



## Planning, Development & Inspections

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### MINUTES OF REGULAR PLANNING BOARD - OCTOBER 5, 2022

**LOCATION:** Wake County Justice Center, 301 S. Salisbury St., Room 2700, Raleigh, NC

#### MEMBERS PRESENT:

1. Mr. Thomas Wells (Vice Chair)
2. Mr. David Adams
3. Ms. Brenna Booker-Rouse
4. Mr. Amos Clark
5. Mr. Bill Jenkins
6. Mr. Danny Kadis
7. Dr. Kamal Kolappa

#### MEMBERS ABSENT:

1. Mr. Asa Fleming (Chair)
2. Mr. Jason Barron.
3. Mr. Ted Van Dyk

#### COUNTY STAFF:

1. Ms. Jenny Coats
2. Mr. Frank Cope
3. Mr. Steven Finn
4. Mr. Timothy Maloney
5. Mr. Josh McClellan
6. Mr. Akul Nishawala
7. Ms. Sharon Peterson
8. Ms. Beth Simmons

#### COUNTY ATTORNEY:

1. Mr. Kenneth Murphy, Deputy County Attorney

#### GUESTS:

1. Mr. Tom Hankins, Developer, Marquis Homes
2. Ms. Suzanne Harris, VP of Government Affairs, Homebuilders Association of Raleigh / Wake County

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1. **Meeting Called to Order:** Mr. Wells called the Planning Board meeting to order at 1:30 pm.
  2. **Petitions and Amendments:** None.

3. **Approval July 20, 2022, Minutes:** Motion to approve the minutes from July 20<sup>th</sup>, 2022, was made by Dr. Kolappa and seconded by Mr. Kadis. The minutes were unanimously approved as presented.
4. **UDO Text Amendment – OA-02-2022**  
Amendments to various sections of the UDO related to open space, farmland preservation, off-road trails, and alignment with the new Wake County Comprehensive Plan (PLANWake)

**Presentation by staff: Mr. Timothy Maloney, Planning Development & Inspections Director**

Prior to beginning his presentation, Mr. Maloney noted that the discussed Tree Conservation portion of the UDO Amendment was tabled pending legislative action from the state for clarity.

He began by informing the Board that on March 22, 2021, the Wake County Board of Commissioners adopted the Wake County Comprehensive Plan (PLANWake). PLANWake is the County's first comprehensive plan that embraces the many different community efforts and visions that will help guide growth and development over the next 10 years.

Upon adoption of the plan, staff prepared a work plan identifying key initiatives that implement the policies and goals stated in the plan. One of the key initiatives is to develop the necessary tools and strategies within the County's Unified Development Ordinance (UDO) that identifies areas of County's development regulations and determines where amendments are needed.

In this development process, staff worked collaboratively with community stakeholders and the Planning Board to find solutions that meet various interests. As a result, the proposed amendments make a meaningful stride toward achieving several goals within PLANWake, with acknowledgement that additional steps are needed and the amendments may prompt further evolution of the regulations.

Mr. Maloney asked that the Planning Board recommend approval to the Wake County Board of Commissioners the following amendments to the Wake County UDO:

1. Amend Section 5-12 *Cluster and Open Space Development* to modify the subdivision open space requirements, provide incentive to locate open space adjacent to designated farms, and consolidate the subdivision options for development.
2. Amend Section 8-30 *Natural and Historic/Cultural Resources* to incorporate the preservation and protection of "agricultural resources" when considering subdivision design.
3. Amend Section 8-33 *Pedestrian, Bicycle and Trail* to incorporate standards for off-road trail easements and trail connections within new subdivisions.
4. Amend various sections of the UDO to align references and language with the Wake County Comprehensive Plan (PLANWake).

Mr. Maloney presented each recommendation individually with supporting documentation.

1. ***Amend Section 5-12 Cluster and Open Space Development to modify the subdivision open space requirements, provide incentive to locate open space adjacent to farms and consolidate the subdivision options for development.***

The Wake County UDO provides three options to develop a regular residential subdivision (a subdivision of land resulting in more than three lots) in the County's planning jurisdiction. The three subdivision development options are conventional, cluster and open space.

