

Land Use Plan

II. Vision Statement, Goals and Strategies

A. VISION STATEMENT

Wake County will be an outstanding community of urban and rural areas, where the demand for quality and affordable growth is met, economic development and opportunity is enhanced, environmental quality and cultural heritage are maintained, and all of these objectives are balanced with protecting the property rights of landowners.

B. GOALS AND STRATEGIES

[Note: The discussion papers in Section XII discuss the following goals and strategies in detail, and suggest methods for achieving them.]

GOAL # 1

To guide quality growth throughout the County in conjunction with affected local governments. Wake County recognizes that its actions impact other local governments in the area, and its Land Use Plan will consider those impacts.

- a. Seek regional solutions to regional issues, incorporating regional planning goals into the Land Use Plan as appropriate. Regional issues can be broadly defined as those where actions in one geographic area impact other areas. Easily identifiable regional issues affected by land uses include transportation, surface water and wastewater and air quality.
- b. Adopt joint land use and community facility plans with municipalities for short and long range urban services areas and use those plans as a guide in land use, community facilities and infrastructure decisions.

GOAL #2

To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.

- a. Encourage higher densities and a wider range of land uses which are compatible with adopted plans where existing and planned short-range community facilities and infrastructure can support them.
- b. Enhance the ability of local governments to provide water and wastewater treatment services in accordance with joint plans for urban services areas.

GOAL #3

To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses.

- a. Encourage appropriate design and a compatible mix of land uses and locate community facilities where they can be focal points for communities.
- b. Encourage local governments to properly zone a sufficient amount of land for short-range land use demands.

GOAL #4

To encourage maintenance of: open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas.

- a. Identify the open space, scenic aspects of rural areas, entranceways to urban areas, and transition areas between urban areas of Wake County that significantly contribute to the County's character. Provide incentives for

property owners who choose to maintain them, or acquire an appropriate public interest in the property.

These may include such measures as design flexibility to incorporate a feature into a development while still deriving the allowed intensity of use from it, adaptive reuse of structures, land acquisition, purchase or transfer of development rights, and density credits for open space reservation or dedication.

GOAL # 5

To encourage the conservation of environmentally significant areas and important natural and cultural resources.

a. Identify areas, which provide habitat for significant plant or wildlife species or make a significant contribution to environmental quality, and identify areas, sites, structures, or objects with historical, architectural, or cultural significance. Provide incentives for property owners who choose to maintain them, or acquire an appropriate public interest in the property. These may include such measures as design flexibility to incorporate a feature into a development while still deriving the allowed intensity of use from it, adaptive reuse of structures, land acquisition, purchase or transfer of development rights, and density credits for open space reservation or dedication.

GOAL #6

To allow owners of significant farmlands and forest lands the opportunity to maintain the productivity of their land.

a. Provide incentives, which help property owners to maintain farms and forests.

GOAL #7

To ensure that the land use plan and transportation plan mutually support each other.

- a. Ensure that the land use plan reflects the ability of the transportation system to maintain an acceptable level of mobility.
- b. Ensure that the intensity and design of land uses maintain, to the extent practical, the ability of roads to carry traffic safely and effectively.
- c. Promote transit-oriented development along existing and planned transit corridors by encouraging appropriate design, mixed land uses and intensities.
- d. Plan transportation facilities in relation to planned growth.

GOAL #8

To ensure that the County always protects the property rights of landowners.

a. Where achieving public purposes affects private property, work with property owners to determine the most appropriate means to balance public purposes with individual property rights. These may include such measures as providing design flexibility to incorporate a feature into a development while still deriving the allowed intensity of use from it, adaptive reuse of structures, land acquisition, purchase or transfer of development rights, and density credits for open space reservation or dedication. Use incentives or public acquisition of property rights, as appropriate, instead of regulations.

GOAL #9

To maintain the quality and develop the capacity of surface water resources, using them for recreation sites, where appropriate.

a. Minimize pollutants from storm water runoff, protect drinking water, and protect water quality suitable for fishing, boating, and swimming by allowing only appropriate land uses and

densities which meet or exceed applicable State water quality regulations.

GOAL #10

To prevent contamination of and maintain the capacity of groundwater resources.

a. Use groundwater monitoring and modeling to better understand the dynamics of groundwater movement in areas where groundwater is the primary source of drinking water to be able to determine the sources of groundwater contamination and ensure that land uses do not contribute to contamination.

GOAL #11

To ensure that local governments provide adequate, properly located land for recreational and leisure opportunities.

a. Enhance access to scenic and recreational opportunities near lakes and other surface waters, where appropriate, without threatening water quality.

b. Encourage local governments to acquire sufficient land in appropriate locations, and develop it to meet the park, recreation, leisure and open space needs in Wake County.

c. Ensure that regulations addressing recreational facilities in residential areas encourage developers to provide them as an amenity.

d. Ensure that regulations addressing commercial recreational facilities do not unnecessarily discourage providing them.