



## Planning, Development & Inspections

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A Division of Community Services  
P.O. Box 550 • Raleigh, NC 27602  
[www.wakegov.com](http://www.wakegov.com)

**To:** Wake County Planning Board – Code and Operations Committee  
**From:** Tim Maloney, Director  
**Subject:** Unified Development Ordinance Text Amendment OA-01-23  
**Date:** June 7, 2023

### Request

That the Planning Board Code and Operations Committee review and discuss the following amendment to the Wake County Unified Development Ordinance (UDO):

1. Amend the standards for Section 19-32 *Minor Subdivisions* that regulate when a minor subdivision may be used; and amend the total number of new lots allowed when combined with a second minor subdivision or a minor-limited subdivision.

### Applicant

Wake County Planning Development and Inspections

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***Amend the standards for Section 19-32 Minor Subdivisions that regulate when a minor subdivision may be used; and amend the total number of new lots allowed when combined with a second minor subdivision or a minor-limited subdivision.***

### Background

The Wake County UDO offers several options when a customer wants to subdivide their land. The most familiar, and commonly seen around our community, is called a “regular” subdivision, which is used for large subdivisions. Regular subdivisions are required to apply a variety of regulations including right of way and easement dedication, transportation and roadway improvements, stormwater control infrastructure, and pedestrian and trail considerations, among other requirements. These regulations are applied to plan for future growth in and around the proposed subdivision, and to minimize its impact on the environment. The review and approval process for a regular subdivision can take several months. It requires a three-step process (Preliminary Plan Approval, Construction Plan Approval, and Record Plat Approval) and involves detailed technical review by various county departments and external stakeholders such as NCDOT and municipalities.

Another option offered to subdivide land is a “minor” subdivision. This option is specific to subdividing land into 3 lots or less, among other restrictions. The minor subdivision provides an expedited review process with fewer requirements, making it quick and easy to navigate for customers seeking a small subdivision. With this approach, regulations such as right of way and

easement dedication, transportation and roadway improvements, stormwater control infrastructure, and pedestrian and trail considerations are not applied like they are to regular subdivisions. Because of this, the review and approval time is much quicker than a regular subdivision. Wake County established the minor subdivision many years ago for the sole purpose of easing requirements and expediting review of small subdivisions.

A third option for subdividing land was established more recently through state law in 2017. Pursuant to NC Session Law 2017-10, local jurisdictions must offer a “minor-limited” option that allows no more than 3 lots, among other restrictions. This option, mandated by law, has some of the same standards and characteristics as the minor option, such as expedited review and eased development requirements (right of way and easement dedication, transportation and roadway improvements, stormwater control infrastructure, and pedestrian and trail considerations are not applied to minor-limited subdivisions).

### **Analysis**

In 2017, when the new state law mandated the minor limited subdivision option, it was uncertain how it would integrate with the minor subdivision the County already offered. Now, several years later, we are starting to experience an unforeseen consequence whereby applicants are leveraging a combination of the minor and minor-limited subdivision and circumventing the intent of these options (3 lots or less). What’s happening is applicants are combining the two subdivision options and achieving a lot yield anywhere from 9 lots up to 18 lots. Subdivisions of this size should be developed as a regular subdivision. When this approach is leveraged, critical development regulations are not applied as they would be if it was developed as a regular subdivision. No right of way and easement dedication is applied, transportation and roadway improvements are not required, stormwater control infrastructure devices are not implemented, and pedestrian and trail considerations are not included.

Although not a trend yet, there is concern that this approach is moving in that direction. To address it, staff is proposing several key amendments to UDO Section 19-32 Minor Subdivisions that: 1) require small subdivision applications pursue the minor-limited option first, if the criteria for that option can be satisfied. If not, then the minor subdivision option may be used. 2) reintroduce ability to combine two minor subdivisions in sequence. The UDO offered this approach before the 2017 law but was removed thereafter; and 3) limit the number of lots to 5 when combining the minor and minor-limited option or combining two minor options. Without these proposed amendments, staff expect to see more subdivisions bypass regulations that are critical to accommodating growth and infrastructure within our community.

In addition, this proposed amendment has implications on the Wake County Comprehensive Plan (PLANWake). Adopted in 2021, the plan established a principle to direct growth toward the municipalities by promoting annexation so that utilities and other urban services are provided in areas we know are positioned for urbanization. To accomplish this, the UDO was amended to include a new tool called Municipal Transition Standards (MTS). The tool requires proposed developments (regular subdivisions) in municipal growth areas to seek annexation and utility extensions to serve the development. When applicants leverage the minor and minor limited subdivision option, and create larger subdivisions, they bypass the MTS tool that requires municipal annexation and utility connection. The proposed amendment furthers the Wake County Comprehensive Plan by increasing opportunities to make these important municipal connections.



Staff met with the Raleigh/Wake County Homebuilders Association (HBA) on this amendment. They had one suggestion that was incorporated into the amendment. That change was reintroducing the ability to do two minor subdivisions in sequence, achieving a total of 5 lots.

### **Overview of Changes**

1. *Require the Minor Limited Option First:* When an applicant seeks a small subdivision, they will be required to pursue the minor-limited subdivision option first, if the criteria for that option can be satisfied. If they do not meet the criteria, then the applicant may pursue the minor subdivision option.
2. *Reintroduce the Ability to Combine Two Minor Subdivision Options:* Prior to the 2017 law that mandated the minor-limited subdivision option, the County allowed the combination of two minor subdivisions that could yield a total of up to 5 lots. When the law became effective, the County eliminated the ability to combine two minor subdivisions. This amendment proposes to reintroduce the ability to combine two minor subdivisions and achieve a total of up to 5 lots.
3. *Limit the number of lots to 5 when combining Minor and Minor-Limited Subdivision options:* This amendment will limit the number of lots to 5 when combining the minor and minor-limited options.

### **Staff Findings**

The proposed amendment:

1. Addresses concern about large subdivisions circumventing development regulations by leveraging the minor and minor-limited subdivision options.
2. Preserves the intended purpose of expediting the review of small subdivisions with eased development regulations.
3. Establishes a maximum total lot yield of 5 for small subdivisions, which matches what it was in 2017 before new law introduced the minor-limited subdivision option.
4. Furthers the goals of PLANWake by directing growth toward the municipalities.

### **Attachments**

1. OA-01-23 Text Amendment

# Minor / Minor-Limited Subdivisions



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***Goal: Direct growth toward the municipalities.***

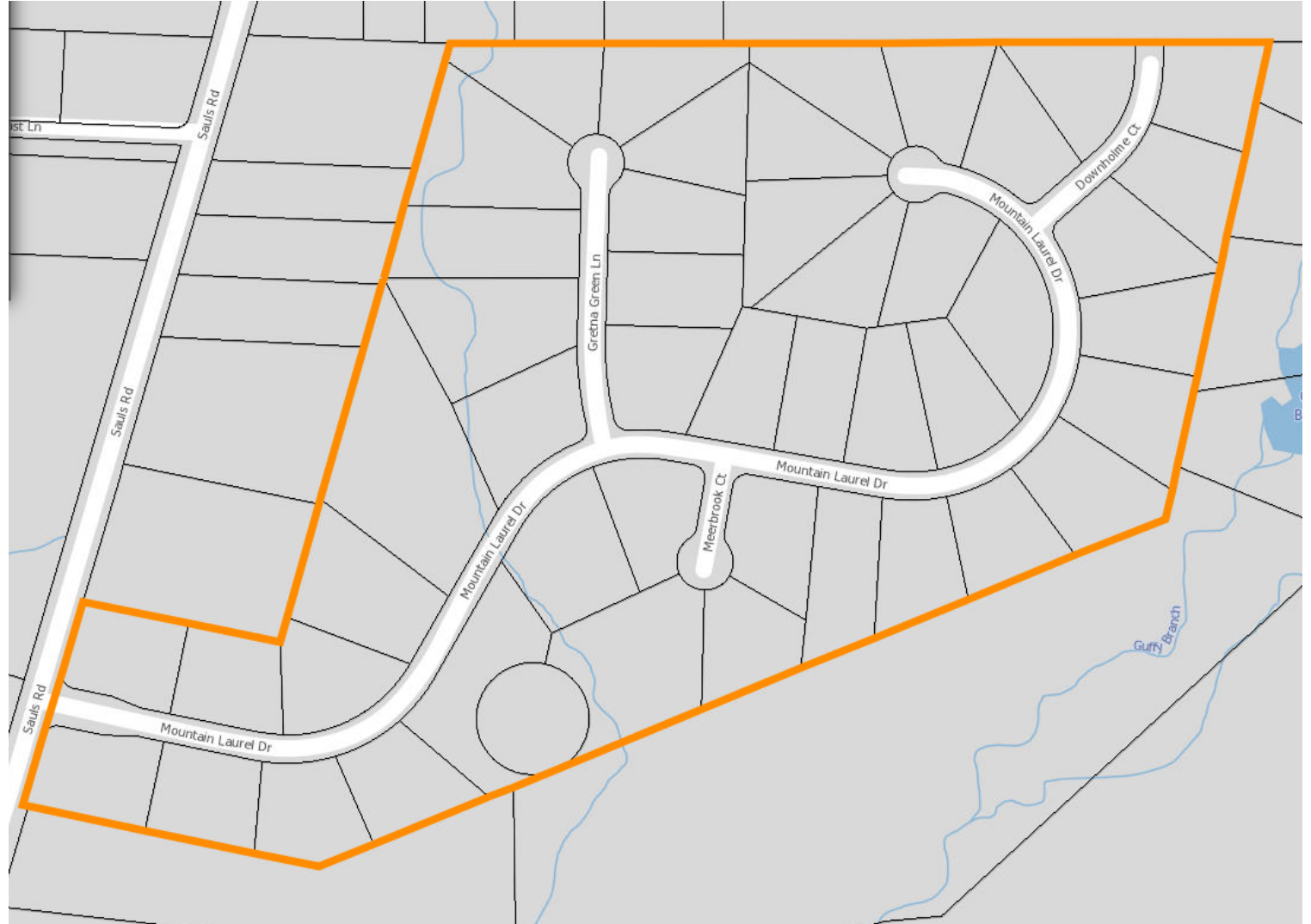
Promote annexation when possible so that utilities and other urban services are provided in areas we know are positioned for urbanization.

***Initiative: Established Municipal Transition Standards (MTS)***

Amended the Unified Development Ordinance to require proposed developments in municipal growth areas to seek annexation and utility extensions to serve the development.

# Regular Subdivision

- More than 3 lots
- Several step process for review and approval
- A variety of development standards apply



# Regular Subdivision Standards

- Right of way dedication required.
- Interconnectivity of roads and stub roads to future development required.
- Off-site road improvements, such as turn lanes, are required.
- Driveway access to thoroughfares is restricted (shared driveways not allowed).
- Set aside for municipal utility easements to accommodate future utility extensions are required.
- Annexation and connection to public utilities required when possible.
- Pedestrian/trail considerations required (trail easement dedication).
- Stormwater measures must be applied.

# Small Subdivision Options

## 1. Exempt

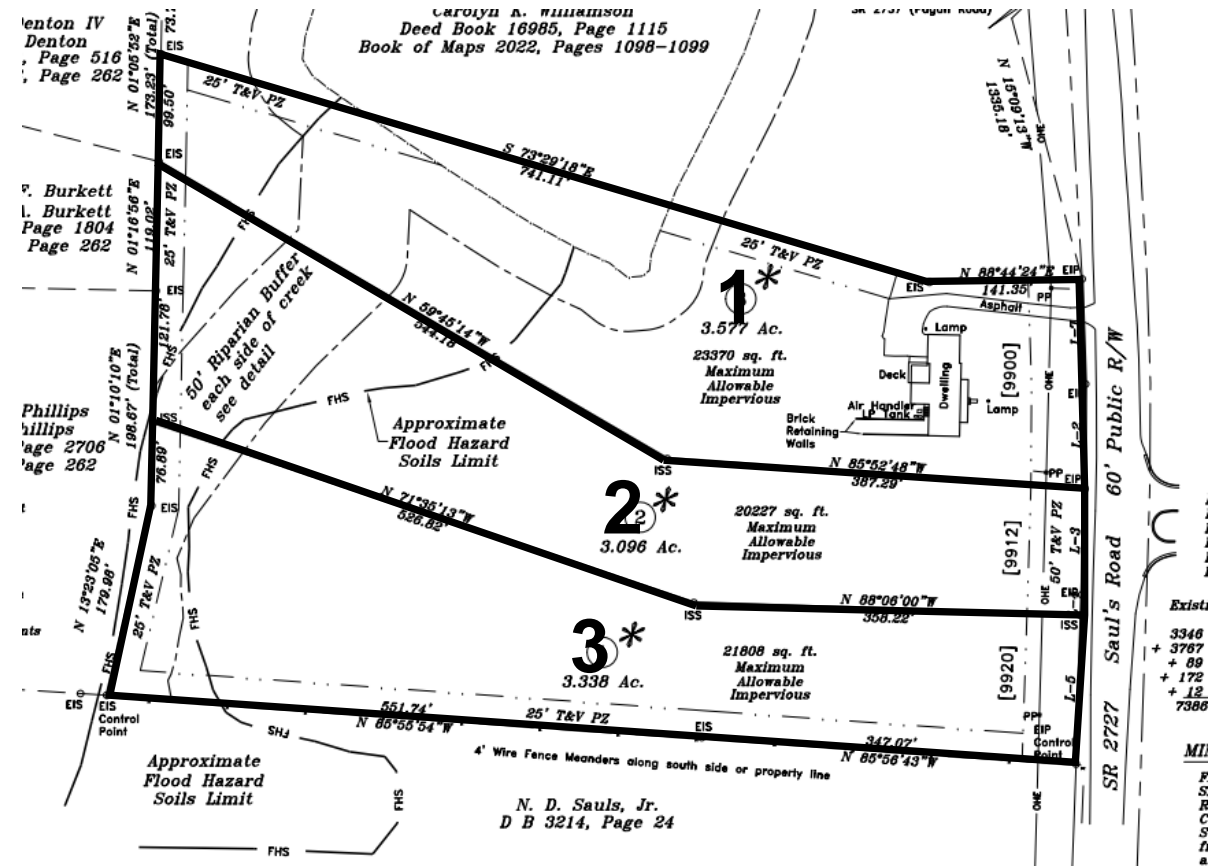
- Parent tract and new lots need to be at least 10 acres.

## 2. Minor

- No more than 3 lots.
- 5-year period between subsequent subdivisions.

## 3. Minor-Limited (NC Session Law 2017-10)

- No more than 3 lots.
- Parent tract must be greater than 5 acres.
- Parent tract must be in single ownership.
- 10-year period between subsequent subdivisions.



These options are designed to expedite review and ease regulations for small subdivisions.

# Background – State Law

## NC Session Law 2017-10 (S131)

- Sets the requirements for Minor-Limited subdivision.
- Intended to expedite the approval and ease restrictions on small subdivisions.
- Created in response to jurisdictions that did not already have a minor subdivision option.

# Background – Issues

- Wake County already had an expedited review for small subdivisions (Minor: 3 lots or less).
- We're expecting a trend where applicants/owners start leveraging both Minor and Minor-Limited (and at times the Exempt) to achieve subdivisions larger than these options intended (9 lots and more).
- These larger than intended subdivisions are bypassing development standards applicable to “regular” subdivisions.
- Subsequent to the 2017 law establishing minor-limited subdivisions, the County considered eliminating the minor subdivision option.
- It was unclear at that time how the minor and minor-limited options would work in concert with each other.



# Regular Subdivision Standards

- Right of way dedication required.
- Interconnectivity of roads and stub roads to future development required.
- Off-site road improvements (turn lanes) pursuant to the transportation plan.
- Driveway access to thoroughfares is restricted (shared driveways not allowed).
- Set aside for municipal utility easements required.
- Annexation and connection to public utilities required when possible.
- Pedestrian/trail considerations required.
- Stormwater measures must be applied.

# Standards Not Applied to Small Subdivisions

- ~~Right of way dedication required.~~
- ~~Interconnectivity of roads and stub roads to future development required.~~
- ~~Off-site road improvements, such as turn lanes, are required.~~
- ~~Driveway access to thoroughfares is restricted (shared driveways not allowed).~~
- ~~Set aside for municipal utility easements to accommodate future utility extensions are required.~~
- ~~Annexation and connection to public utilities required when possible.~~
- ~~Pedestrian/trail considerations required (trail easement dedication).~~
- ~~Stormwater measures must be applied.~~

# Example

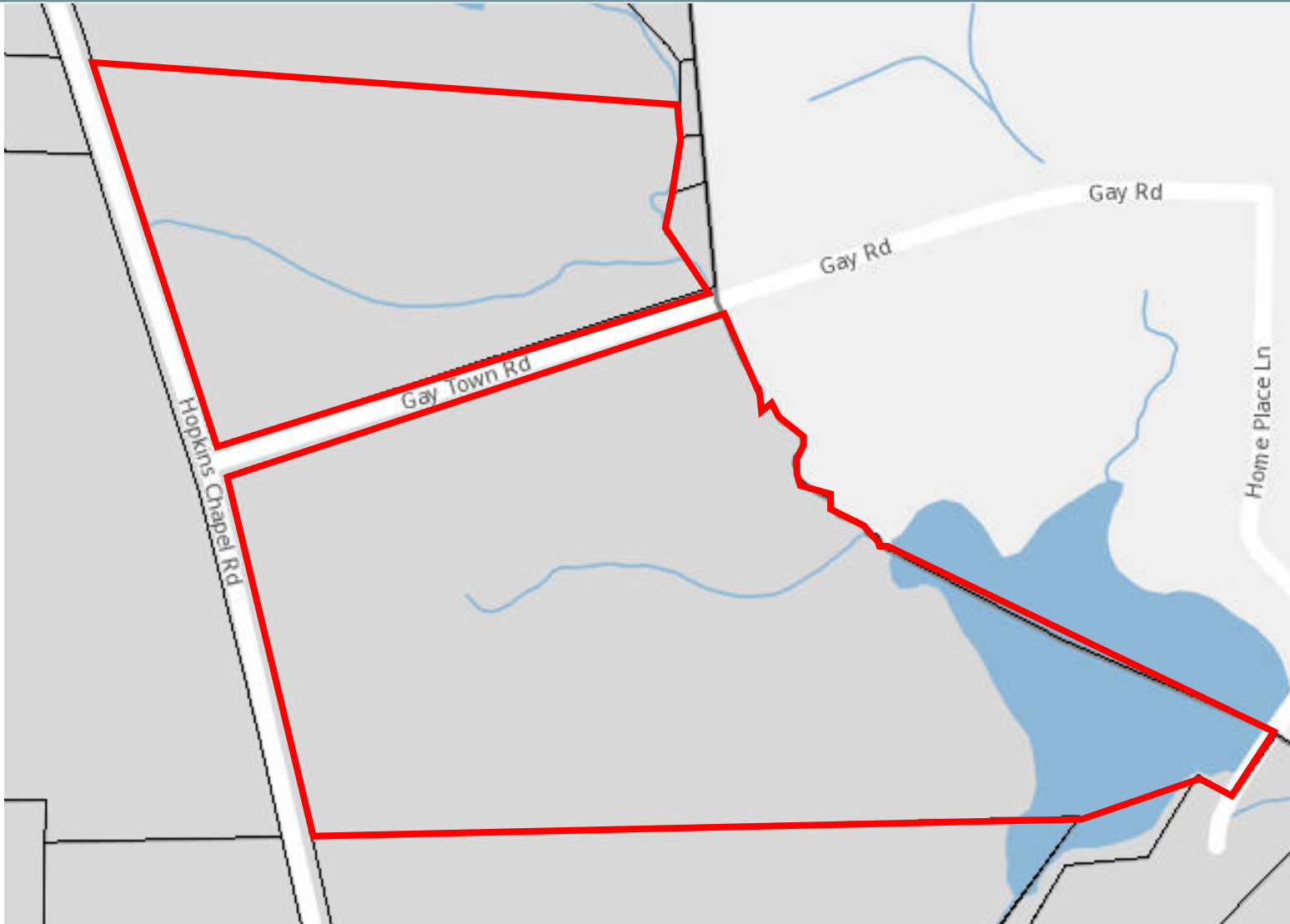


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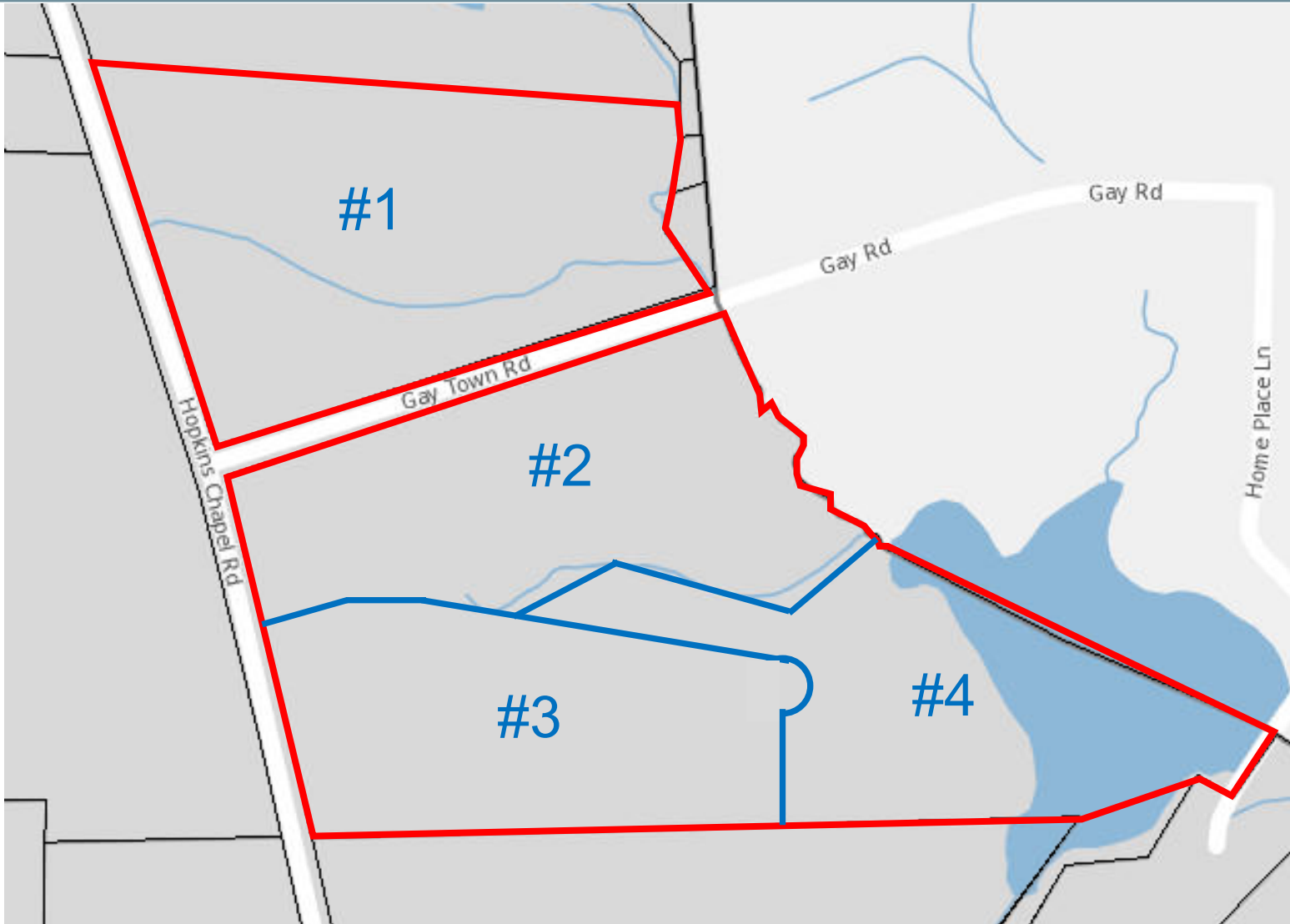


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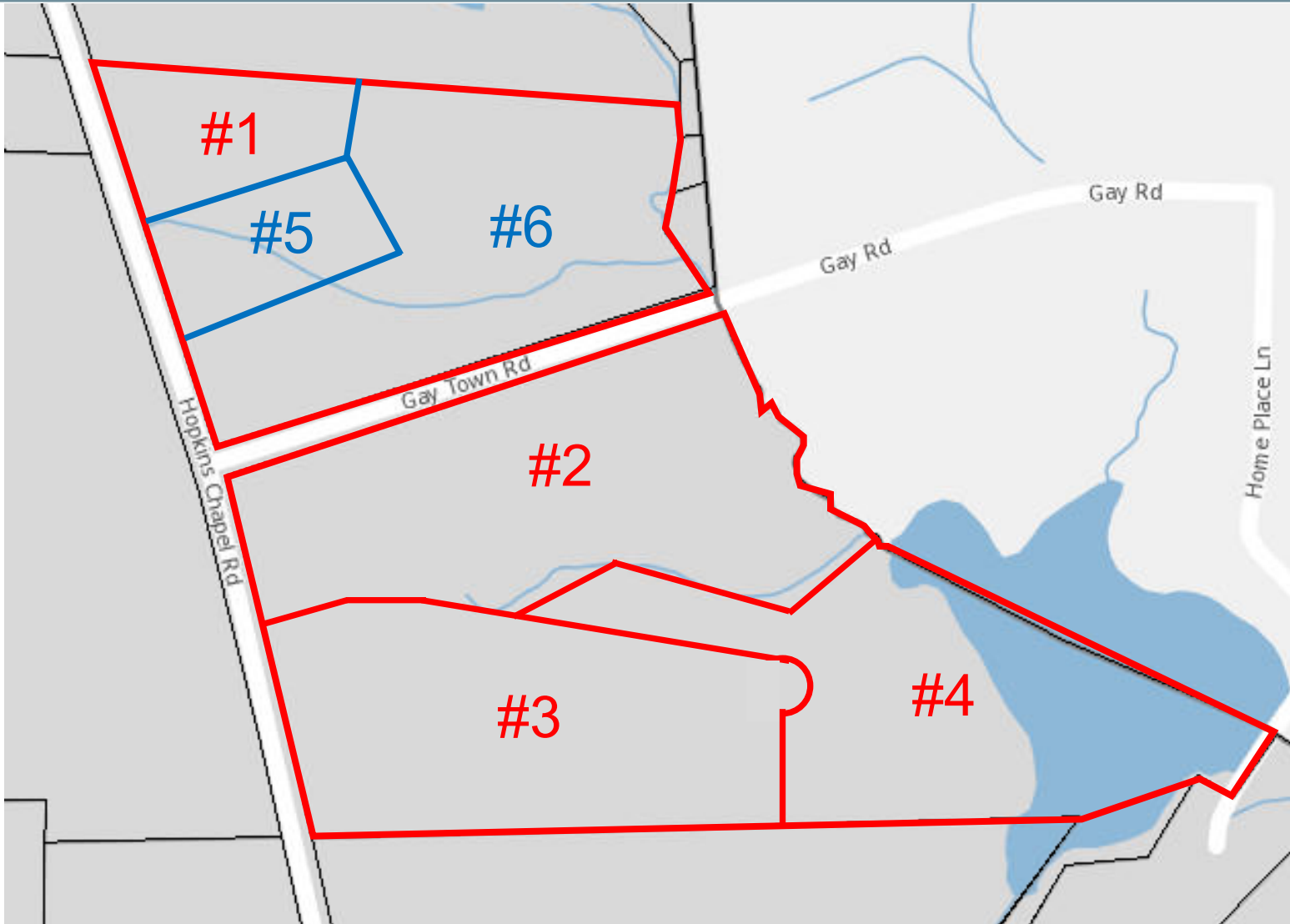
# Parent Tract @ 45.5 Acres



