

# Planning, Development & Inspections

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A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
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## MINUTES OF REGULAR MEETING

### Wake County Planning Board

Wednesday July 18, 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. Donovan Amos Clark, Mr. Asa Fleming, Mr. Bill Jenkins, Ms. Tara Kreider, Ms. Susan Sanford, Mr. Ted Van Dyk, Mr. Thomas Wells, Mr. Phil Feagan

**Members Absent:** (0)

**County Staff:** (8) Mr. Tim Maloney, Mr. Steven Finn, Ms. Sharon Peterson, Ms. Terry Nolan, Mr. Bryan Coates, Ms. Jenny Coats, Mrs. Loretta Alston, Mr. Frank Cope

**Guests:** (2) Mr. Brad West - Town of Morrisville Planner II, Ms. Courtney Tanner -Town of Morrisville Planning Director

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

1. **Meeting Called to Order** – Mr. Alan Swanstrom called the meeting to order at 1:31 P.M.
2. **Petitions and Amendments** – None.
3. **Approval of Minutes of June 6, 2018** – A motion was made and seconded to reflect that Mr. Feagan was present and Mr. Clark was absent. The minutes were unanimously approved as corrected.
4. **Town of Morrisville ETJ Expansion Request**

### Staff report presented by Staff Terry Nolan, Planner III

**REQUEST:** Extend Town of Morrisville's Extraterritorial Jurisdiction by approximately 96 acres.

**PETITIONER:** Town of Morrisville

On April 24, 2018, the Morrisville Town Board adopted a resolution requesting that the Wake County Board of Commissioners consider granting extension of the town's Extraterritorial Jurisdiction (ETJ) by 96 acres. The request includes two tracts of land: Area A is bounded by Interstate Highways 147 and 540; Area B is bounded by Interstate 540 and Research Triangle Park.

### State Law

By State law, a municipality of more than 10,000 but less than 25,000 in population may exercise ETJ over an area not more than two miles beyond its corporate limits. The area beyond the corporate limits is defined as extraterritorial jurisdiction (ETJ). In determining the population of a city for the purposes of this Article, the city council and the board of county commissioners may use the most recent annual estimate of population

as certified by the Secretary of the North Carolina Department of Administration. According to the State Demographics Branch of the North Carolina Office of State Budget & Management (OSBM), the **July 1, 2016 population estimate for the Town of Morrisville is 24,456.**

### **Requested Area**

The requested area is comprised of two parcels within the Town's short-range urban service area. The properties are currently zoned R-30, single family residential for densities of one (1) to four (4) units per acre. Both parcels lie within the Jordan Lake drainage basin. As seen in the attached map, the smaller of the two parcels (Area A) is roughly **35 acres** and lies along the northwest border of Morrisville and is bounded by Research Triangle Park and NC 147 to the west and the Kitts Creek Neighborhood to the north and east. The proposed ETJ extension area is directly connected to neighboring Kitts Creek via two points of roadway access. Kitts Creek contains a mix of single-family attached and detached housing units. If granted, Town staff recommend zoning the area Medium Density Residential (MDR), which is consistent with the pattern of development in Kitts Creek as well as the Town's future land use plan.

The largest area (Area B) is roughly **61 acres** and is connected to the Breckenridge Neighborhood via Louis Stephens Drive. If granted, the Town initially plans to zone the area Low Density Residential (LDR) to allow for a growth pattern similar to nearby Breckenridge to occur in this area. The Town has no intention to initiate annexation of these areas at this time.

### **Purpose**

ETJ allows a municipality to have its development policies, procedures and standards in place in advance of development. This provision proactively influences the character of development in an area that is expected to urbanize and be serviced by municipal utilities in the near future. This enables the municipality to plan for timely, efficient provision of development and associated infrastructure and urban services, and address code enforcement issues that might impair their development. Seven criteria have been developed to review ETJ expansion requests:

- 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 (10) Years
- 7) Existing ETJ

### **Background/History**

The Town of Morrisville Council adopted a resolution requesting an extension of the Town's extraterritorial planning jurisdiction (ETJ) on April 24, 2018. This item was on the April 10<sup>th</sup> Board agenda for discussion and public comment.

### **ANALYSIS:**

Staff has reviewed the Town of Morrisville's ETJ expansion request. The review is based on the County's criteria for evaluating ETJ requests.

### **ETJ CRITERIA**

#### **(1) Classification as Urban Services Area:**

*The area proposed for ETJ expansion should be classified as Urban Services Area associated with the municipality.*

All 96 acres are in the Town's Short Range Urban Services Area.

