



## 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 December 5, 2018 (1:30 p.m.)

Wake County Justice Center

300 S. Salisbury St., Room 2700

Raleigh, North Carolina

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

**Members Absent:** (2) Ms. Tara Kreider, Mr. Asa Fleming

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

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

1. **Meeting Called to Order** – Mr. Jason Barron called the meeting to order at 1:30 P.M.

Mr. Barron announced that Mr. Jenkins is collecting donations in memory of Mr. Alan Swanstrom. Donations will be given to the Triangle Land Conservancy. Mr. Wells recognized and thanked staff for their collection and acts of kindness given in Mr. Swanstrom's memory.

2. **Petitions and Amendments** – None

3. **Motion to approve minutes of November 7, 2018** was made by Mr. Wells and seconded by Mr. Clark. The minutes were unanimously approved.

4. **Election of Vice-Chair**

Under the advisement of the County Attorney, the current Vice-chair Mr. Jason Barron will automatically become the Chair until the elections in April 2019.

Mr. Barron opened the floor for nominations for Vice-Chair of the Planning Board. Mr. Jenkins nominated Mr. Wells Vice-Chair. The motion was seconded by Mr. Barron. There were no other nominations. Mr. Wells was elected and accepted the position of Vice-Chair of the Planning Board by unanimous vote. Mr. Barron congratulated Mr. Wells and thanked him for his willingness to serve.

5. **ZP-898-18 Rezoning Request to modify a condition from a previously approved (2000) conditional use rezoning case** (see attached condition) that currently limits the impervious surface coverage on the subject property to 30% by allowing it to be increased to 50%. The rezoning will resolve some existing zoning violations and allow for a possible future moderate expansion of use within the vacant 20% of the existing building.

**Note:** Resolution of the site plan errors that necessitate the requested increase in impervious surface coverage (see discussion below) will require the review and approval of a new site plan. That site plan review process may require the site to be brought up to current standards with regards to, for example, stormwater management.

**Location:** Northwestern corner of the intersection of Auburn-Knightdale Road and Battle Bridge Road and identified as 3252 Auburn-Knightdale Road.

**Current Zoning:** Conditional Use-General Business (CU-GB)

**Proposed Zoning:** Zoning district unchanged-modification of a previously approved rezoning condition that limited impervious surface coverage to 30% of the lot area by allowing it to be increased to 50% of the lot area.

**Existing Land Uses:** Convenience store with gas sales and freestanding automated teller machine.

**Petitioner:** Jason Earliwine

**Design Firm:** Withers and Ravenel

**Owner:** AEM Properties, LLC, Chandan Kumar, President

**PIN:** 1741275282

### **Surrounding Land Uses and Zoning Districts**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning District</b>
North	Single-family dwelling, River Ridge Golf Club	Residential-20 and Residential-30
East	Auburn-Knightdale Road, Agriculture	City of Raleigh Satellite Annexation, Zoned Residential-4
<b>Direction</b>	<b>Land Use</b>	<b>Zoning District</b>
South	Battle Bridge Road, Single-family dwellings, Agriculture	Residential-30
West	River Ridge Golf Club	Residential-20

Mr. Keith Lankford, Planner III, presented the following proposed Zoning Map Amendment.

### **Land Use/Zoning History**

- 1970: General zoning was first applied to the southeastern portion of Wake County.
- 2000: East Raleigh-Knightdale Area Land Use Plan was adopted and designated this site and some of the surrounding area as an 11-acre Neighborhood Activity Center (NAC).

**Process Note:** Even though the intent of this rezoning petition is only to modify a condition of a previously approved rezoning case, the state law and the Wake County Unified Development Ordinance, requires that it be reviewed as if it were a new rezoning. Therefore, many of the elements contained herein are written, in effect, as verification of the previously approved Conditional Use-General Business rezoning.

