



LOWER NEUSE
AREA PLAN

Lower Neuse Draft Plan

December 2023

Meeting Agenda

- Working Schedule
- Purpose of the Study
- Chapters of the Plan (With Focus on Maps)
- Feedback

Working Schedule

- Planning Board Sub-committee review – December 6
- Soft Public Launch of Draft Study – December
- Public Review of Draft Study – January / February
- Full Planning Board Review – February / March
- Board of Commissioner Review – April / May

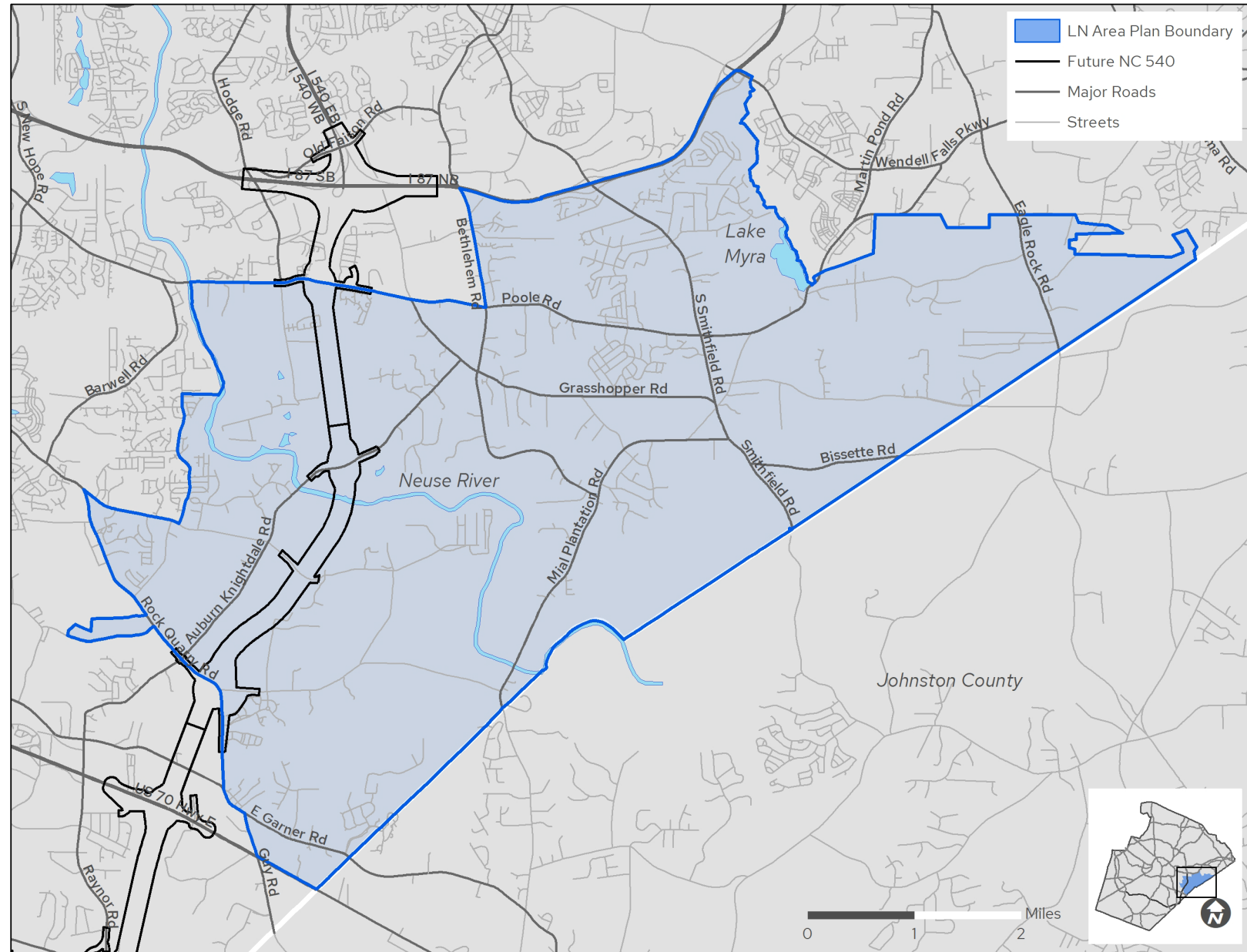


Purpose of the Plan

- 1) Modernize Plan (evolving) (previous plans 2000-2004)
- 2) Align with PLANWake
- 3) Align with Municipal Plans (annexations)
- 4) Address Resident and Stakeholder Concerns (focused)
- 5) Set the Groundwork for Next Steps



Lower Neuse Area



Chapters

- 1) Study Overview
- 2) Existing Conditions and Plans
- 3) Public Input
- 4) Future Land Use Plan
- 5) Additional Planning Elements
- 6) Further Work / Next Steps

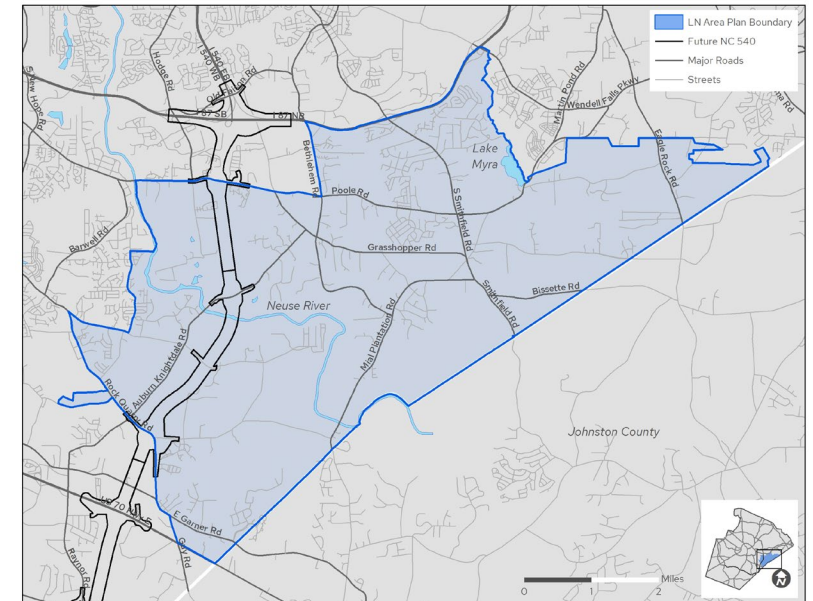




Study Overview

Study Area

- Total Study Area - 20,500 acres / 32 sq. miles
- Wake Jurisdiction w/in Area – 19,000 acres / 30 sq. miles



Population

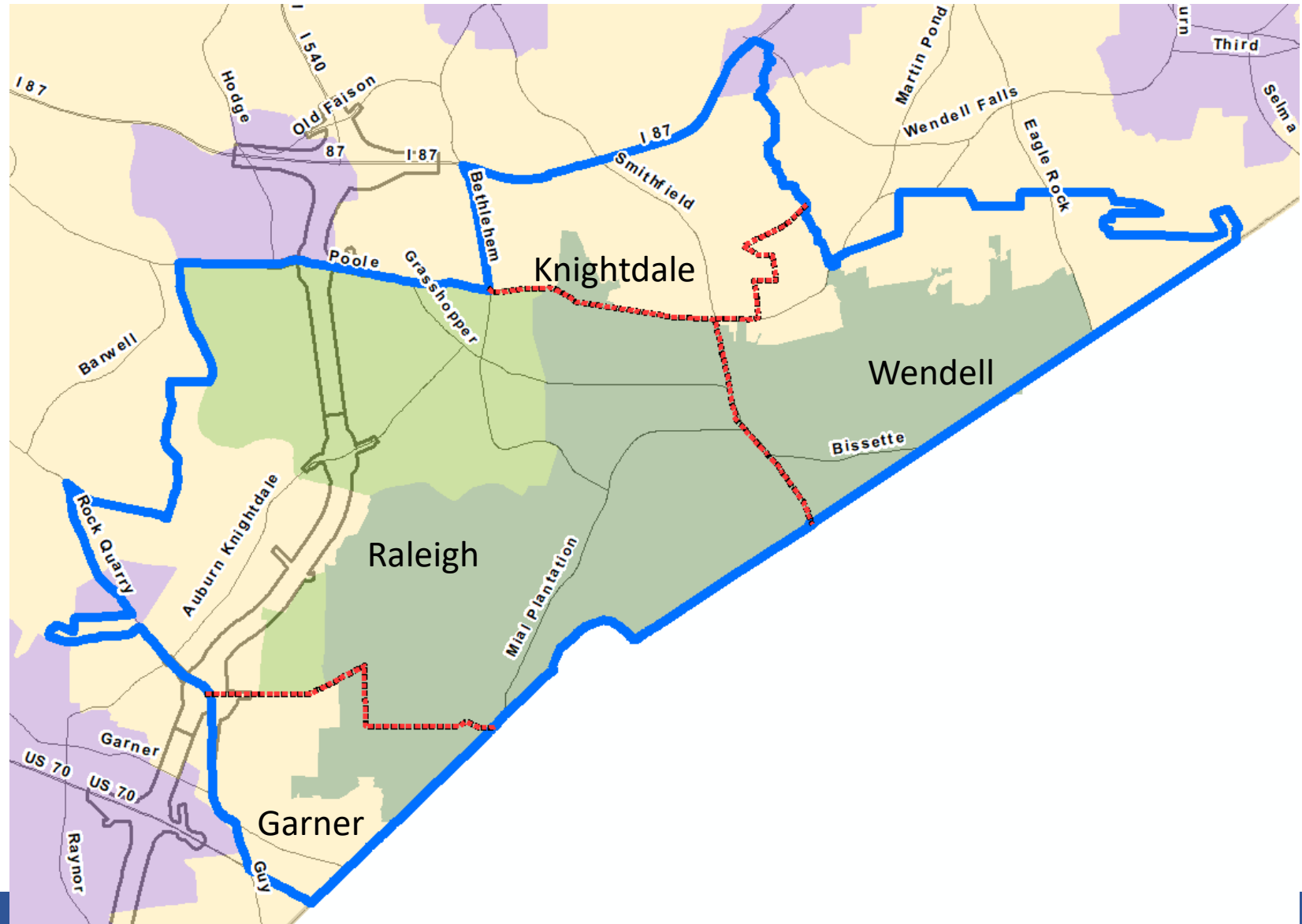
- Total Study Area Planning Calculation – 16,962
- Wake Jurisdiction w/in Area Planning Calculation – 12,639
- Census Block Groups – 24,317
- 2045 Future Population – 46,770 (29,808 additional)

Key trends since 2000

- 1) County permitted lots and houses
- 2) Municipal agreements for growth (2000 –vs– PLANWake)
- 3) Recent municipal annexations
- 4) Support for continued agricultural operations
- 5) Marks Creek rural land initiative and county acquisition
- 6) NC 540
- 7) Neuse River Greenway



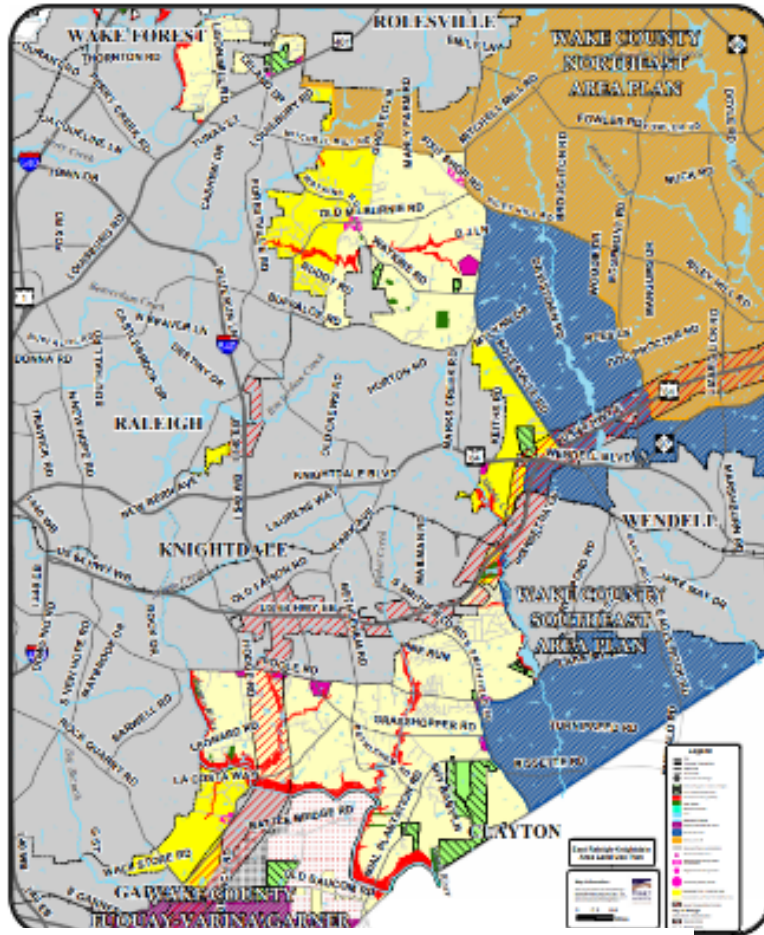
NC 540 & Planning Framework



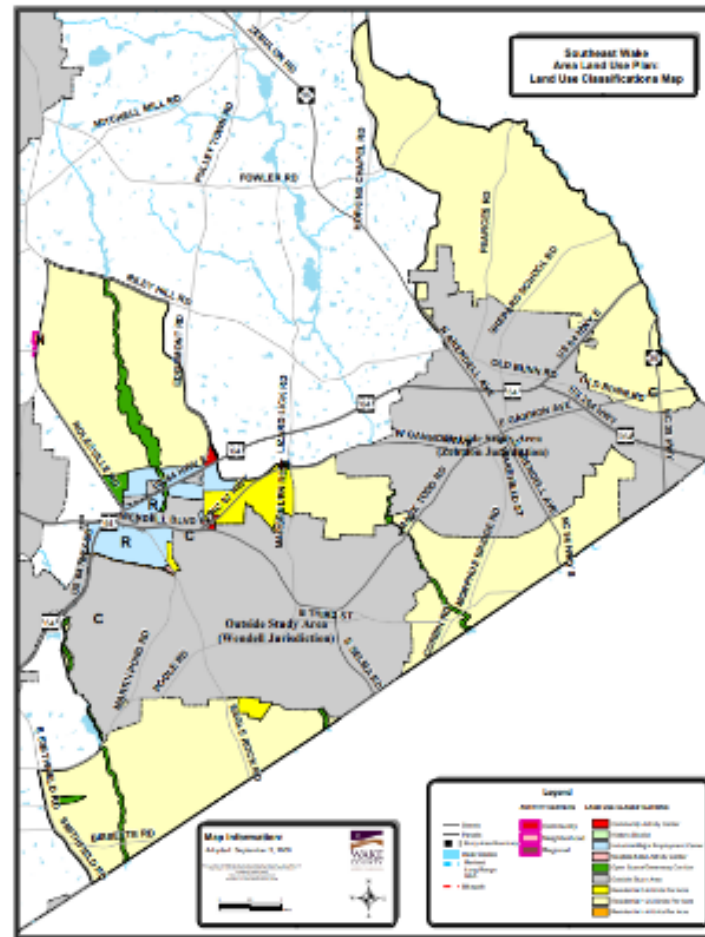
Marks Creek and Neuse River



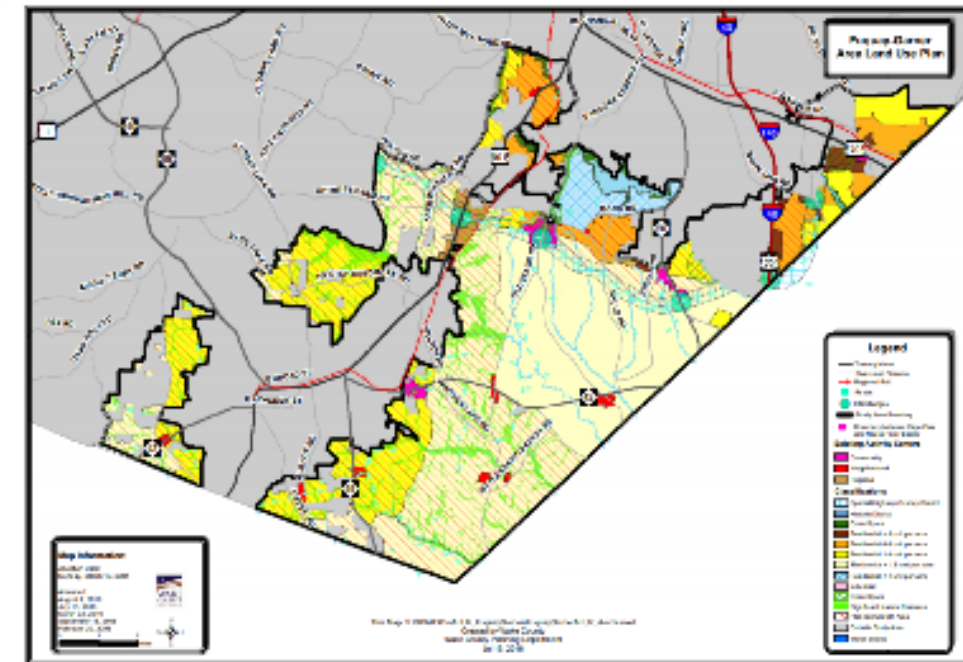
2000 Plans



**E. Raleigh/Knightdale
ALUP (2003)**



Southeast ALUP (2000)