- ✓ The Town of Morrisville request complies with the criterion

**(2) Commitment to Comprehensive Planning:**

*The municipality should demonstrate a commitment to comprehensive planning, preferably including adopted land use, public facilities and transportation plans, engineering studies, and a capital improvements program (CIP) including funding to implement the CIP. This commitment must be demonstrated through official actions by the governing body.*

**A. Land Use Planning**

The Town of Morrisville adopted its current Land Use Plan in 2009, and is in the process of updating the plan.

**B. Transportation Planning**

The Town of Morrisville initiated an update to the 2009 Transportation Plan in 2015. The updated Transportation Plan is in draft form.

**C. Capital Investment Program**

The CIP spans a five-year period and is currently undergoing a comprehensive update for FY 2018.

- ✓ The Town of Morrisville request complies with the criterion

**(3) Adoption of Special Regulations:**

*Where the municipality proposed ETJ expansions along major transportation corridors designated by the County as Special Transportation Corridors, the municipality should have adopted and be willing to apply regulations comparable to those for Special Transportation Corridors.*

The County does not have a Special Transportation Corridor within the Town's requested ETJ expansion request. The Triangle Expressway (NC 147) and NC 540 both traverse through the areas included in the Morrisville ETJ extension request but are not designated Special Transportation Corridors. The Town of Morrisville's Unified Development Ordinance (UDO) requires a 100-foot undisturbed buffer along all full and limited-controlled access highways. Any development along NC 147 and NC 540 would be subject to the buffer requirement.

*Where the municipality proposed ETJ expansions within a water supply watershed, the municipality should have adopted, and be willing to apply, water supply watershed protection policies and provisions that meet or exceed the applicable State water supply watershed regulations or an adopted Plan for the water supply watershed.*

Morrisville's requested parcels fall outside of critical and non-critical areas of the Jordan Lake water supply watershed and no specific protection policies or Plan are in place. The Town of Morrisville's UDO contains stormwater management and riparian buffer standards in compliance with the Federal Water Pollution Control Act of 1972, the federal Phase II Stormwater Rules, and the rules of the North Carolina Environmental Management Commission.

- ✓ The Town of Morrisville request complies with the criterion

*For evaluating an ETJ expansion request, the municipality's application of such special regulations to its existing ETJ should be considered as evidence of its willingness to apply these special regulations.*

The Town of Morrisville applies special regulations consistent with Wake County's goals and regulations. Morrisville is a member of the Historic Preservation Commission and has four individually designated Wake County landmarks. Additionally, Morrisville has the Historic Crossroads Village District zoning district, which accommodates infill developments and redevelopment that are compatible with the character of the district.

The Town of Morrisville added a Transit-Oriented Development (TOD) overlay district to the Unified Development Ordinance (UDO) to encourage transit-supportive development types and intensities within convenient walking distance of a transit station.

- ✓ The Town of Morrisville request complies with the criterion

**(4) Municipal Water and Sewer Service:**

*The municipality should show how the area proposed for ETJ expansion would be served by water and sewer service within five (5) years of the effective date of ETJ extension. The systems should be designed with adequate treatment capacity and adequately sized major trunk line extensions to service the area proposed for ETJ extension. The municipality should include needed improvements in its capital improvements program (CIP).*

**Wastewater**

The Town of Morrisville's wastewater is treated at the Town of Cary's Western Wake Water Reclamation Facility (WWWRF). As of 2017, the facility treated an average of 4.5mgd of wastewater, which is well below the maximum capacity of 18mgd. The WWWRF is expected to meet the wastewater treatment needs of customers in Morrisville and Morrisville's ETJ through 2030.

Sufficient sewer infrastructure has been established nearby and adjacent to the proposed ETJ extension areas, as shown in attachment 4. Any future development occurring within the proposed ETJ extension areas would be able to connect to the pre-established sewer infrastructure.

- ✓ The Town of Morrisville request complies with the criterion

**Water**

The Town of Morrisville's water is supplied by the Town of Cary. Jordan Lake is the primary water source used by the Town of Cary and is located within the Cape Fear River Basin. According to the 2015 Cary/Morrisville Utility Agreement, Morrisville holds an allocation of 3.5 percent of the water supply storage in Jordan Lake granted by the North Carolina Environmental Management Commission (EMC). This allocation is estimated to be able to meet the average annual water demands of 3.5mgd, which has been determined to be sufficient to supply customers in Morrisville and Morrisville's ETJ through 2045.

