wake County in making more informed decisions about balancing development with the protection of a “green infrastructure” in the area. We recommend this map be used in the following ways:

- Open space protection efforts should target those lands identified as priorities on “SW Wake Area LUP Conservation Priorities” map. To get the most “conservation bang for the buck,” open space protection efforts should prioritize lands that are situated closest to existing protected areas.

- To minimize the negative impacts of development on these environmentally sensitive areas, the State recommends limiting development within conservation priority areas (1 du/5-10 acres) while encouraging high density development (1 du/0.5 acres) outside of priority areas.
- The State's *Guidance Memorandum* on mitigating secondary and cumulative impacts to wildlife resources recommends incorporating the following measures¹ into future development plans to protect sensitive wildlife habitat and water quality in the SW corner of Wake County:
 - Establish minimum 100-foot native, forested buffers along perennial streams and 50-foot native, forested buffers along intermittent streams and wetlands.
 - Keep sewer lines, water lines, and utility infrastructure out of riparian buffer areas.
 - Prohibit development in the 100-year floodplain.
 - Discourage the removal of large trees at the edge of construction corridors and rights-of-way. Discourage mowing rights-of-way between April 1 and October 1 to minimize impacts to nesting wildlife.
 - Limit impervious surface to less than 10% of the watershed. Where impervious surfaces will exceed 10%, implement appropriate stormwater control measures.
- To accommodate residential development while preserving important environmental and cultural resources, the use of "conservation subdivision design" principles in subdivision and land development processes is an option. This type of conservation development is different from traditional cluster development codes. The Town of Cary's Open Space and Historic Resources Plan, found at <http://www.townofcary.org/depts/dsdept/CSD.pdf>, presents a good explanation of these principles.

The following Wake County goals and policies emphasize the need to encourage conservation efforts in the Southwest Wake area.

Goal

- To maintain the water quality throughout Wake County.

Strategy

- Manage stormwater runoff by expanding riparian buffers, prohibiting development in floodplains, preserving open space, and allowing for conservation in subdivisions.

¹ These recommendations are drawn from NC WRC's *Guidance Memorandum to Address and Mitigate Secondary and Cumulative Impacts to Aquatic and Terrestrial Wildlife Resources and Water Quality* (August 2002). Document can be accessed at http://www.ncwildlife.org/pg07_WildlifeSpeciesCon/pg7c3_impacts.pdf

SECTION 8

Wake County Water/ Sewer Plan

Overview

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 150,000 county residents rely on groundwater sources for drinking water, and an estimated 162,000 rely on non-municipal sewer systems for wastewater treatment and disposal (2006 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.

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. The need for new land use development to follow Wake County's Water/Sewer Plan and Land Use Plan to create a coordinated water and sewer system that absorbs future growth in the Southwest area is stated below in the following additional recommendations.

Goals

- 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, overall efficiency, and cost-effectiveness of water and sewer delivery systems.

Strategy

- Develop a coordinated water and sewer system to absorb future growth in the Southwest Wake County area.

Section 9 - Natural Resources Management

SECTION 9

Natural Resources Management

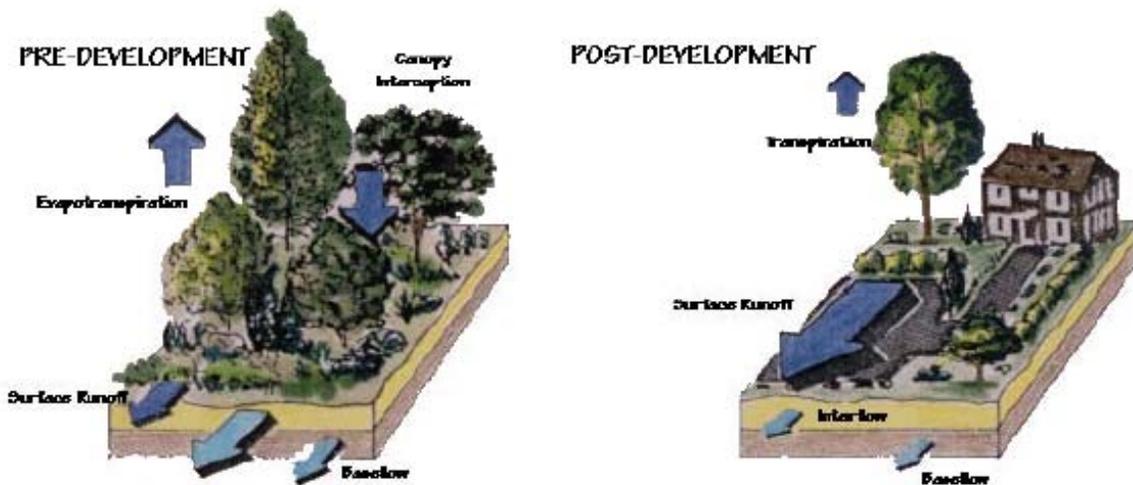
Watershed Management

In 2002, the Wake County Board of Commissioners recognized that existing water-supply watershed and general stormwater management regulations were not maintaining the quality of water throughout Wake County, and that additional measures were needed. Therefore, the Board of Commissioners appointed a Watershed Task Force, representing all local governments in Wake County as well as stakeholders throughout the County, with the goal of establishing methods to protect water resources and restore degraded streams. The Task Force completed the Watershed Management Plan (WSMP), in March 2003. This document recommends a series of strategies to protect the county's water resources while making accommodations for future growth, including management of stormwater runoff, expansion of riparian buffers, prohibiting development in floodplains, preservation of open space, and allowing for conservation subdivisions, among other provisions.

The goal of the Watershed Management Plan is to create a regional strategy by which to mitigate adverse impacts to the County's water resources while providing opportunity for continued economic growth.

This strategy purports to outline feasible methods for watershed management that can be implemented throughout the County's jurisdictions.

Protection of the County's watersheds is important for several reasons. First and foremost, surface water reservoirs provide drinking water for the majority of Wake County residents. Watersheds also move water throughout the county and can impact personal property. Additionally, watersheds support wildlife and provide recreational opportunities to the County's people. The relationship between water movement and development is illustrated in the diagrams below. A healthy watershed can best perform all of these functions and improve quality of life for Wake County residents.



The following pictures demonstrate the difference between streams in undeveloped and developed watersheds. The picture on the left is a typical snapshot of a stream in an undeveloped watershed while the one on the right exemplifies the impact of development on streams in developed watersheds. Greater impervious surface increases runoff, which can carve out stream channels and result in lower water quality.



According to the WSMP most streams within the study area of the Southwest Area Land Use Plan were “healthy” in 2003, and no changes are anticipated to this date. The policies outlined in the WSMP will help the streams maintain this status. Through the implementation of stream buffers and other methods, new development can be accommodated without having an adverse impact on our water resources.

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.

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, as established by the state. Wake County requires that the remainder of the county lying in the Cape Fear River Basin comply with the NSW requirements as well. 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.

Wake County has adopted a Stormwater Ordinance as a section of the Wake County Unified Development Ordinance in order to set additional guidelines for management of stormwater. Among the new standards enacted in this document is a new method for calculating maximum allowable runoff and stormwater credits that encourage the implementation of better site design. One of the primary methods by which to manage stormwater is by limiting impervious surface. Reduced imperviousness provides more opportunity for stormwater to infiltrate the ground and minimizes

runoff. Greater imperviousness produces increased runoff and can ultimately result in stream channel erosion.

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 and Cape Fear Basin. 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 150,000 county residents receive drinking water from groundwater sources, including 100,500 from on-site wells. Also, about 650 new private wells are permitted 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.

The following recommendations emphasize the need to encourage natural resource management, especially when land use is being proposed for development in the Southwest area.

Goal

- To maintain the water quality throughout Wake County.

Strategy

- Manage stormwater runoff by expanding riparian buffers, prohibiting development in floodplains, preserving open space, and allowing for conservation in subdivisions.

Section 10- Parks, Recreation and Open Space

SECTION 10

Parks, Recreation & Open Space

Introduction

Open space areas usually have attractive plants, trees, and views of nature. Owners of properties that include open space, or view open space, have value added to their properties. Attractive areas are more desirable to homebuyers, and the resulting existence of a market for goods in turn brings more jobs and attractive places to live and shop to the community.



Investing in the environment through parks and the provision of open space in residential areas leads to an increase in neighborhood property values through accessibility to environmentally friendly green spaces and associated recreational opportunities.

Parks, open spaces, and recreational opportunities motivate business relocation and expansion; new businesses prefer to locate in communities with parks and quality environments.

Open space helps filter pollutants from our drinking water sources. It costs much more for us to pre-treat water than to let open space do it naturally. The maintenance of open space reduces the need for future spending on environmental clean up and revitalization.

Open Space and the Wake County Growth Management Strategy

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.

The Growth Management Strategy adopted by the Wake County Board of Commissioners in 2003 also included two high priority strategies for creating and preserving open space in Wake County. These strategies are: 1) creation of a permanent, dedicated funding source to acquire strategic open space parcels, and 2) development of a model conservation subdivision ordinance that can be adopted by all local jurisdictions, including the county.

The Uniform Development Ordinance adopted by Wake County in April 2006 includes Cluster and Open Space Development regulations with the purpose of providing greater protection of open space and natural resources.

Cross reference:

See the Wake County Uniform Development Ordinance Section 5-12 for detailed information regarding Cluster and Open Space Development regulations.

Additional strategies for Open Space Preservation considered in the Growth Management Strategies are: 1) Adopt Uniform Minimum Standards for Protecting Open Space as part of the land development process, and 2) Establish a multi-jurisdictional entity to administer the permanent funding source in accordance with the adopted Open Space Plan.

Cross reference:

See the Growth Management Strategy for detailed information regarding implementation tools for open space preservation.

Parks and Recreation Master Plan (Adopted 2002)

Purpose

The purpose of the plan is to develop an accurate picture of parks and recreational service providers and facilities, and to offer recommendations to shape the future provision of these programs and facilities.

An inventory was completed on all public facilities and local service providers for the plan. Facilities and programs offered by the State, County, Municipalities, Non-Profit Agencies, Private Schools, Public Schools, and Churches were included in the inventory. With this information a relationship between supply and demand was developed, and recommendations were deduced.

The Parks and Recreation Master Plan was adopted by the Wake County Commissioners in 2002. 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.

Main Issues

Parks and recreation programs and facilities are very important to maintaining a high quality of life for the residents of Wake County. Parks and open space help to protect and conserve the natural environment including protecting our water resources. They are important for maintaining personal mental and physical health, and have also been shown to help generate employment, tourism, and higher property values.

As the population of Wake County continues to grow, so does the demand for recreational facilities and services. It is increasingly more difficult for all levels of government to meet this demand, and recreation professionals report that many programs and facilities are already at or beyond their capacity. Population projections suggest this is likely to continue with the population of Wake County projected to pass one million residents by 2016 (Wake County Planning Website 2006).

A facility inventory was completed as part of the Recreation Master Plan. It showed a countywide deficit of recreational facilities including: gymnasiums, swimming pools, and recreational fields. The chart below shows the specific weighted inventory findings for each of the townships located completely or partially within the Southwest Land Use Plan area. It appears that there is a deficit in gymnasiums, swimming pools, and multi-purpose /open play facilities, while there is a surplus of football/soccer facilities.

Weighted Recreation Inventory by Townships in Southwest Area (2003)					
Township	Gymnasium	Swimming Pool	Softball/ Baseball	Football/ Soccer	Multi-purpose / Open Play
Buckhorn	-0.43	-0.11	-0.56	0.92	0.92
Holly Springs	-2.26	-0.85	-3.19	5.62	-1.91
Middle Creek	-1.28	-1.31	0.13	3.99	2.06
White Oak	-3.49	-2.02	4.55	-0.15	-5.81
Total	-7.46	-4.29	0.93	10.38	-4.74

An inventory of park acreage was also completed for the Recreation Master Plan. This inventory focused on two broad categories of parks including: 1) District / Community / Neighborhood Parks; and 2) County Metro Parks. District / Community / Neighborhood Parks are those between 10 and 90 acres in size. The County Metro Parks are those that are over 90 acres in size except for Umstead State Park and Falls Lake Recreation Areas, which are considered regional parks. As illustrated in the chart below the Townships located within the southwest plan area have a surplus of park acreage accessible to the public with the exception of District/Community/Neighborhood parks in Buckhorn Township, and County/Metro Parks in Middle Creek Township and Holly Springs Township. However, based on current population projections the demand for park acreage will continue to increase leading to future acreage deficits.

Park Acreage by Township in the Southwest Land Use Area						
Township	District/Community/ Neighborhood Parks			County/Metro Parks		
	Available Acres	Recommended Acres	Surplus /deficit	Available Acres	Recommended Acres	Surplus /deficit
Buckhorn	0.0	6.5	-6.5	680.0	10.8	669.2
Holly Springs	66.2	49.0	17.2	0.0	81.5	-81.5
Middle Creek	102.6	75.5	27.1	0.0	125.8	-125.8
White Oak	151.9	116.2	35.7	262.9	193.6	69.4
Total	320.7	247.2	73.5	942.8	411.7	531.3

Goals and Strategies

A set of recommendations is offered in the Parks and Recreation Master Plan. These recommendations have been briefly summarized below.

1) Cooperation with the Development Community

- Establish uniform planning and zoning regulations that encourage the dedication of land for parks and schools
- Initiate a system of fees based on the development of residential units for recreational facilities

2) Cooperation with other County Departments

- Identify land that could be acquired to connect open space or protect watersheds
- Parks and recreation needs to be considered in growth management and mass transit initiatives.

3) Cooperation with the School System

- When planning and acquiring land for new school construction additional land should be considered for immediate or future parks and recreational facilities.
- Work towards joint development and operation of athletic complexes regionally in planned new high schools.

4) Cooperation with Municipalities

- Continue the Grant-in-Aid program and restore additional funding to its historical level and provide for annual increases in funding.

5) Cooperation with Municipal and Non-profit Athletic Program Agencies in the joint planning, design, construction and management of Athletic Complexes

- Strive for athletic field development at each new school
- The County should develop four athletic complexes across the county serving multiple sports.

6) Cooperation with Private Business

- Develop partnerships with private business interests in the development of recreational facilities and open space.

7) Cooperation with Federal and State Agencies

- Strive to develop park and recreational facilities in cooperation with the US Army Corps of Engineers, the State of North Carolina, and other entities.

8) Continuation of Capital Improvement Program based upon past Master Plans

- Review park and recreational needs mentioned in past Master Plan recommendations and if feasible include them in the requests for the latest CIP.

9) Anticipate Future Growth in the Planning of Public Facilities

- Plan to fund future opportunities in conjunction with various Wake County plans with a dedicated fund for land acquisition for public facilities.
- Partner with non-governmental organizations for the acquisition and management of parks and open space.

Wake County Consolidated Open Space Plan (Adopted 2002)

The purpose of the Wake County Consolidated Open Space Plan, adopted on March 18, 2002, is to protect and conserve county land and water for current residents and future generations. Open space is defined as protected lands and waters that are owned and managed by the County, its public sector partners, the municipal governments of Wake County, State of North Carolina, the United States government, and the County's private sector partners, including non-profit land trusts. Open space consists of any parcel or area of land and water that is devoted to: 1) the preservation of natural resources; 2) the managed production of resources (forest and farm land); 3) outdoor recreation; 4) preservation of historic and cultural property; 5) protection of scenic landscapes; and 6) protection of public health, safety and welfare.

Wake County has an estimated 55,719 acres of protected open space as of May 30, 2006, or roughly ten percent of the total county land mass. The majority of these lands are protected by federal and state agencies. Less than half of this total is land that local governments have protected and conserved as open space.

Currently, more than 27 acres of land is being converted each day from its natural state to a built condition throughout Wake County. More than 45 percent of the County has already been developed. Given the current rate of growth and development, if the County does not begin to emphasize land conservation policies and programs, an estimated 78 percent of the county land area will be developed by the year 2020. (Source: Triangle Land Conservancy)

The Wake County Open Space Plan establishes four important and interrelated activities for open space conservation:

- 1) Identify key parcels of land and corridors that should be acquired and protected as open space;
- 2) Recommend new regulatory programs that improve the protection of resources that safeguard public health, safety and welfare;
- 3) Establish a new program of land stewardship to manage open space resources;
- 4) Define recurring sources of revenue that support open space conservation.

Open space can and must be thought of in broader terms as the “green infrastructure” upon which communities build and grow. Open space is the infrastructure that provides our communities with clean water. Open space can be used to absorb floodwaters in flood prone landscapes and reduce impervious surface areas throughout a watershed. Open space absorbs floodwaters and therefore can serve to keep people and property out of hazardous flood prone landscapes. Open space provides the land area necessary to grow healthy stands of native trees which clean air and moderate climate.

Cross reference:

See the Wake County Open Space Plan for information regarding the existing open space system, recommendations and implementation programs.

Blue Ribbon Committee (2005)

The Wake County Board of Commissioners established the Blue Ribbon Committee on the Future of Wake County in December 2005. The purpose of the committee is to examine the capital needs of meeting projected growth over the next 25 years and to recommend funding strategies. The committee agrees that open space preservation is an important factor in the quality of life in Wake County, and recommends use of creative funding options to acquire open space, such as:

- Matching funds from state, federal and local municipalities;
- Corporate and private funding (i.e. Greenway sponsorships);
- Philanthropic venues (including fund raising and donations);
- Bargain sales at less than market value to preserve open space;
- Co-development and economies of scale with schools;
- Developer participation and incentives; and
- Farm and Working Land Preservation Incentives

Harris Lake Watershed Area Open Space Plan (Adopted 2000)



The Harris Lake Watershed Area Plan adopted on July 10, 2000 by the Wake County Board of Commissioners aims to protect water quality; protect wildlife habitat and rare native plant communities; support farmers who want to continue farming; protect historic and cultural resources related to open space; protect land for recreation, greenways and bike routes; and preserve places for hunting and fishing within the Harris Lake Watershed by encouraging continued cooperation among major stakeholders in the area and citizen education, increasing waterway buffers for new development, and providing financial assistance for land acquisition through the Open Space Grant Program.



*Cross reference:
See Chapter IX of the Wake County Land Use Plan for present land uses and policies included in the Harris Lake Watershed Area Open Space Plan.*

Maps

See Parks, Recreation and Open Space Southwest Area Map

Current Plan

Open Space & Recreation

- The plan shows an estimated 46 miles of greenways. (They tie to future parks and natural areas, shopping, or simply other neighborhoods.)
- There are also 20 parks and recreation facilities. (Three existing or under construction; but, seventeen more planned.)

Developing the map

Land uses were grouped into categories. Then the categories were arranged and rearranged on the map until the plan was complete.

The categories used are listed in the legend of the map: greenway, park or recreation facility, etc.

Below is some explanation about the main categories, beyond what is explained in the map's legend.

Greenway: Sometimes called a "linear park". Overall, most of them are simply a "continuance" of town-planned greenways into County jurisdiction. Usually they follow creeks and are in the vicinity of planned sewer lines. Being with/near sewer lines may save money and disturb less land than independently planned projects. Many greenways shown would link together planned parks, recreation facilities, or activity centers, so people may walk or bike there.

Park or Recreation Facility: Some currently exist and others are planned. To plot locations, Staff overlaid existing park and recreation plans on a "work map". Then conferred with municipal and

county parks planners and other citizens about additional needs, refining ideas along the way in multiple drafts.

Description of Parks and Greenways on the Plan Map

Parks (Numbers encircled on the map correspond to numbers listed below.)

- (1) Apex planned, active recreation, acreage undetermined.
- (2) Apex planned, active recreation, acreage undetermined.
- (3) County planned. Active and passive recreation. Acreage, exact location, and type of facilities should be specified in a future "parks" study.
- (4) County planned. Active and passive recreation. Acreage, exact location, and type of facilities should be specified in a future "parks" study.
- (5) Progress Energy (formerly CP&L) planned. Public boat ramp, picnic tables, and gravel parking.
- (6) Existing public boat ramp, picnic tables, and gravel parking.
- (7) Progress Energy (formerly CP&L) planned. Marina.
- (8) County planned, Harris Lake Regional Park. About 683 acres leased from Progress Energy (formerly CP&L). Plans call for an environmental education center, camping, boating, hiking, open play fields, picnic shelters and other amenities.
- (9) Holly Springs planned, greenway park, one acre or less.
- (10) County planned, about 120 acres leased from Progress Energy (formerly CP&L). The County plans to sublease to Capital Area Soccer League to develop soccer fields.
- (11) County planned Firearms Education and Training Facility. (One citizen-suggestion was to eventually add an archery range.)
- (12) Holly Springs planned, active recreation, over 20 acres.
- (13) Holly Springs planned, active recreation, 5 to 20 acres
- (14) Holly Springs planned, passive recreation, over 20 acres..
- (15) Holly Springs planned, up to 5 acres.
- (16) County planned with possible joint facilities by Holly Springs and Fuquay-Varina. Specifics to be decided in a future "parks" study.
- (17) Holly Springs planned, up to 5 acres.
- (18) Holly Springs planned, active recreation, 5 to 20 acres.
- (19) Holly Springs planned, greenway park next to Bass Lake. One acre or less.
- (20) Holly Springs planned, up to 5 acres, near east side of Bass Lake.

Greenways (in alphabetical order)

The American Tobacco Trail. Not a conventional greenway. At one time Norfolk-Southern Railroad transported tobacco to Durham along this line. Since then, the Railroad Company abandoned the right of way and sold most of line to the North Carolina Department of Transportation, Rails Division. The Railroad Company sold a few parcels containing the right of way to private interests. The Town of Cary and the Army Corps of Engineers (Jordan Lake Reservoir) also own land containing the right of way.

The abandoned rail line is 23 miles long and extends from the Durham Bulls' Stadium through parts of Durham, Chatham, and Wake County, ending near the railroad museum at Bonsal in Wake County. The State Department of Transportation has constructed a grade separated crossing under U.S. 64 in Wake County, so users will not need to cross a four-lane highway.

The Triangle Rails to Trails Conservancy (with some financial backing from Wake County and others) developed a master plan for the trail that calls for eventual use by hikers, bikers, and horse back riders. That master plan is now being revisited by the County Parks Department, working with residents and land owners in the area. New ideas and refinements may emerge.

The right of way is about 100 feet wide. Tracks have been removed. In some places, the Trail crosses Army Corps land that is next to Jordan Lake Reservoir. A two mile spur leading to the lake is open to the public in Durham and Chatham Counties, a few miles from the Wake County line.

Although the current master plan doesn't show a tie-in between the Tobacco Trail and the planned Harris Lake County Park, such a greenway should be provided. The best place to go under or over Highway 1 is yet unknown; the location should be picked through a follow-up study, involving the New Hope Valley Rail Road, Progress Energy (formerly CP&L), and other stakeholders.

The Triangle Rails to Trails Conservancy has noted that if greenway plans in Wake, Durham, and Chatham are implemented (including the connection to Harris Lake Park) there would eventually be a continuous north-south greenway nearly 35 miles long from the Eno River Park in the north to Harris Lake Park in Wake County. The interconnecting greenways would include about 70 miles and connect communities in southwest Wake County, with Jordan Lake, Chatham County, Durham, Chapel Hill, Apex, Cary, and Holly Springs.

Basal Creek Greenway. Holly Springs shows this on its parks master plan, near Parks 17, 18, and 19. The greenway would be predominantly on the west side of the creek.

Batchelor Creek Greenway. This would lead to a planned Cary park, within several miles north of the study area.

Beaver Creek Greenway. Apex shows this in its planning studies. The greenway would tie to the American Tobacco Trail and go through Army Corps property to Jordan Lake. This would extend the Beaver Creek Greenway, (which is inside Apex and passes through two planned parks on the west side of town). An Apex sewer line is planned along Beaver Creek. Predominantly the north side of the creek.

Cary and Norris Branches Greenway. This would tie to the planned Utley Creek Greenway and a planned Holly Springs Park 14. Holly Springs plans a sewer line along the creek.

Little Beaver Creek Greenway. Planned to tie to the American Tobacco Trail and go through Army Corps' property to Jordan Lake. This greenway would also tie together the two illustrative park sites, 3 and 4 on the map. An Apex sewer line is planned along the creek.

Little Branch Greenway. This would tie to the planned White Oak Creek Greenway and lead to the planned Harris Lake Regional Park, (number 8 on the map).

Apex and Holly Springs are interested in this greenway being established, both include it in their planning studies. Planned predominantly on the south side of the creek. A sewer line is also planned along Little Branch.

Middle Creek Greenway. Apex and Holly Springs are interested in this greenway continuing beyond the towns' current boundaries, predominantly on the west side of the creek.

White Oak Creek Greenway (Near Green Level West Road). This would tie to the planned American Tobacco Trail. Cary shows this on its plan too, generally on the north side of the creek. A Cary sewer line is planned along the creek.

White Oak Creek Greenway (Near Holly Springs New Hill Road). This would link the planned Holly Springs' Parks 9 and 13 and the proposed Harris Lake Regional Park, 8. Holly Springs shows this on its parks master plan. Predominantly on the east side of the creek.

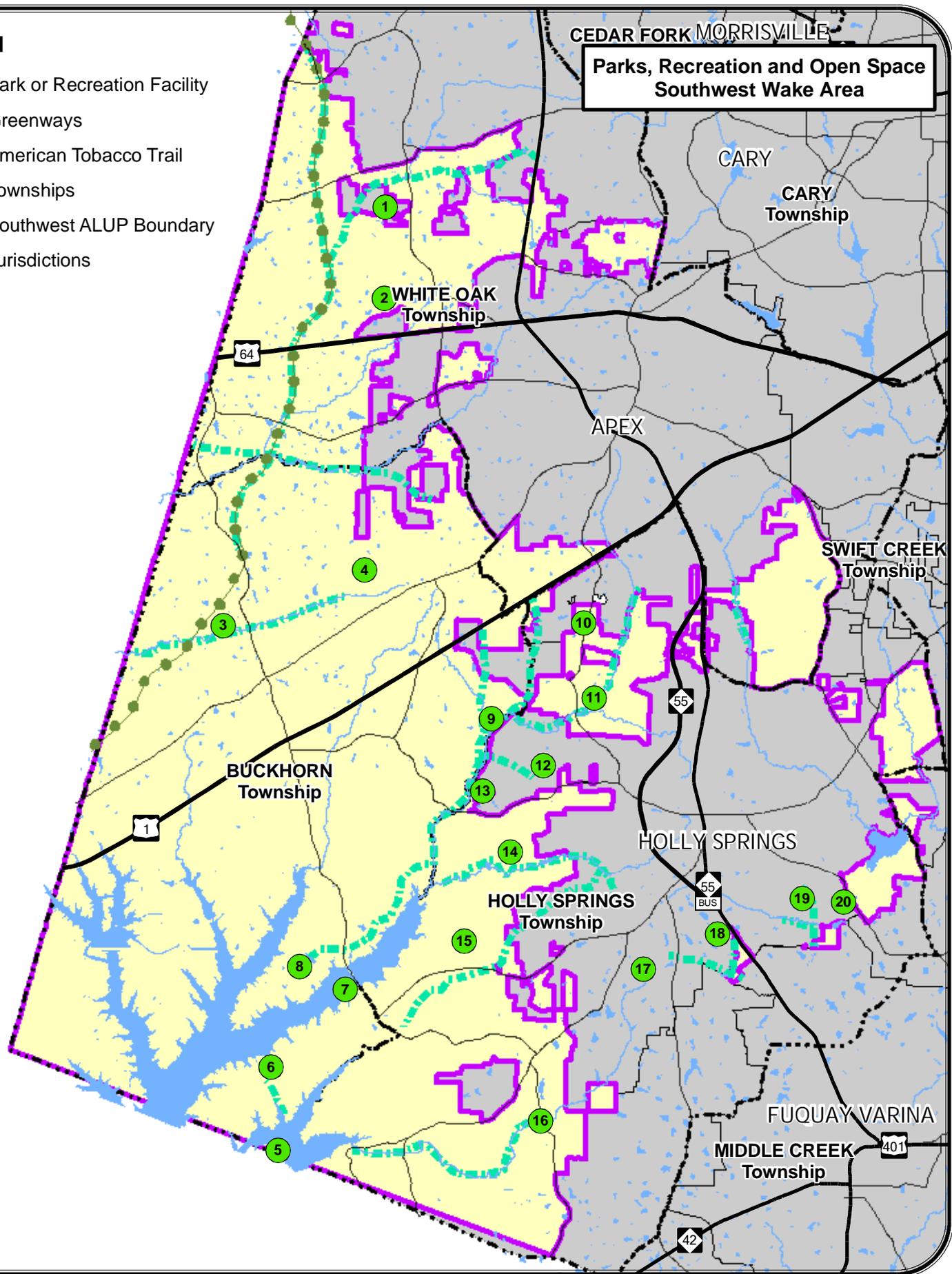
Unnamed Greenway. This would link Park 12 with the planned White Oak Creek Greenway, near Holly Springs New Hill Road.

Utle Creek Greenway. This would link the planned Holly Springs' passive recreation park, 14 and the proposed Harris Lake Regional Park, 8. Holly Springs shows this on its parks master plan. Predominantly on the north side of the creek.

Legend

-  Park or Recreation Facility
-  Greenways
-  American Tobacco Trail
-  Townships
-  Southwest ALUP Boundary
-  Jurisdictions

Parks, Recreation and Open Space Southwest Wake Area



SECTION 11

Historic Preservation

Overview

Though rapidly growing, the Wake County of today still bears some resemblance to its past appearance. Many areas near the edges of the county remain rural, and family and neighborhood networks are still vital to the social fabric of rural communities. A large number of traditional farmhouses, farm buildings, small community churches, schools, and stores still dot the landscape, although they are rapidly being replaced or surrounded by subdivisions and shopping centers. Even with all of the growth in recent years, interest in Wake County's rural and small-town heritage thrives.