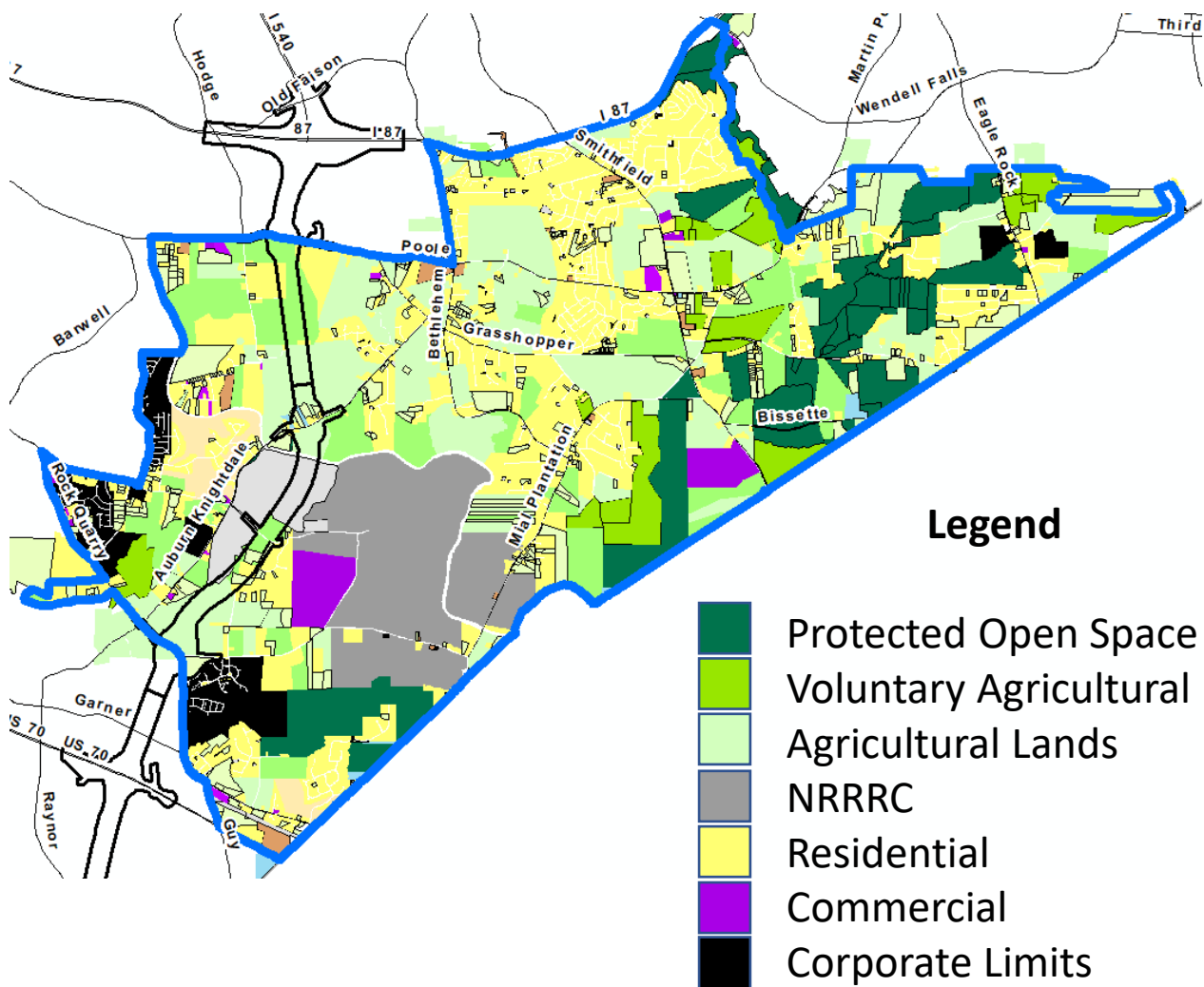


Fuquay/Garner ALUP (2004)



Existing Conditions and Plans

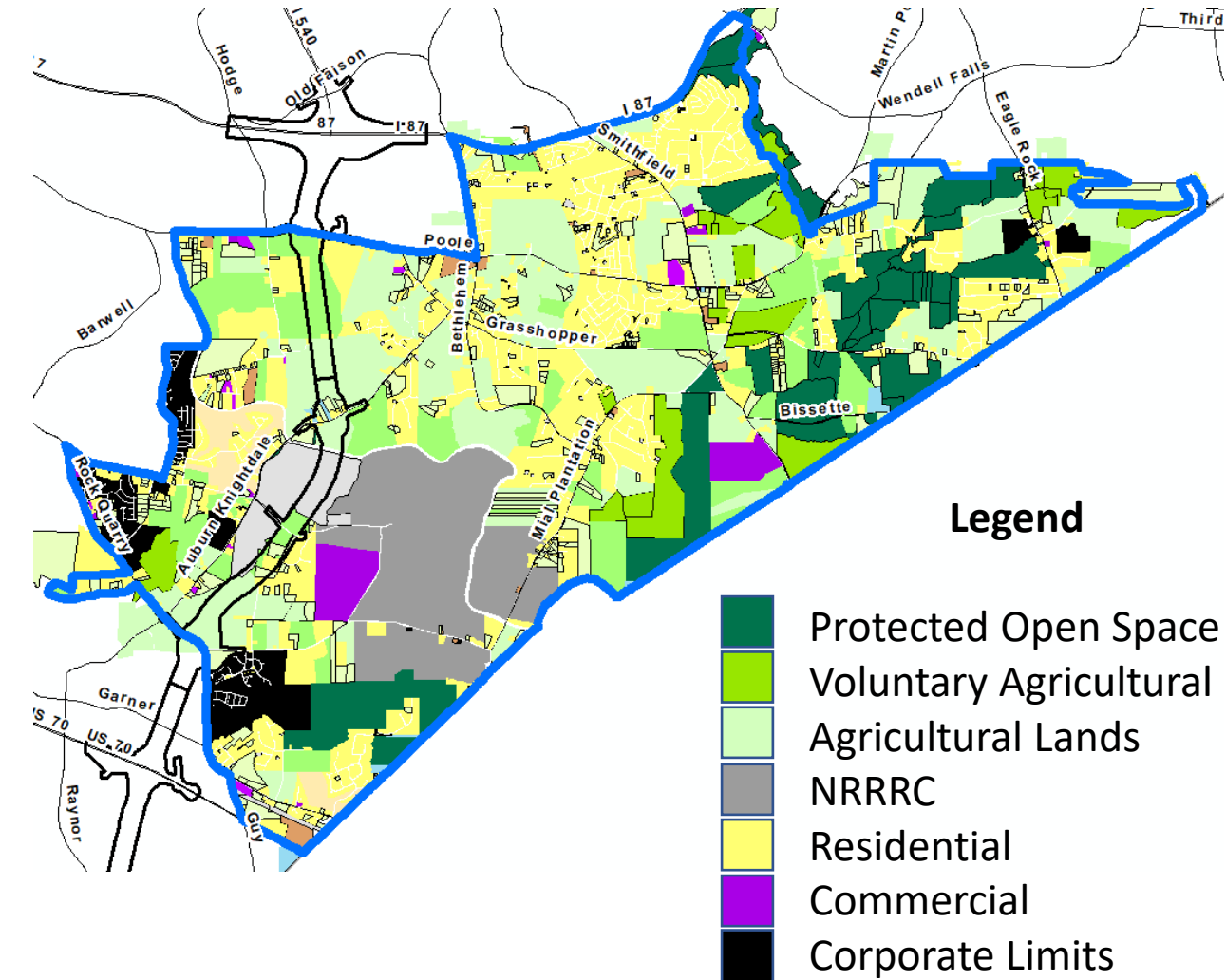
Existing Conditions



Overview

	Total	Wake County Only
Subdivisions	122 (5,000 acres)	108 (4,500 acres)
Voluntary Agricultural Districts (VADs)	25 (1,478 acres)	25 (1,478 acres)
Activity Centers	4	4

Existing Conditions



Land Use	Acreage	Percent
Agricultural	4,746	24.3%
Forestry	1,989	10.2%
Horticulture	146	0.7%
Residential	5,333	27.3%
Commercial / Industrial	402	2.1%
Institutional	4,472	22.9%
Golf Course	277	1.4%
Vacant	2,179	11.2%

Major Land Holdings

- Neuse River Resource Recovery Center (~1,900 Acres)
- Wake County Open Space (~1,400 Acres)
- Clemmons Forest (~450 Acres)
- Sarah and Bailey Williams Preserve (~340 Acres)
- NC 540 (Future ~180 Acres)