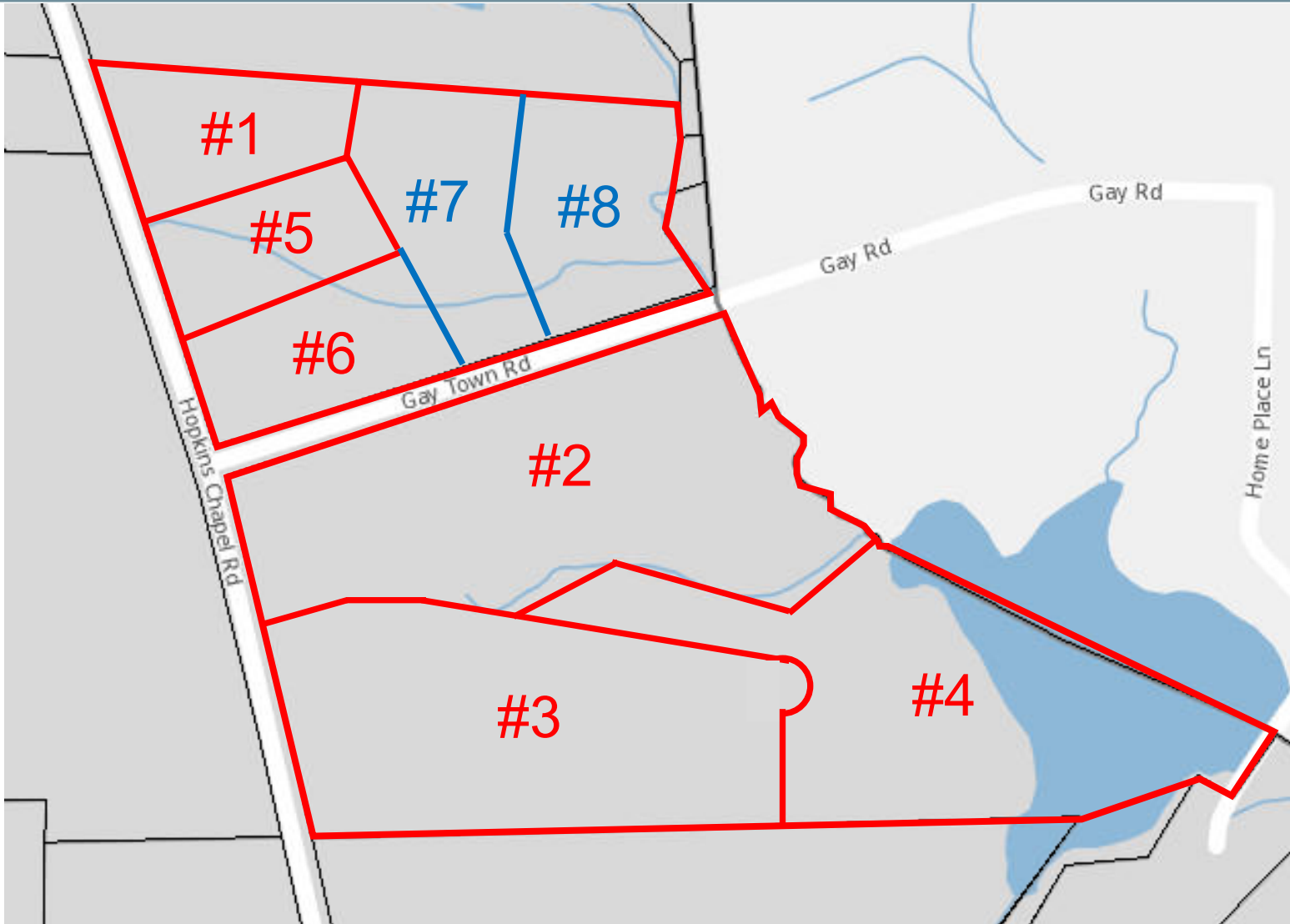
# Lots 1 thru 4



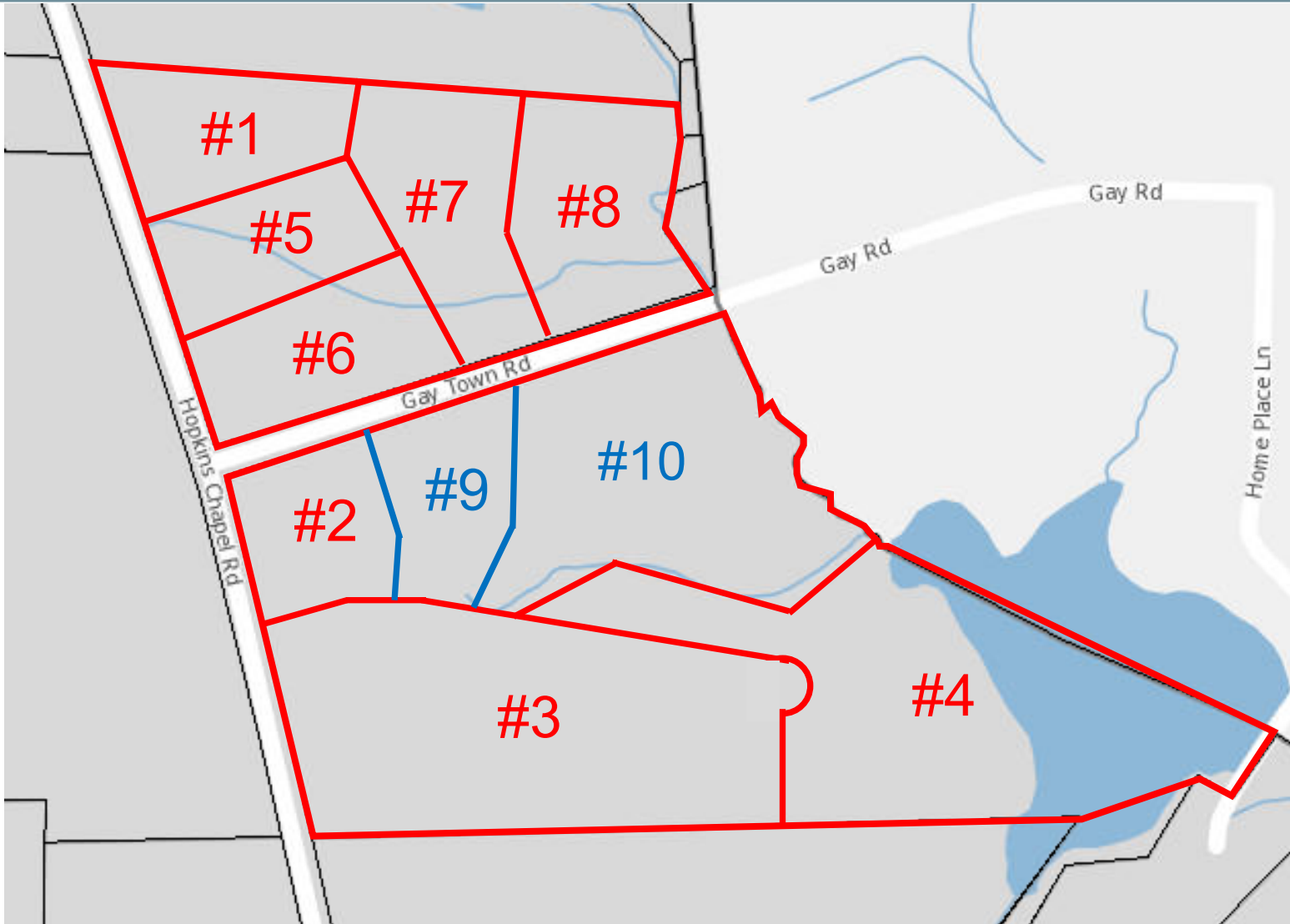
# Lots 5 and 6



# Lots 7 and 8

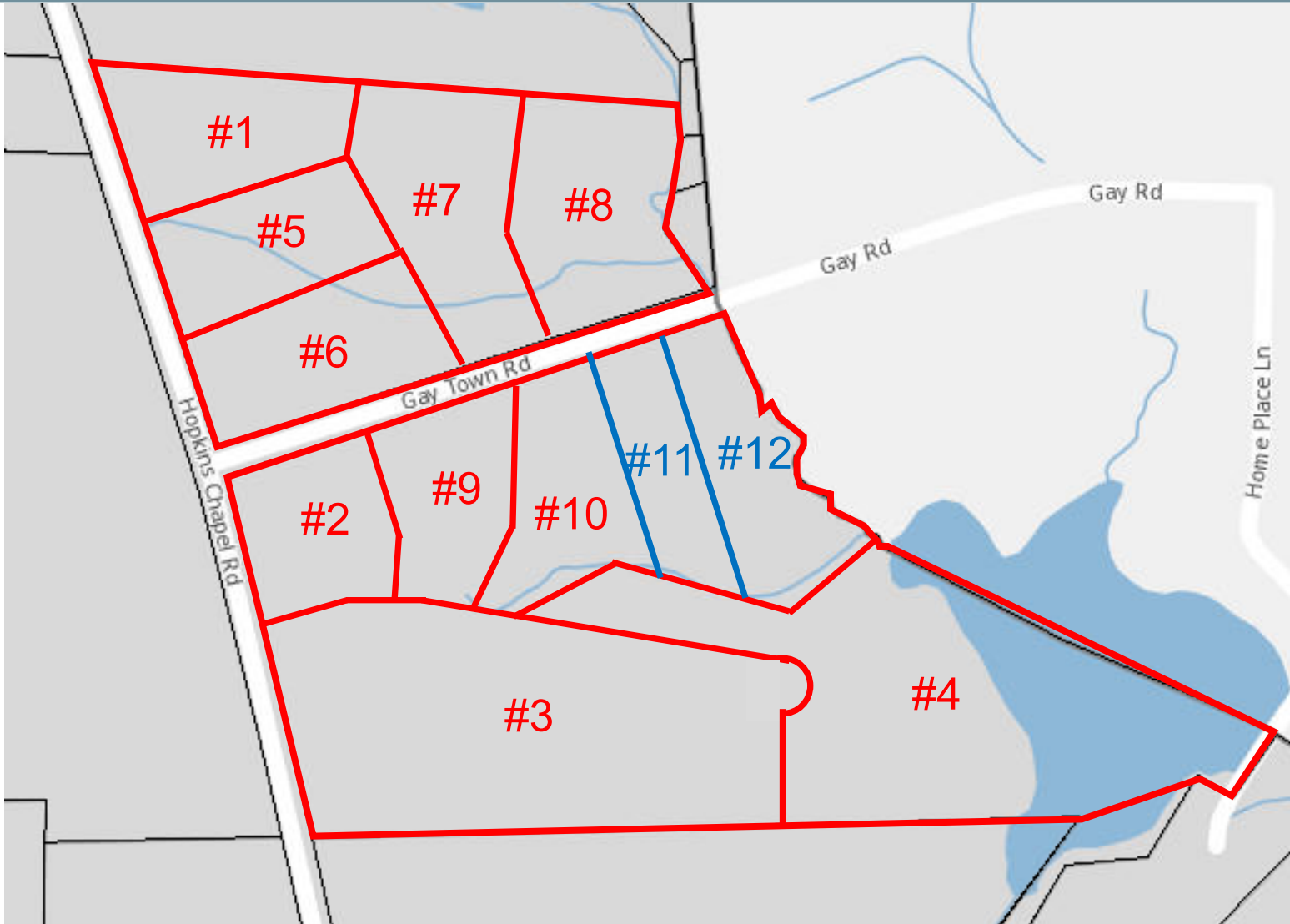


# Lots 9 and 10

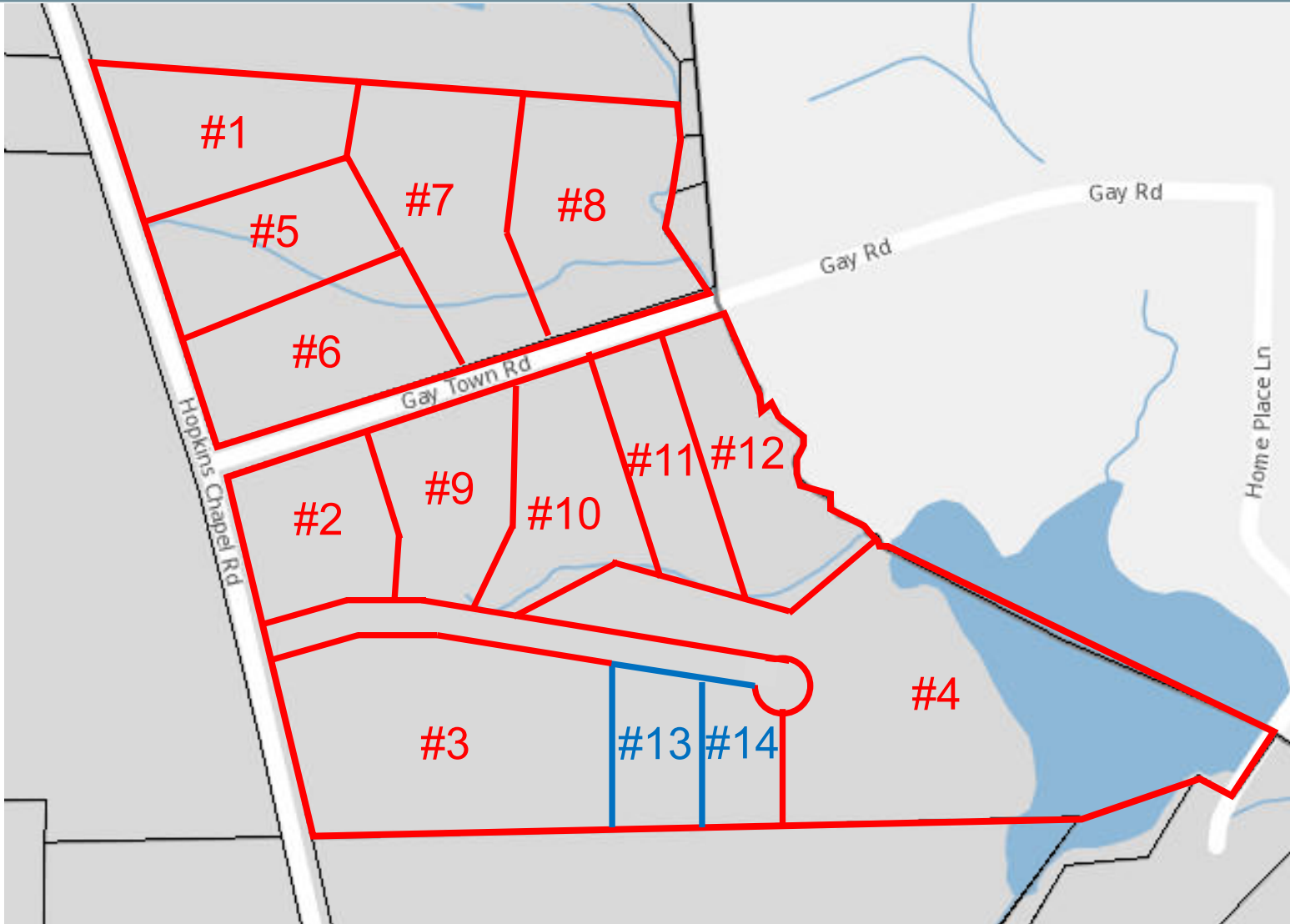




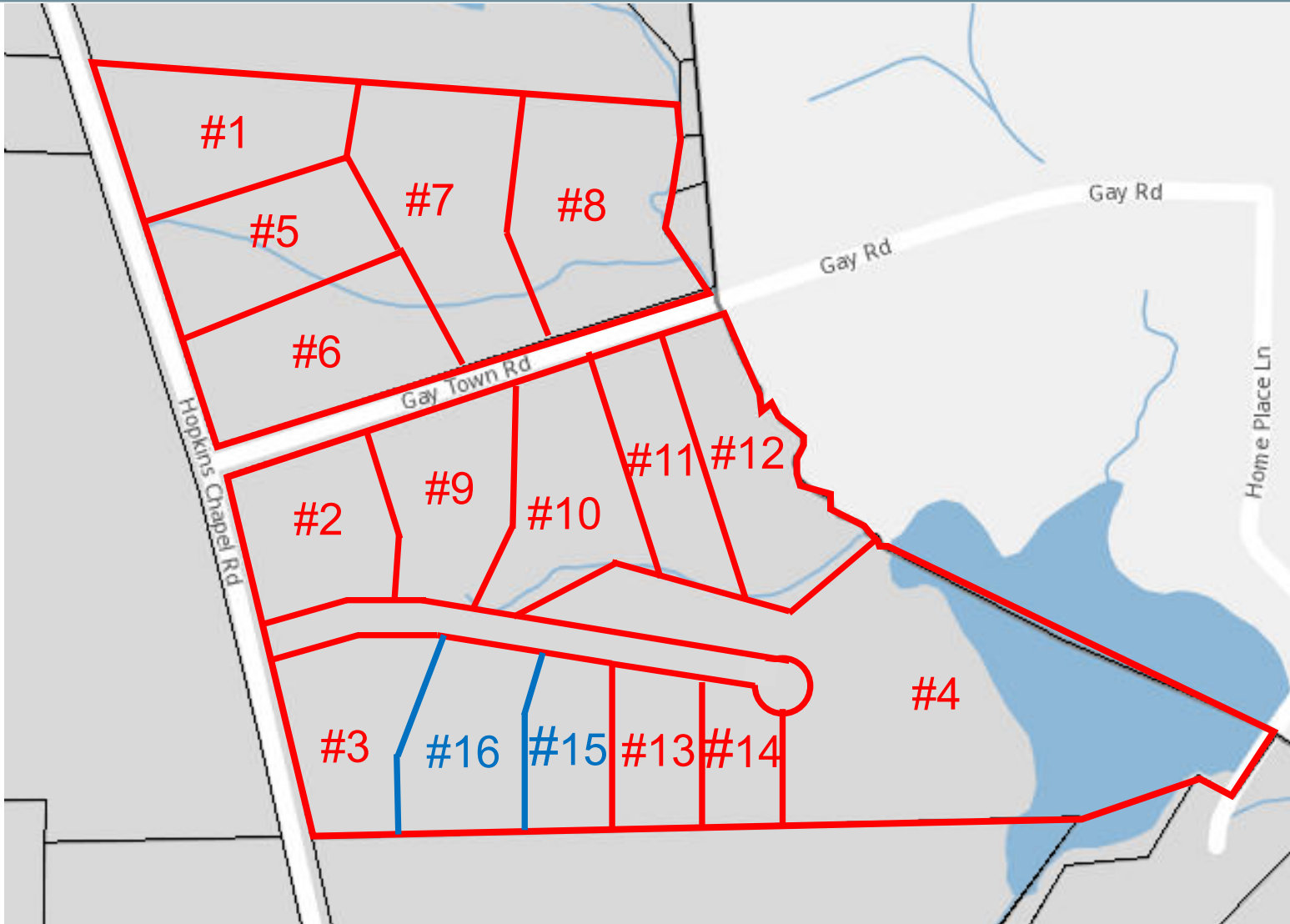
# Lots 11 and 12



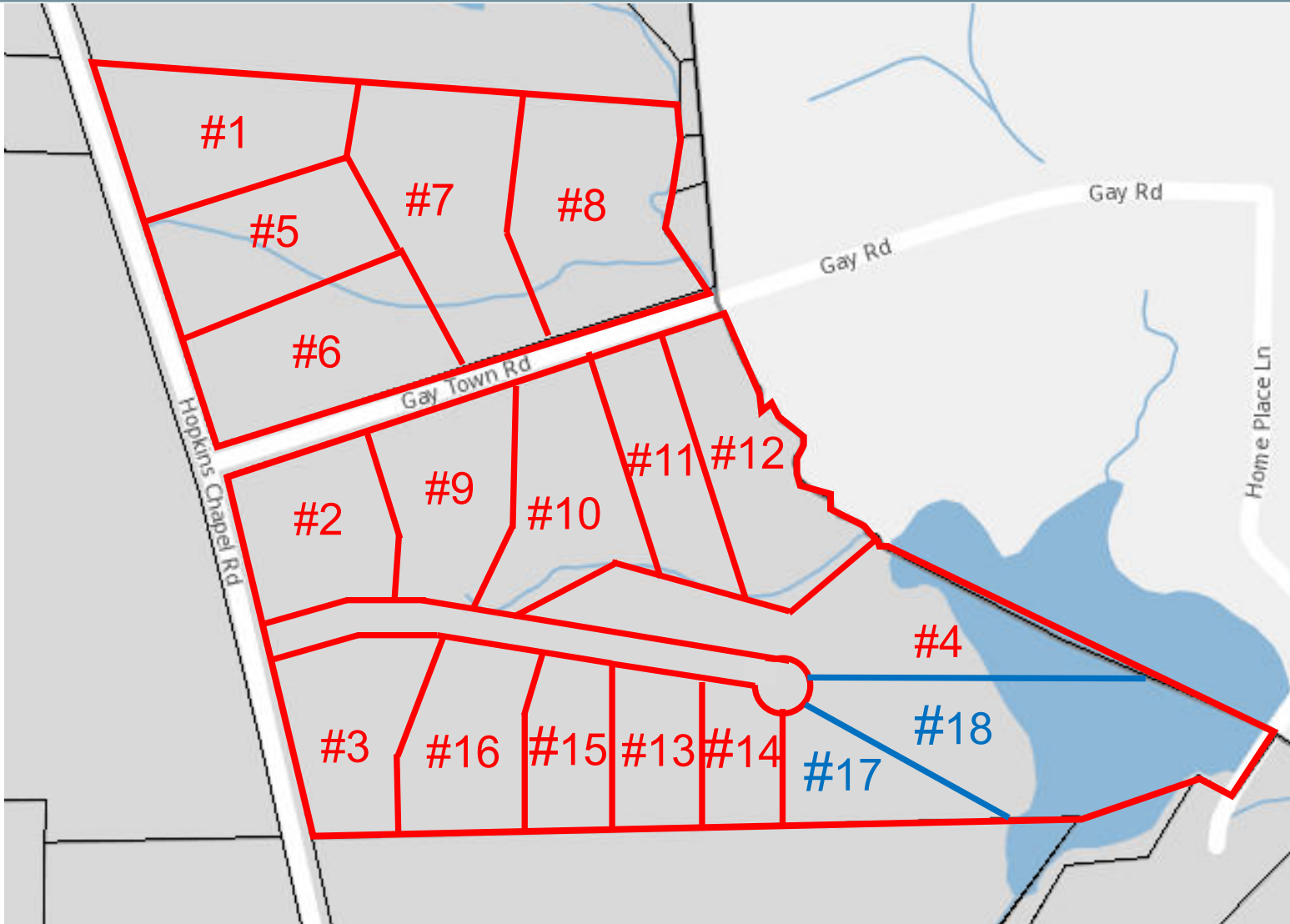
# Lots 13 and 14



# Lots 15 and 16



# Lots 17 and 18



# Proposed Changes



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# Proposed Text Change

## *Require the Minor Limited Option First:*

- When an applicant seeks a small subdivision, they will be required to pursue the minor-limited subdivision option first, if the criteria for that option can be satisfied.
- If they do not meet the criteria, then the applicant may pursue the minor subdivision option.

# Proposed Text Change

## *Reintroduce the Ability to Combine Two Minor Subdivision Options:*

- Prior to the 2017 law that mandated the minor-limited subdivision option, the County allowed the combination of two minor subdivisions that could yield a total of up to 5 lots.
- When the law became effective, the County eliminated the ability to combine two minor subdivisions.
- This amendment proposes to reintroduce the ability to combine two minor subdivisions and achieve a total of up to 5 lots.

# Proposed Text Change

*Limit the number of lots to 5 when combining Minor and Minor-Limited Subdivision options:*

- This amendment will limit the number of lots to 5 when combining the minor and minor-limited options.



# Analysis of Lot Yield for Small Subdivisions

| Type                   | Prior to 2017 Law<br>Max. Lot Yield | Current<br>Max. Lot Yield | Proposed<br>Max. Lot Yield w/<br>Two Minors | Proposed<br>Max. Lot Yield<br>Combo Minor<br>and Minor-<br>Limited |
|------------------------|-------------------------------------|---------------------------|---|--|
| Minor                  | 3                                   | 3                         | 3   | 2  |
| Second Minor           | 2                                   | -                         | 2   | -  |
| Minor-Limited          | -                                   | 3                         | -   | 3  |
| <b>Total Lot Yield</b> | <b>5</b>                            | <b>6 (plus)</b>           | <b>5</b>                                    | <b>5</b>   |

# Findings / Purpose

1. Addresses concern about large subdivisions circumventing development regulations by leveraging the minor and minor-limited subdivision options.
2. Preserves the intended purpose of expediting the review of small subdivisions with eased development regulations.
3. Establishes a maximum total lot yield of 5 for small subdivisions, which matches what it was in 2017 before new law introduced the minor-limited subdivision option.
4. Furthers the goals of PLANWake by directing growth toward the municipalities.