### **Background**

The previous owner of the subject property received approval of a rezoning from Residential-30 to Conditional Use-General Business from the Wake County Board of Commissioners in December 2000. One of the seven rezoning conditions limited the impervious surface coverage of the subject property to 30%. The requested rezoning is to modify that condition and to increase the allowable impervious surface limit to 50%. [Please note that all other previously approved rezoning conditions will be unchanged and will remain valid and in effect.]

The current case's petition materials indicate that "The site exceeded the impervious surface limit of 30% immediately following construction due to an error in the site plan. In 2006, the previous property owner added an ATM to the site ... but the structure increased the impervious surface limit even further above the

approved 30%. The addition of an ATM also required two additional parking spaces, which were not provided. These two spaces would require an additional 400 SF. Since that time, a 1,470 SF gravel parking area was added by the previous property owner to accommodate large vehicles and prevent any erosion damage to the grassy area adjacent to the paved parking areas. This gravel parking area further increased the impervious area above the maximum permitted. This site currently is facing multiple zoning violations which is necessitating this rezoning request for additional impervious surface coverage.”

The petitioner continues “This site is currently non-compliant due to an excess of impervious surface associated with the existing use and is therefore in violation of the conditions set forth in rezoning case #ZP-813-01, which states: “The impervious surface ratio for the site shall not exceed 30%”. The existing impervious surface of the site is currently about 37% and the property owner is requesting an increase in impervious surface allowance from 30% to 50% in order to resolve this overage and bring his property into a conforming status.” The petitioner also notes that “The proposed rezoning, if approved, would bring the site into compliance and allow for possible moderate expansion within the existing footprint.” [The extra impervious surface coverage may be needed to address any extra parking spaces that may be needed stemming from the expansion of use into the existing vacant 20% of the building.]

Additionally, the petitioner notes that “The original rezoning included a condition restricting the uses of the property to gas/food service/convenience store. The owner is not asking to alter any of the other originally approved conditions.” This original condition has the effect of removing 71 use classifications (as listed in the Permissible Use Table of the Wake County Unified Development Ordinance) from possible future consideration upon the subject property.

### **Wake County Land Use Plan**

Even though this petition’s purpose is to modify the impervious surface limit imposed by a previously approved rezoning condition, the planning staff is providing the following analysis regarding the suitability of the existing Conditional Use-General Business zoning district in this area, as required by law.

The Wake County Land Use Plan’s General Classification map designates this area as Raleigh’s Short-Range Urban Services Area (SRUSA). SRUSAs are defined as areas within the county’s zoning jurisdiction that are intended to be urbanized-probably within the next ten years. Please see the discussions below under the “Input from the City of Raleigh” and “Utilities” sections for information regarding coordination efforts with the City of Raleigh.

The subject property and some of the surrounding area are located within an 11-acre Neighborhood Activity Center (NAC) as designated on the East Raleigh-Knightdale Area Land Use Plan. The NAC is the smallest type of Wake County’s three classifications of activity centers, intended for small-scale, primarily convenience-oriented retail sales and services that serve the day-to-day needs of a relatively small geographical area.

NACs are described in the Wake County Land Use Plan (Chapter III, page 13) as being serviced by major thoroughfares and municipal water and sewer. A few of the small-scale urban land uses indicated as appropriate for an NAC are convenience stores, gas stations, restaurants, small-scale retail trade and services, offices, and day care centers.

Given the existing and proposed continued zoning district for the subject property (i.e.-Conditional Use-General Business), the existing and proposed continued uses (i.e.-a convenience store with gas sales, and an accessory ATM), and the allowable range of possible uses (i.e.—given an existing condition the only other allowable use would be “food service”), the requested rezoning to modify a previous condition to increase the allowable impervious surface limit from 30% to 50% would be consistent with the Wake County Land Use Plan’s Neighborhood Activity Center designation, and would be reasonable, and appropriate, for the area. Any future use on this property will have to be determined to be consistent with the Land Use Plan via a site-specific development plan before it can be approved.

