

## **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)

**County Attorney Present (1):** Mr. Kenneth Murphy

**1. Call to Order** – Mr. Swanstrom called the meeting to order at 1:30 p.m.

**2. Petitions and Amendments** – Mr. Swanstrom asked Mr. Murphy to provide an overview of quasi-judicial procedures prior to the quasi-judicial hearing.

**3. Approval of Minutes of the April 6, 2016 Planning Board Meeting** –The minutes were approved unanimously.

**4. Quasi-judicial hearing: PCP-01-16 - Planned Compliance Permit to allow the expansion of an existing self-service storage facility**

Before the case was heard, Mr. Murphy provided a brief overview of the procedures for quasi-judicial hearings.

Before the case was heard, Ms. Everette was duly sworn.

Ms. Everette submitted the staff report and PowerPoint slides into evidence. Mr. Swanstrom accepted them into the record. Ms. Everette presented the staff report to the board.

Documentary evidence: staff report, application, site plans, documents pertaining to ZP-740 and ZP-748 when the property was previously rezoned, an excerpt from the minutes of the February 16, 1998 meeting of the Wake County Board of Commissioners.

### **I. REQUEST: PCP-01-16**

The petitioner is requesting Planned Compliance Permit approval as required by Section 19-22-2 of the Wake County Unified Development Ordinance to allow for the expansion of an existing self-service storage facility.

### **II. PROJECT LOCATION**

The site is located at 3805 S. Smithfield Road. The site is located in the eastern part of the County.

## **II. PROJECT PROFILE**

WAKE COUNTY PIN: 1762-49-0980

ZONING DISTRICT: Conditional Use-Industrial 1 (CU-I-1)

LAND USE CLASSIFICATION: Town of Knightdale's Short Range Urban Services Area

WATERSHED: N/A

CROSS REFERENCE FILES: ZP-740 and ZP-748-98

APPLICANT: B. Taylor Blakely-Blakely Design

PROPERTY OWNER: American Self Storage, INC.

PROPERTY SIZE: 7.66 acres

CURRENT LAND USE: Self-service storage

PROPOSED LAND USE: Self-service storage

## **IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES**

<b>DIRECTION</b>	<b>LAND USE</b>	<b>ZONING</b>
North	Residential and commercial	Residential-40 (R-40) & Conditional Use-Industrial-1 (CU-I-1)
East	Residential	Heavy Commercial (HC)
South	Residential	Residential-40 (R-40)
West	Residential	Residential-30 (R-30)

## **V. AERIAL MAP**



## **VI. ZONING**

### **A. ZONING DISTRICT**

The property is zoned Conditional Use-Industrial 1 (CU-I-1).

### **B. BACKGROUND**

The petitioner is requesting Planned Compliance Permit approval for the expansion of an existing self-service storage facility a 7.66 acre site located at 3805 S. Smithfield Road. A portion of the property was rezoned in 1997 (ZP-740-97) and part was rezoned in 1998 (ZP-748-98) from Residential-40 to Conditional Use-Industrial 1 that limited the use to min-storage only. The site currently has 6 existing building consisting of 30,000 square feet, an office building and parking. The proposed expansion will consist of 3 additional buildings totaling 56,032 square feet and additional parking area. The days and hours of operation will be Monday through Saturday 7am to 8pm. On-site employees are not proposed at this time.

Notification letters to adjoining property owners were mailed on April 21, 2016. A public hearing placard was placed on the site on April 20, 2016.

## **VIII. ZONING STANDARDS**

### **A. STREETS**

The site currently has access from Smithfield Road. Smithfield Road is listed on the Wake County Transportation Plan as having an ultimate right of way of 120 feet. The site plan is showing compliance with the Transportation Plan by showing a 30 feet ultimate right-of-way along Smithfield Road. Driveway permits from NCDOT will be required for the existing driveway off Smithfield Road.

### **B. UTILITIES**

The site is currently being served by an individual well and septic system. Approval from the appropriate agency is required for the well and septic (see condition #2).

### **C. PARKING**

For self-service storage, Section 15-10 of the Wake County Unified Development Ordinance requires a minimum of one parking space per 5,000 square feet of non-office area and one space per 300 square feet of office space. The proposed self-storage use will require 17 parking spaces, the site is showing 18 parking spaces. The site is in compliance with Section 15-10 of the UDO.

### **D. LANDSCAPING AND BUFFERYARDS**

Section 16-10-2(D), *Landscaping and Bufferyards, Bufferyard Table*, requires a 60-foot Type 'B' screen along the interior property lines, and 10-foot type 'F' streetscape screens along the right-of-way of Smithfield Road and Kings Farm Lane. Section 16-10-2 (G) allows a reduction in bufferyard depth by up to 25 percent with the construction of a solid wall, solid fence, or berm. The site plan proposes to construct a berm along the

perimeter of the property in order to reduce the required bufferyard to 45 feet. The site plan shows conformance with screening requirements of Section 16-10-2(D).

#### **E. STORMWATER MANAGEMENT/IMPERVIOUS SURFACE COVERAGE**

Section 5-20, Conventional Development – Industrial zoned districts do not have an impervious limit. The proposed impervious surface coverage is 43.9 percent. Stormwater management devices are proposed on the site plan, and will require approval from the Environmental Services Department (See condition 3).

#### **F. EXTERIOR LIGHTING**

Section 17-11-7 *Exterior Lighting* states that: “*all exterior lighting must be shielded or directed away from any adjacent use or lot or any adjacent public street. No exterior lighting may cause illumination in excess of one foot candle at the lot line of any use*”.

A lighting plan will be required prior to the installation of any exterior lighting on the proposed site.

