



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 March 6, 2019 (1:30 p.m.)
Wake County Justice Center
300 S. Salisbury St., Room 2700
Raleigh, North Carolina

Members Present: (8) Mr. Jason Barron (Chair), Mr. Thomas Wells (Vice-Chair), Mr. Phil Feagan, Mr. Bill Jenkins, Mr. Amos Clark, Ms. Tara Kreider, Mr. Asa Fleming, Mr. Ted Van Dyk

Members Absent: (1) Ms. Susan Sanford

County Staff: (7) Mr. Tim Maloney, Ms. Sharon Peterson, Mr. Tim Gardiner, Mr. Bryan Coates, Ms. Jenny Coats, Ms. Elizabeth Simmons, Mrs. Loretta Alston

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

NC DOT and NC Turnpike Authority Guests: (6) Mr. Rodger Rochelle (Chief Engineer, NC Turnpike Authority), Ms. Amy Neidringhaus, Ms. Jennifer Harris, Mr. John Burriss, Ms. Lorna Parkins, Mr. Roy Bruce

1. **Meeting Called to Order** – Mr. Jason Barron called the meeting to order at 1:32 P.M.
2. **Petitions and Amendments** – None
3. **Motion to approve minutes of January 16, 2019** was made by Mr. Wells and seconded by Mr. Clark. The minutes were unanimously approved.
4. **Presentation and Review of NCDOT Transportation Projects (NC-540 Southeastern Expressway)**
Mr. Tim Gardiner, Land Use Transportation Planner, began the meeting with a presentation, highlighting NC-540 and other large highway infrastructure projects. The goal of Mr. Gardiner's presentation was to give a high-level overview and address specific concerns of how these major improvements will impact the nearby areas. The presentation focused on the following outline:
 - Trip demand
 - Mobility- the goal of these projects is to create the option or ability to travel in a way that was not previously possible. These new projects may shift mobility from surface roadways to the new infrastructures.
 - Interchanges-there are nine currently under discussion.
 - Directional flow- addresses how the project will affect future flow of traffic
 - Land Use
 - Access - create opportunity for community to access I-40 and other services from the new corridor
 - Highway focus or Highway compatible
 - Transportation Funding

NC-540



The NCDOT and NC Turnpike representatives were present to answer questions related to schedules, adjacent road improvements to the NC-540 area, complete street aspects of that, as well as share information from key studies (NEPA), the indirect and cumulative impact studies, traffic modeling previously done, and funding of the projects.

Mr. Rochelle updated the Board on the status of three different design build contracts structured along the corridor extending from the end of the existing facility all the way through and including the I-40 corridor.

- The first construction contract (\$403M) was executed by the end of December 2018. This extends from east of US 401 through the I-40 interchange.
- The second contract (\$159M) has not yet been executed but should be executed within the next week or so, and the third contract (\$150M) both cover the end of the existing facility to the US 401 interchange.
- Right -of-way acquisition and final design has begun in earnest, expecting traffic to be on the facility sometime in late 2023 or possibly earlier.

Mr. Rochelle stated most of the construction of the project will be financed through toll-supported debt through the office at US DOT. He explained this is a low interest subordinated debt from US DOT, as well as toll revenue bonds that the turnpike authority will be selling and will be responsible for; therefore, the revenue will go back towards paying that debt. He pointed out the revenue does not belong to the North Carolina Turnpike Authority; it belongs to the corridor so any excess revenue beyond what is needed to operate and maintain the facility and service the debt is used to make future improvements to the corridor. Mr. Rochelle stated that is in state law.

Mr. Rochelle informed the Board there were numerous people present that were involved in the NEPA studies, the indirect and cumulative impact studies traffic modeling, to also answer any further questions.

Board Discussion

Mr. Barron opened the floor for discussion as well as questions for NC DOT and NC Turnpike Authority.

Mr. Fleming asked when the remaining projects would be completed. Mr. Rochelle answered that was programmed for 2027-2028 to start construction. He explained if there is funding availability, they would be able to accelerate some of that work as the NEPA documentation was completed all the way up to the 264/495 corridor.

Mr. Wells asked if the section under construction would be a toll road. Mr. Rochelle confirmed that it would be and that the current contract would extend the toll facility all the way over to I-40.

Mr. Barron asked if it is anticipated that the eastern most portion up to Knightdale would also be a toll road. Mr. Rochelle confirmed.

Mr. Van Dyk asked if there was a traffic model generated for this area of southern Wake County. Mr. Rochelle said they did not have any specific models at the time. Ms. Neidringhaus stated they looked at future traffic projections to size the facility in terms of how many lanes, what the interchange would look like, and initially looked at the study area without the project to access transportation needs. Mr. Van Dyk elaborated further stating that roads are not sized or improved by the state and the impacts tend to be very significant, and that the municipality ends up paying a lot of the extra costs associated with maintaining surrounding infrastructure. He asked for clarification on the following:

- The projected land use, traffic, and cost implications,
- Facts on what we will see in the next 5, 10, 20 years in terms of traffic, and
- Development near interchanges, to get a sense of what the magnitude of the change is.

