

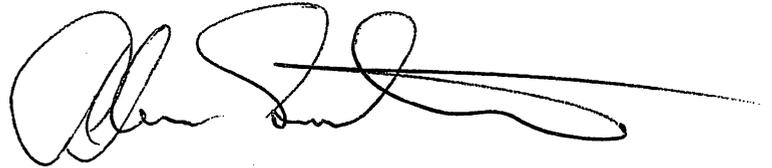
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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
October 4, 2017

Alan Swanstrom declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, October 4, 2017 adjourned at 1:52 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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## Planning, Development & Inspections

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### MINUTES OF REGULAR MEETING

#### Wake County Planning Board

Wednesday, October 4, 2017 (1:30 p.m.)

Wake County Justice Center

300 S. Salisbury St., Room 2700

Raleigh, North Carolina

**Members Present:** (3) Mr. Alan Swanstrom (Chair), Mr. Thomas Wells, Mr. Jason Barron (Vice-chair)

**Members Absent:** (7) Ms. Tara Kreider, Mr. Phil Feagan, Mr. Donovan Amos Clark, Mr. Asa Fleming, Ms. Ashley Foxx, Mr. Wayne Maiorano, Mr. Ted Van Dyk

**County Staff Present:** (6) Mr. Tim Maloney, Ms. Sharon Peterson, Mr. Bryan Coates, Mr. Steven Finn, Ms. Jenny Coats, Mr. Adam Cook

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

**Item 1:** **Call to Order** – Mr. Alan Swanstrom called the meeting to order at 1:30 p.m.

**Item 2:** **Approval of the Minutes of the July 19, 2017 Planning Board Meeting** – Having no quorum Chairman Swanstrom postponed the approval of the July 19, 2017 minutes to the next regular Planning Board meeting scheduled November 1, 2017 at 1:30 p.m.

**Item 3:** **Modification of Agenda** – Chairman Swanstrom modified the agenda as follows:

- Removed presentation from Research Triangle Park Presentation. Staff will reschedule the presentation at a future meeting date.

**Item 4:** **Quasi-Judicial Hearing: SV-19-17 Subdivision Variance Request.** Chairman Swanstrom opened public hearing. Board members discussed the petitioner's urgency for review of the request. Mr. Cook confirmed that he was not aware of a critical urgency for review and that the next regular meeting would be acceptable. Having no quorum the Chairman Swanstrom deferred the quasi-judicial hearing of SV-19-17 Subdivision Variance request to the regular meeting of the Planning Board scheduled November 1, 2017 at 1:30 p.m. Chairman Swanstrom closed the public hearing.

**Item 5:** **Staff Reports**

- Mr. Tim Maloney announced that that Planning staff will present the scope of work for the comprehensive plan to the Growth, Land Use and Environmental

Committee on Monday, October 9, 2017. The meeting will be located in room 2800 of Wake County Justice Center at 10:00 a.m.

- Ms. Sharon Peterson announced that the County's Affordable Housing Task force will meet on Thursday, October 5, 2017 to finalize details to present to the Wake County Board of Commissioners. The meeting will be located at the Wake County Public Safety Center at 5:15 p.m.
- Mr. Steven Finn reported that land development activities remain consistent and active. He noted the two most recent preliminary subdivision applications were outside of Fuquay-Varina and totaled 29 lots. He emphasized they reflect the routine type of submittals we process. Specifically, new phases to existing subdivisions which reflect compliance with our inter-connectivity policies and average 10-20 lots.
- Ms. Jenny Coats announced that she will be filling the role of Clerk to the Board until further notice. Ms. Coats announced a new FTP site to house Planning Board, Board of Adjustment, and Historic Preservation meeting agendas and supporting documents. The link will be sent to Board members each month but can be accessed at any time from any computer with internet access. Staff is also investigating the use of IPads at future meetings.

**Item 6: Chairman's Report**

Mr. Swanstrom shared a recent conversation with Commissioner Portman where Mr. Portman inquired consider realigning or tweaking the Land development ordinance requirements/standards for subdivisions so that they are more consistent with municipalities.

Tim Maloney reported that this will be a part of the ongoing conversation with the comprehensive plan to include consistency with municipalities and future annexation into municipalities.

Mr. Swanstorm stated that Mr. Portman's concern was not specifically annexation but more that Wake County subdivisions are being developed in areas next to municipal subdivisions with standards that are not consistent.

Jason Barron acknowledged that this is a good conversation for the Planning Board. He said that there will be instances where the County subdivisions are next to municipalities and the challenge to have similar development standards is that 'County subdivisions' will not have the density that municipal subdivisions have to be economically feasible.

**Item 7:** Having no further announcements the meeting was adjourned at 1:52 p.m.