#### **G. SIGNAGE**

Any proposed signage for the subject property must be consistent with the standards outlined in UDO Article 18 and obtain permits from applicable departments.

### **IX. FINDINGS**

#### **Planned Compliance Permit Required Conclusions:**

The Planning Board shall not approve a petition for a Planned Compliance Permit unless it first reaches each of the following conclusions based on findings of fact supported by competent, substantial, and material evidence. The Planning Board must make positive findings on the following findings of fact from Section 19-22-8 of the Wake County Unified Development Ordinance in order to approve or deny this planned compliance request:

(1) The proposed development will not materially endanger the public health or safety.

Considerations:

- a. Traffic conditions in the vicinity, including the effect of additional traffic on streets, street intersections, and sight lines at street intersections and curb cuts.
- b. Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection.
- c. Soil erosion and sedimentation.
- d. Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater.

(2) The proposed development will comply with all regulations and standards generally

applicable within the zoning district and specifically applicable to the particular type of Planned Compliance Permit or class of Planned Compliance Permit.

## **X. RECOMMENDATION**

Staff recommends that the if the Planning Board reaches positive conclusions on all of the required findings, the Planned Compliance Permit be approved with the following staff recommended conditions:

- 1) The petitioner must obtain and complete building permits from Wake County Division of Planning, Development and Inspections;
- 2) The petitioner must obtain approval for the wastewater system from the Wake County Department of Environmental Services;
- 3) The petitioner must obtain and complete a stormwater permit from the Wake County Environmental Services Water Quality Division;
- 4) The petitioner must provide a detailed lighting plan for approval prior to the installation of any exterior lighting;
- 5) The petitioner must obtain and complete a sign permit for any proposed sign from the Planning, Development and Inspections Division prior to the installation of any signage;
- 6) A final zoning site inspection to verify site plan compliance with all applicable standards of the Unified Development Ordinance must be performed by Wake County Planning before the issuance of a Certificate of Compliance.
- 7) An as-built survey will be required prior to a certificate of occupancy being issued for the site.
- 8) The petitioner must record the Order of the Board in the Wake County Register of Deeds and return a copy to Planning.

Ms. Everette reported that the site plan will utilize the existing entrance off Smithfield Road. A driveway permit will be required from NCDOT if applicable. The site currently has 6 mini storage buildings, an office, and parking located on the western side of the property. The proposed expansion will include 3 additional self-storage buildings (one located on the south side of the existing building and two on the eastern side of the property). A 60-foot Type B landscape screen is required. The proposed site plan is showing a 45 foot type B landscape buffer with a minimum of a 4 foot tall berm. The proposed total impervious surface will be 43.9 percent. Stormwater devices are proposed. On April 20<sup>th</sup>, a public hearing placard was placed on the property, and notification letters were mailed to adjoining property owners on April 21. Ms. Everette reported that she received two phone calls; one caller asked about the buffers to the north. Another caller inquired about the hours of operation.

### Sworn witnesses in favor of the petition:

Taylor Blakely, 700 Exposition Place, Suite 105, Raleigh, NC 27615

Robert Kapp with American Self Storage, 805 H and R Drive, Knightdale, NC 27545

Mr. Blakely testified that they are adding over 86,000 square feet with the proposed new buildings. He said that there is 127 feet from the property line to the closest existing building to the north. The application states that the hours will be from 7 a.m. until 8 p.m. Units can be leased online 24 hours a day, but the site can only be accessed between 7 a.m. and 8 p.m.

Mr. Kapp said that he will correct the signage at the site to say that units can be rented online 24 hours a day.

Sworn witness: Debra Cobb, 6032 King Farm Lane, Knightdale, NC 27545

Ms. Cobb said that she lives right behind the site. She asked that the hours of operation would be what has been discussed, and that tenants cannot access the site all throughout the night. She said that there is drug activity in the area. Ms. Cobb asked about the driveways and where the new proposed parking spaces would be.

Ms. Everette said that the only entrance to the site would be off of Smithfield Road. She said that the proposed new parking would be parallel parking around the new building.

Ms. Cobb asked if there would be any RV or boat storage. Ms. Everette answered that one of the conditions is that there will be no outdoor storage.

Sworn witness: Lona Myrick, 3717 S. Smithfield Road, Knightdale, NC 27545

Ms. Myrick said that she wanted to make sure that the hours would be 7 a.m. until 8 p.m. She did not want people going in and out of the facility all night long. She said that she lives on the adjacent property.

Mr. Blakely said that the new buildings will have units that are all accessed internally. He noted that there are evergreens planted on the berms.

Mr. Kapp said that the software tracks when people are accessing the property, and they are proactive in preventing drug activity at their facilities.

Mr. Barron said that the issue regarding the hours of operation is being covered by the ordinance. He asked about whether the plans indicate that there will be no rollup doors on the exterior of the buildings.

Ms. Everette said that the plans do not indicate whether or not there will be rollup doors on the exterior of the buildings since staff does not regulate architectural standards.

Mr. Van Dyk asked how the office is being used. Mr. Kapp said that the structure was built by the previous owner as a commercial structure. Its current use is the call center from 7 a.m. until 6 p.m. There is one employee there who answers the phone for all seven locations, and there is another employee who handles accounting. There is no onsite manager. Living in the structure is prohibited.

Mr. Maiorano asked about the ingress and egress layout. Ms. Everette said that the entrance into the facility is a two-lane driveway. She said that one of the conditions of

approval is that the applicant will need to consult with NCDOT to modify the driveway permit if needed. Mr. Maiorano asked how trash will be handled at the site.