# Questions



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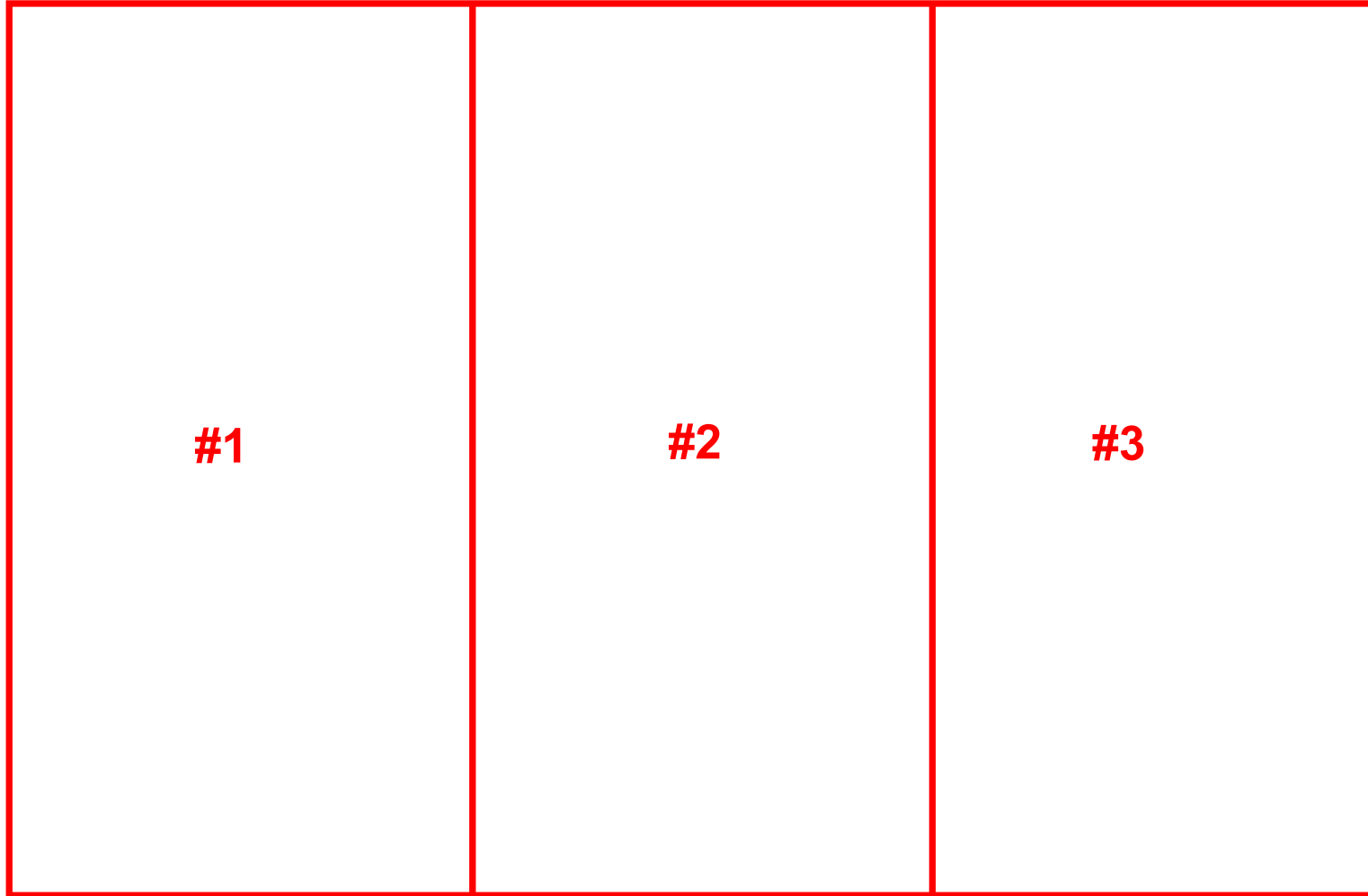
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# Example – Current Situation



**Parent Tract**

# Example – Current Situation



**Step 1:**  
**Minor-Limited**  
**Lot Yield = 3**

# Example – Current Situation

|    |    |    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|----|----|
| #1 | #2 | #3 | #4 | #5 | #6 | #7 | #8 | #9 |
|----|----|----|----|----|----|----|----|----|

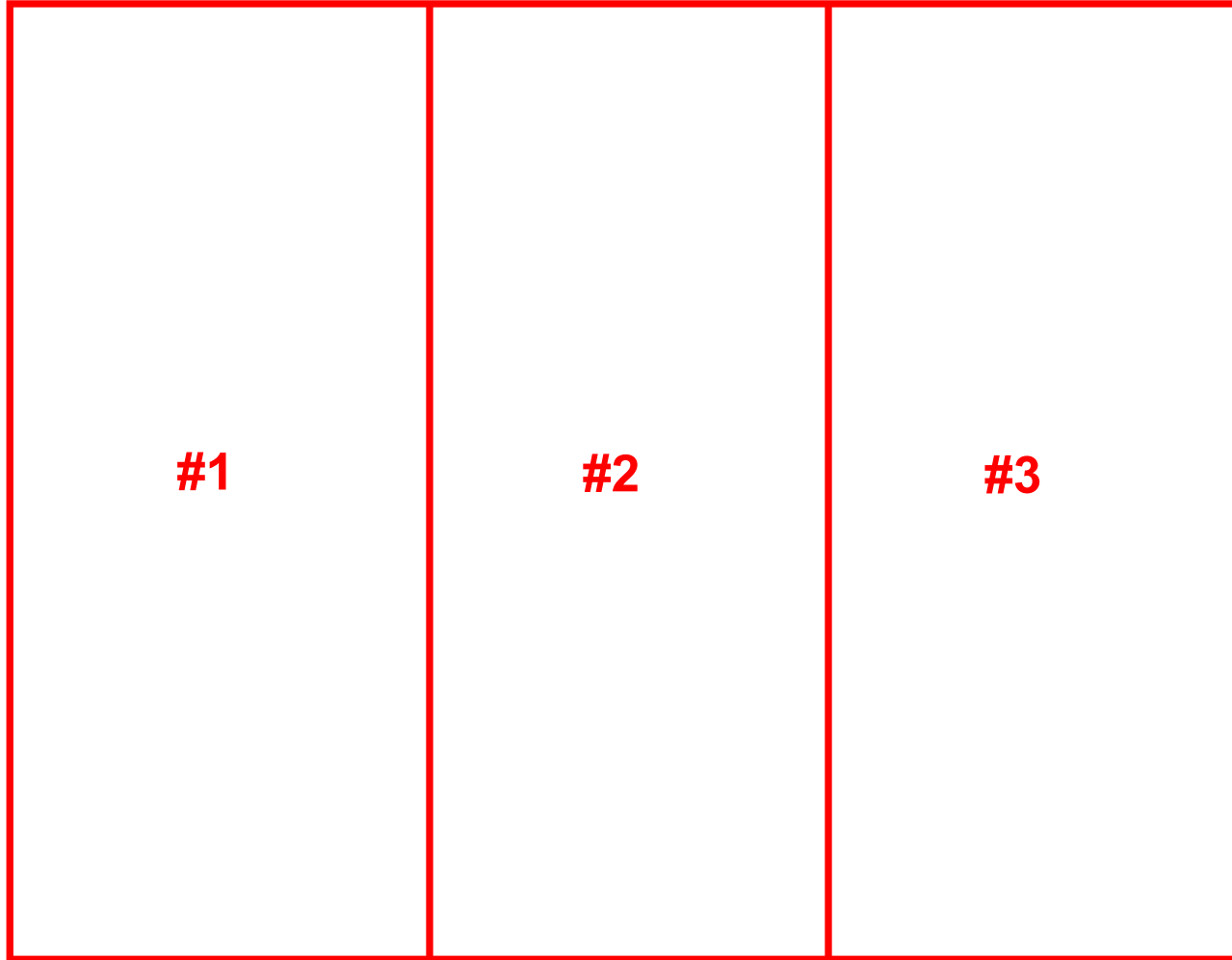
**Step 2:**  
**Minor**  
**Lot Yield = 9**

# Example – Proposed Amendment



**Parent Tract**

# Example – Proposed Amendment



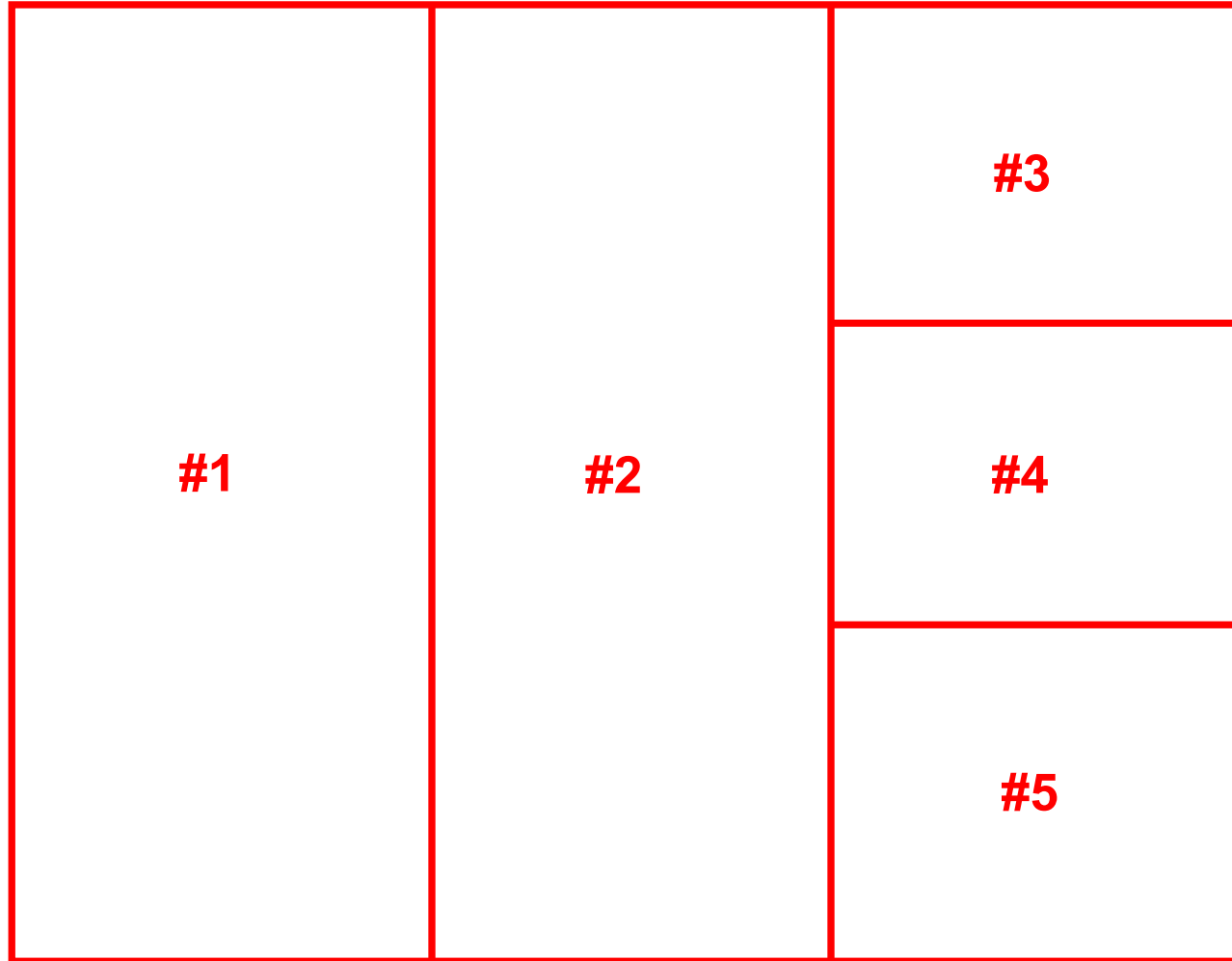
**Step 1:**

**Minor or Minor-Limited**

**Lot Yield = 3**



# Example – Proposed Amendment



**Step 2:**

**Minor or Second Minor**

**Total Lot Yield = 5**

# NC Turnpike Roadside Reforestation

Planning Board - Transportation Committee

June 7, 2023

Tim Maloney, Planning Development and Inspections Director



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# Background

- Last year we heard from NCDOT regarding a small percentage of available funding for roadside aesthetics/landscaping for NCDOT projects.
- Our focus was on low/no maintenance reforestation along highway corridors.
- This prompted the Board of Commissioners to pass a resolution that supports CAMPO to develop a policy that:
  - “authorizes the NCDOT to identify opportunities for revegetation and reforestation along highway projects in Wake County; and that NCDOT use all project resources and funds available for implementation under the facilitation of the overall highway project”
- CAMPO to adopt resolution at an upcoming meeting.

# Project Opportunities

1. *Highway Corridors Already Open:* Identify reforestation areas/projects on highway corridors already open. The County would have to fund these projects.
2. *NC-540 Under Construction:* Determine if NCDOT funds are still available for reforestation along the NC-540 Turnpike that is currently under construction.
3. *Highway Projects in the Planning Stages:* Collaborate with NCDOT on new highway projects still in the planning stages that can utilize project NCDOT funding for reforestation.

# Pilot Project Highway Corridor Already Open



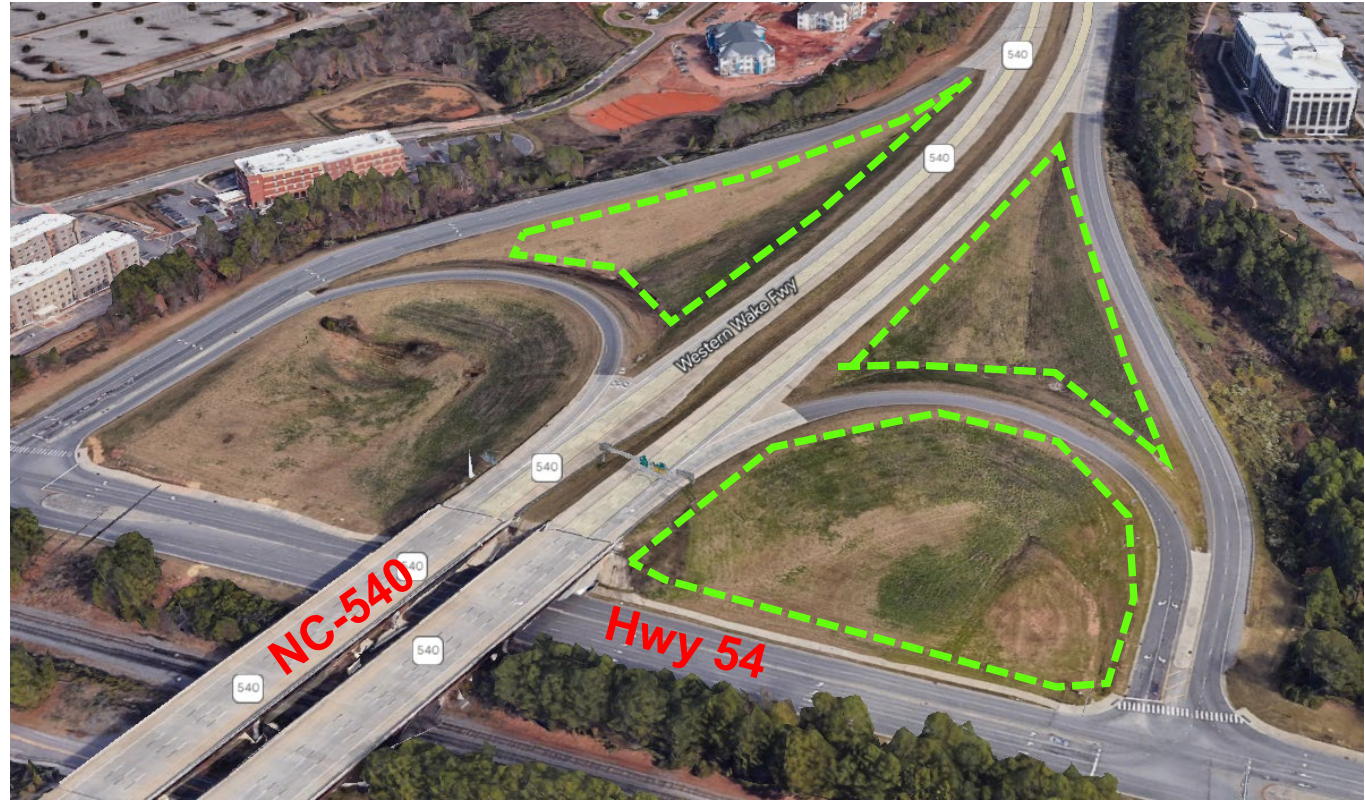
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# NC-540 & Hwy 54





# NC-540 & Hwy 54

← NC-540  
Morrisville, North Carolina  
Google Street View  
Jul 2022 [See more dates](#)





# NC-540 & Green Level W. Road





# NC-540 & Green Level W. Road





# NC-540 & US 1





# NC-540 & US 1

North Wake Fwy  
North Carolina  
Google Street View  
See more dates



# Pilot Project Next Steps

1. Identify priority planting site
2. Identify/secure funding source
  - Grants
  - Community stakeholder/organization
3. Develop timeline for planting (Fall/Winter)

# In the Meantime...

1. Meet with NCTA and NCDOT about project funding for highway corridor planting along NC-540 currently under construction.
2. Meet with NCDOT about project funding for highway corridor planting on projects that are in the planning stages.

# Questions/Discussion



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# Wake County

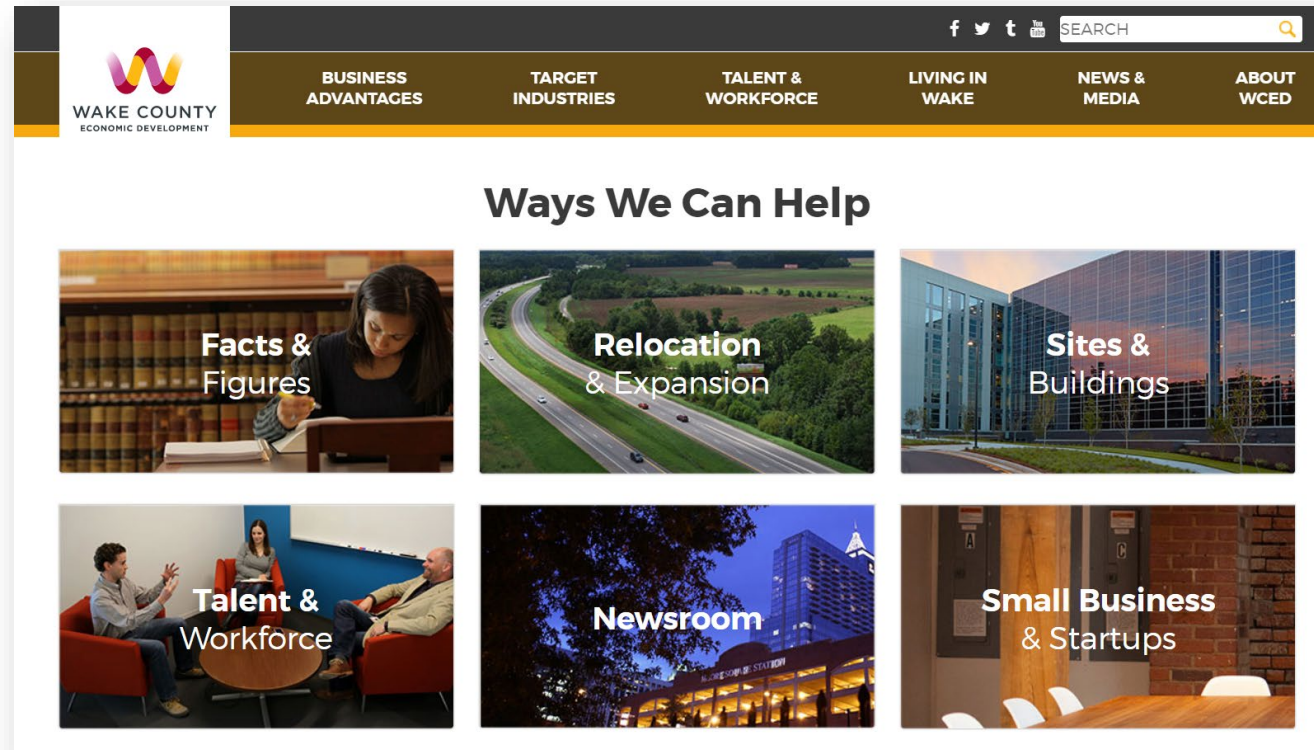
NORTH CAROLINA

Where Talent Grows



# INTRODUCTION + OVERVIEW

- Public Private Partnership
- Support economic development across Wake County & Region



[www.Raleigh-Wake.org](http://www.Raleigh-Wake.org)



# 5 Pillars of Economic Development

Pillar 1 | Economic Prosperity

Pillar 2 | Talent + Workforce Solutions

Pillar 3 | Brand Awareness + Competitive Position

Pillar 4 | Innovation & Entrepreneurship

Pillar 5 | Regional Collaboration + Place Development

# Our Competitive Advantage

- **TALENT:** diverse talent pool that is disruptive, innovative & thinks big
- **DIVERSE ECONOMY:** We are passionate for innovation & collaboration
- **HIGHER EDUCATION:** Innovative, collaborative education ecosystem
- **QUALITY OF LIFE:** We are a place your employees will love

# Current Project Activity



**36**  
ACTIVE  
PROJECTS



**11,053**  
POTENTIAL  
JOBS



**\$5.8B**  
POTENTIAL  
INVESTMENT

## Active Projects by Industry



**HQ, CALL CENTER,  
SHARED SERVICES**  
Jobs: 484  
Investment: \$110M



**ADVANCED  
MANUFACTURING**  
Jobs: 2,626  
Investment: \$189M



**SMART GRID,  
CLEANTECH**  
Jobs: 2,269  
Investment: \$1.6B



**LIFE SCIENCES**  
Jobs: 5,464  
Investment: \$3.6B



**SOFTWARE/IT**  
Jobs: 140  
Investment: \$200M



**OTHER**  
Jobs: 70  
Investment: \$24M

## Total Projects *(received since October 1, 2022)*



**73**  
TOTAL  
PROJECTS



**\$22.1B**  
INVESTMENT



**32,803**  
JOBS



**14**  
SITE VISITS

## Industry Activity



**HQ, CALL CENTER,  
SHARED SERVICES**  
Active Projects: 4  
Total Projects: 7  
Site Visits: 1



**ADVANCED  
MANUFACTURING**  
Active Projects: 13  
Total Projects: 30  
Site Visits: 4



**SMART GRID,  
CLEANTECH**  
Active Projects: 5  
Total Projects: 18  
Site Visits: 1



**LIFE SCIENCES**  
Active Projects: 10  
Total Projects: 10  
Site Visits: 7



**SOFTWARE/IT**  
Active Projects: 2  
Total Projects: 4  
Site Visits: 0



**OTHER**  
Active Projects: 2  
Total Projects: 4  
Site Visits: 1

# Current Status

## What Are We Seeing?

### **Market fundamentals remain strong**

=> Talent; Education/Higher Ed; Diverse Economy; High Quality of Life

### **Market demand**

=> Project pipeline is consistent, averaging 1-2 new projects/week

=> Project quality is high

=> Projects focused on life science and advanced manufacturing

### **Market competitiveness**

=> Key market destination

### **Monitoring**

=> Industrial sites; Return to work + Changes in office; Talent pipeline; Global economy; Fed policy

# Challenges

## What Are We Facing?

### *Other side of the Coin*

- Demand for Industrial Sites
- Demand for Talent
- Housing Affordability + Supply
- Project Complexity
- Infrastructure
- Widely Shared Opportunity

### **Complacency**

Growing into our trajectory

# Outlook

## What are we anticipating?

**Market fundamentals will remain the fundamentals**

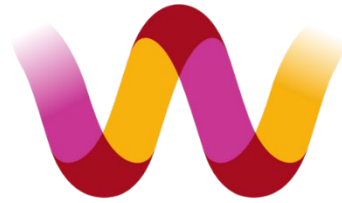
**Market demand will remain strong; Among most competitive metros; Need more industrial sites**

**Growth will continue – population + economic**

**Must address challenges; BOLD action required**

**Monitor potential headwinds (economy, etc.) . . . And tailwinds (momentum)**

# Thank You!



**WAKE COUNTY**  
ECONOMIC DEVELOPMENT



## Planning, Development & Inspections

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**To:** Wake County Planning Board  
**From:** Akul Nishawala, AICP - Planner III  
**Subject:** Comprehensive Plan Amendment #01-23  
**Date:** June 7, 2023

### Requests

Adopt the Middle Creek Area Plan as an amendment to PLANWake, the Wake County Comprehensive Plan; and amend the PLANWake Development Framework map and the text on page 44 of PLANWake.

### Applicant

Wake County

### Location

The Middle Creek planning area is in the southeastern portion of Wake County. Most of the area plan is east and south of the Town of Fuquay-Varina and Town of Garner, respectively. The planning area also extends north to Ten-Ten Road and west, with pockets of unincorporated Wake County bordering the Town of Holly Springs.

### Background

Wake County's comprehensive plan, PLANWake, was adopted in 2021 as a tool to manage the substantial growth that the county has and will continue to experience. The plan articulates the new vision for the greater Wake County community—one that will build off recent planning advancements made through the Wake Transit Plan, the Wake County Affordable Housing Plan, the Wake County Greenway System Plan and others to account for the next wave of growth in a manner that enhances quality of life for all residents. This new course directs growth to existing towns, supports the development of connected and walkable transit-supportive centers and works with rural landowners to protect important open spaces, farms and forests.

To meet the goals set forth in PLANWake, numerous Wake County policies and documents had to be updated or overhauled as part of the implementation process. One such example is adoption of area plans encompassing the unincorporated areas of Wake County. These area plans are designed to provide more localized land use decisions, analysis and public engagement. The Middle Creek (MC) Area Plan is the second of seven area plans that will replace the current area land use plans.



## **Analysis**

### **Middle Creek Area Plan**

Municipalities have grown significantly over the past 20 years, either through annexation or expansions of extra-territorial jurisdictions. This growth has resulted in the considerable reduction of Wake County's planning jurisdiction, which rendered the former area land use plan geographies obsolete, and its policies outdated. The new boundaries for the area plans represent the logical and updated geographic groupings of the remaining area. Additional considerations such as watersheds, rights-of-way and U.S. Census block groups contributed to the updated area plan boundaries.

While PLANWake will continue to serve as the overarching vision for the county, the area plans can and should be used as an opportunity for local land use planning decisions, identify needs for an area, and adjustments to the growth development framework map.

The Middle Creek Area Plan is the culmination of a months-long process to conduct research, analysis, and outreach to implement the vision and goals of PLANWake in a localized manner. Wake County planning staff took this opportunity to reassess its past policies and methods and employed new tactics and avenues to create a long-term planning document.

The COVID-19 pandemic disrupted the conventional methods of public outreach, such as in-person meetings or canvassing, and planning staff harnessed virtual or online methods to interact with the community and garner feedback throughout the process. Along with a central website and social media posts, staff utilized an online platform that was able to capture feedback from the public in an engaging and interactive way. Since December 2022, 820 unique users visited the plan's online engagement platform and 149 users interacted with it, meaning they either commented or completed a survey. Additionally, the site received 2,541 total views, 127 survey responses and 114 comments.

Staff felt that, with the easing of restrictions on indoor gatherings, returning to in-person meetings, canvassing, and tabling at events was safe and important to do so. Staff held two in-person meetings at Amplify Church in Willow Springs, canvassed at two sites on Election Day in November 2022, presented and tabled at the Keep the Farm Workshop, and tabled during a church service at the Juniper Level Missionary Baptist Church. The information and conversations that staff had during these events directly contributed to the Middle Creek's content and overall direction.

A major aspect of the MC Area Plan is the Agriculture & Forestry land use designation. This designation was introduced in the previously adopted Lower Swift Creek Area Plan, but in a much smaller scale. The Agriculture & Forestry designation is unique in that it specifically calls out farming practices as the primary and intended long-range use instead utilizing a passive term like rural to describe the area. Much of the feedback staff received were from the agricultural community who expressed their desire to continue farming their land into the future and not to sell to developers. This is underscored by numerous VADs, EVADs, and conservation easements in the area as well as the overall interest and support of these programs by local landowners.

The future NC 540 is currently in construction within the MC planning area. This new highway will bring greater automobile access to residents but will also change the landscape and travel networks significantly. A focal point of the MC Area Plan was to find a way to leverage this

investment in a way that can benefit residents and help manage the type of growth that this project will inevitably spur. The recently adopted PLANWake amendment to adopt new guidelines regarding how and where multi-use districts (formerly known as activity centers) are developed had a direct influence on the MC Area Plan and its multi-use districts.