The 1998 Wake County Southwest Area Land Use Plan did not fully outline the County's historic preservation programs and did not adequately identify all of the planning area's historic properties. This section looks to achieve two objectives. The first is to expand the description of the existing preservation programs available to southwest Wake County and the second is to recommend initiatives that better address the county's efforts to recognize and preserve its valuable historic resources.



(New Hill Baptist Church)

Existing Wake County Programs

Wake County values its important historic resources, and works to recognize and protect them in a number of ways, most specifically through the programs of the Wake County Historic Preservation Commission (WCHPC). The WCHPC programs serve residents and property owners throughout Wake County and those municipalities that adopted the Wake County Historic Preservation Ordinance through an interlocal agreement. Currently, all three municipalities (Apex, Cary, and Holly Springs) in the SWALUP area are part of the interlocal agreement and are served by the WCHPC programs.

As outlined in the historic preservation ordinance, the primary purpose of the WCHPC is to safeguard the heritage of the county, including its municipalities, by preserving districts and landmarks therein that embody important elements of its culture, history, architectural history, or prehistory; and to promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of the county and state as a whole.

The goals of the county's historic preservation program are to fulfill the purposes of the WCHPC to integrate preservation concepts into the county's overall planning activities. To implement these goals, the primary activities of the preservation program are the following:

- Initiate and recommend properties for designation as Local Historic Landmarks or inclusion in Local Historic Districts;
- Review Certificates of Appropriateness;
- Keep the historic architecture survey up-to-date and maintain the historic resources database;

- Initiate listings to the National Register of Historic Places and comment on National Register nominations;
- Develop a historic preservation plan and ensure that historic resources are recognized in county and municipal plans;
- Provide information to the public about the county's preservation program and historic resources.

Since March 1, 2003, Wake County has partnered with Capital Area Preservation, Inc. (CAP), to provide historic preservation programming. CAP operates the preservation program and provides staff support to the WCHPC.

Historic Designation Categories

Although some properties may carry both national and local historic designations, these types of recognition—i.e. listing on the National Register of Historic Places and Wake County Landmark designations—are two very separate and independent programs with different requirements and benefits.

A complete listing of the 78 historic properties located in the SWALUP area is included at the end of this section. This list contains a mix of Wake County Landmarks, National Register Sites, and those on the Study List.

National Register of Historic Places

The National Register of Historic Places, administered by the National Park Service in conjunction with each state's Historic Preservation Office, 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 and monuments, and cemeteries. The National Register also includes those properties designated as National Historic Landmarks for their exceptional value in illustrating or interpreting the nation's heritage. Currently, there are less than 2,500 National Historic Landmarks.

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). A property can be nominated either as an individual listing or as a contributing structure to a historic district. The nomination includes a physical description of the property or district, historical information, maps and photographs. The SHPO reviews the report and determines if the property or district meets the criteria established by the National Park Service. If SHPO believes the property or district meets the criteria, the nomination is sent to the National Park Service for listing in the National Register.

In North Carolina, a property must be placed on the state's Study List before a National Register nomination can be prepared.

Benefits of the National Register

Tax credits are available for the rehabilitation of properties listed in the National Register, either individually or as a contributing structure in a district. All rehabilitation work must meet the *Secretary of the Interior's Standards for Rehabilitation* and must be approved by the State Historic Preservation Office prior to beginning the work.

An income-producing property may be eligible for a 20% federal income investment tax credit and a 20% state income tax credit claimed against the costs of rehabilitation. The combined federal-state credits can reduce the cost of a certified rehabilitation of an income-producing historic structure by 40%. A non-income-producing property, which includes owner-occupied residences,

may be eligible for a 30% state income investment tax credit claimed against the costs of a qualified rehabilitation of the building. There is no equivalent federal credit for the rehabilitation of a non-income-producing property.

Under Section 106 of the National Historic Preservation Act of 1966, listing on the National Register provides certain protections 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 and 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.



(Samuel Bartley Holleman House)

In North Carolina, a similar review process is used for determining the negative impacts of a project on National Register properties when state funds are used in the project.

Responsibilities

The listing of a property in the National Register is an honor, which places no obligation or restriction on a private owner using private funds to maintain or alter the property. However, if federal funding or licensing is necessary, or if the owner receives

a federal benefit (such as the tax credit listed above), then the owner of the property must follow federal preservation standards.

North Carolina State 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.

Benefits

Being listed on the State Study List requires federal agencies to consider the effects of federally funded or licensed projects on National Register properties and districts (see National Register of Historic Places above).

Projects involving state money are not required to review potential adverse effects on study-listed properties.

Responsibilities

The listing of a property on the State Study List is an honor, which places no obligation or restriction on a private owner using private funds to maintain or alter the property.

For more information on the National Register, Section 106 Review, Rehabilitation Tax Credits, or the Study List process, contact the North Carolina State Historic Preservation Office.

Wake County Historic Designations

A local historic landmark is an individual building, structure, site, or object, which has historical, architectural, archeological, or cultural significance and integrity and has been recognized by official designation for its importance. A local historic district is a collection of buildings, structures, sites, or objects that collectively has historical, architectural, archeological, or cultural significance and integrity. Historic districts are usually designated in situations where individual properties may or may not carry individual historic significance, but the proximity and combination of those properties together constitutes an important historic resource.

The Wake County Architectural Survey is used as a guide to evaluate a property's eligibility for landmark designation. A landmark must possess historical, architectural, cultural, or archaeological *significance*, and must currently express that significance through elements of its physical *integrity*.

To become a Wake County Landmark or Historic District, the property must first be recommended for designation by the WCHPC to the Wake County Board of Commissioners or the local municipal board (based on planning jurisdiction). The local governing body then designates the landmark or district by local ordinance. Procedures and requirements for landmark designation are based on North Carolina General Statute 160A-400.1 – 400.14 and can be found in the Wake County Historic Preservation Ordinance.

Since 1990, Wake County and its municipalities have designated 38 properties as local landmarks, of those; eight are in the Towns of Apex, Cary, and Holly Springs. They include; Page Walker Hotel, Apex Union Depot, Leslie-Alford-Mims House, Apex Town Hall (former), Maynard Person House, Thompson-Utely-Fletcher-Tunstall House, Sellars Building, and the Apex Dome Building.



(Leslie-Alford-Mims House- Holly Springs)

Benefits

Landmark designation is an honor that is bestowed on only a few of the county's significant historic properties each year. Along with this honorary distinction, the owner of a privately owned landmark is eligible for an annual 50% property tax deferral beginning in the year following designation. For example, a property that is designated as a historic landmark in 2005 is eligible for the tax deferral in 2006 (deadlines established by N.C. General Statutes).

Responsibilities

Before making changes to the exterior of the landmark property, owners are required to obtain a Certificate of Appropriateness (CA) from the WCHPC or its staff prior to receiving any necessary building permits (see below for more information). Violations of this requirement will result in the loss of landmark status, as well as the liability for up to three years of deferred property taxes, plus interest.

Certificates of Appropriateness

A Certificate of Appropriateness, or "CA," is a type of permit that *certifies* that proposed changes to a historic landmark or property in a local historic district are *appropriate* to the historic character of the property or district. Once a property is designated as a historic landmark or included in a local historic district, the exterior cannot be changed without a CA issued by the Wake County Historic Preservation Commission (WCHPC) or its staff.

A CA is required for all exterior projects that involve a change in design, materials, or general appearance to a historic landmark or its site. These changes are determined by the extent of work to be done on the structure.

A CA is not required for work associated with routine maintenance of the property. Routine maintenance is defined as the repair or replacement of building features when there is no change in materials or appearance. For example, replacing roofing materials when there is no change in color or texture is considered routine maintenance. Also, changes to the interior of landmark or local historic district properties do not require a CA. However, interior changes associated with rehabilitation projects where the owner is seeking state or federal tax credits do require approval from the SHPO (see National Register of Historic Places information).

The Wake County Design Guidelines are the basis for evaluating proposed changes to a historic property. The Design Guidelines also serve as an aid to the historic property owner for planning any desired exterior changes in such a way that a property's historic value is preserved. It is highly recommended that the owners of a historic landmark property or a property located in a local historic district contact WCHPC staff early in the design process to make sure that any CA requirements are being fulfilled. To obtain a CA, the property owner must submit an application to WCHPC staff to determine if the proposed changes are major or minor works.

Major works, which usually involve substantial changes to a landmark such as additions, new construction, and demolition, are presented to the WCHPC for approval or denial during their regular monthly meeting. The presentation will be a public hearing, and the WCHPC strongly encourages property owners and applicants to attend the meeting. Property owners are not required to speak; however it is often helpful for the applicant/owner to be present to answer questions that may arise. Owners of adjacent properties will also be notified by mail. Adjacent property owners and any other interested parties also have the opportunity to comment on the application during the hearing. If the WCHPC approves the application, the property owner is issued a CA, which must be posted at the work site along with any other required permits.



(Apex Town Hall-former)

Minor works, which are projects that do not involve substantial changes to the appearance of a landmark, are reviewed by WCHPC staff and can usually be approved within a few days. Minor works may be referred to the WCHPC if the staff determines that the change involves substantial alterations, additions, or removals that could impair the integrity of the landmark or district.

Like the major works CA, a copy of the minor works CA must be posted at the work site along with any other required permits.

For more information on Wake County's Historic Landmark Program, including a list of major and minor works and more examples of routine maintenance, contact Capital Area Preservation, Inc.

Wake County Architectural Survey

An important step in developing a countywide historic preservation program was to identify and document the county's important historic resources. The Wake County Planning Department completed a three-year project in June 1991 that resulted in the Wake County Architectural Survey ("the Survey"). Over 2000 historically and/or architecturally significant sites and areas were documented during the course of the survey, which included all of the county's rural areas

and the county's eleven municipalities outside the 1988 Raleigh corporate limits. Many of the surveyed properties were subsequently added to the state's study list for the National Register of Historic Places.

The results of the survey were published in *The Historic Architecture of Wake County, North Carolina* by Kelly A. Lally. The publication, which features Wake County's significant historic and architectural resources, serves as an educational and planning tool and calls attention to the unique heritage of the North Carolina's "capital county."

While these properties may or may not be eligible for the above individual designations, the survey designation notes their importance to the community and should be investigated further if and when planning activities occur in their vicinity. A new survey update, slated to be completed in 2007, will help to identify those surveyed properties which have either been demolished or altered, as well as those which have attained greater historical and/or architectural significance due to the passing of time and the disappearance of like examples.

Designation Priority List

The WCHPC periodically reviews the Survey to determine which properties should be added to the County's Designation Priority List. This compilation of properties serves the WCHPC in a similar fashion as the North Carolina State Study List for the National Register of Historic Places nominations. Landmark and local district designations largely come from this list. However, there are situation where properties are not initially included on the Designation Priority List but do end up being designated as local historic landmarks.

All of the historic properties listed individually on the National Register of Historic Places, as contributing structures in the New Hill National Register District, and included on the State Study List comprise the Designation Priority List for the SWALUP area.



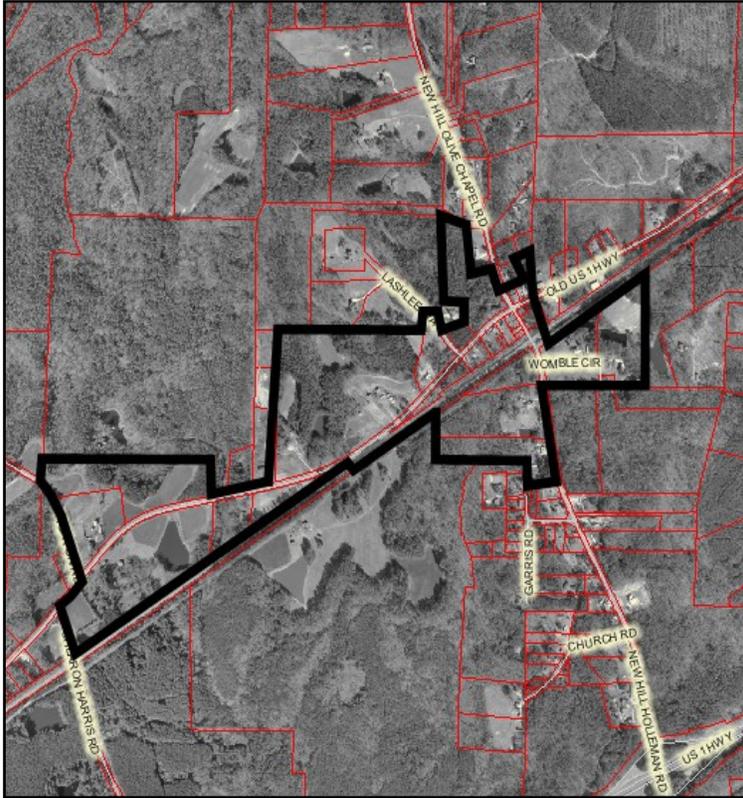
(Glass-Gardner House)

Maps

The locations of the historic properties in the SWALUP area are highlighted on maps that highlight the three urban service areas for the SWALUP area. Information on the individual properties or areas can be found in Table 1 at the end of this section. Please note that all properties with a listing of **National Register of Historic Places** or **National Register Study List** in the Historic Preservation Designation column in Table 1 are also included in the Wake County Designation Priority List for the SWALUP area.

These maps are based on information from the 2006 Wake County Architectural Survey.

Description of properties listed on the Designation Priority List for the SWALUP area



The Western Wake village known as New Hill had its origins in a mid-19th century crossroads community known as Lashley's at the junction of two important early roads. Robert M. Brown established the first post office in the area and named it New Hill, possibly for being founded on the "new" hill in the area where other hills were already named.

New Hill blossomed in the late-19th century when the Chatham Railroad was routed through the community, and by the early-20th century the town supported a depot, cider mill, turpentine distillery, daguerreotype shop, several sawmills, and C.J. Bright's store (which was built in the 1870s). Baptist churches were established for both white and black citizens.

In the 1920s the old Haywood Road became US highway 1, bringing many people traveling in automobiles through New Hill. In the late 1920s, W. T "Troy" Roundy opened a store, a restaurant, and a motor court to accommodate travelers. Local tradition holds that the baseball legend Babe Ruth stayed at Troy's Motor Court on several occasions when passing through New Hill. In addition to the Roundy complex, a number of homes and store buildings of early-20th century New Hill survive.



New Hill First Missionary Baptist Church



New Hill First Missionary Baptist Church was built around 1910 to serve the community of local freeborn blacks, former slaves, and Native Americans who settled in New Hill and nearby Friendship. An excellent example of rural church architecture in Wake County, the First Missionary Baptist Church is similar to nearby New Hill Baptist Church with its gable-front form and simple Gothic Revival details. Notable features include a central pyramidal tower, pointed arch windows and vents, molded corner boards and exposed rafter ends.



Several additions have been made to the rear and side of the church to add office space. Located in the yard behind the church, the cemetery contains graves dating from the early-20th century to the present marked with manufactured stones and mounded plots covered with gravel or concrete.

Summary of Existing Preservation Plans in Southwest Area LUP Municipalities

The municipalities of Apex and Cary both currently have historic preservation elements in their comprehensive plans. The current Holly Springs Land Use Plan does not contain a historic preservation element; however, the town is currently revising its comprehensive plan (estimated completion date of 2008) and could address historic preservation in the plan's Community Character section.

Apex

In the current Apex Comprehensive Plan adopted by the Apex Board of Commissioners in 2004, the "Historic Resources" element (Section 2J) recognizes the importance of the town's historic resources and identifies Wake County Landmark, National Register and Study Listed properties. It also describes the existing demolition disincentive ordinance (see Appendix B). It does not specifically address the historic resources in the future expansion area. The following references to historic preservation appear in the "Goals for the Future of Apex":

- Preservation of Historic Properties
- Continuation and enhancement of the distinctive design of Apex's downtown properties, including buildings and other features
- Preservation of Apex's character

Cary

The Cary Open Space and Historic Resources Plan is contained in Volume #7 of the Town of Cary Comprehensive Plan and was adopted on August 23, 2001. The purpose of the Open Space and Historic Resources Plan is to identify, evaluate, and prioritize important natural and historic resources and to establish goals for their preservation. The Plan identifies parcels with significant resource value and open space potential, such as connectivity to a park, greenway, or other preserved open space. These parcels are ranked according to the quantity of resources present, the threat of loss of the open space or resource to development, and other factors.

The Preservation Toolbox section of the plan is used to help determine the appropriate acquisition and financing strategy for each priority parcel. The Plan serves as a guide to the Town Council and staff for implementing the preservation of open space and historic resources – detailing how open space will be funded, acquired, and managed. The Open Space and Historic Resources Plan also serves as a resource for citizens – especially landowners interested in preservation possibilities for their own property.

The following recommendations were proposed to help balance preservation of our history with the continuing growth of future development.

Goals

- To preserve and protect those historic resources important to the history and heritage of southwest Wake County residents.
- To design land use and development polices that balance the protection and preservation of historic properties with orderly growth.
- To work with local municipalities and other interested groups to achieve these preservation efforts.

Strategies

- Identify ALL historic properties in the Southwest Area Land Use Plan area.
- Continue to encourage more National Register of Historic Places nominations and Wake County Historic Landmark designations for individual properties and districts.
- Continue to work with other Wake County programs and initiatives (i.e. Open Space, Growth Management Task Force) and seek out new partners to achieve conservation and preservation goals.
- Accurately research, inventory, and document the historic resources in Southwest Wake County and provide periodic updates to this inventory.
- Provide the necessary assistance (i.e. technical, informational, financial) to owners of historic properties and local municipalities to encourage historic designations and participation in available preservation programs.
- Encourage Review of Historic Buildings and Cultural Resources in all Zoning and Conditional Use Applications.
- Explore the implementation of other successful local, state, regional, and national preservation incentive and ordinance programs.

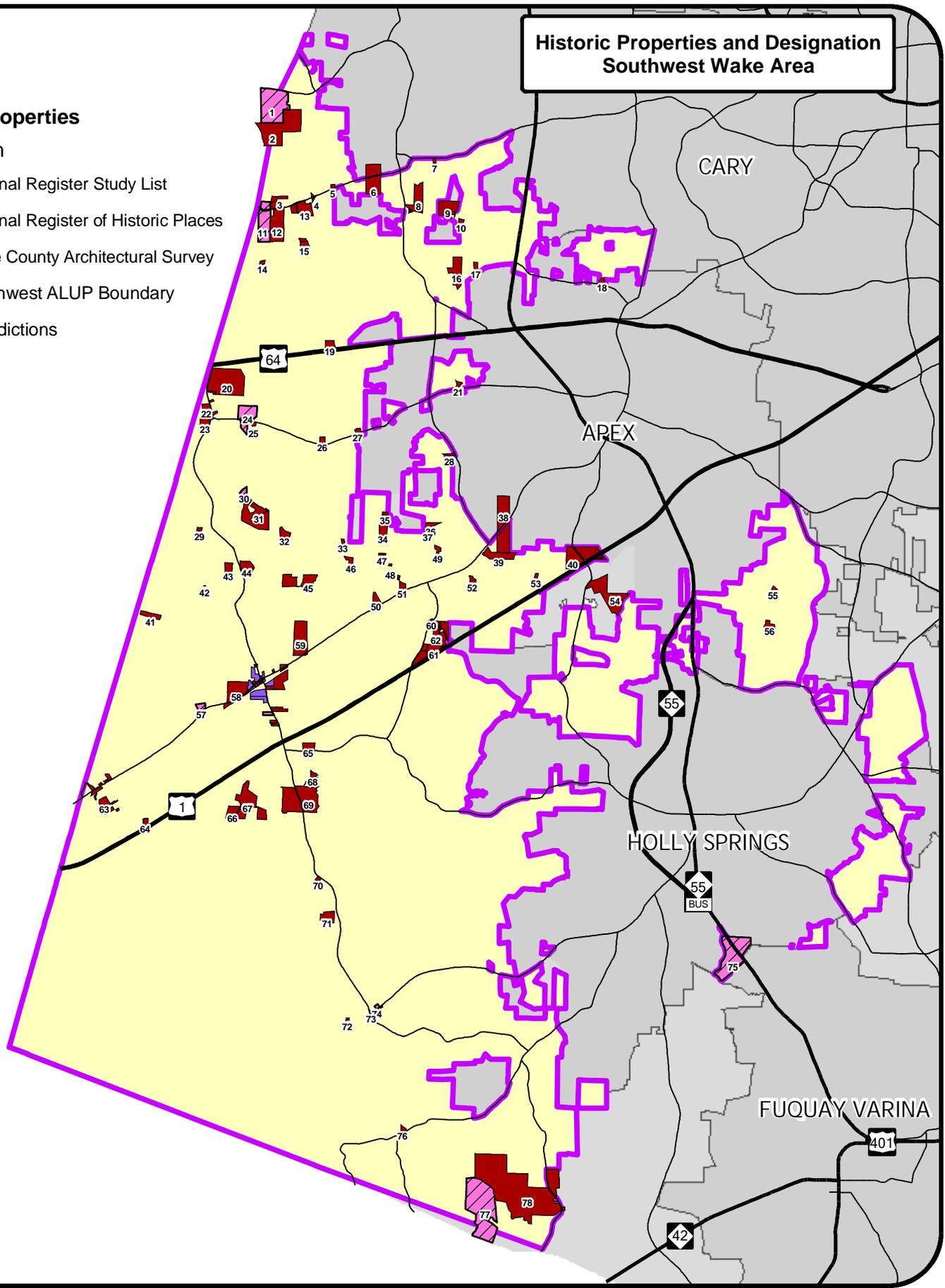
Historic Properties and Designation Southwest Wake Area

Legend

Historic Properties

Designation

-  National Register Study List
-  National Register of Historic Places
-  Wake County Architectural Survey
-  Southwest ALUP Boundary
-  Jurisdictions



**Table 1 SWALUP Historic Property Inventory
(Current as of August 2006)**

Map ID	Property Name	Survey Number	Designation	Date(s)	Vicinity	USA
1	Bartley Yates Farm	988	National Register Study List	c. 1894 / 1924	Green Level	CARY
2	Yates-Carpenter House	1667	Architectural Survey	c. 1830 / Early 20th c	Green Level	CARY
3	Batchelor House	993	Architectural Survey	c. 1918	Green Level	CARY
4	House	999	Architectural Survey	Early 20th century	Green Level	CARY
5	John Yates House	1000	Architectural Survey	c. 1901	Green Level	CARY
6	William Lewter House	1001	Architectural Survey	Late 19th century	Green Level	APEX
7	Buck Mills House	1010	Architectural Survey	Early 20th century	Green Level	CARY
8	Lassiter-Sloan House	1015	Architectural Survey	Late 19th century	Green Level	CARY
9	Williams-Roberts Farm	1016	Architectural Survey	c. 1920	Green Level	CARY
10	Williams House	1017	Architectural Survey	c. 1910	Green Level	CARY
11	J. M. Williams Farm	992	National Register Study List	c. 1900	Green Level	APEX
12	Malphus J. Johnson House	994	Architectural Survey	c. 1901	Green Level	APEX
13	Lewey Farm	998	Architectural Survey	c. 1937	Green Level	APEX
14	House	995	Architectural Survey	c. 1927	Green Level	NON-URBAN
15	Mills-Sears House	996	Architectural Survey	c. 1850 / 1880s / 1890s	Green Level	NON-URBAN
15	Mills-Council House	997	Architectural Survey	Late 19th century	Green Level	NON-URBAN
16	House	1020	Architectural Survey	c. 1910s	Green Level	APEX
17	William Henry Womble House	1019	Architectural Survey	c. 1901	Green Level	APEX
18	Upchurch House	776	Architectural Survey	c. 1901	Apex	APEX
19	House	1036	Architectural Survey	Early 20th century	Apex	APEX
20	J.B. Mills House	1077	Architectural Survey	c. 1900	Olive Chapel / New Hill	APEX
20	Goodwin Farm	2261	Architectural Survey	Mid 19th century	New Hill	APEX
21	Pete Johnson House	1040	Architectural Survey	c. 1900	Apex	APEX
22	Clarence Goodwin House	1079	Architectural Survey	c. 1935	Olive Chapel / New Hill	APEX
23	Goodwin House	1078	Architectural Survey	Early 20th century	Olive Chapel / New Hill	APEX
23	Mills-Goodwin House	1080	Architectural Survey	Early 20th century	Olive Chapel / New Hill	NON-URBAN
23	Olive Chapel Baptist Church Cemetery	1081	Architectural Survey	c. 1860s	Olive Chapel / New Hill	NON-URBAN
24	Henry and Katy Lawrence Farm	1047	National Register Study List	c. 1890s	Apex	NON-URBAN
25	W.S. Olive House	1046	Architectural Survey	c. 1910	Apex	NON-URBAN
26	Tom and Enna Olive House	1043	Architectural Survey	c. 1905	Apex	NON-URBAN
27	James Olive House	1042	Architectural Survey	c. 1901	Apex	APEX

Map ID	Property Name	Survey Number	Designation	Date(s)	Vicinity	USA
28	W.B. Williams House	1048	Architectural Survey	c. 1850	Apex	APEX
29	Olive Farm	1082	Architectural Survey	c. 1930	New Hill	NON-URBAN
30	Callie Lawrence House	1072	National Register Study List	Late 19th century	New Hill	NON-URBAN
31	James E. Ragan Farm	1071	Architectural Survey	c. 1938	New Hill	NON-URBAN
32	Harvey Ragan House	1070	Architectural Survey	c. 1920	New Hill	APEX
33	Mt. Zion Baptist Church Cemetery	1069	Architectural Survey	c. 1904	Friendship / New Hill	APEX
34	Evans Road Houses	1067	Architectural Survey	c. 1920	Friendship / New Hill	APEX
35	Evans Road Houses	1067	Architectural Survey	c. 1920	Friendship / New Hill	APEX
36	Holland Houses	1054	Architectural Survey	Early 20th century	Apex	APEX
37	Holland Houses	1054	Architectural Survey	Early 20th century	Apex	APEX
38	Hunter House	1057	Architectural Survey	Early 20th century	Apex	APEX
39	House	1058	Architectural Survey	c. 1895	Apex	APEX
40	Brown-Tingen House	687	Architectural Survey	c. 1910	Apex	APEX
41	B.C. Poole House	1083	Architectural Survey	Mid to late 19th century	New Hill	NON-URBAN
42	House	1084	Architectural Survey	Mid to late 19th century	New Hill	NON-URBAN
43	D. Lawrence House	1085	Architectural Survey	c. 1900	New Hill	APEX
44	Humie Olive House	1086	Architectural Survey	c. 1860	New Hill	APEX
45	Olive House	1073	Architectural Survey	c. 1885 / 1930s	New Hill	APEX
46	Christian Chapel Cemetery	1068	Architectural Survey	Graves from 1860s	Friendship / New Hill	APEX
47	Evans Road Houses	1067	Architectural Survey	c. 1920	Friendship / New Hill	APEX
48	Cemetery	1066	Architectural Survey	Early 20th century	New Hill	APEX
49	House	1055	Architectural Survey	c. 1900	Apex	APEX
50	House	1074	Architectural Survey	c. 1900	New Hill	APEX
51	Tobacco Barn with See Rock City	1092	Architectural Survey	Early 20th century	Friendship / New Hill	APEX
51	Friendship School	1849	Architectural Survey	Early 20th century	Friendship / New Hill	APEX
52	Pleasant Plains Baptist Church (former)	1059	Architectural Survey	c. 1906	Apex	APEX
53	Penny-Ashley House	685	Architectural Survey	c. 1920	Apex	APEX
54	Hunter-Prince House	686	Architectural Survey	c. 1810 / c. 1919	Apex	APEX
55	Matthew Horton House	607	Architectural Survey	Early 20th century	Apex	APEX
56	Ben Smith Farm	606	Architectural Survey	c. 1914	Apex	APEX
57	Allie Lawrence Farm	1097	National Register Study List	c. 1915	New Hill	APEX
58	House	1075	Architectural Survey	c. 1900	New Hill	APEX
58	House	1076	Architectural Survey	c. 1910	New Hill	APEX
58	House	1087	Architectural Survey	c. 1900	New Hill	APEX
58	Utley-Horton Farm	1098	Architectural Survey	c. 1918	New Hill	APEX

Map ID	Property Name	Survey Number	Designation	Date(s)	Vicinity	USA
58	Glass-Gardner House	1099	National Register - New Hill	c. 1890	New Hill	APEX
58	New Hill Baptist Church	1100	National Register - New Hill	c. 1887	New Hill	APEX
58	W.T. Roundy Complex - Motor Court	1102	National Register - New Hill	c. 1940	New Hill	APEX
58	W.T. Roundy Complex - Store	1102	National Register - New Hill	c. 1928	New Hill	APEX
58	C.J. Bright Store	1103	National Register - New Hill	Late 19th century	New Hill	APEX
58	Kemp Lashley House	1104	National Register - New Hill	Late 19th century	New Hill	APEX
58	Thomas Gardner House	1105	National Register - New Hill	c. 1904	New Hill	APEX
58	Gardner House	1106	National Register - New Hill	c. 1910	New Hill	APEX
58	C.J. Bright House	1107	National Register - New Hill	Late 19th century	New Hill	APEX
58	John Bright House	1108	National Register - New Hill	c. 1916	New Hill	APEX
58	A.F. Stewart Complex	1109	Architectural Survey	c. 1910 / 1940	New Hill	APEX
58	New Hill First Missionary Baptist Church	1110	National Register Study List	c. 1910	New Hill	APEX
58	Evans House	1111	Architectural Survey	c. 1920	New Hill	APEX
58	Western Wake Colored School (former)	1113	Architectural Survey	c. 1930s	New Hill	APEX
59	Welch-Hearn House	1093	Architectural Survey	Mid 19th century	New Hill	APEX
60	Andrew Gordon House	1062	Architectural Survey	c. 1922	Apex	APEX
61	Edwards-Goodwin Farm	1065	Architectural Survey	c. 1915	Apex	APEX
62	Allen Farm	1060	Architectural Survey	c. 1920	Apex	APEX
62	House	1061	Architectural Survey	c. 1920	Apex	APEX
62	House	1063	Architectural Survey	c. 1900	Apex	APEX
62	House	1064	Architectural Survey	c. 1910	Apex	APEX
63	Bonsal Road Houses	1089	Architectural Survey	c. 1900	Bonsal	APEX
63	Bonsal Road Houses	1089	Architectural Survey	c. 1901	Bonsal	APEX
63	Bonsal Road Houses	1089	Architectural Survey	c. 1902	Bonsal	APEX
63	Bonsal Road Houses	1089	Architectural Survey	c. 1903	Bonsal	APEX
63	Bonsal Stores and Houses	1091	Architectural Survey	c. 1920s / 1930s	Bonsal	APEX
63	Bonsal Stores and Houses	1091	Architectural Survey	c. 1920s / 1930s	Bonsal	NON-URBAN
63	Bonsal Stores and Houses	1091	Architectural Survey	c. 1920s / 1930s	Bonsal	NON-URBAN
63	Bonsal Stores and Houses	1091	Architectural Survey	c. 1920s / 1930s	Bonsal	APEX
63	Bonsal Railroad Museum	2259	Architectural Survey	c. 1984	Bonsal	APEX
64	Shady Grove Baptist Church Cemetery	1088	Architectural Survey	c. 1860s	Bonsal	APEX
65	J.R. Eanes House	1112	Architectural Survey	c. 1890	New Hill	APEX
66	Womble-Wilkins House	1094	Architectural Survey	Early 20th century	New Hill	NON-URBAN
67	Morris House	1095	Architectural Survey	c. 1910	New Hill	NON-URBAN
68	Bethel Christian Church Building (fmr)	1114	Architectural Survey	c. 1928	New Hill	NON-URBAN

Map ID	Property Name	Survey Number	Designation	Date(s)	Vicinity	USA
69	Darius Lashley House	1115	Architectural Survey	c. 1910	New Hill	NON-URBAN
70	Stewart, Rowena House	1116	Architectural Survey	c. 1900	New Hill	NON-URBAN
71	Aaron Holleman House	1117	Architectural Survey	c. 1917	New Hill	NON-URBAN
72	Bethel Christian Church Cemetery	1024	Architectural Survey	Mid 19th century	Holleman's Crossroads	HOLLY SPRINGS
73	Samuel Bartley Holleman House	1026	National Register - Individual	c. 1897	Holleman's Crossroads	HOLLY SPRINGS
74	Collins Grove Baptist Church	1027	National Register Study List	c. 1900	Holleman's Crossroads	HOLLY SPRINGS
75	Richard L. and Annie Adams Farm	612	National Register Study List	Early 20th century	Holly Springs	HOLLY SPRINGS
76	Sweet Springs Baptist Church	1028	Architectural Survey	c. 1900	Holleman's Crossroads	HOLLY SPRINGS
77	Nash-Weathers-Stephens House	1029	National Register Study List	c. 1820s / 1830s	Duncan	HOLLY SPRINGS
78	Burt Farm	538	Architectural Survey	c. 1924	Fuquay-Varina	HOLLY SPRINGS

SECTION 12

Farmland Preservation

Introduction

The Southwest 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 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.