Mr. Kapp said that there are no dumpsters on site. If anything is left at the site, maintenance staff will remove it promptly.

Mr. Maiorano asked if there has been any complaint history for this location. Mr. Kapp said that his company has owned the location since December, and he is not aware of any complaints. Ms. Everette said that staff has not received any complaints regarding any of the locations operated by American Self Storage.

Mr. Clark asked about the buffers. Ms. Everette said that the site plan shows a 10-foot streetscape buffer to the north. On the eastern side, the site plan shows a 45-foot landscape buffer with a 4-foot berm. Mr. Blakely said that there are about fifteen feet from the property line of existing evergreen shrubs. He can create a 4-foot berm, but he was attempting to not disturb the existing shrubs. Ms. Everette said that the UDO dictates that he will need to create a 4-foot berm.

Mr. Van Dyk asked if the berm could be created behind the evergreens. Mr. Blakely said that he will try to create the berm while preserving the evergreens.

Mr. Van Dyk asked if there would be gutters and roof leaders. Mr. Blakely said that the stormwater device is a dry detention basin. The roof slopes of the buildings drain toward the center driveway, and there are roof gutters and roof leaders. Runoff is collected toward the center driveway and discharged to the dry detention basin. Mr. Blakely said that it will capture the 10-year storm event. Mr. Van Dyk asked about the parking. Mr. Blakely said that there is parallel parking next to the northernmost building. The fire marshal was satisfied with the 21 feet of clearance outside the parallel parking. There are turnarounds available for fire trucks. He said that all of the parking is concrete.

Ms. Cobb said that the trees are on the outside of the chain link fence.

#### MOTION

Mr. Van Dyk made a motion in the matter of PCP 01-16 that the Board find and conclude that the petition does meet the requirements of Article 19-22-8 of the Wake County Unified Development Ordinance and the planned compliance permit be granted with the recommended staff conditions and the understanding that the applicant has agreed to modify the landscape plan to provide a berm and additional landscaping while preserving existing hollies on the east portion of the property. Mr. Wells seconded the motion. By a vote of 9-0, the motion passed, and the planned compliance permit was granted. So ordered.

#### FINDINGS OF FACT

A) The proposed development will not materially endanger the public health or safety; considering;

- 1) Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at the street intersection and curb cuts will not be materially impacted.
  - 2) Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection will not be materially impacted. Utilities are provided to the site and are currently in place.
  - 3) Soil erosion and sedimentation will not be materially impacted. Substantial testimony was provided by Mr. Blakely who is a certified stormwater BMP inspection & maintenance professional, and the application states that a storm drainage and soil and erosion control plan will be in compliance with Wake County ordinances.
  - 4) Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater has been found to be in compliance with the code.
- B) The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of planned compliance permit or class of planned compliance permits. The zoning is in place for the proposed use which is an expansion of an existing allowable use.

#### CONCLUSIONS OF LAW

The proposed development will not materially endanger the public health or safety. The proposed development will comply with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of Planned Compliance Permit or class of Planned Compliance Permit.

#### IT IS THEREFORE ORDERED:

- 1) The petitioner must obtain and complete building permits from Wake County Division of Planning, Development and Inspections;
- 2) The petitioner must obtain approval for the wastewater system from the Wake County Department of Environmental Services;
- 3) The petitioner must obtain and complete a stormwater permit from the Wake County Environmental Services Water Quality Division;
- 4) The petitioner must provide a detailed lighting plan for approval prior to the installation of any exterior lighting;
- 5) The petitioner must obtain and complete a sign permit for any proposed sign from the Planning, Development and Inspections Division prior to the installation of any signage;
- 6) A final zoning site inspection to verify site plan compliance with all applicable standards of the Unified Development Ordinance must be performed by Wake County Planning before the issuance of a Certificate of Compliance.
- 7) An as-built survey will be required prior to a certificate of occupancy being issued for the site.



8) The petitioner must record the Order of the Board in the Wake County Register of Deeds and return a copy to Planning.

**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.

**Request:** 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. The subject properties are identified on the map as lots 1, 2, 3, 4 and 5. More specifically, the request is to rezone two parcels totaling 5.39 acres that are currently zoned Highway District (HD), and three parcels totaling 2.79 acres that are currently zoned Residential-30 (R-30), to Conditional Use-Office and Institutional (CU-O&I).

**Location:** The five lots are 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, and are identified as 9305 Fayetteville Road, 9312 Daffodil Drive and 9305 Daffodil Drive. Two of the five properties do not have assigned addresses, but all five lots are more specifically identified by the Parcel Identification Numbers (PINs) listed below.

**Current Zoning:** Highway District (HD) and Residential-30 (R-30)

**Proposed Zoning:** Conditional Use-Office and Institutional (CU-O&I)

**Existing Land Uses:** Informal (unpermitted) gravel parking lot, vacant wooded, single-family dwellings

**Petitioner:** Rachel Cotter

**Design Firm:** The McAdams Company

**Owner:** Dr. Stephen Scott, Secretary to the Board, on behalf of the Trustees of Wake Technical Community College

**PINs:** 0689608986, 0689608627, 0689701506, 0689700490, and 0689703969

#### **Surrounding Land Uses and Zoning Districts**

<b>Direction</b>	<b>Land Use</b>	<b>Zoning District</b>
North	Tech Road, main Wake Tech campus	Office and Institutional
East	Daffodil Drive, single-family dwellings, paved parking lot (part of main Wake Tech campus)	Residential-30, Office and Institutional
South	Vacant wooded, Duke Energy	Town of Fuquay-Varina zoning

Direction	Land Use	Zoning District
	Progress electrical substation	
West	Fayetteville Road, vacant wooded	Residential-10, Highway District, Town of Fuquay-Varina zoning

### Land Use/Zoning History

- 1973: General zoning was first applied to the southeastern portion of Wake County.
- 2004: Fuquay-Varina/Garner Area Land Use Plan was adopted and designated this site and the surrounding area as a 772-acre Regional Activity Center (RAC).