#### PLANWake Development Framework

Along with the adoption of the Middle Creek Area Plan, staff recommends amending the PLANWake Development Framework map to reclassify 3,780 acres of Community Reserve and 2,380 acres of Community to Rural in what is known as Willow Springs. This would create consistency between the Agriculture & Forestry designations in the MC Area Plan and the Development Framework map. Further, Community is intended to direct those intending to develop in the county's jurisdictions to the municipalities to ascertain the possibility of annexing and receiving utilities. The Town of Fuquay-Varina does not have water or sewer utilities in the subject area so these inquiries would not result in eventual connections and/or annexations. Finally, the new Rural classification aligns and would be consistent with the Town of Fuquay-Varina's recently adopted 2040 Community Vision Land Use Plan, which designates this area as Rural Residential.

Staff included municipal planning staff (i.e., Angier, Cary, Fuquay-Varina, Garner, and Holly Springs) in the updates and development of the Middle Creek Area Plan throughout the process.

#### Text Amendment

Additionally, as part of the adoption process, planning staff recommends the following text amendment to the bottom of page 44 to inform readers of the new area plan's existence.

“NOTE: On June 20, 2023, the Wake County Board of Commissioners adopted the Middle Creek Area Plan as an amendment to PLANWake as part of the process to update its area land use plans.”

#### **Findings**

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

#### **Staff Recommendation**

That the Planning Board recommend that the Board of Commissioners adopt the Middle Creek Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake; and amend the Development Framework Map and text on page 44 of PLANWake.

#### **Attachments:**

- Middle Creek Area Plan
- CPA-01-23 Staff Presentation



## MIDDLE CREEK AREA PLAN

### Table of Contents

|  |          |
|--|----------|
| Introduction .....                           | 2        |
| <b>Chapter 1:</b>                            |          |
| <b>Overview and Background .....</b>         | <b>3</b> |
| PLANWake .....                               | 3        |
| Purpose .....                                | 3        |
| Approach .....                               | 3        |
| Municipal Transition Standards .....         | 4        |
| Area Plans .....                             | 5        |
| Middle Creek Planning Area .....             | 6        |
| Current Land Use .....                       | 7        |
| Current Land Use – Wake County               |          |
| Jurisdiction .....                           | 8        |
| Population and Housing .....                 | 9        |
| Future Population .....                      | 10       |
| Transportation .....                         | 11       |
| US 401 Corridor Study (2021 – 2023) .....    | 12       |
| Additional Projects, Studies and Plans ..... | 12       |
| Beech Bluff County Park .....                | 12       |
| Southeast Area Study .....                   | 12       |
| Natural Resources .....                      | 13       |
| Social Equity .....                          | 14       |

|   |           |
|---|-----------|
| <b>Chapter 2:</b>                             |           |
| <b>Land Use Plan .....</b>                    | <b>17</b> |
| Community Engagement and Outreach .....       | 17        |
| Middle Creek Area Plan .....                  | 18        |
| Multi-Use Districts .....                     | 20        |
| Overview .....                                | 20        |
| Purpose and Approach .....                    | 20        |
| Middle Creek Multi-Use Districts .....        | 23        |
| <b>Chapter 3:</b>                             |           |
| <b>Additional Planning Elements .....</b>     | <b>31</b> |
| Municipal Planning Jurisdictions .....        | 31        |
| Relinquishment of Extraterritorial            |           |
| Jurisdiction .....                            | 33        |
| Affordable Housing .....                      | 33        |
| Agriculture and Farmland Preservation .....   | 33        |
| Voluntary Agricultural District Program ..... | 35        |
| Enhanced Voluntary Agricultural               |           |
| District Program .....                        | 35        |
| Agricultural Conservation Easement            |           |
| Program .....                                 | 36        |
| Prime Farmland .....                          | 37        |
| Historic Properties & Landmarks .....         | 38        |
| Swift Creek Land Management Plan .....        | 40        |
| Open Space and Greenways .....                | 41        |
| <b>Conclusion .....</b>                       | <b>42</b> |





Photo: Hilltop Farms in Willow Springs, NC

## Introduction

In 2014, the population of Wake County reached a critical milestone of 1 million residents. The region's economy and higher learning environment has led to some of the highest population growth rates in the nation. Each year, Wake County added another 22,500 residents, or about 56 people per day, to its community. It is home to many thriving industries and startups with 12 core municipalities that offer a variety of living, working, cultural, entertainment and civic opportunities.

Over the next decade, these growth trends are expected to continue, and another 225,000 new residents will likely call Wake County home. Under current growth rates, 28,000 additional acres of new development could occur and all remaining unprotected land in the county could be converted to development within 25 to 50 years.

These exceptional trends in prosperity also present challenges. Many of our residents have seen the costs of housing, food, education and other needs rise, without an equivalent increase in their incomes. With more and more people calling Wake County home, valued farmlands, rural areas and forests have converted to housing and commercial development, and traffic congestion has made trips to work, school and shopping longer and more challenging.

## CHAPTER 1

# Overview and Background

## PLANWake

### Purpose

PLANWake is the comprehensive plan of Wake County. This plan articulates the new vision for the greater Wake County community — one that will build off recent planning advancements made through the Wake Transit Plan, the Wake County Affordable Housing Plan, the Wake County Greenway System Plan and others to account for the next wave of growth in a manner that enhances quality of life for all residents. This new course directs growth to existing towns, supports the development of connected and walkable transit-supportive centers and works with rural landowners to protect important open spaces, farms and forests.

Guided by community responses, PLANWake sets the priorities and vision for Wake County to achieve in the next decade. The plan's framework is organized into three main components that address a comprehensive list of community issues.

- **Vision Outcomes:** aspirations for the future.
- **Development Framework:** map to guide growth.
- **Performance Metrics:** metrics to evaluate progress.

### Approach

The PLANWake approach is different from typical comprehensive plans. The planning process was focused on working in partnership with municipal and interjurisdictional partners. This plan is dynamic and requires ongoing coordination and collaboration among many different stakeholders. As a result, the PLANWake approach involves three key actions.

#### PLAN TOGETHER

PLANWake is built on collaboration. The planning process challenged all parties to identify things that could and should be done better and asked for ideas on how to make these things a reality. By establishing the PLANWake vision outcomes and the PLANWake development framework, the plan sets overarching goals for the county, municipal and jurisdictional partners. Planning together establishes the expectation of coordinated actions across jurisdictions.

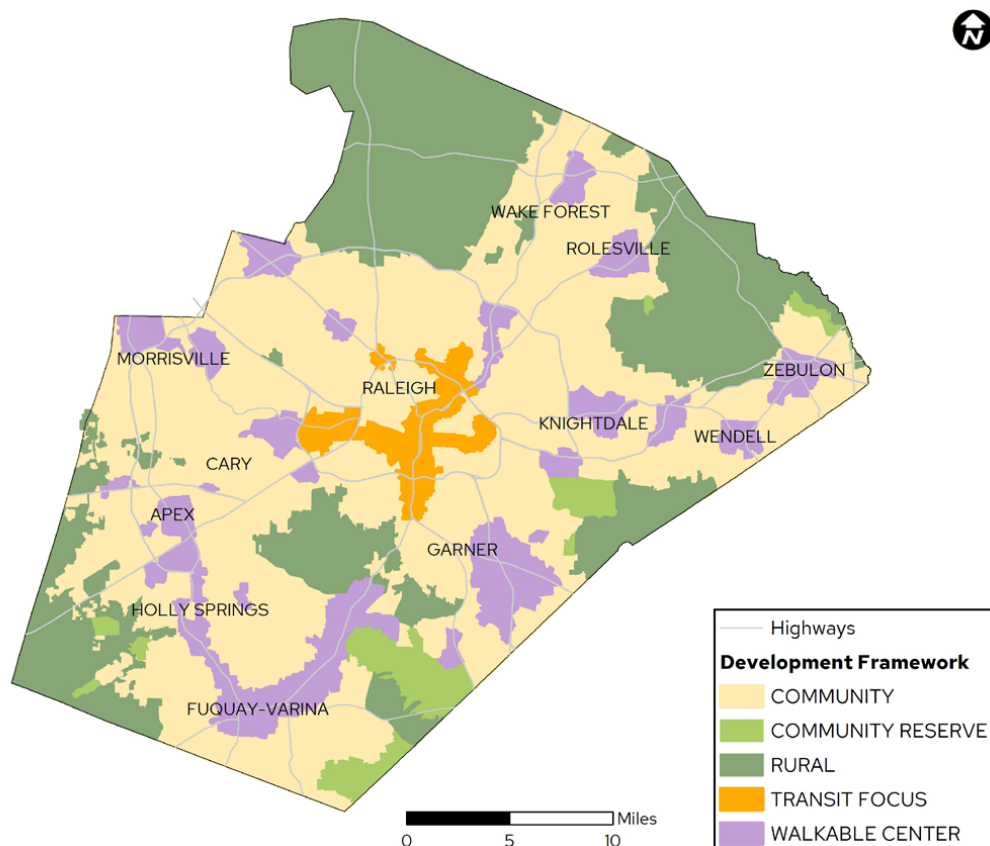
#### TRACK TOGETHER

Previous plans have had similar goals but limited means of determining if goals were being met or not. PLANWake establishes performance metrics for community-wide and municipal goals. Monitoring performance metrics and plan implementation progress is essential to taking the right actions and adjusting actions to be even more successful moving forward.

#### ACT TOGETHER

PLANWake is only one part of a complex interworking of plans, policies and investments. To achieve the goals of PLANWake, Wake County and its municipal and jurisdictional partners will need to align and coordinate the implementation of multiple plans and actions with the PLANWake vision outcomes and the PLANWake development framework. It is expected that land development and conservation decisions, particularly, will be coordinated with PLANWake.

## PLANWake Development Framework



## Municipal Transition Standards

Wake County is growing very rapidly, and the availability of developable land is drastically declining. A major aspect of Wake County's comprehensive plan, PLANWake, is to limit the types of development that create and encourage sprawl.

Inherent to this subject is the fact that the county does not offer its residents water or sewer utilities, so they rely on well and septic services. These services require more area per property and limit the ability to develop land more densely, which would help combat the sprawl.

In support of municipal annexation and connections to utility services, the county's Transitional Urban Development (TUD) policy required that any unincorporated property within 2,500 feet of

municipal utilities develop under municipal standards. In 2021, the Wake County Board of Commissioners adopted an updated policy that builds off TUD and addresses our present-day growth challenges.

Called the Municipal Transition Standards (MTS), this new policy will require residential and non-residential development within 2,500 feet of municipal water or sewer to make the utility connection and develop with the municipality. It also requires any proposed regular subdivision or non-residential development located in the Walkable or Community areas — as designated on the county's Development Framework Map — to contact the service-providing municipality to discuss the feasibility of a connection to water and sewer. (Wake County Unified Development Ordinance Section 12-11 Connections to Public or Community Systems)

## Area Plans

To meet the goals set forth in PLANWake, numerous Wake County policies and documents had to be updated or overhauled as part of the implementation process. One such example is adoption of area plans encompassing the unincorporated areas of Wake County. These area plans are designed to provide more localized land use (applications) analysis and public engagement. The Middle Creek (MC) Area Plan is the second of six area plans that will replace the current area land use plans. The Lower Swift Creek Area Plan was adopted in October 2022.

Municipalities have grown significantly over the past 20 years, either through annexation or expansions of extra-territorial jurisdictions. This growth has resulted

in the considerable reduction of Wake County's planning jurisdiction, which rendered the former area land use plan geographies obsolete and their policies outdated. The new boundaries for the area plans represent the logical and updated geographic groupings of the remaining area. Additional considerations such as watersheds, rights-of-way and U.S. Census block groups contributed to the updated boundaries.

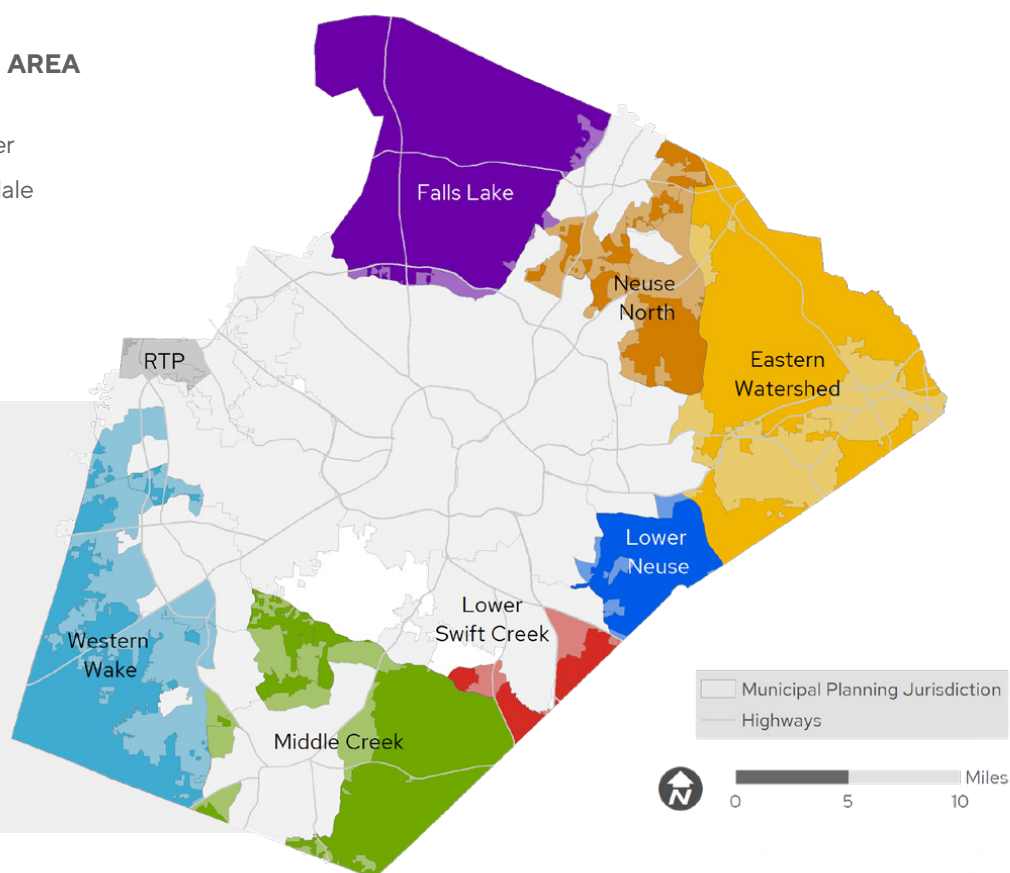
While PLANWake will continue to serve as the overarching vision for the county, the area plans can and should be used as an opportunity for certain elements – i.e., the development framework – to be modified, updated or amended as necessary.

### CURRENT/FORMER AREA LAND USE PLANS

- Fuquay-Varina/Garner
- East Raleigh/Knightdale
- Northeast
- Southeast
- Southwest

### NEW AREA PLANS

- Lower Swift Creek
- Middle Creek
- Falls Lake
- Eastern Watershed
- Western Wake
- Neuse North
- Lower Neuse



NOTE: While there is an area plan on the map for the Research Triangle Park (RTP), the RTP Foundation is responsible for any long-range or master planning initiatives in this area. Its inclusion is to identify it as an unincorporated area in Wake County's jurisdiction. Wake County will NOT be conducting an area plan in RTP.

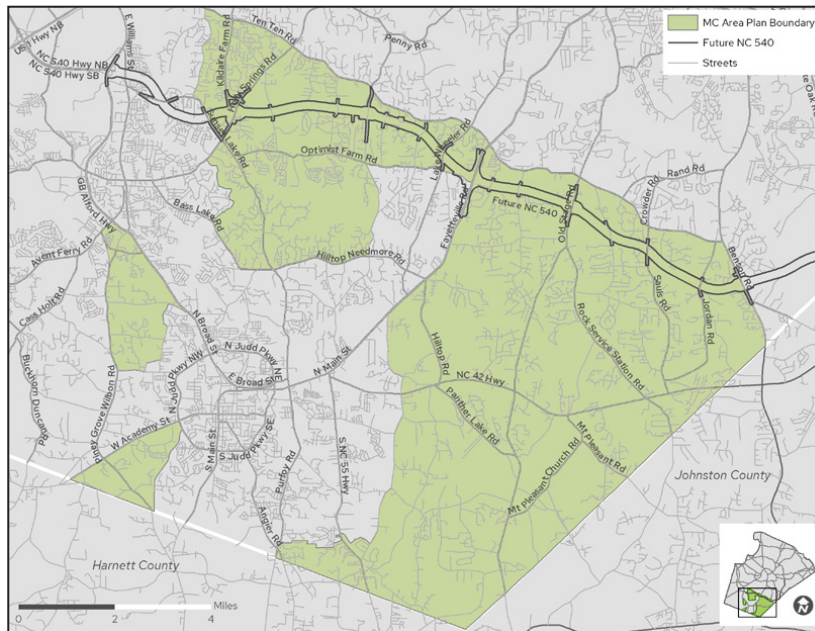


## Middle Creek Planning Area

The Middle Creek (MC) Area Plan covers an area of Wake County that is approximately 45,825 acres, or just over 71 square miles. It is in the southeastern portion of Wake County and borders the Johnston and Harnett county lines.

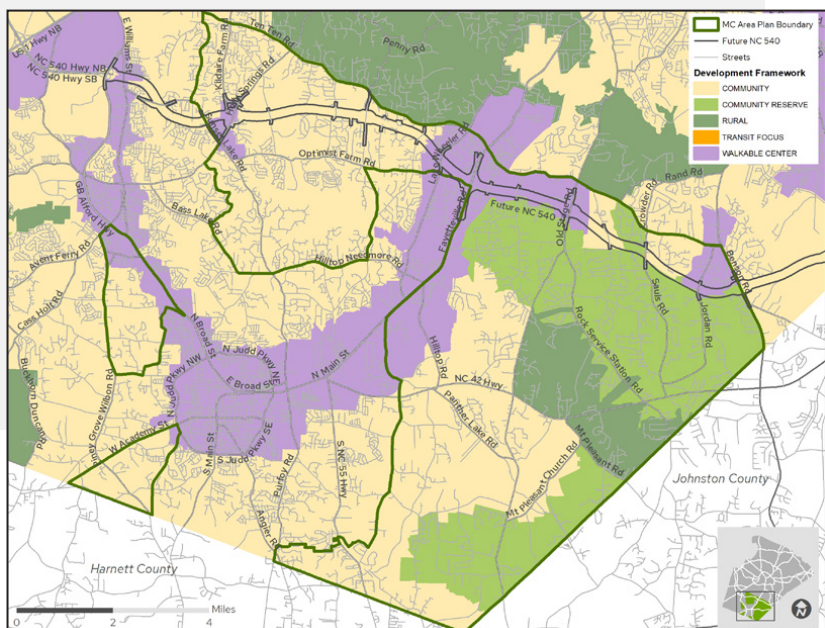
The MC area can be divided into four distinct areas, the largest being the southeast portion encompassing

Willow Spring up to Ten-Ten Road. The northern portion is west of US 401 and ranges from Hilltop-Needmore Road from the south to Ten-Ten Road in the north. The western area is bordered by Piney Grove Wilbon Road and North Broad Street. The southwest area is bounded by West Academy Street and the Harnett County Line.



**Middle Creek  
Area Plan Boundary**

**PLANWake  
Development  
Framework**

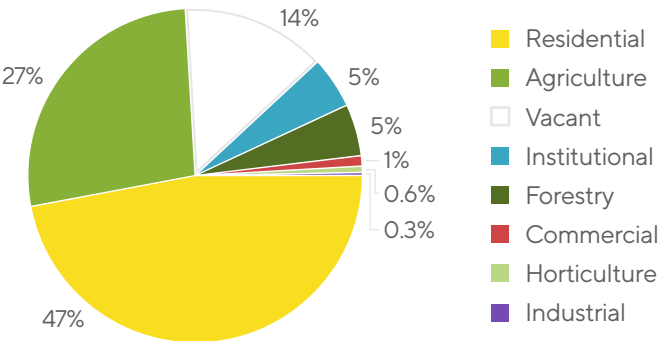




# Current Land Use

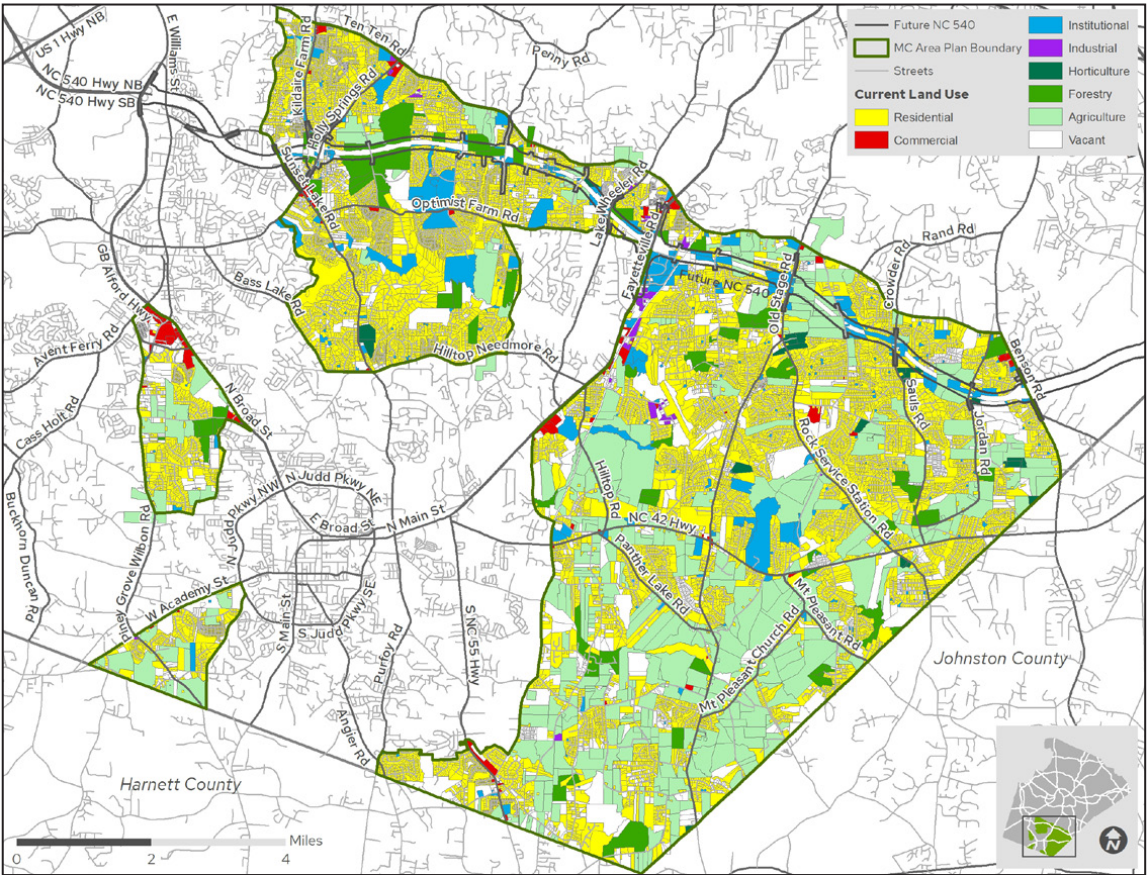
The predominant land use in MC area (as is the case in all of Wake County) is residential utilizing nearly 20,000 acres or 47% of the total area. Agriculture is the next-highest use making up 11,450 acres or 27% of the MC Area, the majority of which is in the southeastern area around Willow Spring. Vacant parcels are next at nearly 6,000 acres with the remaining acreage distributed among the other land uses.

MC Area Current Land Use %



| Current Land Use | Acres     | Parcels |
|------------------|-----------|---------|
| Agriculture      | 11,450.93 | 433     |
| Commercial       | 447.21    | 133     |
| Forestry         | 2,131.95  | 85      |
| Horticulture     | 251.96    | 28      |
| Industrial       | 136.73    | 48      |
| Institutional    | 2,329.51  | 520     |
| Residential      | 19,912.30 | 19,639  |
| Vacant           | 5,852.24  | 2,823   |
| Total            | 42,512.83 | 23,709  |

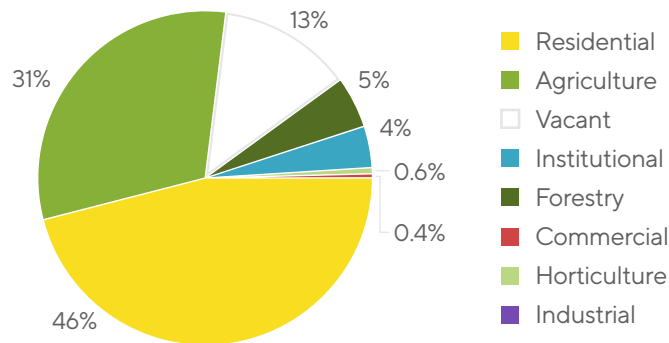
Current Land Use



## Current Land Use – Wake County Jurisdiction

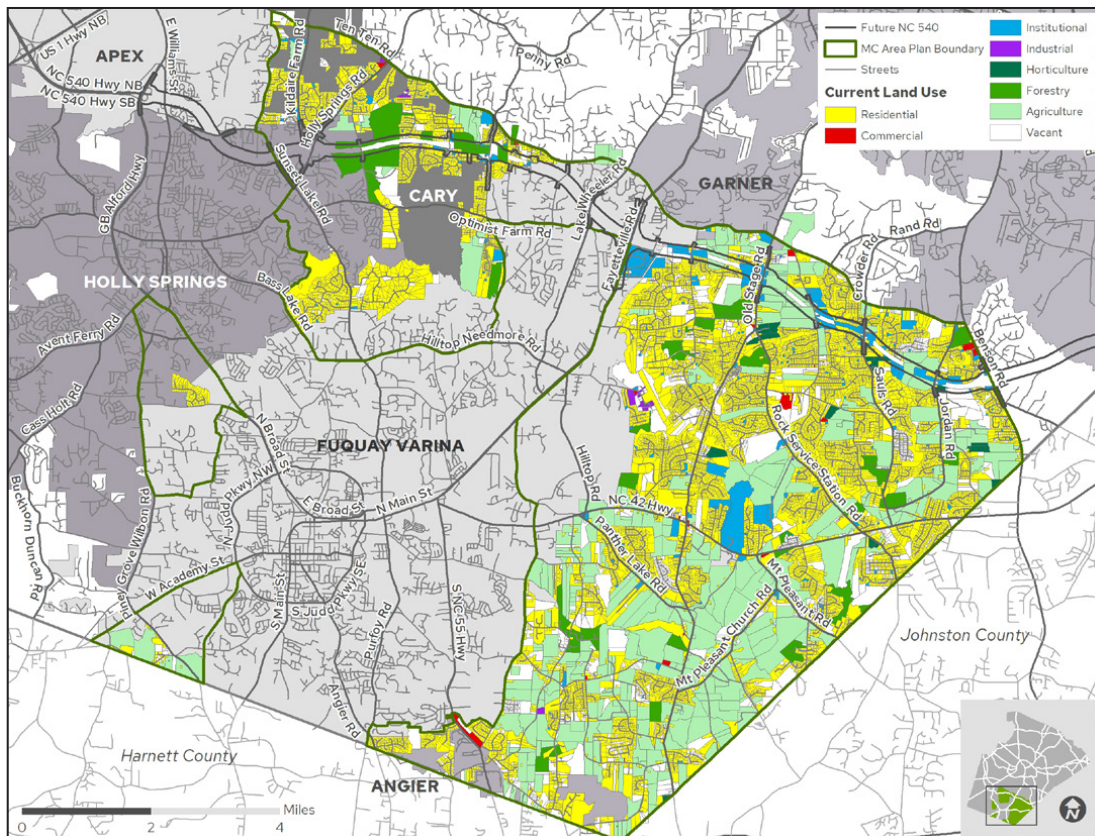
The current land use distribution does vary slightly when considering the area of MC only within Wake County's planning jurisdiction. However, it is useful to visualize the distribution of land uses in this perspective, especially when comparing it to the future land use classifications presented later in this plan. To start, the total acreage is reduced from 42,512 to 30,878 acres, and the percentage of residential use increases to 46%. Despite this difference and the reduction overall in total area, the distribution of land uses largely remains the same.

