

Comprehensive Plan Amendment 03-22 Lower Swift Creek Area Plan

Wake County Board of Commissioners

October 17, 2022

Akul Nishawala, AICP, Planner III



Proposal CPA-03-22

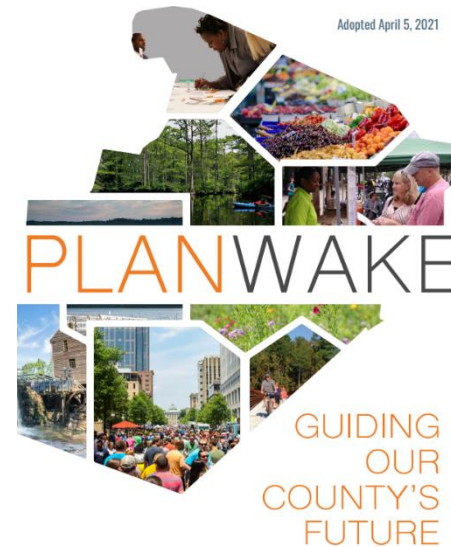
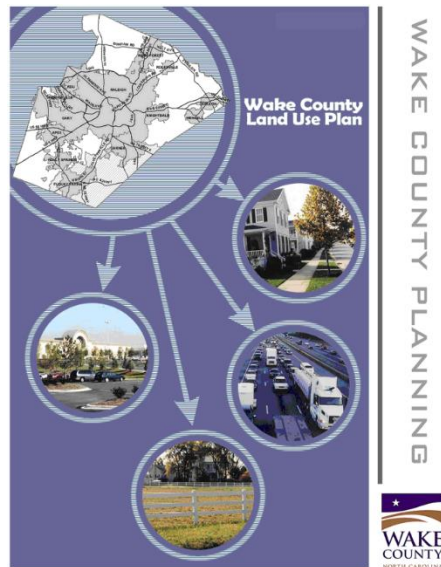
Adopt the Lower Swift Creek Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake, and amend the text on page 44 of PLANWake.

Background

Land Use Planning Documents

- Adopted document that plans for future growth while maintaining resources, the environment, and the public health, safety, and welfare
- Fluid and dynamic – living documents – amended and updated

Former plan
adopted in
1997—1999

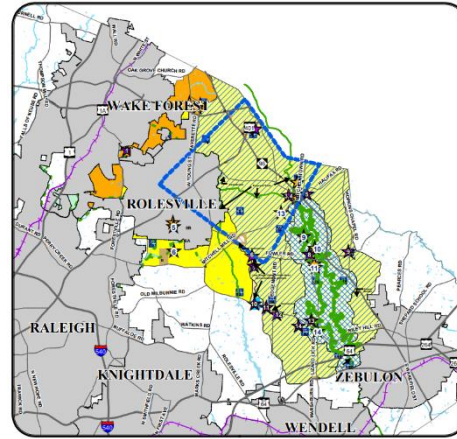


Current plan
adopted in
April 2021

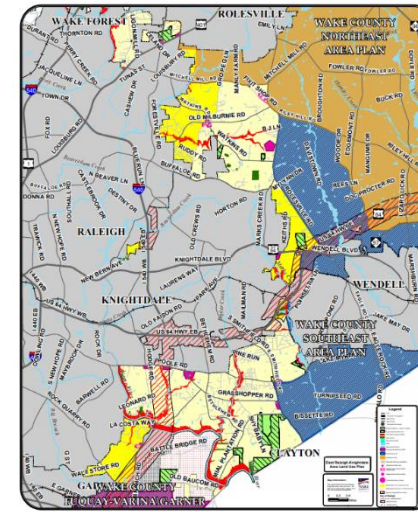
Land Use Planning

Area Land Use Plans (ALUPs)

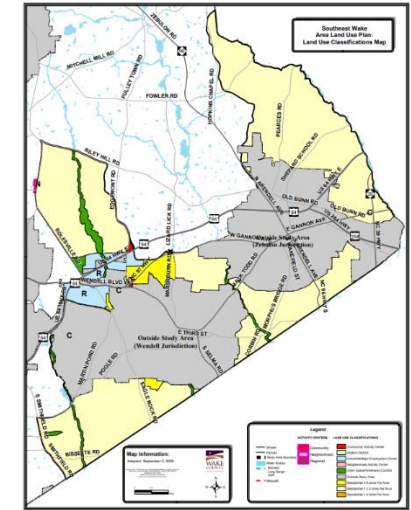
- Five current plans
- Localized plan developed with extensive municipal and public input
- Currently, ALUPs still governing documents until updates are adopted (~ two years)
- Falls Lake not part of any current ALUP



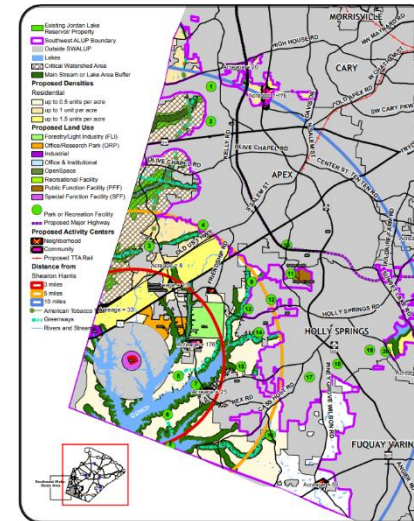
Northeast ALUP (2001)



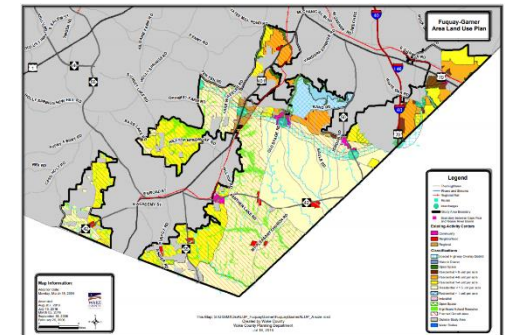
E. Raleigh/Knightdale ALUP (2003)