### Wake County Land Use Plan

The Wake County Land Use Plan's General Classification map designates this area as Fuquay-Varina's Short-Range Urban Services Area (SRUSA). SRUSAs are defined as areas within the county's zoning jurisdiction that are intended to be urbanized—probably within the next ten years.

The five subject properties, Wake Tech's main campus, and much of the surrounding area are located within a 772-acre Regional Activity Center (RAC) as designated on the Fuquay-Varina/Garner Area Land Use Plan. The RAC is the largest type of Wake County's three classifications of activity centers, allowing for the widest range of uses and for the most intensive types of uses. The RAC classification is intended for large-scale urban land uses that provide for a primary job base.

RACs are described in the Wake County Land Use Plan (Chapter III, page 14) as being serviced by major thoroughfares and municipal water and sewer. A few of the large-scale urban land uses listed as appropriate for an RAC are shopping malls, large hotel/motels, restaurants, large office parks, **community colleges**, industrial parks, research and development parks and employment centers.

Given the proposed zoning district for the subject lots (Conditional Use-Office and Institutional) and the stated proposed use (parking facilities to support the community college), and the allowable range of possible uses, the proposed rezoning and stated proposed use would be consistent with the Wake County Land Use Plan's Regional Activity Center designation. Furthermore, the primary use (community college), proximity to major thoroughfares (i.e.--Fayetteville Road/US 401 and the possible future NC-540 interchange), availability of utility services by the Town of Fuquay-Varina, and the employment base provided by Wake Technical Community College, comply with several of the Land Use Plan's goals. Among those goals are:

- Goal #1--to guide quality growth throughout the County in conjunction with affected local governments;
- Goal # 2--to encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;
- Goal # 3--to encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses; and
- Goal # 7--to ensure that the land use plan and transportation plan mutually support each other.

The petitioner on behalf of the owner, Wake Tech Community College, has voluntarily offered a condition that limits the number and types of uses that would be permissible on the subject properties. The petitioner's condition has eliminated from future consideration

four use categories (i.e.—household living, group living, animal services, and waste-related uses), which represent 16 use classifications.

The stated proposed use is to allow for the construction of additional parking facilities to support the community college. However any decision on a rezoning petition must be based upon all possible uses. The requested Conditional Use-Office and Institutional zoning allows for a wide range of nonresidential uses that are generally consistent with the Land Use Plan's Regional Activity Center designation, and are reasonable, and appropriate for the area. Any future use on this property will have to be determined to be consistent with the Land Use Plan via a site-specific development plan before it can be approved.

The petitioner has indicated that the proposed rezoning to the Conditional Use--Office and Institutional district will "allow for implementation of infrastructure improvements necessary to support Wake Technical Community College (Wake Tech). Wake Tech currently provides public education opportunities and a robust employment base for surrounding communities. Adequate infrastructure is critical to day-to-day operations of the college". Such improvements "will enable Wake Tech to adequately serve growing educational and employment needs of the public and surrounding communities."

The petitioner has indicated that the rezoning is necessary because one of the subject properties is currently "being used as an overflow gravel parking lot during times of peak use" and that the rezoning "will permit continued use of the lot as well as allow for future improvements that enhance safety and accessibility of parking facilities, and improved pedestrian access and traffic flow for students, faculty, and visitors to the college. Such improvements will enable Wake Tech to adequately serve growing educational and employment needs of the public and surrounding communities".

The petitioner notes that it "is expected that such improvements will: facilitate improved vehicular circulation, access and safety for vehicles and pedestrians alike through dedicated vehicular and pedestrian travel routes; provide environmental protection through stream buffers (if required) and stormwater management facilities; and enhance aesthetics and sense of place through the use of materials of a consistent character. All of which advance public health, safety, and general welfare."

In accordance with the North Carolina General Statutes and the Wake County Unified Development Ordinance, any proposed rezoning should be consistent with the Wake County Land Use Plan. It is the planning staff's professional opinion that the rezoning petition for Conditional Use-Office and Institutional zoning and the permissible range of uses would be consistent with the Land Use Plan, and are reasonable, and appropriate for the area.

#### **Required Statement of Consistency with the Land Use Plan and Public Interest**

North Carolina General Statute 153A-341 and Section 19-21-6 (C) of the Wake County Unified Development Ordinance require that the Planning Board provides the Board of Commissioners with a statement of whether or not the proposed rezoning petition is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare. In making a determination of whether or not to approve the rezoning petition, the Board of Commissioners must adopt a statement describing whether or not the proposed petition is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare, or why it chose to deviate from the Land Use Plan and how that decision is reasonable and in the public interest.

The petitioner has provided several statements indicating (1) why they believe that the proposed rezoning and subsequent use is a public necessity, and (2) explaining its impact on the surrounding neighborhood and adjacent properties. They have also provided

statements of (3) how the rezoning complies with the Land Use Plan; (4) how the rezoning benefits the adjacent and surrounding properties and (5) otherwise advances the public health, safety and general welfare.

The planning staff has drafted a statement of consistency, reasonableness, and public interest for consideration by the Planning Board.

### **Two-Step Conditional Use Rezoning Process**

The Wake County Unified Development Ordinance establishes a two-step conditional use rezoning process. The first step is to obtain a conditional use rezoning from the Board of Commissioners. The second step requires that the Wake County Planning Board review and process a Planned Compliance Permit (PCP) for most uses (although some commercial uses could be approved administratively by staff if they were less than 2,500 square feet in size).