There are existing water mains in close proximity to the proposed ETJ extension areas. Any future development occurring within the proposed ETJ extension areas would be able to connect into the existing water distribution infrastructure.

- ✓ The Town of Morrisville request complies with the criterion

**(5) Evidence of Feasibility for Urban Density Development:**

*Areas proposed for ETJ extension by a municipality should be capable of being developed to an average density feasible for municipal annexation. This criterion is closely related to the ability of a municipality to serve the area with water and sewer service in accordance with its plan for development.*

The proposed ETJ extension areas are directly adjacent to Morrisville's two largest neighborhoods, Kitts Creek (Area A) and Breckenridge (Area B). The Kitts Creek neighborhood has two points of roadway access to Area A, and Area A will be zoned Medium Density Residential (MDR) to allow for a growth pattern similar to the adjacent neighborhood. The Breckenridge neighborhood is adjacent to Area B, and is zoned Low Density Residential (LDR). Area B will be zoned LDR to allow for a growth pattern similar to the adjacent neighborhood. The planned land uses are consistent with the Town's Future Land Use Map and are of sufficient density to be served by municipal water and sewer service.

- ✓ The Town of Morrisville request complies with the criterion

**(6) Annexation within Ten Years**

*ETJ extensions should only be granted for areas anticipated to be substantially developed and annexed within ten (10) years. The ten-year period projection should be used as a guideline, and is adopted with the understanding that actual progress in development and annexation of a given ETJ area may vary*

*from that originally projected at the time of ETJ extension. To determine the potential for annexation within ten (10) years the following should be considered: relevant County and Municipal plans and policies, past development experiences, and previous projections.*

The Town of Morrisville's annexation policy has long been to require voluntary annexation as a condition of the provision of municipal water and/or sewer service.

Morrisville has seen tremendous population growth in the last 15 years. Since 2000, Morrisville's population has more than quadrupled, and its growth rate continues to outpace Wake County and the state as a whole. Moreover, Morrisville has annexed and provided service to all but 600 acres of the ETJ granted to it in 1988.

Although the Town of Morrisville has no intention to initiate annexation of the proposed extension areas, the areas are highly attractive to development due to their adjacency to existing neighborhoods, roadway access, and ability to connect to existing water and sewer service.

- ✓ The Town of Morrisville request complies with the criterion

#### **(7) Existing ETJ:**

*When a municipality requests additional ETJ, the municipality must demonstrate its progress in annexing and supplying municipal services, especially water and sewer, through the entirety of its existing ETJ. For all areas of ETJ granted after May 2, 1988, the municipality must specifically address its progress in complying with the criteria under which that ETJ was originally granted. An ETJ expansion may be granted to a municipality only when it demonstrates substantial progress in meeting this criterion.*

The Town of Morrisville has not requested, nor has it received, any additional ETJ areas since May 2, 1988. At that time, Morrisville had approximately 4.21 square miles or almost 2,700 acres of ETJ. According to the North Carolina Secretary of State's land records, there have been 103 annexations of ETJ area, totaling almost 2,100 acres, within Morrisville since the May 2, 1988 ETJ extension criteria was adopted by Wake County.

All former ETJ areas annexed within the Town of Morrisville are currently supplied with municipal services, including water, sewer, residential trash pickup, police coverage, and fire coverage.

- ✓ The Town of Morrisville request complies with the criterion

#### **STAFF FINDINGS**

- The Town of Morrisville's request for 96-acre ETJ Extension is in accordance with North Carolina State Law 160A – 360 Article 19
- The Town of Morrisville's request complies with Wake County Land Use Plan's seven criteria for ETJ Extensions

#### **PLANNING BOARD DISCUSSION**

Mr. Swanstrom opened a public hearing request and asked for public comments. Hearing none, the public hearing was closed. Planning Board members followed with a Q&A Session. Highlights are as follows:

Mr. Van Dyk referred to criterion #5 (Evidence of Feasibility for Urban Density Development) and asked staff to clarify if the low density was that of the Town of Morrisville and asked for a breakdown on units per acre.

Ms. Nolan confirmed the low density was that of the Town of Morrisville. Mr. West/Town of Morrisville gave a breakdown on units per acre as follows: The low density is approximately 4, 4 ½ units per acre; medium

is 7.5 units per acre. Further, Ms. Nolan stated currently these parcels are zoned R-30 which is the county's planning jurisdiction and that is about 1 ½ units per acre.

Mr. Van Dyk asked if there are specific development plans for both sections (Area A and Area B). Ms. Nolan stated this request is not prompted by a specific development that Morrisville has on the horizon.