Block Groups

Block Group 1; Census Tract 528.07

Block Group 1; Census Tract 528.10

Block Group 2; Census Tract 528.10

Block Group 1; Census Tract 541.08

Block Group 3; Census Tract 541.08

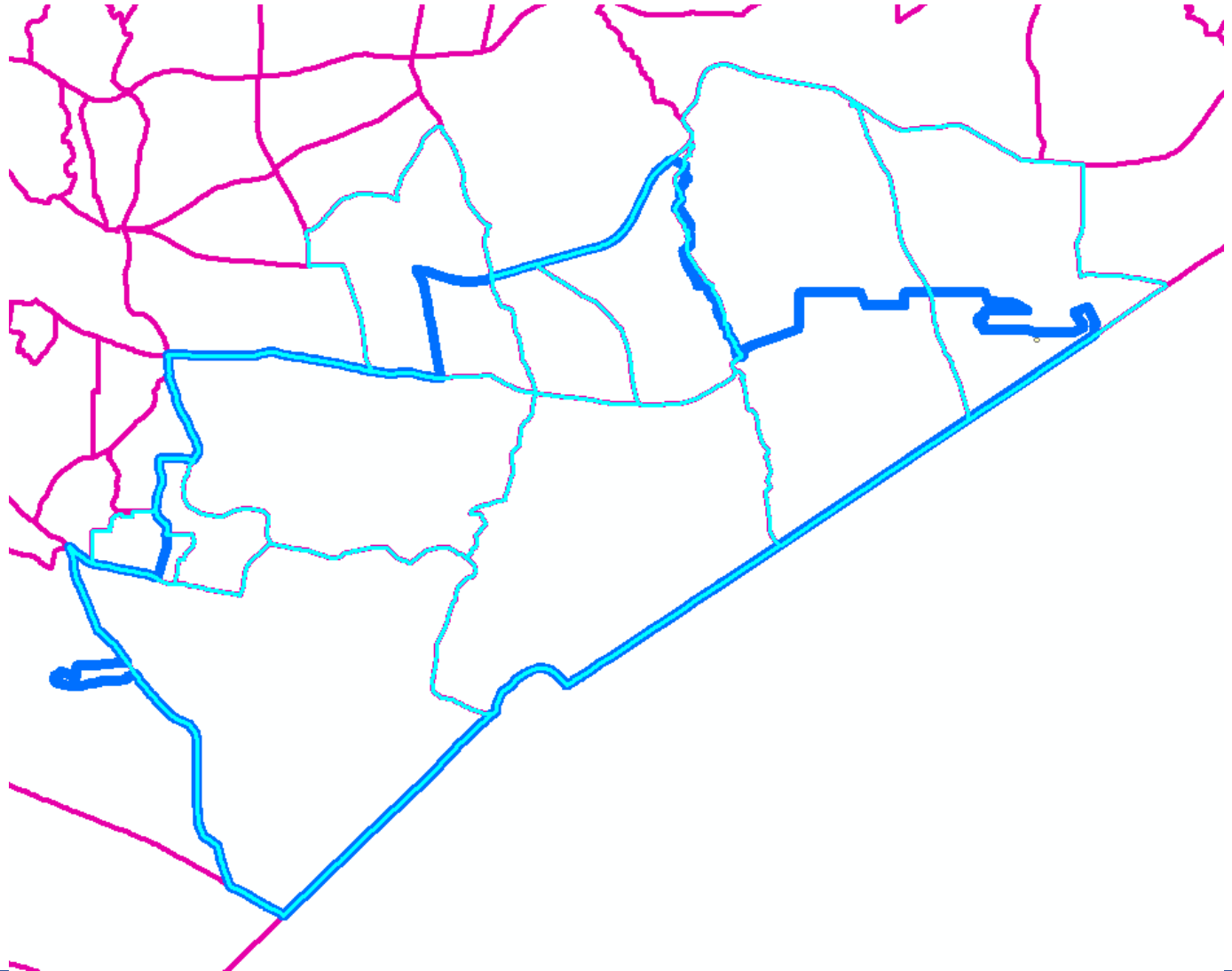
Block Group 1; Census Tract 541.09

Block Group 2; Census Tract 541.09

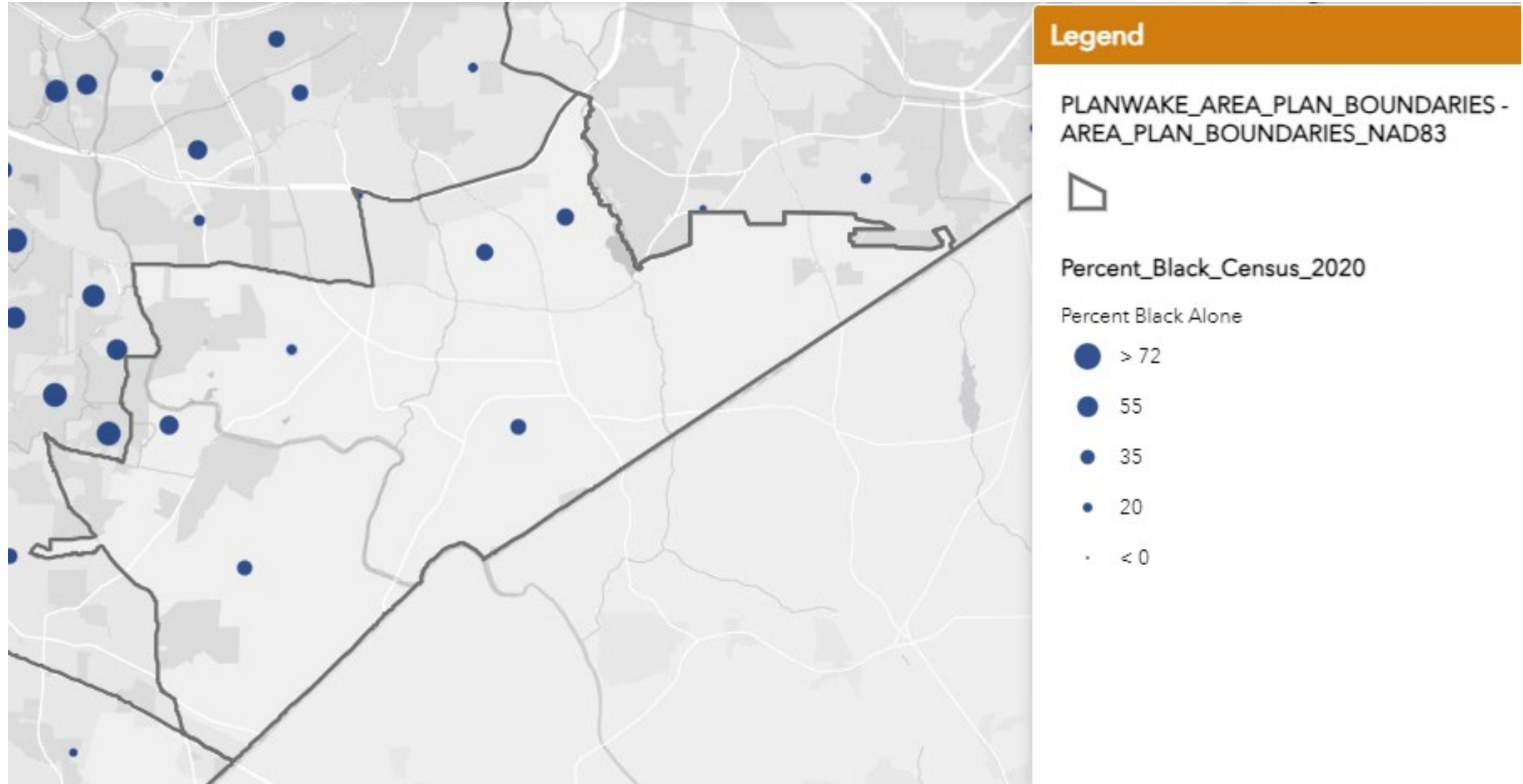
Block Group 2; Census Tract 541.15

Block Group 2; Census Tract 544.02

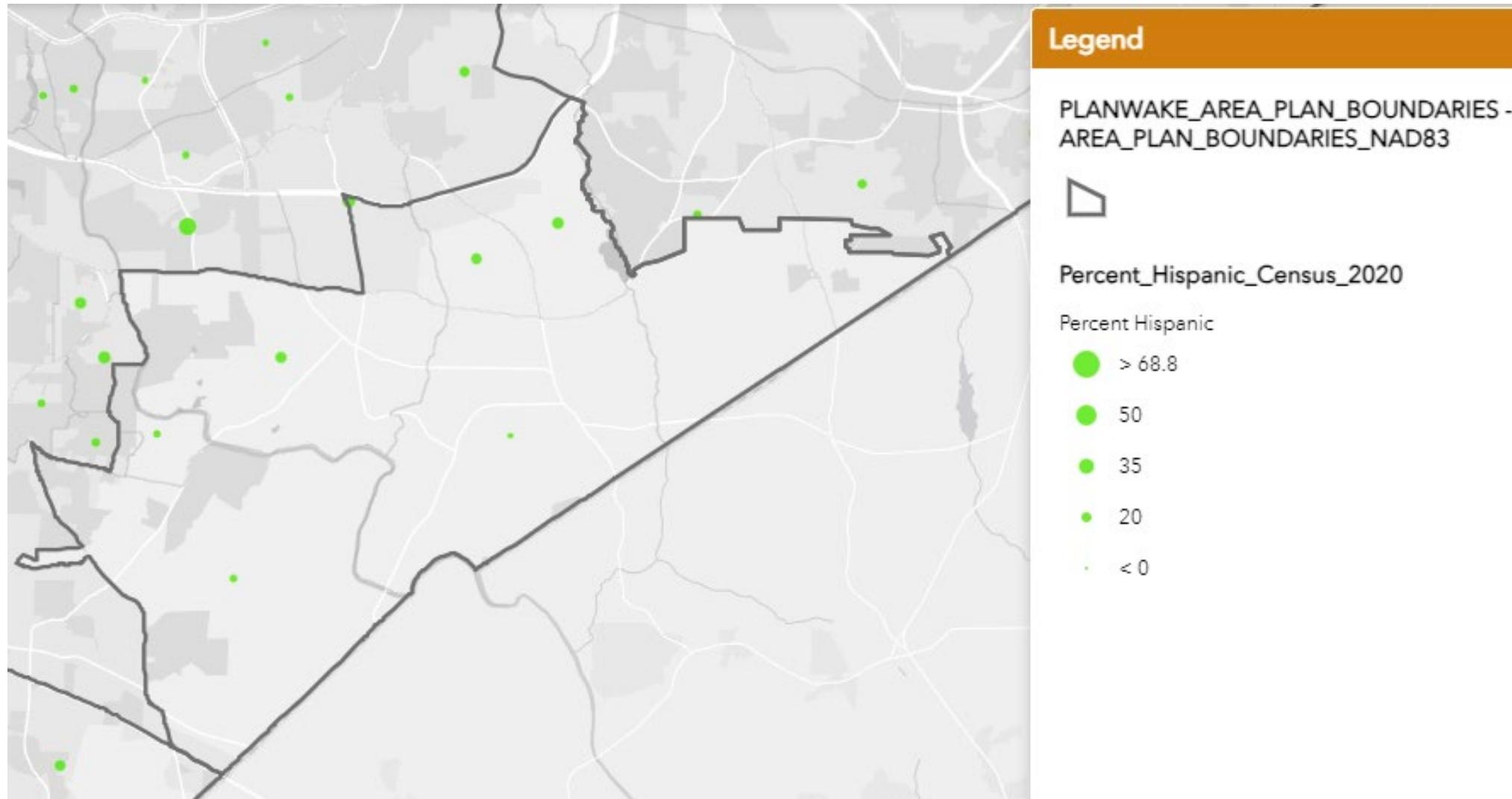
Block Group 3; Census Tract 544.02



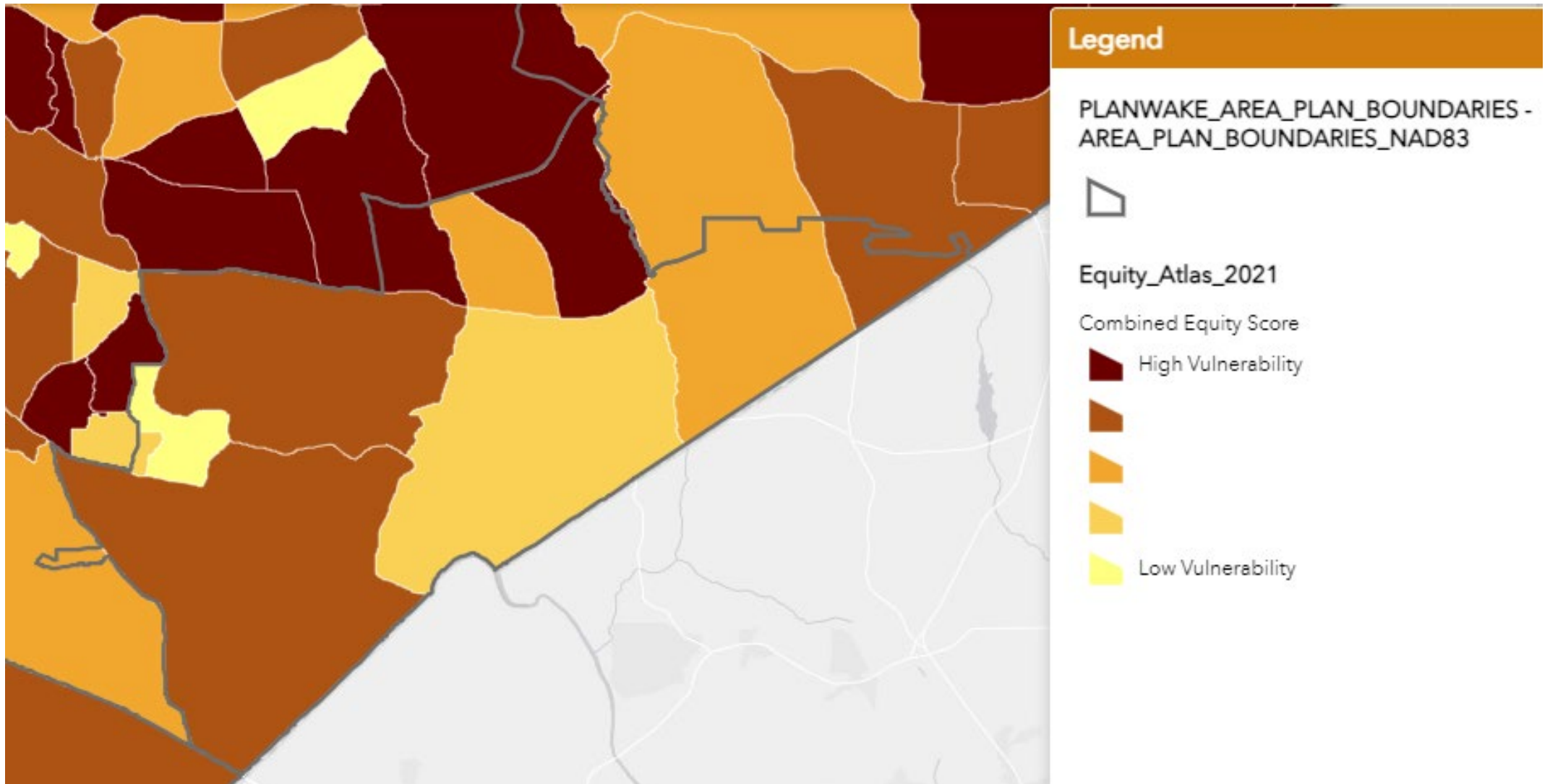
Census Race Data



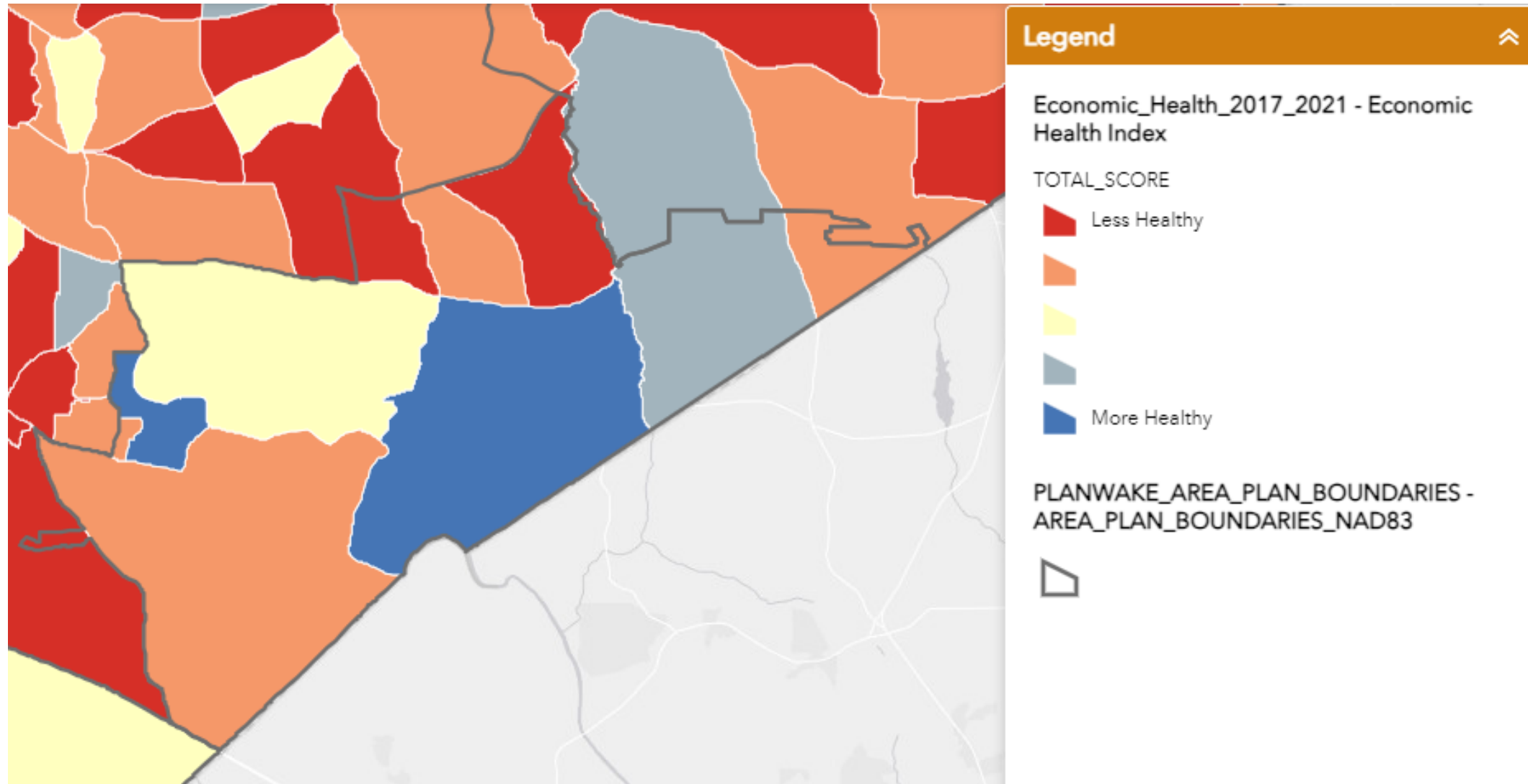
