

MINUTES

**Wake County Planning Board
Wednesday, May 3, 2017
1:30 P.M., Room 2700
Wake County Justice Center
301 S. McDowell St.
Raleigh, N.C.**

Members Present (7): Mr. Jason Barron (vice-chair), Mr. Thomas Wells, Mr. Amos Clark, Mr. Phil Feagan, Mr. Ted Van Dyk, Mr. Asa Fleming, and Mr. Wayne Maiorano

Members Not Present (3): Mr. Alan Swanstrom (chair), Ms. Tara Kreider, and Ms. Ashley Foxx

Staff Members Present (4): Mr. Steven Finn (Land Development Administrator), Mr. Tim Maloney (Planning, Development & Inspections Director), Mr. Keith Lankford (Planner III), and Mr. Russ O'Melia (Clerk to the Board)

County Attorney Present (1): Mr. Kenneth Murphy

4. ZP-889-16: To rezone a 16.89-acre portion of a 66.85-acre parcel located at 9927 Falls of Neuse Road from Residential-80 Watershed (R-80W) to Residential-40 Watershed (R-40W)

Mr. Lankford presented the staff report to the board.

Mr. Barron asked what the use category would be. Mr. Lankford said it would fall under the "All other outdoor recreation" use which is a permitted use in both R-40W and R-80W. Mr. Barron asked if the zoning boundary line would have been different in 1992 if they had the current information at that time. Mr. Lankford said that the adopted line was based on the best available information at that time, and the zoning line would have been drawn where it is proposed if the current data was available.

Mr. Van Dyk asked about the location of the proposed zoning boundary line. Mr. Lankford said that Withers and Ravenel recreated the study, remapped the output, and they came up with the new line which would shift the line by 600 feet.

Mr. Wells asked about the 200-minute time-of-concentration study. Mr. Lankford said that a number of factors contribute to the outcome, including slope, roughness of the land, and debris that affects the amount of ground covered in 200 minutes.

Mr. Fleming asked about the impervious surface and if it would ever exceed 12 percent. Mr. Lankford said that 12 percent is the limit for the impervious surface.

Mr. Loftie Smith of WithersRavenel came forward stating that he is the site engineer for New Life Camp. He said that in 1992 the zoning line would have been several hundred feet off the property. They did not choose where they wanted the zoning line to be; the result of the LIDAR study was that the line shifted 600 feet. He said that the cabins need to be replaced, and they will be doubling in size. The new cabins will have sprinklers and will accommodate 20 occupants. The cabins will have bathrooms and a screened porch.

Mr. Wells asked about any effect on adjacent properties. Mr. Lankford said that the request is only within the property. If any other properties requested a rezoning, those would need to go through the same rezoning process.

Mr. Clark said that the petition seems like a reasonable request. He said that the new LIDAR data is much more accurate than what was available in 1992, and the proposal exceeds the state requirements.

Mr. Feagan made a motion in the matter of ZP-889-16 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, the existing and stated proposed continued use, and the permissible range of uses are:
 - a) Consistent with the Land Use Plan's designation of this area as a Non-Urban Area/Water Supply Watershed, reasonable, and appropriate for the area;
 - b) Consistent with the Non-Urban Area/Water Supply Watershed designation, which allows for limited nonresidential uses such as this summer youth camp;
 - c) Consistent with three of the stated goals of the Land Use Plan, more specifically:
 - i) Goal # 2--To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;
 - ii) Goal # 4—To encourage maintenance of open space, scenic aspects of rural areas, entrance ways to urban areas, and transition areas between urban areas;
 - iii) Goal # 5--To encourage the conservation of environmentally significant areas and important natural and cultural resources;
 - d) Reasonable, and in the public interest because it would allow for the reconstruction of the existing deteriorated cabins to meet the State Building Code, as well as ancillary site improvements, that would:
 - i) Meet a public need by allowing the continuation of the summer youth camp and related programs;
 - ii) Preserve the open space, rural character, and scenic aspects of the camp at the transitional edge of the City of Raleigh;
 - iii) Preserve environmentally significant areas within the subject property;
 - iv) Ensure the continuation of the camp's operation and the conservation of the camp as a cultural resource;

- v) Not create any adverse traffic impacts;
- vi) Not adversely impact adjacent properties from a stormwater perspective.

All of which advance the public health, safety, and general welfare

- 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 the adjacent roadways, the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

Mr. Clark seconded the motion. By a vote of 7-0, the motion passed.

Mr. Maiorano made a motion in the matter of ZP-889-16 that the Planning Board offers to the Wake County Board of Commissioners a recommendation for approval of the rezoning request as presented. Mr. Clark seconded the motion. By a vote of 7-0, the motion passed.