Mr. Bruce answered that all the traffic forecasts were a coordinated effort using the same models that were used for the overall long-range transportation plan for the Wake County metropolitan area. Mr. Bruce stated the traffic volumes on the roadway depends on where you are along the facility, but being a six-lane facility, it varies anywhere from 20,000 to 70,000 cars a day projected in the design year of 2040-2045.

Mr. Barron commented that the challenge is how are we getting people from the roads that connect to 540 onto 540 as efficiently as possible without creating more congestion than what we have today. Mr. Van Dyk replied he also would be interested in seeing these models and understand them better.

Mr. Gardiner stated staff will work with the MPO and Division 5 to generate a list of items that is programmed for funding, including a timeline for Holly Springs Road. Planning staff will provide a forecast map with capacities anticipated along different sections of 540 and then at each of the interchange locations at the next Board meeting.

Mr. Jenkins requested a synopsis of the community impact analysis or guidance to where the Board could find that material published. Ms. Parkins stated she was tasked specifically with the indirect and cumulative effects analysis, the quantitative study that was done for the final environment impacts statements and referenced a series of technical memos that are available on the NCDOT project website.

<https://www.ncdot.gov/projects/complete-540/Pages/project-documents.aspx>

Mr. Rochelle stated the project encompasses roughly 700-800 acres, that extends from the existing structure to and through I-40.

Mr. Wells asked if all the planned road within Wake County or is some of it going to Johnston County. Mr. Rochelle answered there is just a small portion that is in Johnston County that is part of the I-40 Interchange area.

For more information, click on staff DOT Toll Road presentation attached below:
<F:\02 Planning Board\2019\03-06-2019\DOT Toll Road Presentation.pptx>

5. Discussion and Review of Extra-Territorial Jurisdiction in Wake County

Mr. Coates led Board members in a discussion and overview of ETJ's in Wake County.

- ❖ Wake County Land Use Plan contains seven criteria used to evaluate ETJ proposals
- ❖ Criteria used to evaluate ETJ's granted since 1988
- ❖ Not aware of other counties in North Carolina using criteria to review ETJ's

Wake County Adopted Criteria

Criterion 1- Classification as Urban Services Area (Long-Range, Short-Range, Annexation Boundaries)

Criterion 2- Commitment to Comprehensive Planning (Land Use Planning & Capital Improvement Plan)

Criterion 3- Adoption of Special Regulations (Watershed, Highway Overlays, Historic Preservation)

Criterion 4- Municipal Water and Sewer Service (Water & Sewer service planning and construction)

Criterion 5- Evidence of Feasibility for Urban Density (Land Use Plans, Development Patterns, Growth)

Criterion 6- Annexation within Ten Years (Annexation Policies and History)

Criterion 7- Existing ETJ's (Recent Annexations/Current ETJ)

Mr. Coates highlighted past ETJ's in Wake County involving the towns of Garner and Cary, involving utility expansion, and "doughnut holes." ETJ's impact property owners in many ways; examples being that property converts from Wake County Zoning to Municipal Zoning, residents may continue using private wells/septic systems, state law requires that involuntary annexation be done by referendum, bona-fide farms are exempt from municipal and county zoning until the farm use ceases operation, and ETJ residents do not pay town/city taxes, can join Planning Board and Board of Adjustment, and cannot vote in town/city elections.

For more important information, click on staff ETJ presentation attachments below.

ETJ Presentation

[Municipal Acreage-ETJ 2019.pdf](#)

[160A-362 Representation ETJ- Boards](#)

[2019 ETJ Representation by Town-City](#)

[ChapterIVExpansionofMunicipalPlanningJurisdictions](#)

[Municipal ETJ Expansion Requests 2001 to Present](#)

6. Comprehensive Plan Update

Mr. Coates gave a brief update as follows:

- Surveys are positive with results posted on the project website.
- There are many upcoming events scheduled 4/27 thru 5/4.
- Board members are welcome to participate as volunteers.

7. Reports

Committee Reports:

Mr. Clark gave the following update on the Land Use Committee meetings:

- Good participation; great conversation
- He reminded the board that the next meeting was scheduled 3/20/19 @ 12:00pm

Staff reports:

Ms. Sharon Peterson made the following announcements:

- The Board of Commissioners will make reappointments on March 18, 2019. Three board members have terms that expired on February 28, 2019; the Board of Commissioner's clerk would be contacting them for inquire about their interest in reappointment.

Mr. Tim Maloney commented on recent approvals from the Wake County Board of Commissioners:

- ZP-899-18 to Extend the Existing Wake County Zoning Districts along the Wake-Harnett County Line on 2/18/2019.
- Amendment OA-02-18 to the Wake County Unified Development Ordinance regarding use of Native Plants in Required Landscaping on 1/22/19.

8. Chairman's Report

Mr. Barron did not have anything to report.

9. Upcoming Meeting

The next Planning Board meeting is scheduled for Wednesday, April 3, 2019.

10. Adjournment

Having no further announcements, the meeting was adjourned at 3:47 p.m.

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REGULAR MEETING
WAKE COUNTY PLANNING BOARD
March 6, 2019

Jason Barron declared the regular meeting
of the Wake County Planning Board for
Wednesday, March 6, 2019 adjourned at 3:47 p.m.

Respectfully Submitted:

Jason Barron
Wake County Planning Board

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