Census Ethnicity Data



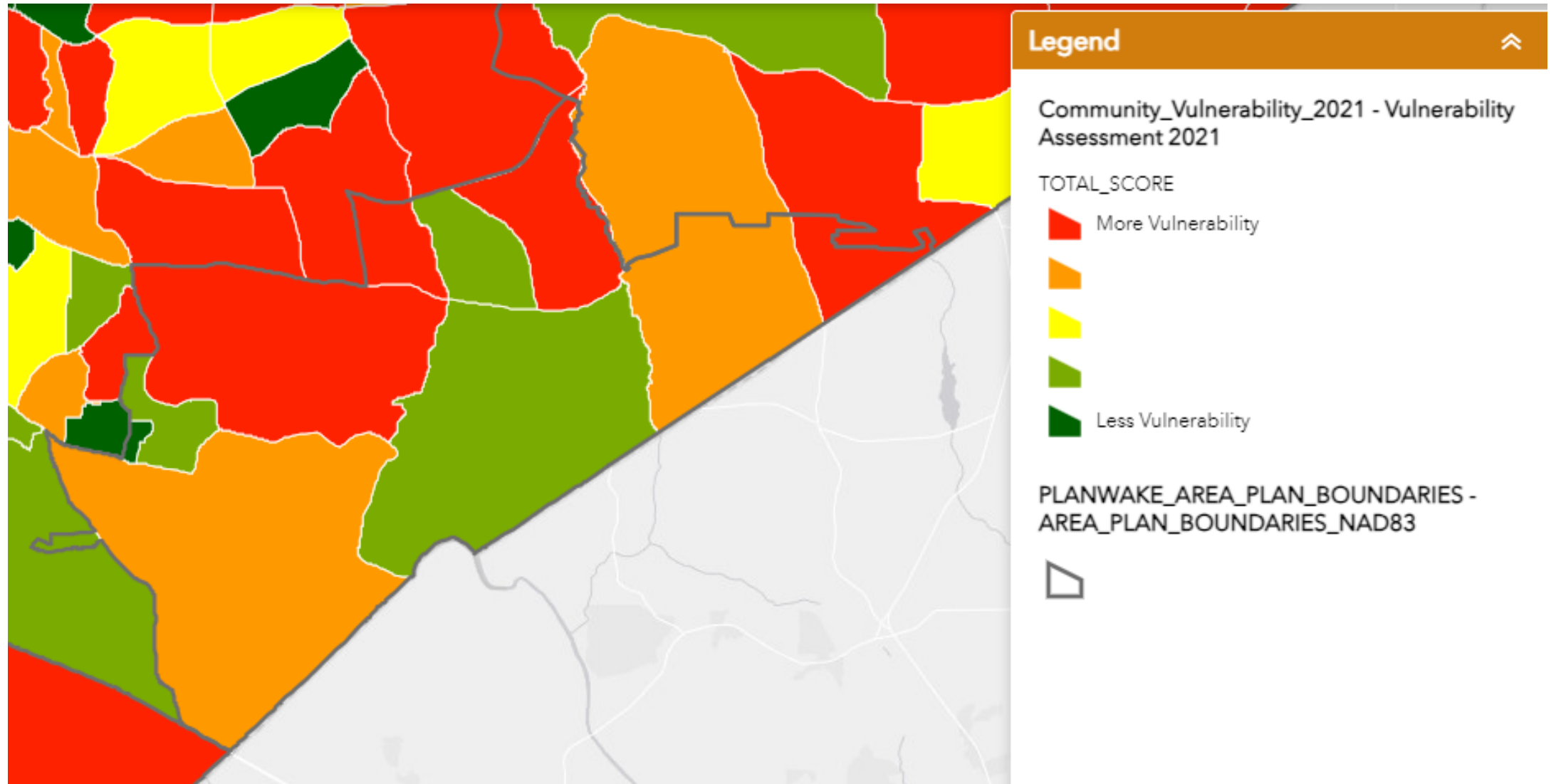
Wake County Equity Atlas



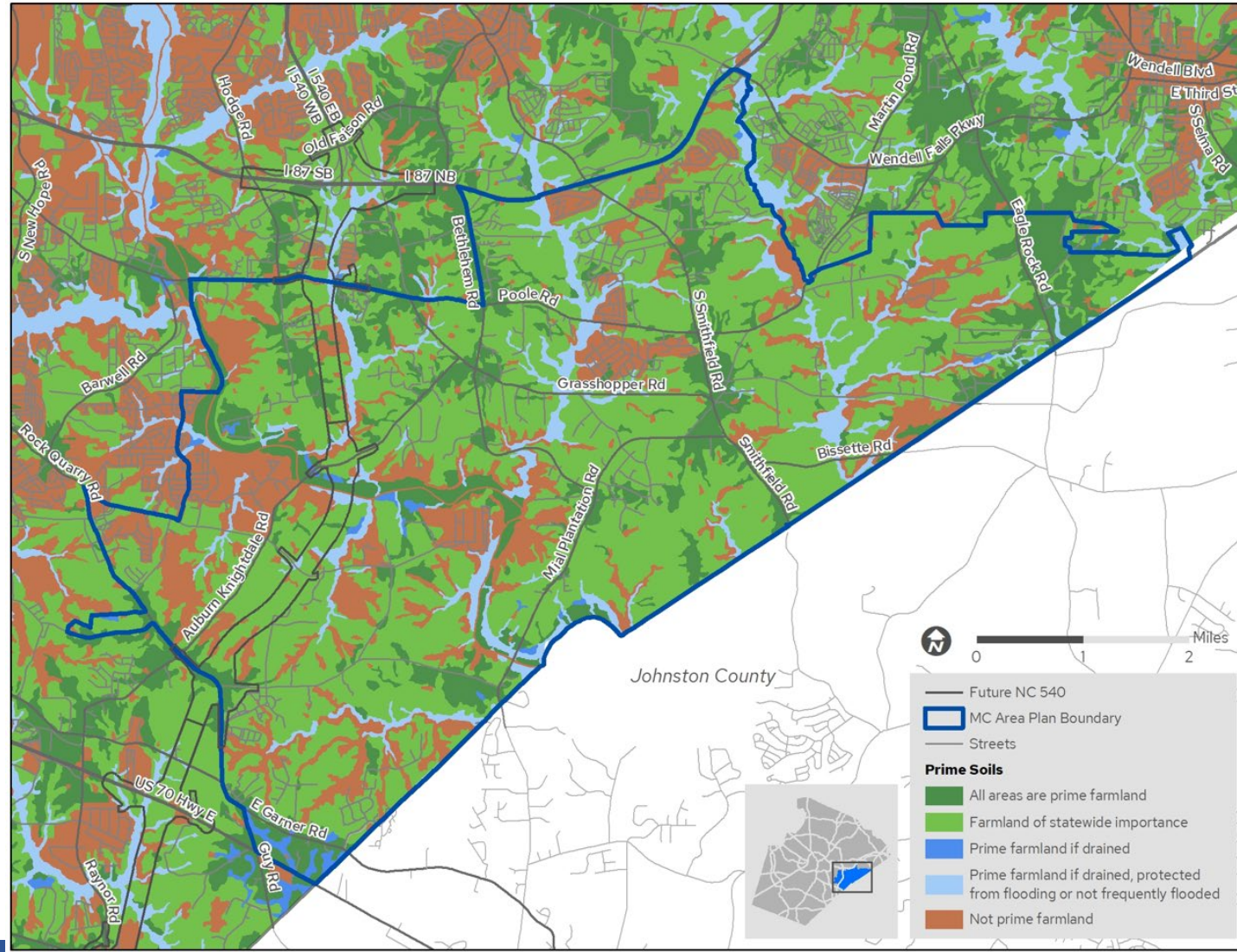
Economic Health Index



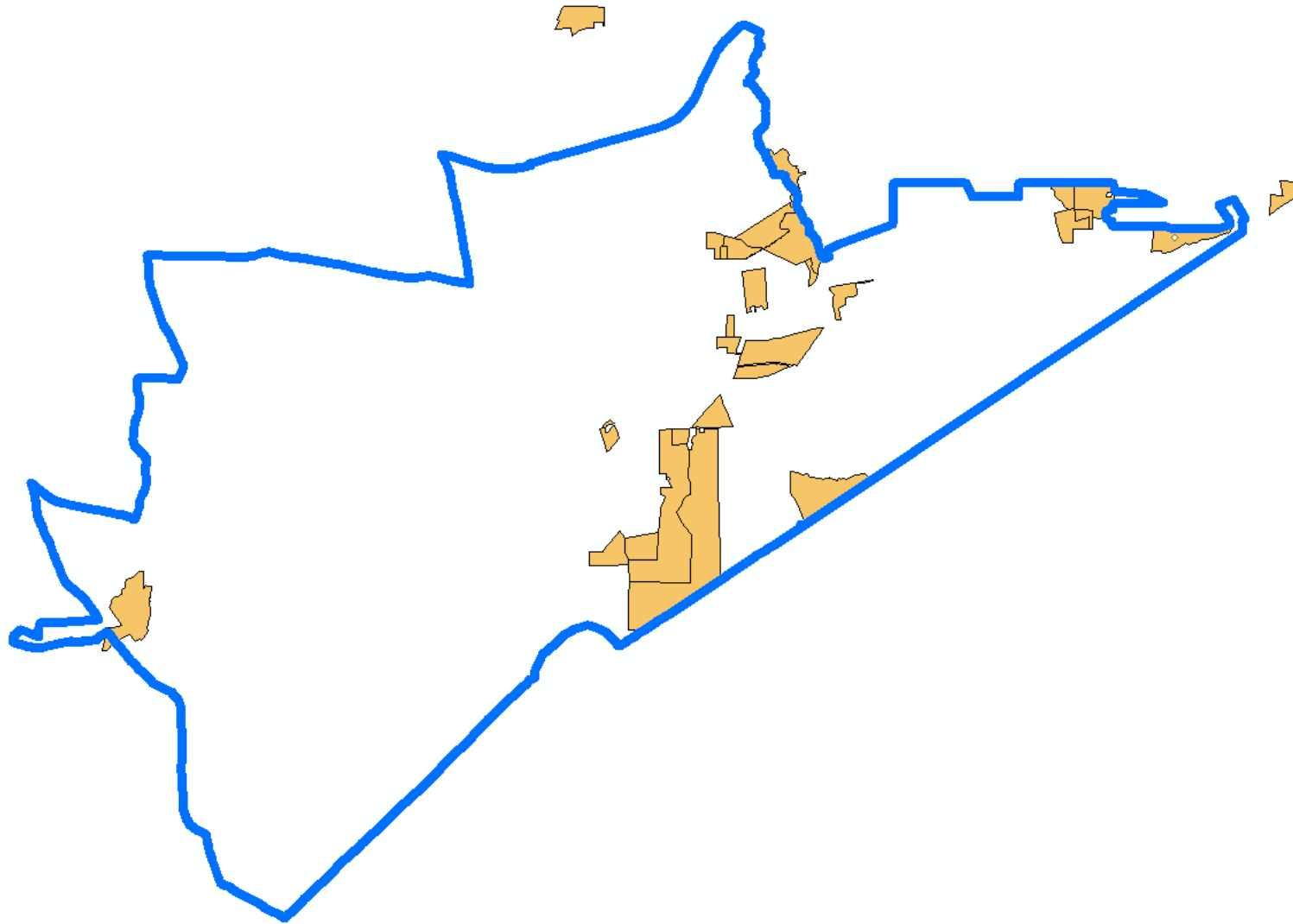
Community Vulnerability Index



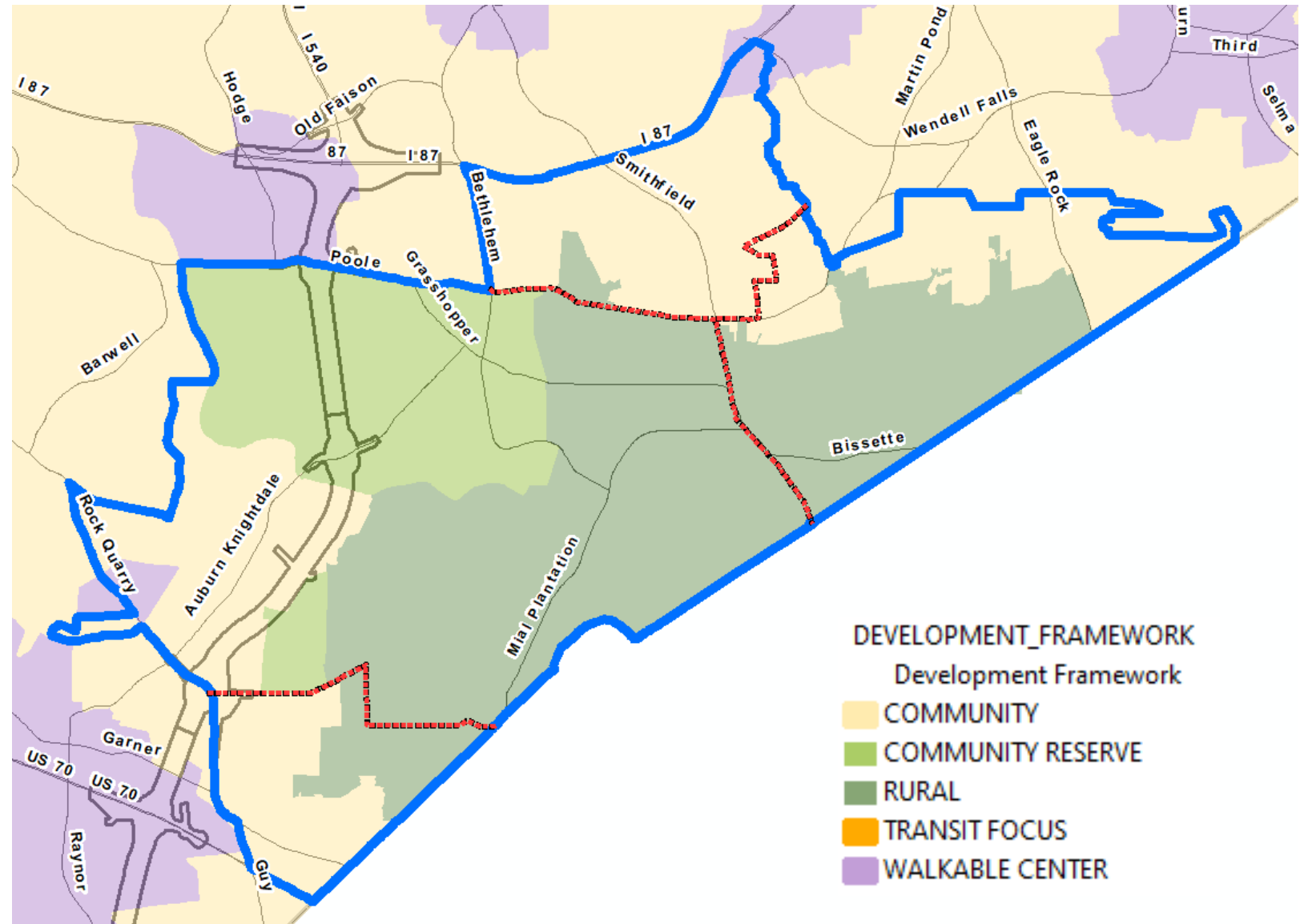
Prime Farmland



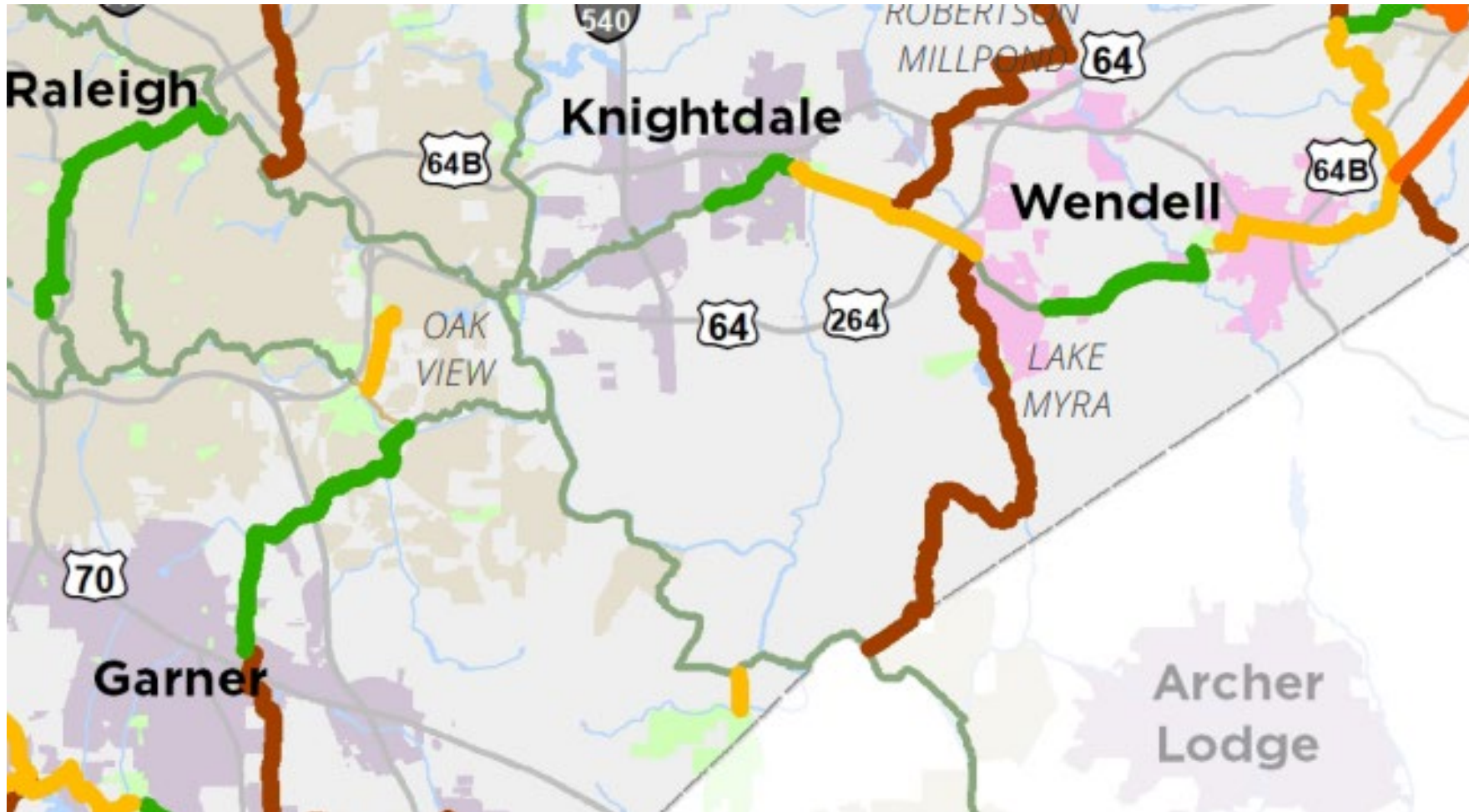
VADs



LN and PLANWake Development Framework



Proposed Greenways



Other Issues

- 1) 1 in 5 wells in eastern Wake County may be contaminated with naturally occurring radioactive elements, including uranium, radium and radon.
- 2) Retail Locations