### Current Land Use % – County Only



| Current Land Use | Acres            | Parcels       |
|------------------|------------------|---------------|
| Agriculture      | 9,508.82         | 363           |
| Commercial       | 111              | 26            |
| Forestry         | 1,548.09         | 55            |
| Horticulture     | 188.27           | 25            |
| Industrial       | 55.13            | 24            |
| Institutional    | 1,192.82         | 329           |
| Residential      | 14,310.53        | 11,281        |
| Vacant           | 3,963.88         | 1,471         |
| <b>Total</b>     | <b>30,878.54</b> | <b>13,574</b> |

### Current Land Use





## Population and Housing

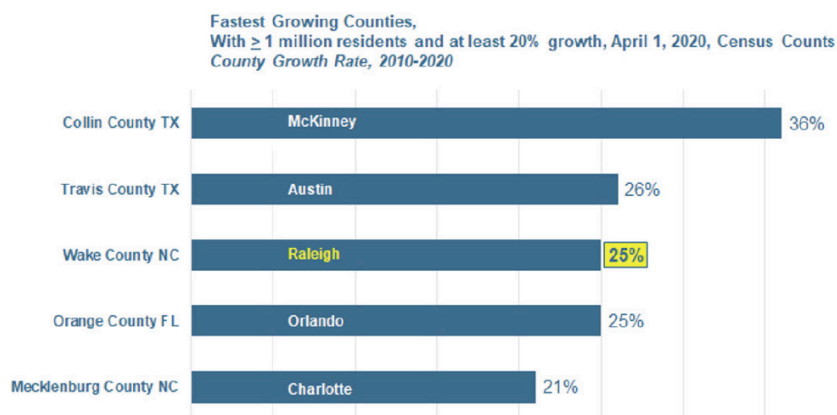
Wake County continues to experience population growth. Nationally between 2010 and 2020, Wake was the third-fastest growing county with at least 1 million residents. In North Carolina, Wake County experienced larger population growth (228,417) than any other county, including Mecklenburg County (195,854), and in doing so, surpassed Mecklenburg in

becoming the most populous county with 1,129,410 residents. (U.S. Census Bureau)

This has created a demand for housing and a supply that is struggling to keep up. Housing prices continue to rise, leading to folks looking elsewhere in neighboring counties.

## Wake County's 2020 Population

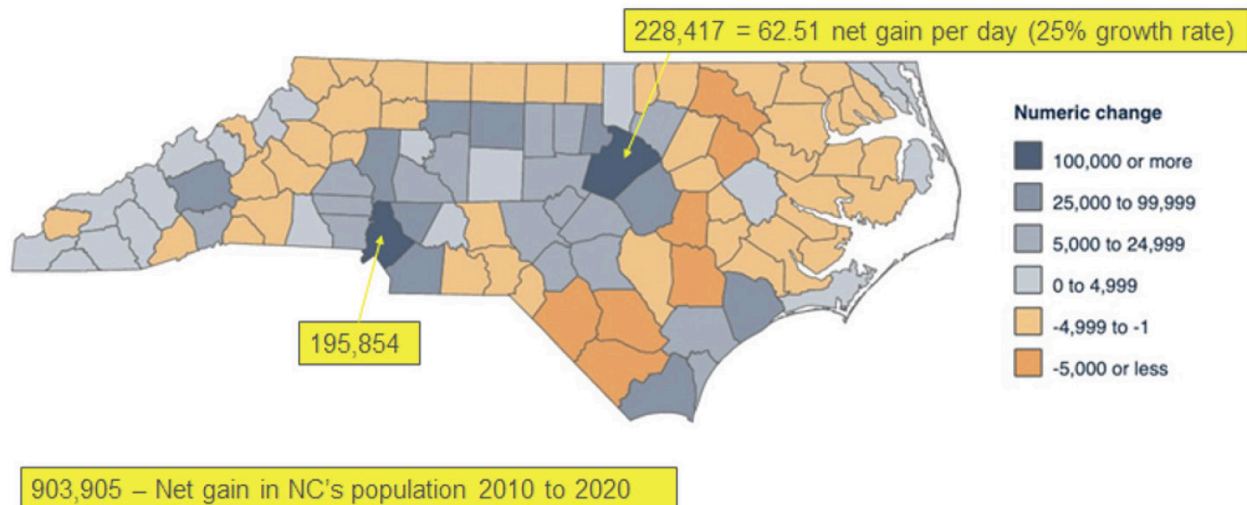
### National Context



### State Context

|     |                    |           |
|-----|--------------------|-----------|
| 1.  | Wake County        | 1,129,410 |
| 2.  | Mecklenburg County | 1,115,482 |
| 3.  | Guilford County    | 541,299   |
| 4.  | Forsyth County     | 382,590   |
| 5.  | Cumberland County  | 334,728   |
| 6.  | Durham County      | 324,833   |
| 7.  | Buncombe County    | 269,452   |
| 8.  | Union County       | 238,267   |
| 9.  | Gaston County      | 227,943   |
| 10. | Cabarrus County    | 225,804   |

## Numeric Change in Population - 2010 to 2020



on the landscape and traffic of a once primarily agricultural region.

## Percent Population Change 2010 to 2020 by Census Tract

The MC area, along with the rest of the county, has experienced significant growth in recent years, but what does that growth look like in the future? In the 2050 Metropolitan Transportation Plan (MTP), the

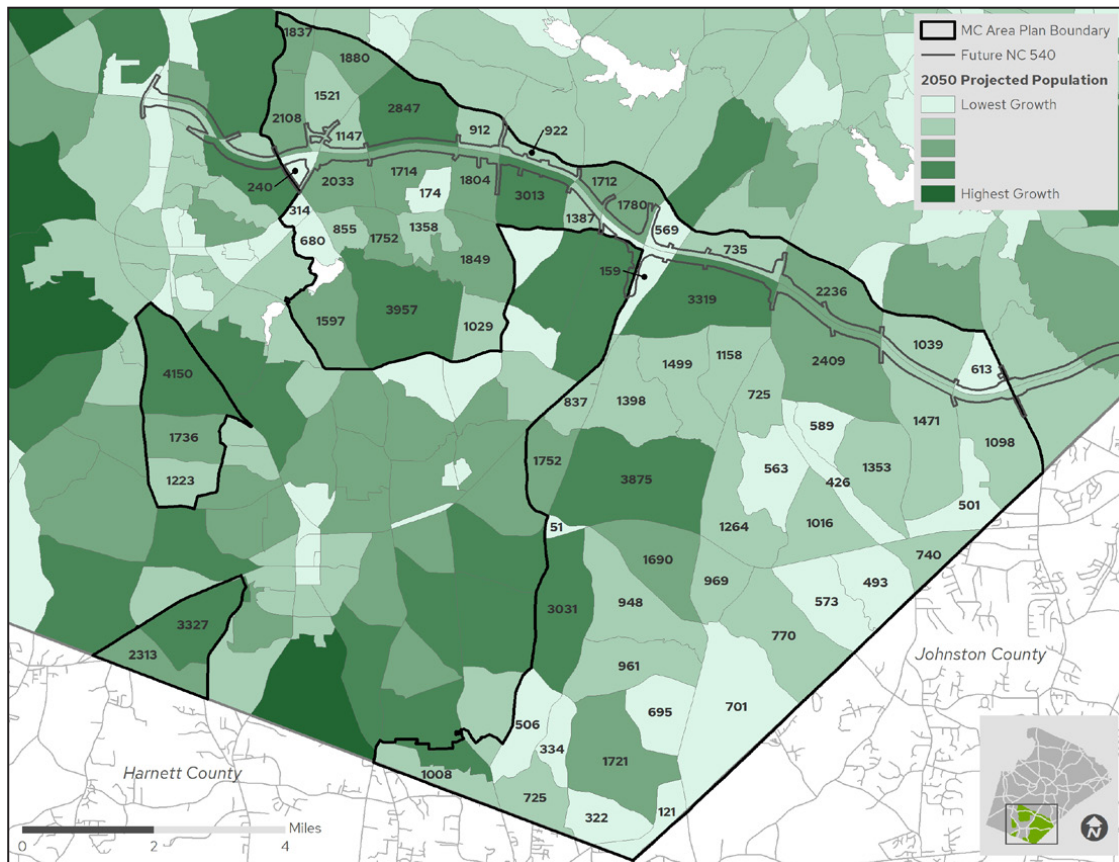
Capital Area Metropolitan Planning Organization (CAMPO) and the Durham/Chapel Hill/Carrboro Metropolitan Planning Organization (DCHC) projected the population, household and job growth

in order to understand future transportation patterns and plan for them.

According to the 2050 MTP, the MC area's population is projected to almost double by 2050, totaling approximately 100,000 people. Most of this growth occurs within municipal planning jurisdictions and along major transportation corridors.

Despite it being comparatively lower in unincorporated parts of the MC area (especially the southeastern portion), the higher growth areas still tend to follow the main transportation corridors, such as Future NC 540, NC 42 Hwy, Old Stage Road and Rock Service Station Road.

## Middle Creek Projected Future Population - 2050 by Census Block Group



## Transportation

In addition to housing, the rapidly growing population is having a considerable effect on transportation. Since there is a direct correlation between land uses and transportation (i.e., modes, travel times, parking, congestion), aligning the two is of utmost importance.

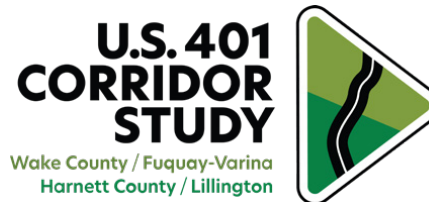
Creating further urgency is the construction of N.C. 540 directly through the MC area. Leveraging the type of development in and around the interchanges as well as any non-automobile transportation projects will have a lasting impact on the entire community.



## US 401 Corridor Study (2021-2023)

Beginning in 2021, the Capital Area Metropolitan Planning Organization (CAMPO) has been conducting a corridor study of US 401 to determine the most appropriate and feasible improvements to address congestion issues in this area of the county. The study will also explore alternatives to US 401 that are identified in the Metropolitan Transportation Plan 2045 (MTP 2045), which fall within the MC study area.

The 401 Corridor Study will ultimately be presented to the CAMPO Executive Board with a recommended route alternative based on a number of factors,

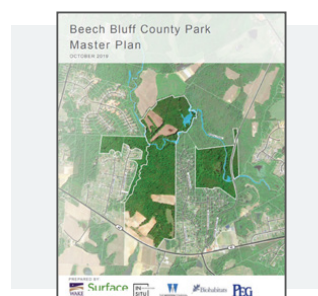


including limiting the number of affected properties, cost and effect on overall traffic patterns/flow. At the time of this plan's adoption, the study is scheduled to identify the route during Summer 2023. Once the Executive Board approves a route, it will then become part of the next Metropolitan Transportation Plan cycle.

## Additional Projects, Studies & Plans

### Beech Bluff County Park

At the time of adoption, Beech Bluff County Park, Wake County's newest park, is currently under construction and is expected to open in 2024. The 300-acre park is located in the MC area on NC Highway 42 and will feature undeveloped forests, wetlands, trails and a park visitor center.



### Southeast Area Study

In 2017, the Capital Area Metropolitan Planning Agency (CAMPO) completed the Southeast Area Study (SEAS) to define the area's strategy to accommodate existing and future travel needs. Along with the part of Wake County that includes the Middle Creek area, the study includes Johnston County and 11 municipalities – Archer Lodge, Benson, Clayton, Four Oaks, Garner, Kenly, Micro, Raleigh, Selma, Smithfield and Wilson's Mills.

The plan identifies Raleigh's relative proximity as a major influence on traffic patterns, more urban environments and a demand for a more flexible transportation system in an area that's been largely rural and suburban until recently. The majority of

residents in the SEAS area travel through the MC area during their commutes in and out of Raleigh (from within Wake and adjacent counties), which has made the MC area the locale for the five worst crash locations from 2014 to 2017.

Along with roadway recommendations, the SEAS also provides recommendations for non-automobile transportation, such as bicycle, walking and transit.



## Natural Resources

Within Wake County, there is recognition that our natural resources are a finite part of an interdependent ecosystem and must be managed wisely. The residents of Wake County recognize the area's natural environment as a precious resource because it affects our health and wellbeing, provides nourishment, and serves as the foundation of a prosperous economy.

### Naturally Occurring Well Water Contamination

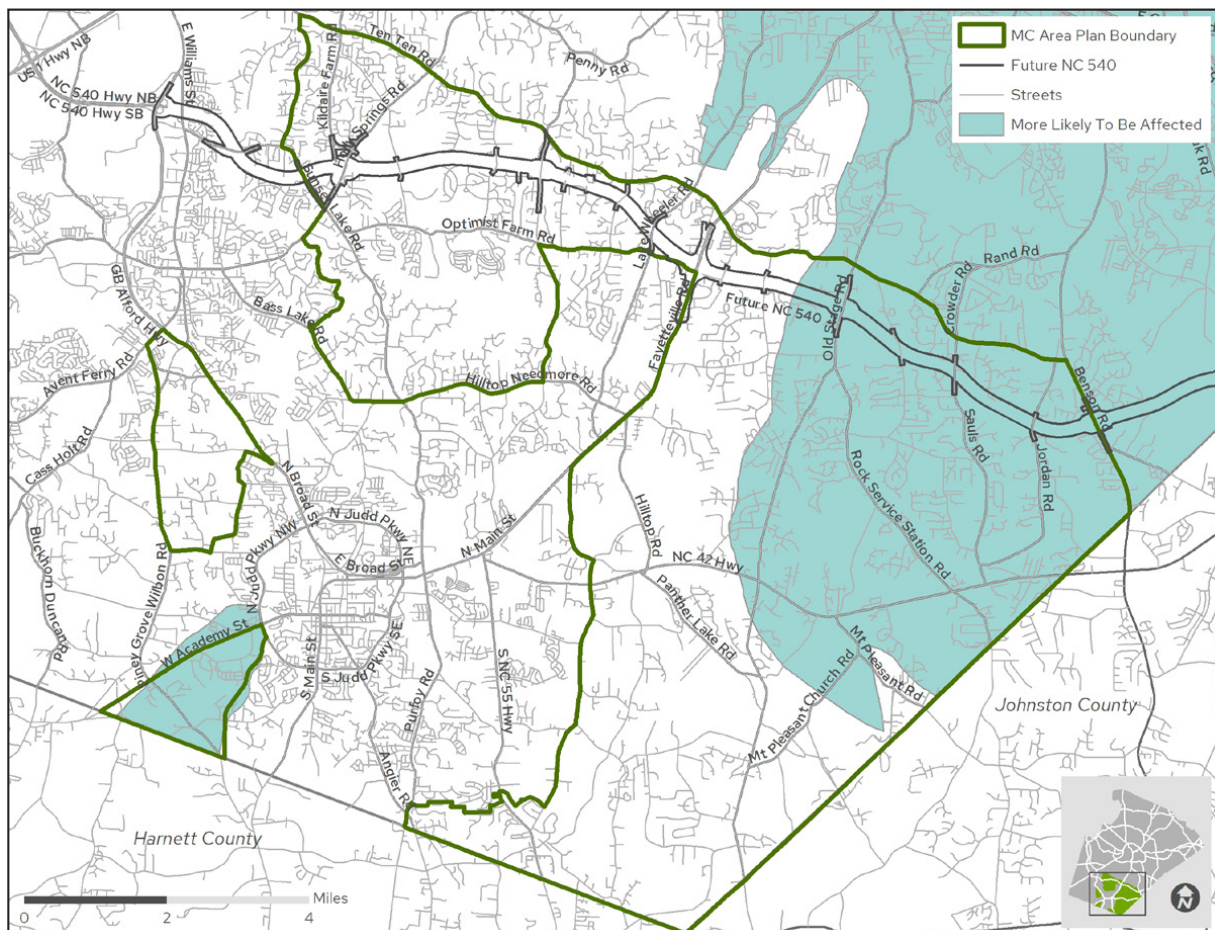
One of the many responsibilities the Wake County Water Quality Division is tasked with is drinking water. Since residents in unincorporated Wake County mostly receive their drinking water from private wells, ensuring that these wells are well maintained and tested is a key component. Regular maintenance and testing is a good practice for all residents for a variety

of reasons, but especially so for those residents living in the eastern part of the county (as indicated in blue on the map below).

One in five private wells in the shaded area exceeds health guidance levels for radionuclides. Public Water systems (including community wells) are routinely tested. If you get a water bill, your water is already being tested. But if you have a private well, you should have it tested for uranium, gross alpha activity, and radon in water, as well as other contaminants.

Resources and information are available so residents understand how and where to get their well water tested as well as steps to take once they get their results.

### Naturally Occurring Well Water Contamination



## Social Equity

Social Equity identifies the health and wellbeing characteristics of the community by analyzing socioeconomic statistics (U.S. Census) including housing, education, food security, poverty levels and income, among others.

The Social Equity Atlas combines these factors to indicate populations with varying degrees of vulnerability. The MC area consists of populations with differing vulnerability levels.

Community Vulnerability and Economic Health are two key indices that the Social Equity Atlas uses to identify and measure our communities' socioeconomic conditions. The main source of these data is the most recent 5-year estimates of U.S. Census Bureau's American Community Survey at the Block Group level.

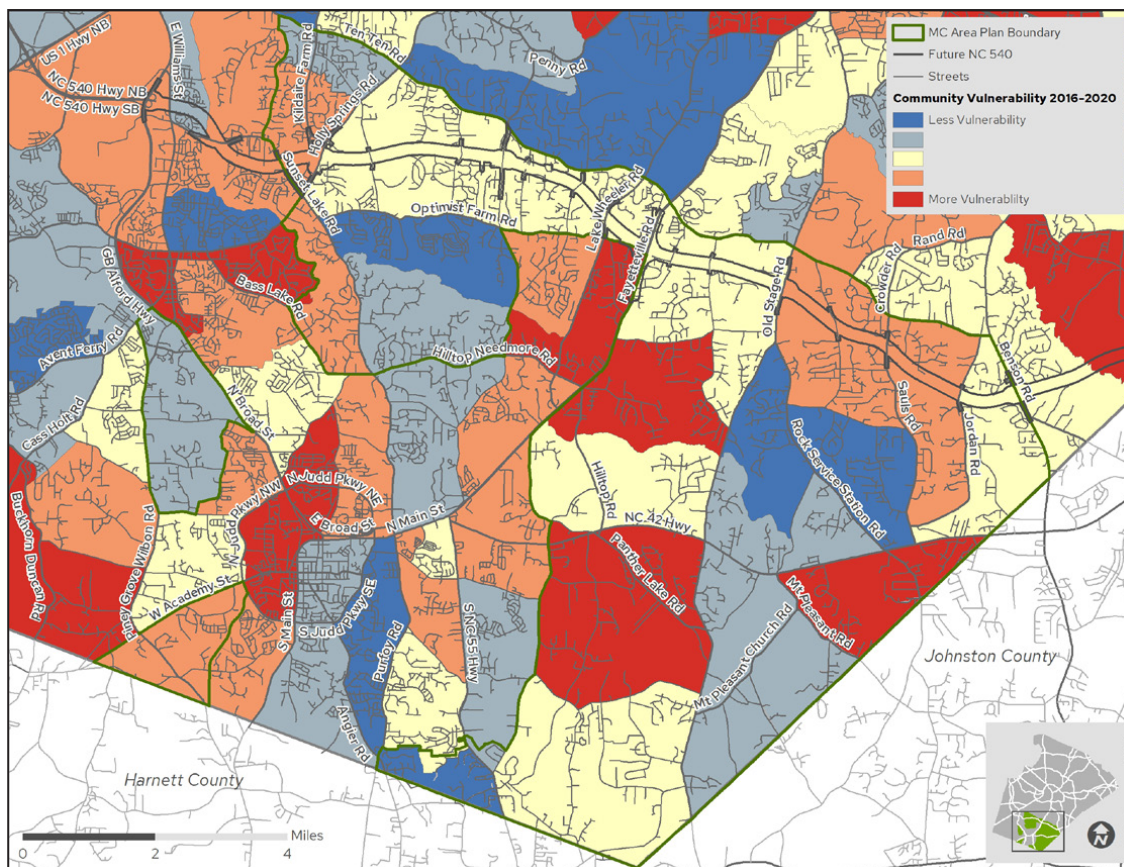
For the most up-to-date information, refer to Wake County's Social Equity Atlas webpage.

### COMMUNITY VULNERABILITY INDEX

The Community Vulnerability Index helps determine where resources and initiatives are lacking by using a combination of the following factors.

- **Unemployment** - The population age 16 and older who are unemployed in the civilian labor force.
- **Age Dependency** - The population younger than the age of 18 and older than the age of 64 combined.
- **Low Educational Attainment** - The population of ages 25 and older who have less than a high school diploma.
- **Housing Vacancy** - The total number of vacant or unoccupied housing units in a block group.
- **Below Poverty Level** - The population living below the federal poverty threshold in Wake County.

## Community Vulnerability by Census Block Group





In terms of the MC area, the more vulnerable communities are in areas in red, namely in between NC 42 Highway and Mt Pleasant Road, south of NC 42 Highway in between Old Stage and Kennebec roads, and east of US 401 near Hilltop-Needmore Road. These areas ranked 479, 523 and 530 out of the 579 block groups in Wake County. In these areas there are higher percentages of residents with age dependency; that is, persons who are either younger than 18 or older than 64.

The least vulnerable community in the MC area is in the block groups at Old Stage Road and Rock Service Station Road. While they had a high relative percentage of age dependency, other contributing factors such as low unemployment rates, those without a diploma or housing vacancy were able to combat that.

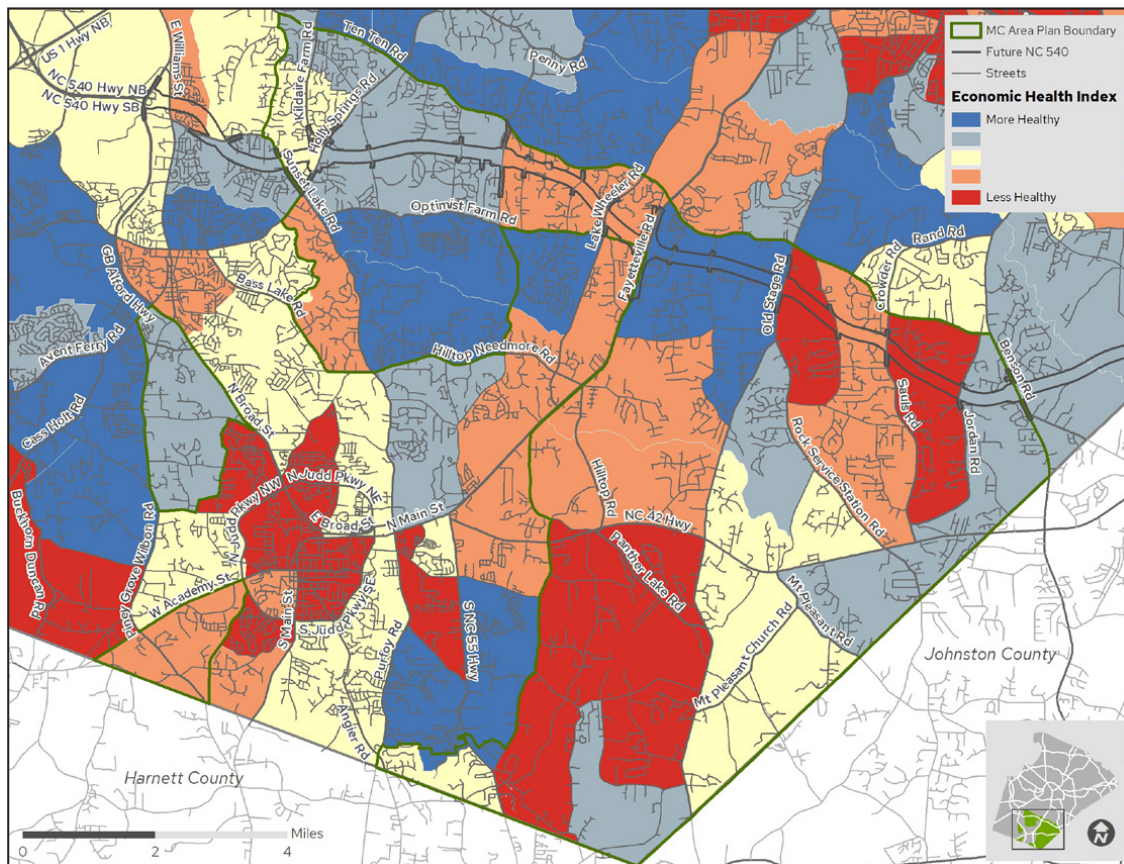
### ECONOMIC HEALTH INDEX

The Economic Health Index uses the following factors to compare the conditions within each community to better understand what type of financial constraints

residents within that community may be facing. Federal initiatives, such as the U.S. Department of Agriculture Food Program and the U.S. Department of Housing and Urban Development (HUD), utilize similar factors to identify low-income neighborhoods and household types, respectively.

- **Median Household Income** - The median household income in the past 12 months.
- **Food Stamps** - Measured as a percentage of households in each block group.
- **Rent as Greater than 30% of Income** - Gross rent as a percentage of household income.
- **Home Mortgage as Greater than 30% of Income** - Mortgage status by owner cost as a percentage of household income.
- **Persons Living 100%-200% of Federal Poverty Level** - Ratio of income to poverty level for whom poverty status is determined between 100 and 200 percent.

### Economic Health by Census Block Group



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In terms of economic health, the least healthy communities shared some similarities with those in the Community Vulnerability Index. Specifically, the cluster in between Kennebec and Old Stage roads and south of NC 42 Highway extending down to Harnett County. They ranked 527, 541, and 561 out of

the 579 block groups in Wake County. This is mainly due to the high percentage of residents who spend more than 30% of their total income on either their rent or mortgage. This leaves very little to spend on everything else in their lives.

