

## Planning, Development & Inspections

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### MINUTES OF REGULAR MEETING

#### Wake County Planning Board

Wednesday, April 4, 2018 (1:30 p.m.)  
Wake County Justice Center  
300 S. Salisbury St., Room 2700  
Raleigh, North Carolina

**Members Present:** (10) Mr. Alan Swanstrom (Chair), Mr. Jason Barron (Vice-chair), Mr. Thomas Wells, Mr. Donovan Amos Clark, Ms. Susan Sanford, Mr. Asa Fleming, Mr. Bill Jenkins, Ms. Tara Kreider, Mr. Ted Van Dyk, Mr. Phil Feagan.

**Members Absent:** (0)

**County Staff:** (6) Mr. Tim Maloney, Mr. Steven Finn, Ms. Jenny Coats, Ms. Sharon Peterson, Ms. Terry Nolan, Mrs. Loretta Alston.

**Guests:** (1) Mr. John Hodges-Copple, Triangle J Council of Governments, Regional Planning Director

**County Attorney's Present:** (1) Mr. Ken Murphy (Senior Assistant County Attorney)

1. **Meeting Called to Order** – Mr. Alan Swanstrom called the meeting to order at 1:30 P.M.
2. **Petitions and Amendments** – None.
3. **Motion to approve minutes** of March 7, 2018 by Mr. Clark, seconded by Ms. Sanford and approved unanimously.
4. **Election of Chair and Vice-Chair**  
Mr. Murphy opened the floor for nominations for chair of the Planning Board. Mr. Barron nominated Mr. Swanstrom for chair. Motion was seconded by Ms. Sanford. There were no other nominations. Mr. Swanstrom was elected chair of the Planning Board by unanimous consent.  
  
Mr. Swanstrom opened the floor for nominations for vice-chair of the Planning Board. Ms. Kreider nominated Mr. Barron for vice-chair. Motion was seconded by Mr. Clark. There were no other nominations. Mr. Barron was elected vice-chair of the Planning Board by acclamation.
5. **Presentation from Triangle J Council of Governments (TJCOG)**  
Mr. Maloney introduced Mr. John Hodges-Copple, TJCOG Regional Planning Director. The purpose of the presentation was to learn about some of the regional and local planning aspects here in the area. Mr. Hodges-Copple is also on the consulting team for our Comprehensive Wake County Land Use Plan.  
  
Mr. Hodges-Copple gave the Board an overview and history of the TJCOG and shared slides on regional foundations to allow others to see things from TJCOG point of view. He highlighted a few projects the Board is currently working on, and then opened the floor for questions and comments and other projects of interest.

The TJCOG Planning Board is a voluntary organization made up of 40 representatives from counties, cities and towns in a seven-county region and more than 30 municipalities around the table. There are three (3) broad program areas: Regional Planning, Aging Services and Member Services. In the Planning Department, there are four (4) program areas: Water Resources, Energy & Environment, Development & Infrastructure and Economic Development. Mr. Hodges-Copple explained that TJCOG is not a direct service provider (no taxation, no regulation). Mostly what they do is in partnership with their member local governments or other regional agencies to undertake work they want to do. TJCOG periodically surveys members (all 42 representatives) asking what are the things that matter to them from a regional perspective. A whole range of issues members see as important are transportation, water resources, and housing. TJCOG functions like a consulting firm in the way we are structured rather than local government.

Mr. Hodges-Copple showed a few slides (*2 Generations Ago-1972 .... Today-2017*) illustrating why we have regional planning. According to the model, the Research Triangle Region will expand to more than 3 million people and will be similar in size to the following metro areas of today: Denver 3.5 million, San Diego 3.3 million, Salt Lake City 2.5 million, Seattle-Tacoma 3.7 million, Minneapolis-St. Paul 3.5 million. Those areas selected are places that spent the last generation making significant investments in transit, something that we are just in the cusp of doing.

Mr. Hodges-Copple highlighted six of the major projects: (1) Joint MPO's, (2) Water Resource Planning, (3) Triangle Transportation Demand Management, (4) Center of the Region Enterprise (CORE), (5) Wake Transit Corridors Project, and (6) Wake County Comprehensive Plan.

Metropolitan Planning Organization (MPO): The two (2) MPO's under contract with TJCOG are Capital Area Metropolitan Organization and the Durham Chapel Hill Carrboro Metropolitan Planning Organization. The MPO's are primarily made up of locally elected officials who adopt the plans and adopt the projects that eventually are funded.

Water Resource Planning: This shows how all water systems are interconnected in the region. This allows a single voice all working together making it easier for the State to say "yes" to allocating more Jordan Lake water to the region.

Triangle Transportation Demand Management: The program goal is to reduce regional growth of commuter vehicle miles traveled by 25%. TJCOG applies for program funding from NCDOT, CAMPO, and DCHC. Mr. Hodges-Copple highlighted program impacts.

Center of the Region Enterprise (CORE) – Wake County is representing and meets quarterly.

Wake Transit Corridors Project: GO Triangle! These are major investment studies designed to identify the lead sponsor to oversee the work and prioritize what comes next.

Wake County Comprehensive Plan: TJCOG will be involved in some of the analysis for the planning effort, refining the CommunityViz work used for the regional transportation plan to help understand some of the choices and implications for Wake County.

### **Planning Board Discussion**

Ms. Sanford asked about the methodology behind where jobs will be? Mr. Hodges-Copple explained that the model takes certain elements into account, such as zoning requirement for the land, environmental features that can't be developed, and suitability. TJCOG brings in experts to assist with the model.