See map Agricultural Land (Wake County Tax Base)

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.

Legend

Agricultural Parcels

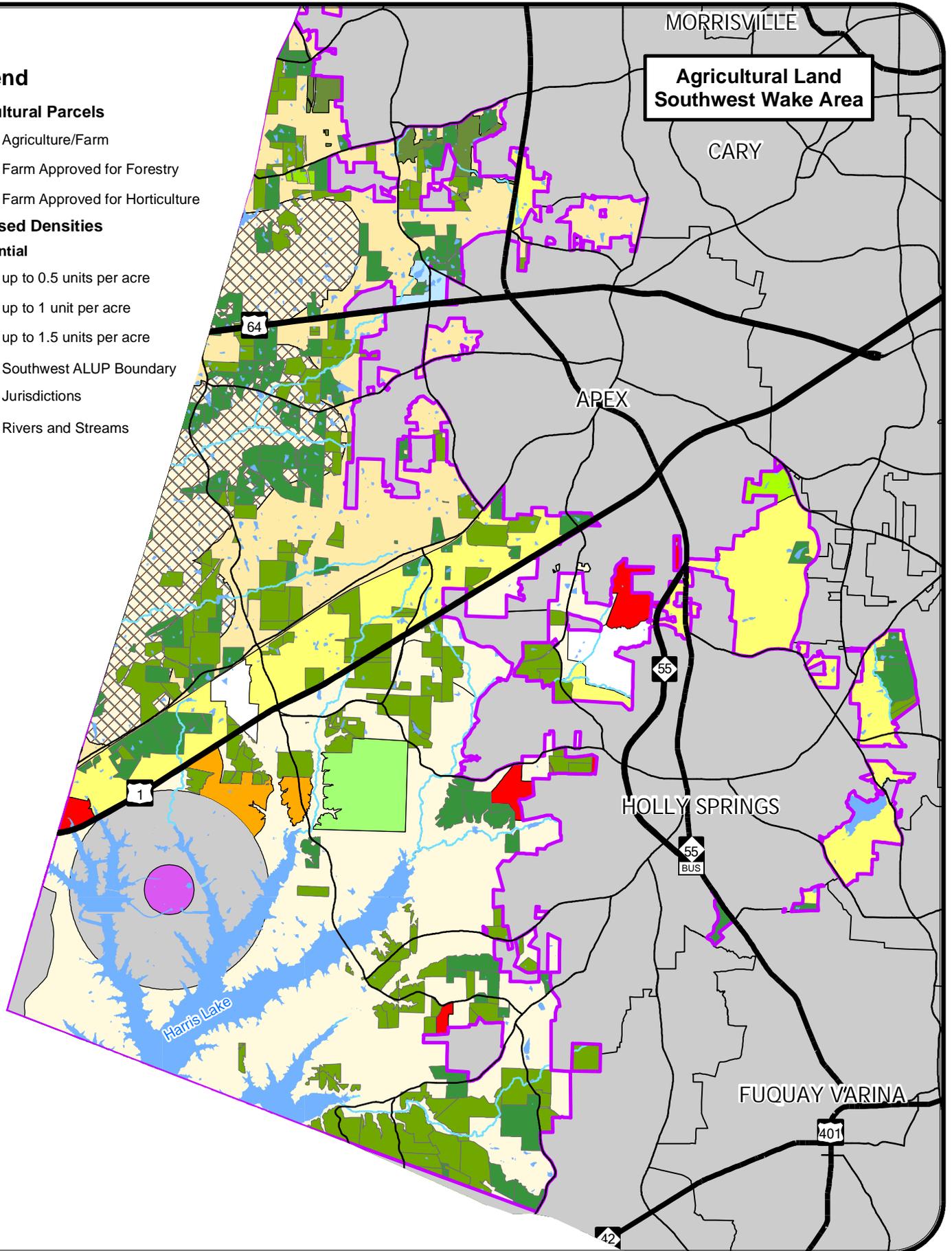
-  Agriculture/Farm
-  Farm Approved for Forestry
-  Farm Approved for Horticulture

Proposed Densities

Residential

-  up to 0.5 units per acre
-  up to 1 unit per acre
-  up to 1.5 units per acre
-  Southwest ALUP Boundary
-  Jurisdictions
-  Rivers and Streams

**Agricultural Land
Southwest Wake Area**



Southwest Wake ALUP Update



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Created by Wake County
Wake County Planning Department
Printed at 10:42:16 AM on May 11, 2007



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 Programs

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 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 funding.

See map Voluntary Agricultural Districts

In order to help maintain a desirable balance of urban and rural land uses in the County, the following goals to protect and promote farmland and other agricultural land uses were stated.

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.



**Voluntary Agricultural Districts
Southwest Wake Area**

Legend

Voluntary Agricultural District

-  Approved Districts
-  Status Pending

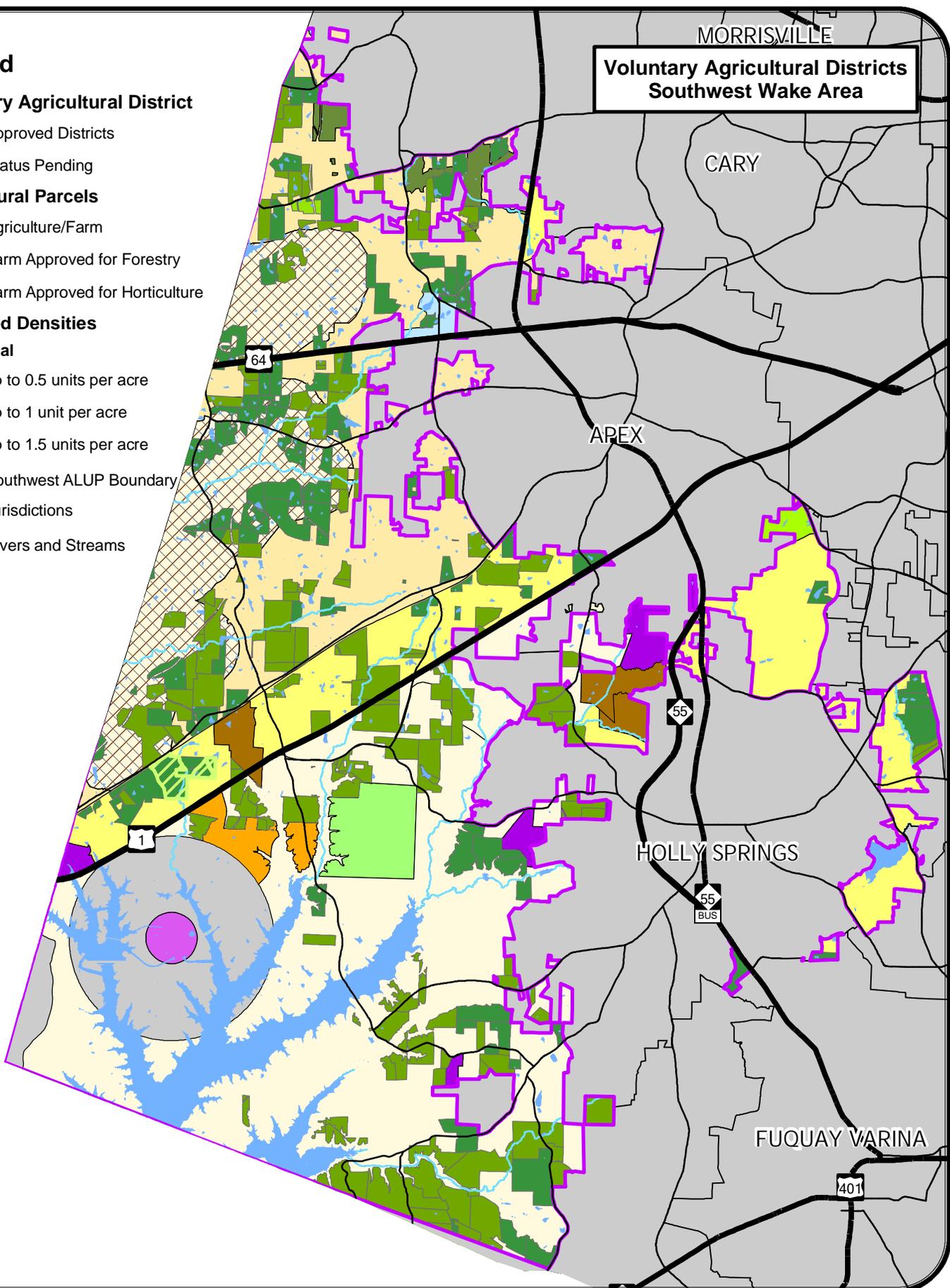
Agricultural Parcels

-  Agriculture/Farm
-  Farm Approved for Forestry
-  Farm Approved for Horticulture

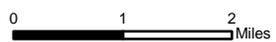
Proposed Densities

Residential

-  up to 0.5 units per acre
-  up to 1 unit per acre
-  up to 1.5 units per acre
-  Southwest ALUP Boundary
-  Jurisdictions
-  Rivers and Streams



Southwest Wake ALUP Update

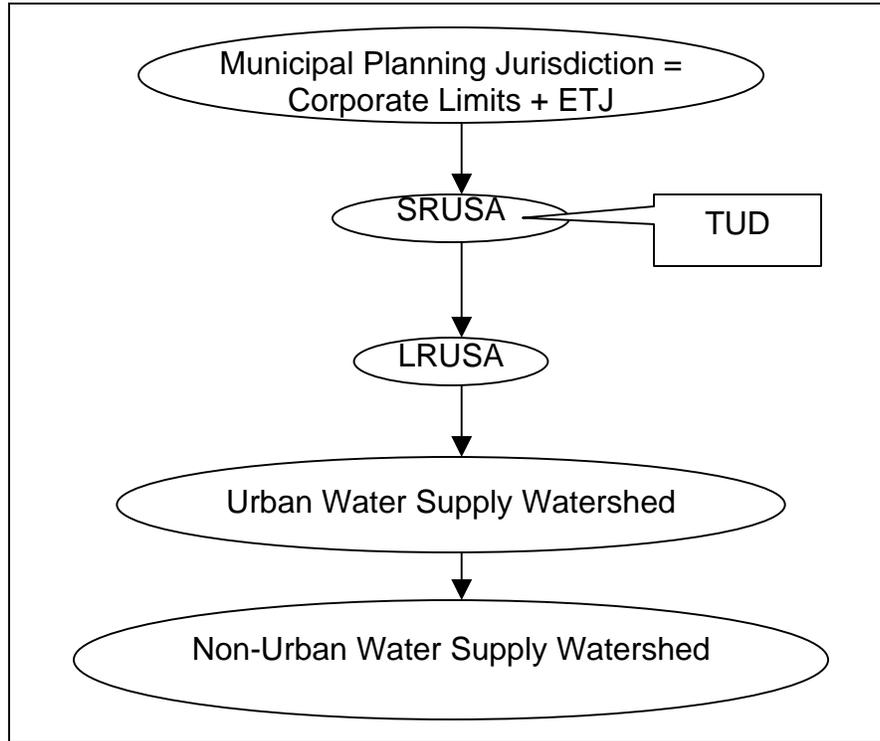


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 Created by Wake County
 Wake County Planning Department
 Printed at 05:02:16 PM on May 06, 2007



SECTION 13

Planning Geography: ETJs, USAs & TUDs



Planning Geographies in Wake County

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.

The following criteria are used to evaluate an ETJ Request:

- (1) Classification as Urban Services Area
- (2) Commitment to Comprehensive Planning
- (3) Adoption of Special Regulations
- (4) Municipal Water and Sewer Service
- (5) Evidence of Feasibility for Urban Density Development
- (6) Annexation Within Ten Years
- (7) Existing ETJs

The following recommendations were stated to assist a municipality in its planning of its extraterritorial jurisdiction.

Goals

- To ensure that development patterns and associated infrastructure will allow the efficient provision of urban services.
- To better coordinate with municipal plans, goals, and objectives.

Strategies

- Establish an annual process for evaluating Extraterritorial extension request from the Wake County municipalities.
- Evaluate Extraterritorial extension requests following a predictable set of guidelines.
- Review Extraterritorial Extension request evaluating previous ETJ expansion with compliance with the adopted guidelines.

Cross reference:

See the criteria for evaluating Extraterritorial extension requests adopted by the Board of Commissioners on Chapter IV "Expansion of Municipal Planning Jurisdictions" of the Wake County Land Use Plan

Urban Services Areas (USA) and Transitional Urban Development Standards (TUD)

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 delineated on the Water/Sewer Plan's Wastewater Facilities map) that lie within 1 mile of the extension.
(See General Classifications Map)

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.

In Short Range USA's Wake County implements **Transitional Urban Development Standards** (TUDs) that require applicants to meet the development standards of the closest municipal jurisdiction. This ensures that sidewalks and other infrastructure are in place.

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.

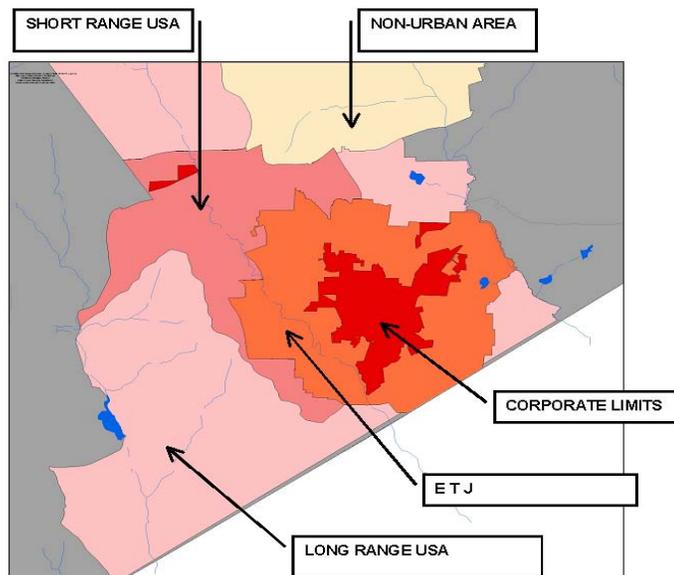
For both Short-Range and Long-Range USAs, centralized community water and sewer systems will be required to be designed to municipal standards, and that new development not served by centralized water and sewer systems will be required to at least dedicate the easements necessary to enable such service 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.

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

Cross-reference:

See the General Classifications Policies and Transitional Urban Development Policies in Chapter III of the Wake County Land Use Plan and the Table of Amendments in Chapter XI of the Wake County Land Use Plan for the list of amendments to the Urban Services Areas.



Intent of the Urban Services Areas

The Wake County Land Use Plan applies general classifications to all land within the Wake County planning jurisdiction. These general classifications - urban service areas - are primarily intended to serve as the basis for policies that coordinates the County's efforts:

1. To manage orderly growth and development with area municipalities;
2. To encourage growth close to municipalities, taking advantage of existing and planned urban infrastructure;
3. To encourage the development of mixed-use communities;
4. To ensure that land use planning is coordinated with transportation planning; and
5. To maintain and protect the quality of existing and planned surface water supplies of drinking water.

The objectives of this Plan are to recognize the different factors that affect land development in each of the three municipal Urban Services Areas (USA) within the Southwest Wake County planning area and to plan cooperatively with the affected local governments - Towns of Apex, Cary and Holly Springs.

Town of Apex USA

Most of the Town of Apex's Urban Services Area is located within the Jordan Lake watershed area and is designated as Long Range Urban Services Area/Water Supply Watershed. This designation includes water supply watersheds - where the character, intensity, and/or design of development must be managed so it does not degrade the quality of the water, which is a source for drinking. Wake County protects water quality in water supply watersheds by applying land use and development regulations that are designed to keep impervious surface coverage low and to provide adequate infiltration of runoff water into the ground. They do so by limiting the density of residential development, limiting the impervious surface coverage of nonresidential development, requiring vegetated buffers along watercourses, limiting nonresidential land uses to those with characteristics less likely to adversely affect water quality, controlling the storage and use of hazardous materials, and applying design standards to minimize adverse water quality impacts. These land use and development regulations help to maintain water quality and direct more dense growth out of water supply watersheds and into the urbanizing areas.

Town of Apex Development Criteria

The following table presents a summary of the development criteria used by the Town of Apex.

Town of Apex Development Criteria

Development Type	Land Uses	Density/Scale	Height	Interconnect	Design Elements
<u>Historic Town Center</u>	Retail, office, and residential	Consistent with existing historic buildings in the Apex National Register Historic District	Maximum: 10% higher than tallest historic building on block	System of walkable streets consistent with historic fabric	Formal greens, plazas, courtyards, pedestrian-friendly development that addresses the street (i.e. parking on side or rear, no drive throughs)
<u>Small Town Character Area</u>	Medium density residential, neighborhood retail and services	Comparable to surrounding land uses	Maximum: 2 stories	Network of streets; Bike and pedestrian connections	Small neighborhood parks, playgrounds, and community gathering places, appropriately scaled, pedestrian-friendly development that addresses the street (i.e. big boxes or drive throughs discouraged), context-

					sensitive design that emulates the traditional fabric
<u>Outside Peakway</u>	Multiple uses from residential to employment	Low/medium density residential; pockets of retail, office and light industrial with limited large scale retail	Maximum: 2 stories	Accessible and walkable road network with more dependence on major arterial roads	Active and passive open spaces with community and pocket parks, playgrounds, greenways; appropriate arrangement of uses
<u>Employment Center</u>	Campus-style business park, industrial park, and office park settings	Light industrial, office, research, with limited supporting commercial, and high density residential	Maximum: 3 stories	System of roads with easy vehicular access to highways and arterial roads, accommodate bus transit	Central open space around which buildings are arranged, along with natural areas that connect to greenways
<u>Transit Activity Center</u>	Mixed and concentrated uses: Residential, retail, office	Residential density: 15 dwelling units per acre (multifamily) within ¼ mile from transit station, and 7 dwelling units per acre (small lot single family houses, townhomes) within ½ mile from station	Maximum: 2 to 4 stories	Street network with sidewalks for a pedestrian-oriented environment	Well-integrated 'park and ride' facility for future transit commuters; pocket parks
<u>Activity Center</u>	Primarily retail uses with some residential and office	Medium scale retail, limited large scale retail integrated with smaller scale commercial uses, multi-family residential uses appropriately buffered, employment and office	Maximum: 2 to 3 stories	Vehicular, pedestrian, and bike connectivity between complementary uses, and strong connections to adjacent highways and major arterial roads	Greenways, outdoor event spaces, courtyards, plazas to connect differing uses
<u>Outside UGB/ Rural Area</u>	Residential, agricultural, limited supporting commercial uses	Low density residential and supporting uses, very low density, large lot residential	Maximum: 2 stories	Primarily rural state roads	Open spaces including environmentally sensitive areas, greenways, rural vistas, private estate properties, key agricultural areas, and other culturally important areas

Source: Town of Apex Comprehensive Plan

Town of Cary USA

The overall objectives of The Town of Cary’s Southwest Area Plan (adopted by Cary) include: 1) protect water quality of the Jordan Lake reservoir; and 2) preserve the significant open space and historic resources of the area. Density of future development would decrease from east to west, from NC 55 and the future Western Wake Expressway (I-540) toward the Wake-Chatham County border; and from north to south, from the planned extension of Morrisville Parkway and more intensive land uses designated in the Town of Cary Northwest Area Plan. The most intensive development is planned for the corridor between NC 55 and the future Western Wake Expressway (I-540).

Town of Cary Development Criteria

The following table presents a summary of the development criteria used by the Town of Cary.

**Town of Cary
Development Criteria**

Development Type	Create Human Scale	Create Sense of Place	Connect Uses	Provide Transitions	Reduce Parking Impacts	Plan for Pedestrian, Bicycle, and Transit	Provide Open Space
<u>Activity Center</u>	Building height, setbacks and mass are coordinated with street width, parking, and other elements	Site plan is organized around integrating concept that presents a distinctive character for the Activity Center that can be extended and connected as more development occurs.	Activity Centers are a mixture of commercial, office, residential, and institutional uses. Diverse land uses are linked by convenient, logical and highly connected pattern of streets, sidewalks, and shared open spaces.	Building mass is modulated and height reduced in order to reduce scale from higher density to lower density uses.	A minimum of 20-40% of required parking is placed to side or rear of development projects to reducing large expanses of parking in front of developments.	Building layout, streets, and pedestrian paths emphasize pedestrian convenience and provide for direct pedestrian routes by providing breaks between building masses.	Public gathering spaces are provided in a convenient central location as an integral part of the activity center such as an architecturally integrated plaza or open civic space.
<u>Office/Industrial Park</u>	Building height, setback, and mass, are coordinated with streets, parking, and other elements.	Using coordinated landscaping and architecture, along with public art, particularly at gateways and gathering places, provide a distinctive identity.	Connect streets, sidewalks, paths, and open space both internally and with surrounding developments.	Building heights and mass are compatible with adjacent buildings. When surrounding buildings are residential in scale, taller, larger buildings are in the center of the park with buildings transitioning in size and height to smaller buildings.	Lots are designed to avoid large expanses of parking, especially for views from public streets or pedestrian areas	Pedestrian and bicycle connections are made with sidewalks and paths between buildings in a development and to adjacent developments and neighborhoods.	Natural areas such as woodlands and scenic views are preserved to provide recreation opportunities for workers create outdoor meeting spaces or to provide a natural focal point to the development.
<u>Other Nonresidential Uses</u>	Building height, setback, and mass are coordinated with adjacent buildings and developments as well as streets and sidewalks to create a human scaled zoned of activity.	New buildings are compatible with important adjacent development including style, setbacks, height, materials, and forms.	Links are provided within the development and to adjoining development with streets and sidewalks.	Architectural, landscape, or open space transitions are made between different uses to mitigate adverse visual or environmental impacts.	The visibility of parking areas is reduced, by placing parking to the side and rear of buildings facing public streets. Ideally, no more than one two-sided bay of parking is placed between the building(s) and street.	Sidewalks are provided along arterials, connectors, and local roads with connecting walks to all buildings.	For larger developments, conveniently located pedestrian-oriented open space is included in project. For smaller projects, existing open spaces and buffers are incorporated in the site plan.

<p><u>Residential Areas</u></p>	<p>The relationship between lot size, street width, and building setback, height, design, and arrangement create a human scaled development.</p>	<p>Features such as central gathering places, special views or vistas, and parks are used as organizing features and reinforce the sense of place.</p>	<p>Connections are provided for vehicles, pedestrians and bicyclists, to adjacent shopping, office, and recreation areas.</p>	<p>Architectural or landscape transitions are used to avoid conflicts with surrounding development and to transition between different densities and intensities of land use.</p>	<p>The visual dominance of automobile parking areas and garages is minimized through careful site planning.</p>	<p>The development is pedestrian oriented and has sidewalks along collectors and local roads with connecting paths and sidewalks to adjacent developments and usable open space.</p>	<p>Convenient and functional open space is provided for recreation.</p>
<p><u>Corridor Conversion and Redevelopment Areas</u></p>	<p>If new buildings or additions are constructed on a site, scale and style is compatible with other buildings remaining on the site or adjoining properties</p>	<p>The proposed project fits with an overall design scheme for the streetscape and existing buildings.</p>	<p>Connecting streets, driveways, sidewalks, and streetscape is provided where it is lacking.</p>	<p>Architectural transitions are created by respecting the scale, setback, site treatments, and building materials of adjacent properties.</p>	<p>Shared parking areas and driveways are created between adjacent redeveloped or converted sites when possible.</p>	<p>Continuous sidewalks streetscape elements and streets connect diverse developments and land uses.</p>	<p>Front yards are preserves. If parking is not feasible in rear, one bay of parking that is well screened is provided in the front yard.</p>

Source: Town of Cary Design Guidelines

Town of Holly Springs USA

Most of the Town of Holly Springs’ Urban Services Area lies within a 5-mile buffer zone around the Shearon Harris Nuclear Plant. Harris Lake also presents a valuable ecosystem. Although not a water supply watershed, it is an important water resource as noted by the inclusion of the Harris Lake Watershed Open Space Plan as part of the adopted Wake County Land Use Plan. It is recommended that this area to be developed at very low densities in order to provide public safety and natural resource benefits.

Town of Holly Springs Development Criteria

The Town of Holly Springs is currently drafting development criteria (“Preferred Development Techniques”), which will be incorporated within its Development Procedures Manual.

Residential Area Densities

Three (3) residential land use categories are recommended for the Southwest Wake area.

Water Supply Watershed Critical Area: Residential use – cluster and other subdivisions - up to 0.5 dwelling units per acre. The current recommended density for the water supply watershed critical area, which is shown on the Southwest Wake Area Land Use Plan Map (see pocket fold-out map), is proposed to be changed from a density of 1.75 dwelling units per acre to a recommended density of 0.5 dwelling units per acre.

Water Supply Watershed Non-Critical Area: The recommended density for this area is up to 1 dwelling unit per acre.

Non-Water Supply Watershed Area (Harris Lake Watershed): The recommended density for this area is up to 0.5 dwelling units per acre.

Non-Water Supply Watershed Area: The recommended density for this area is up to 1.5 dwelling units per acre.

The following Wake County goals and strategies guide more urban land uses to those sections of the Southwest area that will provide the needed infrastructure for a mix of more dense and intense development.