## CHAPTER 2

# Land Use Plan

## Community Engagement and Outreach

The COVID-19 pandemic has disrupted the conventional methods of public outreach that relied on highly attended community events, in-person meetings and canvassing. These methods, while allowing for face-to-face interaction and a more hands-on approach, also tended to engage a vocal minority relative to the larger community. Many community members are often not at liberty to physically attend a community meeting for many reasons, including childcare, transportation, work or financial, and others may not have even known about it. As a result, the responses and input received were often not representative of the community at large. Moreover, even as the restrictions from the pandemic continually lessen and more in-person events take place, portions of the population who are unable to attend for various reasons will always exist. Virtual or online community engagement can bridge this gap and allow more members of the community to

provide their input and be heard, and even more so when it is accessible from a cell phone.

Wake County staff utilized an online engagement platform specifically designed for this type of community participation. Through the interactive map, email listservs and online surveys, staff was able to get a better understanding of those issues that affected the MC area or that were important to residents.

In addition to the virtual public engagement tools, staff also conducted in-person outreach at multiple locations in and around the MC area. At the MC Area Plan's kickoff, planning staff attended two polling places within the MC area on Election Day, Nov. 8, 2022, to inform voters that the plan was upcoming and how they could provide feedback. The two sites were Turner Memorial Baptist Church in Garner and Triangle Community Church in Apex.





On Jan. 24, 2023, planning staff conducted a virtual public meeting to present information, receive feedback and answer any questions from residents. The meeting was livestreamed on Facebook and YouTube and is available to view on the MC Area Plan webpage – [wake.gov/mc](http://wake.gov/mc) – for those unable to attend.

As restrictions on large indoor public gatherings loosened throughout the year, planning staff decided to hold an in-person community workshop on Feb. 16, 2023, at a local church for residents to comment on the plan's draft future land use designations. The Wake Soil and Water Conservation District (SWCD) staff greatly assisted by conducting extensive outreach among the agricultural community in order to promote attendance. The workshop marked planning staff's first in-person meeting of this nature since 2019 and resulted in a highly attended workshop that garnered an abundance of feedback.

The success of the community workshop resulted in a follow-up meeting on April 20, 2023, to update residents on the plan's progress and developments.

Planning staff elicited additional feedback from the public with its collaboration with the Juniper Level Missionary Baptist Church. Planning staff was on site during the church's Sunday services to speak with congregants about the Middle Creek Area Plan and inform them on ways to engage.

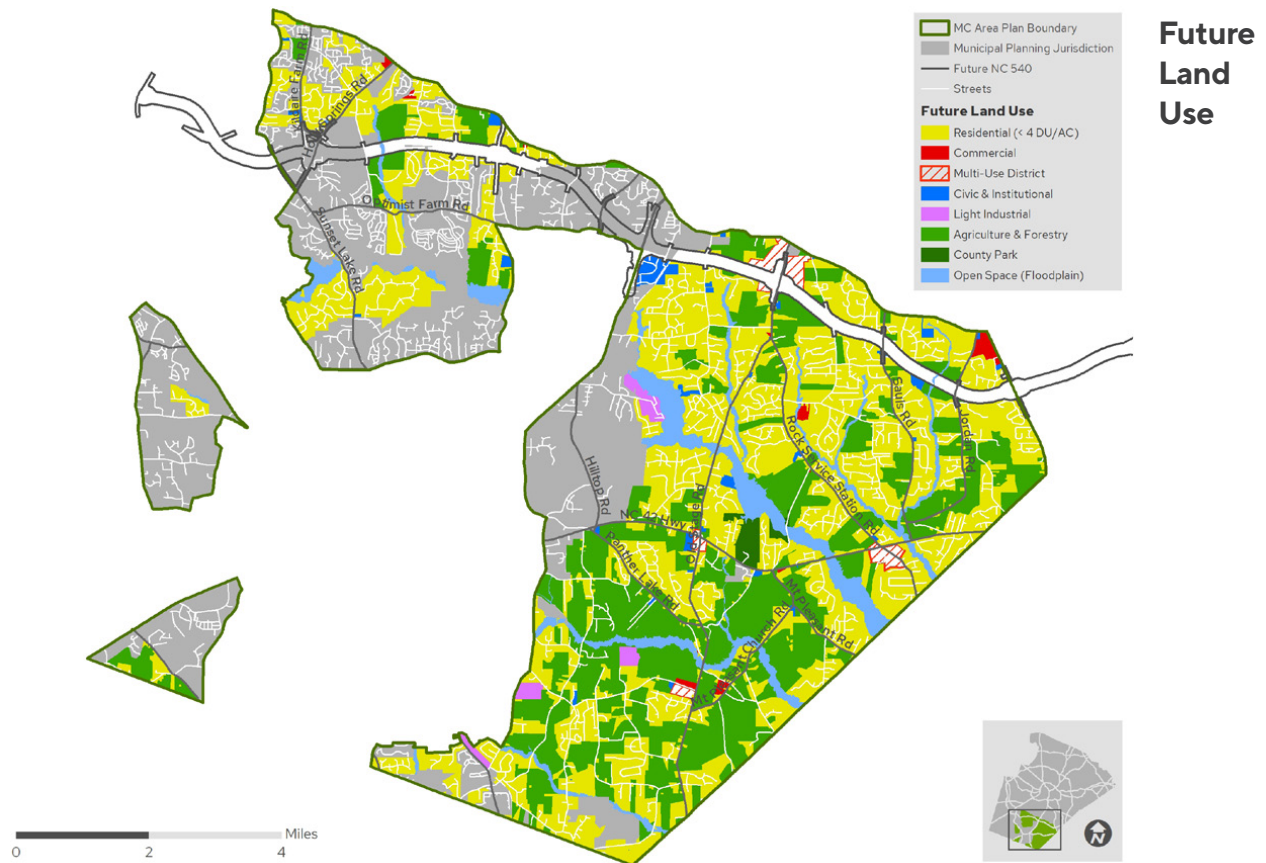


## Middle Creek Area Plan

Land use planning is typically performed by looking 20 to 30 years into the future to establish the best possible uses of land as determined by the public, planning staff and stakeholders. However, it is reasonable to assume what is considered the best use of this land now can and often does change well before the 20 years are complete. For this reason, planning documents are referred to as "living documents" in that they can and should be amended and updated as necessary. Amendments can be requested by individual property owners, which undergoes a public hearing process, and updates

are typically conducted by planning staff every five years or so to ensure the data and information are still accurate and relevant.

The future land use map is based on the most recent and up-to-date information. Some portions of the surrounding municipality's jurisdictions are within the MC area, and this is represented in grey. Any development proposed within these areas would be subject to specific town's development ordinances.



| Land Use Classification           | Description  |
|-----------------------------------|--|
| <b>Residential</b>                | The Residential classification indicates future areas for any residential land uses with a maximum density of four dwelling units per acre.  |
| <b>Commercial</b>                 | The Commercial classification indicates commercial uses outside of multi-use districts (MUDs) that are currently in existence.   |
| <b>Multi-Use District</b>         | Formerly known as Activity Centers, Multi-Use Districts (MUDs) are areas near transportation corridors where non-residential development is envisioned to serve the community.   |
| <b>Civic &amp; Institutional</b>  | The Civic & Institutional classification indicates areas intended for neighborhood-oriented non-residential development including schools, religious institutions or community centers. This classification is intended to be less intensive than other non-residential areas such as Multi-Use Districts. |
| <b>Light Industrial</b>           | The Light Industrial classification indicates areas that could have a range of non-residential uses including commercial and light industrial.   |
| <b>Agriculture &amp; Forestry</b> | The Agriculture & Forestry classification identifies areas where agricultural, horticultural or forestry uses are expected to continue.  |
| <b>County Park</b>                | The County Park classification represents Beech Bluff County Park.   |
| <b>Open Space</b>                 | The Open Space classification designates floodplain areas intended for uses such as active or passive recreation or to remain undeveloped.   |

## Multi-Use Districts

### Overview

Formerly known as activity centers, multi-use districts (MUDs) are the places stakeholders have felt are most appropriate for commercial and mixed-use development to occur. Typically, these are located at the intersections of major or moderate-sized roadways. In many instances, the district is centered around a location that is or has historically been a commercial use. A good example of this would be an older gas station or community store that historically served the needs of the area population.

Multi-use districts are intended to play two primary roles. The first is to identify the most appropriate location for commercial development to help serve the daily needs of the surrounding neighborhoods. In

this role, the county uses multi-use districts to guide decisions on rezoning requests and development permits. In this role, the county is primarily concerned with how a proposed use fits and serves the existing population. The second role of the multi-use district is to preserve opportunity areas for commercial development to occur and expand as the municipal areas expand to accommodate continued population growth. To serve this role, the multi-use district policy provides guidance on the intended maximum size of each multi-use district category. In this role, the county is primarily concerned with how a proposed use would serve the needs of a future population.

### Purpose and Approach

PLANWake describes an approach to development of multi-use districts. This approach stresses collaboration between the municipality and county to apply design standards to any non-residential development within multi-use districts in areas designated as Community or Walkable Center by the Wake County Comprehensive Plan (PLANWake). These areas are intended to be developed at urban intensities in the future, therefore any development that occurs while under county jurisdiction should mimic municipal design standards as closely as possible. The county's policy is to work with municipalities to apply specifications consistent with a municipality's plans and ordinances.

To align multi-use districts with the intentional growth framework set out in PLANWake, the county will take a two-tiered approach (Rural and Municipal) with multi-use districts.

**Rural Multi-Use Districts** are multi-use districts designated as Community Reserve or Rural on the PLANWake Development Framework Map.

These areas are intended to either remain in county jurisdiction in perpetuity or are not intended to

become municipal in the foreseeable future. Non-residential development will occur on well and septic or private utility and will be small scale in nature, especially within water supply watershed areas.

Rural multi-use districts could contain shopping, services, recreation and small-scale office and institutional uses needed to meet the day-to-day needs of the neighborhood. Examples are a grocery or convenience store, pharmacy, restaurant, medical or dental practice, insurance agency, law firm, small neighborhood business office, bank, school, daycare, church, park and civic club. Rural multi-use districts will serve surrounding farm and forestry uses and could contain small-scale food processing facilities, cottage industries or veterinary offices. Service stations and dry-cleaning uses would be appropriate in rural areas outside of the water supply watersheds. A full list of allowable uses can be found in Section 4-11 of the Wake County Unified Development Ordinance. Underlying zoning will determine the uses allowed in the multi-use districts, so a rezoning or a special use permit may be needed to achieve certain uses.

### Rural Multi-Use Districts Guidelines

A residential scale and proportion should be encouraged in rural multi-use districts. Connectivity will focus on cross access within the district and low-stress connections to abutting neighborhoods.

#### Rural Guidelines

|   |                |
|---|----------------|
| <b>Size</b>   | Up to 35 acres |
| <b>Maximum lineal distance that non-residential uses may extend along a roadway</b> | 2,000 feet     |
| <b>Maximum depth that non-residential uses should extend back from roadways</b>     | 500 feet       |
| <b>Minimum separation from other neighborhood multi-use districts</b>               | 1 mile         |
| <b>Minimum separation from community or regional multi-use districts</b>            | 1.5 miles      |

**Municipal Multi-Use Districts** are multi-use districts designated as Community or Walkable Center on the PLANWake Development Framework Map. These areas are intended to be annexed and served with municipal public utilities in the future. Multi-use districts in these areas generally align with municipal plans for development. The goal of development that occurs in the county jurisdiction is to harmonize with future expected municipal development.

Municipal multi-use districts may have uses permitted in rural multi-use districts, plus uses that provide goods and services needed less frequently than a

daily basis. Examples are shopping malls, hotels, movie theatres, major cultural, educational or entertainment facilities, car dealerships and mid- to large-size office parks or businesses.

Because multi-use districts located in areas designated as Community or Walkable Center by PLANWake are intended to be developed at urban intensities in the future, any development that occurs while under county jurisdiction should mimic municipal design standards as closely as possible. The county will work with municipalities to apply development standards consistent with a municipality's plans and ordinances.

### Municipal Multi-Use Districts Guidelines

Collaboration with municipalities is key to achieving the goals of the multi-use districts in areas designated as Community and Walkable Centers. There are three types or intensities of multi-use districts: neighborhood, community and regional.

#### Neighborhood Guidelines

|   |                |
|---|----------------|
| <b>Size</b>   | Up to 35 acres |
| <b>Maximum lineal distance that non-residential uses may extend along a roadway</b> | 2,000 feet     |
| <b>Maximum depth that non-residential uses should extend back from roadways</b>     | 500 feet       |
| <b>Minimum separation from other neighborhood multi-use districts</b>               | 1 mile         |
| <b>Minimum separation from community or regional multi-use districts</b>            | 1.5 miles      |

### Community Guidelines

|   |                 |
|---|-----------------|
| <b>Size</b>   | Up to 120 acres |
| <b>Maximum lineal distance that non-residential uses may extend along a roadway</b> | 3,200 feet      |
| <b>Maximum depth that non-residential uses should extend back from roadways</b>     | 800 feet        |
| <b>Minimum separation from other community or regional multi-use districts</b>      | 3 miles         |
| <b>Minimum separation from neighborhood multi-use districts</b>                     | 1.5 miles       |

### Regional Guidelines

|   |                 |
|---|-----------------|
| <b>Size</b>   | Up to 375 acres |
| <b>Maximum lineal distance that non-residential uses may extend along a roadway</b> | 4,000 feet      |
| <b>Maximum depth that non-residential uses should extend back from roadways</b>     | 2,000 feet      |
| <b>Minimum separation from community multi-use districts</b>                        | 3 miles         |
| <b>Minimum separation from neighborhood multi-use districts</b>                     | 1.5 miles       |



## Middle Creek Multi-Use Districts

### NC 540 and Old Stage Road Multi-Use District

**Designation:** Municipal

**Type:** Regional

**Size:** 185 acres

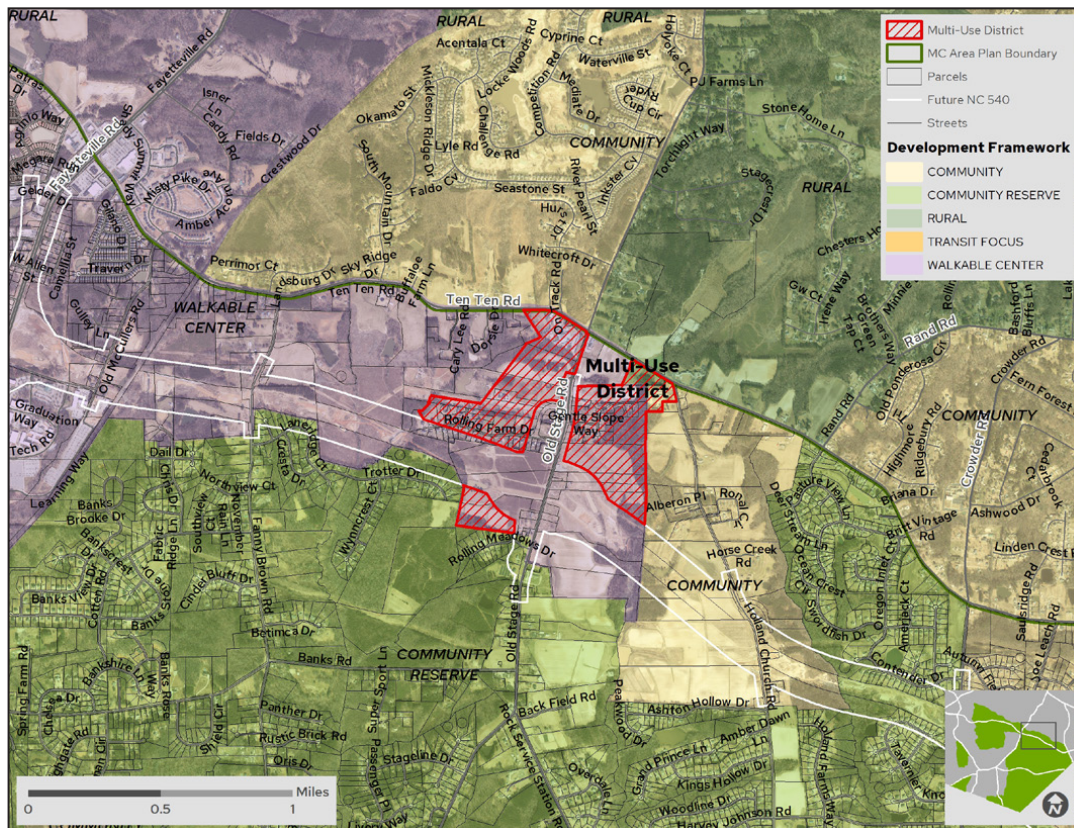
This multi-use district (MUD) is at the future interchange of NC 540 and Old Stage Road. Old Stage Road is proposed to be a four-lane major thoroughfare by the 2050 Metropolitan Transportation Plan (MTP) and will serve as a vital connector route for residents coming in and out of the Middle Creek Area. This MUD is located along the northern border of the MC study area and abutting the Town of Garner's planning jurisdiction.

The area north of Ten-Ten Road is also within the Swift Creek Land Management Plan, a cooperative agreement between Apex, Cary, Garner, Raleigh, Wake County and the North Carolina Division of Water Quality to preserve water quality within the Swift Creek Watershed.

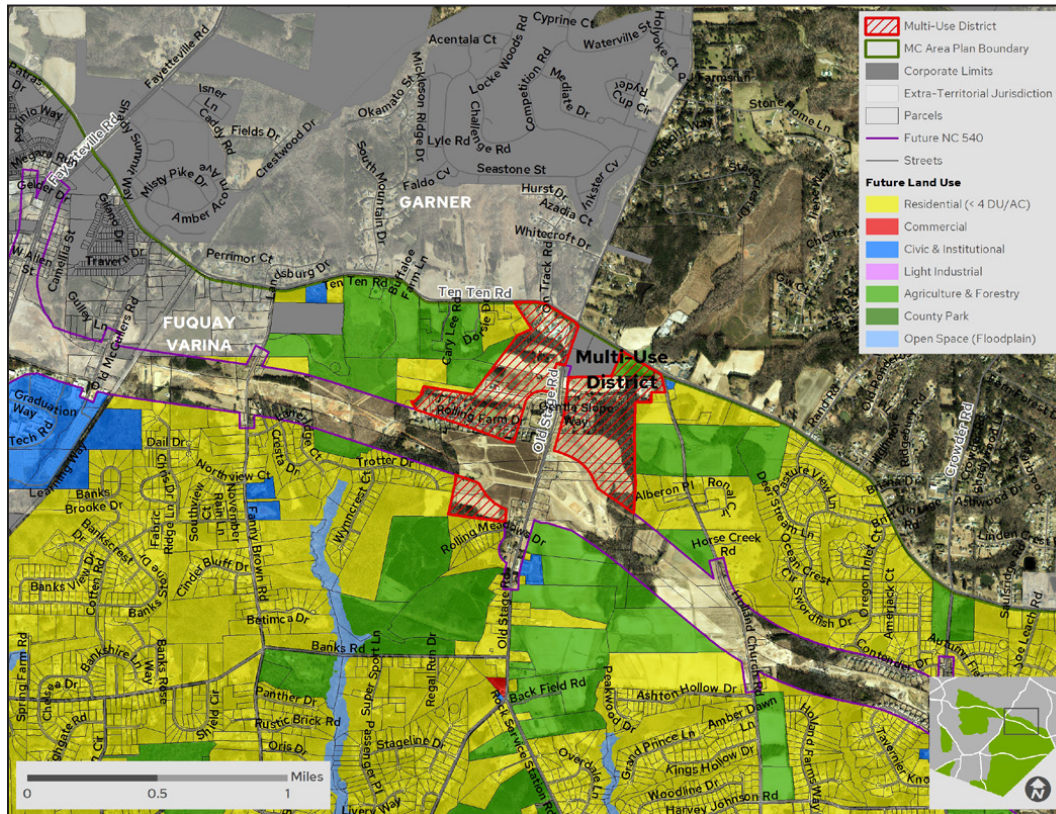
This MUD is currently zoned Residential-30 (R-30) and within the Walkable Center of PLANWake's Development Framework Map.

Water and sewer utilities are currently available at Old Stage Road and Ten-Ten Road.

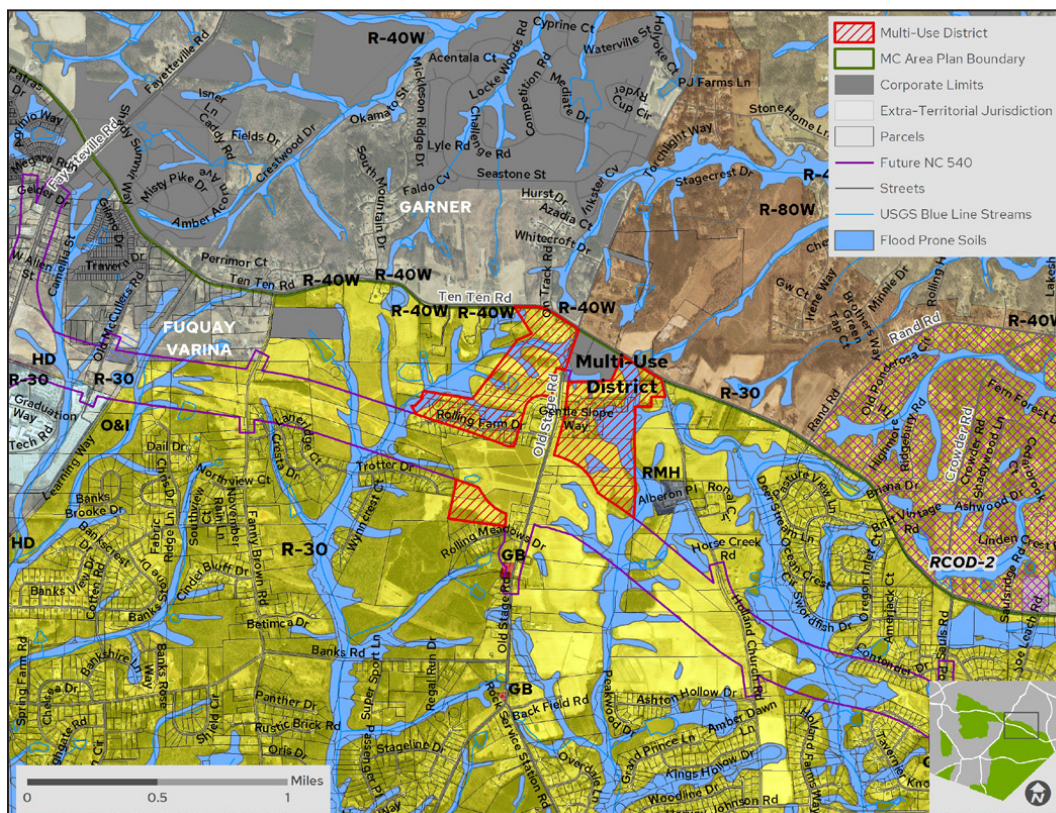
### NC 540 and Old Stage Road Multi-Use District Framework







**Future  
Land Use**



**Environmental**



## Old Stage Road and NC 42 Highway Multi-Use District

**Designation:** Municipal

**Type:** Community

**Size:** 36 acres

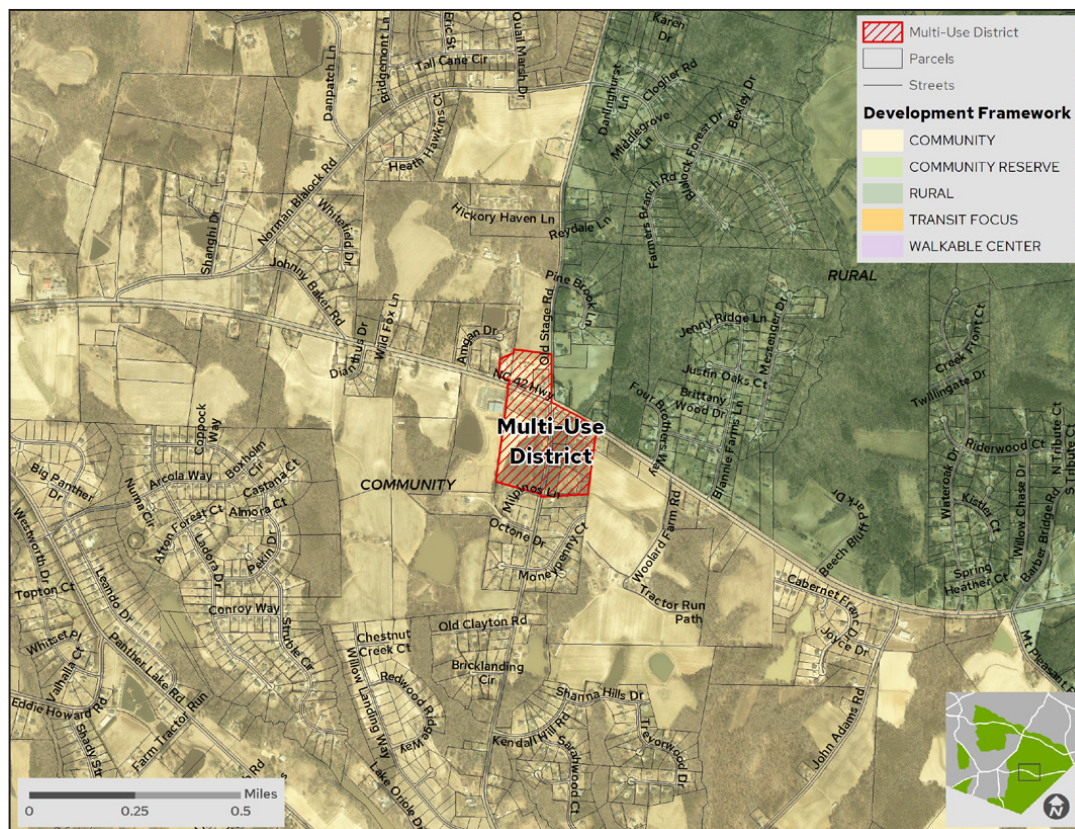
This MUD is located at the intersection of Old Stage Road and NC 42 Highway. Old Stage Road will serve as an important connector between two major corridors: NC 42 Highway and future NC 540 to the north. As such, the 2050 MTP proposes that Old Stage Road be a major thoroughfare and widened to four lanes along this stretch.

Parcels fronting NC 42 Highway within the county's jurisdiction are zoned Highway District (HD) including

those within this MUD. The HD zoning district primarily allows for residential uses while allowing certain non-residential if a special use permit is approved by the Wake County Board of Adjustment. Two parcels are zoned Heavy Commercial (HC) and one is zoned General Business (GB), which both allow a wide variety of commercial uses.

A water line along NC 42 Highway can provide this MUD with water utilities should they be required. However, currently, sewer utilities are not readily available nor are they in the vicinity.