Mr. Barron commented that the request makes a lot of sense in that these are the last two items on the horizon for Morrisville expansion. He stated that he anticipates that when that construction occurs in 2020, the Area B – the Breckenridge Neighborhood via Louis Stephens Drive will be an area that carries a high volume of traffic. It is adjacent to I-540 and looks flat at least for a good portion of that. Mr. Barron expressed that he was disappointed that Morrisville, from a long-term planning standpoint, designated this area as low density residential. He stated that he thought that given its proximity to major roadways this area would be better for medium or high density residential.

Mr. Van Dyk asked if there are townhomes directly adjacent to parcel A. Mr. West responded that there is a townhome portion of that Breckenridge neighborhood adjacent to that parcel, and the Kitts Creek area has very high density narrow lot single family detached units.

Mr. Jenkins asked a follow-up to Mr. Barron's comment on the rationale for low density zoning of this area. Mr. West responded that this request is based on the Town's 2009 Land Use Plan which is being updated.

Mr. Swanstrom asked if it is reasonable to assume that RTP and Cary have been consulted and the Town has an interlocal agreement that defines where everybody is going to be, and they are okay with this?

Mr. West responded that there are no official agreements that define the boundaries, but that the Town of Morrisville has worked well with the Town of Cary staff historically determining their growth boundaries.

Mr. Swanstrom asked specifically if the Morrisville had talked to Cary about Area B. Mr. West responded that the Town has had preliminary talks with Cary about what their thoughts are on those adjacent parcels; we've informed them of this request and have also spoken with them about future ETJ. The infrastructure will include a 12-inch Cary water line, but no interchanges. Mr. West continued to explain that the area is in Morrisville's short-range service area and was mapped out in the 1999 (10-year) plan. He acknowledged the town is late making this request, but that the Town feels it is right for development.

Mr. Swanstrom asked for a motion. Ms. Sanford made a motion that the Board recommend approval of the Town of Morrisville's ETJ Extension request to the Wake County Board of Commissioners.

Mr. Barron seconded the motion to recommend approval, and it passed unanimously.

## **5. Committee Reports**

- Code and Ops: No Report.
- Land Use: Mr. Clark reported they did meet prior to Planning Board meeting and discussed the conversion of Fuquay-Varina's long range urban services area to short range urban services area. The committee voted unanimously to recommend to this Board approval of that.

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

Ms. Peterson gave an update on the Comprehensive Plan progress. Staff has interviewed seven of ten Planning Board members and three of the Board of County Commissioners. Staff will communicate opportunities in July/Aug via email to complete interviews for the remaining Planning Board members & Board of Commissioners. Ms. Peterson reported next steps for Comprehensive Plan include:

- Completing proposed list of suggested members of the plan's Advisory workgroup;
- Presenting list to Board of County Commissioners for them to review – no formal action required.
- Complete stakeholder/ inter jurisdictional meetings

- Prelaunch work (identifying community events such as SparkCon)
- Coordinating with Communications office who is producing various clips 15 seconds – 30 seconds.
- Working with Consultants to create a website
- Communicating two-week kickoff in September to community and stakeholders
- Add a standing committee update for the Comp Plan – Staff, Mr. Wells and/or Mr. Jenkins will report.

Mr. Finn provided an update regarding the recently adopted ordinance amendment regarding ‘limited minor’ subdivisions. He reminded the Board this change mirrored General Statute and that staff had processed three related applications to date. It was mentioned that the Board of Adjustment was not as high in terms of case volume the past Fiscal Year. He detailed the proportion of cases as majority Special Use Permits, occasional Variances and on a positive note very few Appeals. The latter reflects good zoning administration whereas a high volume would suggest changes are needed. In conclusion, Mr. Finn stated that the new online permitting system went live on July 9<sup>th</sup>. He was pleased to share that there were no incident reports from Planning on the first day. Mr. Wells noted he had a positive experience going online that week.

Mr. Swanstrom commended staff on the process and success of the implementation of the new system. He recommended that Board members access the online permitting system portal if possible. Mr. Finn gave the link as follows - [Wakegov.com/permitportal](http://Wakegov.com/permitportal)

Mr. Maloney stated that the Morrisville ETJ item heard today will be placed on the Board of Commissioners agenda for Monday, 8/20/18 at 2:00 P.M. He also confirmed that there will not be a committee meeting in August, but the regular meeting will be held on August 1, 2018 at 1:30 P.M. The agenda will include the Fuquay-Varina Land Use Plan Amendment case heard today at the Land Use Committee.

