



Planning, Development & Inspections

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A Division of Community Services
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MINUTES OF REGULAR MEETING

Wake County Planning Board

Wednesday January 15, 2020 (1:30 p.m.)

Wake County Justice Center

300 S. Salisbury St., Room 2800

Raleigh, North Carolina

Members Present: (6) Mr. Thomas Wells (Vice-Chair), Ms. Brenna Booker-Rouse, Ms. Meredith Crawford, Mr. Bill Jenkins, Mr. Daniel Kadis, Ms. Susan Sanford

Members Absent: (4) Mr. Jason Barron (Chair), Mr. Amos Clark, Mr. Asa Fleming, Mr. Ted Van Dyk

County Staff: (6) Mr. Tim Maloney (Planning, Development, and Inspections Director), Mr. Akul Nishawala (Planner), Mr. Steven Finn (Land Development Administrator), Ms. Sharon Peterson (Long Range Planning Administrator) Ms. Beth Simmons (Community Services Operations Supervisor), and Mrs. Loretta Alston (Clerk to the Board)

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

1. **Meeting Called to Order** – In the absence of Mr. Barron, Mr. Thomas Wells, Vice Chair, called the meeting to order at 1:36 p.m.
2. **Petitions and Amendments:** Motion to adopt the agenda as written was made by Mr. Kadis and seconded by Mr. Jenkins. The agenda was unanimously approved as presented.
3. **Approval of Minutes from December 18, 2019:** Motion to approve the minutes from December 18, 2019 was made by Mr. Kadis and seconded by Mr. Jenkins. The minutes were unanimously approved as presented.
4. **Land Use Plan Amendment 01-20:**

Annexation Boundary Agreement between Fuquay-Varina and Angier

Mr. Nishawala explained to the Board that this request was to amend the Urban Service Area (USA) Boundary in two areas between the Town of Fuquay-Varina and the Town of Angier to reflect the Annexation Boundary Agreement adopted in October 2019.

Area #1: Reclassify various portions of Angier's current Short-Range Urban Service Area (SRUSA) (132 acres) to Fuquay-Varina's SRUSA.

Area #2: Reclassify various portions of Fuquay-Varina's current SRUSA (105 acres) to Angier's SRUSA.

Mr. Nishawala presented a series of maps showing the current General Classification map, the existing boundaries of the areas in this amendment, and the boundaries proposed in these amendments. He pointed out that the shaded green area would be transferred to Fuquay-Varina's USA; yellow area would be transferred to Angier; and the red line reflects the legal description that is in the recently adopted annexation boundary agreement. He added this is just cleaning up mostly to correlate our plans with the municipalities to make sure everyone is on the same page. Mr. Nishawala noted the new boundary line follows parcel lines and not geographic features such as creeks or streams which makes it easier for a property owner, so their parcels are not split.

Mr. Nishawala stated that this request would re-align the SRUSA boundary between Angier and Fuquay-Varina to reflect the updated Annexation Boundary Agreement adopted by both municipalities in October 2019. The prior agreement (adopted in 1993) expired in 2013 but had been honored since then. Mr. Nishawala further stated that this amendment does not change Wake County Planning jurisdiction or zoning and would only re-align the SRUSA boundary between Angier and Fuquay-Varina to reflect the updated Annexation Boundary Agreement. Additionally, the Wake County General Classifications Map is periodically revised to correspond with changes to municipal boundary agreements.

Mr. Nishawala stated that the Land Use Plan has two specific goals that support this amendment:

Goal #1: To guide growth throughout the county in conjunction with affected local governments. To achieve consistency between the County and municipal plans, urban service area boundaries are periodically amended.

Goal #2: To encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

Mr. Nishawala explained that the SRUSA classification applies to all land in the County's jurisdiction that is intended to be urbanized and served by municipal services within the next 10 years, and that each classification does meet this requirement. In keeping with goal #1, municipal USA's should correlate with their annexation and service area boundaries. These requests are consistent with the adjustments made to the boundary by Angier and Fuquay-Varina in their annexation boundary agreement from October 2019.

