Agenda

- Population & Growth
- Wake County Planning Jurisdiction
- Public Utilities
- Water Supply Watersheds
- Zoning
- Unified Development Ordinance
- Subdivisions
- Environmental Buffers
- Rezonings
- Transportation/Transit
- Wake County Open Space Program
- Wake County Greenways Plan
- Agriculture
- Historic Preservation
Population & Growth
### County growth rate, 2010-2016

<table>
<thead>
<tr>
<th>County</th>
<th>Growth Rate</th>
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<tbody>
<tr>
<td>Travis County, TX</td>
<td>17%</td>
</tr>
<tr>
<td>Wake County, NC</td>
<td>16%</td>
</tr>
<tr>
<td>Mecklenburg County, NC</td>
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<tr>
<td>Orange County, FL</td>
<td>14.7%</td>
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<td>Bexar County, TX</td>
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<td>Harris County, TX</td>
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<td>Hillsborough County, FL</td>
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<td>Tarrant County, TX</td>
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<td>King County, WA</td>
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<td>Fulton County, GA</td>
<td>11.2%</td>
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<tr>
<td>Maricopa County, AZ</td>
<td>11.2%</td>
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</table>

Data Source:
U.S. Census Bureau County Population Estimates, July 1, 2016.
2010 Census
Base Estimates used to compute growth rates.
July 1 2015 – July 1 2016

net 67 people/day in Wake

20 from natural increase
47 from net migration

Data Source: U.S. Census Bureau,
County Population Estimates, July 1, 2016.
Components of Population Change
The migration breakdown by location

36 Domestic migrants

11 International migrants

47 New residents

July 1 2015 – July 1 2016

Wake County Current Land Use Plan: 1999

FACTORS DRIVING 1999 PLAN

- Population Growth
- Municipal Growth
- Farmland and Open Space
- Public Transportation
2000-2016
Wake’s population grew by almost 420,000 residents

Sources:
U.S. Census Bureau Census Counts (1990, 2000 and 2010)
*U.S. Census Bureau Annual Population Estimates (July 1, 2016)
**North Carolina Office of Budget and Management County Population Projections (July 1, 2020)
Wake’s Municipal Growth Since 1999

2000 – 2016
Almost 95% of Wake’s population growth occurred in municipal limits

392,437
94%
26,508

Sources:
U.S. Census Bureau 2000 Census Count
U.S. Census Bureau Annual Population Estimates (July 1, 2016)
Wake’s Municipal Growth Since 1999

2000 – 2015
Over 1,000 more people per square mile settled within Wake’s municipal limits

Sources:
U.S. Census Bureau 2000 Census Count
U.S. Census Bureau Annual Population Estimates (July 1, 2015)
NC Office of Budget and Management 2015 Municipal Land Area Distribution
2006 Land Cover
Wake’s Municipal Growth Since 1999

2000 – 2015
Over 1,000 more people per square mile settled within Wake’s municipal limits

Sources:
U.S. Census Bureau 2000 Census Count
U.S. Census Bureau Annual Population Estimates (July 1, 2015)
NC Office of Budget and Management 2015 Municipal Land Area Distribution
Wake County Planning Jurisdiction
What We Don’t Do

- Construct or operate public or community water and sewer systems
- Construct or maintain roads & residential streets
- Construct or maintain sidewalks
Land Use Classifications

- Corporate Limits
  - Receives municipal services, utilities, and taxation

- Extra-territorial Planning Jurisdiction (ETJ)
  - Near term plans for municipal growth

- Short Range Urban Service Area
  - Municipal growth in 5-10 years

- Long Range Urban Service Area
  - Municipal growth beyond 10 years

- Non-Urban Areas (Watersheds)
  - No municipal growth
General Classifications Map

County Boundary: 857 square miles

Municipal Planning Jurisdiction: 473 square miles

County Planning Jurisdiction: 384 square miles
Fuquay-Varina 2035 Growth Framework Map

- Corporate Limits
- Short Range USA
- Holly Springs
- Garner
- Cary
- Angier
- ETJ
- Long Range USA

