



## Planning, Development & Inspections

TEL (PLANNING) 919 856 6310  
TEL (INSPECTIONS) 919 856 6222

A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
www.wakegov.com

### MINUTES OF REGULAR MEETING

#### Wake County Planning Board

Wednesday December 18, 2019 (1:30 p.m.)

Wake County Justice Center

300 S. Salisbury St., Room 2800

Raleigh, North Carolina

**Members Present:** (9) Mr. Jason Barron (Chair), Mr. Thomas Wells (Vice-Chair), Mr. Amos Clark, Ms. Brenna Booker-Rouse, Mr. Bill Jenkins, Mr. Ted Van Dyk, Ms. Meredith Crawford, Mr. Daniel Kadis, and Mr. Asa Fleming

**Members Absent:** (1) Ms. Susan Sanford

**County Staff:** (8) Mr. Tim Gardiner (Planner), Mr. Tim Maloney (Planning, Development, and Inspections Director), Mr. Akul Nishawala (Planner), Ms. Terry Nolan (Planner), Mr. Steven Finn (Land Development 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)

**Guests:** (3) Mr. Michael Orbon, (Wake County Water Quality Director), Ms. Jill Perkins, (Wake County Water Quality Manager), and Mr. Eric Green (Wake County Water Quality Manager)

- 1. Meeting Called to Order** – Mr. Jason Barron called the meeting to order at 1:31 p.m.
- 2. Petitions and Amendments:** Motion to adopt the agenda as written was made by Mr. Wells and seconded by Mr. Clark. The agenda was unanimously approved as presented.
- 3. Approval of Minutes from November 6, 2019:** Motion to approve the minutes from November 6, 2019 was made by Mr. Clark and seconded by Mr. Wells. The minutes were unanimously approved as presented.
- 4. Comprehensive Plan Update**  
Mr. Tim Maloney began by sharing with the Board that on January 13, 2020, Planning staff will be giving another briefing to the Board of Commissioners at their work session to introduce them to the idea of having a workshop, in order to help them understand what the new Comprehensive Plan could be and how it will impact planning and development in Wake County. The workshop will likely be in February 2020, with a possible second workshop later.

Mr. Maloney stated that Planning staff continues to work with all municipalities to ensure that support is maintained by all twelve municipalities and that our new Plan will work with their growth plans. Stakeholder

meetings continue as well, to help understand all the different aspects of growth that would be impacted by the new Plan.

Mr. Tim Gardiner, Planner III, provided a review of what was discussed at the last meeting on the Comprehensive Plan and encouraged Board members to provide feedback to address critical issues impacting Wake County residents.

**Discussion Topics included:**

1. Review PlanWAKE discussion to date.
2. Follow up on the Rural Edge / Reserve and Potential County Policies
3. Entire County Growth Map
4. Countywide Metrics

Discussion included the difference between Community Reserve and Rural Edge and how they apply in Wake County, growth alternatives in relation to open space subdivisions versus conventional subdivisions, and conservation subdivision utilities. Staff from Wake County Water Quality were on hand to provide information on utilities available for these options.

Mr. Gardiner presented a draft map of Wake County as it relates to the new Comprehensive Plan framework and discussed community focus areas and community investment areas.

**5. Reports**

**Committee Reports:** None

**Staff Reports:**

Mr. Tim Maloney reported that the regular meeting on January 1, 2020, is cancelled. The Board will instead meet on January 15, 2020, for a joint committee meeting at 12:00 noon. The Code and Operations Committee will meet to discuss Text Amendments and the Land Use Committee will meet to discuss municipal boundary changes. The regular Board meeting will be held at 1:30pm. Further details to come from the Clerk's office.

Mr. Maloney also introduced new Planning staff member, Akul Nishawala. Mr. Nishawala joined the team on December 2, and previously worked for the Planning Department in Fuquay-Varina. He will be presenting a case at the next meeting on January 15, 2020.

Mr. Steven Finn reported that maintenance of the UDO has been transitioned to Municode and the link can be found on the County website. <http://www.wakegov.com/planning/zoning/Pages/udo.aspx>

**6. Chairman's Report - None**

**7. Adjournment**

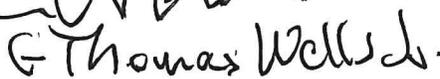
Having no further announcements, the meeting was adjourned at 3:16 p.m.

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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
December 18, 2019

Jason Barron declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, December 18, 2019 adjourned at 3:16 p.m.

Respectfully Submitted:

Jason Barron, Chair  
Thomas Wells, Vice Chair  
Wake County Planning Board

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