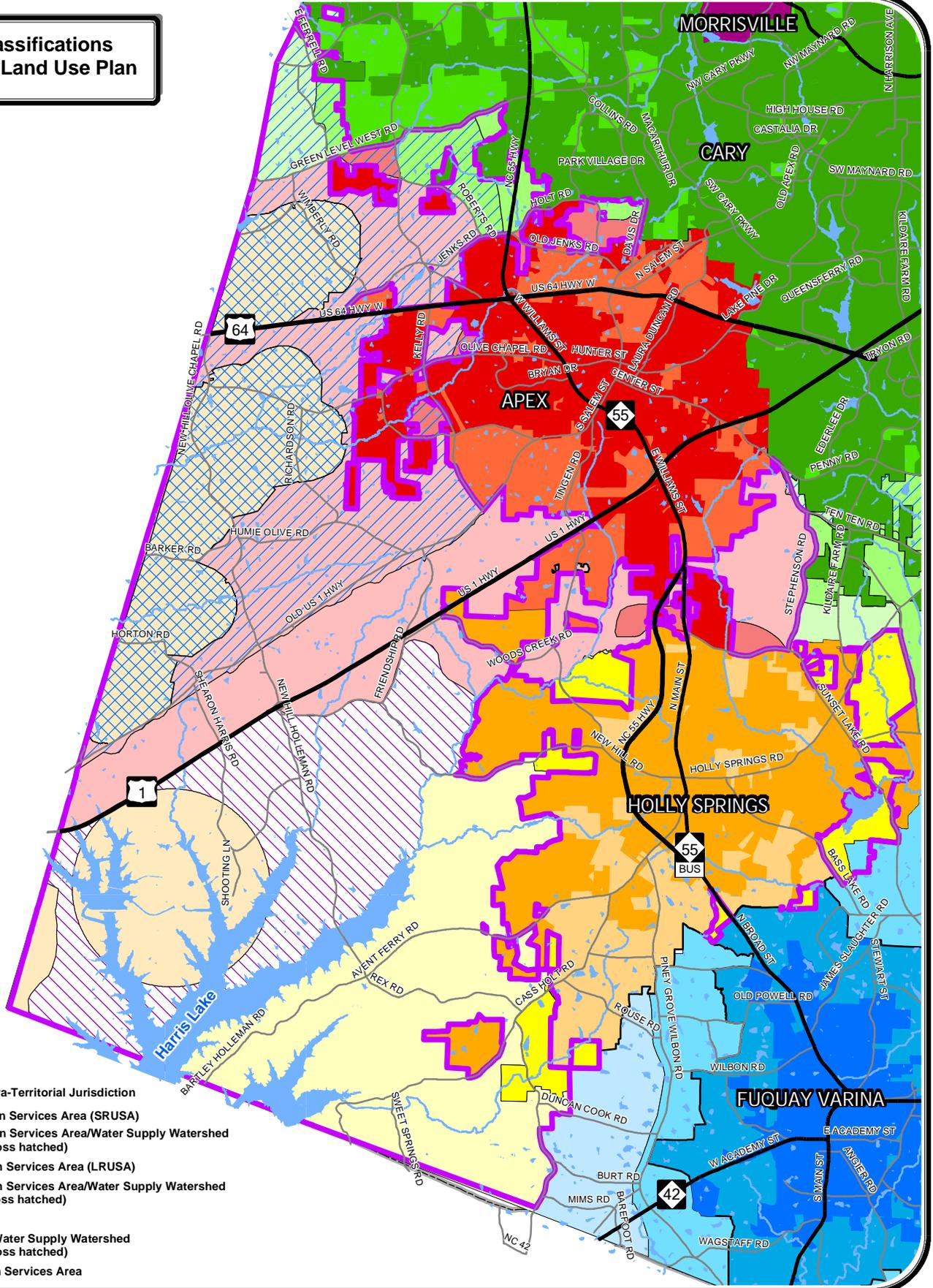
Goals

- To accommodate growth in manner consistent with the Wake County Land Use Plan.
- To relate urban development intensities to the availability of urban infrastructure.
- To influence the type and quality of future development via policies that promote walkable, livable, and diverse neighborhoods.
- To maintain the quality of existing and planned surface water supplies of drinking water.

Strategies

- Continue the process of evaluating a municipality's request for changes in the designation of its Urban Services Area's classification.
- Promote development at urban intensities in the Short Range Urban Services Area and with centralized sewer services (municipal or independent community systems).
- Promote urban transportation facilities in the Short Range Urban Services Area that can accommodate the vehicular, bicycle, pedestrian and transit access needed of urbanized areas.
- Discourage urbanization in the Non-Urban Areas.
- Discourage the extension of municipal sewer systems into the Non-Urban Areas and Non-Urban/Water Supply Watershed Areas.

**General Classifications
Wake County Land Use Plan**

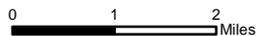


Legend

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



**Southwest Wake
ALUP Update**



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SWALUPGenClass_A-size.mxd
Created by Wake County
Wake County Planning Department
Printed at 03:06:31 PM on May 11, 2007



Section 14- Activity Centers Design Guidelines, Locations, & Profiles

SECTION 14

Activity Centers: Design Guidelines, Locations & Profiles

Introduction

Activity Centers are focal points where people gather for the purpose of shopping, eating, work, spiritual and social activity, learning, and recreation. The following general principles should provide guidance for the development of activity centers that meet the Southwest Wake Area Plan’s goal of focusing 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. Activity centers provide a full mix of goods and services in concentrated locations to serve residential support areas. The 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.

Activity Center Characteristics

- **Emphasis** should be placed on residential compatibility; uses found incompatible with surrounding residences due to appearance, traffic, noise, odor, etc. should be excluded.
- **Transitional** land use is the most desirable pattern of development, especially when Activity 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): The intensity of development should transition toward the edges of the activity center and its residential support area.
- **Neighborhood-oriented** development that allows people to safely walk or bicycle to, from, and within activity centers.
- **Create** a distinctive character that helps the surrounding community better identify with the Activity Center, and incorporate their daily living with it.
- **Ensure** that adjacent uses are compatible with each other in use and scale.
- **Appropriate** zoning districts for activity centers are Conditional Use: Office and Institutional, and General Business.

Types of Activity Centers

Activity Center Design Guidelines apply to three (3) types of centers (neighborhood, community, and regional.) *The Southwest Wake Area Land Use Plan includes only two types of these activity centers: neighborhood and community activity centers.*

Neighborhood Activity Centers 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.

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 Road Rights-of-way	500 feet
Minimum Separation from other Neighborhood Activity Centers	1 mile
Minimum Separation from Community or Regional Activity Centers	1.5 miles

Community Activity Centers should have uses permitted in neighborhood activity centers, plus uses that provide goods and services needed less frequently than on a daily basis. Examples are commercial, civic or office and institutional, and medium and low density residential.

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 Road Rights-of-way	800 feet
Minimum Separation from other Community Activity Centers or Regional Activity Centers	3 miles
Minimum Separation from Neighborhood Activity Centers	1.5 miles

Parcel-Based Activity Centers

Symbols, such as circles and triangles, were used to designate activity centers on the Southwest Wake Area Land Use Plan that was adopted by the Wake County Board of Commissioners in 1999. Because that SW Area Land Use Plan did not designate the size or extent of its activity centers, those characteristics were determined on a case-by-case basis, when the Planning Board, Board of Commissioners, and Board of Adjustment considered rezonings and special use petitions.

Although the lack of specificity afforded a degree of flexibility in reacting to development proposals, it required the various Boards to make a reasoned interpretation of an activity center’s size and extent, or to rely on such an interpretation made by staff. The Boards had a difficult time determining consistency with the Land Use Plan. The Board of Commissioners sought to remedy the situation by employing parcel-based activity centers.

The change from symbols to parcel-based activity centers began after the Board of Commissioners’ Planning Retreat in 2000. The Board of Commissioners requested that the Land Use Classifications Map show specific boundaries for its activity centers, so that it and the other Boards can avoid having to interpret the size and extent of such centers, or relying on staff interpretations. The Board’s Growth Land Use and Environment (GLUE) Committee at a meeting in early 2003, when the draft Activity Center Guidelines were presented to and positively received by the Committee, reaffirmed this policy directive.

The preceding Activity Center Guidelines were used, along with the input of staff and citizens, to determine the boundaries of the Southwest Wake Area Land Use Plan Activity Centers.

Size of the parcel-based activity centers in the SW Area Land Use Plan

Many of the parcel-based activity centers are smaller than the recommended maximum size in order to accommodate future growth in the activity center area. Since it is very difficult to predict the exact location of future development, designating a smaller activity center will allow for the expansion of an activity center according to the land development demand in the area of the designated activity center.

Residential Density

Centers should include high, or high and medium density residential uses. Except in existing centers, low-density residential uses will normally not be allowed. In such cases it will normally be restricted to locations where it can be used as a transition to existing single-family neighborhoods adjoining the center.

Public Outdoor Space

Formal outdoor space for public use, such as a formal park, village green, or plaza, should be provided as focal points for public interaction. Larger activity centers should include more of such space than smaller centers, and may break them up into two or more outdoor spaces. Public space must be well related to the center and create a focal point, and not just be space left over after buildings have been sited.

Existing Conditions

Currently, activity centers have been designated at locations with existing commercial and residential development, and at locations where development still has not taken place. In the first case, infill development has been encouraged in order to channel growth into the existing activity centers. This is the case of the Neighborhood Activity Center located at Old US 1 and New Hill Olive Chapel Road where existing non-residential land use and a historic district are located. In the second case, activity centers are being planned in order to absorb future growth and prevent sprawl. This is the case with the Community Activity Center that is located at the intersection of Old Salem Road and the future I-540, where an activity center is planned by Apex.

Mixing

All activity centers are basically in one of two stages of development:

Greenfield – no urban/suburban development has yet occurred within the boundaries of the activity center.

Partially Built – some urban/suburban development of the activity center has already occurred, however there is still some remaining vacant or rural tracts within the boundaries of the activity center.

The recommendations for existing activity centers are specifically intended to help encourage the development of those uses and elements, which are missing from a center. This is because while a greenfield location largely starts with a clean slate, existing centers have historic development patterns and established uses which tend to create more constraints to overcome to achieve the blend of uses and facilities desired within an activity center.

Activity centers are appropriate locations for a concentrated mix of uses. Commercial, office, and medium and high-density residential uses, at a minimum, should all be represented in the center. More specific recommendations regarding the mix of land use can be found in the description and recommendations for each activity center.

Compatibility

Activity Center Size and Spacing:

- The County's primary aims on size and spacing should be that activity centers be compatible with neighborhoods' existing residences, road networks, and natural features, and will not contribute to strip developments.
- The characteristics 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.

Design Considerations:

Building materials for architecture, landscaping, and signs should be taken into consideration with regard to design.

- 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.
- Solid screening should be provided for all mechanical and electrical equipment, plumbing vents, ducts, or other utility structures that will be visible from a public road or residential district.
- Existing trees should be saved whenever practicable. Isolated stands of trees should be preserved and incorporated into the site design.

Cross-reference:

See the **Activity Centers Design Guidelines** in Chapter III of the Wake County Land Use Plan for policies and recommendations related to Wake County Activity Centers.

Location of Activity Centers

- Activity Centers should be designated at significant road intersections or significant neighborhood or community focal points.
- Activity Centers should be located on transportation corridors that link rural areas with urban areas and allow for future transportation alternatives such as a bus, bicycle, or train. The transportation corridors identified on the Southwest Area Land Use Plan include: NC 55 (linking Holly Springs, Apex and Cary with RTP), the future I-540, Green Level West Road (linking rural areas of Cary with Cary's urban area), Old US 1 (linking Apex rural areas with Apex urban areas), New Hill Holleman Road (linking rural areas of Holly Springs, Apex and Cary), Holly Springs New Hill Road, Avent Ferry Road (linking Holly Springs rural area with Holly Springs urban areas) See *individual maps "Proposed SW ALUP- Activity Centers locations" in this section.*
- Activity Centers should be located in areas where similar type of land use designations are found on adjacent municipal plans ("Village Center", "Gateway District," etc.). A good example of this in the SWALUP is the proposed Community Activity Center at Old US 1 and the future I-540 (Apex USA)

Proper Access to Thoroughfares

Access points should be located adequate distances 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. Access points should be combined to serve multiple lots or uses whenever practicable. Transportation improvements will be built as required by the Wake County Transportation Plan. Also, turning lanes or deceleration lanes to NCDOT standards should be installed along abutting thoroughfares. Site designs should include pedestrian access to connect the activity centers with residential neighborhoods.

Activity Centers and Urban Services Area

Since one of the goals of the Wake County Land Use Plan is to "guide quality growth throughout the County in conjunction with affected local governments" the Southwest Area Land Use Plan reflects the location and design recommendations for activity centers adopted by the Towns of Cary, Apex and Holly Springs. For specific municipal guidelines for activity centers, see Section III of the Apex Comprehensive Plan, adopted April 20, 2004 and Chapter 6 of the Cary Land Use Plan, amended July 1, 2003. Holly Springs is currently in the process of creating a new Comprehensive Land Use Plan which will be a policy guide and future land-use strategy.

Cross-reference:

See **Chapter II** of the Wake County Land Use Plan for the Vision Statement, Goals and Strategies adopted by the Wake County Board of Commissioners.

Location of an activity center in the water supply watershed

Wake County protects water quality in water supply watersheds by applying land use and development regulations that are designed to keep impervious surface coverage low and to provide adequate infiltration of runoff water into the ground. They do so by limiting the density of residential development, limiting the impervious surface coverage of nonresidential development, requiring vegetated buffers along watercourses, limiting nonresidential land uses to those with characteristics less likely to adversely affect water quality, controlling the storage and use of hazardous materials, and applying design standards to minimize adverse water quality impacts. These land use and development regulations help to maintain water quality and direct more dense growth out of water supply watersheds and into the urbanizing areas.

Impervious Surface Coverage and Housing Density Limits: Where non-residential development is proposed on land that is residentially-zoned, as are most of the watersheds, it must also provide stormwater controls on the initial runoff from impervious surface coverage exceeding 12%.

Non-residential Land Use Limits: Most of the land within water supply watersheds in the County's jurisdiction is currently zoned Residential-80 Watershed (critical areas) or Residential-40 Watershed (balance of watershed). This zoning generally limits nonresidential uses to only those low-impact types and intensities not likely to adversely impact water quality, and also treats such uses as special uses requiring extra scrutiny of (among other things) potential water quality impacts (especially in the critical areas of water supply watersheds).

Cross reference:

See **Chapter V** of the *Wake County Land Use Plan* and the *Wake County Watershed Management Plan* for the policies regarding Water Supply Watershed protection.

Activity Centers in Short Range Urban Services Area

Throughout **Short-Range Urban Services Areas** (SRUSAs and SRUSA/WSWs), new development (including that not served by a centralized sewer system) should be required to be designed so as to facilitate the future infill development necessary to achieve urban intensities once centralized sewer service becomes available. This might be achieved, for example, by applying minimum intensity standards to new development served by centralized sewer systems, requiring new subdivisions to be clustered and set aside the maximum area practicable as future development sites, and/or requiring new subdivisions to design lots for the planned urban intensity, but temporarily limit sales and development to combinations of adjoining lots until centralized sewer service becomes available.

Cross reference:

See the **General Classifications and Related Policies** in Chapter III of the *Wake County Land Use Plan* for policies and recommendations regarding policies intended to implement the Goals of the *Wake County Land Use Plan*.

Application

The Design Guidelines should apply to activity-center special use applications, and conditional use rezonings involving commercial, office, or institutional uses.

Special use permit applications and Planned Compliance Permits should be accompanied by site plans, text, and graphics as needed to demonstrate their degree of conformity with activity center policies and design guidelines.

Cross-reference:

See the **Activity Centers Design Guidelines** in Chapter III of the Wake County Land Use Plan for policies and recommendations related to Wake County Activity Centers.

Summary

The following issues affect the location and type of activity center:

- **The activity center** should be located at significant road intersections or significant neighborhood or community focal points. (Activity Centers Design Guidelines, Wake County Land Use Plan page III.23) See map “Proposed SW ALUP- Activity Centers locations”
- **The activity center** should be located on transportation corridors that link rural areas with urban areas, and allow for future transportation alternatives such as buses, bicycle, or train. Examples of such transportation corridors in the SWALUP area are NC 55 (linking Holly Springs, Apex and Cary with RTP), future I-540, Green Level West Road (linking rural areas of Cary with Cary’s urban area), Old US 1 (linking Apex rural areas with Apex urban areas), New Hill Holleman Road (linking rural areas of Holly Springs, Apex and Cary), Holly Springs New Hill Road, Avent Ferry Road (linking Holly Springs rural area with Holly Springs urban areas) See map “Proposed Southwest Area Land Use Plan- Activity Centers locations”
- **The activity center** should serve the surrounding market area. This market area is addressed by the recommended distance between Activity Centers: “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.” (Wake County Land Use Plan) See map “Proposed Southwest Area Land Use Plan- Activity Centers locations”
- **Infill activity centers** should reflect existing residential and non-residential land uses. This information can be found in current land uses in tax database and current zoning classifications. Current land uses reflect the evolution of land uses in the area and how the land demand has affected the area. The Neighborhood Activity Center located at New Hill Olive Chapel Road and Old US 1 provides an example of this.
- **The activity center** might reflect a similar designation (“Village Center”, “Gateway District,” etc.) on adjacent municipal plans. An example of this is the Community Activity Center at Old US 1 and the future I-540 (Apex Urban Services Area)
- **Mixing of land uses** or activities may be placed adjacent to one another, or on different floors of the same building, such as dwellings over shops. Such mixing of land uses encourages a compact and pedestrian-oriented center. Recommendations can be found on the description prepared for each activity center.
- **Emphasis should be** placed on residential compatibility; uses found incompatible with surrounding residences due to appearance, traffic, noise, odor, etc. should be excluded.
- **At least 40%** of the estimated residential market demand should be absorbed within the activity center. Office and commercial land uses within the activity center should range from 6 to 12 square feet per person within the market area. The activity center market area is defined by 0.5-mile radius from the neighborhood activity center.
- **Neighborhood Activity Centers** should include public open space at a rate of 0.25 to 0.5 acres per 800 people. This type of open space should function as “village green” providing identity and a “sense of place” to the activity center.
- **Transitional land use** is the most desirable pattern of development, especially when activity centers are next to low-density residential uses.
- **Environmental sensitive areas** should be preserved when locating or expanding activity centers.
- **Recommended zoning districts** for activity centers include: Residential Zoning Districts, Residential Highway Commercial District, Commercial Districts, Conditional Use Industrial Districts, Planned Development Districts, and Classical Mixed-Use and Residential Mixed-Use Districts.

Activity Center Sites:

Town of Apex Urban Services Area

The Town of Apex Urban Services Area has eight (8) designated neighborhood activity centers and two community activity centers in the SWALUP. A description of the existing land use and future land use recommendations for each proposed activity center site are stated below.

Green Level West Rd / Wimberly Rd

Type: Neighborhood Activity Center

Size: 22 acres

Urban Services Area: LRUSA

The activity center is located at the intersection of Green Level West Road and Wimberly Road in the Town of Apex's Long Range Urban Services Area. The activity center is bordered by the American Tobacco Trail on the east, by Green Level West Road on the north, and Wimberly Road on the west. Green Level West Road is a corridor that links the rural areas of Wake County with the urban areas of Cary and Apex. Green Level West Road connects the Green Level Historic District and a mixed-use area identified as "Gateway Center" in Cary's Southwest Area Plan. This neighborhood activity center is located approximately 1.5 miles from the New Hill Historic District, which is located at the intersection of Green Level West Road and Green Level Church Road, and it will provide for commercial land uses for this rural area of the county. Currently, the parcels are classified as Horticulture-Farm, and Agricultural-Farm on the Wake County Tax database and zoned R-40W. A historic property can be found on the northwestern corner of the activity center.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
Land Use	Parcels	Acreage	Zoning	Residential Units
Residential	1	1.64	R-40W	1
Agricultural	1	20.36	R-40W	
Vacant Lands				
Land Use	Parcels	Acreage	Zoning	Approved Project
None				
<p>Historical, Cultural or Environmental Significance: A historic property can be found on the northwestern corner of the activity center. The "Lewey Farm" is identified as an early 20th century property on the Wake County Architectural Survey. The activity center is also located approximately 1.5 miles from the New Hill Historic District.</p> <p>A Watershed Water Supply Critical Area can be found 500 ft. to the south of the activity center. Any future activity center expansion should avoid this area in order to protect the critical area of the Water Supply Watershed.</p>				

The activity center can be classified as an infill area. Future development should be compatible with the existing land uses and buildings. Currently this activity center is located in a rural area of the county so the future land uses should accommodate commercial or business at the neighborhood level. Locating a neighborhood activity center at this intersection will reinforce Green Level West Road as a transportation corridor linking rural areas of Apex and Cary with the Town of Cary urban area. The inclusion of the historic property within the activity center would allow for changes in the land use in order to allow for expanding or redeveloping the property. The location next to the American Tobacco Trail could provide opportunities for land uses such as bed and breakfast to be coordinated with this recreational land uses.

Recommendations:

- Channeling land development within the A.C. will allow for more low-density development within the Water Supply Watershed. At least 40% of the estimated residential market demand should be absorbed within the activity center. Office and commercial land uses within the activity center should range from 6 to 12 square feet per person within the market area. The activity center market area is defined by 0.5-mile radius from the neighborhood activity center.
- Environmental sensitive areas should be preserved when expanding the activity center. A Watershed Water Supply Critical Area can be found 500 feet to the south of the activity center. Any future of the activity center expansion should avoid this area in order to protect the critical area of the Water Supply Watershed.

US Hwy 64 / Jenks Rd

Type: Neighborhood Activity Center

Size: 12 acres

Urban Services Area: LRUSA

The neighborhood activity center is located at the intersection of US Highway 64 and Jenks Road and includes four parcels. The activity center links the urban areas of Apex with the rural western section of the Town. Jenks Road serves as a connector between NC 55 and US 64. The site is outside of the five-mile radius of the Shearon Harris Power Plant.

A small waterbody exists along US 64. The site is out of the buffered area of Reedy Creek Branch. The Neighborhood Activity Center located at US 64/Jenks Road includes four parcels with a variety of land uses. One parcel is commercial, two are office-condominiums, and one is agricultural. Nearby land uses include agricultural, forested, commercial, and vacant land. The surrounding properties are zoned Residential-40W (R-40W) and Highway District (HD) with the Water Supply Watershed Overlay District (WSO-4P). Highway District will eventually be replaced with the new Residential Highway Commercial (RHC) District, which has been included in the Unified Development Ordinance adopted by the Wake County Board of Commissioners on April 17, 2006.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Commercial	3	9	HD, GB	
Residential	1	3	GB	1
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
None				
Historical, Cultural or Environmental Significance: No designated historically significant sites in activity center. A small waterbody exists along US 64 that connects to the buffered area of Reedy Creek Branch.				

Recommendations:

The site will serve the heavily traveled US 64 and provide a gateway from the more rural parts of Apex to the urban area. The site contains some commercial development on site. Jenks Road connects with Wimberly Road, which provides access to the American Tobacco Trail. The Town of Apex’s 2025 Land Use Plan classifies the Activity Center as a medium density residential land use.

Friendship Rd / Old US Hwy 1

Type: Neighborhood Activity Center
Size: 34 acres
Urban Services Area: LRUSA

The activity center is located at the intersection of Friendship Road and Old US Highway 1. Old US 1 serves as a corridor linking downtown Apex with rural areas of the Town of Apex’s Urban Services Area and other activity centers along S. Salem-Old US 1. This neighborhood activity center is to provide for residential and commercial land uses in order to meet expected demands in this area of the county.

Currently this area is classified as Commercial and Agricultural-Farm within the Wake County Tax database. No new or significant development has occurred in this area of Apex’s Urban Services Area. Existing subdivisions are located within Apex’s planning jurisdiction northwest of the proposed activity center.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
Land Use	Parcels	Acreage	Zoning	Residential Units
Commercial	1	1	R-40W	
Residential	6	30	R-40W	7
Vacant Lands				
Land Use	Parcels	Acreage	Zoning	Approved Project
Undeveloped	3	3	R-40W	
Historical, Cultural or Environmental Significance: No designated significant sites in activity center.				

Future development at this location should be in accordance with the recommendations of the Activity Centers Design Guidelines within the Wake County Land Use Plan and the Town of Apex’s Comprehensive Plan. These guidelines address issues of compatibility between commercial and residential buildings, connections between residential areas and commercial areas, open space, buffers, and transitional development.

Recommendations:

- Currently this activity center is located in a rural area of the county so future land uses should accommodate commercial uses or businesses at the neighborhood level. Future development should be encouraged on the vacant land that already exists within the activity center or at higher densities in the residential areas of the activity center.
- At least 40% of the estimated residential market demand should be absorbed within the activity center. Office and commercial land uses within the activity center should range from 6 to 12 square feet per person within the market area. The activity center market area is defined as being within a 0.5-mile radius of the neighborhood activity center.
- Public open space should be located within the activity center in order to provide and identify a “sense of place” in the area. The open space area should have direct access to Friendship Road or Old US Highway 1.

New Hill-Holleman Rd / US Hwy 1 and New Hill-Olive Chapel Rd / Old US Hwy 1

The activity centers are located at two major road intersections, which include New Hill-Holleman Road/US 1 and New Hill-Olive Chapel Road/Old US Highway 1 and include parcels and buildings within the New Hill Historic District. Both activity centers are located along the New Hill-Holleman

Road-New Hill Olive Chapel Road corridor, which links the rural areas of Holly Springs, Apex, and Cary.

Since these two activity centers are located within 1,000 feet of each other, there is the potential for future growth in the area and the demand for additional commercial land use. The activity centers could be combined to form one Community Activity Center.

Due to environmental constraints to the north of Old US 1 and the concept of merging the activity centers, it is recommended that future growth be accommodated on the southeast quadrant of Old US 1 and New Hill-Holleman Road and on the northwest quadrant of the intersection of US Highway 1 and New Hill-Holleman Road. Infill development, new development, and small neighborhood open spaces could create a “Main Street” between both activity centers.



New Hill-Holleman Rd at US Hwy 1

Type: Neighborhood Activity Center
Size: 13 acres
Urban Services Area: LRUSA

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
Land Use	Parcels	Acreage	Zoning	Residential Units
Residential	5	11	R-30, GB	5
Vacant Lands				
Land Use	Parcels	Acreage	Zoning	Approved Project
Undeveloped	1	2		
<p>Historical, Cultural or Environmental Significance: This activity center includes parcels and buildings within the New Hill Historic District. In the activity center there are two historic properties: “Western Wake Colored School” (former) (Wake County Architectural Survey), and “Evans House” (Wake County Architectural Survey). Just northwest of activity site, there is a property on the National Registry List: “New Hill First Missionary Baptist Church” located on Old Fayetteville Rd. The activity center is located on fairly flat terrain and within approximately 1,000 ft of a floodplain. It is also located within the 5-mile radius of the Shearon Harris Power Plant.</p>				

Recommendations:
 The activity center is located within the 5-mile radius of the Shearon Harris Power Plant. It is recommended that residential development within the activity center be curtailed until a more detailed study is done and the Wake County Board of Commissioners adopts a plan for the area within five miles of the Shearon Harris Power Plant due to concerns regarding higher density, as it relates to impact on emergency management, evacuation, and public safety. The plan should address evacuation procedures, recommended land uses and Urban Services Areas, provision of infrastructure, environmental constraints, and transportation facilities.

New Hill-Olive Chapel Rd / Old US Hwy 1

Type: Neighborhood Activity Center
Size: 8 acres
Urban Services Area: LRUSA

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Commercial	5	5	HC, GB	
Residential	5	2	HC / GB	5
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped	2	1	HC	
<p>Historical, Cultural or Environmental Significance: This activity center includes parcels and buildings within the New Hill Historic District. This activity center has three properties on the National Register of Historic Places: "W.T. Roundy Complex-Motor Court", "W.T. Roundy Complex-Store", and "C.J. Bright Store." The activity center is located on fairly flat terrain and within approximately 1,000 ft of a floodplain. It is also located within the 5-mile radius of the Shearon Harris Power Plant.</p>				

Recommendations:

The activity center is located within the 5-mile radius of the Shearon Harris Power Plant. It is recommended that residential development within the activity center be curtailed until a more detailed study is done and the Wake County Board of Commissioners adopts a plan for the area within the 5-miles of the Shearon Harris Power Plant due to concerns regarding higher density, as it relates to impact on emergency management, evacuation, and public safety. The plan should address evacuation procedures, recommended land uses and Urban Services Areas, provision of infrastructure, environmental constraints, and transportation facilities.

Old US Hwy 1 / Bonsal Rd

Type: Neighborhood Activity Center
Size: 7 acres
Urban Services Area: LRUSA

The activity center is located at the intersection of Bonsal Road and Old US Highway 1. Old US 1 is a corridor that links downtown Apex and its rural Urban Services Area as well as other activity centers along South Salem-Old US 1 road. This neighborhood activity center is located approximately three miles from a neighborhood activity center located at the intersection of Old US 1 and New Hill Olive Chapel Road.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Commercial	1	1	R-40W	
Residential		2	R-40W	3
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped	6	4	R-40W, HC	
Historical, Cultural or Environmental Significance: The historic properties within the activity center are the "Bonsal Store & Houses" (Wake County Architectural Survey). The activity center is within the Town of Apex Long Range Urban Services Area / Water Supply Watershed and adjacent to the Falls Lake Watershed Critical area. It is also located within the 3-mile radius of the Shearon Harris Power Plant.				

The activity center is within the Town of Apex Long Range Urban Services Area/Water Supply Watershed and adjacent to the Falls Lake Water Supply Watershed Critical Area. Since the activity center includes existing commercial and residential land use it can be classified as an infill activity center. Locating a neighborhood activity center at this intersection will reinforce Old US 1 as a transportation corridor linking activity centers along the Old US 1 and rural areas in Wake County with more urban areas of the Town of Apex.

Future development should be in accordance with the recommendations of the Activity Centers Design Guidelines of the Wake County Land Use Plan and the Town of Apex's Comprehensive Plan. These guidelines address issues of compatibility between commercial and residential buildings, connections between residential areas and commercial areas, open space, and buffers and transitional development. Currently this activity center is located in a rural area of the county. Future land uses should accommodate commercial or business at the neighborhood level.

Recommendations:

- Future infill development should complement existing land uses such as the Railroad museum. Since this activity center is located within close proximity to the Water Supply Watershed Critical Area new infill development should take place to the south of the proposed activity center.
- The activity center is located within the 3-mile radius from the Shearon Harris power plant. Adjacent communities have expressed concern regarding the compliance of the Shearon Harris plant with fire safety federal standards and the inadequacy of evacuation plan for residents inside the 10-mile radius. It is recommended that residential development within the activity center be put on hold until the Wake County Board of Commissioners adopts a plan for the area within 5-miles of the Shearon Harris Power Plant. The plan should address evacuation procedures in case of an emergency, recommended land uses, provision of infrastructure, environmental constraints and transportation facilities.