2035 Community Vision Land Use Plan
Adopted June 5, 2017
Annexation Boundary Agreements

- Agreements between municipalities
- Agreement among the municipalities for extent of annexation limits
- Set term for expiration and renegotiation
- Changes require an amendment to the Wake County Land Use Plan
Extra-Territorial Jurisdiction (ETJ)

- Extraterritorial Jurisdiction (ETJ) provides municipalities control over development in areas expected to be within their jurisdictions in the near future
  - Applies consistent guidelines for development
  - Avoids a mix of standards for streets, water, and sewer
  - Allows for better expansion of municipal services

- Granted only by the County per NCGS standards

- Seven criteria used to evaluate municipal requests for ETJ extensions

- Municipal water and sewer is a key factor in positioning municipal growth into existing ETJ areas and requested ETJ areas
Area Land Use Plans

- Five Sub-area Land Use Plans break the County into smaller planning geographies
  - Southwest Wake
  - East Raleigh-Knightdale
  - Southeast Wake
  - Northeast Wake
  - Fuquay-Varina/Garner

- Each plan addresses specific needs and challenges for that area
Land Use Plan

- Northeast Area Plan
- Southeast Area Plan
- East Raleigh/Knightdale Area Plan
- Fuquay/Garner Area Plan
- Swift Creek Land Management Plan
- Southwest Area Plan
Southwest Wake Area Land Use Plan

Southwest Wake Area Land Use Plan

2007

Wake County, North Carolina

Southwest Wake Area Land Use Plan Study Area Boundary

Adopted July 9, 2007
Amended in 2010

Wake County Planning Department, 336 Fayetteville Street, Raleigh, NC 27602
www.wakegov.com
Southwest Wake Area Land Use Plan

- Land Use
- Transportation
- Water and Sewer
- Population & Housing
- Natural Resources
- Schools
- Farmland
- Historic Preservation
- Parks and Recreation
Transitional Urban Development Policies

- Encourage development near municipalities (Short Range Urban Service Area) to connect to utilities
- Connect to municipal utilities if the development is within 2,500’ of the utility
- Promote pedestrian and bicycle mobility near municipalities
- Municipal design standards such as sidewalks, site layout etc...
Public Utilities
Utility Providers in Wake County

- Centralized Systems
  - City of Raleigh (Raleigh, Garner, Knightdale, Wake Forest, Wendell, & Zebulon)
  - Western Wake Partnership (Cary, Apex, & Morrisville)
  - Holly Springs
  - Fuquay-Varina

- Other System Providers
  - Harnett County (Fuquay-Varina, Holly Springs, Angier)
  - Johnston County (Fuquay-Varina, Unincorporated)
City of Raleigh

- Merged with Garner, Knightdale, Wake Forest, Wendell & Zebulon

- Water Supply
  - Falls Lake, Lake Wheeler, & Lake Benson

- Wastewater Treatment
  - Neuse River Wastewater Treatment plant
City of Raleigh
Western Wake Partnership

- **Water Supply**
  - Provided by Town of Cary to residents in Apex, Cary, Morrisville, RDU and parts of RTP

- **Wastewater**
  - Regional wastewater management facilities to service western Wake to the year 2030 (Apex, Cary & Morrisville)
  - Discharge effluent into the Cape Fear River
Inter-County Utility Providers

Exhibit A
Utility Service Agreement
Johnston County

Legend
- Johnston County Waterline
- Current Access to JC Water
- Future Access to JC Water

Wake County
Johnston County
Water Supply Watersheds
Wake County Water Supply Watersheds

Low Density vs. High Density

- State’s water supply watershed protection requirements provide both a “low density option” and a “high density option”
- Wake County chose the low density option, municipalities chose high density option
- Wake County protects water quality in water supply watersheds by applying land use and development regulations that are designed to keep impervious surface coverage low (density & impervious)
- High-density development exceeds the water supply watershed impervious limits, thereby requiring engineered stormwater controls and that are maintained by the municipality
Wake County’s Water Supply Watersheds