Mr. Maloney confirmed the new standing agenda item will be added to the full board agenda for updates on the Comp Plan process which is still in the pre-launch phase. The outreach will be a series of events rather than one big community event to maximize exposure. Staff is also working on survey tools that will be shared with the Board.

**7. Chairman’s Report – No new reports.**

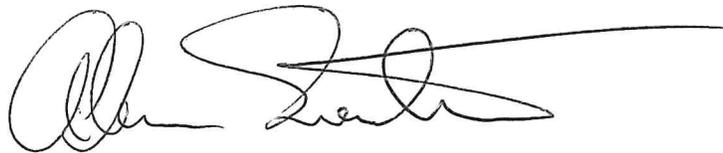
Having no further announcements, the meeting was adjourned at 2:11 p.m.

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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
July 18, 2018

Alan Swanstrom declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, July 18, 2018 adjourned at 2:11 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

=====



## Planning Department

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**To: Wake County Planning Board**  
**From: Bryan Coates, Planner III**  
**Subj: Land Use Plan Amendment, LUPA 02-18**  
**Date: August 1, 2018**

**Request:**

Amend the General Classifications Map of the Wake County Land Use Plan as follows:

- **Reclassify the Town of Fuquay-Varina Long Range Urban Services Area (LRUSA) (7,581 acres) to Town of Fuquay-Varina Short Range Urban Services Area (SRUSA)**

**Applicant:**

- Town of Fuquay-Varina

**Location:**

The requested area is within Wake County's Planning jurisdiction. The area lies northeast and east of the Town of Fuquay-Varina and is located immediately east of Highway 401 and west of Old Stage Road, north of NC 42. The area south of NC 42 is east of Walter Myatt Road to the Wake County line with Johnston County.

**Background:**

Urban Services Areas (USAs), as defined in the Wake County Land Use Plan, identify where urban development will occur in the foreseeable future. USAs are associated with the municipality that is expected to extend urban services. To increase the probability that USAs can accommodate the demands of urban development, provision of water and sewer facilities is central to USAs classifications.

Current and anticipated growth trends, major urban service facilities, transportation corridors, and other factors are taken into account when designating the different types of USAs. The Short Range Urban Services Area (SRUSA) classification applies to land that is projected and intended to be urbanized in the next ten years. Long Range Urban Services Area (LRUSAs) are lands to be urbanized and served by municipal services in the future, extending beyond the next ten years.

As urban development and growth patterns change throughout the county, the Wake County Land Use Plan General Classifications Map is periodically revised. Boundary

changes between LRUSA and SRUSA should reflect urbanization and the extension of municipal water and sewer service.

Land Use Classification change from Long-Range Urban Services to Short-Range Urban Services **does not change planning jurisdiction** (Wake County) or current zoning.

**Analysis:**

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.

- ✓ The Area requested is not within a water supply watershed designated by the State of North Carolina
- ✓ The Town of Fuquay-Varina expects this area to have development and municipal water and sewer service within 10 years as defined within the Town's Capital Improvement Plan.

**Wake County Land Use Plan Goals**

Goal #1 of the Wake County Land Use Plan is 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.

The Town of Fuquay-Varina is requesting that its existing LRUSA be reclassified as Fuquay-Varina SRUSA to accurately reflect recent municipal growth patterns.

**Fuquay-Varina Growth Patterns**

The Town of Fuquay-Varina has witnessed significant growth in the last two decades. The Town's population in 2010 was 17,937 residents up from the 7,898 residents recorded in 2000 by the US Census. The US Census Estimate for the Town of Fuquay-Varina as of July 1, 2017 was 27,906 residents.

The Town has annexed roughly 1,056 acres of its existing Short Range-Urban Services Area. The Town has experienced annexations in all parts of the Urban Services Area.

The chart below contains the number of acres annexed from 2010 to 2018.

| Year          | 2018* | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
|---------------|-------|------|------|------|------|------|------|------|------|
| Acres Annexed | 584   | 794  | 391  | 162  | 280  | 108  | 138  | 58   | 53   |

\*2018 data is through June 2018.

The Town of Fuquay-Varina is expected to continue its growth rate and development. Below is a table showing the number of new residential and commercial permits from 2010 to 2018.

| Year   | 2018* | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 | 2011 | 2010 |
|--|-------|------|------|------|------|------|------|------|------|
| <b>New Residential Permits</b>               | 337   | 630  | 614  | 728  | 497  | 523  | 397  | 256  | 296  |
| <b>New Commercial Permits</b>                | 24    | 4    | 23   | 6    | 6    | 11   | 24   | 4    | 2    |
| <b>*Partial Year- Data through June 2018</b> |       |      |      |      |      |      |      |      |      |

The Towns of Apex and Holly Springs are also seeing growth patterns pushing west of the NC 55 and NC 540 Corridors.