The petitioner has stated that the purpose of the rezoning is to permit the continued use of an existing informal parking lot and to “allow for future improvements that enhance safety and accessibility of parking facilities for students, faculty, and visitors to the college”. While this is their stated purpose, any rezoning decision must be based upon all possible uses of the subject properties.

The Planning Board acts as the permit issuing authority, via a public hearing process, for uses requiring a PCP (as per Section 19-22 of the Wake County Unified Development Ordinance). The PCP process requires the petitioner to submit a detailed site plan to the planning staff and Planning Board to demonstrate that the proposed project conforms with all regulations and standards generally applicable within the zoning district and specifically applicable to the particular type of PCP or class of PCPs. The planning staff and Planning Board will also ensure that any rezoning conditions are incorporated into the site plan. The Planning Board may impose additional “reasonable” conditions to address any impediments to the board reaching the required findings that are necessary for approval of the PCP.

A General Use Permit would be processed administratively by the planning staff for nonresidential uses of less than 2,500 square feet (except for those with gas sales) after demonstration of full compliance with all applicable regulations and standards.

### **Input from the Town of Fuquay-Varina**

As part of the Wake County planning staff’s review of any rezoning request, a copy of the petition is forwarded to the relevant municipality who’s Urban Services Area that the subject property lies within. The subject lots are classified as the Town of Fuquay-Varina’s Short-Range Urban Services Area (SRUSA). Fuquay-Varina’s planning staff have indicated that they do not object to the rezoning petition, but had requested that Wake Tech Community College provide a sewer easement across another portion of the campus. The petitioner, and representatives of the community college, have met with the town’s planning and public utilities staffs to discuss the location and alignment of the requested sewer easement. It is our understanding that the town is agreeable to having the sewer easement located on the western side of the drainageway that runs through the eastern portion of the main campus where there is an existing sewer pump station.

### **Input from Neighboring Property Owners**

As per our normal process, the planning staff mailed out letters to all property owners within 1,000 feet of the subject property, posted two public meeting notice signs on the corner of Fayetteville Road (US401) and Tech Road, and on Daffodil Drive. In response to

those efforts to solicit neighborhood feedback, the planning staff has received two phone calls, but neither one objected to the rezoning request.

The petitioner held a neighborhood meeting on Thursday, January 29, 2015 to discuss the requested rezoning and the stated proposed parking facilities. This neighborhood meeting also covered a previously approved rezoning case related to two large tracts (totaling 16.14 acres) on the other side of the campus, next to the railroad tracks. It is our understanding that none of the neighbors in attendance at this meeting expressed any opposition to the requested rezoning.

### **Utilities**

The subject property is classified as being in the Town of Fuquay-Varina's Short-Range Urban Services Area (SRUSA). The Wake County Land Use Plan defines SRUSAs as areas within the county's jurisdiction that are intended to be urbanized--probably within the next ten years. The Wake Tech main campus is currently served by Town of Fuquay-Varina water and sewer lines. The town has requested the provision of a sewer easement on the western side of the drainageway that runs through the eastern portion of the main campus. The petitioner has been working with the town's planning and public utilities staffs on the location and alignment of the requested sewer easement.

This coordination with the Town of Fuquay-Varina is consistent with the Wake County Land Use Plan's Goal # 2, which calls for the encouragement of growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities. The requested rezoning, and the stated proposed parking that is in support of the community college, are consistent with the Regional Activity Center designation and the provision of public utilities to guide the type of development as set forth in the Wake County Land Use Plan.

### **Environmental Issues**

There are no Federal Emergency Management Agency (FEMA) regulatory floodplains, Wake County flood hazard soils, protected/buffered drainageways, or regulatory wetlands on, or in close proximity to, the subject properties.

### **Transportation Plan**

Fayetteville Road/US 401 is designated as a major thoroughfare in the Wake County 2025 Transportation Plan and the accompanying Corridor Profiles booklet. The existing right-of-way of 150 feet already complies with the prescribed width; therefore no additional right-of-way dedication will be required if and when these lots are developed. The existing four-lane cross section with a grassed median is proposed to be widened to a six-lane cross section with a median and left-turn lanes, as needed, at driveways and intersections.

There is a possibility that the North Carolina Department of Transportation (NCDOT) may require a turn lane or other roadway improvement during their review of the subsequent site plan for development (e.g.—the stated proposed parking facilities) on the subject properties. Any roadway improvements and/or driveway permits will have to be coordinated with, and approved by NCDOT, during the site plan review process.

### **Traffic Volumes**

The 2013 Average Annual Daily Traffic (AADT) counts available from NCDOT for Fayetteville Road/US 401 is 30,000 vehicles per day at a point just south of Ten Ten Road (about three-fourths of a mile north of the Wake Tech campus). The Wake County 2025 Transportation Plan and the accompanying Corridor Profiles booklet state that the current design capacity

of this roadway is 31,500 vehicles per day, so the roadway is operating at 95% of its design capacity.

While the traffic volume is approaching the stated design capacity of this roadway, a majority of that traffic appears to correspond with the AM and PM peak hours of commuting traffic (i.e.—6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM respectively). The staff is not aware of any significant issues with the traffic volume or accident rate, or the functionality of this roadway.