- Falls Lake
- Richland Creek
- Smith Creek
- Little River
- Jordan Lake
- Swift Creek
- Cape Fear

Water Supply Watersheds
Wake County Jurisdiction
Wake County Water Supply Watersheds

- Land Use Plan - Non Urban vs. Urban Water Supply Watershed

  **Non-Urban includes** - Little River, Smith Creek, most of Falls Lake and Little River, critical area of Jordan Lake, and two parts of Swift Creek

  **Urban** - Falls Lake south of I-540, small area of Little River near Rolesville, parts of Swift Creek, Richland Creek, Cape Fear, and Jordan Lake non-critical

- Non Urban Water Supply Watersheds are not meant to be urbanized and will remain in Wake County’s Planning Jurisdiction and will only have utilities in health and safety issues

- Urban Water Supply Watersheds can be annexed into municipality and can have utilities such as water and sewer
Wake County Water Supply Watersheds

Non-Urban Water Supply Watersheds – Low Density

Non-Critical Area
R-40W

Critical Area
R-80W
Wake County Water Supply Watersheds

- Critical Area (R-80W)
  - Most sensitive area for water quality protection
  - Extends ½ mile plus 300 feet from the edge of the lake
  - Impervious surface coverage is limited to 6% for non-residential uses and 30% for residential

- Non-Critical Area (R-40W)
  - Area is the balance of the watershed
  - Impervious surface coverage is limited to 12% for non-residential uses and 30% for residential
Zoning
Wake County Zoning
Unified Development Ordinance (UDO)
What is the UDO?

- Implements land use policy
- Promotes the health, safety and general welfare of the citizens of Wake County
- Regulates the use of buildings, structures and land
- Maintain orderly and compatible land use and development patterns
- Is a “living document” and can be amended

Recent Amendments
  - Accessory Dwellings
  - Electronic Messaging Signs
  - Solar Farms
  - Farmers Markets
How the UDO Works

Main Ingredient is **ARTICLE 4 – USE REGULATIONS**

- **Permitted Use Table** has five use categories
  - Residential
  - Public/Civic
  - Commercial
  - Industrial
  - Other
# Permitted Use Table

## Use Groups

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Standard</th>
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<tr>
<td>Residential</td>
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<tr>
<td>Highway</td>
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</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Indust</td>
<td></td>
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<td>Sp. Purpose</td>
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## Zoning Districts

- R-80W
- R-40W
- R-80-R-10
- R-5
- RMH
- HD
- Activity Center
- Res Support Area
- Outside RSA
- O&I
- GB
- HC
- I-1
- I-2
- AD-1
- AD-2
- RA

## Use Standards

- P = Permitted use (as-of-right)
- S = Special use approval req’d (19-2)
- = Prohibited

## Residential Use Group

| Use Type                                | R-80W | R-40W | R-80-R-10 | R-5 | RMH | HD | Activity Center | Res Support Area | Outside RSA | O&I | GB | HC | I-1 | I-2 | AD-1 | AD-2 | RA |
|-----------------------------------------|------|-------|-----------|-----|-----|----|----------------|-----------------|-------------|-----|----|----|-----|-----|------|------|-----|----|
| Attached house (e.g., townhouse)        | P    | P     | P         | P   | P   |    |                |                 |             |     |    |    |     |     |      |      |     |    |
| Condominium or apartment                |      |       |           |     |     |    |                 |                 |             |     |    |    |     |     |      |      |     |    |
| Detached house (i.e., single-family detached dwelling) | P | P | P | P | P | P | P | P | P | P | S | - | - | - | - | - | - | - |
| Duplex, triplex, 4-plex                 | P    | P     | P         | P   | P   |    |                |                 |             |     |    |    |     |     |      |      |     |    |
| Lot line house                          | P    | P     | P         | P   | P   |    |                |                 |             |     |    |    |     |     |      |      |     |    |
| Mobile home                             | P    | P     | P         | P   | P   |    |                |                 |             |     |    |    |     |     |      |      |     |    |
| Mobile home subdivision/park            |      |       |           |     |     |    |                 |                 |             |     |    |    |     |     |      |      |     |    |
| Upper-story residence                   |      |       |           |     |     |    |                 |                 |             |     |    |    |     |     |      |      |     |    |