It should be noted that various provisions of the Wake County Unified Development Ordinance, in particular stormwater management, will ensure that the increase in impervious surface coverage, if approved, will not have any adverse impact on the surrounding properties or the environment. As noted above the resolution of the site plan errors that necessitate the requested increase in impervious surface coverage will require the review and approval of a new site plan (as would any moderate expansion of use within the vacant 20% of the existing building). That site plan review process may require the site to be brought up to current standards with regards to, for example, stormwater management. This site plan review process will help protect the public health, safety, and general welfare.

Additionally, these uses, proximity to major thoroughfares (i.e.-Auburn-Knightdale Road and Battle Bridge Road), and the connection of the subject property to the City of Raleigh utility services (i.e.—water and sewer) comply with two of the Land Use Plan's goals. These two goals are:

- Goal # 2--To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities; and
- Goal # 3--To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses;

The petitioner has indicated that the proposed modification of the previously approved rezoning condition to increase the impervious surface coverage on the subject property will (1) allow for the resolution of the existing zoning violations of excessive impervious surface caused by (a) the original site plan error, (b) the installation of the existing ATM, (c) the installation of the required two parking spaces for the ATM that were not previously installed, and (d) the gravel installed for overflow parking of large trucks that had been creating erosion problems on the site; and (2) to allow for extra parking spaces, if needed, for any possible moderate future expansion of use within the existing 20% vacant portion of the existing building.

The petitioner has indicated that "there are no environmental sensitive features on the site" and that there "are currently no stormwater issues with the site". The petitioner also notes that "By amending the impervious surface condition and bringing the existing site into compliance with the Wake County UDO, the property owner may continue to provide these convenience services to which the community and travelers in the area have become accustomed" and would "allow for possible moderate expansion within the exiting [building] footprint".

In accordance with the North Carolina General Statutes and the Wake County Unified Development Ordinance, any proposed rezoning should be consistent with the Wake County Land Use Plan. It is the Planning staff's professional opinion that the rezoning petition to increase the impervious surface limit, the existing and continued uses, and the possible future moderate expansion within the existing building footprint, would all be consistent with the Land Use Plan, and are reasonable, and appropriate for the area.

#### **Required Statement of Consistency with the Land Use Plan, Reasonableness, and Public Interest**

North Carolina General Statute 153A-341 and Section 19-21-6 (C) of the Wake County Unified Development Ordinance require that the Planning Board provides the Board of Commissioners with a statement of whether or not the proposed rezoning petition is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare. In making a determination of whether or not to approve the rezoning petition, the Board of Commissioners must adopt a statement describing whether or not the proposed petition is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare, or why it chose to deviate from the Land Use Plan and how that decision is reasonable and in the public interest.

The petitioner has provided several statements indicating (1) why they believe that the proposed rezoning and subsequent use is a public necessity, and (2) explaining its impact on the surrounding neighborhood and adjacent properties. They have also provided statements of (3) how the rezoning complies with the Land Use Plan; (4) how the rezoning benefits the adjacent and surrounding properties and (5) otherwise advances the public health, safety and general welfare. These statements are included in the attached petition package.

The Planning staff has drafted a statement of consistency, reasonableness, and public interest for consideration by the Planning Board (see attached draft statement).

### **Input from the City of Raleigh**

As part of the Wake County Planning staff's review of any rezoning request, a copy of the petition is forwarded to the relevant municipality whose Urban Services Area that the subject property lies within. The subject parcel is classified as the City of Raleigh's Short-Range Urban Services Area (SRUSA). A copy of the petition materials was sent to the City of Raleigh planning staff, who responded that "The site is within the City's future urban services area, and part of a larger area (which includes part of the Randleigh tract) designated "Community Mixed Use" on the City's Future Land Use Map. The request appears to be consistent with that policy guidance".