Mr. Nishawala noted that public notice was given to all affected property owners, approximately 72, and that two inquiries were received by phone. Town staff has also been regularly updated on the amendment and they agree with the amendment, as it matches the legal description of the annexation boundary agreement.

Staff findings and recommendations were presented as follows:

1. The proposed amendments to the Wake County Land Use Plan General Classifications Map are consistent with the policies set forth within the Wake County Land Use Plan.
2. The proposed amendments are consistent with the Wake County Land Use Plan's goal of guiding quality growth throughout the County in conjunction with affected local governments.
3. The proposed amendments would reflect the adopted Annexation Boundary Agreement of October 2019 between Fuquay-Varina and Angier.

Public Comments

None.

Land Use Committee Recommendation

The Committee reviewed and discussed the item at their meeting earlier on 1/15/2020 and recommended that the Planning Board advance Land Use Plan Amendment 01-20 to the Board of Commissioners for adoption.

Mr. Wells opened the floor for discussion. Mr. Murphy explained that if the Board wished to advance the item for approval to the Board of Commissioners only one motion was required. Only zoning amendments require a land use plan consistency statement.

There being no further discussion, Mr. Wells entertained a motion from the Board. Mr. Jenkins made a motion that the Planning Board recommend that the Board of Commissioners adopt the proposed land use plan Amendment 01-20. Motion was seconded by Ms. Booker-Rouse and was approved unanimously.

5. Comprehensive Plan Update/Discussion

Mr. Maloney gave an update on PlanWake as follows:

- The third survey was sent to all members and will be open until the summer. Board members are encouraged to complete the survey to help further guide the plan.
- Planning staff provided the BOC with an update on PlanWake at its work session on January 13th. As a result, the BOC will be conducting a workshop or possibly a joint meeting with the Planning Board to discuss the Comprehensive Plan with staff and the consultants. Staff is working with the County Manager's office to schedule the workshop in February.
- A draft Plan is to be presented to BOC in the spring. After BOC presentation, staff will take the draft plan 'on the road' to all elected officials in Wake County, all the Wake municipalities, and to any other stakeholder groups that have been involved throughout this process in order to gather feedback and provide updates. Staff will present an updated draft of the new plan to the BOC in the summer of 2020 and inquire about adoption.
- Staff will be hosting our PlanWake Advisory Group on Thursday, January 30, 2020. Tom Wells and Bill Jenkins represent the Board on the Committee. The goal will be to gather as much information as possible to share at the BOC workshop in February.
- Staff also presented an update to municipal managers at their last quarterly meeting with the County Manager's office. Staff is actively engaged in one-on-one meetings with the municipalities to ensure that there are no contradictions to their local plans to maintain their support.

6. Reports

Committee Reports:

Mr. Wells reported the Code and Ops and Land Use committees had a very informative joint meeting today, prior to the regular meeting. He appreciated the input and reports and look forward to additional developments with the discussion about the Code and Ops session.

Staff Reports:

Ms. Peterson gave an update on the 2020 Census which is an effort to make sure Wake County's 1.1 million people over about 860 square miles are counted. She informed the Board we are working with hundreds of community partners to help us get to that point. She asked Board members to advise her of any professional or community organizations to engage. The timeframe for the 2020 Census is between now and the end of March/April. Ms. Peterson stated it is a federal responsibility to conduct the census and that the County and its municipalities are promoting census education.

Mr. Finn advised the Board that the Board of Adjustment had several appeals over the past year which is unusual, but all appeals were upheld. He further shared there will likely be an ordinance amendment involving neighborhood retail in the next 60 days. He commented that local development activity remains consistent with a balance of subdivision and zoning reviews and reminded the Board the UDO is online with easy to use searchable links.

6. Chairman's Report - None

7. Adjournment

The meeting was adjourned at 2:05 p.m.

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REGULAR MEETING
WAKE COUNTY PLANNING BOARD
January 15, 2020

Vice Chair Thomas Wells declared the regular meeting
of the Wake County Planning Board for
Wednesday, January 15, 2020 adjourned at 2:05 p.m.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Tom Wells", written in a cursive style.

Thomas Wells
Wake County Planning Board