Public Input

Public Input

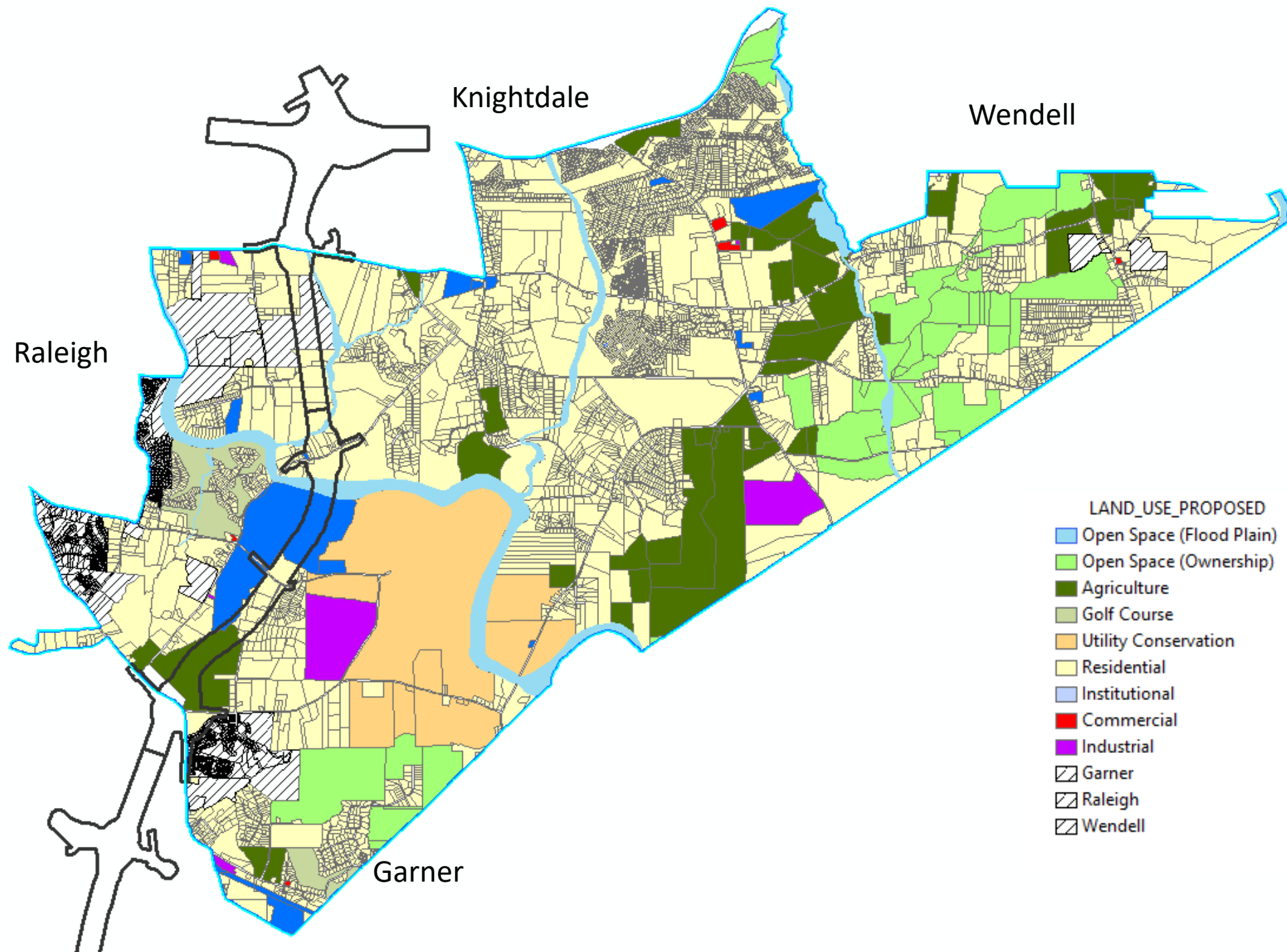
- Preserve Resources
- Protect Unique Area
- Need Closer Retail Options



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Future Land Use Map





LOWER NEUSE

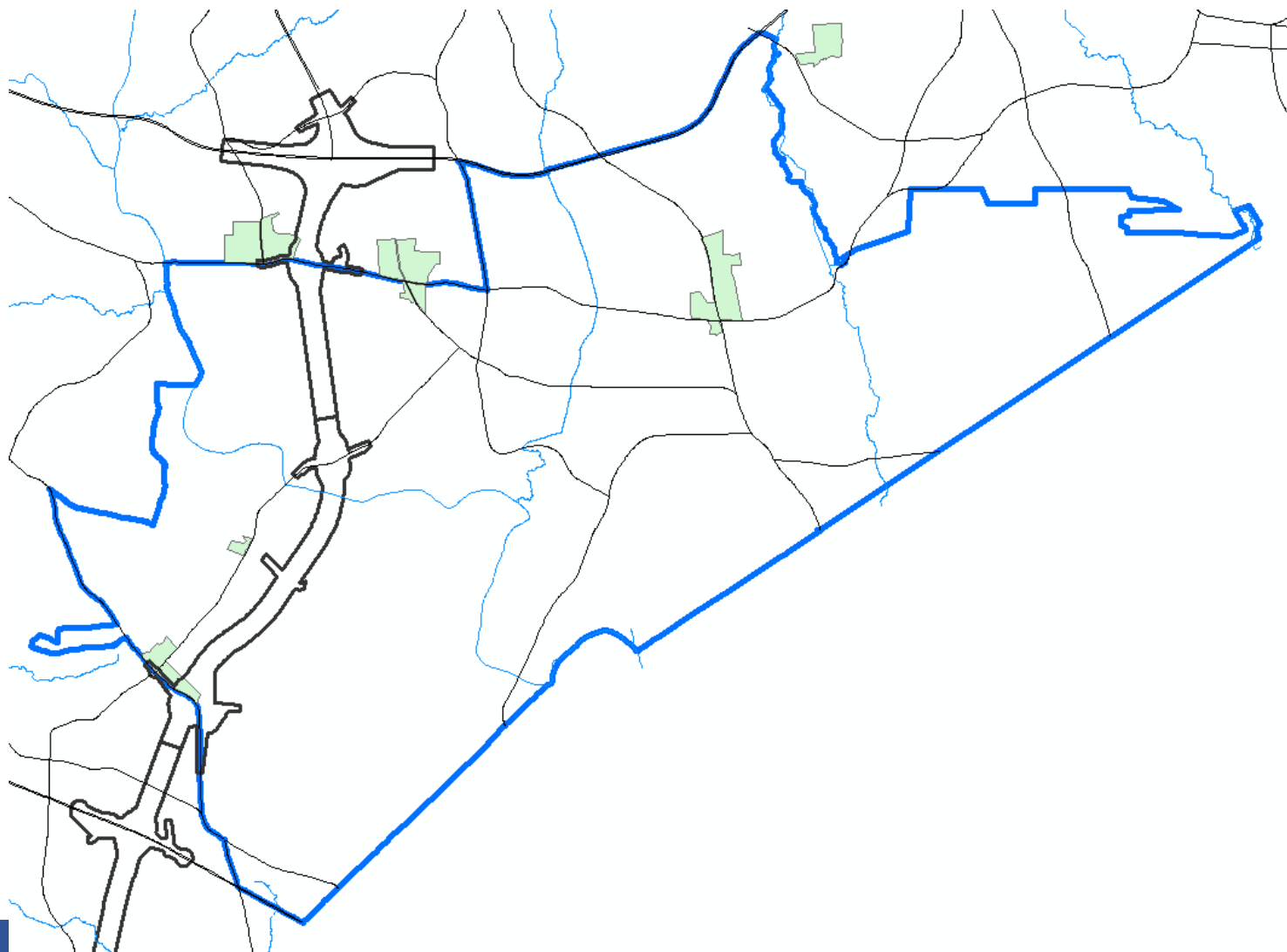
AREA PLAN

Additional Planning Elements

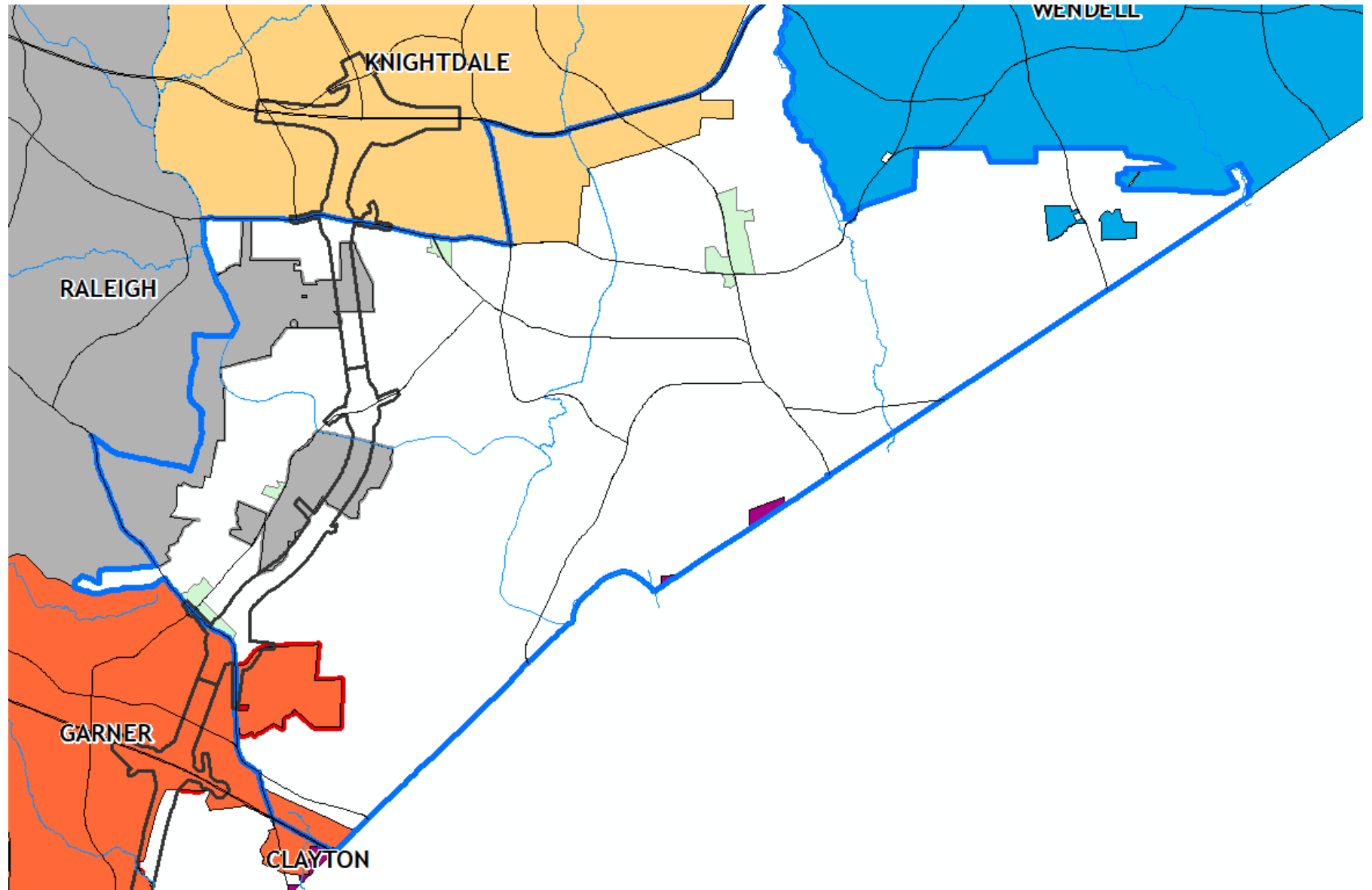
MUD's

- Smithfield and Poole
- Poole at Grasshopper (North Knightdale / South Rural)
- Poole and Hodge (Knightdale)
- NC 540 at Rock Quarry (Raleigh)
- Along Auburn Knightdale (??)