Southeast ALUP (2000)

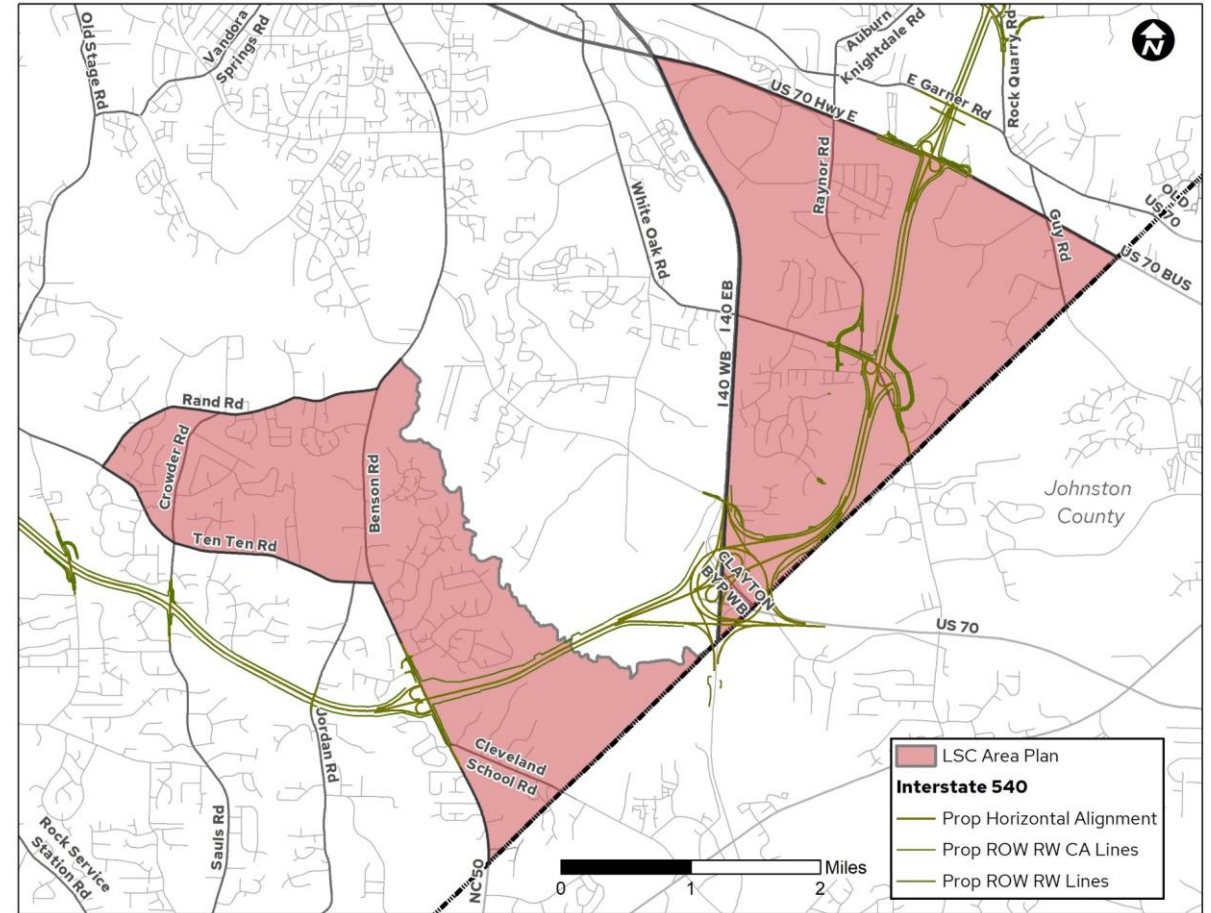
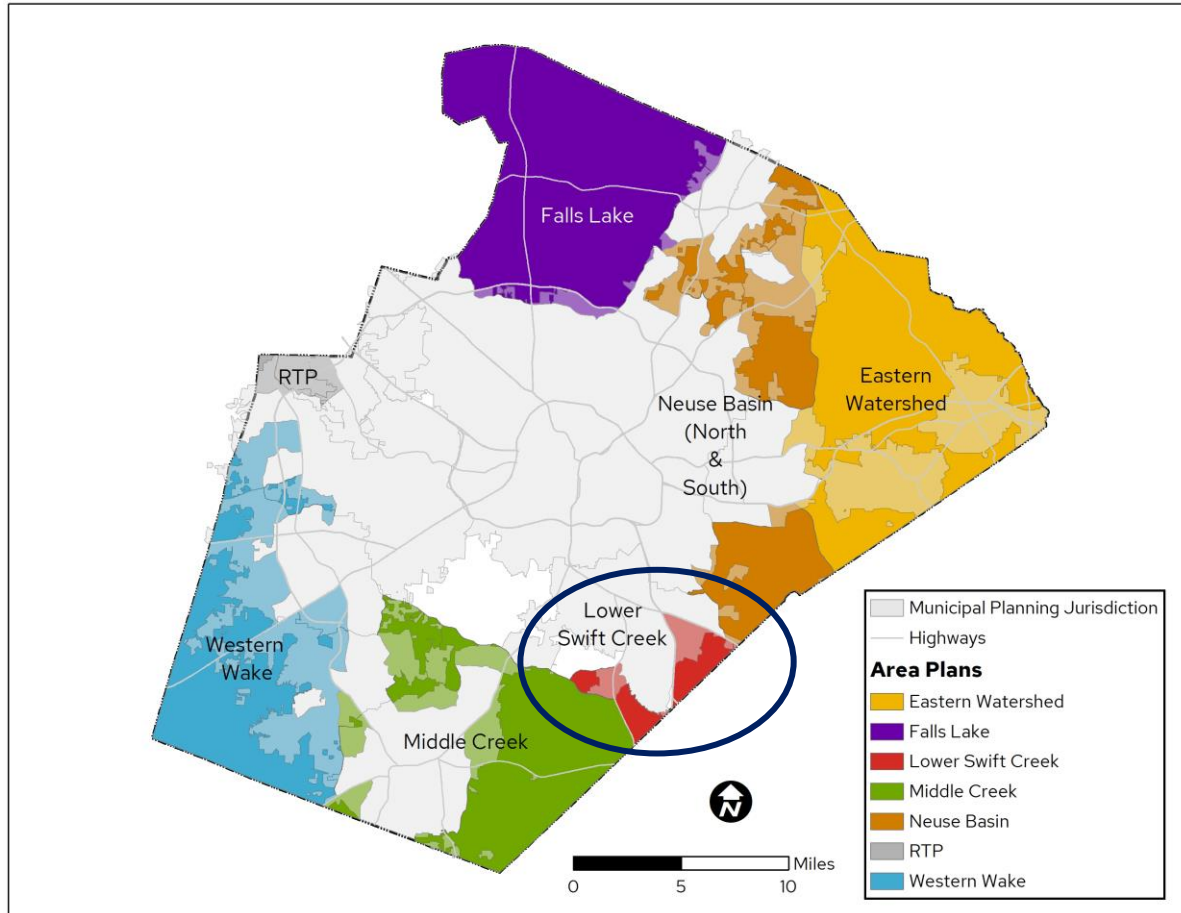