### **Input from Neighboring Property Owners**

As per our normal process, the Planning staff mailed out letters to all property owners within 1,000 feet of the subject property and posted a public meeting notice sign on the subject property at the corner of Auburn-Knightdale Road and Battle Bridge Road. The Planning staff has received no phone calls or e-mails in response to those efforts to solicit neighborhood feedback.

### **Utilities**

The subject property is classified as being in the City of Raleigh's Short-Range Urban Services Area (SRUSA). The Wake County Land Use Plan defines SRUSAs as areas within the County's zoning jurisdiction that are intended to be urbanized--probably within the next ten years. The original rezoning petition, which was approved on December 4, 2000, included a condition that the site must be connected to the City of Raleigh's water and sewer lines. This condition most likely was at the City's request. Upon construction in 2001 the convenience store was connected to the City's water and sewer lines--thus complying with this condition.

This coordination with the City of Raleigh is consistent with the Wake County Land Use Plan's Goal # 2, which calls for the encouragement of growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

### **Environmental Issues**

There are no Federal Emergency Management Agency (FEMA) regulatory floodplains, Wake County flood hazard soils, protected/buffered drainageways, or regulatory wetlands on, or in close proximity to, the subject property.

### **Transportation Plan**

Auburn-Knightdale Road is designated as a major thoroughfare in the Wake County 2025 Transportation Plan and the accompanying Corridor Profiles booklet. The existing right-of-way of 75 feet already complies with the prescribed width (on the subject property's side of the road) because the original owner of the property dedicated 15 feet of additional right-of-way and constructed a left-turn lane into the store from Auburn-Knightdale Road as part of the original construction. The existing two-lane cross-section is proposed to be widened, in the plan, from two 10-foot travel lanes to a two-lane 36-foot cross-section with left-turn lanes, as needed, at driveways and intersections. Battle Bridge Road does not appear in the Corridor Profiles booklet.

There is a possibility that the North Carolina Department of Transportation (NCDOT) may require other roadway improvements during their review of any subsequent site plan for redevelopment of the subject property (i.e.-a moderate expansion of use into the vacant 20% of the exiting building). Any roadway improvements and/or driveway permits will have to be coordinated with, and approved by NCDOT, during the site plan review process.

### **Traffic Volumes**

The most recently available Average Annual Daily Traffic (AADT) counts for Auburn-Knightdale Road is 3,900 vehicles per day, and 1,500 vehicles per day for Battle Bridge Road. The Wake County 2025 Transportation

Plan and the accompanying Corridor Profiles booklet states that the current design capacity for Auburn-Knightdale Road is 12,000 vehicles per day. Battle Bridge Road is not included in the Transportation Plan's Corridor Profile booklet, so there is no stated design capacity for this roadway, but it is assumed to also be 12,000 vehicles per day since the two existing roads have similar design widths. Both roadways are operating well below their design capacity—32.5% and 12.5% respectively.

Please note that any possible future expansion of use in the vacant portion of the existing building is not anticipated to generate any significant amount of new traffic because, as the petitioner has indicated, "there should be relatively little new traffic generated to and from the site ... as any new use in the vacant portion of the building will be geared toward the existing customer base".

### **Accident Report**

NCDOT's Traffic Engineering Accident Analysis System report for the three-year period from April 1, 2015 through March 31, 2018 indicated that there have been 10 accidents along the 1.078-mile section of Auburn-Knightdale Road between La Costa Way and a point 3,000 feet south of the intersection with Battle Bridge Road (roughly symmetrical around the intersection). During that three-year period there were 5 (of those 10) accidents (50%) that occurred at the intersection with Battle Bridge Road (three of which were noted in the Battle Bridge Road figures below).

There were no accidents on this road segment during this three-year period that involved a fatality. There were 3 accidents (30%) that resulted in 6 injuries, with the remaining 7 accidents (70%) involving property damage only. The three injury-related accidents involved 1 severe injury, 3 moderate injuries, and 2 minor injuries.