## Old Stage Road and NC 42 Highway Multi-Use District Framework









## Old Stage Road and Bud Lipscomb Road

**Designation:** Municipal

**Type:** Community

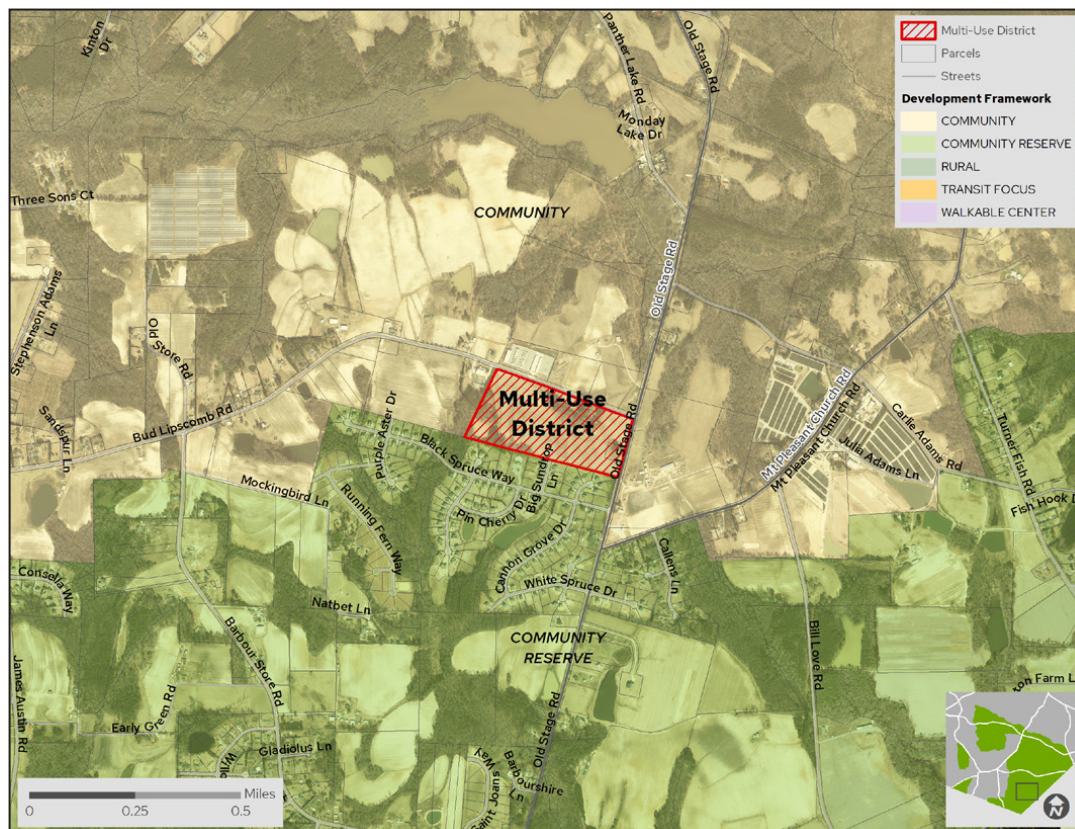
**Size:** 37 acres

The MUD at Old Stage Road and Bud Lipscomb Road creates a prime opportunity for a non-residential use in a largely rural area. The 37 acres offers residents of the Willow Spring community a centralized location that is well suited to meet their needs and is to scale with the surrounding area.

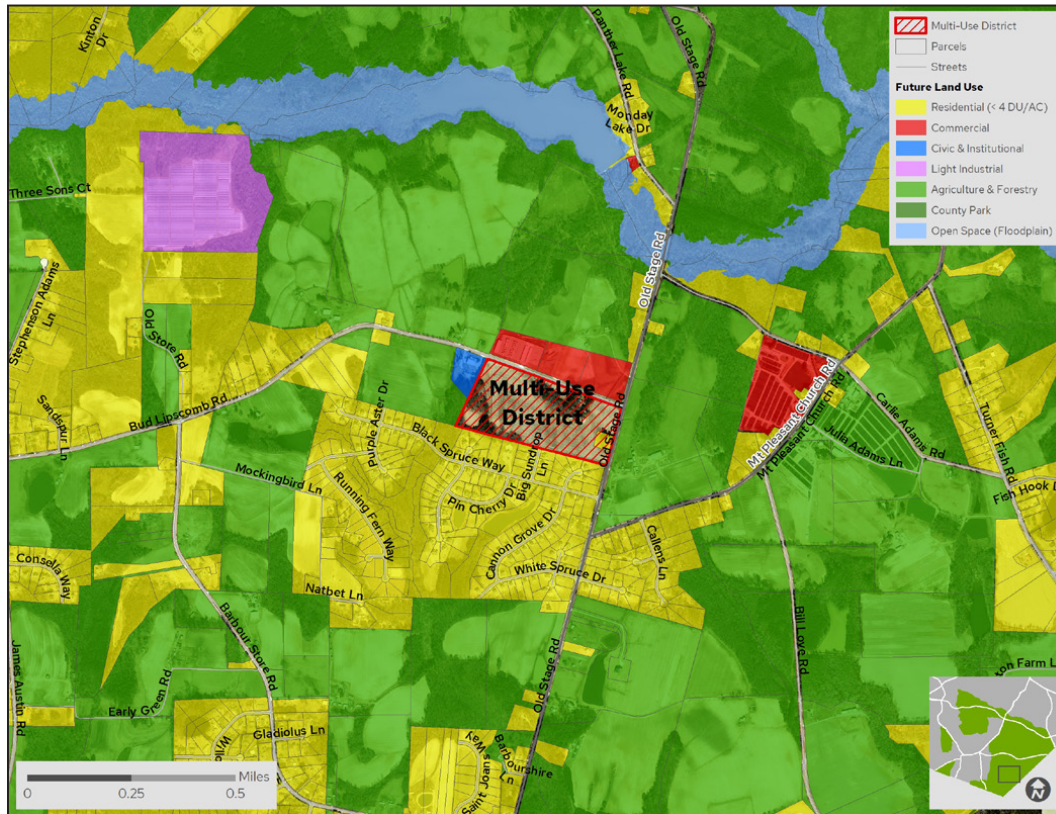
The MUD is currently zoned Residential-30 (R-30). At this time, based on current travel patterns, this portion of Old Stage is not proposed for widening in the 2050 MTP.

The nearest utilities service is a water line a mile north at John Adams Road. Sewer utilities are not readily available.

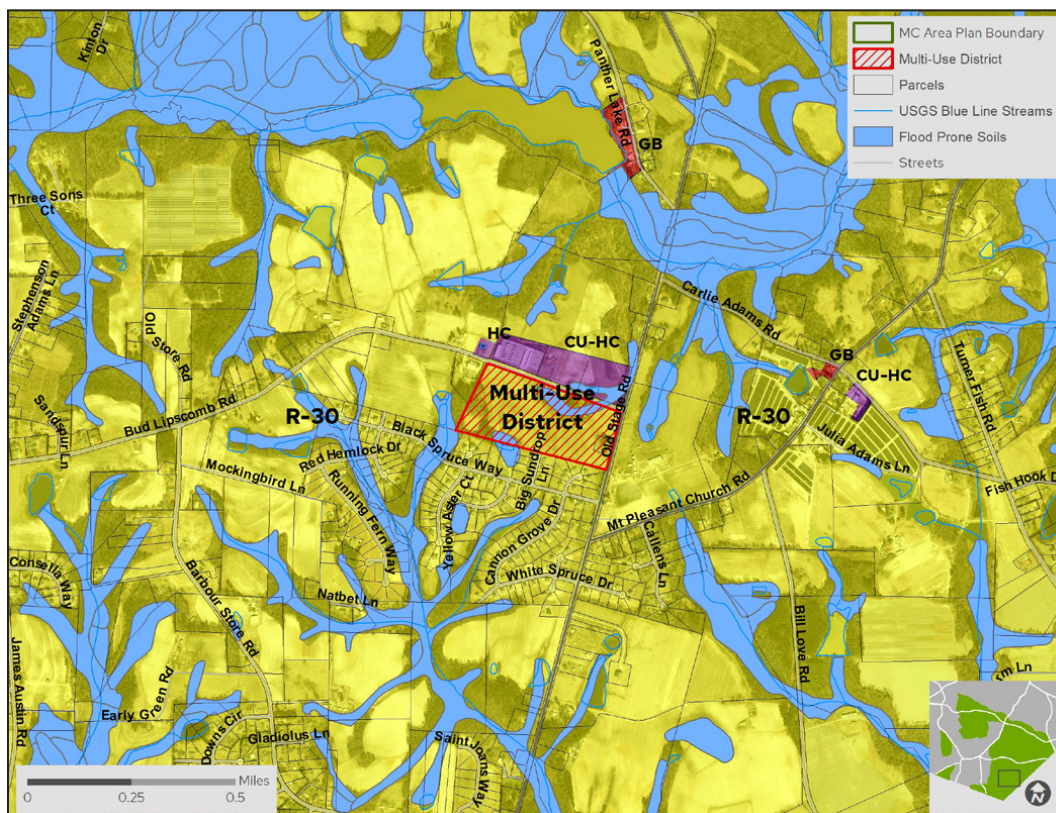
## Old Stage Road and Bud Lipscomb Road Multi-Use District Framework







**Future  
Land Use**



**Environmental**



## Rock Service Station Road and NC 42 Highway

**Designation:** Rural

**Type:** Community

**Size:** 96 acres

This MUD is located at the intersection of Rock Service Station Road and NC 42 Highway. In the 2050 MTP, NC 42 is proposed to be a four-lane boulevard between John Adams Road and NC 50. Its role as a critical artery in and out of Wake County will continue as the region grows, and this MUD looks to take advantage of that. Its intersection with Rock Service Station Road creates an opportunity for providing services in a part of the county where it is lacking.

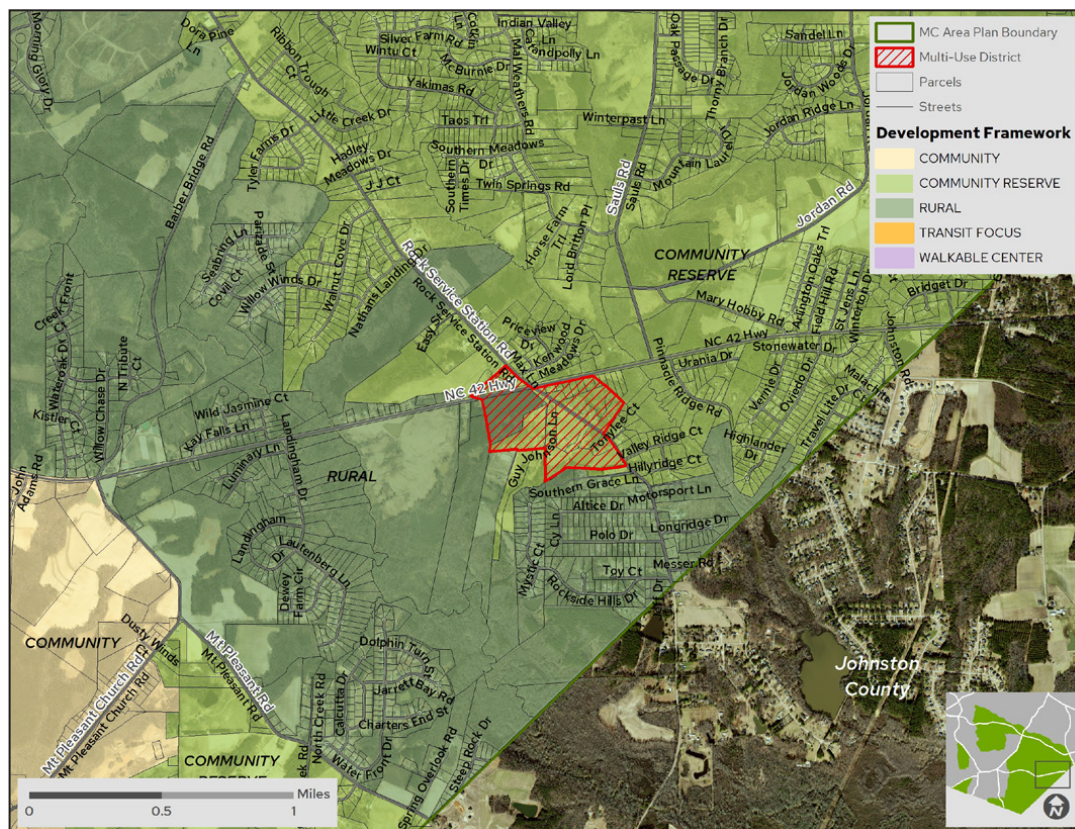
The MUD contains parcels with differing zoning districts. The parcels fronting NC 42 Highway are zoned Highway District (HD). The HD zoning district primarily allows for residential uses while allowing certain non-residential if a special use permit is approved by the Wake County Board of Adjustment. Two smaller parcels at the eastern corner of the intersection are zoned General Business (GB), which

already allows certain non-residential uses. The remaining parcels are zoned Residential-30 (R-30)

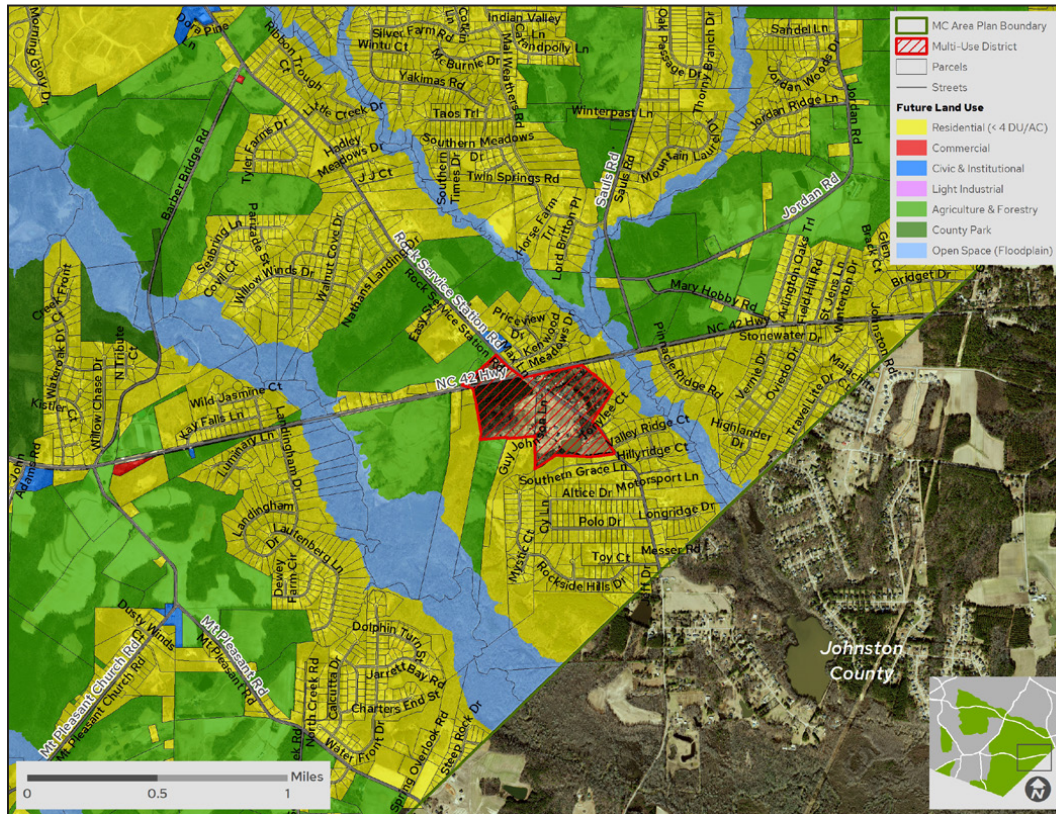
As the MUD is within the Community Reserve and Rural designations of the Development Framework, it is considered a Rural MUD. This indicates that these areas are intended to either remain in county jurisdiction in perpetuity or are not intended to become municipal in the foreseeable future. Rural multi-use districts will serve surrounding farm and forestry uses and could contain small-scale food processing facilities, cottage industries or veterinary offices. They could contain shopping, services, recreation and small-scale office and institutional uses needed to meet the day-to-day needs of the neighborhood.

The Town of Fuquay-Varina's water utility line runs along NC 42 Highway and joins with Johnston County's water line at this intersection, making public water readily available. Sewer utilities, however, are not nearby. The terminus of the water line that runs east along NC 42 Highway is located at this intersection.

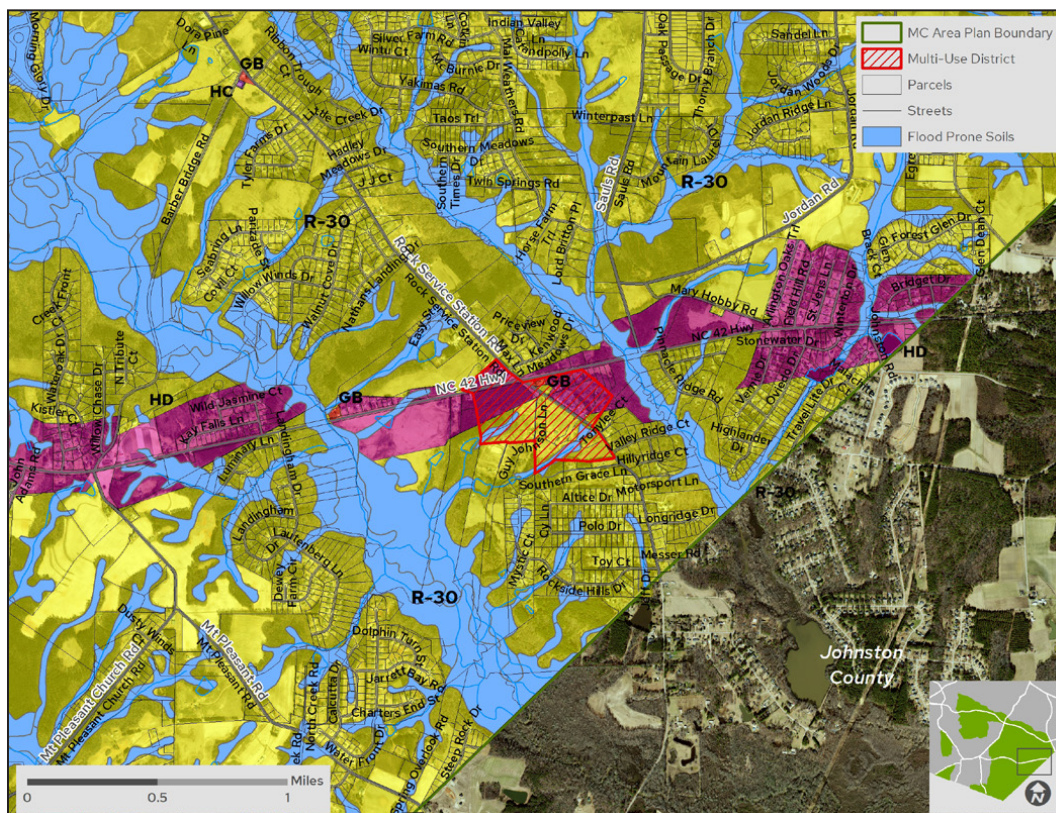
## Rock Service Station Road and NC 42 Highway Multi-Use District Framework







**Future  
Land Use**



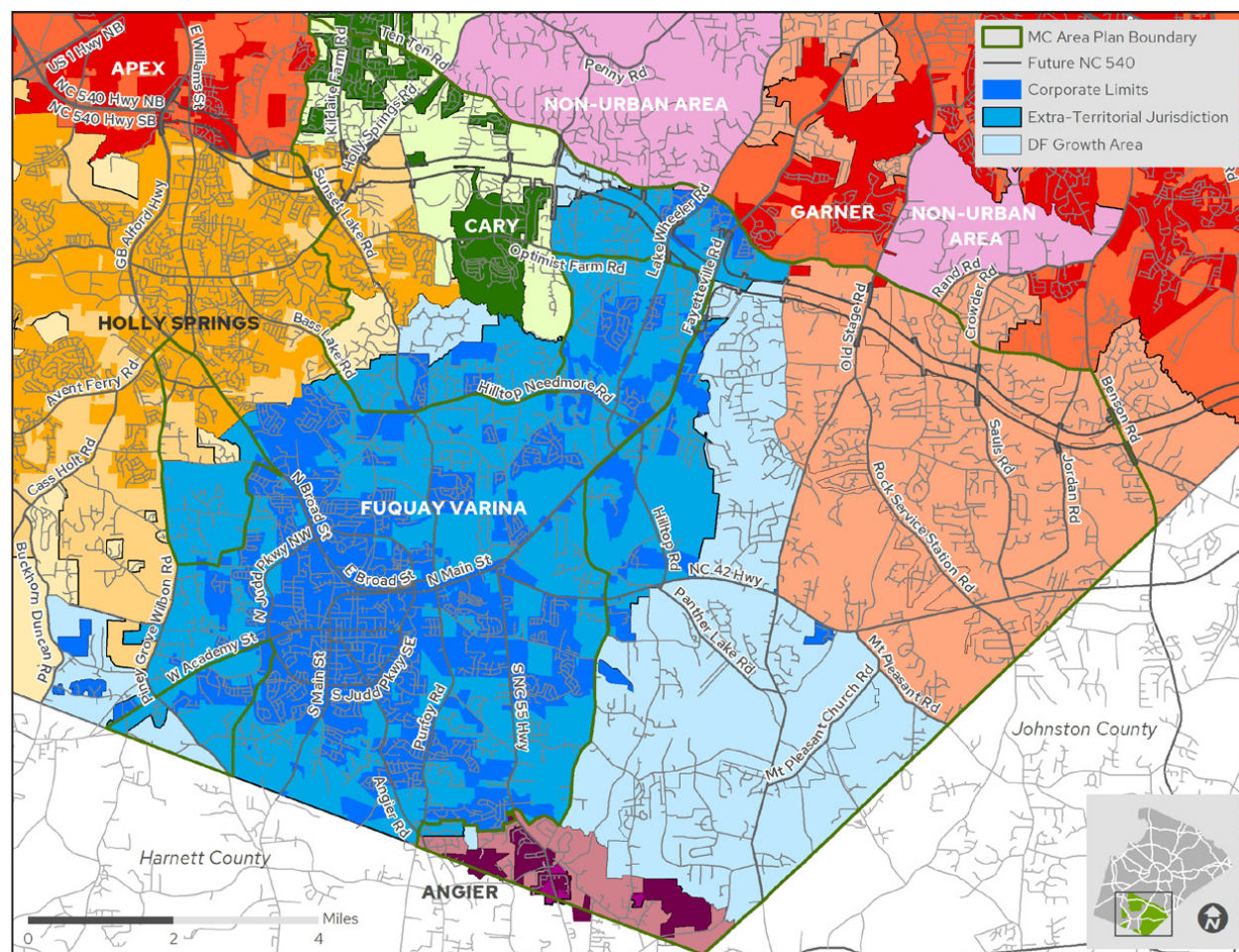
**Environmental**



## Municipal Planning Jurisdictions

but not a given, that they will become part of the corporate limits in the future. Wake County does not provide water and sewer services — this allows municipalities to better ensure development patterns and associated infrastructure will allow the efficient provision of urban services.

## Municipal Planning Jurisdiction



In North Carolina, the decision to extend or expand a town's planning jurisdiction must be approved by the respective county's governing board. And although state law provides a framework for evaluating ETJ and deciding whether the county should agree to municipal requests for ETJ extensions, it does not provide detailed criteria.

**PLANWake, as part of its adoption by the Board of Commissioners, established the following six criteria for evaluating a municipality's request to expand its ETJ.**

## CRITERION 1

### **WAKE COUNTY DEVELOPMENT FRAMEWORK MAP DESIGNATION**

The requested ETJ must be located within an area designated as Walkable Center or Community on the PLANWake Development Framework Map. ETJ expansion in areas not noted as one of these two designations will require an amendment to the PLANWake Comprehensive Plan to change the designation of the area to a more appropriate category that supports municipal development. Likewise, any applicable Wake County area plan will also need amending to identify this area for municipal development.

## CRITERION 2

### **GROWTH AND DEVELOPMENT WITHIN THE ETJ EXPANSION AREA**

Requests for ETJ expansion should be where joint planning has taken place between the county and the municipality in areas that are prime for investment. The municipality must demonstrate recent growth and development activity— annexations, development requests, water and sewer expansion, and new roadways—within the requested ETJ area. This activity, along with population and job growth, must be compared to areas already within the municipality's corporate limits.

## CRITERION 3

### **MUNICIPAL COMPREHENSIVE PLAN ALIGNMENT**

The municipal comprehensive plan must align with the Wake County Comprehensive Plan and Development Framework. The municipality should demonstrate past examples of working with the development market to implement projects consistent with the municipal comprehensive plan.

## CRITERION 4

### **MUNICIPAL CAPITAL IMPROVEMENT PLAN/PROGRAM AND SERVICE EXPANSION PLAN ALIGNMENT**

The municipality must demonstrate it is ready to provide appropriate infrastructure to the requested ETJ area. The provision of infrastructure, including water and sewer lines, vehicle capacity, stormwater, sidewalks, greenways, parks and other capital projects, shall be documented in a multi-year Capital Improvement Plan/Program. The municipality must also demonstrate it is ready to provide appropriate municipal services to the requested ETJ area. These services shall include police, fire, trash collection, inspections and other municipal services.

## CRITERION 5

### **COMMUNITY ENGAGEMENT**

The municipality must demonstrate it conducted meaningful public engagement with impacted residents and landowners and document how the concerns of residents and landowners have been addressed by the municipality (such as UDO changes or modification of the request). The municipality shall document all outreach activities to all populations.

## CRITERION 6

### **ACHIEVING COMPREHENSIVE COMMUNITY GOALS**

The municipality must demonstrate a track record of working with the county to achieve county-wide comprehensive goals. This track record will be assessed on the following factors: support and actions related to affordable housing, walkability, transit use, vulnerable communities, stormwater and green infrastructure.

## Relinquishment of Extraterritorial Jurisdiction

Any request by a property owner to relinquish ETJ back to the county's jurisdiction must be submitted to the municipality's planning department in which it is located. This request will be reviewed by staff to determine if there is merit to undergo the public hearing process. Any decision on these matters is solely made by the municipality's elected officials.

If the decision to relinquish is successfully adopted, the county will assign its most comparable zoning district within 60 days, as required by state statute. This will undergo the typical public hearing process that occurs for rezonings under Wake County's jurisdiction with final approval by the Wake County Board of Commissioners.

## Affordable Housing

The Wake County Affordable Housing Plan, adopted in 2017, identifies various trends driving the lack of affordable housing in the county, namely population growth, an incommensurate household income to cost ratio, lack of affordable housing options among the residential development overall, and loss of existing affordable housing due to redevelopment (p. 17).

To put these trends into a real-world context, there is a current shortage of approximately 56,000 homes in Wake County affordable to families making less than \$39,000 a year. Further, approximately 5,000 people in Wake County experience homelessness.