### **Accident Report**

NCDOT's Traffic Engineering Accident Analysis System report for the 5-year period from December 1, 2009 through November 30, 2014 indicated that there have been 146 accidents along the 0.759-mile section of Fayetteville Road/US 401 between Industry Drive and Old McCullers Road. During that five-year period there were 56 (38.4% of those 146 accidents) that occurred at, or in close proximity to, the intersection of Tech Road with Fayetteville Road/US 401. There were another 23 accidents (15.7%) that occurred at the intersection of Chandler Ridge Circle/Wake Tech Way with Fayetteville Road/US 401, and 22 accidents (15.1%) that occurred at the intersection of Donnybrook Road/Old McCullers Road and Fayetteville Road/US 401. Together these three intersections represent over two-thirds (69.2%) of the accidents that occurred during this five-year time period along this 0.759-mile section of highway.

There were no accidents involving a fatality during this time frame, but there were 36 accidents that resulted in injuries, with the remaining 110 accidents (75.3%) involving property damage only. There were 31 out of the 146 accidents that involved minor injuries, two (2) that resulted in moderate injuries, and three (3) that resulted in serious injuries.

The majority of the accidents (87, or 59.6%) occurred during daylight hours and dry weather conditions. Most of the accidents (92, or 63.0%) involved rear end-slow or stopped condition collisions that are characteristic of the heavy traffic volumes that are typical during busy AM and PM commuting periods. Given the traffic volume on this major thoroughfare, an average accident rate of 29.2 accidents per year (or 2.4 per month) is not unusually high or problematic.

### **Traffic Impact Analysis**

A Traffic Impact Analysis (TIA) is required by the Wake County Unified Development Ordinance, for any development, that generates more than 1,000 trips per day, or more than 100 peak-hour trips, as determined by the Institute of Transportation Engineers' Trip Generation Manual for specified proposed uses. Any required TIA must be submitted during the site plan approval process.

The stated purpose of the proposed rezoning is to allow for the construction of additional parking facilities to support the community college. The petitioner has indicated that a portion of parcel # 1 is already being used for parking--although not properly permitted--and that the proposal is to formalize this parking facility to "improve circulation, safety, and user experience" (and to bring it into compliance with the county regulations), as well as to allow for the expansion of the parking facility as needed.

The petitioner has stated that there are no proposed buildings to generate new traffic to the site and that the stated proposed parking facilities will not be used for a park-and-ride facility for the satellite campuses, nor for commercial parking. The petitioner has indicated that they "do not anticipate the proposed zoning district or development activities to inherently generate additional vehicular trips".

The petitioner indicated (and documented) that they had a meeting with representatives of the NCDOT on October 31, 2014 to discuss possible road improvements and were advised by the NCDOT District Engineer's Office that they would not require a TIA since no additional traffic is being generated.

Therefore, for all of these reasons, Wake County planning staff is not requiring a TIA as part of the rezoning petition, but reserves the right to require one as part of the subsequent development if warranted by Sec. 15-12 of the Wake County Unified Development Ordinance.

### **Planning Staff Findings**

1. The proposed Conditional Use-Office and Institutional rezoning and the permissible range of uses are consistent with the Land Use Plan's designation of this area as a Regional Activity Center and are reasonable and appropriate for the area.
2. More specifically, the Regional Activity Center allows 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.
3. The proposed rezoning complies with four (4) stated goals of the Land Use Plan.
4. The traffic volumes and accident reports from the North Carolina Department of Transportation do not indicate any significant traffic issues for Fayetteville Road/US 401.
5. A detailed site plan must be approved by the appropriate Wake County entity prior to future development on the subject properties to ensure compliance with all applicable regulations.
6. The Town of Fuquay-Varina's planning staff has indicated that they do not object to the rezoning petition.
7. The Wake County planning staff has received no objections from the surrounding property owners or the general public.

### **Planning Staff Recommendation**

The planning staff recommends **approval** of the requested zoning map amendment, ZP-884-14, as presented, and finds that the zoning map amendment is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare.

### **Uses Permissible Within the Proposed**

### **Conditional Use-Office and Institutional Zoning District**

Business, trade, technical schools  
All other colleges/universities  
Cultural exhibits and libraries  
Day care, including child care home and child care center  
Public parks/recreation including assembly buildings  
Parking, Park and Ride  
Religious assembly

Governmental  
School  
Automated teller machine  
All other financial services  
Family burial grounds  
Funeral home  
Gas station  
Bed and breakfast—homestay and residence  
Hotel/motel  
Office including conference center/retreat house and medical office, clinic or lab  
Commercial parking  
Neighborhood/convenience-oriented retail (with or without gas sales)  
Forestry  
Solar energy systems  
Special Events  
Static Transformer Stations, Radio/TV and Towers, Relay Station  
Telecommunication Facilities—freestanding and collocated  
Water towers

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.

## **6. Town of Fuquay-Varina ETJ Request**

Mr. Coates presented the staff report to the board.

**REQUEST:** Extend Town of Fuquay-Varina ETJ by approximately 22 acres

**PETITIONER:** Town of Fuquay-Varina

The Towns of Holly Springs and Fuquay-Varina amended their annexation boundary agreement on January 4, 2016. Parcel (PIN 0658304164) was split between the Town of Fuquay-Varina ETJ and Holly Springs Short Range Urban Services Area. Both Towns agreed to have the entire parcel ultimately placed within the Town of Fuquay-Varina Planning Jurisdiction. The property is 44.5 acres and is located along Wade Nash Road near NC 55.

On April 19, 2016, the Fuquay-Varina Town Council adopted a resolution requesting that the Wake County Board of Commissioners consider granting extension of the town's Extra-Territorial Jurisdiction by approximately **22 acres**. The proposed expansion is surrounded on three sides by Fuquay-Varina town limits and ETJ. The landowner is in support of the request.