The majority of the accidents (8, or 80%) occurred during daylight hours and dry weather conditions, 1 (10%) occurred during wet weather conditions, and 1 (10%) occurred at night. The most common type of accident (4, or 40%) involved angled collisions that are indicative of driver error/failure to seek safe movement.

NCDOT's Traffic Engineering Accident Analysis System report for the three-year period from April 1, 2015 through March 31, 2018 indicated that there have been 7 accidents along the 1.342-mile section of Battle Bridge Road between Magnolia Pond Road and Griffice Mill Road. During that three-year period there were 5 (of those 7) accidents (71.4%) that occurred at the intersection with Auburn-Knightdale Road.

There were no accidents on this road segment during this three-year period that involved a fatality. There were 2 accidents (28.6%) that resulted in 4 injuries, with the remaining 5 accidents (71.4%) involving property damage only. The two injury-related accidents involved 2 moderate injuries and 2 minor injuries.

The majority of the accidents (4, or 57.1%) occurred during daylight hours and dry weather conditions, 2 (28.6%) occurred during wet weather conditions, and 1 (14.3%) occurred at night. Most of the accidents (6, or 85.7%) involved angled or sideswipe collisions that are indicative of driver error/failure to seek safe movement.

### **Traffic Impact Analysis**

A Traffic Impact Analysis (TIA) is required by the Wake County Unified Development Ordinance, for any development, that generates more than 1,000 trips per day, or more than 100 peak-hour trips, as determined by the Institute of Transportation Engineers' Trip Generation Manual for specified proposed uses. Any required TIA must be submitted during the site plan approval process.

The stated purpose of the proposed rezoning is to allow for an increase in the impervious surface limit from 30% to 50% to resolve some existing violations and to allow for a possible future expansion of use within the vacant 20% of the building. The petitioner has stated that if and when the current owner decides to expand into the vacant 20% portion of the existing building that "there should be relatively little new traffic generated to and from the site ... as any new use in the vacant portion of the building will be geared toward the existing customer base".

The Wake County Planning staff is not requiring a TIA as part of the petition to modify a previously approved rezoning condition but reserves the right to require one as part of the subsequent redevelopment if warranted by Section 15-12 of the Wake County Unified Development Ordinance.

### **Planning Staff Findings**

1. This request, to modify a previously approved rezoning condition that limited the impervious surface coverage to 30% of the lot area by increasing it to 50%, is needed (1) to resolve some existing zoning violations and (2) to allow for a possible moderate expansion of use within the vacant 20% of the existing building.
2. All other previously approved rezoning conditions will be unchanged and will remain valid and in effect.
3. The existing and proposed continued zoning district, the existing and proposed continued uses, and the allowable range of possible uses, are consistent with the Wake County Land Use Plan's Neighborhood Activity Center designation, and would be reasonable, and appropriate, for the area.
4. More specifically, the Neighborhood Activity Center allows for small-scale urban land uses that are served by major thoroughfares and municipal water and sewer, and the previously approved rezoning complies with two stated goals of the Land Use Plan.
5. There are no environmentally sensitive features on, or near, the subject property, and there is no indication of previous stormwater issues on the subject property.
6. Resolution of the site plan errors that necessitate the requested increase in impervious surface coverage will require the review and approval of a new site plan (as would any moderate expansion of use within the vacant 20% of the existing building) to ensure compliance with all applicable current standards with regards to, for example, stormwater management, which will ensure protection of the public health, safety and general welfare.
7. The City of Raleigh's planning staff had no objection to the request to modify the previously approved rezoning condition and increase the allowable impervious surface limit to 50% and indicated that the uses are consistent with the City's Future Land Use Map.
8. The Wake County Planning staff has received no objections from the surrounding property owners or the general public.