Mr. Swanstrom shared the observation that the plans are largely reactive – i.e. mass transit. He asked Mr. Hodges-Copple if the plans could be more prescriptive. Mr. Hodges-Copple answered "yes" referencing the Population Job Forecast. He explained that the forecast is based on a number of market factors that the

municipalities decide such as: (1) what investments are made to make the area more attractive; and (2) what type of development they allow.

Ms. Sanford asked how often do you run these models. Mr. Hodges-Copple stated every four (4) years; however, the MPO's paid for the development of the tool which can be used at any time.

Mr. Clark observed that the map does not reflect expansive growth in the south and in Granville County. Mr. Hodges-Copple explained that the model uses a simplification method which does not include specifics such as proximity to a good school system.

Mr. Swanstrom asked for advice about planning agility as Wake County revises the Comprehensive Land Use Plan. Mr. Hodges-Copple suggested that staff clarify those things less likely to change (like interest and water quality), and those things that could change.

*For more information, visit website for [TJCOG](#)*

## **6. Committee Reports - None**

## **7. Planning, Development, and Inspections Report**

Ms. Peterson announced, relating to the TJCOG presentation, CAMPO, the region's metropolitan transportation planning organization, is revisiting its 2012 Southwest Area Study. That study area encompasses mobility and transportation infrastructure throughout Southern Wake and Northern Harnett County. Government jurisdictions represented on the study team (Wake and Harnett Counties, and Towns of Apex, Holly Springs, Fuquay-Varina and Angier). The study team has asked for participation by key stakeholders – including Planning Board members. (Note: The Planning Board members were emailed the link to project website and asked to inform staff of their interest to participate).

Mr. Swanstrom asked that the members be briefed on the Wake County Comprehensive Land Use Plan's project scope, timeline and the Planning Board's role at the next meeting.

Ms. Peterson gave updates on the following items: The Morrisville ETJ extension request will have its initial hearing before the Morrisville Town Council on April 10. The Town Council is scheduled to act on the proposed ETJ resolution on April 24, 2018. Possible dates for upcoming PB Land Use Committee meetings on this item – May 2, 2018 or June 5, 2018, dependent on actions taken by Morrisville officials.

Mr. Finn noted the low-density option regarding impervious surface requirements in support of the watersheds impacts the development patterns in the County. He explained we have larger lots and are primarily residential development as the County does not provide water and sewer utilities, rather depend on soil conditions given our development model driven by septic systems and well water. Generally non-residential uses as multi-family developments and shopping centers cannot be supported by well and septic systems in the unincorporated areas

Mr. Finn reminded the Board that we are hosting a regional workshop on 4/5/18 for local Planning Board members and staff in the area. The focus is on legislative hearings such as rezonings and ordinance amendments. He noted the UNC School of Government will be faculty and the session has been sold out.

Mr. Finn introduced Loretta Alston as the new Clerk to the Board. Ms. Alston joins Community Services after serving many years with the Wake County Finance Department.

In response to a question from the Chairman, Mr. Finn noted that permitting and inspections activities with the Inspections Department has been high. He added that given such volume, Inspections is in the process of hiring an additional staff member to help maintain service levels in line with the organizational staffing model.

**8. Chairman's Report – Mr. Alan Swanstrom**

The Board made committee assignments per member requests for its three (3) Planning Board Subcommittees as follows (full rosters attached):

- Transportation – Mr. Phil Feagan (Chair) - Mr. Bill Jenkins (New), Ms. Susan Sanford (New)
- Land Use – Ms. Tara Kreider (Chair); Mr. Bill Jenkins (New)
- Code and Operations – Mr. Tom Wells (Chair); Ms. Susan Sanford (New)

Having no further announcements, the meeting was adjourned at 3:01 p.m.

Attachment:

1) Committee Rosters (Land Use & Subdivision, Code & Operations, and Transportation)

# Wake County Planning Board

## Committee Assignments

Appointed April 2018

### CODE AND OPERATIONS COMMITTEE

Responsibility: To review all issues referred to it by the full Board that concern proposed amendments to the text or maps in the County's Unified Development Ordinance (UDO) and the Board's administrative procedures and policies, and to submit a recommendation for action on those matters to the full Board.

*Committee Members:*

**Tom Wells – Chair**

**Jason Barron**

**Amos Clark**

**Phil Feagan**

**Ted Van Dyk**

**Alan Swanstrom**

**Susan Sanford**

### LAND USE AND SUBDIVISION COMMITTEE

Responsibility: To review all issues referred to it by the full Board that concern either subdivisions or the Land Use Plan, to submit a recommendation for action on those matters to the full Board, and to review land use policy and recommend changes it deems appropriate.

*Committee Members:*

**Tara Kreider – Chair**

**Jason Barron**

**Amos Clark**

**Asa Fleming**

**Bill Jenkins**

**Alan Swanstrom**

### TRANSPORTATION COMMITTEE

Responsibility: To review all issues referred to it by the full Board that concern the issue of Transportation in Wake County, and to submit a recommendation for action on those matters to the full Board.

*Committee Members:*

**Phil Feagan – Chair**

**Asa Fleming**

**Tara Kreider**

**Ted Van Dyk**

**Tom Wells**

**Alan Swanstrom**

**Bill Jenkins**

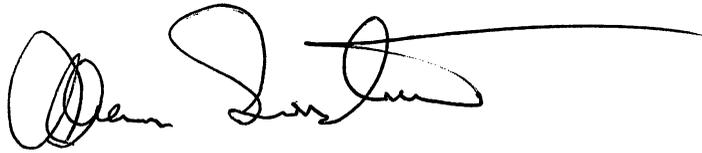
**Susan Sanford**

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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
April 4, 2018

Alan Swanstrom declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, April 4, 2018 adjourned at 3:01 p.m.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Alan Swanstrom", with a long horizontal flourish extending to the right.

Alan Swanstrom  
Wake County Planning Board

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