Southwest Wake Area Land Use Plan (2007)

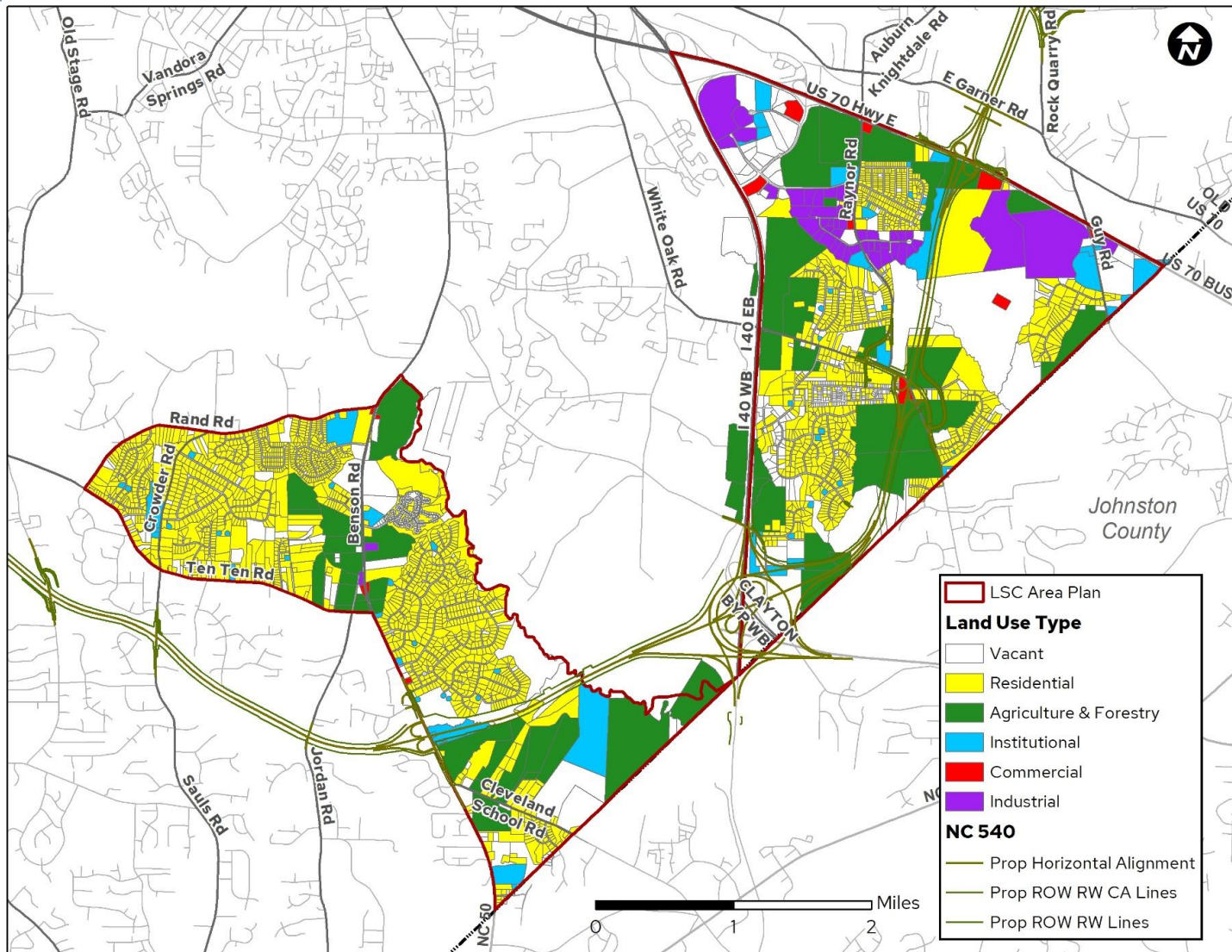


Fuquay/Garner ALUP (2004)