### **Planning Staff Recommendation**

The Planning staff recommended that the Planning Board (1) adopt the drafted statement of consistency with the Land Use Plan, reasonableness, and public interest (please reference the draft statement for the record), and by separate motion (2) recommended approval of the rezoning petition, ZP-898-18 as presented.

### **Planning Board Discussion**

Mr. Barron opened the floor for discussion. Board members discussed items as follows:

- Mr. Van Dyk asked if there is current water and sewer service or are they still well and sceptic. Mr. Lankford answered there is water and sewer and further explained that there are connections available.
- Mr. Van Dyk also asked for clarification about meeting all the site plan requirements if they expand into the existing 20%. Mr. Lankford explained if the BOC approves the increase in impervious surface area, a new site plan would be submitted and current standards would be applied.
- Mr. Clark asked why the original rezoning was limited to 30%. Mr. Lankford confirmed there was no problem or issue that the 30% limit was trying to resolve or address, but rather this condition was commonly applied to many rezoning cases during that time frame.
- Mr. Barron stated since we are accepting a condition as part of this case saying that the maximum impervious surface will be 50%, he suspects the UDO, if it didn't include that condition, will allow for a greater percentage than 50%. Mr. Lankford confirmed and explained the general business district and commercial districts have no regulatory cap on impervious surfaces.

## **Public Comments**

Mr. Jason Earliwine, Petitioner - Withers and Ravenel, spoke on behalf of the current property owner. Mr. Earliwine stated because this was a condition change, signs and notification letters were mailed to adjacent property owners and resulted in only one inquiry.

- Mr. Jenkins asked for confirmation that if this were a new zoning case there would be no impervious surface restrictions imposed. Mr. Lankford confirmed that the UDO does not have a limitation on impervious surface coverage but a new case would have to comply with strong stormwater management restrictions/rules.
- Mr. Clark asked for clarification whether there was an error or something wrong in the original site plan that pushed it over the limit, and if this is to get into compliance. Mr. Lankford said there was a miscalculation of the impervious surface area on the original site plan. Mr. Lankford explained that the request is twofold (1) to resolve the issue where the site exceeded the impervious surface limit of 30% immediately following construction due to an error in the site plan and (2) to allow for possible future expansion within existing building footprint.

Mr. Barron stated, under the circumstances, he does not have a problem with rezoning to cure the defects because overall the environmental side is better served by having stormwater controls designed pursuant to 2018 standards as opposed to those of 2000.

There being no further questions or comments, Mr. Barron asked for a motion.

## **MOTION FOR CONSISTENCY (1<sup>ST</sup> MOTION)**

In the matter of ZP-898-18, Mr. Feagan made a motion that the Planning Board offers to the Wake County Board of Commissioners the following recommended statement of consistency, reasonableness, and public interest as written in the staff report on page 9 and 10.

1. The Board finds that the requested rezoning, to modify a previously approved rezoning condition that limited the impervious surface coverage to 30% of the lot area by increasing it to 50%, is needed (1) to resolve some existing zoning violations and (2) to allow for a possible moderate expansion of use within the vacant 20% of the existing building;
2. All other previously approved rezoning conditions will be unchanged and will remain valid and in effect.
3. The existing and proposed continued zoning district, the existing and proposed continued uses, and the allowable range of possible uses, are consistent with the Wake County Land Use Plan's Neighborhood Activity Center designation, and would be reasonable, and appropriate, for the area.
4. More specifically, the Neighborhood Activity Center allows for small-scale urban land uses that are served by major thoroughfares and municipal water and sewer, and the previously approved rezoning complies with two stated goals of the Land Use Plan.
5. There are no environmentally sensitive features on, or near, the subject property, and there is no indication of previous stormwater issues on the subject property.
6. Resolution of the site plan errors that necessitate the requested increase in impervious surface coverage will require the review and approval of a new site plan (as would any moderate expansion of use within the vacant 20% of the existing building) to ensure compliance with all applicable current standards with regards to, for example, stormwater management, which will ensure protection of the public health, safety and general welfare.
7. The City of Raleigh's planning staff had no objection to the request to modify the previously approved rezoning condition and increase the allowable impervious surface 10 limit to 50% and indicated that the uses are consistent with the City's Future Land Use Map.
8. The Wake County Planning staff has received no objections from the surrounding property owners or the general public.