MUD's



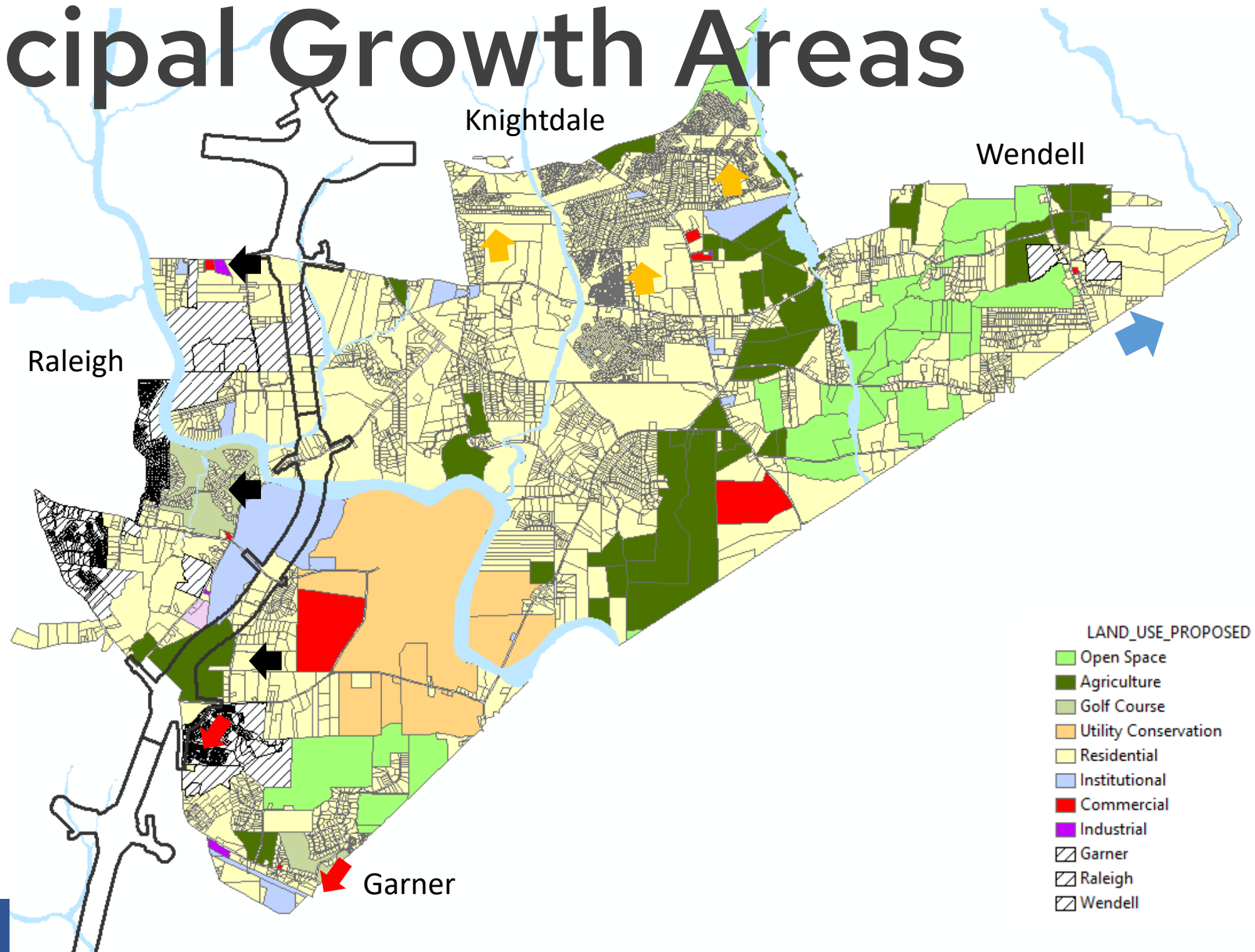
MUD's



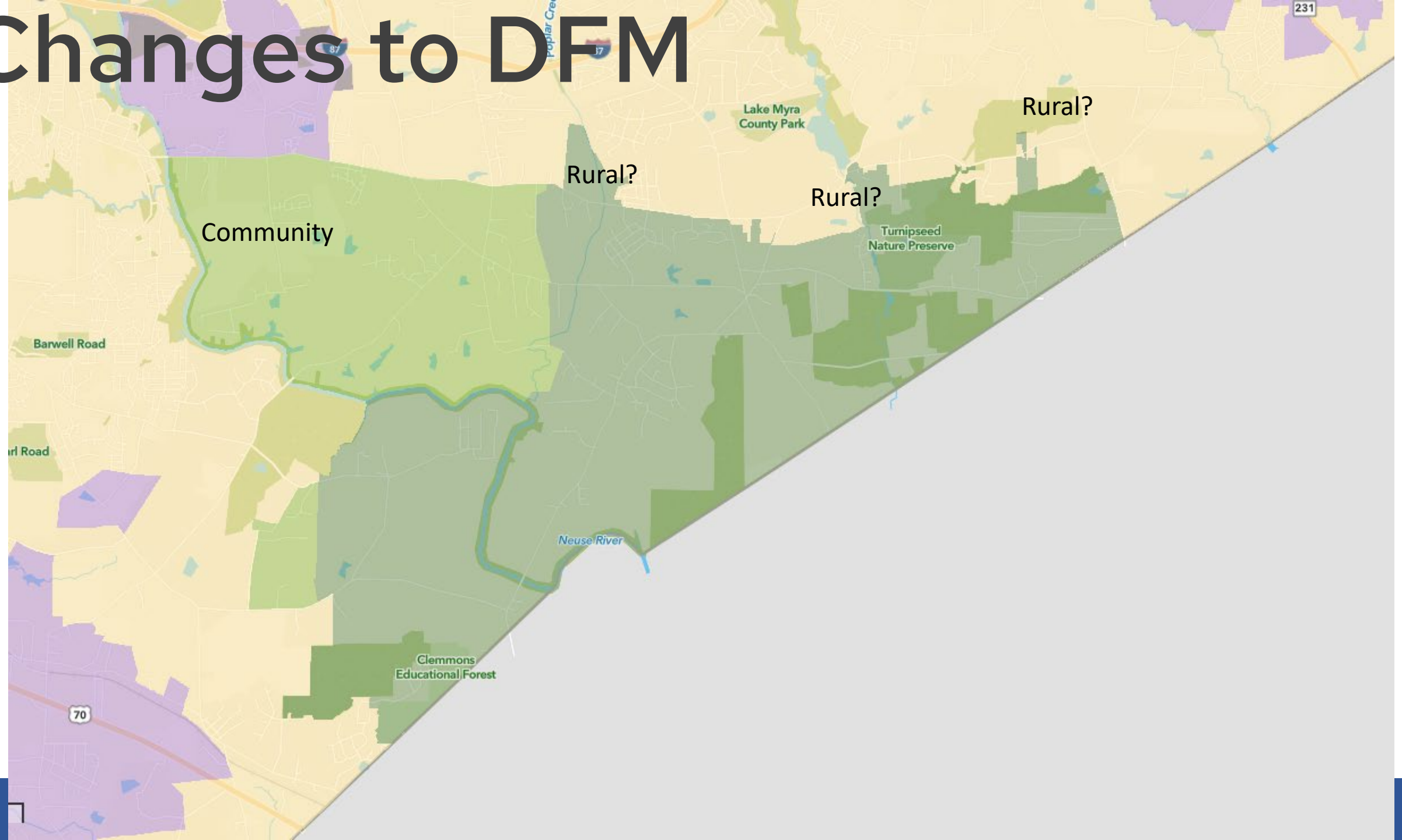
MUD's

- Smithfield and Poole - KEEP
- Poole at Grasshopper - KEEP SOUTHSIDE
- Poole and Hodge - REDESIGNATE AS WALKABLE CENTER
- NC 540 at Rock Quarry - REDESIGNATE AS WALKABLE CENTER
- Along Auburn Knightdale - KEEP