## Group Living

| Use Type                                | R-80W | R-40W | R-80-R-10 | R-5 | RMH | HD | Activity Center | Res Support Area | Outside RSA | O&I | GB | HC | I-1 | I-2 | AD-1 | AD-2 | RA |
|-----------------------------------------|------|-------|-----------|-----|-----|----|----------------|-----------------|-------------|-----|----|----|-----|-----|------|------|-----|----|
| Family care home                        | S    | S     | S         | S   | S   |    |                |                 |             |     |    |    |     |     |      |      |     |    |
| Group care facility                     | S    | S     | S         | S   | S   |    |                |                 |             |     |    |    |     |     |      |      |     |    |
| Group home                              | S    | S     | S         | S   | S   |    |                |                 |             |     |    |    |     |     |      |      |     |    |
| Health/personal care facility           |      |       |           |     |     |    |                 |                 |             |     |    |    |     |     |      |      |     |    |
| All other group living (except as noted above) | S  | S     | S         | S   | S   |    |                |                 |             |     |    |    |     |     |      |      |     |    |

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§4-36
§5-13
§4-31
§4-38
§4-42
§4-43
Commercial Land Use Review & Approval

Pre-Submittal Meeting

Customer Submits Applications & Plans

Is the Use Permitted By Right?

- Yes
  - Administrative Approval
  - Rezoning (Planning Board)
  - Planned Compliance Permit (Planning Board)

- No
  - Technical Review Committee
    - Variance (Board of Adjustment)
    - Special Use Permit (Board of Adjustment)
Subdivision Review and Approval

Customer Submits Preliminary Subdivision Plan

Staff Review & Technical Review Committee

Does it meet all Subdivision standards?

Planning Board for Variance Request

Yes

Construction Plat Review and Approval

Developer Builds the Infrastructure (Roads, Stormwater, etc...)

Record the Plat

Issue Permits to Build Homes

Planning Board
Subdivisions
Subdivisions: Municipal

- Municipal
  - Can accommodate much higher density due to municipal water and sewer systems.
  - Require curb and gutter on roadways because municipalities can maintain stormwater systems through stormwater fees.
  - Require sidewalks on residential streets because municipalities have public works departments who maintain them.
  - Can make roadway alignment/design and improvement decisions because they have roadway engineering departments and in the end maintain the roads.
  - Require various impact fees (parks, roads, stormwater, etc...) depending on municipality.
Subdivisions: Wake County

Wake County

- Can only accommodate low density development because lots need to accommodate on-site water and wastewater systems (well/septic)
- Do not require curb and gutter on roadways
- Do not require sidewalks on residential streets because DOT will not maintain them
- Do not make roadway alignment/design and improvement decisions as that is NCDOT’s responsibility
- Do not require any impact fees
Subdivision Options in Wake County

- **Conventional (Lot by-Lot)**
  - Residential lots consume the entire subdivision, no required permanent open space is reserved
  - Lot size and density must meet the requirement of that zoning district

- **Cluster/Open Space**
  - Must be at least 10 acres
  - Promotes more efficient design and preservation of permanent open space and natural areas
  - Lot size may be reduced but the overall density must meet the requirement for that district
Conventional Subdivision
Cluster Subdivision

Cluster Development
Sheet One of Four
Phase One
Hoke Landing

Line Table

Stormwater Operation and Maintenance Agreement recorded in Deed Book 5279, Page 797

Restrictive Covenants recorded in Deed Book 5279, Page 797
Subdivisions: Wake County