Mr. Wells seconded the motion. By a vote of 7 to 0, the Planning Board voted unanimously in favor of the motion.

### **MOTION FOR APPROVAL (2<sup>nd</sup> MOTION)**

In the matter of ZP-898-18, Mr. Wells made a motion that the Planning Board offers to the Wake County Board of Commissioners a recommendation for approval of the rezoning request as presented.

#### **Existing Conditions with Modification as Requested by the Petitioner**

(2) The impervious surface ratio for the site shall not exceed ~~thirty percent (30%)~~ **fifty percent (50%)**.

**All other conditions (i.e.—1, 3, 4, 5, 6, 7 and 8) are unchanged and will remain valid and in effect.**

Mr. Clark seconded the motion. By a vote of 7 to 0, the Planning Board voted unanimously in favor of the motion.

### **6. Transportation / Transit Discussion**

Mr. Maloney shared with the Board Mr. Van Dyk's request for discussions regarding the DOT road building projects within the County, and how they will affect land use. He stated the purpose of the discussion today was to have the Board give staff direction on this topic.

Mr. Van Dyk talked with the Board about sustainability initiatives: How do we align our sustainability goals with the large multi-million-dollar infrastructure projects by the State DOT and road construction taking place in Wake County. All of these will have major impacts on our land use patterns. Mr. Van Dyk suggested to invite the DOT to a Board meeting to help understand whether they consider land use implications when planning projects. On a related matter, Mr. Van Dyk stated he would like to get a presentation, perhaps in the same session, on the proposed commuter rail from Downtown Raleigh to Wake Forest. DOT and GO Triangle completed a study last year.

Mr. Maloney stated staff can invite a representative from the DOT to talk about the multiple road infrastructure projects they have in our area however, land use plans and impacts of land use are typically left to impacted jurisdictions. Staff could also initiate conversations with the City of Raleigh concerning their projects such as Capital Blvd. Mr. Maloney explained that the 540 Southeast extension mentioned by Mr. Van Dyk does impact County jurisdictions and that it is one of the focus points of the County's comprehensive plan that is underway. Mr. Barron agreed that we need to have these discussions and have a better seat at table to influence decisions.

### **7. Reports**

- Committee Reports: No Report
- Staff reports:
  - Mr. Maloney informed the Board of the following announcements:
    1. Board of Commissioner's meeting – 1/22/2019 (Tuesday) will not need Chair in attendance.
    2. Native Plant was approved in November.
    3. Looking ahead – January 2<sup>nd</sup> meeting postponed. The Planning Board will meet on January 16th.
    4. There will be two Land Use Committee meetings scheduled in late January/February.
  - Mr. Finn shared an anomaly with the last submittal round of subdivision submittals. He specified the last round of the calendar year yielded only one submittal. Historically we receive three to five submittals at year end the past five years. He also advised that our permitting and plan reviews remained active.

**8. Comprehensive Plan Update**

- 1<sup>st</sup> phase is near completion. Over 3,000 surveys have been completed.
- Updates will be given to both the Planning Board and the Board of Commissioners.
- Ms. Sanford praised Ms. Nolan, Ms. Peterson and Mr. Coates for their work on the project.

**9. Chairman's Report – No Report**

**10. Adjournment:** Having no further announcements, the meeting was adjourned at 2:22 p.m.

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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
December 5, 2018

Jason Barron declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, December 5, 2018 adjourned at 2:22 p.m.

Respectfully Submitted:



Jason Barron  
Wake County Planning Board

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