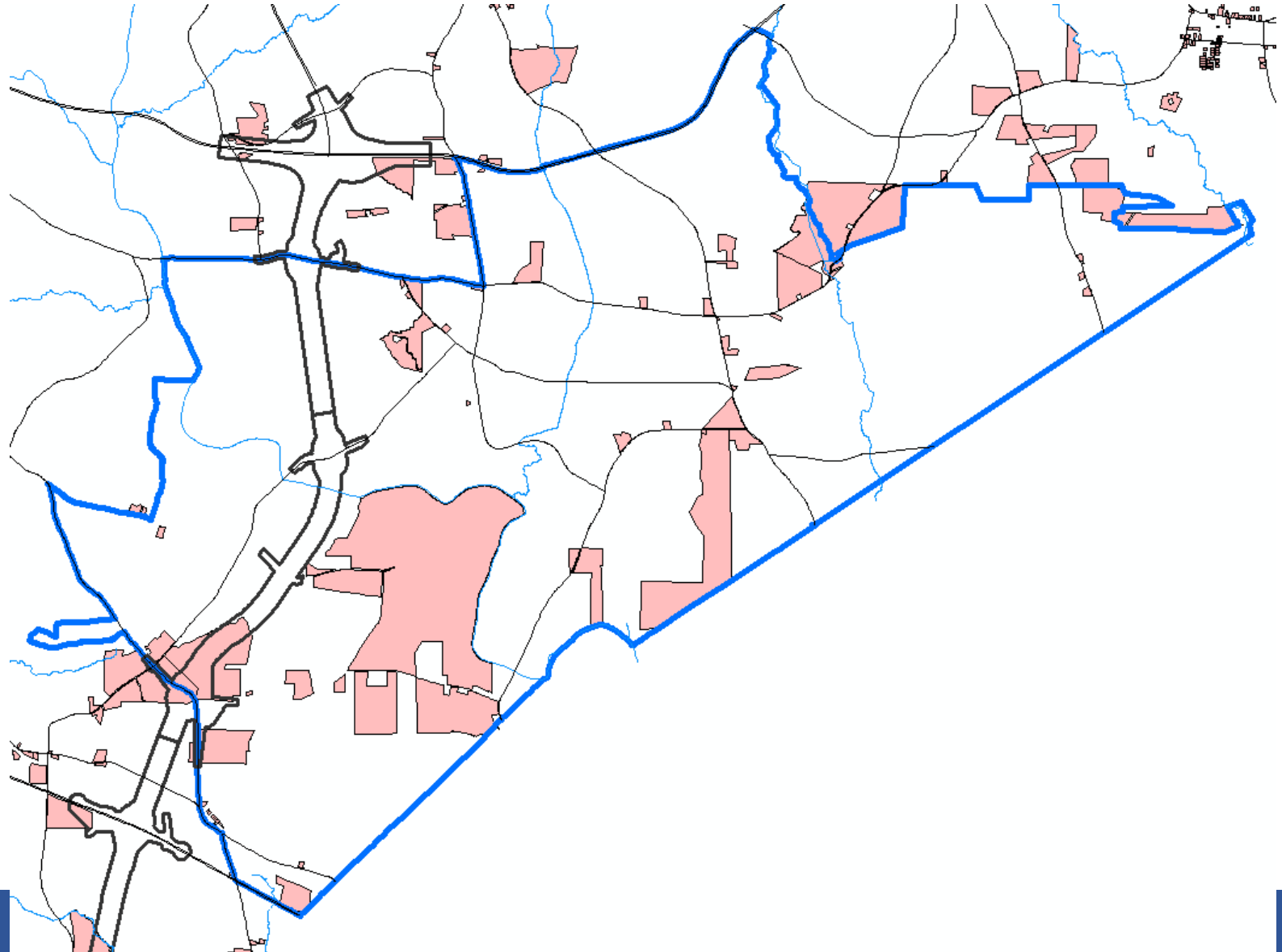
Municipal Growth Areas



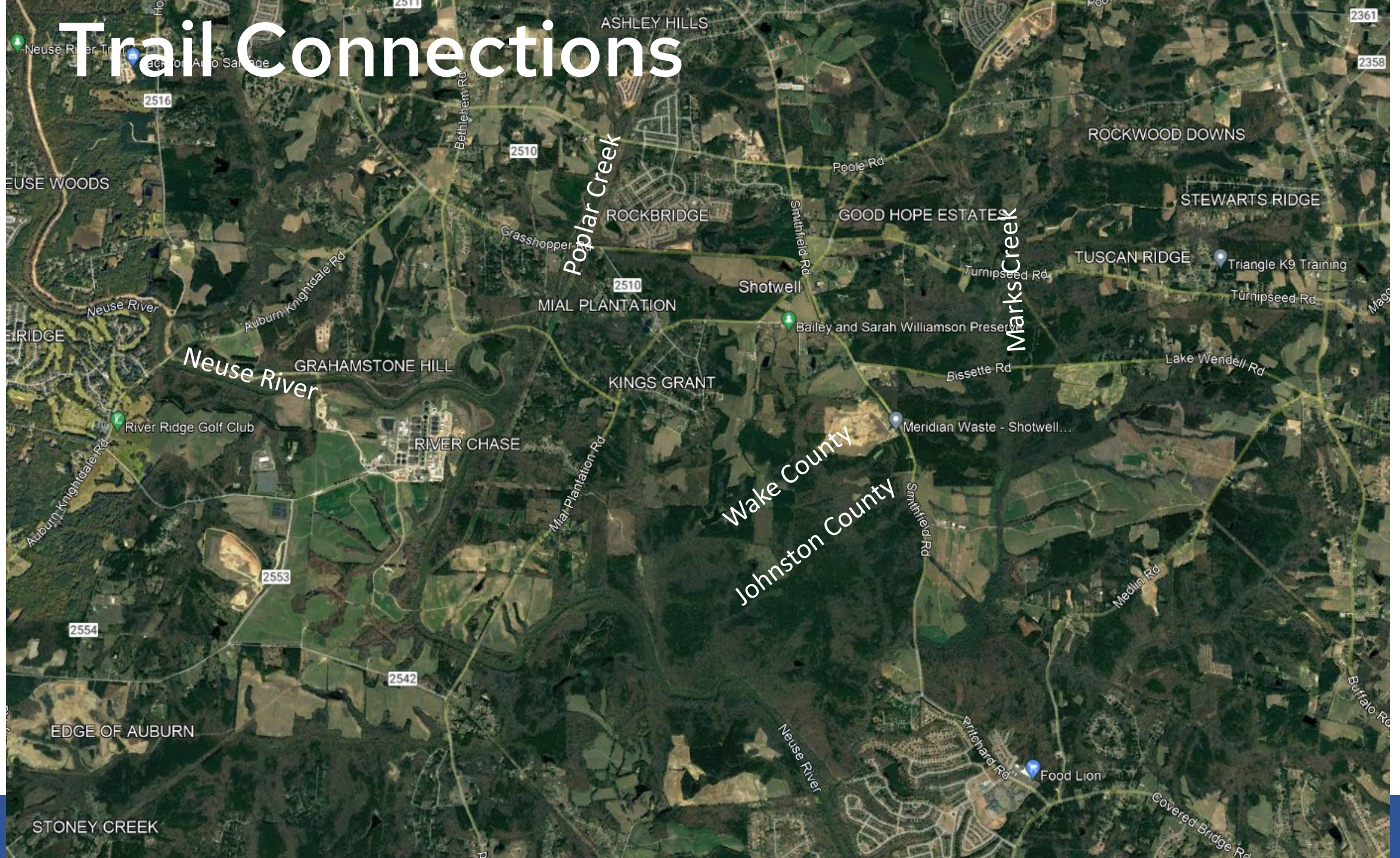
Changes to DFM



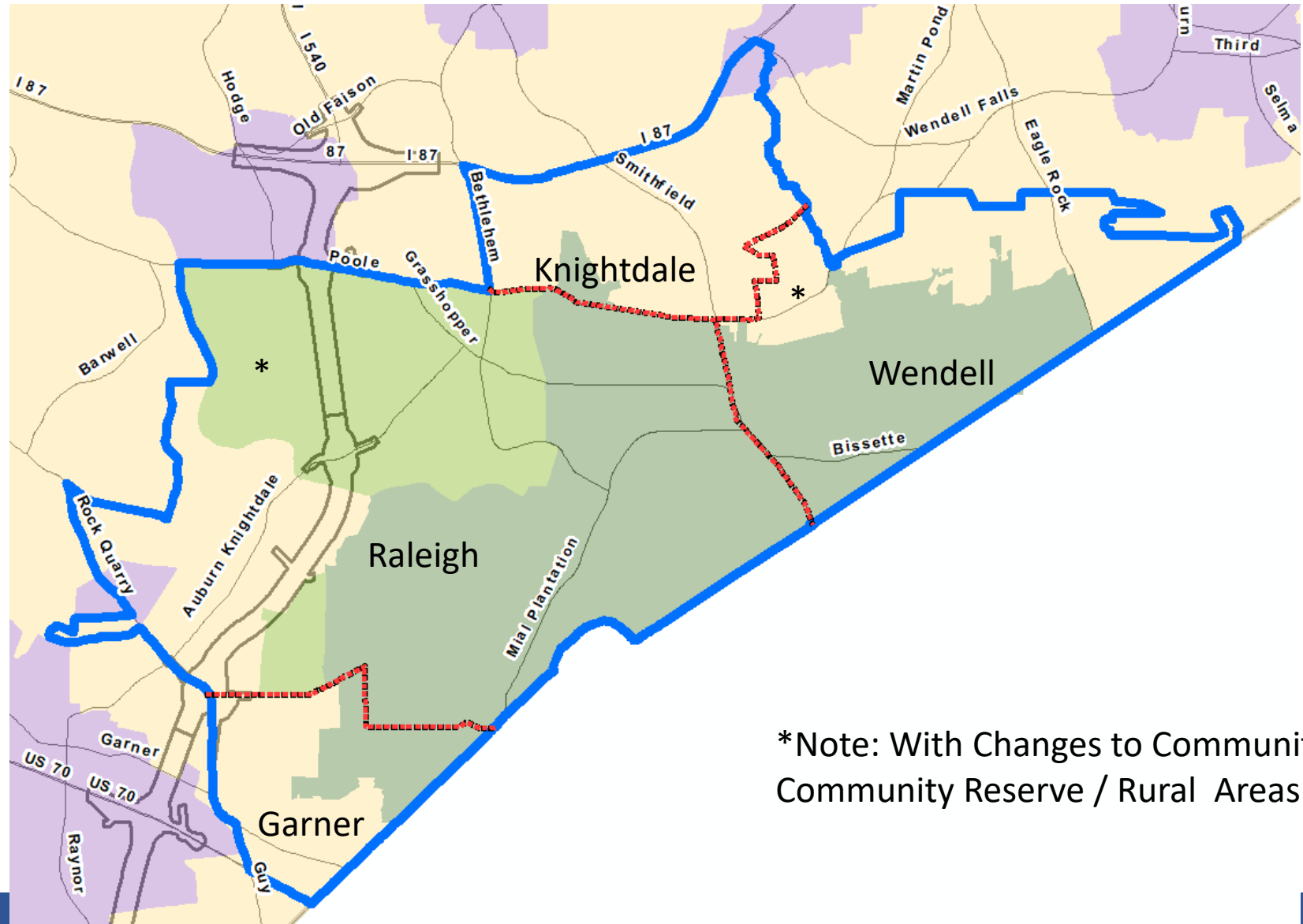
Historic Properties



Trail Connections

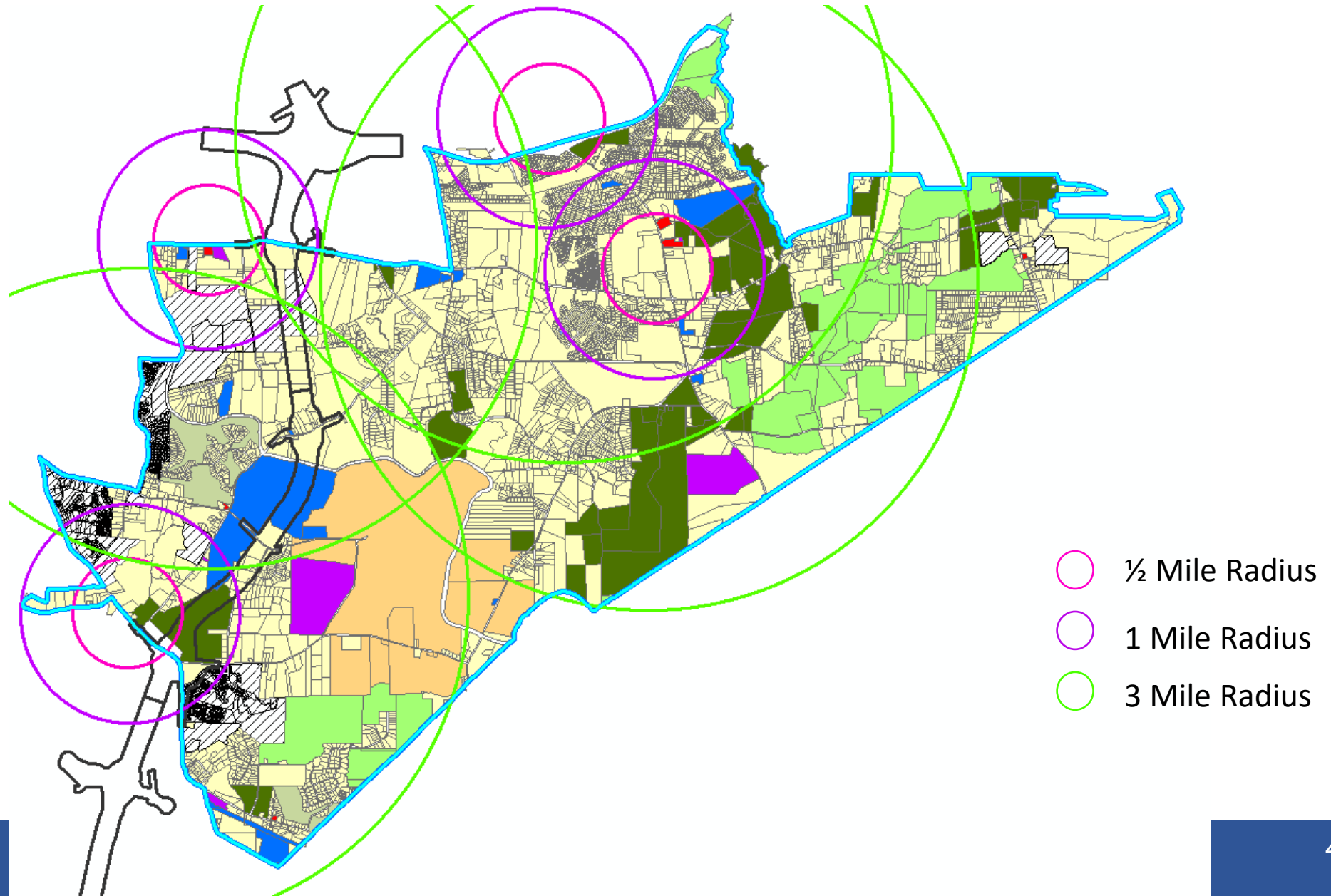


MTS*



*Note: With Changes to Community /
Community Reserve / Rural Areas

Future Retail





Further Work / Next Steps

Further Work

- Historic Sites
- Walkable Centers
- Walkable Centers / Affordable Housing
- Greenway Connections (Poplar Creek)
- Trail Connections to Walkable Centers
- Water Connections in Community Area

Working Schedule

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49 years | 50 communities | 4,200+ residents

www.dhic.org

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[t/dhicinc](https://twitter.com/dhicinc)


CHARTERED MEMBER

About DHIC

Our Mission Statement

DHIC supports individuals, families, and seniors by providing homes and opportunities that promote the financial, physical, and mental well-being of people and communities.

Our Vision

We envision a housing ecosystem that provides and promotes equity, generational wealth, health and wellness for the communities in which we work.



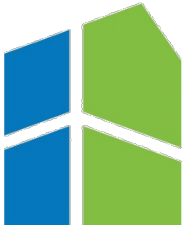
About DHIC

50 rental communities | **9** Counties | **3,224** total units | **4,200+** residents
9 Projects | **1,081** units currently under development

4 Lines of Business

Real Estate Development
Asset Management

Resident Services
Homeownership Center



About DHIC

- **Non-profit organization founded in 1974**
- **15-member volunteer Board of Directors**
- **Charter member of NeighborWorks America**
- **Award winning developments** including six-time recipient of NCHFA's Housing NC Award for Rental Development, eight-time Sir Walter Raleigh Appearance award recipient, multiple SPACE awards from *Triangle Business Journal* for top mixed-use development & top multifamily development



Who is Served?

DHIC's rental communities serve individuals and families who earn
60% AMI or less

No more than \$47,640 for a single person up to \$67,980 for a 4 person household.

In 2022, approximately **4,577** people call one of our DHIC communities
“home.”

1766 of those are active seniors age 55+

1,222 are children ages birth to 18-years of age

75 are in our supportive housing communities

DHIC's Homeownership Center serves
approximately **450** people per year through
workshops and one-on-one counseling.

37 families purchased their first homes in 2022.

87 new Financial Fitness Clients were served.



Wake County Investments with DHIC

Since 1992



Built or Rehabbed 182 Single Family and Townhomes for First Time Homebuyers

2000+ Units in 26 Rental Properties

\$28M in Gap Funding | \$379.6M Total Development Costs

Booker Park North at Washington Terrace

Raleigh, NC



72 senior apartments



Willow Creek

Cary, NC



53 senior apartments



Beacon Ridge

Raleigh, NC



120 family apartments



Under Development

- **Washington Terrace Redevelopment**
 - **Booker Park South** / 68 senior units / Raleigh / *Leasing completed*
 - **Townhomes at Washington Terrace** / 58 townhomes for sale / Raleigh
- **Primavera** / 164 senior units / Raleigh / *Leasing*
- **Stone Glen Apartments** / 164 multi-family units / Apex
- **Milner Commons** / 156 senior units / Raleigh
- **Sportsmanship Crossing** / 124 multi-family units / Holly Springs
- **Hardee Street** / 132 multi-family units / Durham
- **Ashton Place** / 51 senior units / Durham
- **Creston Commons I & II** / 80 multi-family units rehab / Southern Pines
- **Preservation Portfolio** / 374 multi-family units rehab / Wake County



Stone Glen Apartments

Apex, NC



164 apartments

Sportsmanship Crossing

Holly Springs, NC



124 apartments



Yolanda Winstead
President
DHIC, Inc.
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Wake County One Water Plan

Planning Board

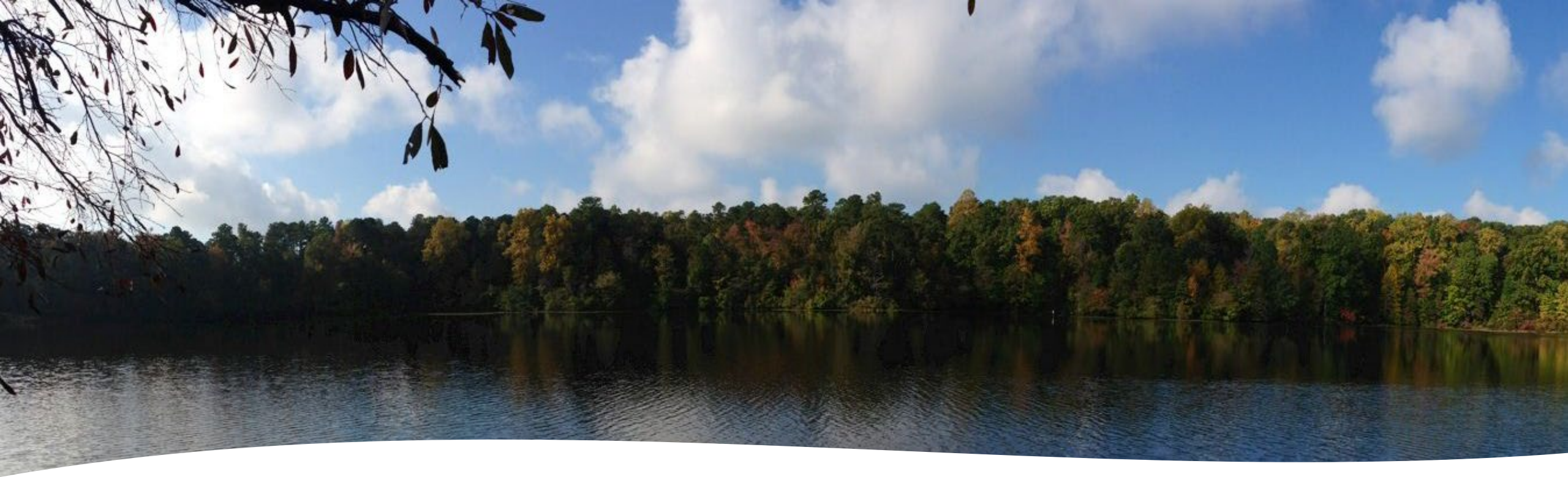
December 6, 2023



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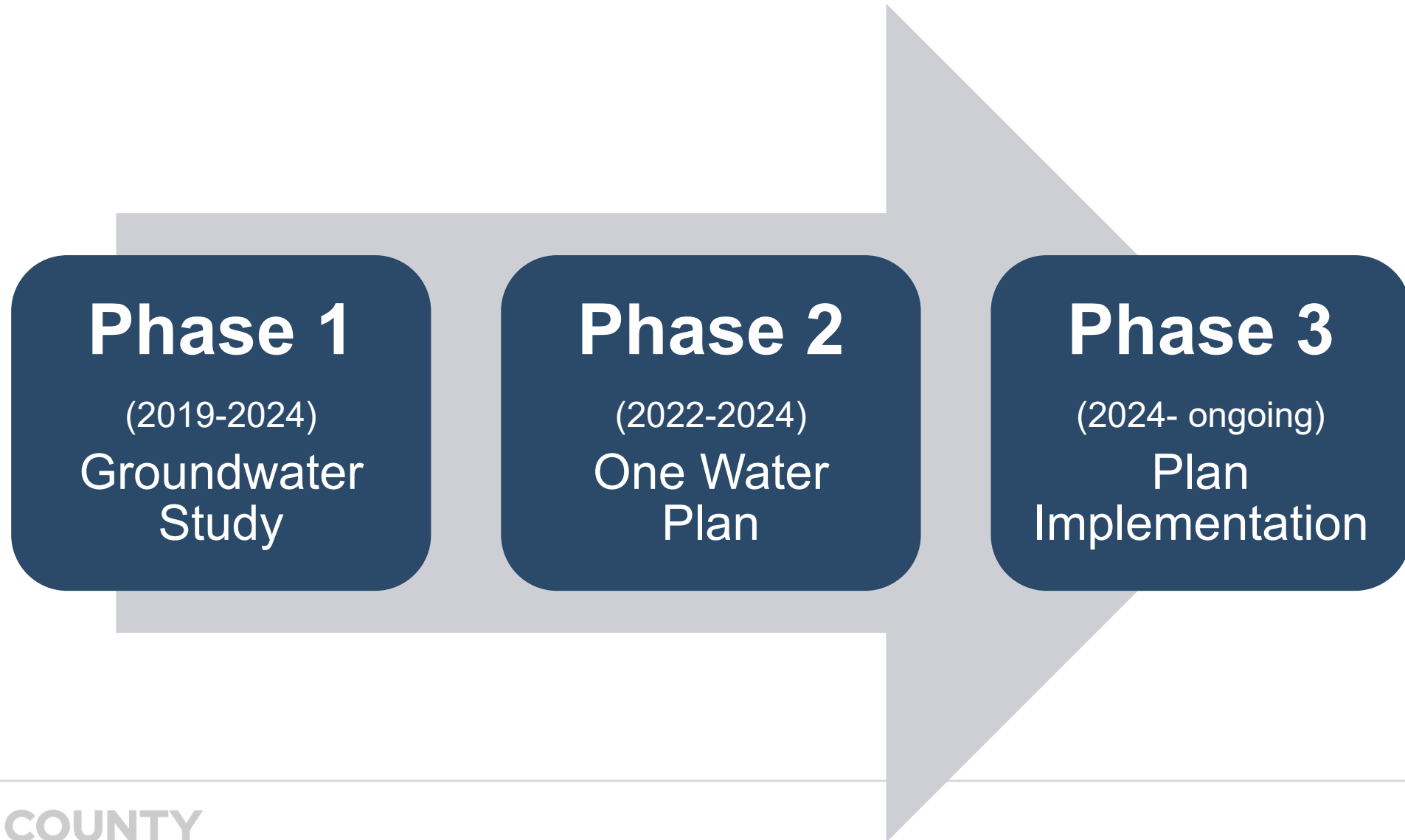




One Water Plan

- 50-year water supply plan
- Integrates water planning with development and transportation planning
- Supports a growing population while preserving limited natural resources

One Water Plan



Phase 2-One Water Plan

Task 1-Stakeholder Outreach and Visioning

Task 2-Data Development & Scenario Analysis

Task 3-Plan Development



Task 1

Stakeholder Outreach



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Outreach and Engagement

County staff interviews (13 programs)

One Water Vision Summit (50 professionals)

Stakeholder Virtual Meetings (60 people)

- Community organizations
- Business community
- Environmental & academic interests

Online Public Survey

>1,600 people; 100% of Wake County zip codes

WAKE COUNTY



Key Takeaways

Business Community

Wastewater treatment
capacity

Public-private partnerships

Community Organizations

Clean and affordable water

Education and outreach

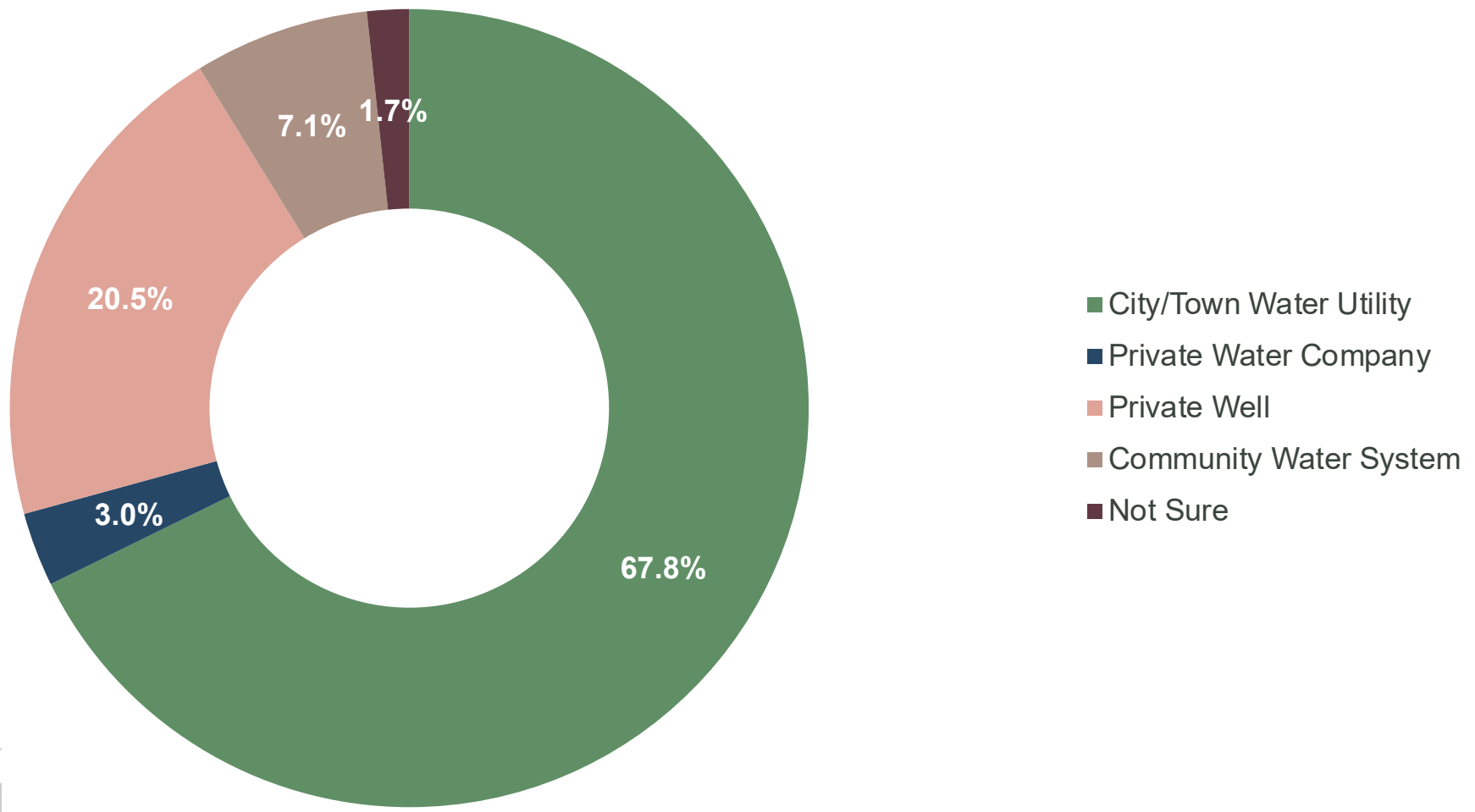
Environmental Organizations

Link to Jordan and Falls
Lake initiatives

Watershed protection

Water Provider

Who provides water to your home or business?