NC 55 / Future I-540

Type: Community Activity Center

Size: 81 acres

Urban Services Area: LRUSA

The community activity center is located at the intersection of NC Highway 55 and the Future I-540, and includes over sixty parcels. The community activity center links the communities of Apex and Holly Springs along heavily traveled NC 55. The Future I-540 will connect with the NC 55 bypass. Sunset Lake Road connects to NC 55 and provides access to the many residential developments in Apex and Holly Springs. The site is outside of the five-mile radius of Shearon Harris.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
Land Use	Parcels	Acreage	Zoning	Residential Units
Commercial	2	6	GB, HC	
Residential	61	45	R-30, HD	61
Vacant Lands				
Land Use	Parcels	Acreage	Zoning	Approved Project
Undeveloped	33	30	R-30, HD	
Historical, Cultural or Environmental Significance: There are no designated historical significant sites. There is a variation in the elevation of land within the Community Activity Center, which changes on the northeastern section near the NC 55 Bypass. Majority of land is relatively flat. A small waterbody exists near the end of Foraker Street.				

This Community Activity Center contains a wide range of land uses, which include single-family residential, manufactured housing, churches, and commercial. Nearby land uses include industrial, commercial, residential and vacant land.

Recommendations:

The zoning within this area includes Highway District (HD). Highway District will eventually be replaced with the new Residential Highway Commercial (RHC) District, which has been included in the Unified Development Ordinance adopted by the Wake County Board of Commissioners on April 17, 2006. The RHC is primarily intended to accommodate residential development, although it also allows several types of nonresidential development if the Board of Adjustment first reviews and approves a site plan and special use permit for the use. The site will serve traffic along heavily traveled NC 55 between the communities of Apex and Holly Springs. It will also serve as an area for the future NC 55 bypass and I-540 Interchange. The area will provide services to the outlying area of Holly Springs. The site contains commercial and residential development on site. The area already contains a mix of land uses, however portions of the property remain vacant. The Town of Apex’s 2025 Land Use Plan classifies the area of the Community Activity Center land uses as medium/high density residential and office/institution.

Salem Street / Future I-540

Type: Community Activity Center
Size: 47 acres
Urban Services Area: LRUSA

The activity center is located at the intersection of South Salem Street and the future I-540. South Salem Street is a corridor that links downtown Apex with the rural areas of the Town’s Urban Services Area and other activity centers along South Salem-Old US Highway 1. This community activity center is located approximately one mile from a neighborhood activity center, which is located at Old US 1 and Friendship Road and it will be able to provide residential and commercial land use in order to satisfy the expected demand in this area of the county.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
Land Use	Parcels	Acreage	Zoning	Residential Units
Residential	2	47	R-30	2
Vacant Lands				
Land Use	Parcels	Acreage	Zoning	Approved Project
None				
Historical, Cultural or Environmental Significance: Activity center includes the following Wake County Architectural Survey historic property: “Hunter House”.				

No new development has taken place in this area of Apex’s Urban Services Area. Existing subdivisions are within Apex’s planning jurisdiction to the northwest of the proposed activity center.

The designation of this Community Activity Center is consistent with the Town of Apex’s adopted plans and with the goal of the Wake County Land Use Plan of guiding “quality growth throughout the County in conjunction with affected local governments.”

Recommendations:

The Town of Apex has adopted an area plan that includes the area of this community activity center. The master plan includes approximately 2,000 residential units with an additional 167 acres of commercial and office space, and 160 acres of parks and greenways. Future development within the activity center should be in accordance with the area plan adopted by the Town of Apex.

Olive Chapel Rd / Kelly Rd

Type: Neighborhood Activity Center

Size: 25 acres

Urban Services Area: LRUSA

The activity center is located at the intersection of Olive Chapel Road and Kelly Road in the Town of Apex’s Long Range Urban Services Area. The Olive Chapel Elementary School is located at 1551 Rock Quarry Road across the street from the activity center and within the Town of Apex’s planning jurisdiction.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Residential	3	12	R-40W	3
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped	5	13	R-40W	
Historical, Cultural or Environmental Significance: There are no designated historical significant sites. A floodway area is to the north of the activity center where its expansion is to be discouraged.				

The designation of a neighborhood activity center at this intersection will reinforce Olive Chapel Road as a transportation corridor linking rural areas of Apex and Cary with the Town of Cary urban area.

The activity center can be classified as an infill activity center. Future development should be compatible with the existing land uses and buildings. The vacant parcels within the activity center provide opportunities for the development of a cluster subdivision. The elementary school located across the street from the activity center reinforces the concept of mixed-uses in close proximity. Some commercial land uses that will support the existing and future demand could be included within the designated activity center. Currently this activity center is located in a rural area of the county where future land uses should accommodate commercial uses or businesses at the neighborhood level.

Recommendations:

- Future expansion of the activity center should be planned with the Town of Apex in accordance with the Wake County Land Use Plan’s goal of guiding “growth throughout the County in conjunction with affected local governments.”
- At least 40% of the estimated residential market demand should be absorbed within the activity center. Office and commercial land uses within the activity center should range from 6 to 12 square feet per person within the market area. The market area for the activity center is defined as being within a 0.5-mile radius of the neighborhood activity center.

Old Holly Springs-Apex Rd / Woods Creek Rd

Type: Neighborhood Activity Center

Size: 18 acres

Urban Services Area: LRUSA

The activity center is located at the intersection of Old Holly Springs-Apex Road and Woods Creek Road and includes two parcels. The activity center links the communities of Apex and Holly Springs. The road serves as the secondary connection between the communities, and runs parallel to NC Highway 55 and the NC 55 Bypass. A landfill does exist across from the Old Holly Springs-Apex Rd./Woods Creek Neighborhood Activity Center. The site is outside of the five-mile radius of the Shearon Harris Power Plant.

The Neighborhood Activity Center located at Old Holly Springs-Apex Rd./Woods Creek Road contains a slight change in elevation, however the properties are not located within a floodplain or a stream buffer area.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
None				
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped	2	18	R-80	
Historical, Cultural or Environmental Significance: There are no designated historical significant sites. The activity center contains a slight change in elevation, but is not located within a floodplain or a stream buffer area.				

The Neighborhood Activity Center located at Old Holly Springs-Apex Rd./Woods Creek Road includes two parcels with one residential structure. Nearby land uses include farm parcels and 12 Oaks subdivision to the South, a Wake County landfill to the East, Progress Energy Property to the West, and a few vacant parcels to the North.

Recommendations:

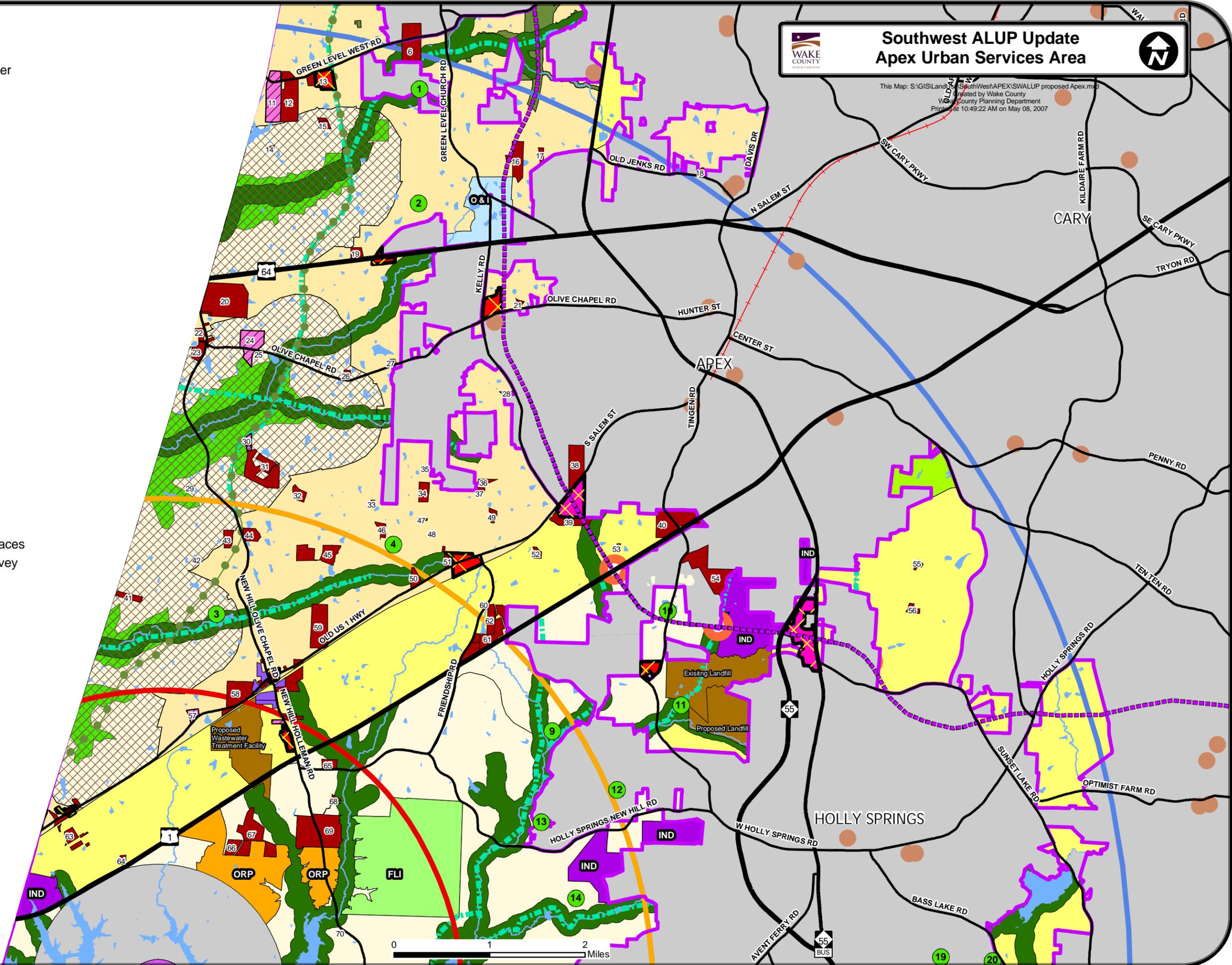
The site will serve the residential development to the south and north. Old Holly Springs-Apex Road connects the two communities and the road serves as an alternate to NC 55. The site is a greenfield and will provide community services as the area grows. The Town of Apex 2025 Land Use Plan identifies the Activity Center as a medium density land use classification.

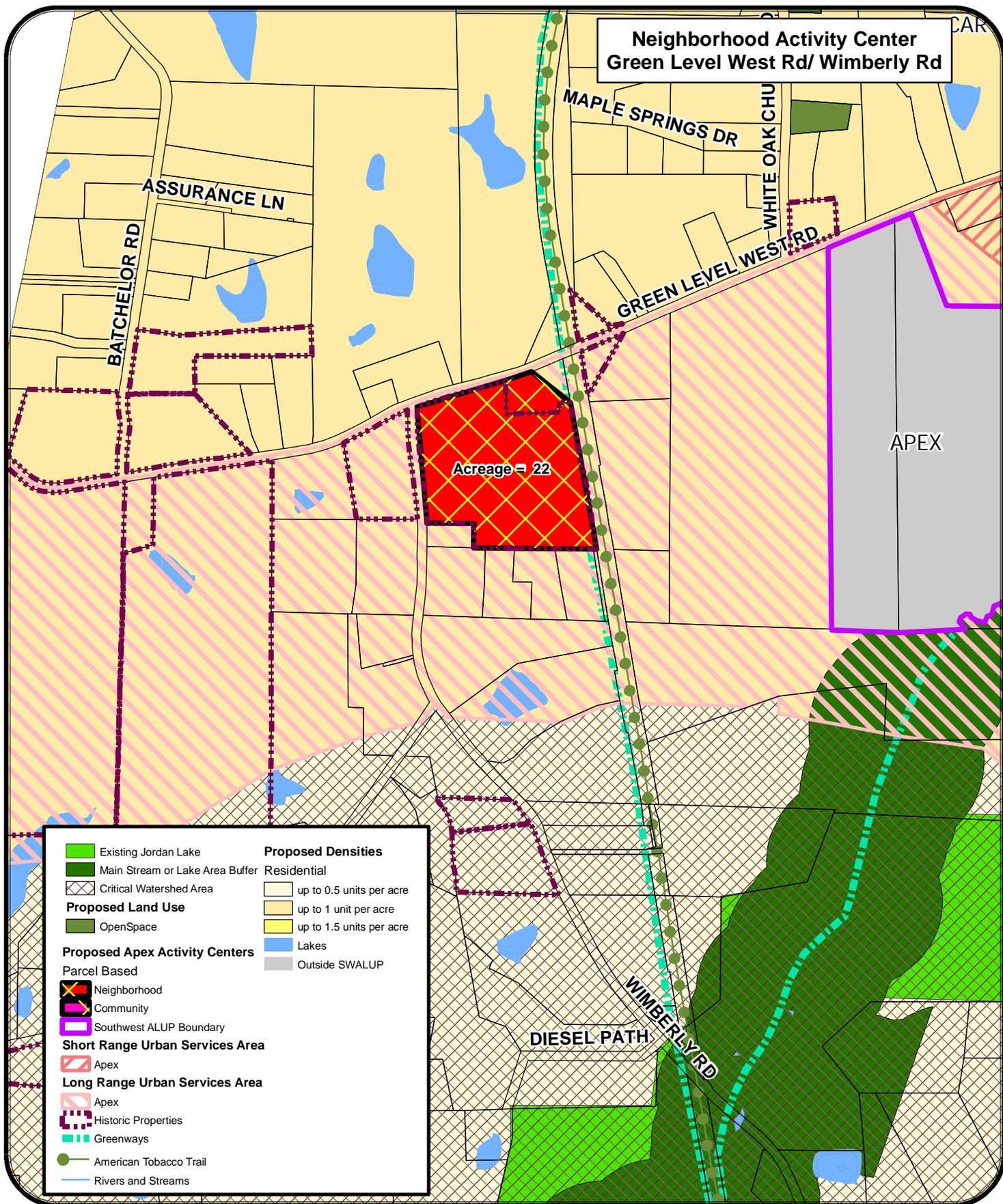
Apex USA Activity Center Maps

(see following pages)

This Map: S:\GIS\Land Use\SouthWest\APEX\SWALUP proposed Apex.mxd
 Created by Wake County
 Wake County Planning Department
 Printed at 10:49:22 AM on May 08, 2007

-  Existing Jordan Lake Reservoir Property
-  Main Stream or Lake Area Buffer
-  Critical Watershed Area
- Proposed Land Use**
-  Forestry/Light Industry (FLI)
-  Office/Research Park (ORP)
-  Industrial
-  Office & Institutional
-  OpenSpace
-  Recreational Facility
-  Public Function Facility (PFF)
-  Special Function Facility (SFF)
- Proposed Densities**
- Residential
-  up to 0.5 units per acre
-  up to 1 unit per acre
-  up to 1.5 units per acre
-  Southwest ALUP Boundary
-  Outside SWALUP
- Proposed Activity Centers**
- Parcel Based
-  Neighborhood
-  Community
- Historic Properties**
- Designation
-  National Register Study List
-  National Register of Historic Places
-  Wake County Architectural Survey
- Distance from Shearon Harris**
-  3 miles
-  5 miles
-  10 miles
-  Park or Recreation Facility
-  Public Schools
-  Pedestrian Crossing
-  Proposed I540
-  American Tobacco Trail
-  Greenways
-  Proposed TTA Rail
-  Rivers and Streams



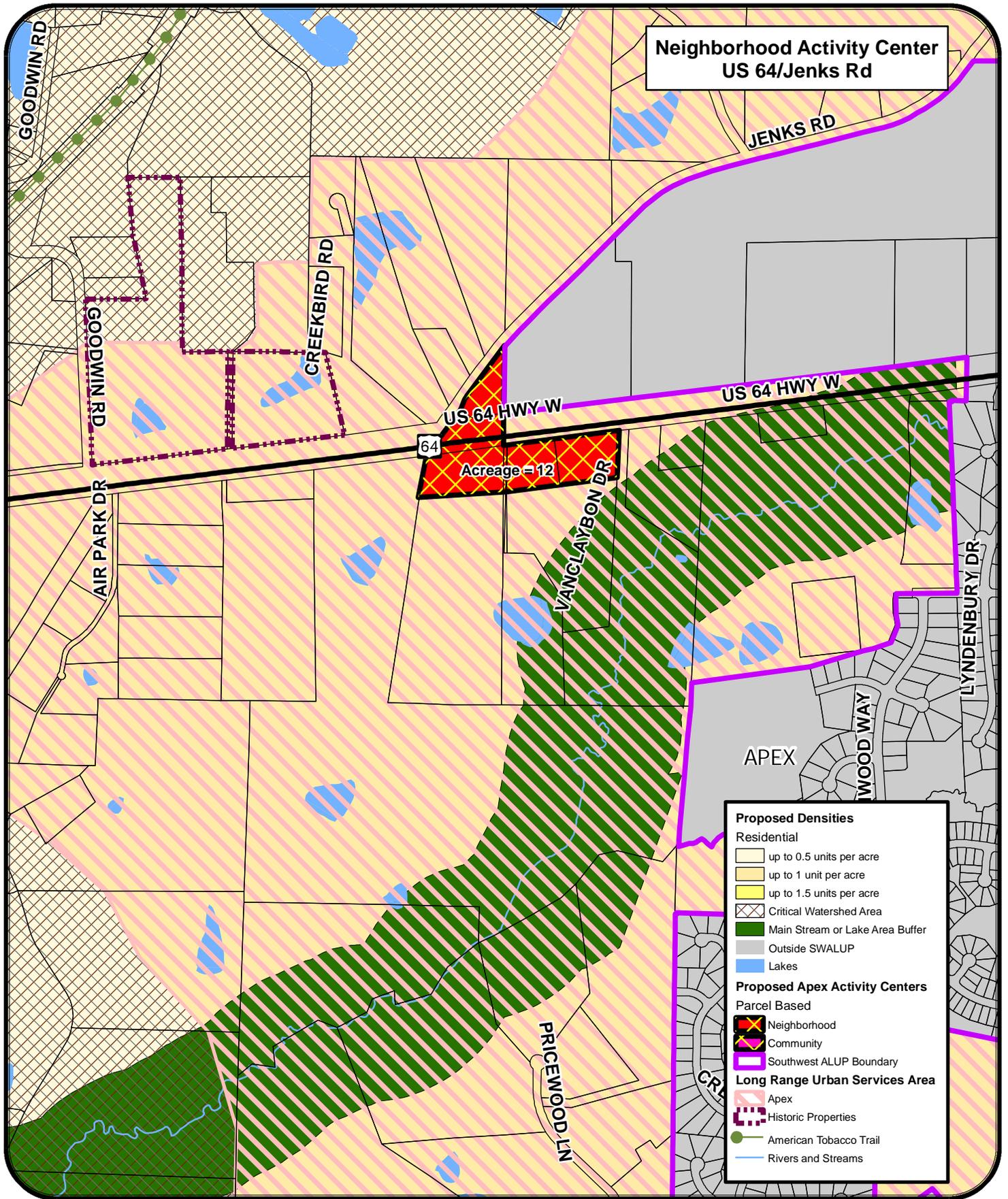


Southwest Wake ALUP Update



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 Wake County Planning Department
 Printed at 10:59:27 AM on May 05, 2007





Neighborhood Activity Center
US 64/Jenks Rd

Proposed Densities

- Residential
 - up to 0.5 units per acre
 - up to 1 unit per acre
 - up to 1.5 units per acre
- Critical Watershed Area
- Main Stream or Lake Area Buffer
- Outside SWALUP
- Lakes

Proposed Apex Activity Centers

Parcel Based

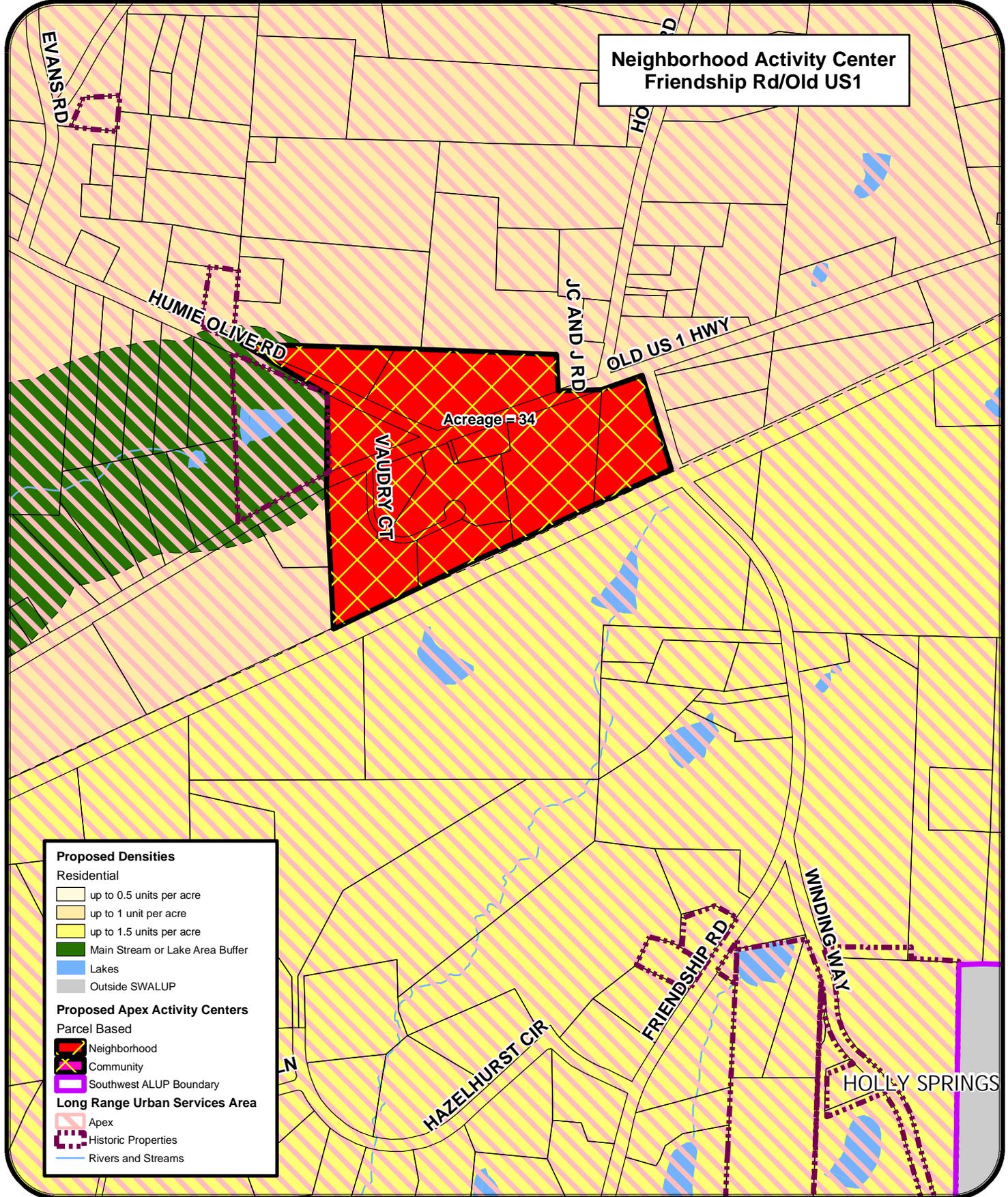
- Neighborhood
- Community

Southwest ALUP Boundary

Long Range Urban Services Area

- Apex
- Historic Properties
- American Tobacco Trail
- Rivers and Streams

**Neighborhood Activity Center
Friendship Rd/Old US1**



Proposed Densities

Residential

- up to 0.5 units per acre
- up to 1 unit per acre
- up to 1.5 units per acre
- Main Stream or Lake Area Buffer
- Lakes
- Outside SWALUP

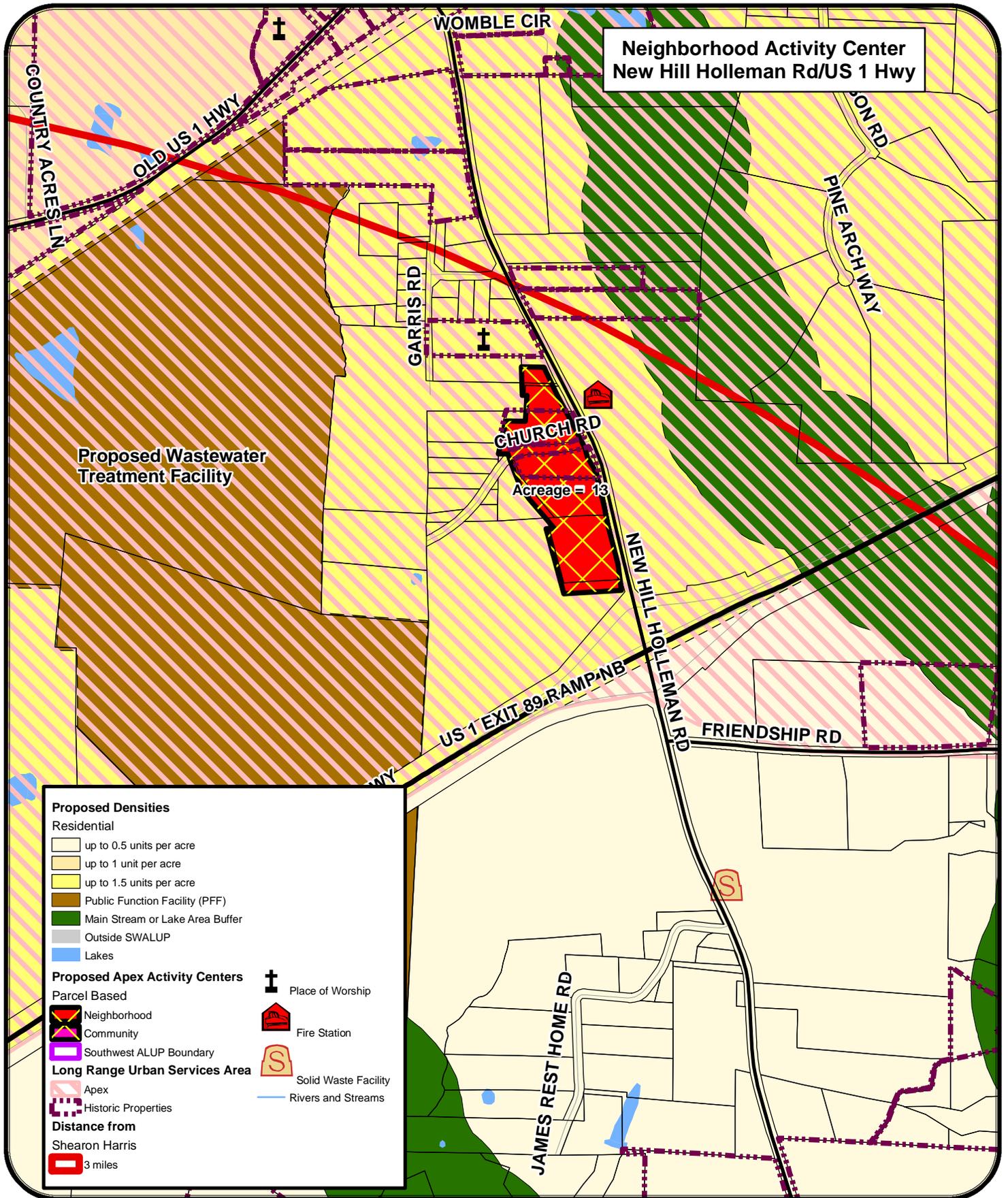
Proposed Apex Activity Centers

Parcel Based

- Neighborhood
- Community
- Southwest ALUP Boundary

Long Range Urban Services Area

- Apex
- Historic Properties
- Rivers and Streams



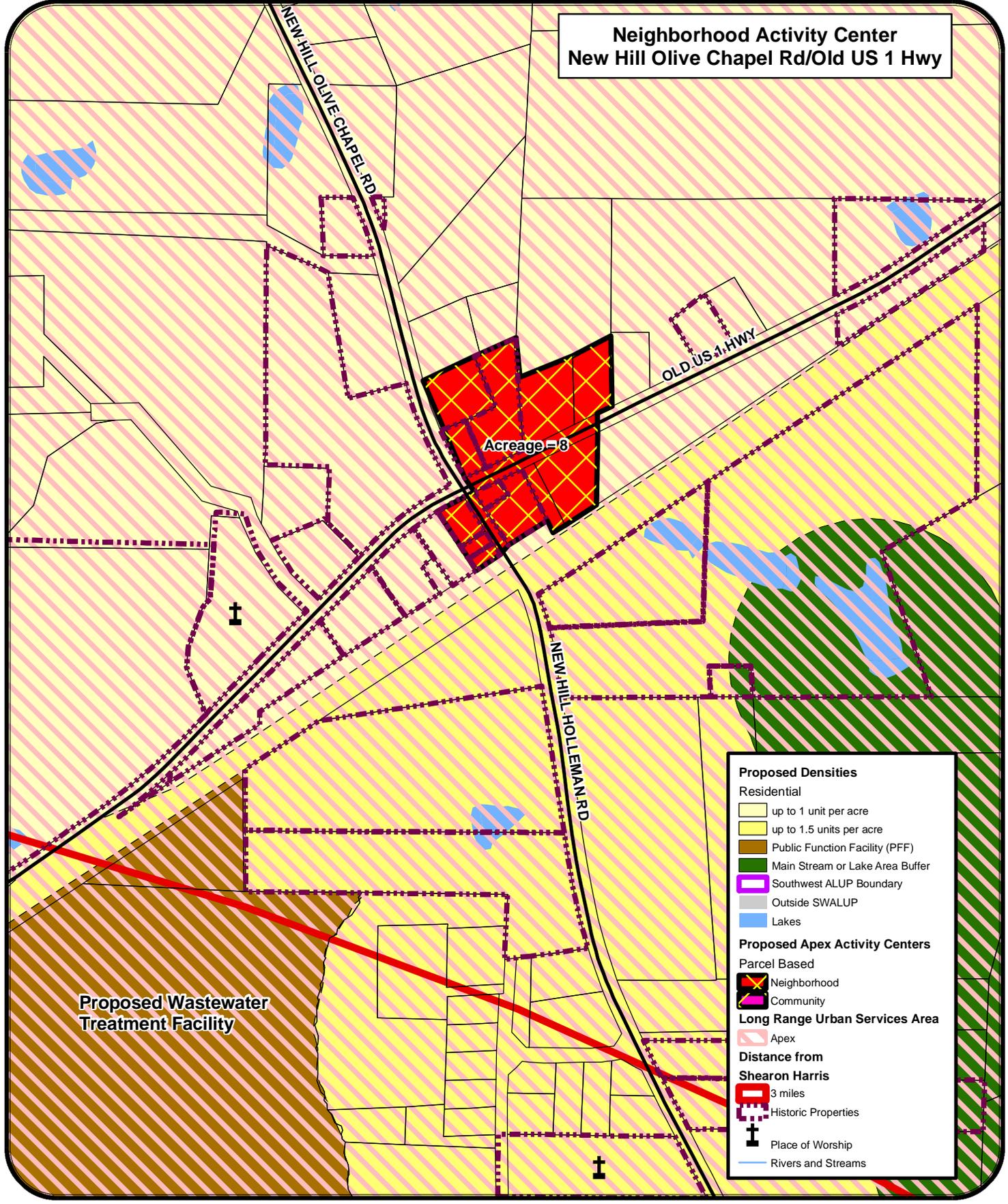
Southwest Wake ALUP Update



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 Wake County Planning Department
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**Neighborhood Activity Center
New Hill Olive Chapel Rd/Old US 1 Hwy**