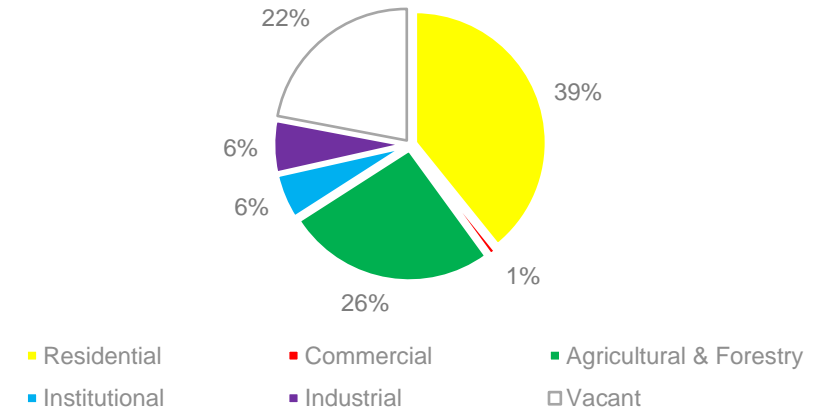
Updated Area Plan Geographies



Current Land Use

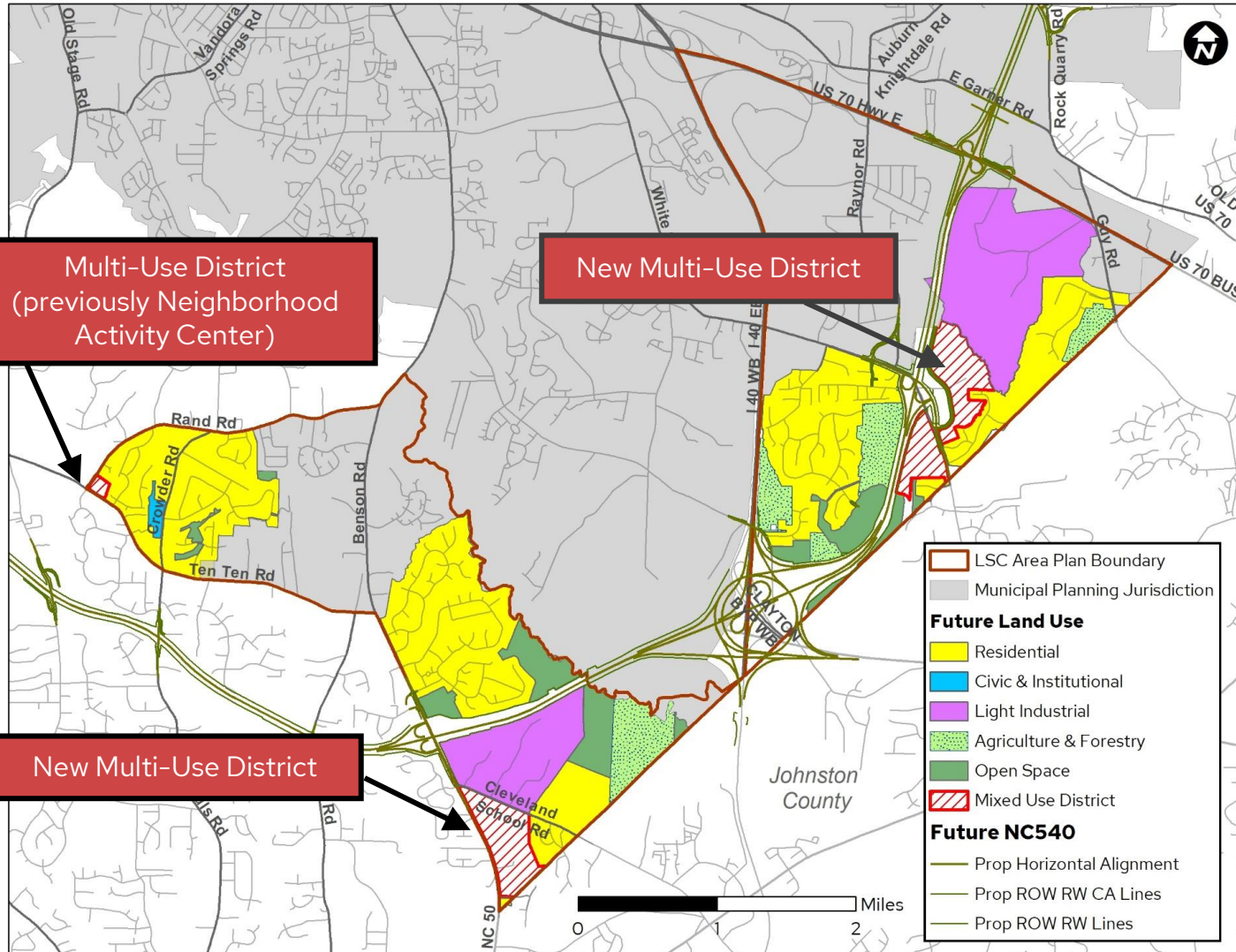


LSC Area
Current Land Use (%)



Land Use Type	Acres
Residential	2,880.54
Commercial	57.96
Agricultural & Forestry	1,905.12
Institutional	408.89
Industrial	477.73
Vacant	1,617.27
TOTAL	7,347.51

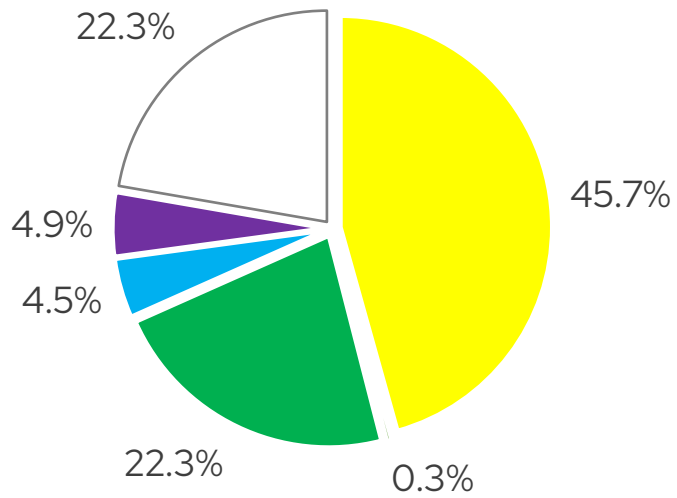
Future Land Use



Land Use Type	Acres
Residential	2,188.99
MUD	355.72
Open Space	360.83
Civic & Institutional	18.31
Light Industrial	915.26
TOTAL	4,210.91