A conventional subdivision can be described as a traditional design with standards that accommodate large lots with no open space set aside. Developers tend to choose this option when the parent tract

is relatively easy to build on and free from environmental features that can sometimes constrain development.

The cluster and open space subdivision options are very similar in that they are intended to encourage subdivision design that is more efficient and provides greater protection of open space and natural resources than conventional subdivision designs. Cluster and open space subdivision designs allow for more compact and less costly networks of roads and utilities. They also require a specified portion of each subdivision be set aside and permanently preserved as open space. The primary difference between the two is that an open space subdivision requires a connection to a community sewer system. This allows for much smaller lots since no on-site septic system is needed. More importantly, it provides the ability to set aside a greater amount of open space within the development. However, the open space option is rarely used because community wastewater systems, which are required for this option, are seldom used as a wastewater solution.

*Cluster and Open Space Subdivision Option:*

Given that the Cluster and Open Space subdivision options are very similar, and the Open Space subdivision option as currently offered is rarely used, staff is proposing to consolidate these two options into one and call it Open Space subdivision. The standards for these two options, which allow for smaller lots and promote more efficient design and greater protection of open space and natural resources, will still be offered with the new consolidated option. This consolidation simplifies the subdivision options within the UDO.

*Open Space Set Aside:*

Both the Cluster and Open Space subdivision options require a specified portion of each subdivision be set aside and permanently preserved as open space. Currently, the required open space set aside in water supply watersheds is 25% and outside of water supply watersheds it's 10%. Staff is proposing to modify this requirement and make it 25% open space set aside in all unincorporated areas of Wake County. The conventional option currently has no requirement for open set aside. Staff is not proposing any changes to that standard.

Mr. Maloney indicated that it was clear through PLANWake public engagement efforts that the loss of natural areas was a key concern within the community. The amendment to modify the open space set aside requirement is a step towards preserving more natural areas.

However, through conversations with the development community, there was concern that the increase in open space set aside, under certain circumstances, will result in a loss of new lots that may impact the cost of housing in that community.

*Farmland Protection Incentive:*

The impact of development adjacent to working farms continued to be a concern in the agricultural community. To address this, staff had conversations with several stakeholders, including Wake County Soil and Water, to discuss possible tools and strategies within the UDO. In lieu of requiring new development regulations, staff is proposing an incentive for developers who locate the open space set aside for their development adjacent to farms designated as a voluntary agricultural district, enhanced voluntary agricultural district, or a farm with a permanent conservation easement. In doing so, the open space set aside requirement could be reduced from 25% to 15%.

**Overview of Changes for Section 5-12**

- Amend Section 5-12 *Cluster and Open Space Development* to consolidate the Cluster and Open Space subdivision options into one option.
- Amend Section 5-12 *Cluster and Open Space Development* to modify the subdivision open space set aside requirements for Open Space subdivision option.
- Amend Section 5-12 *Cluster and Open Space Development* to provide incentive to locate open space adjacent to designated farms.

**2. Amend Section 8-30 *Natural and Historic/Cultural Resources to incorporate the preservation and protection of “agricultural resources” when considering subdivision design.***

Wake County recognizes the importance of natural, cultural, historical, and agricultural resources in our community. Preserving and protecting these resources is increasingly challenging given development pressures in our rapidly growing county. The Wake County UDO Section 8-30 currently requires due consideration be given to preserving natural features (e.g., woodlands, steep slopes, rock outcroppings, ponds, streams, rivers, and lakes), as well as the preservation of historic and cultural resources (e.g., homesteads, mills, barns, and archeological sites) that are of value to the County when developing a subdivision. PLANWake also emphasizes the importance of these features while advocating for their identification and protection during the development process. The goal is to find the right tools and strategies to accomplish this.