Proposed Densities

- Residential
 - up to 1 unit per acre
 - up to 1.5 units per acre
- Public Function Facility (PFF)
- Main Stream or Lake Area Buffer
- Southwest ALUP Boundary
- Outside SWALUP
- Lakes

Proposed Apex Activity Centers

Parcel Based

- Neighborhood
- Community

Long Range Urban Services Area

- Apex

Distance from Shearon Harris

- 3 miles

Historic Properties

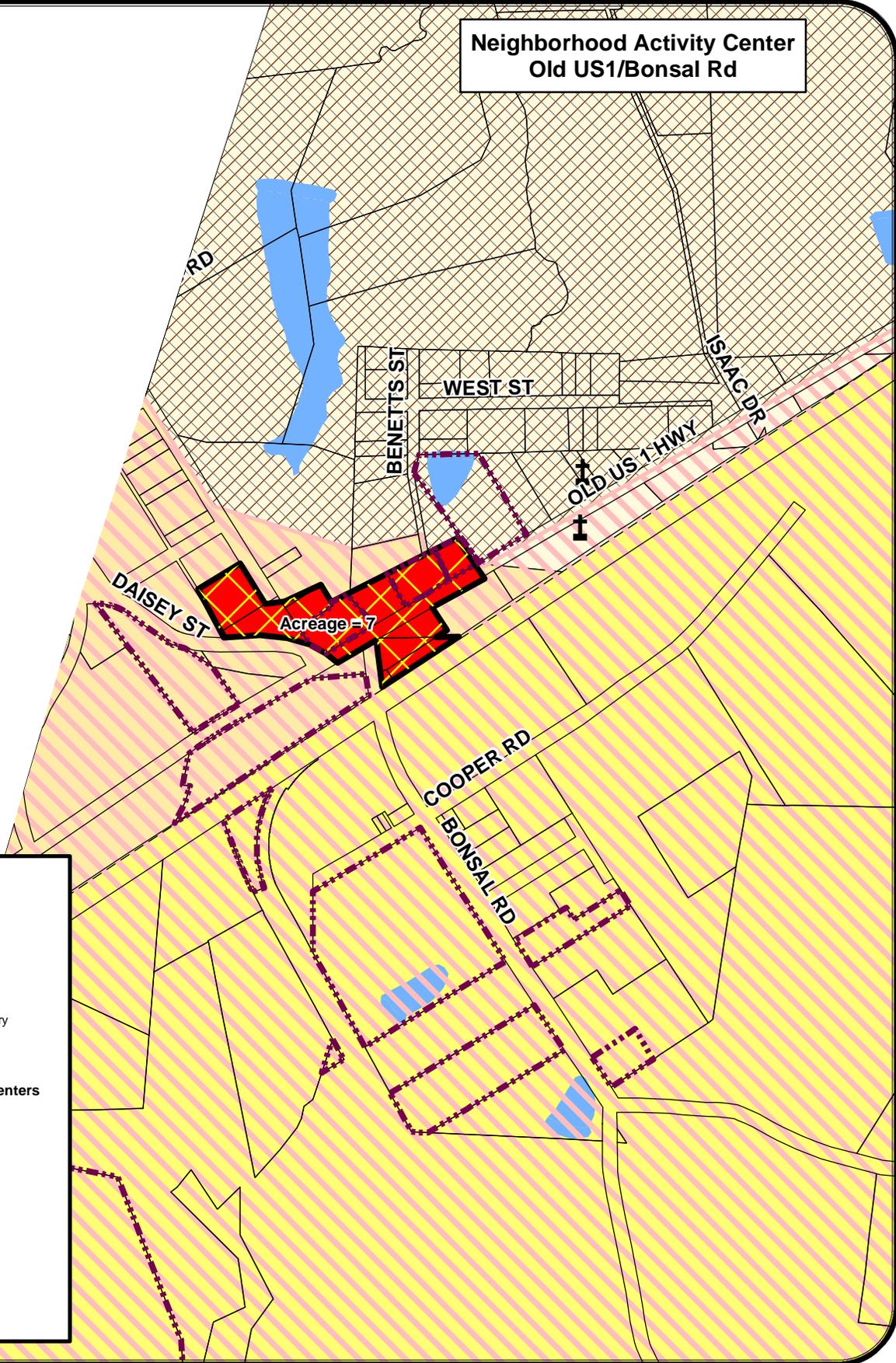
- Place of Worship
- Rivers and Streams

Proposed Wastewater Treatment Facility

Acreage = 8



**Neighborhood Activity Center
Old US1/Bonsal Rd**



Proposed Densities

Residential

- up to 0.5 units per acre
- up to 1 unit per acre
- up to 1.5 units per acre
- Critical Watershed Area
- Southwest ALUP Boundary
- Lakes
- Outside SWALUP

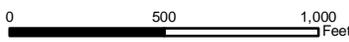
Proposed Apex Activity Centers

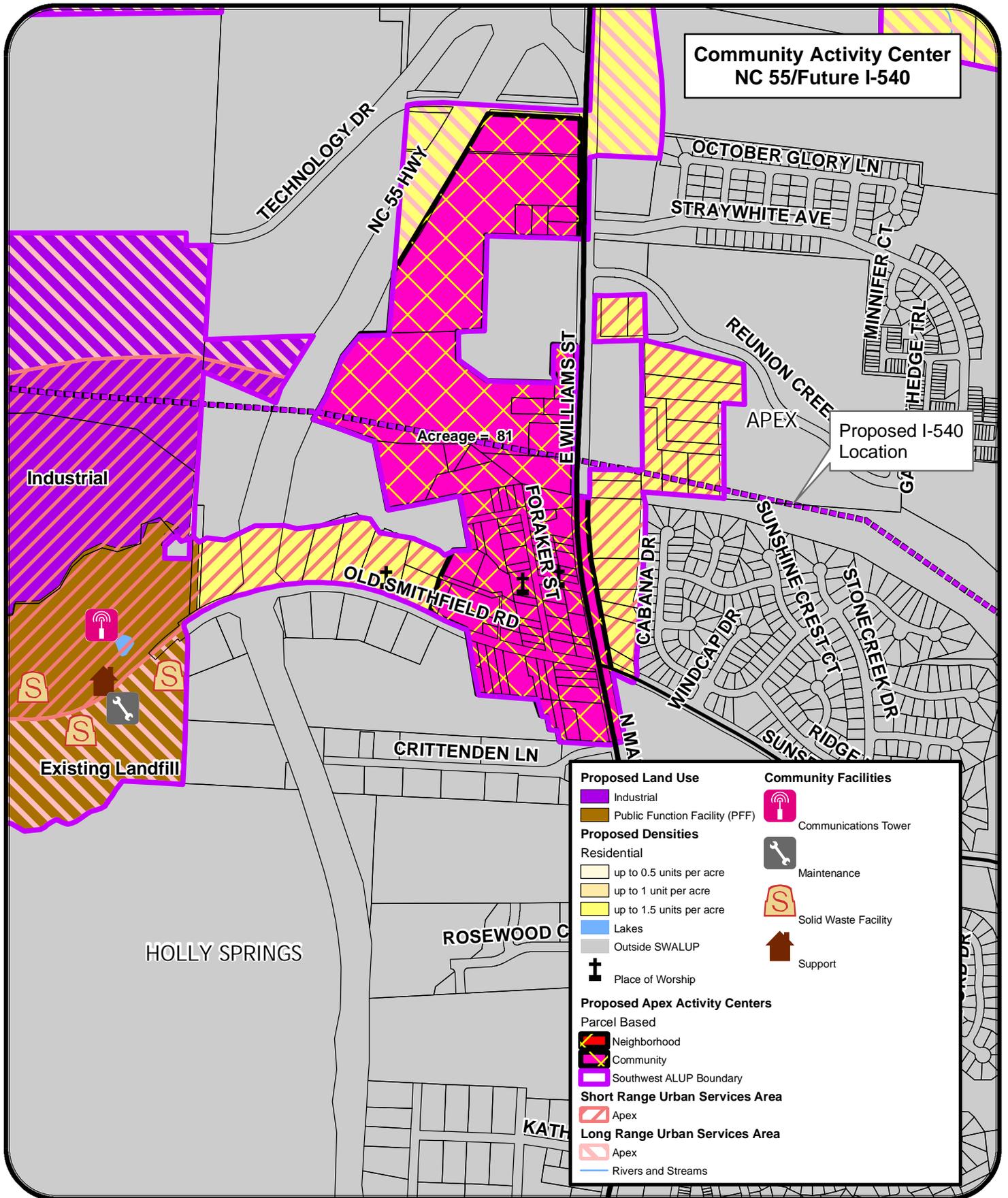
Parcel Based

- Neighborhood
- Community

SHORT RANGE USA

- Apex
- Historic Properties
- Place of Worship
- Rivers and Streams





**Community Activity Center
NC 55/Future I-540**

Acreage = 81

Proposed I-540
Location

Industrial

Existing Landfill

HOLLY SPRINGS

ROSEWOOD C

KATH

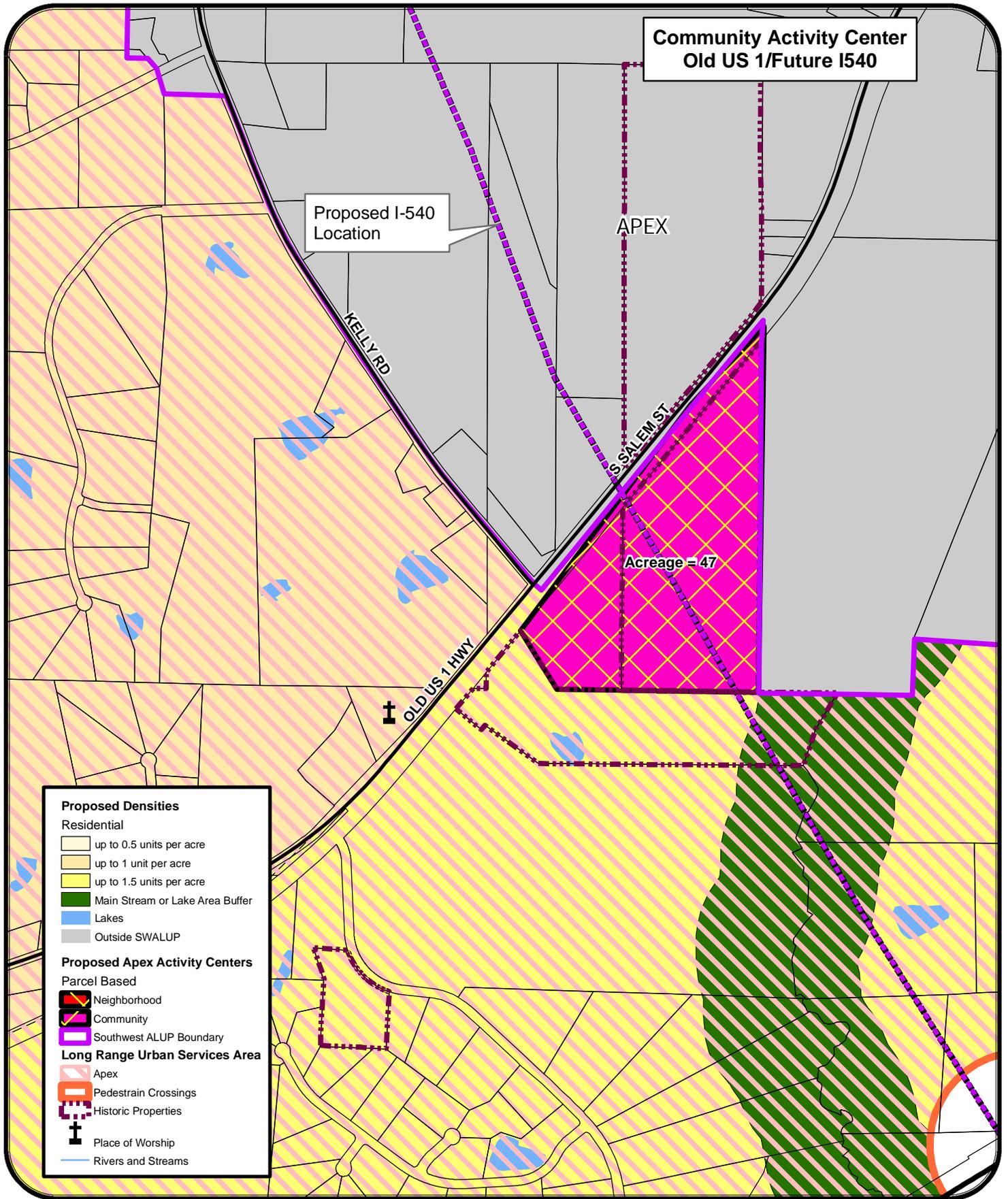
Proposed Land Use		Community Facilities	
	Industrial		Communications Tower
	Public Function Facility (PFF)		Maintenance
Proposed Densities			
Residential			
	up to 0.5 units per acre		Solid Waste Facility
	up to 1 unit per acre		Support
	up to 1.5 units per acre		
	Lakes		
	Outside SWALUP		
	Place of Worship		
Proposed Apex Activity Centers			
Parcel Based			
	Neighborhood		
	Community		
	Southwest ALUP Boundary		
Short Range Urban Services Area			
	Apex		
Long Range Urban Services Area			
	Apex		
	Rivers and Streams		



Southwest Wake ALUP Update

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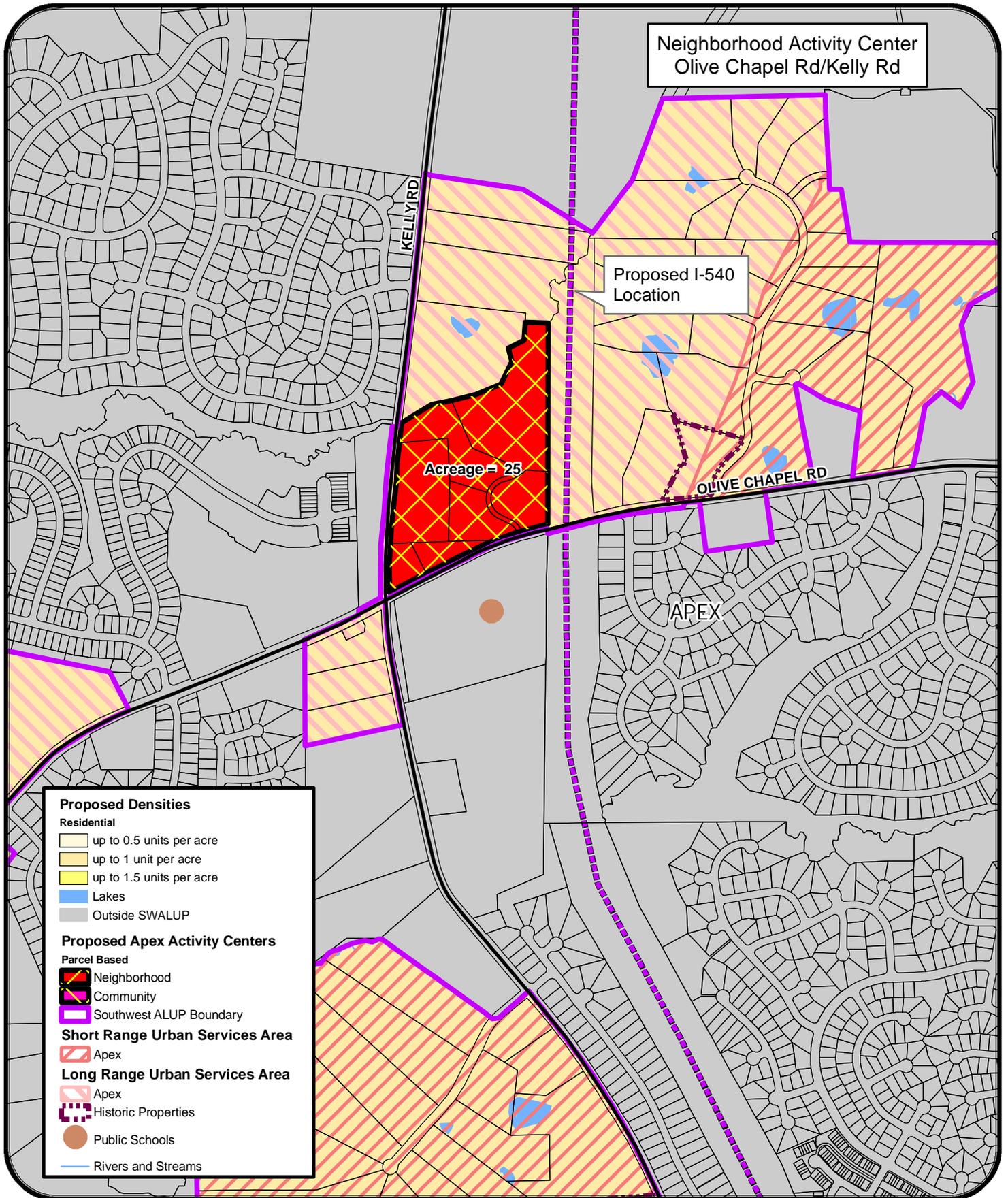


Southwest Wake ALUP Update



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 Wake County Planning Department
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Proposed Densities

Residential

- up to 0.5 units per acre
- up to 1 unit per acre
- up to 1.5 units per acre
- Lakes
- Outside SWALUP

Proposed Apex Activity Centers

Parcel Based

- Neighborhood
- Community
- Southwest ALUP Boundary

Short Range Urban Services Area

- Apex

Long Range Urban Services Area

- Apex
- Historic Properties
- Public Schools
- Rivers and Streams

Neighborhood Activity Center
Olive Chapel Rd/Kelly Rd

Proposed I-540
Location

Acreage = 25

OLIVE CHAPEL RD

APEX

KELLY RD



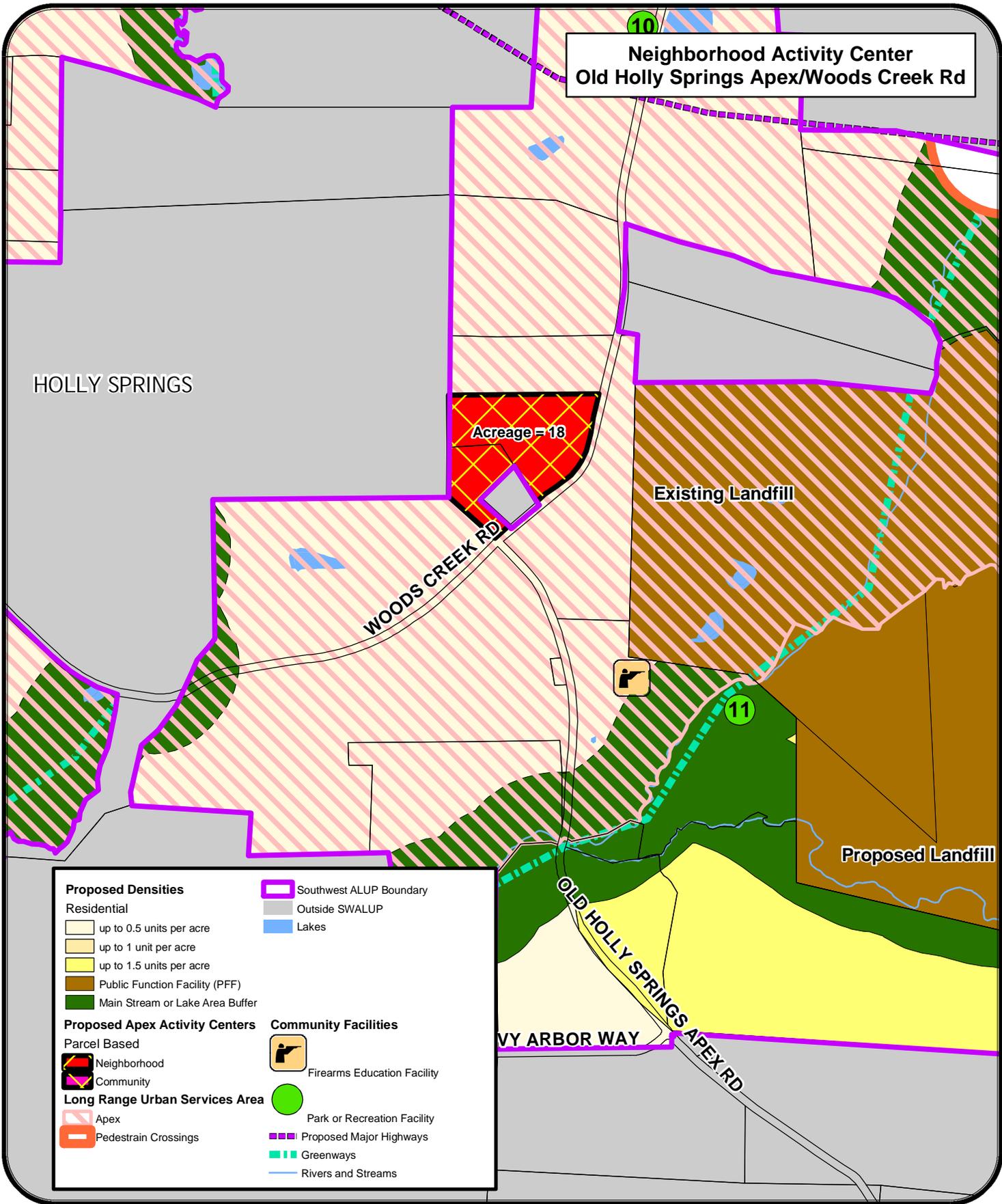
Southwest Wake ALUP Update



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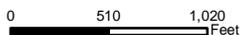
**Neighborhood Activity Center
Old Holly Springs Apex/Woods Creek Rd**



Proposed Densities		Southwest ALUP Boundary
Residential	up to 0.5 units per acre	Outside SWALUP
	up to 1 unit per acre	Lakes
	up to 1.5 units per acre	
	Public Function Facility (PFF)	
	Main Stream or Lake Area Buffer	
Proposed Apex Activity Centers		Community Facilities
Parcel Based		Firearms Education Facility
Neighborhood		Park or Recreation Facility
Community		Proposed Major Highways
Long Range Urban Services Area		Greenways
Apex		Rivers and Streams
Pedestrian Crossings		



Southwest Wake ALUP Update



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 Wake County Planning Department
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Town of Cary

The Town of Cary currently has proposed one neighborhood activity center and one community activity center in the SWALUP. A description of the existing land use and future land use recommendations for each proposed activity center site are stated below.

Green Level West Road / Future I-540

Type: Neighborhood Activity Center

Size: 20 acres

Urban Services Area: LRUSA

The neighborhood activity center is located near the future I-540/Green Level West Road interchange, which is expected to generate demand for commercial and residential land uses. Green Level West Road serves as a corridor that links the urban areas of the Town of Cary with its rural Urban Services Area. The activity center is located approximately 0.7 miles east of the Green Level Historic District, which is within the Town of Cary’s Planning Jurisdiction. That area of Cary is zoned General Commercial. The area of the proposed neighborhood activity center lies within the Jordan Lake Water Supply Watershed, which is zoned Residential-40W.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Residential	2	19.37	R-40W	2
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Agricultural	1	0.63	R-40W	
Historical, Cultural or Environmental Significance: No designated historically significant sites in activity center. Located approximately 0.7 mile east of the Green Level Historic District. Most of area within the activity center is designated as Agricultural-Farm. A portion of area south of activity center is designated as floodplain. The proposed neighborhood activity center lies within the Jordan Lake Water Supply Watershed.				

The area north of the activity center, which Cary defines as its “Gateway Center”, is designated as mixed-use on Cary’s Southwest Area Plan. This area, given its architectural theme and site layout, should reflect a transition from “town” to “country” – a gateway into the rural landscapes and open spaces of Green Level. This activity center will provide for a pedestrian oriented mix of housing, retail, and office uses. Architectural guidelines would be instituted to ensure that new construction reflects traditional neighborhood design. Residential uses should comprise at least one-third to one-half of the buildable area. A mix of both multifamily and single family attached or detached dwellings are recommended. Total nonresidential floor space (commercial and office) should not exceed 500,000 square feet, and commercial uses are limited to no more than 250,000 square feet. Individual non-residential developments, on a site-by-site basis, should not exceed 60,000 square feet.

Recommendations:

- This neighborhood activity center, which reflects Cary’s adopted plan, is to provide for future land demand for residential and commercial uses near the proposed I-540/ Green Level West Road interchange.
- The neighborhood activity center will provide for basic goods and services that conveniently serve the surrounding area. The concentration of transit-oriented development at this location will avoid strip commercial, and provide a focal point for neighborhood activities.

- This neighborhood activity center is to provide for 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 stores, 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.

NC 55 / Old Jenks Road

Type: Community Activity Center
Size: 88 acres
Urban Services Area: SRUSA

The community activity center is located at the intersection of NC Highway 55 and Old Jenks Road. NC Highway 55 is a corridor that links the suburban areas of Holly Springs, Apex, and Cary, with the Research Triangle area.

The zoning within this area includes Highway District (HD) and Heavy Commercial (HC). Highway District will eventually be replaced with the new Residential Highway Commercial (RHC) District, which has been included in the Unified Development Ordinance adopted by the Wake County Board of Commissioners on April 17, 2006. The RHC is primarily intended to accommodate residential development, although it also allows several types of nonresidential development if the Board of Adjustment first reviews and approves a site plan and special use permit for the use.

Heavy Commercial District allows a wide range of (indoor and outdoor) commercial uses. Allowable uses within HC include, but are not limited to, educational, cultural, daycare, religious, animal care, restaurant, financial, lodging, office, general and specialized retail, vehicular sales and service, limited/light manufacturing, wholesale, and warehouse uses. Current land uses according to the Wake County tax base include Mobile Home Park, R<10 (Residential <10 acres), Commercial, Manufactured Home, and Vacant land.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
Land Use	Parcels	Acreage	Zoning	Residential Units
Commercial	2	17	CU-HC	1
Residential	22	50	R-40W, HD	22
Vacant Lands				
Land Use	Parcels	Acreage	Zoning	Approved Project
Undeveloped	12	21	R-40W, HD	
Historical, Cultural or Environmental Significance: No designated significant sites in activity center.				

The community activity center is located within the Town of Cary's Short Range Urban Services Area. The Short-Range Urban Services Area (SRUSA) classification applies to all land in the County's planning jurisdiction that: (a) is projected and intended to be urbanized and served by municipal services in the next 10 years; and (b) is not located within a water supply watershed, as designated by the State. A water supply watershed includes all land that drains to an existing, or planned surface water, which is a source of drinking water and is subject to the State's minimum water supply watershed protection regulations.

The Town of Cary's Southwest Area Plan recommends commercial, institutional and residential land uses for the area within the activity center. Most of the commercial and office/institutional

land uses are located adjacent to the NC 55, and medium and low-density residential land use can be found adjacent to existing residential areas.

The Town of Cary's Southwest Area Plan recommends for this area a mix of commercial and office uses to complement the Neighborhood Activity Center (Town of Apex) at the southwestern quadrant of the intersection of Jenks Road and NC 55. An existing nursery use located on the northeastern quadrant of the intersection should remain in place. The maximum floor space for non-residential use should not exceed 100,000 square feet, which includes a maximum of 60,000 square feet of commercial space.

Recommendations:

- The designation of this Community Activity Center is consistent with the Town of Cary Southwest Area Plan and with the goal of the Wake County Land Use Plan of guiding "quality growth throughout the County in conjunction with affected local governments."
- The Community Activity Center will allow uses permitted in neighborhood activity centers, plus uses that provide goods and services needed less frequently than on a daily basis. Examples are shopping malls, hotels, movie theatres, major cultural, educational, or entertainment facilities, car dealerships, and mid to large-size office parks or businesses.

