WAKE COUNTY NORTH CAROLINA

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

Members Present: (7) Mr. Alan Swanstrom (Chair), Mr. Jason Barron (Vice Chair), Mr. Donovan Amos Clark, Mr. Bill Jenkins, Ms. Susan Sanford, Mr. Thomas Wells, Mr. Phil Feagan

Members Absent: (3) Ms. Tara Kreider, Mr. Asa Fleming, Mr. Ted Van Dyk

County Staff: (8) Mr. Tim Maloney, Mr. Steven Finn, Ms. Sharon Peterson, Mr. Bryan Coates, Ms. Jenny Coats, Mrs. Loretta Alston, Mr. David Parks, Mr. Tim Gardiner

Guests: (5) Town of Fuquay-Varina Planning Staff and Utilities Staff - Mr. Mark Matthews, Assistant Town Manager; Ms. Samantha Smith, Planning Director; Mr. Jay Meyers, Public Utilities Director; and Mr. Akul Nishabvala, Senior Planner; Mr. Will Letchworth, WSP USA, Assistant Vice President Raleigh Office Lead

County Attorney Present: (1) Ms. Allison Cooper (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** – The agenda was amended by unanimous vote to add a presentation regarding NC98 Corridor Study Report. The study evaluated the safety and mobility of planned and existing roads and transit uses of NC98. Mr. Will Letchworth, WSP USA, was the guest speaker.

3. **Motion to approve minutes of July 18, 2018** was made by Mr. Wells and seconded by Mr. Feagan. The minutes were unanimously approved.

4. **Town of Fuquay-Varina Land Use Plan Amendment (LUPA) 02-18**

   Mr. Bryan Coates, Planner III, presented a request to reclassify the Town of Fuquay-Varina Long Range Urban Services Area (LRUSA) (7,581 ACRES) to their Short Range Urban Services Area (SRUSA). Details of the request are listed below:

   Requested Area
   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/History

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
New Residential Permits	337	630	614	728	497	523	397	256	296
New Commercial Permits	24	4	23	6	6	11	24	4	2
*Partial Year- Data through June 2018									

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).

Staff 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.

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. Barron asked questions, for clearer understanding and for the benefit of the Board, about the difference between long range and short range urban services as it relates to land development activity.

Q. Mr. Barron asked how would the difference between long range and short range urban services impact the development of a 1-acre piece of land if it is within 2500 feet of an existing utility?

A. Mr. Coates stated it is not an easy yes or no answer because it depends on how far you are from the utility lines. He said it also depends on the number of lots that are created.

Q. Mr. Barron asked at what point should property owners be notified that even though their zoning has not changed, a change from long range to short range urban services could impact land development by having to extend water and sewer in some cases.

A. Mr. Coates explained that many times developers request a pre-planning session before they develop subdivision plans. During these meetings, maps and utilities are reviewed which begins the dialogue between the town, the developer and the County. The developer's plans can vary based on utility services availability.

Q. Mr. Wells asked who supplies Fuquay-Varina's water and sewer utilities.

A. Mr. Coates replied Fuquay-Varina operates their own system and gets water service from various agencies including Harnett County, City of Raleigh, Johnston County.

Q. Mr. Clark asked if this would be required for smaller commercial or land for nonprofit developments (i.e. churches).

A. Mr. Coates confirmed the UDO only requires major subdivisions. He further explained that the County's policy is to push development towards municipalities, and that the policy has been in place for 25 years. Most developers want to connect to water and sewer even if they are developing land in the County.

Q. Mr. Wells asked the Fuquay-Varina staff if they had any current projects that they anticipate being annexed into the Fuquay-Varina long range area.

A. Ms. Smith replied yes but it is voluntary.

Q. Mr. Barron wanted to be on record that he disagreed with the policy. He further stated that the policy adds a potential requirement and hurdle for the residents of Wake County when developing their property.

Mr. Swanstrom asked if there was anyone else that would like to speak about this proposal. With no one approaching the podium, Mr. Swanstrom closed the public hearing and asked if there were any other questions.

Ms. Peterson reminded the Board that on July 18, 2018, the Land Use Committee voted unanimously to approve the 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.