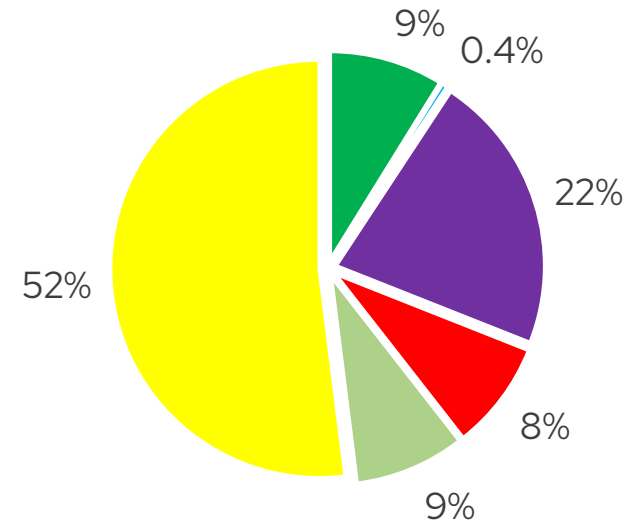
Land Use: Current vs Future

Current Land Use (%)



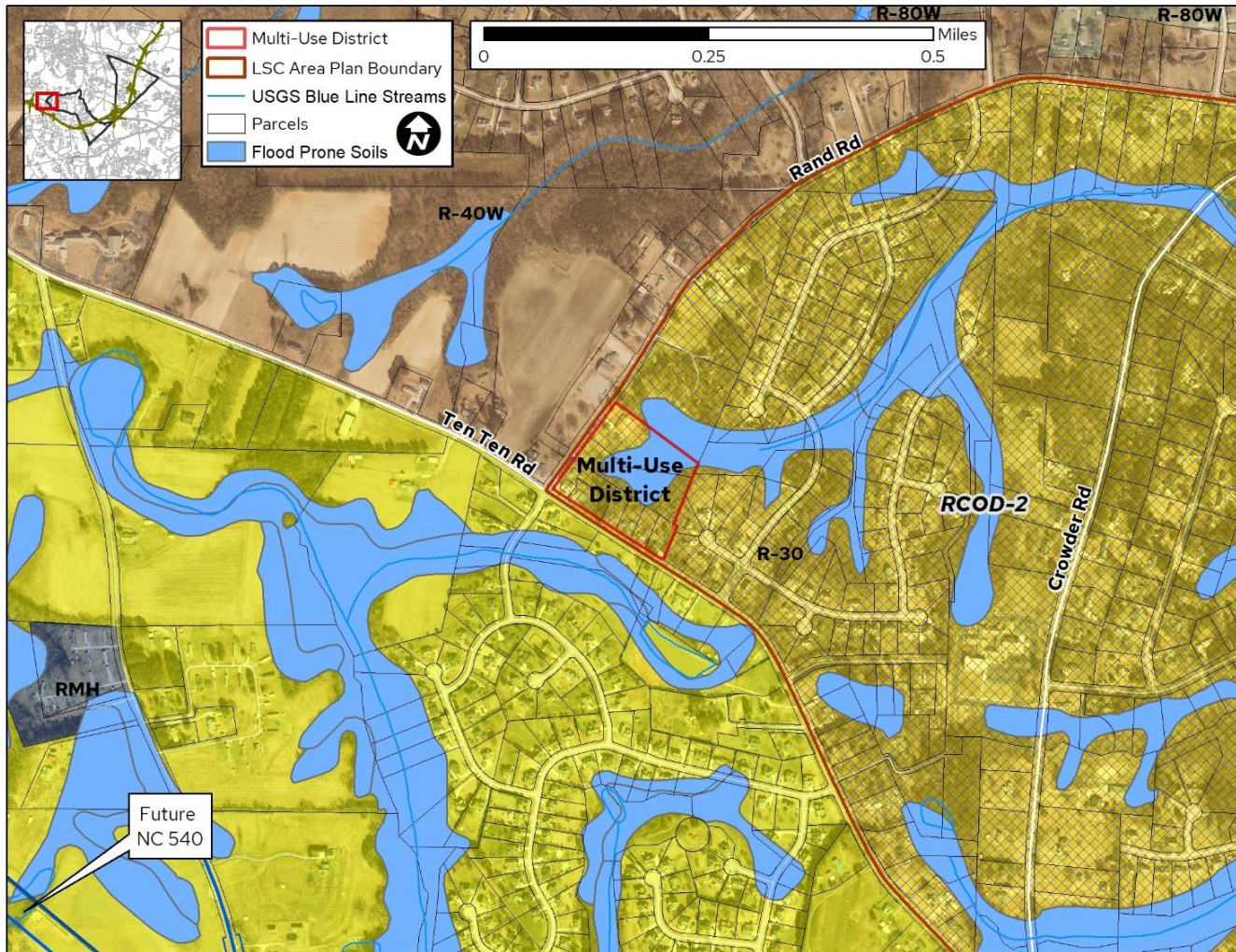
- Residential
- Agricultural & Forestry
- Industrial
- Commercial
- Insitutional
- Vacant

Future Land Use (%)

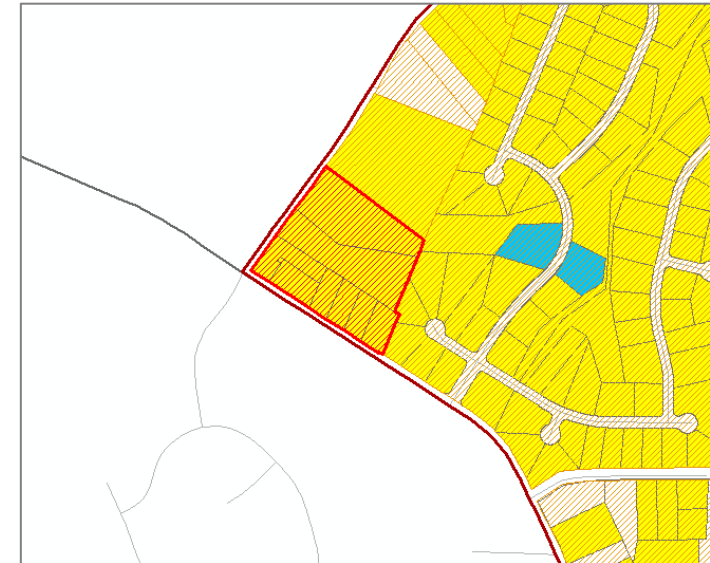


- Agriculture & Forestry
- Light Industrial
- Open Space
- Civic & Institutional
- Multi-Use District
- Residential