Cary USA Activity Center Maps

(see following pages)

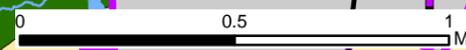
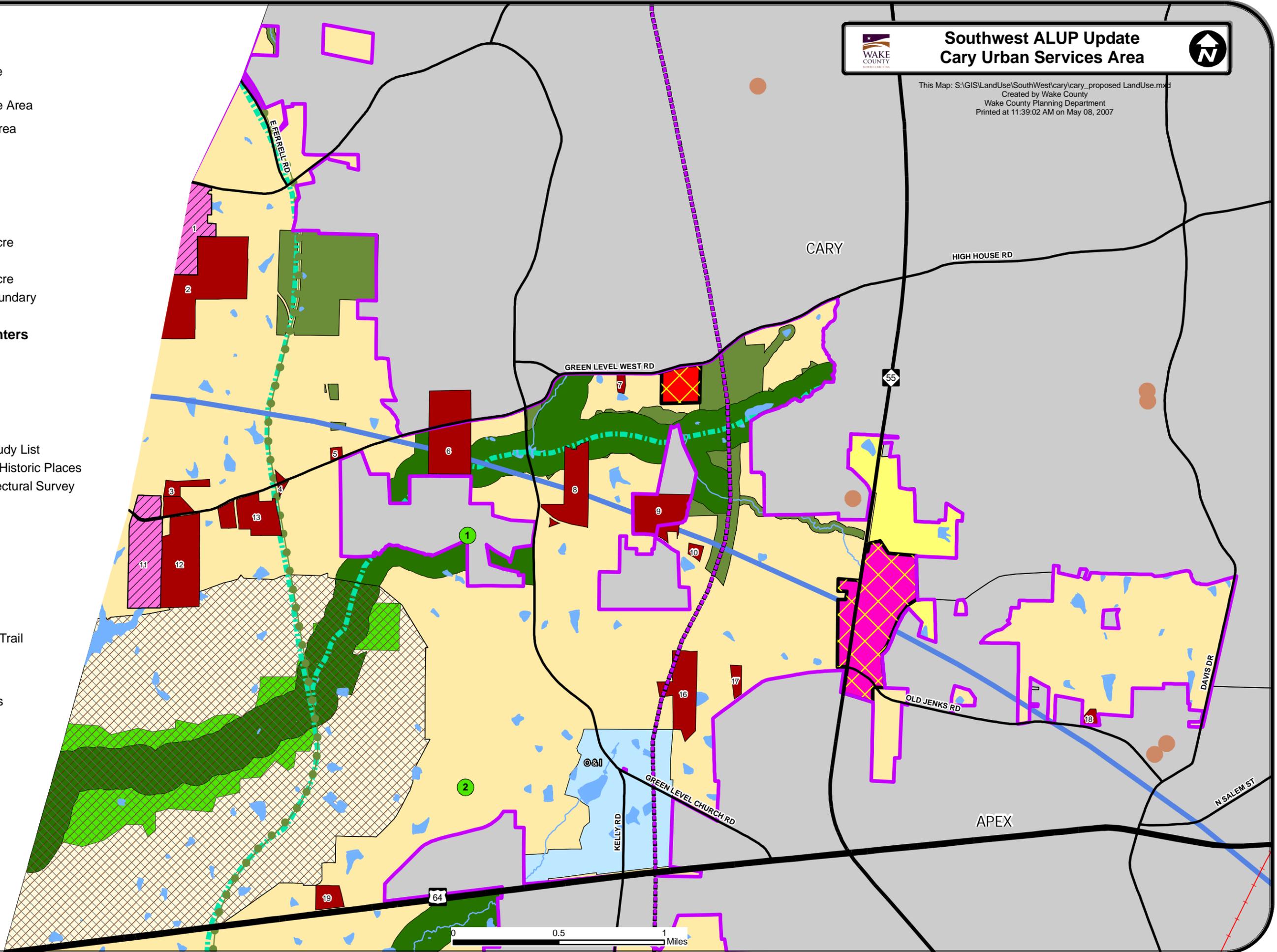


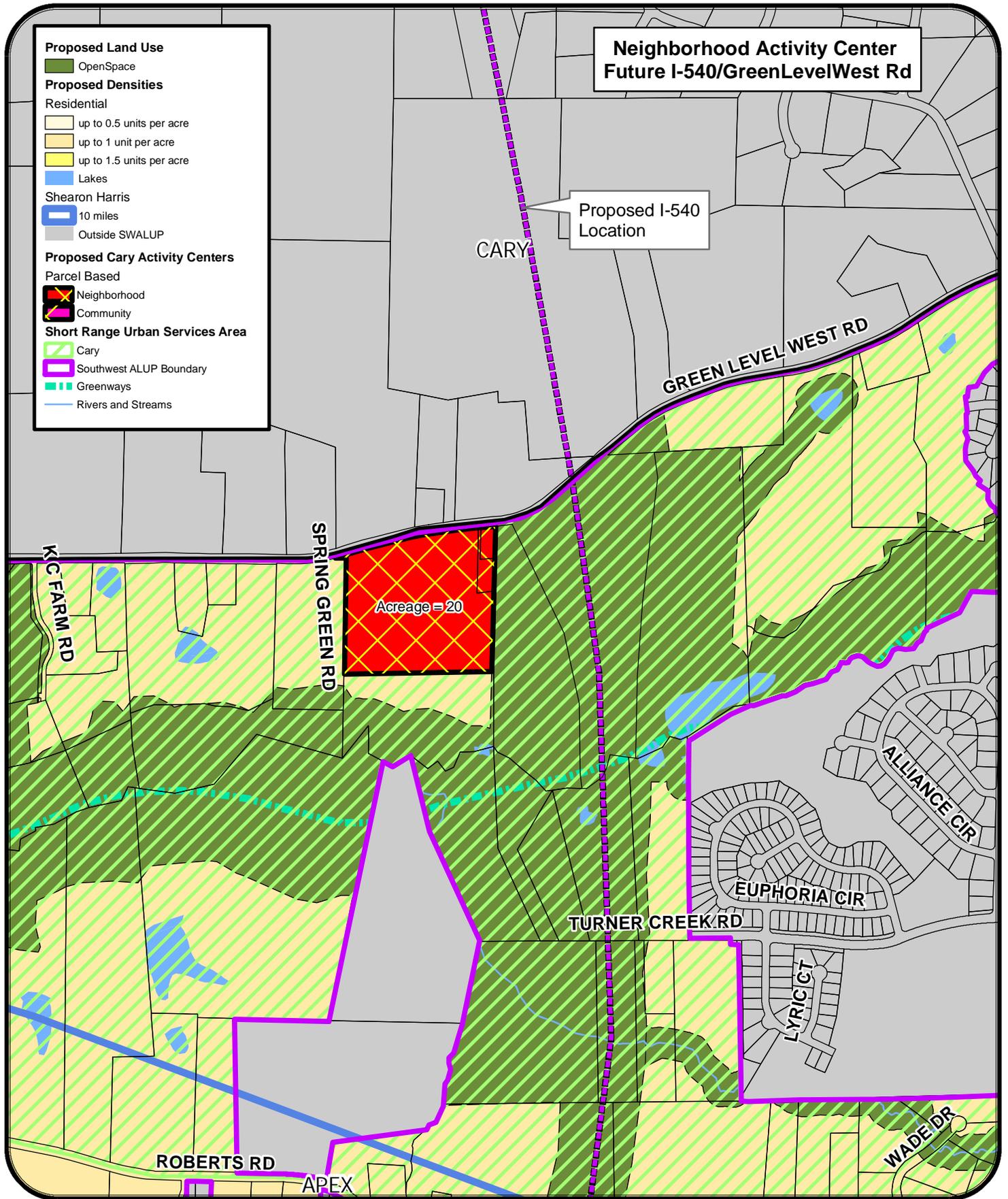
Southwest ALUP Update Cary Urban Services Area



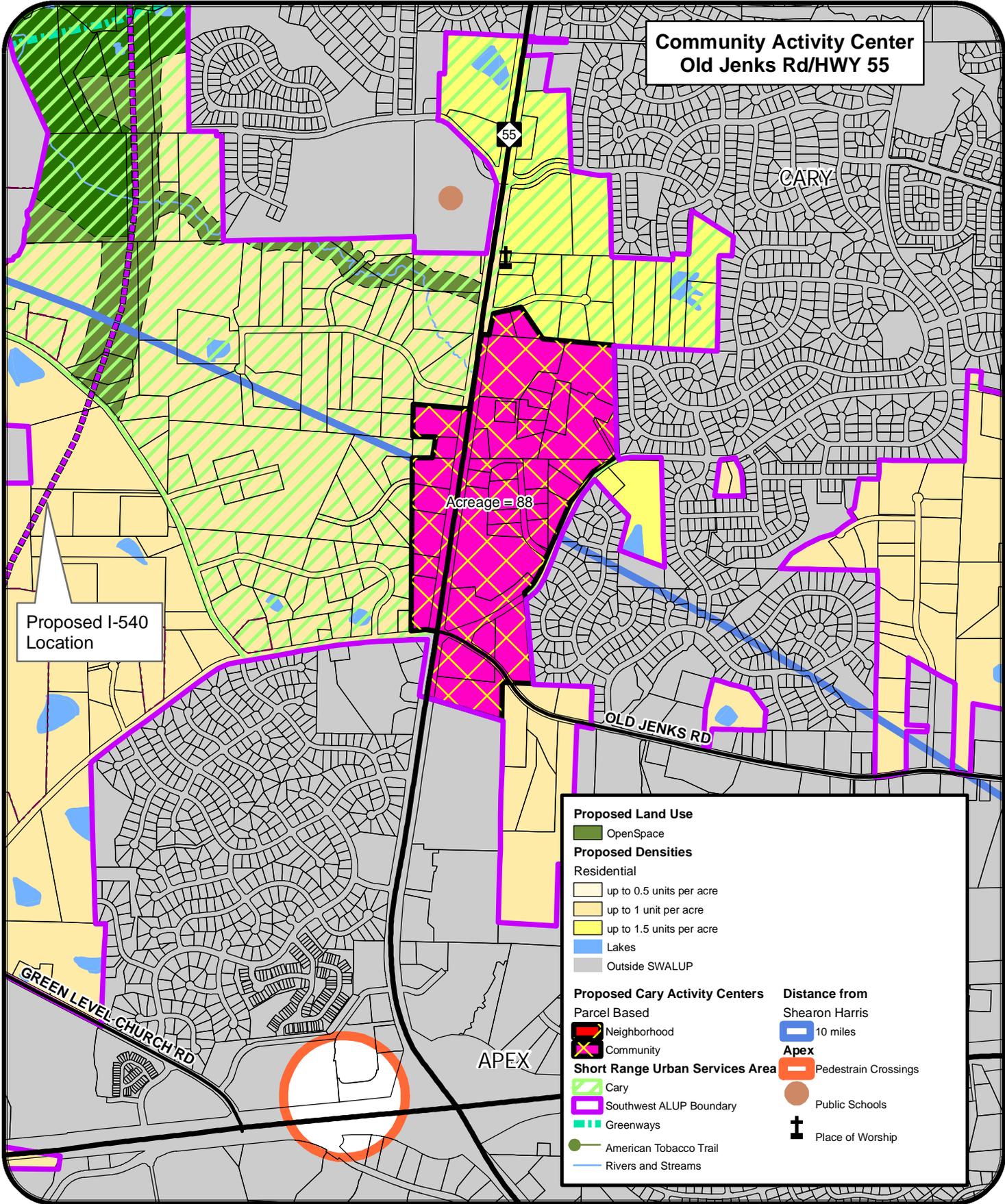
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Wake County Planning Department
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- Existing Jordan Lake Reservoir Property
- Main Stream or Lake Area
- Critical Watershed Area
- Proposed Land Use**
 - Office & Institutional
 - OpenSpace
- Proposed Densities**
 - Residential
 - up to 0.5 units per acre
 - up to 1 unit per acre
 - up to 1.5 units per acre
 - Southwest ALUP Boundary
 - Outside SWALUP
- Proposed Activity Centers**
 - Parcel Based
 - Neighborhood
 - Community
- Historic Properties**
 - Designation
 - National Register Study List
 - National Register of Historic Places
 - Wake County Architectural Survey
- Distance from Shearon Harris**
 - 3 miles
 - 5 miles
 - 10 miles
- Freeway I540
- American Tobacco Trail
- Greenways
- Proposed TTA Rail
- Rivers and Streams
- Park or Recreation Facility
- Public Schools





**Community Activity Center
Old Jenks Rd/HWY 55**



Proposed I-540
Location

Acreage = 88

Proposed Land Use
 OpenSpace

Proposed Densities
 Residential
 up to 0.5 units per acre
 up to 1 unit per acre
 up to 1.5 units per acre
 Lakes
 Outside SWALUP

Proposed Cary Activity Centers
 Parcel Based
 Neighborhood
 Community

Short Range Urban Services Area
 Cary
 Southwest ALUP Boundary
 Greenways
 American Tobacco Trail
 Rivers and Streams

Distance from Shearon Harris
 10 miles

Apex
 Pedestrian Crossings
 Public Schools
 Place of Worship



Town of Holly Springs

The Town of Holly Springs currently has proposed one neighborhood activity center in the SWALUP. A description of the existing land use and future land use recommendations for the proposed activity center site are stated below.

Avent Ferry Rd / New Hill Holleman

Type: Neighborhood Activity Center

Size: 25 acres

Urban Services Area: LRUSA

The activity center is located at the intersection of Avent Ferry Road and New Hill Holleman Road within the Town of Holly Springs Long Range Urban Services Area. New Hill Holleman Road is a corridor that connects the activity centers and rural areas of Holly Springs, Apex and Cary. The site will serve the residential neighborhoods to the south and north.

The parcels within the activity center are zoned R-80 and Conditional Use-Industrial-2, which allows for the development of a mini-storage and outdoor boat storage facility; telecommunication towers, and special uses consistent with the requirements of the Industrial district. The R-80 district is intended for application outside of water supply watersheds in areas designated in the Land Use Plan for residential development at densities of less than one dwelling unit per acre. The Transportation Plan designates New Hill-Holleman Road and Avent Ferry Road as Community Streets.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Institutional	2	3	R-80	
Residential	1	2	R-80	1
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped	1	20	R-80, CU-I 2	Mini-storage and boat storage-pending
Historical, Cultural or Environmental Significance: Within the activity center there are two historic properties, the Samuel Bartley Holleman House (National Register) and the Collins Grove Baptist Church (National Register Study List). The activity center is located within the 3-mile radius of the Shearon Harris Power Plant. There is also potential for the area of the activity center to be impacted by an increase in the base flood elevation of Harris Lake should Progress Energy build a second nuclear reactor in this area, which has been under discussion.				

Recommendations:

- Non-residential and residential areas within the activity center should be compatible and physically integrated in terms of appearance and access. New development should be compatible with existing structures, land uses and residential development.
- New development should be compatible with and buffered from existing historic properties and structures, retain natural site contours and avoid placing structures on ridgelines or hilltops. The site layout should incorporate existing features such as trees, hedgerows, and walls and fences, into the design of new buildings in order to blend with the surrounding landscape.
- New buildings within the activity center should be oriented so that the natural contours and vegetation screen them from the historic structures and provide for an aesthetic view. .

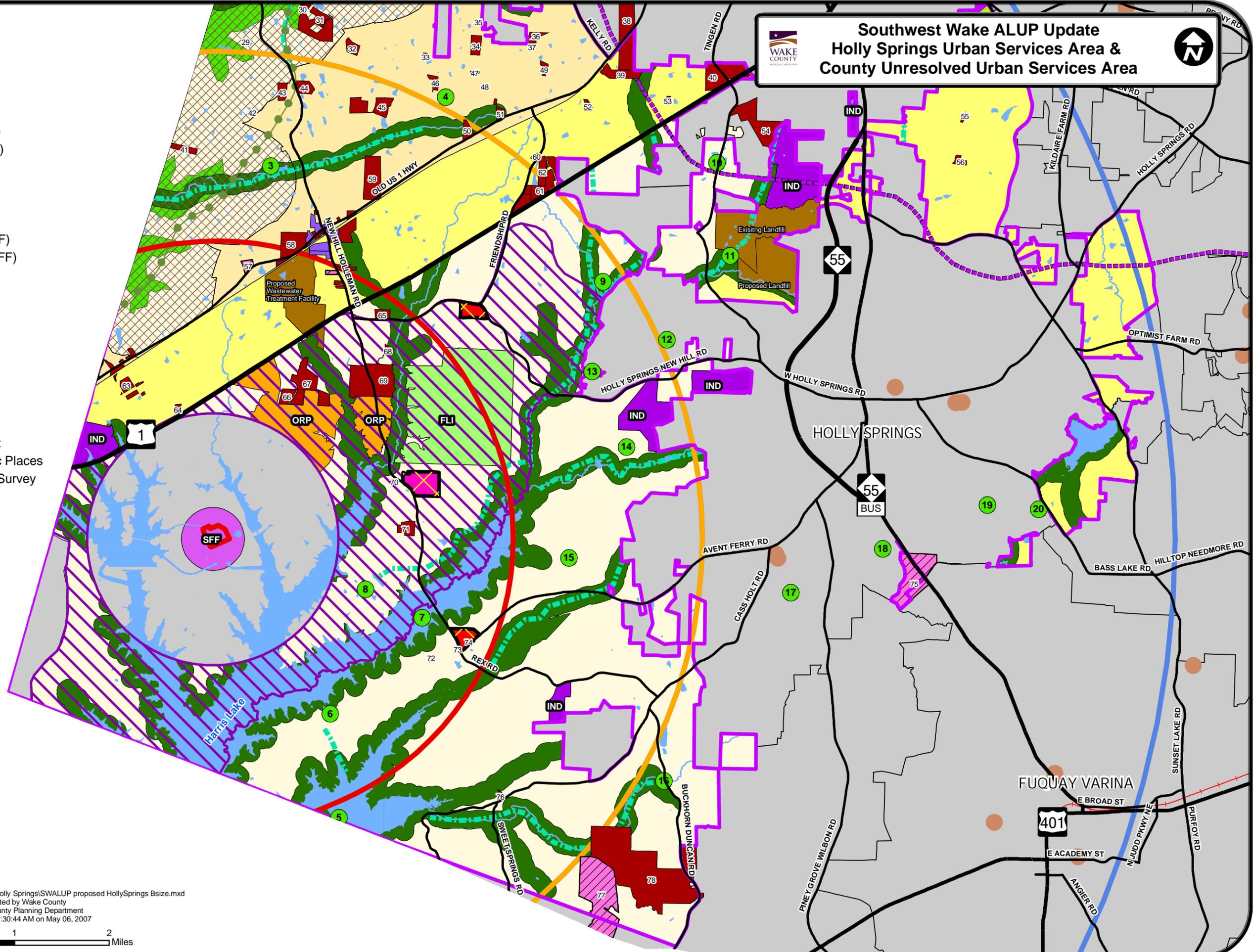
- It is recommended that building form and mass consist of smaller units, except for uses that are characterized by large buildings such as barns. The design should establish a hierarchy in the building mass, with the smaller masses located closer to the public right-of-way. The design should be visually compatible with adjoining historic properties.
- New development should avoid large expanses of parking lots. Parking areas should break down into smaller units. Storage and service areas should be located away from public view and screened with plant materials and/or berms, as necessary.
- It is recommended that residential development within the activity center be put on hold until the Wake County Board of Commissioners adopts a plan for this area, which addresses evacuation procedures in case of an emergency, recommended land uses, provision of infrastructure, environmental constraints, and transportation facilities.

Holly Springs USA Activity Center Maps
(see following pages)

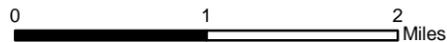
**Southwest Wake ALUP Update
Holly Springs Urban Services Area &
County Unresolved Urban Services Area**



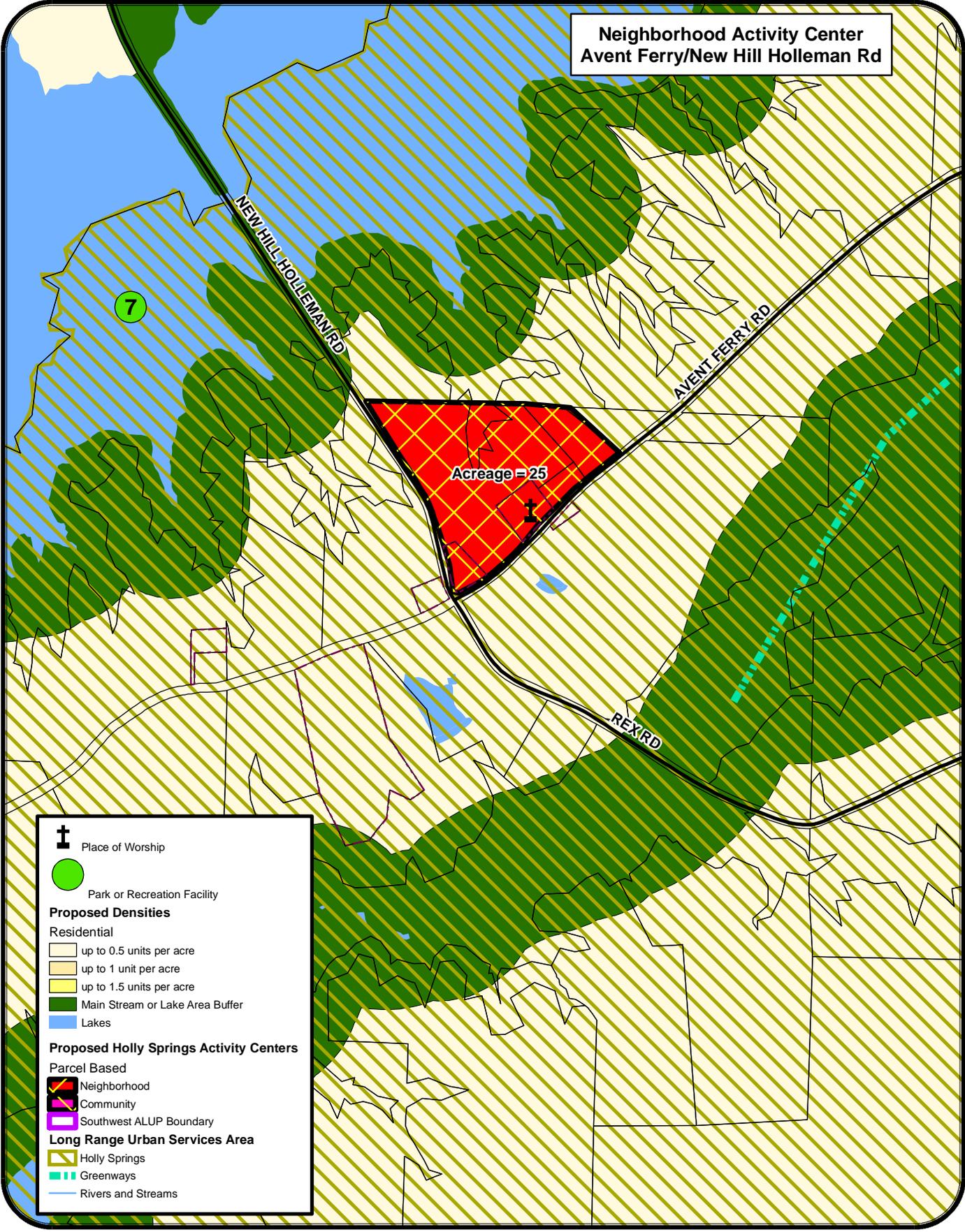
- Existing Jordan Lake Reservoir Property
- Main Stream or Lake Area
- Critical Watershed Area
- Proposed Land Use**
- Forestry/Light Industry (FLI)
- Office/Research Park (ORP)
- Industrial
- Office & Institutional
- OpenSpace
- Recreational Facility
- Public Function Facility (PFF)
- Special Function Facility (SFF)
- Proposed Densities**
- Residential**
- up to 0.5 units per acre
- up to 1 unit per acre
- up to 1.5 units per acre
- Southwest ALUP Boundary
- Outside SWALUP
- Historic Properties Designation**
- National Register Study List
- National Register of Historic Places
- Wake County Architectural Survey
- Proposed Activity Centers**
- Parcel Based**
- Neighborhood
- Community
- Distance from Shearon Harris**
- 3 miles
- 5 miles
- 10 miles
- Park or Recreation Facility
- Public Schools
- Proposed I540
- Greenways
- Proposed TTA Rail
- American Tobacco Trail
- Rivers and Streams



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 Wake County Planning Department
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**Neighborhood Activity Center
Avent Ferry/New Hill Holleman Rd**



-  Place of Worship
-  Park or Recreation Facility
- Proposed Densities**
- Residential**
-  up to 0.5 units per acre
-  up to 1 unit per acre
-  up to 1.5 units per acre
-  Main Stream or Lake Area Buffer
-  Lakes
- Proposed Holly Springs Activity Centers**
- Parcel Based**
-  Neighborhood
-  Community
-  Southwest ALUP Boundary
- Long Range Urban Services Area**
-  Holly Springs
-  Greenways
-  Rivers and Streams



Southwest Wake ALUP Update



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 Wake County Planning Department
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Unresolved USA

There is currently one proposed neighborhood activity center and one community activity center within the Southwest area that is categorized as Unresolved USA in the SWALUP. A description of the existing land use and future land use recommendations for each proposed activity center site are stated below.

Friendship Rd / Holly Springs New Hill Rd

Type: Neighborhood Activity Center
Size: 25 acres
Urban Services Area: Unresolved USA

The activity center is located at the intersection of Friendship Road and Holly Springs New Hill Road and includes three parcels. The activity center links the rural communities of Apex and Holly Springs.

The activity center is located within an area that is classified as an Unresolved Urban Services Area in which the Towns of Apex and Holly Springs have a mutual interest. The area has not been designated as part of either of the Town's Urban Services Area.

The activity center is located approximately 3.3 miles from the Shearon Harris Power Plant.

The activity center is encumbered with less than .05% flood-prone soils that are located within the northwestern and southwestern areas of the activity center.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Residential	1	13	R-80	
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped	2	12	R-80	
Historical, Cultural or Environmental Significance: There are no designated historical significant sites. The activity center is located approximately 3.3 miles from the Shearon Harris Power Plant. The activity center is encumbered with less than .05% flood-prone soils that are located within the northwestern and southwestern areas of the activity center. The activity center is not located within a flood plain.				

Recommendations:

The site will serve the residential neighborhoods to the south and north. The development within the activity center should be limited to non-residential. It is recommended that residential development be put on hold until the Wake County Board of Commissioners adopts a plan for the area within 5-miles of the Shearon Harris Power Plant due to concerns regarding higher density as it relates to impact on emergency management, evacuation, and public safety. The plan should address evacuation procedures, recommended land uses and Urban Services Areas, provision of infrastructure, environmental constraints, and transportation facilities.

New Hill Holleman Rd

Type: Community Activity Center
Size: 54 acres

Urban Services Area: Unresolved USA

The activity center is located on the northeastern side of New Hill Holleman Road approximately 1.8 miles south of its intersection with US Highway 1 and includes two parcels. The activity center links the rural communities of Apex and Holly Springs.

The activity center is located within an area that is classified as an Unresolved Urban Services Area in which the Towns of Apex and Holly Springs have a mutual interest. The area has not been designated as part of either of the Town's Urban Services Area.

The activity center is located approximately 2.5 miles from the Shearon Harris Power Plant.

A summary of the existing land use characteristics in the activity center is presented in the following table.

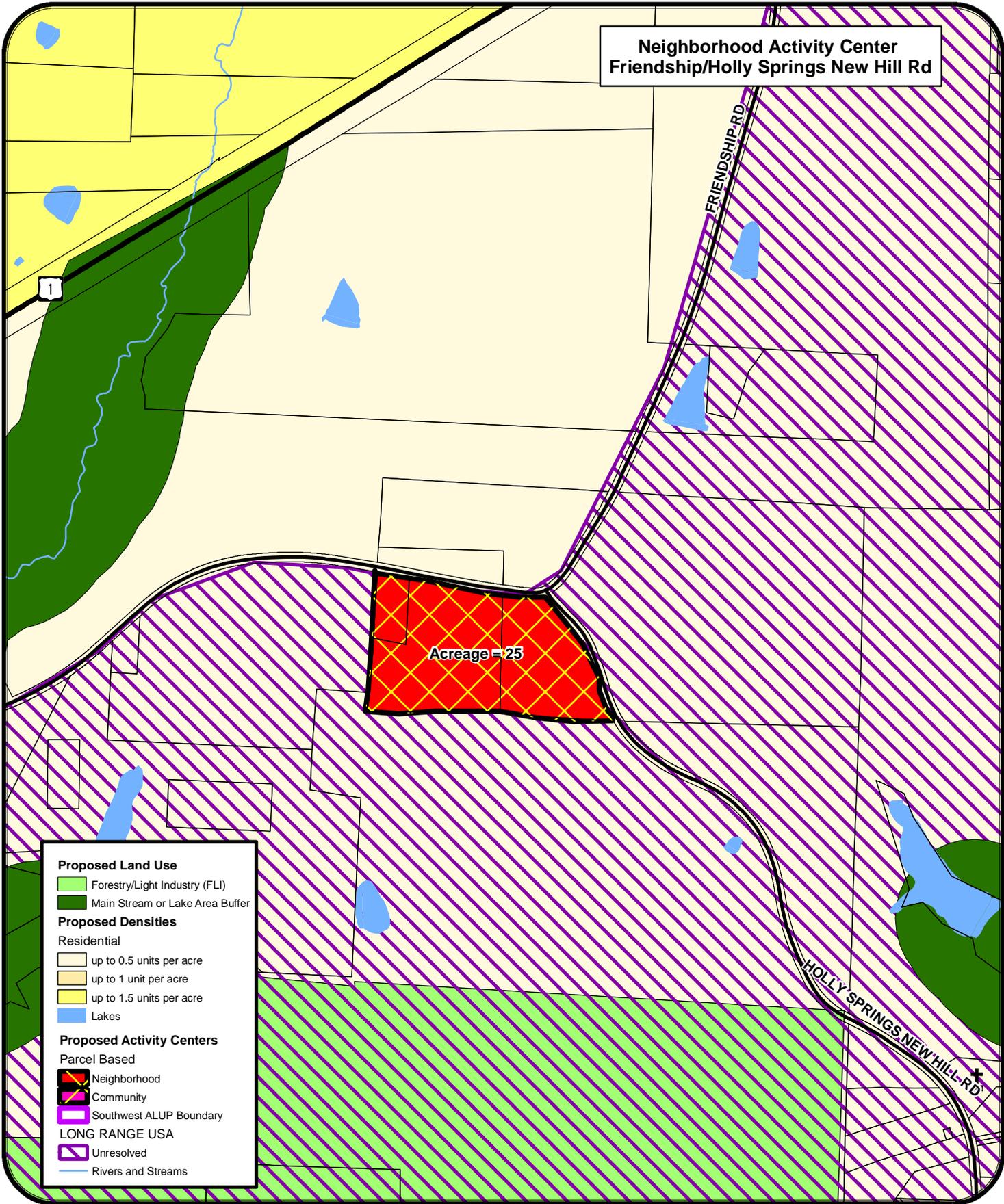
ACTIVITY CENTER LAND USE CHARACTERISTICS				
Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
None				
Vacant Lands				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped	2	54	R-80	
Historical, Cultural or Environmental Significance: There are no designated historical significant sites. The activity center is located approximately 2.5 miles from the Shearon Harris Power Plant				

Recommendations:

The site will serve the residential neighborhoods to the south and north. The development within the activity center should be limited to non-residential. It is recommended that residential development be put on hold until the Wake County Board of Commissioners adopts a plan for the area within 5-miles of the Shearon Harris Power Plant due to concerns regarding higher density as it relates to impact on emergency management, evacuation, and public safety. The plan should address evacuation procedures, recommended land uses and Urban Services Areas, provision of infrastructure, environmental constraints, and transportation facilities.