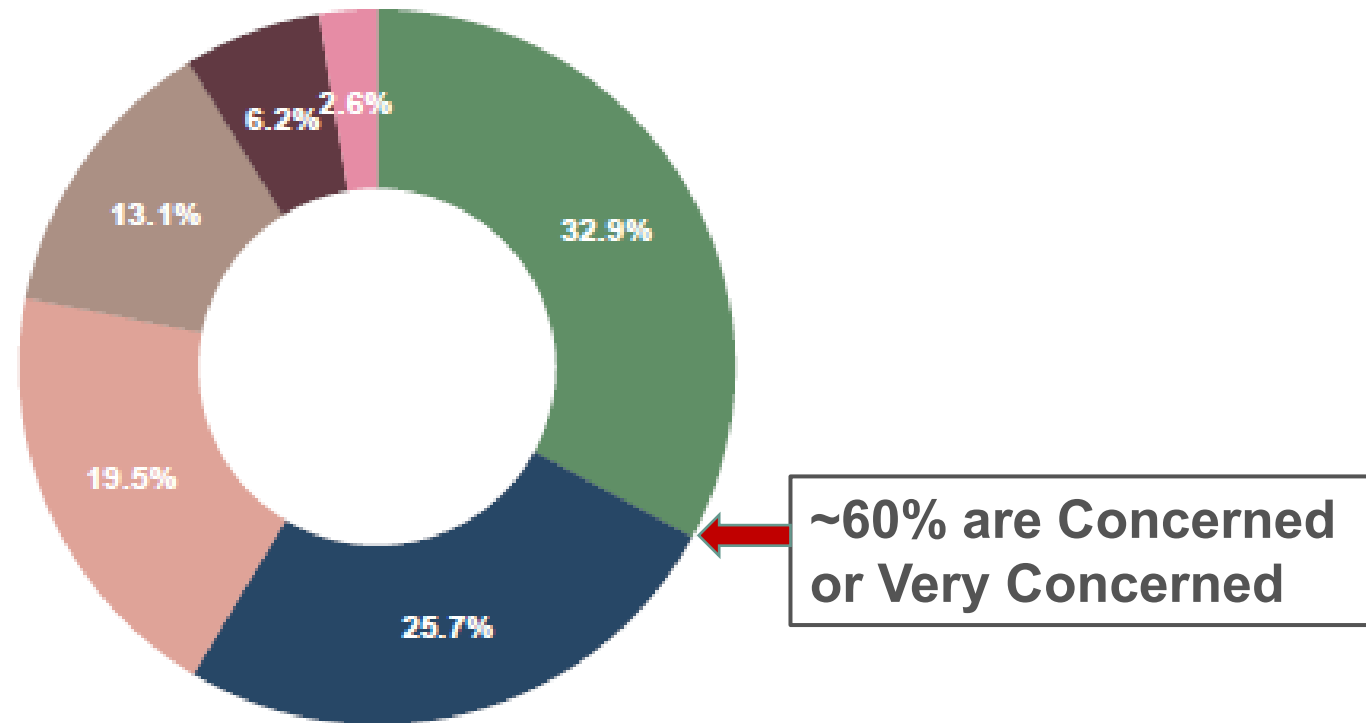


Access to Water

Water system type	Number of respondents per water system type	Number of respondents and % reporting “difficult” or “very difficult” access to clean, affordable water
City/Town Water Utility	1,005	28 (2.8%)
Private Water Company	44	7 (15.9%)
Private Well	307	35 (11.4%)
Community Water System	105	11 (10.5%)
Not sure or blank	99	3 (3.0%)
TOTAL	1,560	84 (5.4%)

Future Water Supply

How concerned are you that there will NOT be enough water to support Wake County's needs in the next 50 years?



Drainage and Flooding

13%

“Always” or “Very Often”
experience drainage issues or
localized flooding at or near their
home

50
Years

43%

“Very Concerned” or
“Concerned” about the
impacts of flooding in the next
50 years

Recreational Waters

42%

“Strongly Agree” or “Somewhat Agree” the proximity and number of recreational waters influence why they live/moved to Wake County



45%

“Very Concerned” or “Concerned” about accessing lakes and streams in the next 50 years for public recreation like fishing, swimming, boating

Top 5 “Very Important” or “Important” Issues

- 1) Providing equal access to safe drinking water for all residents (**94.2 %**)
- 2) Protecting groundwater (**94.1 %**)
- 3) Reducing pollution and water running off roadways and developed land (**92.3 %**)
- 4) Designing water systems that can withstand the impacts of severe weather and other extreme events (**91.7 %**)
- 5) Protecting natural landscapes (forests, wetlands, streams) and open spaces (**91.2 %**)



One Water Vision

2023

Community

Economy

Environment

Governance

Goals

- **Build Knowledge, Collaboration and Partnerships**
- **Increase Community Resilience to Climate Change**
- **Cultivate Community Support**
- **Embed Equity and Environmental Justice into Water Management**
- **Support Local Economy and Fiscal Accountability**

Task 2

Data Development & Scenario Analysis



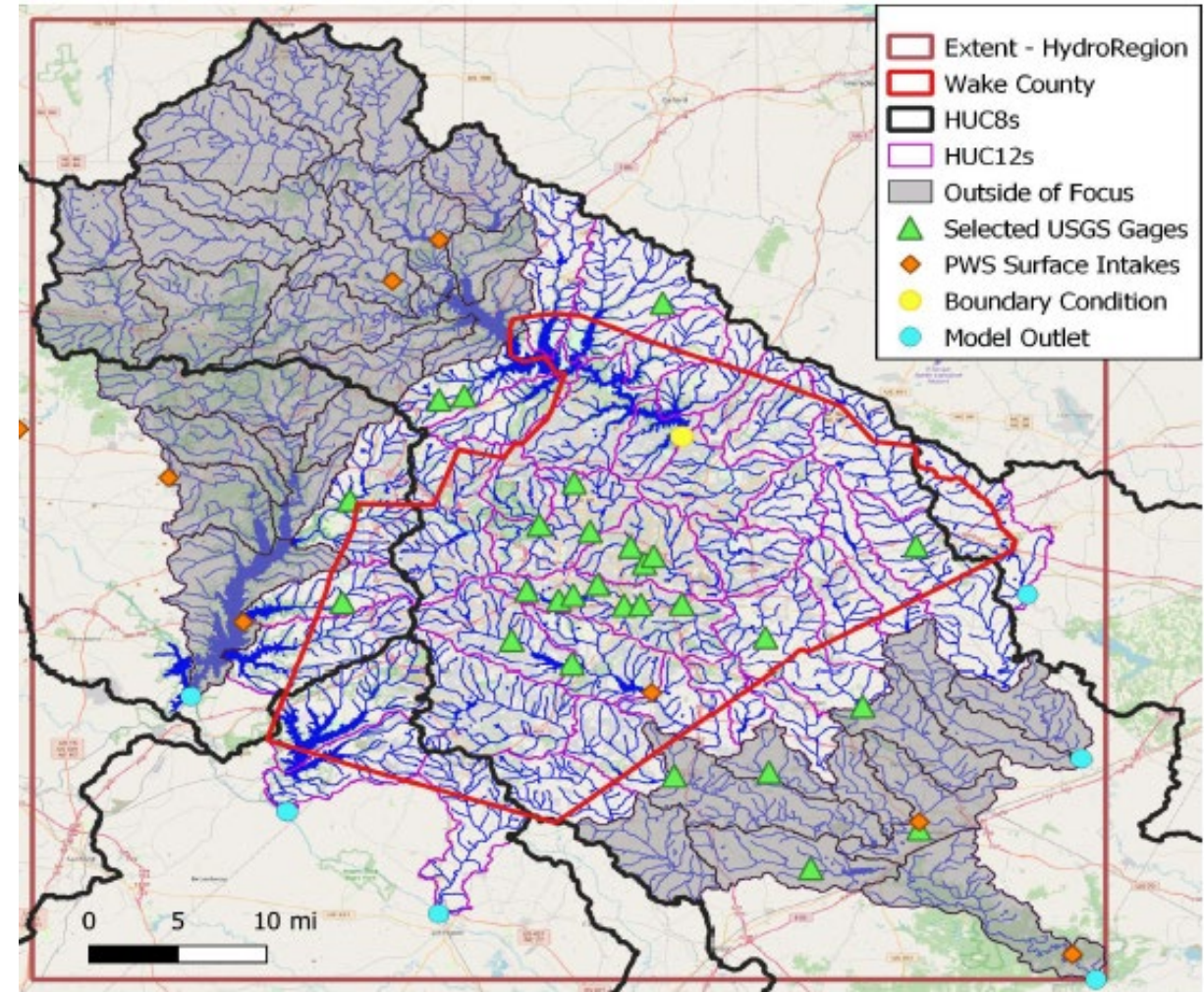
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Assessment

In Progress:

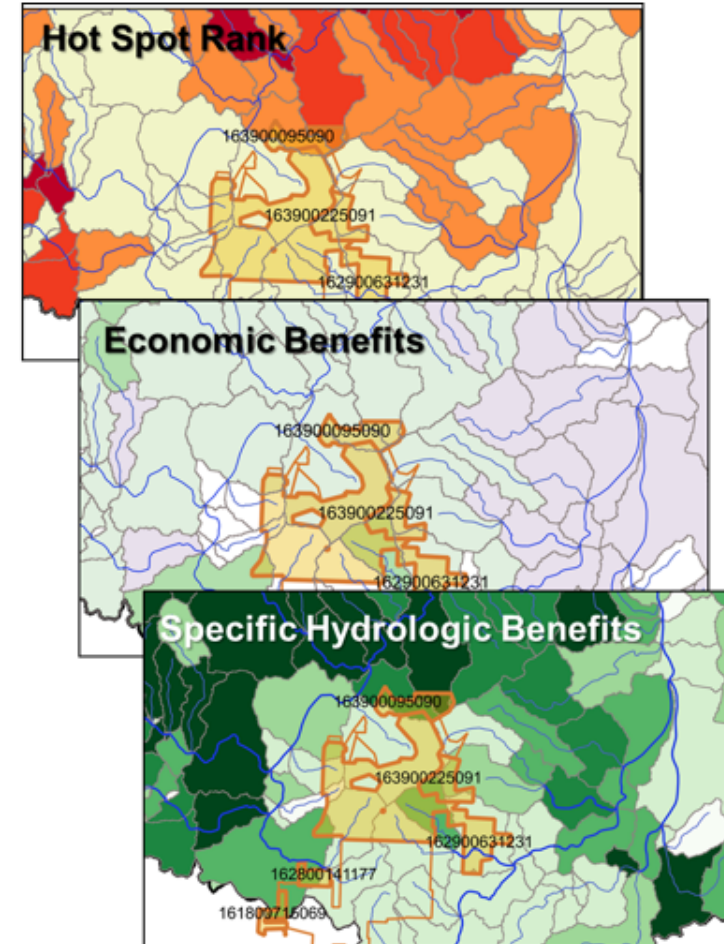
- Stormwater Watershed-Scale Approach
- Drought Analysis
- Wastewater Treatment
- Nutrient Loading
- WaterFall Baseline Analysis



Next Steps

- Scenario Testing
- Strategy Identification/Prioritization
- Community Engagement
- Draft Strategy Development
- Public Survey

Local Decision Support



Courtesy of Michele Edy, RTI



Questions?



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Non-Residential Review

December 2023



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PLANWake Work Areas



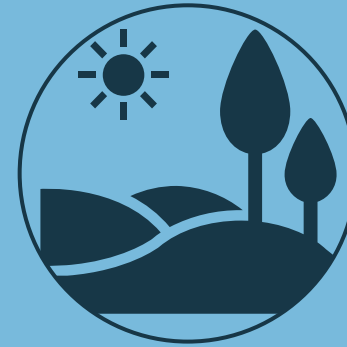
Land Use Policies

- Watershed Policies
- Activity Centers/ Commercial Uses
- Planning for Rural Areas
 - Enhanced Voluntary Agricultural District (EVAD)



Area Plans

- Area Land Use Plan Assessment/ Prioritization
- Plan Updates
- Community Engagement Standards



UDO Amendments

- Municipal Transition Standards (MTS)
- Adjust Incentives (Development Standards)
- Subdivision Regulations
- Zoning Districts



Performance Metrics

- Create Simple Tools for Reporting
- Connect Metrics to Area Plans
- Associate PLANWake initiatives with other County metrics

Growth & Sustainability Goal

- Goal GS 1: Preserve and enhance the County residents' quality of life through coordinated land use and transportation planning.
- GS 1.1: Identify and develop amendments for consideration by the Board of Commissioners to the Wake County Unified Development Ordinance that integrate with PLANWake (the comprehensive land use plan) and establish clear and efficient development reviews and standards.

Goals

- Promote Equity.
- Align regulations with PLANWake.
- Support small business and entrepreneurship.
- Improve access to goods and services.
- Simplify, clarify, streamline.
- Modernize regulations to keep up with a changing economy.

Process to date

1. Discovery discussions – past efforts, pet peeves, emerging issues, law changes
2. Categorize and prioritize items
3. Large group meetings to tackle big picture issues
4. Small work groups to develop draft changes

- Are there sufficient processes in place for public input?
- Does the existing UDO put up any barriers to providing new opportunities or innovative approaches?
- Does the UDO adequately regulate impacts with objective standards?
- Are we using inclusive language?

APA Equity in Zoning Policy Guide

- Focus is on zoning
- 1 key aspect in the guide is “removing or revising facially neutral rules that have disproportionate impacts on what types of structures and activities are permitted in different neighborhoods”
- Expand/diversify residential and mixed-use districts, establish overlay zones to protect vulnerable populations, eliminate or reduce off-street parking requirements, draft clear and objective, equity-based standards and review criteria

APA Equitable Zoning for Home Occupations

“A large percentage of contemporary zoning ordinances define home occupation in ways that do not legally allow remote working or are structured to technically require local permission to do so.”

“People are often not aware they may be in violation of local zoning laws by working remotely or running a “no-impact” business in home.”

“Women, as well as Black and Indigenous community members, operate a disproportionately large number of home-based businesses.”

Timeline



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2024 Amendments

- Definition clarifications
- Minor use standards edits and additions
- Home Occupation
- Turkey Shoots

2025 Amendments

- Parking standards
- Watershed Uses

Questions?



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