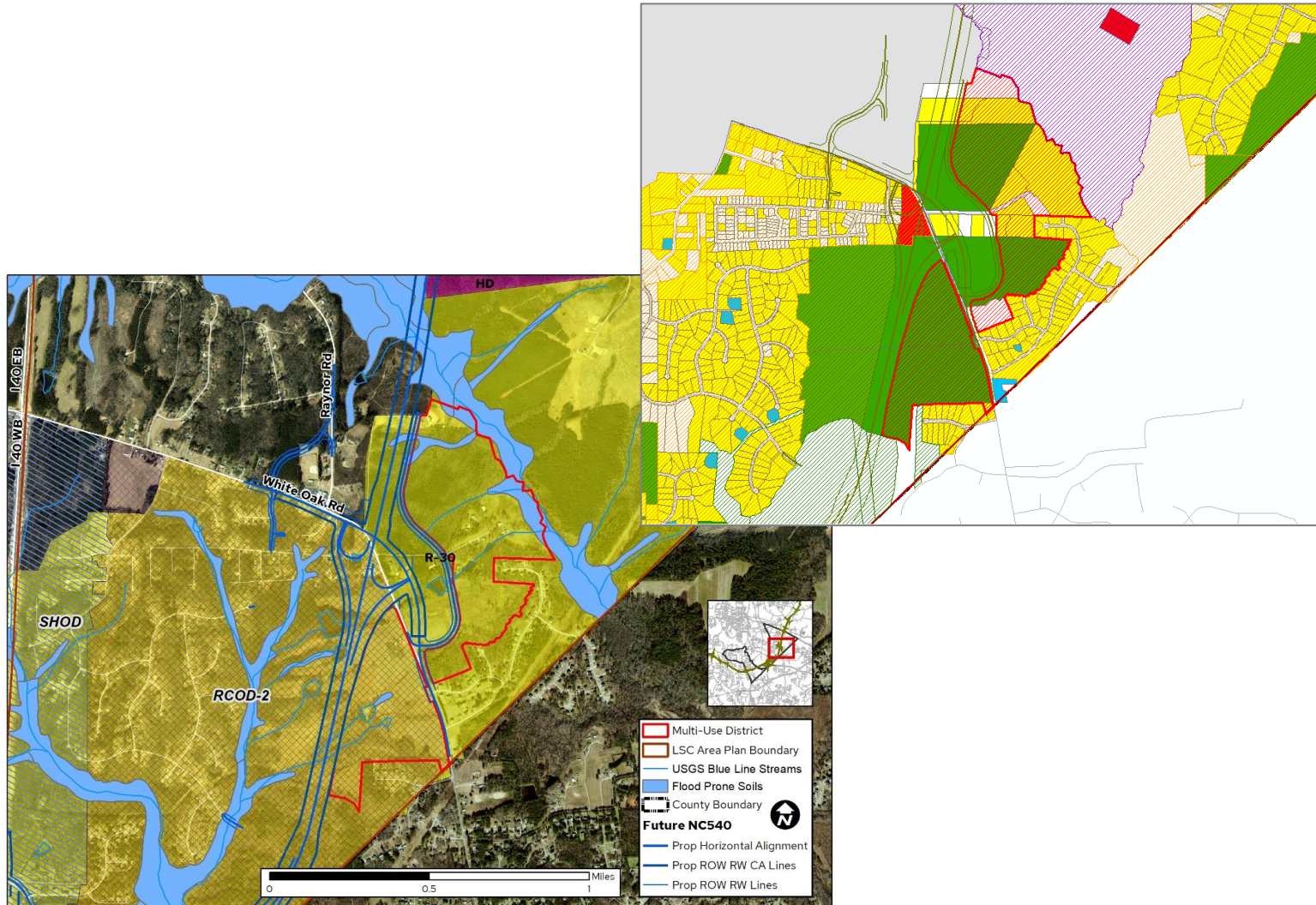
Multi-Use District: Ten-Ten Td. & Rand Rd.



- 10 acres
- Already existing
- Existing Land Use
 - Single-Family
 - Manufactured