Unresolved USA Activity Center Maps
(see following pages)

**Neighborhood Activity Center
Friendship/Holly Springs New Hill Rd**



Proposed Land Use

- Forestry/Light Industry (FLI)
- Main Stream or Lake Area Buffer

Proposed Densities

Residential

- up to 0.5 units per acre
- up to 1 unit per acre
- up to 1.5 units per acre
- Lakes

Proposed Activity Centers

Parcel Based

- Neighborhood
- Community
- Southwest ALUP Boundary

LONG RANGE USA

- Unresolved
- Rivers and Streams

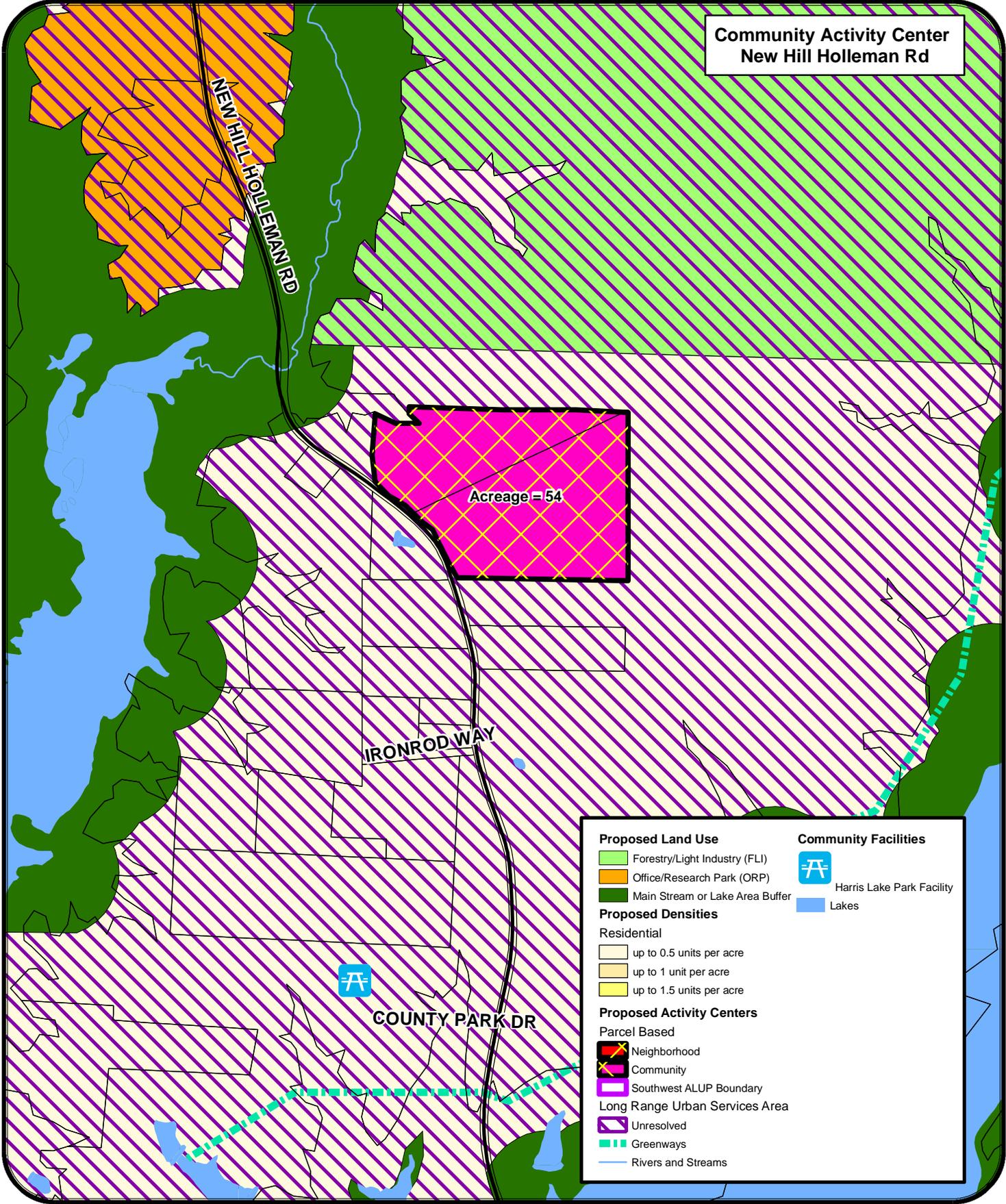


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 HolySprings\SWALUP_FriendshipHollySpringsNewHill_AC.mxd
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 Wake County Planning Department
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Southwest Wake ALUP Update

**Community Activity Center
New Hill Holleman Rd**



Proposed Land Use		Community Facilities	
	Forestry/Light Industry (FLI)		Harris Lake Park Facility
	Office/Research Park (ORP)		Lakes
	Main Stream or Lake Area Buffer		
Proposed Densities			
Residential			
	up to 0.5 units per acre		
	up to 1 unit per acre		
	up to 1.5 units per acre		
Proposed Activity Centers			
Parcel Based			
	Neighborhood		
	Community		
	Southwest ALUP Boundary		
	Long Range Urban Services Area		
	Unresolved		
	Greenways		
	Rivers and Streams		



SECTION 15

Next Steps

The Changing Environment of Planning

The United States Census Bureau released its annual county population estimates report March 2007. U.S. Census Bureau staff estimated 786,552 people resided in Wake County on July 1, 2006.

The July 1, 2006 U.S. Census Bureau's Wake County population estimate represents:

- An increase of 153,289 residents *since July 1, 2000*;
- An average annual growth rate of 4.0 percent *since July 1, 2000*; and
- On average, a daily addition of 70 newcomers *since July 1, 2000*.

Wake County experienced unprecedented population growth between July 2005 and July 2006:

- An increase of 35,657 residents
- A growth rate of 4.7 percent
- A daily addition of approximately 100 newcomers [specifically 98 new residents].

This has created a situation where new approaches to evaluate growth, transportation, and environmental and open space issues have been pushed to the forefront. Thus the need to update, create and implement policies and strategies addressing land use and growth management issues within the Wake County planning jurisdiction. The following section identifies projects the Wake County Planning Department staff will undertake in the Southwest Wake Area to implement adopted SWALUP goals, policies and strategies.

Southwest Wake Area Land Use Plan - Action Items

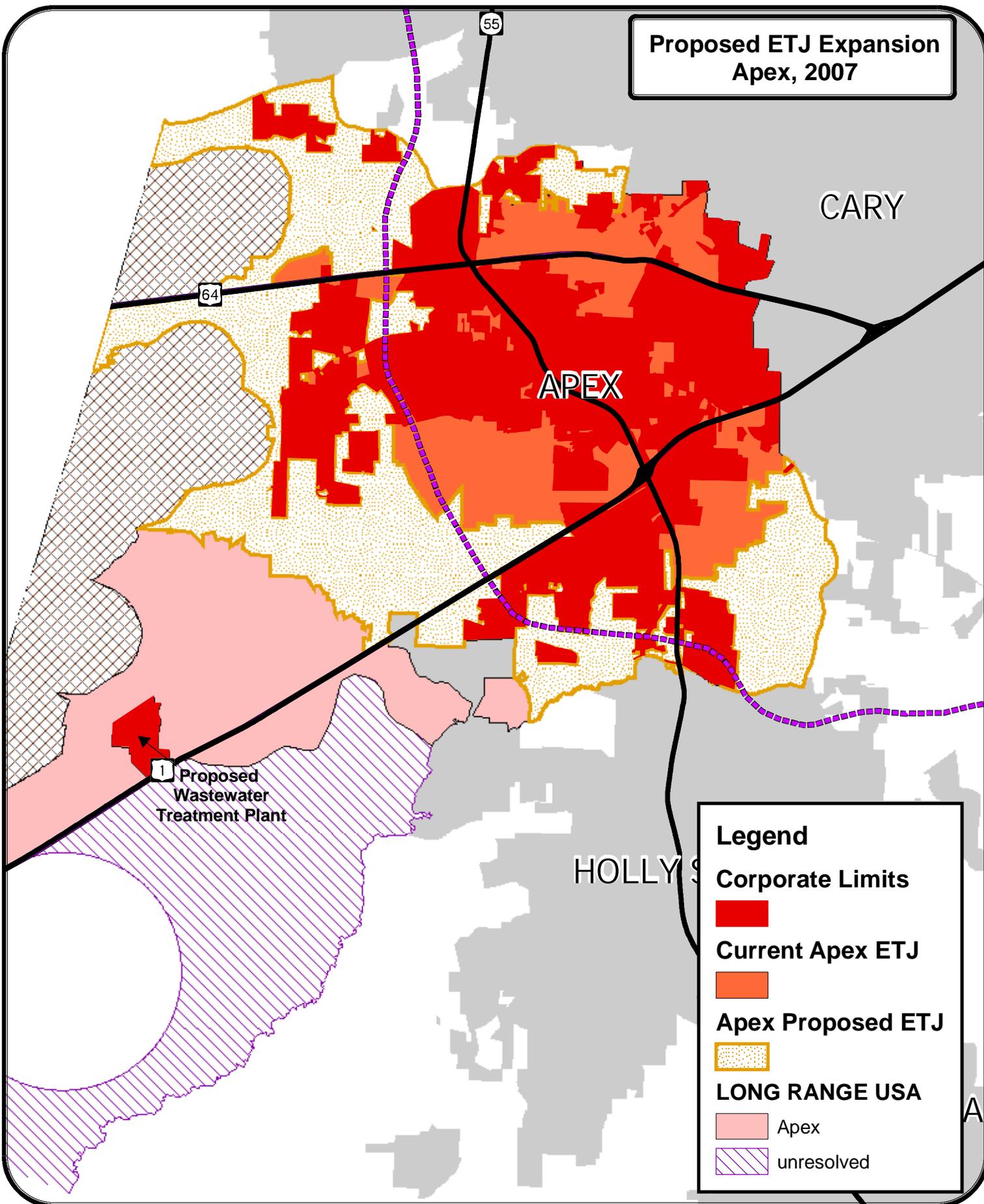
2007& 2008

- Town of Apex ETJ Extension Petition:*** Analyze and coordinate public review of Town of Apex Extraterritorial Jurisdiction Request [Approximately 8,937 acres, including areas in the SWALUP]

Participating Partner: Town of Apex Planning Department

- Harris Lake Drainage Basin Land Use Study:*** Coordinate and manage Harris Lake Drainage Basin Study. At the direction of the Wake County Board of Commissioners, Wake County Planning solicited consultant proposals from firms possessing expertise and experience in conducting analyses of land use, environmental, transportation and emergency management issues in the areas in proximity to nuclear plants.

**Proposed ETJ Expansion
Apex, 2007**



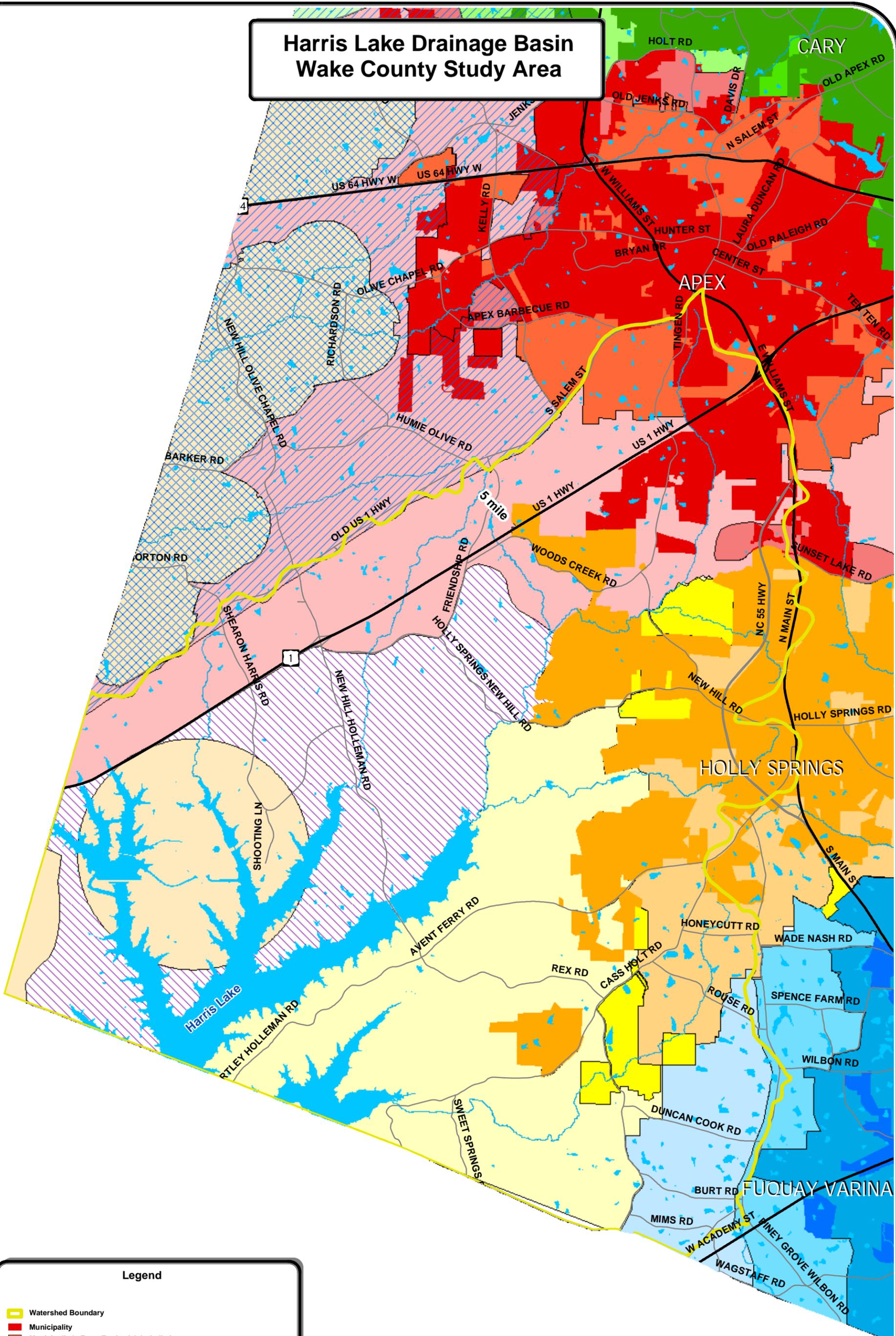
**Apex Proposed ETJ Expansion
and Unresolved Area**

0 0.5 1 Miles

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Wake County Planning Department
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Harris Lake Drainage Basin Wake County Study Area



Legend

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

Map Information:

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 Wake County Planning Department
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Participating Partners: Project Stakeholders Committee representing:

- Wake County Government (Planning, Emergency Preparedness, Environmental Services, and Community Services)
- Town of Apex
- Town of Cary
- Town of Holly Springs
- Town of Fuquay-Varina
- Progress Energy
- North Carolina Department of Transportation (NCDOT)
- North Carolina Wildlife Resources
- Capital Area Metropolitan Planning Organization (CAMPO)
- Harris Lake Basin residents

2007- 2012

- ☑ **Residential Support Areas:** Analyze and coordinate public review of proposed Wake County Land Use Plan Amendment addressing Residential Support Area policies and design guidelines. For transitional urban development to occur from the denser activity center core to the lower-density edges of the residential support areas, revisions to the Residential Support Areas section, Chapter III of the Land Use Plan are recommended by staff.

Participating Partners: Area Plan Residents, Property Owners and Developers and Municipal Planning Agencies

- ☑ **Unresolved Area:** Facilitate assignment of lands within the SWALUP "Unresolved Area" to municipal urban service areas. Execute an urban services area boundary agreement with the Towns of Apex and Holly Springs. Amend the Wake County Land Use Plan to reflect urban service area agreement.

Participating Partners: Area Plan Residents, Property Owners and Town Governments of Apex and Holly Springs

- ☑ **Annual Wake County Land Use Plan Review and Amendment:** Wake County Planning annually reviews revisions to the Plan that have been suggested by the Board of Commissioners or Planning Board or those that have been identified as needed or worthy of consideration by the Wake County Planning Director. Wake County Planning staff reviews and processes land use plan amendment applications twice a year.

Participating Partners: Area Plan Residents, Property Owners and Developers and Affected Municipal Planning Agencies

- ☑ **Historic Resource Designations:** The Wake County Historic Preservation Commission reviews nomination applications submitted for national and local historic resource designations throughout the year. They also rule on Certificate of Appropriateness petitions, in which applicants are requesting substantial changes to an existing Wake County designated landmark.

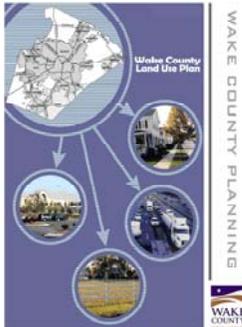
Participating Partners: Property Owners, Affected Municipalities and Capital Area Preservation Inc.

References

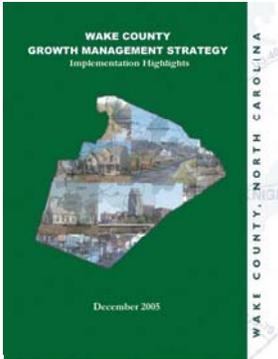


***Wake County Unified Development Ordinance,
April 2006***

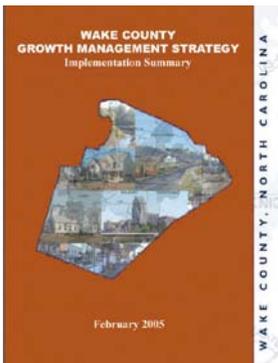
Effective Date: April 17, 2006



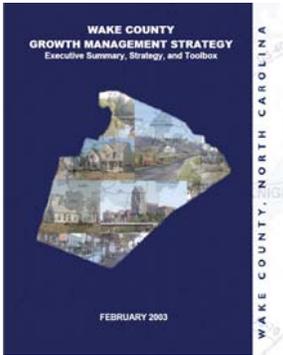
***Wake County Land Use Plan, Amended 1999,
Original Adoption 1997***



***Wake County Growth Management Strategy,
Implementation Highlights, December 2005***



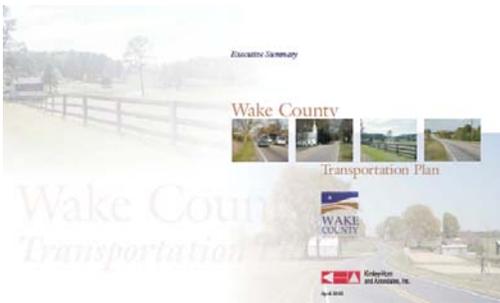
***Wake County Growth Management Strategy,
Implementation Summary, February 2005***



Wake County Growth Management Strategy, Executive Summary, Strategy, and Toolbox, February 2003



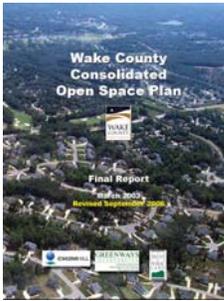
Wake County Collector Street Plan, April 2004, Prepared by Kimley-Horn and Associates, Inc.



Wake County Transportation Plan, April 2003, Prepared by Kimley-Horn and Associates, Inc.



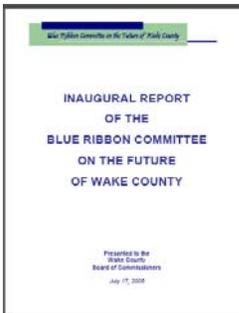
Wake County Transportation Plan, Corridor Profiles, April 2003, Prepared by Kimley-Horn and Associates, Inc.



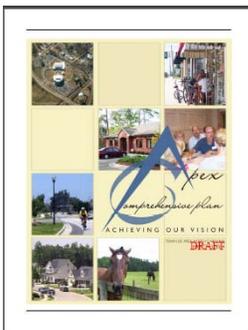
***Wake County Consolidated Open Space Plan,
Revised September 2006, Adopted March 2003
Prepared by CH2MHILL, Greenways Inc., and
The Trust for Public Land***



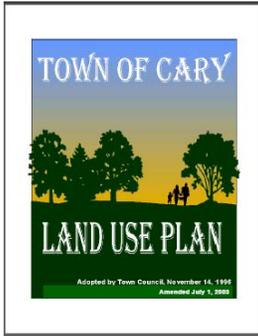
***Wake County Parks and Recreation Master Plan,
October 2003***



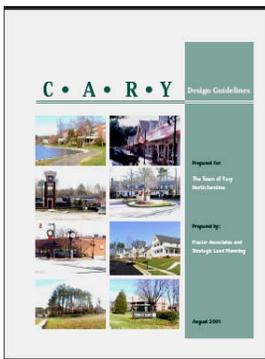
***Inaugural Report of the Blue Ribbon Committee
on the Future of Wake County, July 2006***



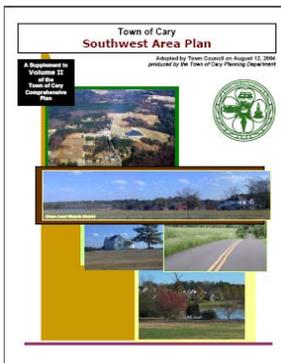
Town of Apex Comprehensive Plan, March 2004



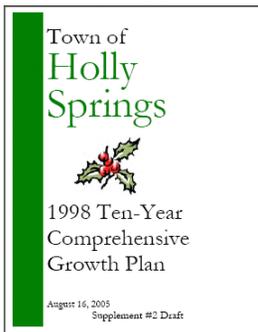
***Town of Cary Land Use Plan, Amended July 2003,
Adopted November 1996***



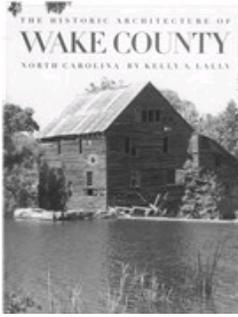
***Town of Cary Design Guidelines, August 2001,
Prepared by Frazier Associates, and Strategic Land Planning***



Town of Cary Southwest Area Plan, Adopted August 2004



***Town of Holly Springs 1998 Ten-Year Comprehensive Growth Plan,
August 2005***



***The Historic Architecture of Wake County, North Carolina,
Kelly A. Lally, 1994***

**APPENDIX A:
Public Participation Survey Results**

**Wake County Planning---
Southwest Area Land Use Plan update
SURVEY RESULTS**

<i>Goals and Strategies</i>	<i>Include</i>	<i>Do not include</i>	<i>Not sure/Comments</i>
WAKE COUNTY LAND USE PLAN Goals and Strategies			ADDITIONAL COMMENTS
Goal # 1 To guide quality growth throughout the County in conjunction with affected local governments. Wake County recognizes that its actions impact other local governments in the area, and its Land Use Plan will consider those impacts.	9		"To use existing map of city government to help set guidelines;"
Goal # 2 To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.	9		
Goal # 3 To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses.	8	1	"Ambiguous goal"
Goal # 4 To encourage maintenance of: open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas.	8	1	"We need to make sure rural areas stay rural as much as possible" "To get towns on the same page w/each other, common issues, not separate"
Goal # 5 To encourage the conservation of environmentally significant areas and important natural and cultural resources.	9		"Also historically important sites should be protected"
Goal # 6 To allow owners of significant farmlands and forest lands the opportunity to maintain the productivity of their land.	9		"To protect them from utility lines and roads" "Establish a growth boundary"
Goal # 7 To ensure that the land use plan and transportation plan mutually support each other.	9		"Very important, and includes non-car trans. (ie. Bicycle, pedestrian)" "Protect existing rail lines and work w/host railroads to establish transit over existing trackage" "Ensure that activity centers are supported with transit"
Goal # 8 To ensure that the County always protects the property rights of landowners.	9		"Goal # 1"
Goal # 9 To maintain the quality and develop the capacity of surface water resources, using them for recreation sites, where appropriate.	9		"Specially emphasize water quality" "Include erosion control regulations and water quality initiatives"
Goal # 10 To prevent contamination of and maintain the capacity of groundwater resources.	9		
Additional Comments:			
"Have town work with each other in common goals such as wastewater treatment plant in the area"			

Wake County GROWTH MANAGEMENT PLAN COMMON THEMES	<i>Include</i>	<i>Do not include</i>	<i>Not sure/Comments</i>
1) Work Cooperatively, But Preserve Local Autonomy Strike a balance between intergovernmental cooperation and local control.	7		"Wake County should not give all control to municipalities; some areas should remain county, not any city"-- "I think it should be the county's role to incorporate all of the municipal ideas and bridge the gap or overlaps between towns and provide a comprehensive plan that includes transitions"
2) Different Circumstances Call for Different Growth Strategies Some areas have grown more and faster than others. This means that different strategies will likely be called for in addressing development issues.	7		
3) Rural Character Must Be Preserved The county itself has a key role to play in preserving rural character, since most such lands lie outside municipal boundaries.	7	1	"In certain locations"—"Rural character should be preserved outside o future municipal infrastructure areas"—"Allow for rural goals to maintained"
4) Protect the Natural Environment and Historic Resources Protect sensitive natural and cultural resources throughout the county from the pressures of growth. Need for compact, mixed-use development, in order to both minimize infrastructure costs and also protect open space.	8		"What constitutes "Historic Resources"?---"Allow TOD where appropriate"
5) Raise the Bar on Development Quality While Ensuring a Healthy Economy Recognized the importance of a healthy economy in the region and that preserving an area's character and quality of life can contribute to local economic development.	9		"Discourage "faceless, could-be-anywhere" development"— "Work to insure that "Quality Development" and "Healthy Economy" are not mutually exclusive"
Additional Comments: "Make sure to take existing use of property in consideration for changing zoning and use"—"The new Apex/Cary WWTP is a large component of this plan"---			
Please describe any other goal or strategy that should be addressed in updating the Wake County Southwest Area Land Use Plan.			
<p>"Progress Energy is such a dominant land owner in much of the area that it is of little use to plan for the area without their participation, including some details of their plans"</p> <p>"Some issues, such as regional transit, water and wastewater resources, and commercial siting involve other counties (Chatham, Lee and Harnett) They should be included , where appropriate"</p> <p>"Please do not allow towns to annex all of the land. Some people do not 6 units per acre, or town water and sewer. Soon, if we are not careful, al the rural land will be gone, as will a way of life."</p> <p>"Accurately predict or anticipate municipal infrastructure zones"—"Incorporate ideas of safety around nuclear plan"</p> <p>"Incorporate Wake County, the local government, Progress Energy, and DOT for common strategies to provide a more united front"</p>			

APPENDIX B:

UDO Application Submission Requirements – Apex, NC In 2003, the Town of Apex, North Carolina received enabling legislation (SB 181) from the NC State Legislature authorizing it to adopt ordinances regulating demolition of historic structures and has subsequently adopted revisions to its Unified Development Ordinance to do so. These new regulations do not prohibit or delay demolition but instead try and discourage it by not accepting an application for a development plan for the property for 48 months following the demolition. These regulations do not apply to single family residences, which might be demolished for the purpose of building another single family residence, but do apply to most other site and subdivision plans, including parking lots. In the words of the enabling legislation, the Town is authorized to adopt such ordinances "In order to preserve and enhance one of the most valuable and unique natural resources of the community, and to preserve the property values and promote the general welfare of its citizens..."

Since the ordinance was amended in July 2003, was enacted, two properties in Apex have been saved from demolition and are slated for rehabilitation. The ordinance did not prevent new housing subdivisions from being built, but did encourage the developers to seek preservation solutions. With the assistance of local historic preservation non-profit Capital Area Preservation, the buildings will be restored and serve as assets to the new development as well as the community of Apex as a whole. 126 properties could potentially be affected if this ordinance as written is applied to the Southwest Area Land Use Plan.

Text from Apex UDO (adopted July 15, 2003)

(emphasis added)

2.2.8 Application Submission

An application shall be submitted to the Planning Director pursuant to the application submittal schedule established by the Planning Director and made available to the public, along with a fee established pursuant to Sec. 2.2.5, Fees. Applications for master subdivision plans, planned developments, site plans, and construction plans shall be reviewed and commented on by the Technical Review Committee (TRC). **Provided, however, that the Town shall not accept any such applications relating to any property within the Town's municipal corporate limits or extraterritorial jurisdiction on which an historic structure (as defined in Article 12) has been demolished (as defined in Article 12) within the immediately preceding forty-eight (48) months, measured from the date of the Town's final inspection of such demolition activities pursuant to the North Carolina State Building Code.**