- Recreation Land Dedication Ordinance
  - Established in 2002
  - Repealed in 2011
  - Required dedication of land (1/35 acre per lot) or payment of fee in lieu of dedication
  - Payments received by the County could only be used to acquire land within the immediate area (3 mile radius) of the subdivision it was collected (NCGS 153A-331)
  - The ordinance dedicated nine parcels of land totaling 154 acres
  - Payment of fee in lieu totaled $1,767,779
  - $42,633 had been used to acquire land
  - Current fund balance was $1,725,146
Subdivisions: Wake County

- Repealing of Recreation Land Dedication Ordinance
  - The ordinance was not serving its original intent of acquiring park land and open space
  - The Open Space Program, in comparison to the ordinance, is a more effective approach for protecting open space
  - The County has been committed to funding park land acquisition and facility upgrades through general fund appropriations
Subdivision Roadways

- Subdivision Roads
  - Public (NCDOT) or private
  - Developer is responsible for turning public roads over to NCDOT
  - Some developers have failed to turn the roads over to NCDOT
  - Roads become *orphan*
  - County’s used to have enabling legislation to require bonds or letter of credit for the roads
  - Approx. 150 miles of *orphan roads* in Wake County
Canadian O'Mallard Crossing Subdivision
Subdivision Roadways

OPTIONS

1. “Do it yourself”
2. Turn the roads into legal private roads
3. County financing
Environmental Buffers
Tree & Vegetation Protection Zone

- **Property Line**: 25'
- **Property Line**: 25'
- **Property Line**: 25'
- **Property Line**: 25'
- **Tree and Vegetation Protection Zone**: 50'
- **Road Right-of-Way**
Watershed Buffers

Water Supply Impoundments
- 25 Acres or More

Water Supply Impoundments
- 5 to 25 Acres

Non-Water Supply Impoundments
- 25 Acres or More
Watershed Buffers

Perennial Stream

Non-Perennial Watercourse
25 Acres or More

Non-Perennial Watercourse
5 to 25 Acres
Rezonings
Rezonings

- Three to five rezonings per year
- The requested rezoning must be consistent with the Land Use Plan
- A Conditional Use Rezoning includes conditions volunteered by the applicant
- Conditions cannot be imposed by staff or the Planning Board unless voluntarily accepted by the applicant
- The conditions are binding and can only be changed through a subsequent rezoning process
Rezonings – Cleveland School Road

- Conditions Volunteered by the Applicant
  - One side of every street will have a sidewalk or multi-use path
  - Streets will have curb & gutter, rolled curb or valley curb, where a sidewalk is planned
  - The wastewater and water distribution system will meet Garner and Raleigh standards
  - The development will provide active recreation areas for residents and any off-street greenways will form a network of connections
  - No more than 312 single family lots
Transportation & Transit
Transportation Plan

Final Report

Wake County

Transportation Plan

Kimley-Horn and Associates, Inc.

April 2003
Transportation Plan

Burlington Mills Road from Rolesville Town Limits to Main Street (US 401)

<table>
<thead>
<tr>
<th>Year</th>
<th>Pavement Width</th>
<th>Right-of-Way</th>
<th>Lanes</th>
<th>Median/Left-Turn Treatment</th>
<th>Roadway Classification</th>
<th>ADT</th>
<th>Capacity</th>
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<td>2002</td>
<td>24 ft</td>
<td>60 ft</td>
<td>2</td>
<td>none</td>
<td>Major</td>
<td>n/a</td>
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<td>2025</td>
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<td>80 ft</td>
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<td>at intersections and driveways</td>
<td>Major</td>
<td>4,700</td>
<td>18,000</td>
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Looking West Toward Main Street

Recommended Cross Section

Two Lanes with Left-Turn Lanes
The MPO is:

- Federally mandated and funded
- Transportation policy-making organization
- Made up of representatives from local government and governmental transportation authorities
- All of Wake and parts of Franklin, Granville, Harnett, & Johnston Counties
Transportation Planning Products

1. Comprehensive Transportation Plan (The Vision)
2. Metropolitan Transportation Plan (Fiscally Constrained To Revenue, Updated Every Four Years)
3. Unified Planning Work Program (Describes Transportation Planning And Related Activities)

- CTP (40+ Years)
- MTP (25+ Years Fiscally Constrained)
- TIP (5 - 10 Years)
To achieve more robust public engagement and detailed focus on specific network issues, the Capital Area MPO has conducted a series of area studies.

