

MINUTES

**Wake County Planning Board
Wednesday, May 4, 2016
1:30 P.M., Room 2700
Wake County Justice Center
301 S. McDowell St.
Raleigh, N.C.**

Members Present (9): Mr. Phil Feagan, Mr. Thomas Wells, Ms. Tara Kreider, Mr. Alan Swanstrom, Mr. Jason Barron, Mr. Amos Clark, Ms. Ashley Foxx, Mr. Wayne Maiorano, and Mr. Ted Van Dyk

Members Not Present (1): Mr. Asa Fleming

Staff Members Present (8): Mr. Steven Finn (Land Development Administrator), Mr. Bryan Coates (Planner III), Mr. Tim Maloney (Planning, Development & Inspections Director), Ms. Sharon Peterson (Long Range Planning Administrator), Mr. Frank Cope (Community Services Director), Ms. Celena Everette (Planner II), Mr. Keith Lankford (Planner III), and Mr. Russ O'Melia (Clerk to the Board)

5. ZP-884-14 - To rezone five parcels totaling 8.18 acres located in the vicinity of Fayetteville Road (US 401), Tech Road, and Daffodil Drive just south of the main Wake Tech Campus and east of Fayetteville Road to Conditional Use-Office and Institutional (CU-O&I)

Before the case was heard, Mr. Clark recused himself from consideration and exited the meeting room.

Mr. Lankford presented the staff report to the board.

Ms. Rachel Cotter of the McAdams Company came forward to answer any questions the board had.

Mr. Van Dyk asked about the list of proposed conditional uses. Ms. Cotter said that they tried to include a minimal amount of prohibited uses. She said that Wake Tech would be open to adding additional uses to the prohibited list to better align with Wake Tech and the zoning district.

Mr. Barron asked about how the county can ensure that a traffic impact analysis (TIA) is conducted if necessary in the future. Mr. Lankford said that staff can require a TIA at any stage of approval if the thresholds for requiring a TIA are met (100 trips at peak hour periods or 1000 trips over a 24 hour period).

Mr. Swanstrom asked if the property would ever be annexed by Fuquay-Varina. Mr. Lankford said that there would not be any gain for Fuquay-Varina to annex the property.

The board discussed the list of permissible uses. Ms. Cotter said that since this is located within a Regional Activity Center, Wake Tech wanted to limit the number of prohibited uses in the event that Wake Tech may want to sell the property in the future or make use of it in another way. She said that Wake Tech would be open to prohibiting additional uses that the board may feel are inappropriate for the property.

Mr. Van Dyk questioned whether radio and TV towers would be an appropriate use on the property. Mr. Maiorano suggested that Wake Tech could have a telecommunications degree at some point where installing equipment may add value to the academic environment. He said that given the road that Wake Tech is on, and the other uses in close proximity, and the projection for growth in the area, he would not feel compelled to impose restrictions on the list of permissible uses. Mr. Swanstrom said that he would oppose a restriction on telecommunication towers due to number of towers that will be needed in the future as the technology evolves.

Mr. Van Dyk asked about restricting residential uses and whether there would ever be campus housing on the site. Mr. Wendell Goodwin came forward to address the board. He said that he manages the facility for Wake Tech. He said that the President of Wake Tech has said that they would not build any dormitories. Some students live across the street in apartments.

Mr. Wells made a motion in the matter of ZP-884-14 that the Planning Board offers to the Wake County Board of Commissioners the following recommended statement of consistency, reasonableness, and public interest:

- 1) The Board finds that the requested rezoning to Conditional Use--Office and Institutional and the permissible range of uses are:
 - a) consistent with the Land Use Plan's designation of this area as a Regional Activity Center and is reasonable and appropriate for the area;
 - b) consistent with the Regional Activity Center allowance for large-scale urban land uses that are served by major thoroughfares and municipal water and sewer and that provide for a primary job base;
 - c) consistent with several of the stated goals of the Land Use Plan, more specifically:
 - i) Goal #1--to guide quality growth throughout the County in conjunction with affected local governments;
 - ii) Goal # 2--to encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;
 - iii) Goal # 3--to encourage the development of communities which provide for adequate land for anticipated demands, in a pattern which allows a mixture of uses; and
 - iv) Goal # 7--to ensure that the land use plan and transportation plan mutually support each other;

- d) reasonable, and in the public interest because it would allow for improvements that would:
- i) facilitate improved vehicular circulation, access and safety for vehicles and pedestrians;
 - ii) provide environmental protection through stormwater management facilities; and
 - iii) enhance aesthetics and sense of place

All of which advance the public health, safety, and general welfare and enable Wake Tech to adequately serve growing educational and employment needs of the public.

- e) reasonable, and in the public interest because various provisions in the Wake County Unified Development Ordinance and the established development review process with outside agencies such as the North Carolina Department of Transportation and other county departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare. For example, there are no significant traffic issues on Fayetteville Road/US 401, the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

Ms. Foxx seconded the motion. By a vote of 8-0, the motion passed.

Mr. Barron made a motion that the Planning Board offers to the Wake County Board of Commissioners a recommendation for approval of the rezoning request as presented.

Mr. Feagan seconded the motion. By a vote of 8-0, the motion passed.

Mr. Clark returned to the meeting room.