### **State Law**

By State law, a municipality of more than 10,000 but less than 25,000 in population may exercise ETJ over an area not more than two miles beyond its corporate limits. The area beyond the corporate limits is defined as extraterritorial jurisdiction (ETJ). In determining the population of a city for the purposes of this Article, the city council and the board of county commissioners may use the most recent annual estimate of population as certified by the Secretary of the North Carolina Department of Administration. The State Demographer released her most current certified municipal population estimates October 2015: **July 1, 2014 population estimate for the Town of Fuquay-Varina – 21,796.**

### **Purpose**

ETJ allows a municipality to have its development policies, procedures and standards in place in advance of development. This provision proactively influences the character of development in an area that is expected to urbanize and be serviced by municipal utilities in the near future. This enables the municipality to plan for timely, efficient provision of development and associated infrastructure and urban services, and address code enforcement issues that might impair their development. Seven criteria have been developed for review in ETJ expansion requests:

- 1) Classification as Urban Services Area
- 2) Commitment to Comprehensive Planning
- 3) Adoption of Special Regulations

- 4) Municipal Water and Sewer Service
- 5) Evidence of Feasibility for Urban Density Development
- 6) Annexation within Ten (10) Years
- 7) Existing ETJ

## **ANALYSIS:**

Staff has reviewed the Town of Fuquay-Varina ETJ expansion request. The review is based on the County's criteria for evaluating ETJ requests. Each of the seven (7) criteria is addressed in this report.

### **ETJ CRITERIA**

#### **(1) Classification as Urban Services Area:**

*The area proposed for ETJ expansion should be classified as Urban Services Area associated with the municipality.*

The requested ETJ expansion area is currently designated as Holly Springs Short Range Urban Services Area and Fuquay-Varina ETJ, however the amended annexation agreement places the entire parcel within Fuquay-Varina's Urban Service Area. The entire parcel needs to be designated Fuquay-Varina ETJ as the landowner would like the entire parcel under one jurisdiction.

***The request complies with this criterion.***

#### **(2) Commitment to Comprehensive Planning:**

*The municipality should demonstrate a commitment to comprehensive planning, preferably including adopted land use, public facilities and transportation plans, engineering studies, and a capital improvements program (CIP) including funding to implement the CIP. This commitment must be demonstrated through official actions by the governing body.*

The Town of Fuquay-Varina adopted a Land Use Plan in 2005 and Community Transportation Plan in 2006 that address the future land use of the Town and its urban service area as well as transportation.

In 2013, the Town of Fuquay-Varina, in partnership with the North Carolina Department of Transportation Division of Bicycle and Pedestrian Transportation (NCDOT DBPT) initiated the Community Pedestrian Master Plan to determine the existing and future pedestrian environment in Fuquay-Varina.

The Town of Fuquay-Varina has a 5 year Capital Improvement Plan that is updated annually and contains municipal water, sewer, fire, recreation, parks, and personnel.

The Town Planning staff is in the process of creating a Land Development Ordinance (LDO). The LDO is a comprehensive document that will contain the town's regulations for development in one publication. Having the regulations in one document will make it easier for residents, businesses, and other community members to understand the requirements for land development in Fuquay-Varina.

***The request complies with this criterion.***

**(3) Adoption of Special Regulations:**

*Where the municipality proposed ETJ expansions along major transportation corridors designated by the County as Special Transportation Corridors, the municipality should have adopted and be willing to apply regulations comparable to those for Special Transportation Corridors.*

The proposed ETJ extension is near NC Highway 55 which does not contain a special transportation corridor; however the Town of Fuquay-Varina did participate in the CAMPO-Southwest Study with neighboring towns. NC Highway 55 does serve local commuters into the region from points south of Wake County. The Town is working on local and regional improvements throughout the Town.

*Where the municipality proposed ETJ expansions within a water supply watershed, the municipality should have adopted, and be willing to apply, water supply watershed protection policies and provisions that meet or exceed the applicable State water supply watershed regulations or an adopted Plan for the water supply watershed.*

Fuquay-Varina does not have any water supply watersheds within its jurisdiction; however, the Town does have both FEMA floodplain and NCDWG Phase II stormwater regulations.

*For evaluating an ETJ expansion request, the municipality's application of such special regulations to its existing ETJ should be considered as evidence of its willingness to apply these special regulations.*

Fuquay-Varina will continue to apply its land development regulations, along with regulations on historic preservation in the expanding ETJ area as it has within its existing corporate limits and existing ETJ. The Town of Fuquay-Varina has approved many Wake County Landmark designations within its jurisdiction.

***The request complies with this criterion.***

**(4) Municipal Water and Sewer Service:**

*The municipality should show how the area proposed for ETJ expansion would be served by water and sewer service within five (5) years of the effective date of ETJ extension. The systems should be designed with adequate treatment capacity and adequately sized major trunk line extensions to service the area proposed for ETJ extension. The municipality should include needed improvements in its capital improvements program (CIP).*

**Water Service**

The Town of Fuquay-Varina can currently supply 4.25 million gallons per day (MGD) of potable water to its residents.

- 1) The Town purchases water from the City of Raleigh, Harnett County and Johnston County.
- 2) The Town currently maintains approximately 170 miles of water lines, three water tanks, and a water distribution pump station. Water supplied by Harnett County is

obtained from the Cape Fear River and is purified at a water treatment plant in Lillington. The water is conveyed to a booster pumping station south of Town via a shared 36-inch transmission line with Holly Springs.

- 3) Town public utility staff replaced more than 8,000 residential and commercial water meters with an automatic meter reading system in 2011.