- Southwest Area Study 2012
- Northeast Area Study 2014
- Southeast Area Study In Progress
Wake County Transit Plan

- Stronger Regional Connections
- Connections to all Communities
- Frequent, Reliable Bus Service in Urban Areas
- Enhanced Access to Transit
Wake County Open Space Program

- Protection of water quality
- Preservation of natural resources
- Managed production of resources (forest and farmland)
- Preservation of historic and cultural property
- Protection of scenic landscapes and recreation opportunities
- Protection of public health, safety and welfare
Wake County Open Space Program

- Goal is to preserve 30% of the county or roughly 165,000 acres in permanent open space
- Purchase 6,360 Acres
Wake County Open Space Program

- Open Space Prioritization Model
  - A GIS-based model that County staff developed to identify high potential open space properties
  - Evaluates 300,000+ parcels of land in Wake County and then filters out properties that are not suitable for open space
  - Tens of thousands of parcels that remain are then scored based on factors such as **water quality benefits, connectivity, biodiversity, parcel size**, etc...
  - Staff reviews the top scoring parcels to validate the model results
  - Staff then solicits those top ranking properties for acquisition
Wake County Greenways Plan

- Improve access to outdoor recreation
- Increase connectivity for multi-modal transportation
- Support economic development
- Protect waterways, wildlife habitat, and natural areas
Wake County Greenways Plan

- Bridge the Gaps between existing trails
- Connect parks and lakes throughout the County
- Connect all 12 municipalities
Agriculture
Agriculture / Farmland

- 2012 AG Census, roughly 84,000 acres in farms, same as 2007
- 5th in the state of NC with land in nursery, greenhouse, and floriculture
- Average farm size is 108 acres
- Roughly 23,000 acres in tobacco production
Wake County has 35 Voluntary Agricultural Districts, comprised of 51 different landowners and 128 parcels.

Nearly 6,000 acres of farmland has been preserved and protected through the Voluntary Agricultural District Program in Wake County.

Voluntary Agricultural District Program Summary
- The purpose of the Voluntary Agricultural District program is to:
  - Preserve and protect farmland from non-agricultural development
  - Encourage the economic and financial health of agricultural areas
  - Increase the identity and pride in the agricultural community and its way of life
- Voluntary Agricultural Districts are comprised of single farms with at least 100 contiguous acres of farmland or two or more farms, within one mile of each other, that have a combined total of at least 100 acres of farmland.
- To qualify for County certification as a Voluntary Agricultural District the farmland in the VAD must have a history of agricultural use and be actively managed as a farm and the landowners must agree to sustain, encourage and promote agriculture.
Rural Farmland Protection Model overlays criteria to identify the highest priority opportunities for farmland conservation:

- presence of prime agricultural soils
- large acreages of agricultural land
- farther from urban areas
- close proximity to agricultural protected areas
- smaller surrounding population size
- land in present use value
Urban Fringe Farm Protection Model overlays criteria to identify the highest priority opportunities for urban agricultural conservation:

- presence of prime agricultural soils
- small acreages of agricultural land
- closer to urban areas
- close proximity to agricultural protected areas
- larger surrounding population size
- proximity to USDA food deserts
Bona-fide farms are exempt from zoning by NC State Statute § 153A-340. To be a bona-fide farm, one of the four criteria below must be met:

- A farm sales tax exemption certificate issued by the Department of Revenue
- A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to G.S. 105-277.3
- A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return
- A forest management plan
Historic Preservation
Historic Preservation

- Wake County adopted a historic preservation ordinance in 1992
- The historic preservation program and commission are funded by Wake County government and currently staffed by Capital Area Preservation, Inc., a nonprofit preservation organization
- Program members - Towns of Apex, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Rolesville, Wendell, and Zebulon and Wake County
- 77 historic landmarks throughout the county
Questions?