When reviewing UDO Section 8-30, staff recognized the need to incorporate agricultural resources as part of this standard. In doing so, staff is proposing to require new development to identify any voluntary agricultural districts, enhanced voluntary agricultural districts, or permanent conservation easements adjacent to the proposed subdivision. Additionally, it is proposed that the Planning Director would have the authority to require further measures that warrant the protection and preservation of natural, agricultural, cultural, and historic resources as part of the overall subdivision design.

**Overview of Changes for Section 8-30**

- Amend UDO Section 8-30 to incorporate the identification of designated agricultural uses adjacent to proposed subdivision development.
- Amend UDO Section 8-30 to include authorization for the Planning Director to require the implementation of further measures that preserve and protect natural, agricultural, cultural, and historic resources as part of the overall subdivision design.

**3. Amend Section 8-33 *Pedestrian, Bicycle and Trail to incorporate standards for off-road trail easements and trail connections within new subdivisions.***

Wake County UDO Section 8-33 includes regulations that are intended to implement County planning objectives that promote pedestrian and bicycle mobility, as well as recreational opportunities for county residents. These regulations encourage proposed developments to dedicate easements to accommodate future trail connections and trail construction when opportunities arise

A key element of PLANWake is connecting our communities and providing alternate mobility options for residents. Over the past decade, municipalities in Wake County have taken major strides in planning and implementing greenway systems within their jurisdictions. In 2017, Wake County adopted its first-ever Greenway System Plan. Together, these plans create an opportunity for many pedestrian trail connections across our community.

Prior to the adoption of the County's first greenway system plan in 2017, there were very few opportunities to consider trail connections or extensions within the County's development review process. Now, staff can refer to the Wake County Greenway System Plan, in addition to municipal plans, to help identify where trail connections/easements should be considered or even constructed when proposed projects are reviewed.

Amendments to this section propose that off-road trail (greenway) easements be provided within the proposed development when the Wake County Transportation Plan, Wake County Greenway System Plan, Wake County Consolidated Open Space Plan and/or the adjacent municipality's greenway plan indicates a trail improvement directly adjacent to the development. Additionally, the developer would be required to construct the trail when there is an existing trail already in place directly adjacent to the proposed development. This may involve building a connection to the trail or an extension of the trail through the proposed development. The proposed regulations also include standards for the design and construction of off-road trails.

#### **Overview of Changes to Section 8-33**

- Amend UDO Section 8-33 to incorporate standards for proposed developments to dedicate off-road trail easements for future greenway trails.
- Amend UDO Section 8-33 to incorporate standards for proposed developments to construct off-road trails that connect to existing trails directly adjacent to the proposed development.

#### **4. Amend various sections of the UDO to align references and language with the Wake County Comprehensive Plan (PLANWake). (Attachment D)**

The Wake County UDO and Wake County Comprehensive Plan (PLANWake) are the two primary documents that guide growth and set standards for development in Wake County's planning jurisdiction. Both documents work hand in hand with each other in providing that guidance. With the adoption of PLANWake in 2021, the former Land Use Plan was replaced. Throughout the UDO, there are references to the former Land Use Plan and other language that is no longer used or has changed. Now that PLANWake is in place, reference to the Land Use Plan and other out-of-date language needs to be amended in the UDO. This will align the UDO with PLANWake.

Staff conducted a search of references and other language in the UDO that require alignment with PLANWake. The following is a list of those changes:

- "Activity Centers" will change to "Multi-Use Districts".
- "Urban Service Areas" are no longer used and will be changed to "Municipal Transition Areas" and/or "Development Framework Map".
- The "Land Use Plan" is replaced by the "Comprehensive Plan".
- "Cluster" subdivisions are being combined with "Open Space" subdivisions (if approved by the Board of Commissioners)

Mr. Maloney presented the Board members with the sections in the UDO where these occur and are proposed for amendment.