Motion
Mr. Jenkins made a motion that the Planning Board recommend approval of Land Use Plan Amendment 02-18 to the Wake County Board of Commissioners. Ms. Sanford seconded the motion. By a vote of 6 to 1, with Mr. Barron voting against, the Planning Board voted in favor of the motion

5. Committee Reports

- Land Use: Did not meet. Mr. Clark stated the committee reported back out at the last Planning Board meeting they had heard this case. No Report
- Code and Ops: Did not meet. No Report
- Transportation: Did not meet. No Report

6. Comprehensive Plan Status Report

Mr. Maloney informed Board they have concluded all but two one-one-one interviews with the Board of County Commissioners and all but one or two of the Planning Board. At an upcoming Planning Board meeting, staff will review report of findings.

Ms. Peterson informed Board of a variety of outreach events planned for September to be held on the same day (Saturday, September 15, 2018) at City of Raleigh Neighborhoods; Yates Mills Fall Festival and SparkCon. Staff will confirm calendar and share with Mr. Swanstrom.

7. Campo DOT Authority Study – NC 98 Corridor Study

Mr. Will Letchworth, WSP USA, Assistant Vice President Raleigh Office Lead, gave a very informative presentation to Board members regarding the NC 98 Corridor Study Report.

The study is being conducted by the Capital Area Metropolitan Planning Agency (CAMPO) in conjunction with the Durham Chapel Hill Carrboro Metropolitan Planning Organization (DCHC MPO) and the North Carolina Department of Transportation (NCDOT). The study is of the N.C. 98 corridor from U.S. 70 in Durham County through Wake County to U.S. 401 in Franklin County, North Carolina and will evaluate the safety and mobility, planned and existing roads, bicycle/pedestrian facilities and transit uses of N.C. 98. The project

study area will be approximately a quarter mile (1/4) on either side of N.C. 98, but will vary at critical areas. Additionally, significant destinations where commuters use N.C. 98 will be given special attention.

Board Discussion

Q. Mr. Wells commented that when he looks at the amount of traffic 540 is getting, he cannot help but think 50 years from now there is going to be an outer outer loop and wonder if the NC 98 corridor is going to be that outer outer loop. He asked if there is any thought given to that.

A. Mr. Letchworth replied there is nothing currently on the plan.

Q. Mr. Wells asked if there is any option any other corridor out there that can handle or become an outer loop.

Q. Mr. Letchworth replied they have not seen anything, but commented that once you get over the end of Durham near northern Durham Parkway there is an opportunity that makes a better connection for taking traffic off NC 98 that does not affect the Wake County portion

Mr. Swanstrom thanked Mr. Letchworth for the informative presentation. For more details, click on the following link.

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8. Staff Reports

Ms. Peterson informed the Board she and Mr. Coates visited the Voluntary Agricultural District (VAD) Advisory Board last week to invite them as a stakeholder group for the Comprehensive Plan. The Board agreed to participate. At their Board meeting, the VAD members also mentioned tractors and combines being on the road and having some safety issues on some of the corridors particularly in the east in the south. The VAD questioned if the County is really interested in preserving green space that includes VADs and asked about what type of tools or programs will the County consider having their open space goals achieved.

Mr. Finn noted he had two informational items and an introduction. He referenced the 2500' distance to utilities connection requirement and advised the Board though rare, municipalities can send a letter indicating their intent not to extend. Given the update on NC 98 study, he also noted the R80W and R40W limits for impervious surface coverage with non-residential development are 6% and 12%. The latter limits the type of development along with well and septic capacities significantly in the watersheds. Mr. Finn introduced David Parks as the new Planner II. He informed the Board of Mr. Parks expertise with environmental standards given his history working with the Chesapeake Bay Program and serving as staff for the local Wetlands Board for 10 plus years in Norfolk and Suffolk, VA.

9. Chairman's Report

Having no further announcements, the meeting was adjourned at 2:43 p.m.

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REGULAR MEETING
WAKE COUNTY PLANNING BOARD
August 1, 2018

Alan Swanstrom declared the regular meeting
of the Wake County Planning Board for
Wednesday, August 1, 2018 adjourned at 2:43 p.m.

Respectfully Submitted:

Alan Swanstrom
Wake County Planning Board

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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:

Amos Clark – Chair
Jason Barron
Asa Fleming
Bill Jenkins
Tara Kreider
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