Goal #2 in the Wake County Land Use Plan states, *to encourage growth close to municipalities to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.*

The Town of Fuquay-Varina is expected to have municipal water/sewer service within 10 years throughout its urban service areas as they have identified municipal and developer assisted projects in all portions of SRUSA and LRUSA.

- ✓ Municipal waterlines are operational along the entire length of NC Highway 42 in the request area currently classified as LRUSA.
- ✓ The Town plans to construct a 7,000 linear feet waterline on John Adams Road (2019-2021)
- ✓ 23,000 linear feet of waterlines along Old Stage and loop along Mt. Pleasant Road to NC 42
- ✓ 15,000 linear feet along Bud Lipscomb/Kennebec Roads
- ✓ New Black Creek Regional Pump Station and force main and sewer interceptor

The Town has created a map with all utility projects identified from 2019-2024 and a spreadsheet that contains projects from 2019-2028.

The County's Transitional Urban Development Policies (TUDs), which are incorporated within the Land Use Plan, address urban intensity development within the SRUSA. New development in the SRUSA may have to connect municipal water or sewer systems whenever extension of municipal water and sewer service to the development is available (within 2,500' or 50' per dwelling unit).

**Findings:**

1. The Town of Fuquay-Varina has infrastructure and major investments planned within the requested area.
2. The Town of Fuquay-Varina has various water and sewer projects identified and portions funded within the requested area.
3. The reclassification of the area will reflect the Town of Fuquay-Varina's current and anticipated growth patterns.
4. The request to amend the Wake County Land Use Plan General Classifications Map to reclassify the Town of Fuquay-Varina LRUSA to Fuquay-Varina SRUSA is consistent with policies and goals set forth within the Land Use Plan.

**Staff Recommendation:**

That the Planning Board recommends that the Board of Commissioners approve the proposed Land Use Plan Amendment LUPA 02-18 to reclassify a total of 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services.

**Land Use Committee Recommendation:**

On July 18, 2018, the Committee voted 5 to 0 to recommend that the Planning Board approve Land Use Plan Amendment 02-18 to reclassify a total of 7,581 acres from Fuquay-Varina Long Range Urban Services to Fuquay-Varina Short Range Urban Services.

**Attachments:**

- LUPA 02-18 SRUSA Map
- Town of Fuquay Varina Request Letter
- Wake County Land Use Plan Vision Statement, Goals and Strategies
- Fuquay-Varina Water-Sewer Capital Projects 2019-2024 Map
- Fuquay-Varina Water-Sewer Capital Projects Spreadsheet 2019-2028

**Proposed LUPA 02-18  
Longe Range USA to Short Range USA  
Fuquay Varina**



F-V Extra-Territorial Jurisdiction

F-V Proposed Short Range USA

F-V Short Range  
Urban Services Area

F-V Short Range  
Urban Services Area

**FUQUAY VARINA**

F-V Corporate Limits

540

55

42

42



1

**Legend**

- Proposed LUPA 02-18
- Corporate Limits
- Planning Jurisdictions
- Short Range Urban Services Area
- Long Range Urban Services Area

Information depicted herein is for reference purposes only and is derived from various available sources. Wake County assumes no responsibility for the accuracy or completeness of this map.





June 4, 2018

Timothy W. Maloney  
Director of Planning Development & Inspections  
Wake County Government  
Raleigh, North Carolina

Re: Wake County Land Use Plan Amendment Request

Director Maloney:

The Town of Fuquay-Varina formally requests the following amendment to the Wake County Land Use Plan.

- Designate the entire portion of the Town of Fuquay-Varina's urban service area (USA), currently designated as both Short-Range Urban Services Area (SRUSA) and Long-Range Urban Services Area (LRUSA), as SRUSA.

Section III of the Wake County Land Use Plan defines the SRUSA as:

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 down to an existing or planned surface water source of drinking water and is subject to the State's minimum water supply watershed protection regulations.] (2)

In support of this request, the Town has included the utility project map of its Five (5)-Year Capital Improvement Plan entitled: Water and Sewer Capital Projects: 2019-2024. This map outlines the areas in which the Town has planned to extend its utilities services, as well as the areas that fall within 2,500 feet of said extensions and existing utilities over the next five (5) years. This illustrates the Town's commitment and ability to provide utilities services to the vast majority of its USA in half of the 10-year timeframe projected by the SRUSA designation. Further, based on this planned system growth, it is reasonable to project that the Town will provide utility services to the remainder of the USA, which is considerably less expensive, within 10 years.