<b>Activity Centers</b>	<b>Urban Service Areas</b>	<b>Land Use Plan</b>	<b>Cluster</b>
3-53	3-53	1-12	3-20-1B
4-10-3	3-74-3	3-21-2	3-23-5
4-11	8-32-4B	3-53	3-74-7
4-52	8-33	3-71-1	4-41
4-59-3	12-11-2	3-73-1	4-55
6-22	21-11	3-74-3	5-10
8-33		4-10-3	5-11
19-23		4-48	5-13-2
		4-52	5-14
		4-59-3	5-20
		6-11	8-31-1
		6-22-3	8-32
		8-14	9-20-3
		8-33	11-25
		12-11-2	21-11
		19-14	
		19-20	
		19-21	
		19-23	
		21-11	

Additionally, it is proposed to add four new definitions to section 21-11 as follows: “Comprehensive Plan”, “Development Framework Map”, “Municipal Transition Area” and “Open Space Subdivision”. The proposed amendments are administrative and do not impact or change any existing permits/uses now or in the future.

### **Overview of Changes**

- Amend various sections of the UDO to align with PLANWake.
- Add four new definitions in the UDO for “Comprehensive Plan”, “Development Framework Map”, “Municipal Transition Area” and “Open Space Subdivision”.

### **Public Hearing**

Mr. Wells opened the floor for public comment at 2:39 p.m.

### **Citizens in Opposition**

Ms. Suzanne Harris introduced herself as VP of Government Affairs for the Homebuilders Association of Raleigh / Wake County. She thanked the Planning Staff for their outreach during the process of developing OA-02-2022, but the association did have concerns to express. Ms. Harris indicated her primary concern is that the requested changes, particularly the changes to Open Space impacts lots and will increase the price point of developing homes. She was concerned about the broad language in the natural, agricultural, and historic cultural resources. Ms. Harris appreciated that current staff was clear in their intentions but felt that other planning staff in the future may not share the same goals and transparency.

Ms. Harris also noted that if the changes were implemented, developers would shoulder the cost of any greenway easements as proposed and reiterated that could adversely affect the price of homes being passed on to buyers. Mr. Wells expressed curiosity if Ms. Harris would propose any alternatives to the proposals. Ms. Harris responded that if bonds were under consideration to help offset costs or that the County might consider allocating funds from the construction of trails to assist subdivisions. If the neighbors in the subdivision were not the only parties using the greenway, this seemed like a fair middle ground. With respect to the open space requirements, Ms. Harris suggested a middle percentage between 10% and 25% and expressed appreciation of the incentive structure adjacent to agricultural districts.

Mr. Kadis asked Ms. Harris if the proximity of a greenway increased home values. Ms. Harris suggested that realtors may have better information but anecdotally from a nationwide scale. Mr. Maloney added that it generally adds a premium cost as an amenity based on research from Parks, Recreation and Open Space.

Mr. Tom Hankins introduced himself as a builder and developer for Marquis Homes and explained that the process of developing land for homeowners is a puzzle. He gave an example that the Tobacco Trail in Cary is regarded positively, but the Durham portion is considered a problem showing that all greenways are not considered similarly. Mr. Hankins raised issues about the cost to develop around natural areas and the issues that provides.

Mr. Kadis and Mr. Maloney clarified that the upkeep of greenways would be the responsibility of the County or the municipality to ease concerns about the homeowner’s role once the connection had been built.

Hearing no further comments from the public, Mr. Wells turned the floor to board discussion.

## **Board Discussion**

The Board discussed various concerns with the greenway easements component of OA-02-2022. Mr. Wells suggested the Board consider incorporating a new requirement for greenway easements in all new developments, while Mr. Kadis expressed doubts about creating a blanket application to establish. Without clear plans for greenway infrastructure, Mr. Kadis felt unsure about requiring an easement. Mr. Clark echoed this concern that dedicating an easement without knowing that a greenway would be installed would create an unnecessary burden on developers. Ms. Booker-Rouse pointed out that perhaps not every neighborhood would want a greenway and that should be taken into consideration.