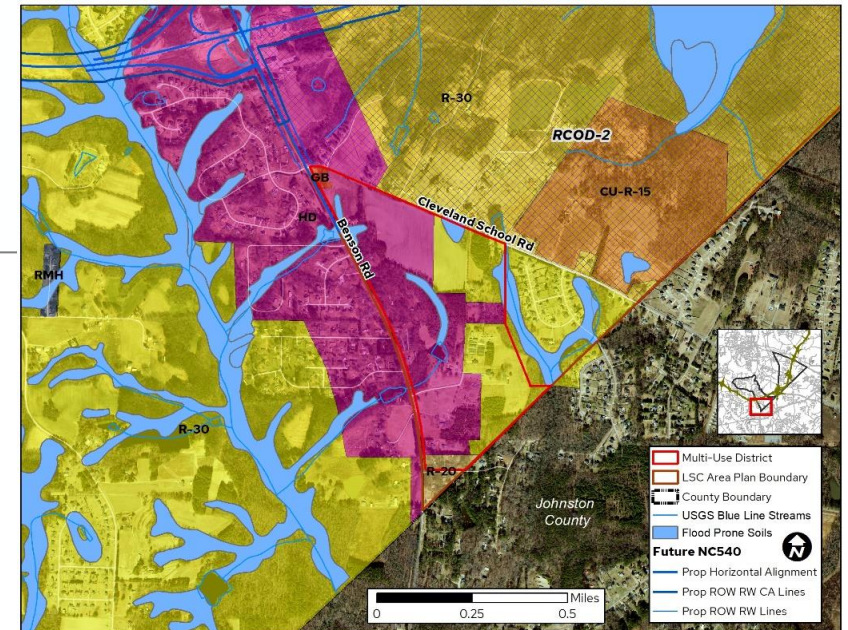
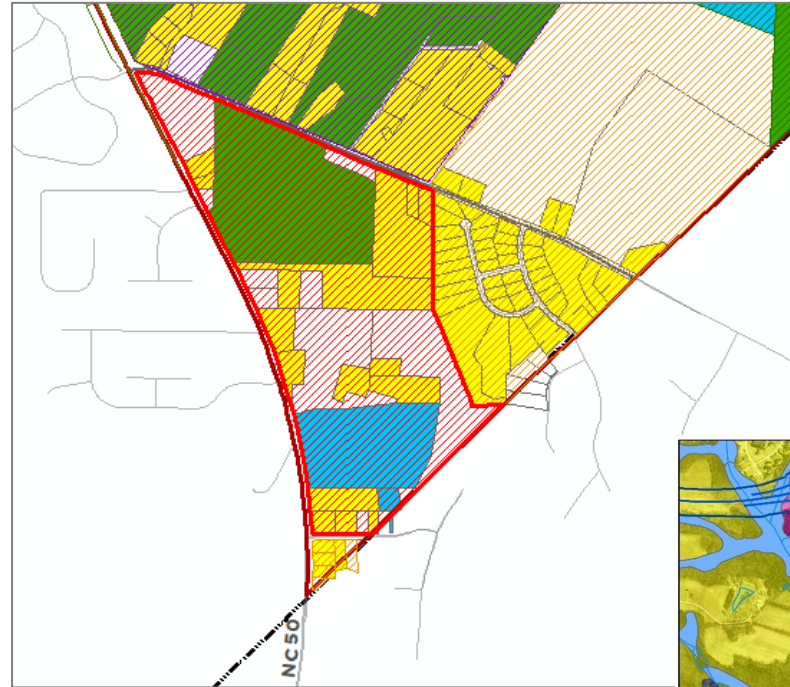
Multi-Use District: White Oak Rd. & NC 540



- Zoned R-30
- Leverages 540 traffic
- Existing Land Use
 - Vacant; Single-Family; Ag; Forestry
- Sewer is nearby
- Consistent with Town of Garner's plan (mixed-density neighborhood center)

Multi-Use District: Benson Rd. & Cleveland School Rd.

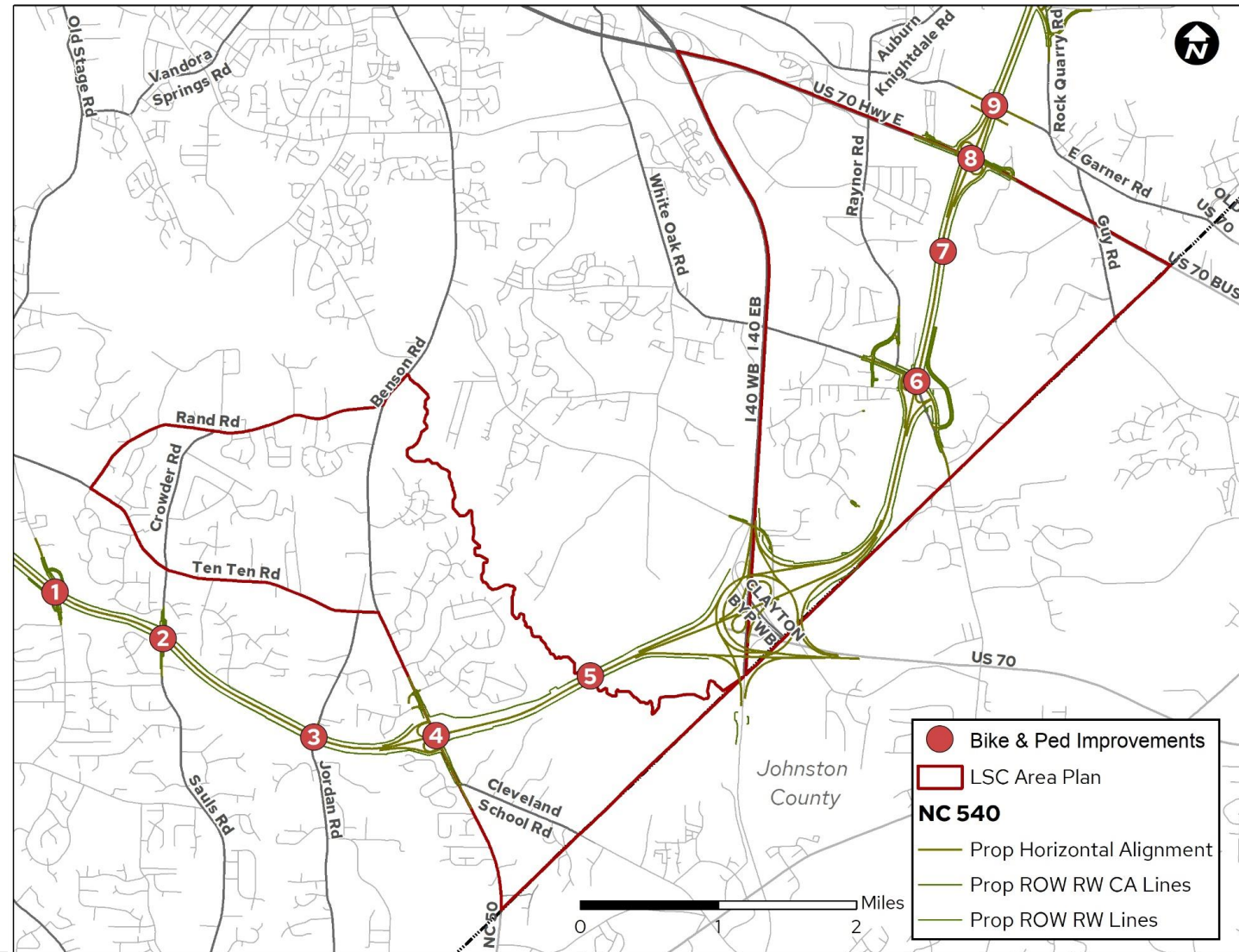
- Zoned Highway District and R-30
- Sewer would need to be extended
- Existing Uses
 - Forestry/Horticulture
 - Civic (church-owned)
 - Residential