### **Wastewater Service**

- 1) The Town of Fuquay-Varina owns and operates its wastewater collection and treatment system, which includes approximately 141 miles of sewer lines and 21 sewer pump stations that convey flows to Terrible Creek Wastewater Treatment Plan (WWTP) and the Brighton Forest WWTP which currently discharge to the Neuse River Basin. The Town also discharges wastewater in the Cape Fear Basin to the North Harnett Regional WWTP which discharges to the Cape Fear River.
- 2) The cumulative sewage treatment capacity of the Town is 3.77 million gallons daily.

The Town of Fuquay-Varina has utilities along Wade Nash Road within 200 feet from the proposed ETJ expansion request.

***The request complies with this criterion.***

### **(5) Evidence of Feasibility for Urban Density Development:**

*Areas proposed for ETJ extension by a municipality should be capable of being developed to an average density feasible for municipal annexation. This criterion is closely related to the ability of a municipality to serve the area with water and sewer service in accordance with its plan for development.*

The State of North Carolina requires a minimum density of 2.3 persons per acre necessary to comply with statutory requirements specifying the urban density for annexation. The Comprehensive Land Use Plan shows residential and commercial uses nearby. Low Density Residential- suggest densities range from 1 unit per acre up to 3.9 units per acre. In the 2010 Census, the median household size for the Town of Fuquay-Varina was 2.67.

Fuquay-Varina has experienced rapid growth since 2000. In 2000, the town's population was 7,937 residents, while the 2010 Census showed a population of 17,937. The town's 2014 US Census Estimate is 22,644. The Town has grown roughly by 4,700 residents since 2010.

Town of Fuquay-Varina New Residential Permits	
Year	Residential
2012	397
2013	523
2014	497
2015	728
2016	185*

***The request complies with this criterion.***

**(6) Annexation within Ten Years**

*ETJ extensions should only be granted for areas anticipated to be substantially developed and annexed within ten (10) years. The ten-year period projection should be used as a guideline, and is adopted with the understanding that actual progress in development and annexation of a given ETJ area may vary from that originally projected at the time of ETJ extension. To determine the potential for annexation within ten (10) years the following should be considered: relevant County and Municipal plans and policies, past development experiences, and previous projections.*

1. Since 1996, the Town has annexed a total of 4,914 acres.
2. Since 2005, the Town has annexed a total of 2,582 acres.
3. It is the Town of Fuquay-Varina's policy to require voluntary annexation as a condition of the provision of municipal water and/or sewer service.
4. The parcel is surrounded by ETJ and municipal corporate limits and near the NC 55 corridor that has experienced substantial commercial and residential development.

***The request complies with this criterion.***

**(7) Existing ETJ:**

*When a municipality requests additional ETJ, the municipality must demonstrate its progress in annexing and supplying municipal services, especially water and sewer, through the entirety of its existing ETJ. For all areas of ETJ granted after May 2, 1988, the municipality must specifically address its progress in complying with the criteria under which that ETJ was originally granted. An ETJ expansion may be granted to a municipality only when it demonstrates substantial progress in meeting this criterion.*

1. **ETJ Extensions & Annexations.** The Town of Fuquay-Varina's ETJ was extended three times since 1988: 1996, 2001, and 2013.
2. The 1996 extension of 190 acres, of which 162 acres have been annexed.
3. The 2001 extension of 3,400 acres, of which 532 acres have been annexed.
4. The 2013 extension of 48.9 acres, of which 37.81 have been annexed.

***The request complies with this criterion.***

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Board recommend that the Board of Commissioners approve the Town of Fuquay-Varina proposed ETJ expansion request for approximately 22 acres.

Ms. Kreider reported that the Land Use Committee met to discuss this request. The committee discussed access to municipal services, access to utilities, and annexation of

earlier ETJ extensions. The committee was satisfied, and the committee voted unanimously to recommend approval to the full board.

Ms. Kreider made a motion to recommend approval of the Town of Fuquay-Varina's ETJ request. Mr. Maiorano seconded the motion. By a vote of 9-0, the motion passed.

## **7. Wake County Economic Development Presentation**

Ms. Peterson introduced Michael Haley and Ashley Cagle from Wake County Economic Development. Wake County Economic Development is a program of the Greater Raleigh Chamber of Commerce. Mr. Haley and Ms. Cagle reported to the board regarding the Site Assessment Program which serves as a way for municipalities in Wake County to have their property assessed for potential industrial development. Approximately 70% of project requests are looking for sites less than 50 acres. They provided an overview of the site assessment tool and scoring. Sites receive scores based on utilities, transportation, and site characteristics. Scores received from the tool are then used to divide the sites into three different categories; the different tiers then determine which services each site will receive. Mr. Haley noted a site in Garner that was recently certified.

**8. Reports** – Mr. Wells reported that the Code & Operations met to discuss a UDO text amendment regarding community gardens.

**9. Planning, Development, and Inspections Report** – Ms. Peterson reported that the joint transit public meeting will be on May 18<sup>th</sup>.

Mr. Finn reported that land development remains active. Staff continues to work on the planning and permitting software implementation.

Mr. O'Melia reported that the board would have a meeting on May 18<sup>th</sup>.

**10. Chairman's Report** – Mr. Swanstrom reported that he is attempting to speak to commissioners about the board performing work other than what is typically brought to the board.

**11. Adjournment** – With no other business, the meeting was adjourned at 3:53 p.m.

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REGULAR MEETING  
WAKE COUNTY PLANNING BOARD  
May 4, 2016

All petitions complete, Alan Swanstrom declared the regular meeting  
of the Wake County Planning Board for  
Wednesday, May 4, 2016 adjourned at 3:53 p.m.

Respectfully Submitted:

Alan Swanstrom  
Wake County Planning Board

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