Mr. Kadis asked Mr. Maloney to address the suggestions from the Homebuilders Association with respect to cost sharing or grants. Mr. Maloney responded that it was not under consideration. Only the portion of the trail on a tract would be the burden of the developer, and Mr. Maloney did not rule out ways for the County or other stakeholders to partner in funding, but the UDO as currently drafted places responsibility on the developer. Mr. Jenkins asked if a fee in lieu of would be considered, and Mr. Maloney indicated that the County would prefer to request the easement be set aside in the event a trail or greenway came later.

Mr. Frank Cope, Community Services Director, addressed the Board's questions about fee-in-lieu and reimbursements. He explained that the Greenway Master Plan of 2017 did not factor in the County constructing greenways within subdivisions. He also stated that he did not anticipate the County being able to reimburse greenway development for subdivisions due to inadequate funds being available for such a purpose. Mr. Cope indicated that the current interest of the County is that if, in the future, a greenway or trail is built adjacent to a neighborhood that the ability for the neighborhood to connect to the greenway is in place. Mr. Adams asked if the plan proposed by the County is similar to municipality requirements for subdivision development. Mr. Cope clarified that the County does not have active plans to develop greenways in unincorporated areas and that currently the County is primarily partnering with municipalities. At present time, the priority would be to focus greenways in high density urban areas.

Mr. Kadis proposed that construction of the greenway portion in the amendment be reconsidered as it might be better to consider a cost share option rather than place the burden on developers. Mr. Jenkins concurred that the ambiguity of whether a greenway would be built could be an onus to the builder. Mr. Maloney recommended that rather than include a cost share that the portion of OA-02-2022 regarding construction of easements towards future greenway developments be removed, leaving only the easement dedication requirement. The members of the Board found this recommendation to be amenable.

Mr. Wells, finding the Board in agreement, asked to consider a motion to be made to approve and include striking the language from Attachment C Paragraph 8-33-4E.



## **Board Motion #1 – Adoption of the Statement Consistency in OA-02-2022**

Mr. Clark motioned in the matter of OA-02-22, that the Planning Board adopt and offer to the Board of Commissioners the following recommended statements and that the proposed text amendments are consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance (UDO).

The purpose of the Wake County Comprehensive Plan and the Wake County UDO, as seen in Article 1-22, is to provide a guide for the physical development of the county, preserve and enhance the overall quality of life of residents, and establish clear and efficient development review procedures. The text amendments included herein accomplish this as described in the following statements.

1. Amendments to Section 5-12 *Cluster and Open Space Development* modify the subdivision open space requirements, provides incentive to locate open space adjacent to designated farms, and consolidates the subdivision options for development. The amendments advance the purpose of the Wake County Comprehensive Plan and the Wake County UDO by protecting more open space as part of the development process, incorporating incentives for farmland protection, and simplifying the options for residential subdivision development.
2. Amendments to Section 8-30 *Natural and Historic/Cultural Resources* incorporate the preservation and protection of “agricultural resources” when considering subdivision design. It also authorizes the Planning Director to require further measures that warrant protection and preservation of natural, agricultural, cultural, and historic resources as part of subdivision design. The amendments advance the purpose of the Wake County Comprehensive Plan and the Wake County UDO by requiring due consideration for the protection and preservation of natural, agricultural, cultural, and historic resources as part of the development process.
3. Amendments to Section 8-33 *Pedestrian, Bicycle and Trail* establish standards for off-road trail easements and trail connections within new subdivisions that require the development to accommodate future greenway trails, plan for connections to trails, and/or construct the greenway trail or connection. The amendments advance the purpose of the Wake County Comprehensive Plan and the Wake County UDO by furthering recreation opportunities and increasing mobility options for residents within the community.
4. Amend various sections of the UDO. The amendments advance the purpose of the Wake County Comprehensive Plan and the Wake County UDO by aligning both documents resulting from adoption of the Comprehensive Plan in 2021 and the changes adopted as part of this text amendment OA-02-22.