Bike/Ped Improvements with NC 540

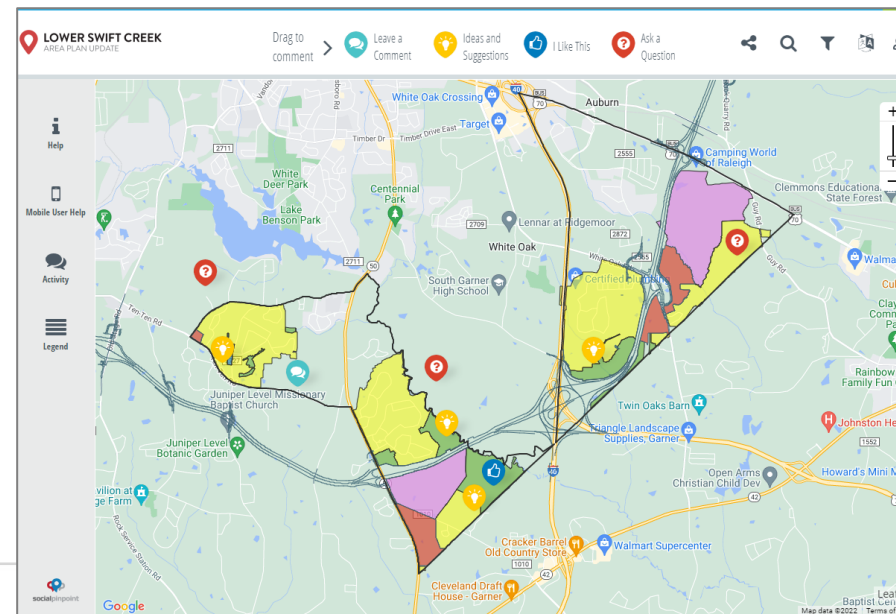
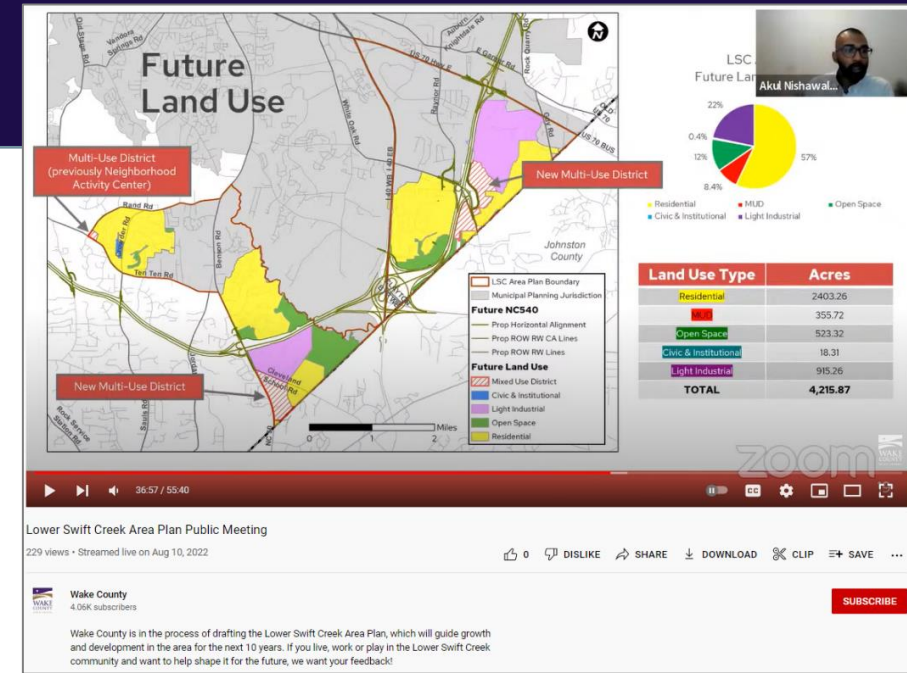
Number	Location	Description
1	Holland Church Road	Five-foot' sidewalk accommodations on each side of bridge
2	Sauls Road	Five-foot sidewalk accommodations on each side of bridge
3	Jordan Road	Five-foot sidewalks accommodated (going under NC 540)
4	NC-50	Four lanes with five-foot sidewalk on each side of bridge and accommodation of 14' outside lanes for bikes
5	Swift Creek	Swift Creek greenway can go under bridge
6	White Oak Road	14' wide outside lane with five-foot sidewalks on both sides
7	White Oak Creek	White Oak Creek bridge accommodates future greenway
8	US-70	Six-lane road with 30' median - no bike or sidewalks accommodated
9	Garner Road	Three-lane curb-and-gutter with no bike/ped accommodations*

*Bike/ped accommodations are necessary with future commuter rail coming to this area.



Community Engagement

- In-Person
 - May 4; May 17 (Election Day)
- Virtual
 - April 7 ; August 10
- Social Pinpoint
 - 2,963 total visits
 - 897 unique users visited the platform
 - 162 users interacted with it
 - 158 survey responses
 - 58 comments
- Road Signage



Staff Findings

1. The Lower Swift Creek Area Plan is consistent with the goals and visions set forth in PLANWake.
2. The Lower Swift Creek Area Plan received input from residents, municipal partners, and stakeholders.
3. The Lower Swift Creek Area Plan provides an update to the existing area land use plan policies and land use designations.

Staff Recommendation

That the Board of Commissioners adopts the Comprehensive Plan Amendment 03-22 as presented.

Planning Board Recommendation

Planning Board recommends that the Lower Swift Creek Area Plan be adopted as an amendment to the Comprehensive Plan, PLANWake, and that the text amendment to page 44 of PLANWake also be adopted.

The Planning Board unanimously voted to recommend approval on October 5, 2022.

Public Comment



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