The Town has demonstrated the ability to not only conduct realistic capital improvement planning, such as the attached documentation, but also to achieve them within the proposed timeframes. Approval of the requested Land Use Plan amendment would: validate the Town's past and current efforts to act in the best interest of the public's health, safety, and general welfare; and provide the Town with further incentive to set ambitious, yet feasible, comprehensive planning goals for itself and its citizens.

Planning Department



Please do not hesitate to contact me for any questions or concerns you may have.

Respectfully,

A handwritten signature in blue ink, appearing to read "S. Smith", written over the word "Respectfully,".

Samantha Smith  
Planning Director  
Town of Fuquay-Varina

Planning Department

Town of Fuquay-Varina 401 Old Honeycutt Road, Fuquay-Varina, NC 27526 (919) 552-1429 [fuquay-varina.org](http://fuquay-varina.org)



## Land Use Plan

### II. Vision Statement, Goals and Strategies

#### A. 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.

#### B. GOALS AND STRATEGIES

*[Note: The discussion papers in Section XII discuss the following goals and strategies in detail, and suggest methods for achieving them.]*

#### **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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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**

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**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.

# Water and Sewer Capital Projects: 2019 - 2024: Adjacent Water Property Analysis

Town of Fuquay-Varina Utilities Department



- Pump Station
- Wastewater Treatment
- Existing Sewer Force Line
- Existing Water Line
- Existing Sewer Gravity Line
- Harnett Water Lines in USA
- Angier Water Lines in SE Area
- Railroads
- CTP Future Thoroughfares
- Street Centerlines
- Streets Outside USA
- Building Footprints
- Streams
- Ponds and Lakes
- Wetlands
- 100-Year Flood Zone
- Parcels
- USA
- Other Corporate Limits
- Wake County Boundary

### WATER PROJECTS UNDER CONSTRUCTION

- 1A Lake Wheeler Road Water - 7,400 +/- LF of 12" Diameter - \$705,000
- 1B Lake Wheeler Road Water - 6,000 +/- LF of 12" Diameter - \$570,000
- 2 Ten-Ten Water - 2,000 +/- LF of 12" diameter - \$190,000
- 3 Optimist Farm Road Water - 3,200 +/- LF of 12" diameter - \$305,000
- 4 Johnson Pond Road Water - 2,900 +/- LF of 12" diameter - \$260,000

### SEWER PROJECTS UNDER CONSTRUCTION

- 1 Hidden Valley Pumpstation and Force Main Reimbursement: \$700,000

Existing Waterline 2019 Buffer

Parcels in 2018 Existing Waterline Buffer

Parcels in 2018 2018 Buffer

Parcels Buffer Selection (No Overlap)