Upon discussion, Mr. Clark amended the motion to include striking Attachment C section 8-33-4E, which referenced the requirement to construct off-road trails.

Dr. Kolappa seconded the motion with 6 members voting for and 1 against. The motion was adopted.

## **Board Motion #2 – Approval of the Proposed Rezoning of PLG-RZ-0003482-2022**

Dr. Kolappa motioned in the matter of OA-02-22, that the Board recommends approval to the Wake County Board of Commissioners and that the amended text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development and is reasonable and in the public interest.

Mr. Jenkins seconded the motion. The motion was adopted unanimously.

### **5. Comprehensive Plan Amendment CPA-03-22 - Presentation by Akul Nishawala, Planner III**

Mr. Nishawala began his presentation by refreshing the Board on the Lower Swift Creek (LSC) Area Plan, which is located southeast of the Town of Garner and along the Johnston County line. The plan has two distinct areas—the northern portion is bounded by US 70 and I-40; and the southern portion is bounded by Rand Rd, Ten-Ten Rd, Benson Rd, and Swift Creek.

Wake County's comprehensive plan, PLANWake, was adopted in 2021 as a tool to manage the unprecedented growth in Wake County. The plan articulates the new vision for the greater Wake County community—one that will build off recent planning advancements made through the Wake Transit Plan, the Wake County Affordable Housing Plan, the Wake County Greenway System Plan, and others to account for the next wave of growth in a manner that enhances quality of life for all residents. This new course directs growth to existing towns, supports the development of connected and walkable transit-supportive centers and works with rural landowners to protect important open spaces, farms, and forests.

Mr. Nishawala indicated that to meet the goals set forth in PLANWake, numerous Wake County policies and documents had to be updated or overhauled as part of the implementation process. One such example is adoption of area plans encompassing the unincorporated areas of Wake County. These area plans are designed to provide more localized land use (applications) analysis and public engagement. The LSC Area Plan is the first of six area plans that will replace the current area land use plans.

Municipalities have grown significantly over the past 20 years, either through annexation or expansions of extra-territorial jurisdictions. This growth has resulted in the considerable reduction of Wake County's planning jurisdiction, which rendered the former area land use plan geographies obsolete, and its policies outdated. The new boundaries for the area plans represent the logical and updated geographic groupings of the remaining area. Additional considerations such as watersheds, rights-of-way and U.S. census block groups contributed to the updated area plan boundaries.

While PLANWake will continue to serve as the overarching vision for the County, the area plans can and should be used as an opportunity for local land use planning decisions, identify needs for an area, and adjustments to the growth development framework map.

Mr. Nishawala pointed to several slides showing the LSC Area Plan, noting that out of the 20 parcels identified as farmland, all but one intended to continue using their property for farming. He pointed out the proposed multi-use districts located on Ten-Ten Road, Benson Road, Cleveland School Road, and White Oak near NC 540. The County has also included a new agriculture and forestry land use area, currently at 48 parcels (1905.12 acres). Mr. Nishawala also noted the light industrial use areas between 70 and 540 and to the north near Benson Rd. and Cleveland School Road and while construction of NC 540 means the loss of some agricultural areas, Wake County is making the effort to maintain them where possible.

He also pointed out Bike / Ped improvements being made at various locations along 540 and Wake County has been working with the Town of Garner to ensure Right-of-Way construction per traffic studies conducted by the NCDOT. Pedestrian and Bike Crossings and Right-of-Ways are a priority to be included in the LSC plan.

The LSC Area Plan is the culmination of a months-long process to conduct research, analysis, and outreach to implement the vision and goals of PLANWake in a localized manner. Wake County planning staff took this opportunity to reassess its past policies and methods and employed new tactics and avenues to create a long-term planning document.

Despite the COVID-19 pandemic disrupting the conventional methods of public outreach, such as in-person meetings or canvassing, planning staff mostly harnessed virtual or online methods to interact with the community and garner feedback throughout the process. Along with a central website and social media posts, staff utilized an online platform that was able to capture feedback from the public in an engaging and interactive way. Since February 2022, 791 unique users visited the plan's online engagement platform and 156 users interacted with it, meaning they either commented or completed a survey. Additionally, the site received 2,467 total views, 158 survey responses and 51 comments.

Mr. Nishawala noted that the future NC 540 is currently in construction and will bisect the LSC area. This new highway will bring greater automobile access to residents of the area but will also change the landscape and travel networks significantly. A focal point of the LSC Area Plan was to find a way to leverage this investment in a way that can benefit residents and help manage the type of growth that this project will inevitably spur. The recently adopted PLANWake amendment to adopt new guidelines regarding how and where multi-use districts are developed had a direct influence on the LSC Area Plan. As part of the adoption process, planning staff additionally recommends the following text amendment to the bottom of page 44 to inform readers of the new area plan's existence.

**“NOTE: On October 17, 2022, the Wake County Board of Commissioners adopted the Lower Swift Creek Area Plan as an amendment to PLANWake as part of the process to update its area land use plans.”**

Mr. Wells opened the floor to Board questions.

### **Board Discussion**

Mr. Kadis asked about the forestry and agriculture area and if that was considered a separate distinction from the voluntary agriculture district (VAD) or enhanced voluntary agriculture districts (EVAD) areas. Mr. Maloney responded that an active forestry operation could be in the VAD or EVAD program. The landowner is not obligated to join the VAD or EVAD program and the voluntary programs are conditional based on the enhanced status. Mr. Adams added that the size constraints of the VAD and EVAD can also impact the decision of a landowner to join. Mr. Kadis asked for clarification about how rigid the LSC Area Plans are if a landowner decided to rezone their property. Mr. Nishawala replied that these recommendations are not set in stone and that the owner would need to apply for a land use amendment and work with staff to present their case.

Mr. Wells opened the floor to public comment.

With no further questions from the public Mr. Wells closed public comment

## **Board Motion #1 – Adoption of the Statement Consistency in CPA-03-22**

Motion was made by Mr. Jenkins that the Planning Board recommend that the Board of Commissioners adopt the Lower Swift Creek Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake, and that the text amendment to page 44 of PLANWake also be adopted.

The motion was seconded by Dr. Kolappa and was adopted unanimously.

## **6. Committee Reports**

### Code and Operations Committee:

Mr. Adams thanked the staff and committee members for the work and collaboration for the OA-02-2022, with the homebuilder's association.

### Land Use Committee

Mr. Jenkins seconded Mr. Adams' comments with respect to both the UDO Amendment process and the Lower Swift Creek Area Plan work done by the staff and board members.

### Transportation Committee

Mr. Maloney reported that Mr. Van Dyk had recommended support for a policy for reforestation along DOT highway projects in Wake County. The Board of Commissioners passed a resolution in September for the CAMPO Board to pass a resolution.

## **Planning, Development, and Inspections Report**

Mr. Maloney updated the Board on plan amendments to change the categorization activity center to multi-use district, which was adopted by the Board of Commissioners in September. The Lower Swift Creek Plan will be presented to the Board of Commissioners for adoption at the October 17<sup>th</sup> meeting and Mr. Maloney will be in contact with Mr. Wells and Mr. Fleming. The UDO Amendments will be presented on November 9<sup>th</sup> at a 5pm meeting. He indicated that the two presentations at today's meeting were a large component of PLANWake and that the Planning Department will be meeting in the near future to discuss the next stages to bring to the Board.

Mr. Maloney informed the Board that there will be a meeting on November 2<sup>nd</sup> and there is currently one agenda item, but that there would be no committee meetings at that session.

## **7. Chairman's Report**

Mr. Wells thanked the staff for their work and diligence to prepare the Board.

## **8. Adjournment**

The meeting was adjourned at 3:24 p.m.

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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
October 5, 2022

Vice Chair Tom Wells declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, October 5, 2022, adjourned at 3:24 p.m.

Respectfully Submitted:

Tom Wells  
Wake County Planning Board

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