Project Map Number

- 1 to 4
- 5
- 6 (water)
- 7
- 8
- 9
- 10
- 11
- 12

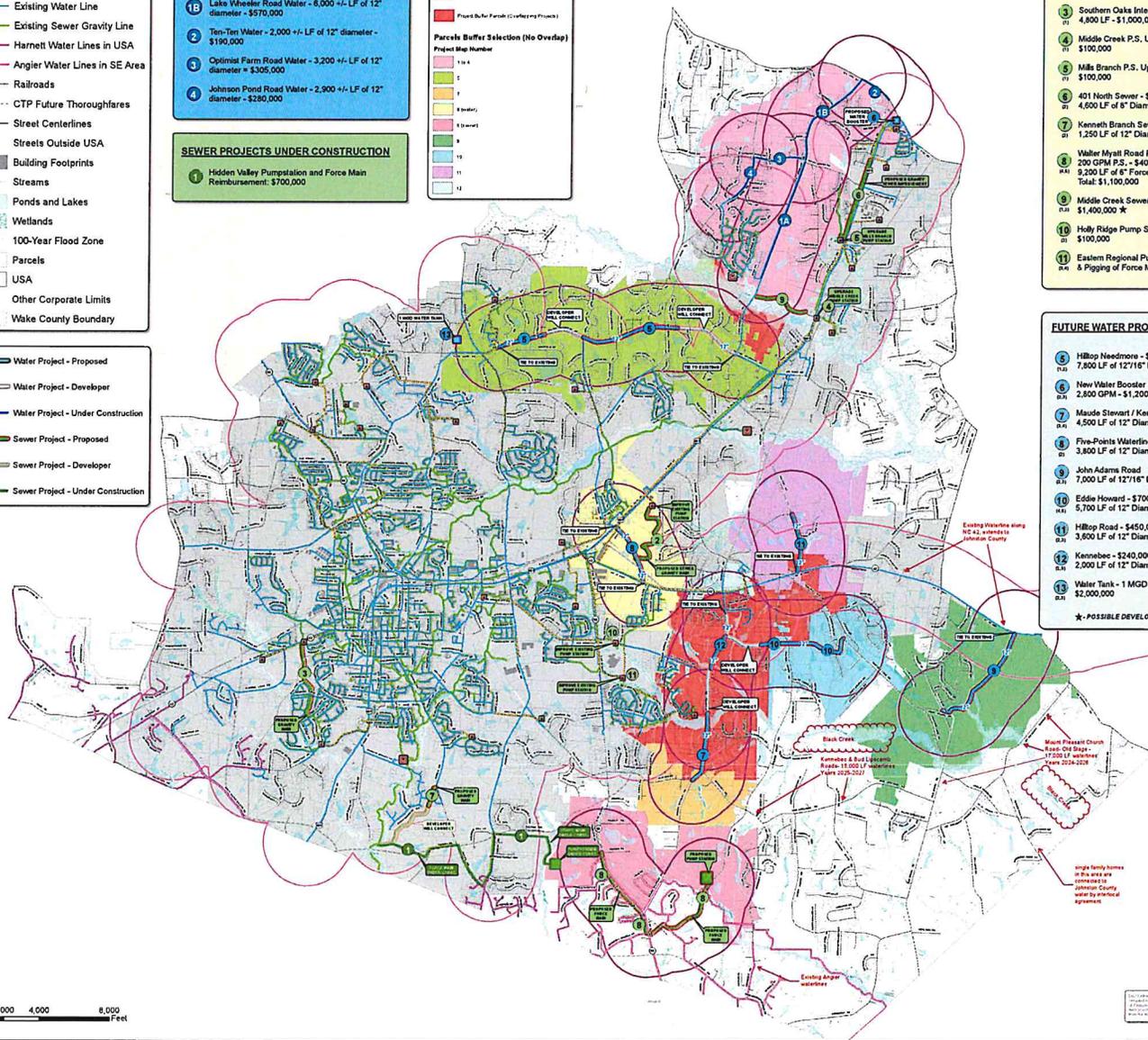
- Water Project - Proposed
- Water Project - Developer
- Water Project - Under Construction
- Sewer Project - Proposed
- Sewer Project - Developer
- Sewer Project - Under Construction

### FUTURE SEWER PROJECTS

- 2 S-Points P.S. Upgrade and Sewer Extension 5,500 LF - \$750,000
- 3 Southern Oaks Interceptor 4,800 LF - \$1,000,000
- 4 Middle Creek P.S. Upgrade \$100,000
- 5 Mills Branch P.S. Upgrade \$100,000
- 6 401 North Sewer - \$550,000 4,500 LF of 8" Diameter Pipe
- 7 Kenneth Branch Sewer Interceptor 1,250 LF of 12" Diameter Pipe - \$250,000 \*
- 8 Walter Myall Road P.S. and Force Main 200 GPM P.S. - \$400,000 \* 9,200 LF of 8" Force Main - \$700,000 \* Total: \$1,100,000
- 9 Middle Creek Sewer Interception - Phase 1 \$1,400,000 \*
- 10 Holly Ridge Pump Station Upgrade \$100,000
- 11 Eastern Regional Pump Station Upgrade & Piping of Force Main - \$1,350,000

### FUTURE WATER PROJECTS

- 6 Hilltop Needmore - \$1,100,000 \* 7,800 LF of 12"/16" Diameter Pipe
  - 7 New Water Booster Pump Station 2,800 GPM - \$1,200,000
  - 8 Maude Stewart / Kennebec - \$600,000 4,500 LF of 12" Diameter Pipe
  - 9 Five-Points Waterline Loop 3,800 LF of 12" Diameter Pipe - \$475,000
  - 10 John Adams Road 7,000 LF of 12"/16" Diameter Pipe - \$875,000
  - 11 Eddie Howard - \$700,000 5,700 LF of 12" Diameter Pipe
  - 12 Hilltop Road - \$450,000 \* 3,600 LF of 12" Diameter Pipe
  - 13 Kennebec - \$240,000 \* 2,000 LF of 12" Diameter Pipe
  - 14 Water Tank - 1 MGD \$2,000,000
- \* POSSIBLE DEVELOPER PARTICIPATION



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