The housing plan looks to "ensure that quality affordable housing is available for all Wake County

residents" (p. 5), but their proximity to commercial and employment centers is also crucial. This can go far in reducing affordability challenges of lower-income households. It can also ensure that these residents aren't limited to living in outlying neighborhoods that provide few opportunities for physical activity and are far from health services, particularly for those households that cannot afford a personal vehicle.

As the impacts of climate change increase, it will also be important to ensure that the most vulnerable populations are protected from the impacts of severe weather events.

## Agriculture and Farmland Preservation

According to the Wake Soil and Water Conservation District (SWCD) in 2022, there are more than 77,000 acres of farmland and 691 farms in Wake County. In the MC area, there are 11,450 acres on 433 agricultural parcels. In other words, Middle Creek is home to approximately 15% of the farmland in all of Wake County.

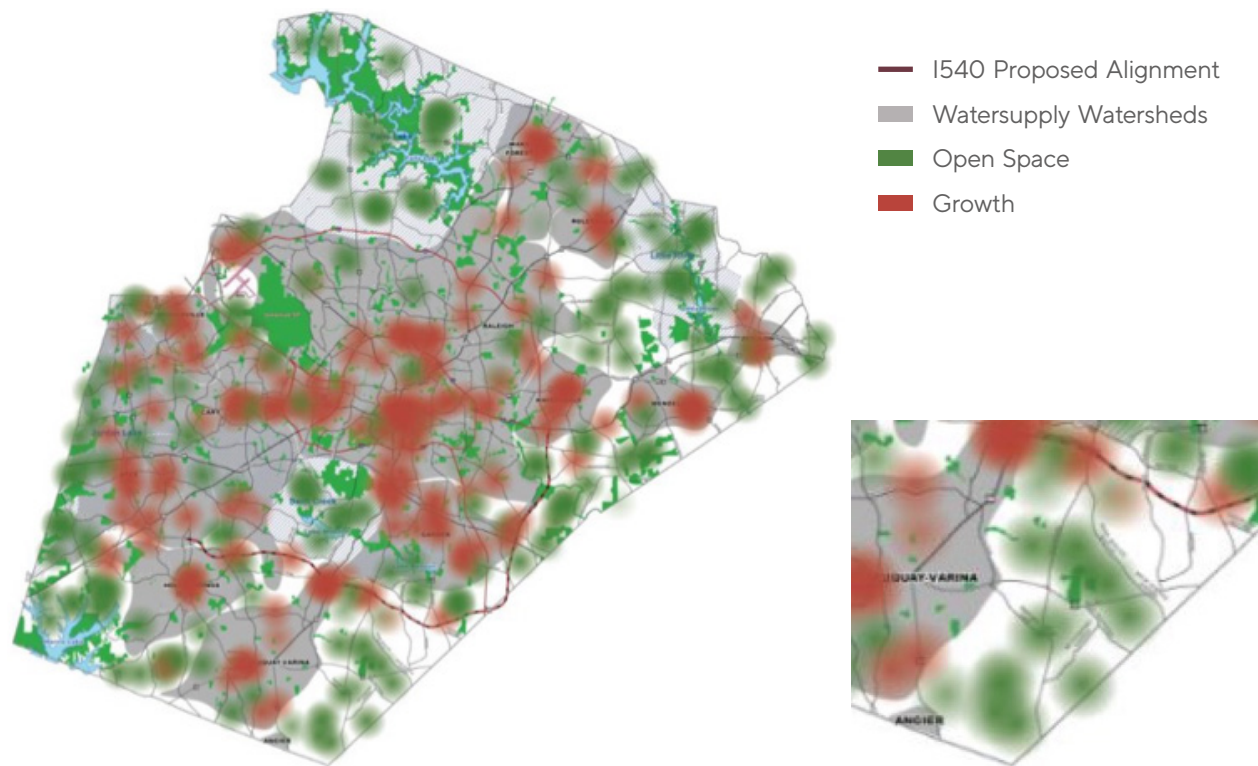
Soil and Water Conservation Districts — enabled by NC General Statute 139 — are organized as governmental subdivisions as part of a larger

comprehensive conservation program. These districts have assisted private landowners for more than 75 years through technical assistance and financial assistance to support best management practices. The SWCD's mission is to conserve the soil, water, and related natural resources of Wake County by providing education, information, technical assistance, and economic incentives to County citizens that will protect the water quality of all Wake County watersheds.

PLANWake has a goal to help preserve rural areas by easing the development pressures that they face. This is inherent in its policies to direct more dense development to the municipalities as opposed to low density development that takes up more land, which contributes to a loss of natural resources and increases roadway congestion. The process to develop PLANWake included in depth

discussions and planning exercises about where growth should be directed and where land should be prioritized for protection. Figure 1 below displays the composite results of dozens of individual responses. Respondents indicated a desire to direct growth away from the Middle Creek area, with some opportunities for development on the edge of Fuquay Varina and along the 540 corridor.

**Figure 1: Community Priorities Planning Exercise Results**



The PLANWake process identified a need to develop additional tools to support working lands and land conservation. Building upon PLANWake's momentum, SWCD staff and multiple advisory boards worked together to create the Farmland Preservation

Program ordinance adopted in June 2022. The Preservation Program provides a suite of non-regulatory incentives for landowners.





## Voluntary Agricultural District Program

Wake County created the Voluntary Agricultural District (VAD) Program in 2002. This program allows owners of farmland to voluntarily agree to keep their land in agricultural use for 10 years. Participating farms or groups of farms would be called “agricultural districts.” Farmers are free to withdraw from the program with a 30-day written notice.

Benefits that can be provided to agricultural districts under state statute include waivers from water and sewer utility assessments, additional notification provided to buyers of property in the area regarding the presence of farm operations (provides additional protection from nuisance suits associated with

chemical spraying, animal waste odors, etc.), and requires hearings for public projects proposed in agricultural districts.

Participation in the VAD program has several benefits: Helps promote traditional farming within the community by increasing the visibility of farms around the county. Gives farmers a louder voice to affect local government decisions about their land. Reduces potential conflicts between farm and non-farmland users.

## Enhanced Voluntary Agricultural District Program

While the same benefits exist under the new established Enhanced Voluntary Agricultural District (EVAD) program, farmers would be committed to the full 10 years without being able to withdraw. As a result, the EVAD program has some additional parameters for entry:

- The property must have at a minimum acreage that is either engaged in horticulture, agriculture, or forestry or contiguous acreage of qualifying farmland that is owned by the same deeded owner.
- The landowner must execute an agreement to sustain, encourage and promote agriculture in the EVAD with Wake County and have it recorded on the deed.
- Renewals for three years after the initial period is an option.

Along with the VAD program, the EVAD offers the following additional benefits:

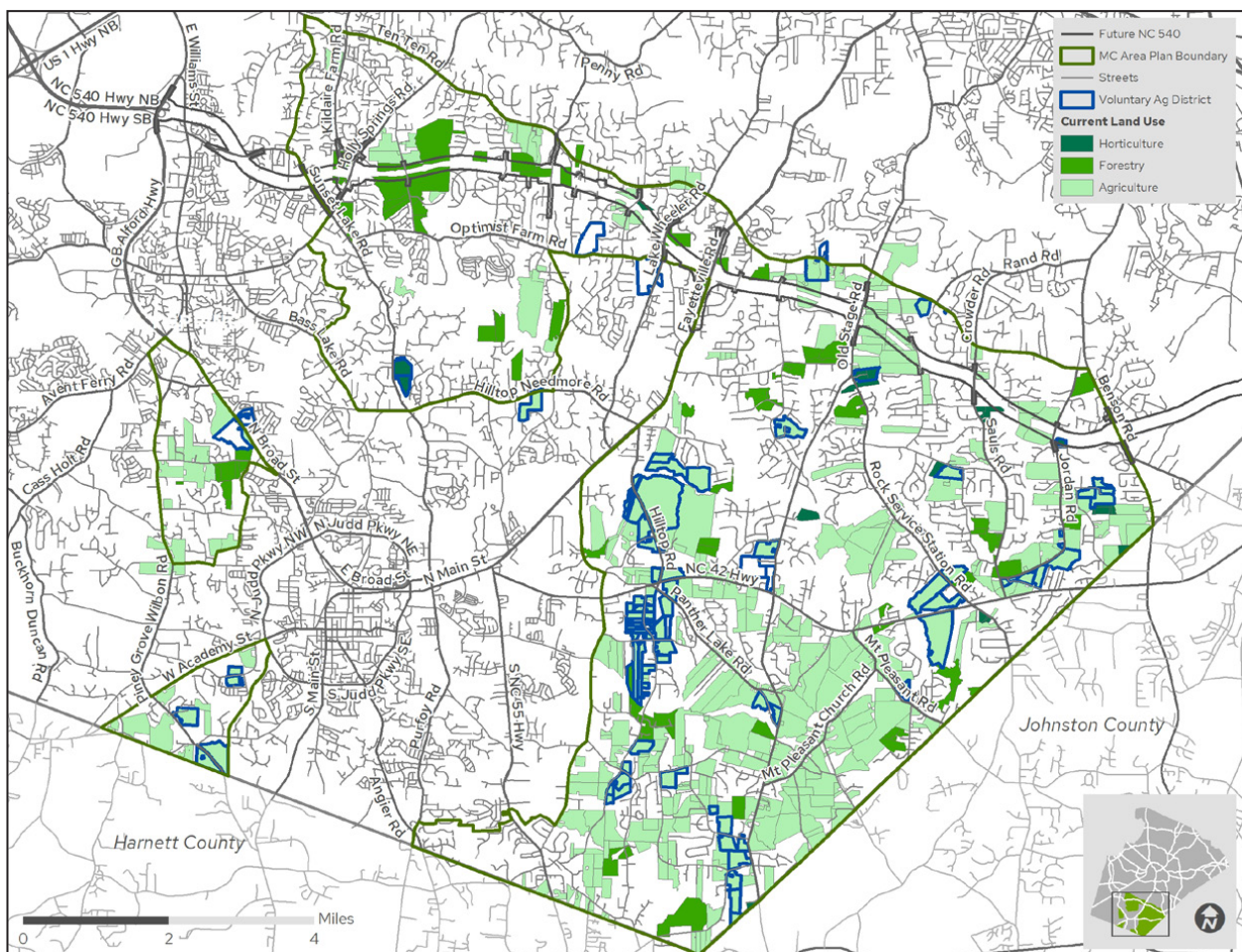
- EVAD participants may receive up to 25% of gross sale of nonfarm products and still qualify as a bona fide farm, which are exempt from local zoning regulations.
- Eligible to receive a higher percentage of agricultural cost-share funds that benefit farmland.
- Priority consideration is given to EVAD participants for grant awards from state departments, institutions or agencies.

- Protects farmland from looming development pressures.
- Protects local food production and supports sustainability.

In 2022, the Wake County Board of Commissioners allocated funds to be used as match for recommended conservation easements. The funding comes from the annual “rollback tax”, the three years’ worth of back taxes that must be paid if a property comes out of present use value.

- Tax benefits such as incentives or reductions.

## Wake County Farmland and Forestry





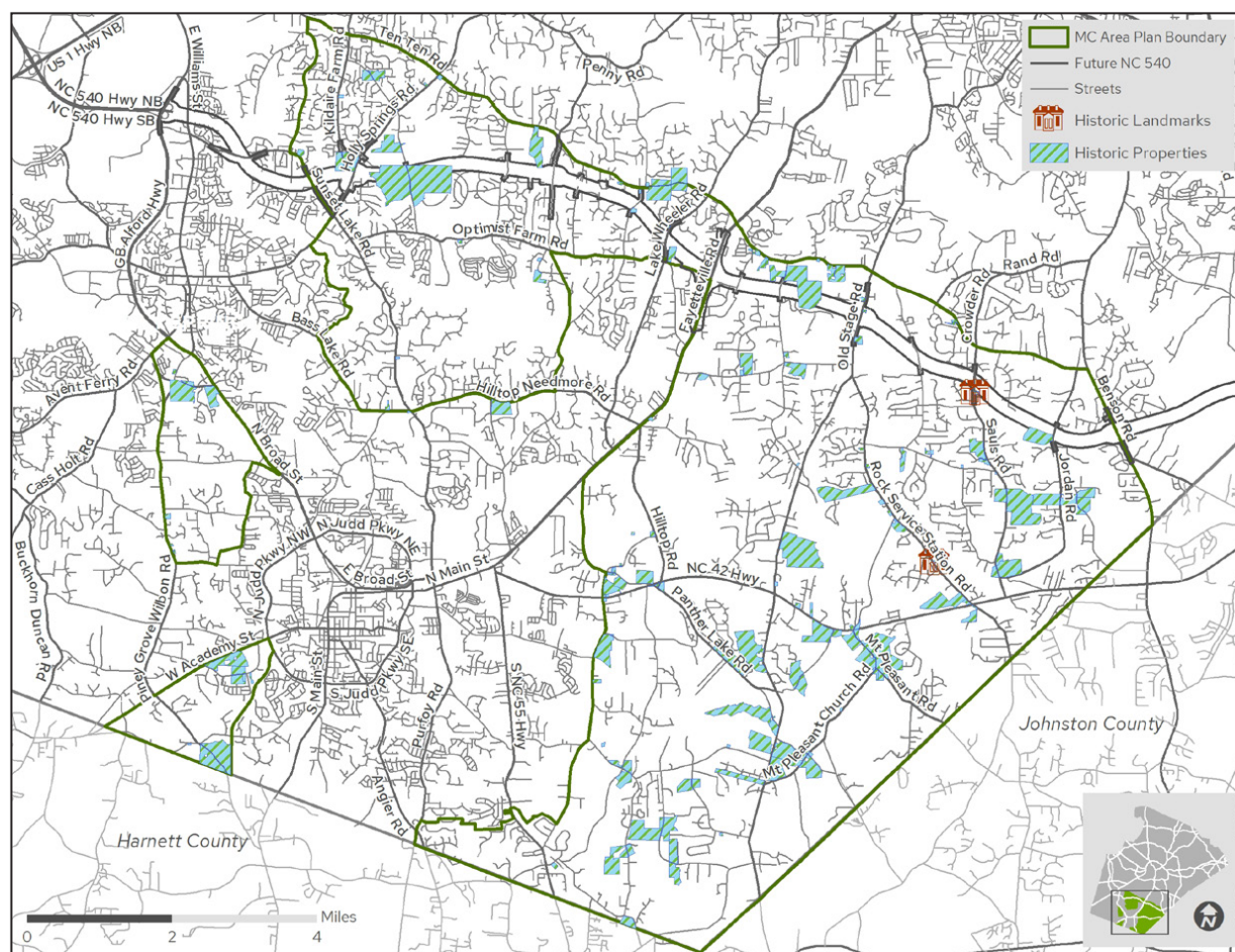


## Historic Properties & Landmarks

In order for a property or place to be listed on the National Register of Historic Places, it must be significant to American history. Nominations can be made to the State Historic Preservation Office (SHPO), which reviews it and determines if it indeed meets the criteria established by the National Park Service (NPS). If the SHPO believes it does, it can be sent to the NPS for listing on the National Register.

While this listing is considered an honor, it does not restrict the use of the property, nor does it require the owner to maintain it. The listing does protect the property from negative impacts of any project utilizing federal funding such as transportation (roads, airport, transit), community revitalization or other projects. The project must make an effort to avoid or minimize any adverse effects on the historic properties in the area.

## Historic Properties & Landmarks





Capital Area Preservation (CAP) is Wake County's non-profit historic preservation organization, and their descriptions of the notable historic properties in the Middle Creek area are below.

### Notable Historic Properties & Landmarks

#### **Panther Branch Rosenwald School**

Constructed in 1926, the Panther Branch Rosenwald School is an excellent example of the Three-Teacher Community School. It is one of only four extant Rosenwald School buildings in Wake County, out of 21 that were built from 1921 through 1926, and the only remaining example of the Three-Teacher Community School plan. The Panther Branch Rosenwald School is significant for its contributions to the African American history of Wake County and for its association with the educational contributions of the Julius Rosenwald Fund.

#### **Dr. Nathan Blalock House**

Built circa 1912 for Dr. Nathan Blalock on the site of an earlier family home, this Colonial Revival home features lavish details. In front of the house sits a miniature triple-A playhouse. Among the outbuildings are several tobacco barns and early twentieth-century tenant houses. The house is owned by and lived in by descendants of Dr. Blalock.

#### **Turner & Amelia Smith House**

In 1886 William A. Myatt provided 211 of land for his daughter Amelia and her new husband, Turner Smith, on which to build a dwelling. Like his brother Frank, Turner Smith worked as a millwright at Myatt's Mill. The dwelling features a center hall plan with a prominent rear shed which makes the first floor two rooms deep. The cornices of the roof and the porch are embellished with large brackets. Other notable characteristics include circular gable vents, molded cornerboards, four-over-four windows and a front entrance surrounded by narrow sidelights and a transom. The house's decoration displays overall modest Italianate features. Scott Burns and Kenneth Foreman purchased this house in early 2005 and subsequently donated an easement to CAP. The property is currently being rehabilitated under the terms of a rehabilitation agreement with CAP.

# Swift Creek Land Management Plan

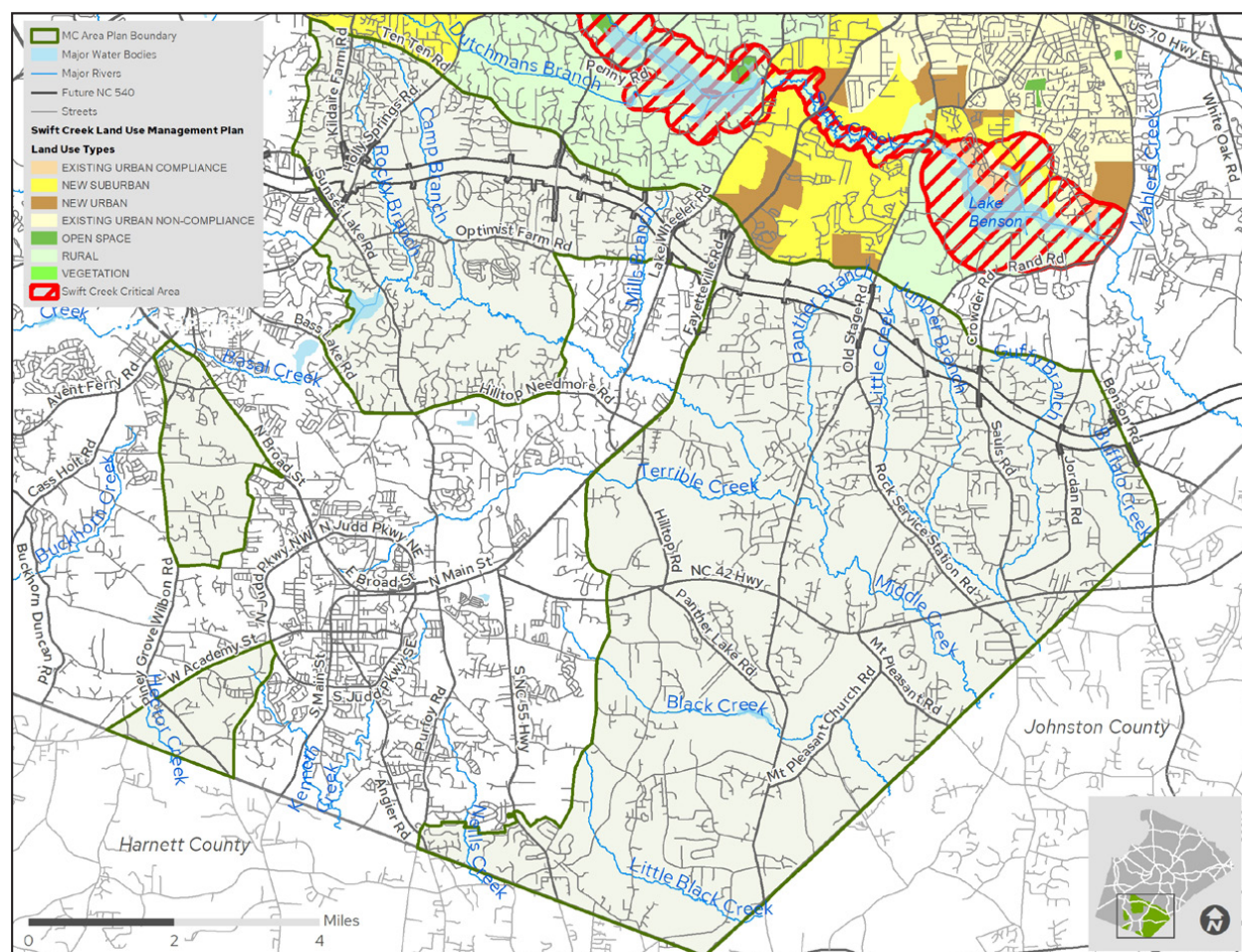
The Swift Creek Land Management Plan (SCLMP) is the result of a cooperative agreement between Apex, Cary, Garner, Raleigh, Wake County and the North Carolina Division of Water Quality to develop a land management plan for the Swift Creek watershed west of N.C. 50 and north of Ten-Ten Road.

The goal of the SCLMP is to preserve water quality in the Swift Creek area to qualify for a Water Supply-II (WS-II) classification. This is a surface

water qualification defined by the North Carolina Department of Environmental Quality (NCDEQ) to ensure that surface water bodies are protected from nearby land uses.

While the SCLMP does not fall within the MC area – the border runs along Ten-Ten Road – it does provide context for the impact that development within the MC Area can have on other areas, especially when it comes to water quality.

# Swift Creek Land Management Plan



## Open Space and Greenways

Open space is natural land that has not been converted to residential or commercial development. It includes forests, greenways, parks, meadows, wetlands, floodplains and farms. As Wake County's population grows, these areas have begun to face increased pressure from developers, and the county has recognized the need to protect these natural areas for future generations.

Moreover, protecting the remaining natural lands in the county provides residents with a sense of place. Wake County has a long history of environmental stewardship, and the creeks, streams, forests and farms are responsible for creating the communities we live in today. It is vital to preserve these spaces for future generations to enjoy as well.

There are a host of benefits of protecting open space — i.e., buffers along streams and wetlands — and constructing greenways, and these benefits often overlap or affect multiple aspects of our lives. The Wake County Open Space Program has outlined them in its Wake County Consolidated Open Space Plan, and they include economic, environmental and recreational benefits.

The Wake County Greenway Systems Plan focused on the greenways aspect as it is a “[unique] investment that can be made on a local and regional scale that provides such a wide range of positive impacts. Greenway trails — and the on-road bicycle facilities and sidewalks that connect them — improve quality of life by providing opportunities for transportation, recreation, public health, economic development and environmental stewardship.”

The plan solicited input from a wide range of public and private stakeholders to establish a guideline for creating comprehensive greenway trail connections over the entire county and includes segments within



the MC area. Beech Bluff County Park, located on NC 42 Highway, is the destination for two of these segments. The first segment head south from Garner east of US 40, follows Panther Branch and crosses Old Stage Road before arriving at the new park. The second heads east from Holly Springs along Middle Creek before terminating at the park.

The final segment in the MC area utilizes the NC 55 Hwy right-of-way in the form of a side path to connect users south and into Harnett County.

## Conclusion

The Middle Creek Area Plan is the product of a months-long process involving community input, staff research and stakeholder guidance; however, this process should not be considered over at its adoption by the Wake County Board of Commissioners. The plan is not a static document to be placed on a shelf upon its adoption but a living document – one that can be amended based on the needs and vision of the community it serves. Along with these amendments, it is recommended that Wake County Planning staff take steps to update the MC Area Plan every five years and the give the community a chance to revisit its goals and visions.



# Comprehensive Plan Amendment 01-23 Middle Creek Area Plan

Wake County Planning Board  
June 7, 2023

Akul Nishawala, AICP – Planner III



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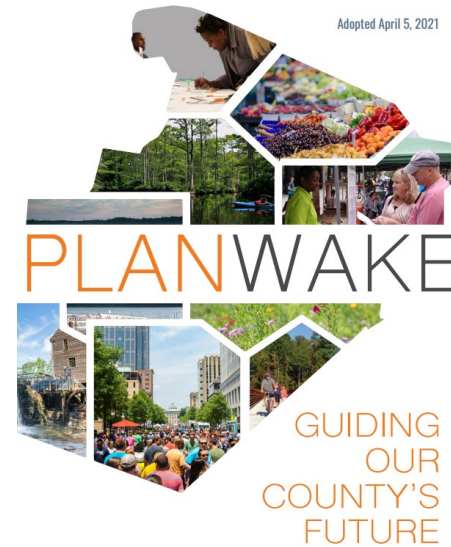
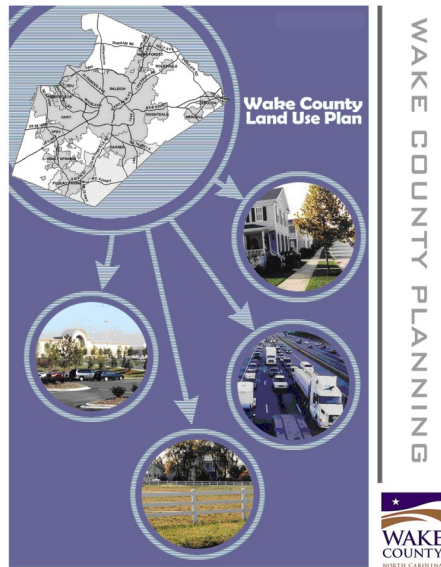
# Proposed CPA-01-23

Adopt the Middle Creek Area Plan as an amendment to PLANWake, the Wake County Comprehensive Plan; and amend the PLANWake Development Framework map and text on page 44 of PLANWake.

# Land Use Planning Documents

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

Former plan  
adopted in  
1997–1999

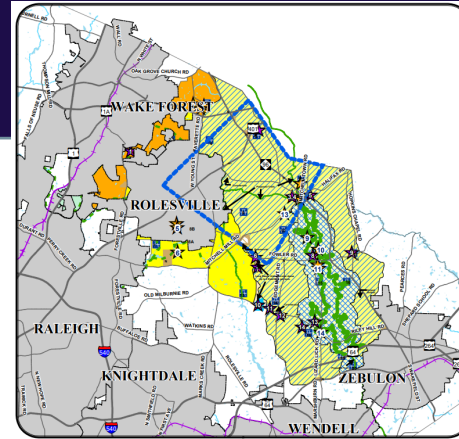


Current plan  
adopted in  
April 2021

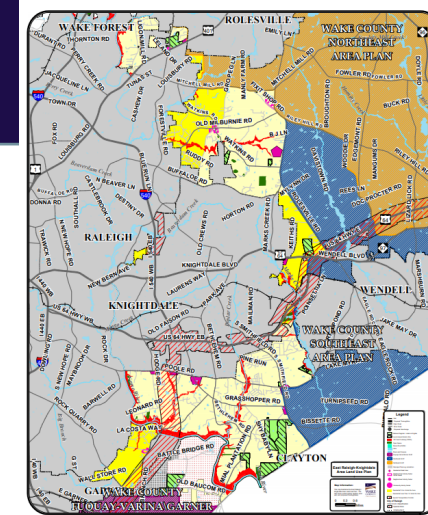
# Land Use Planning

## Area Land Use Plans (ALUPs)

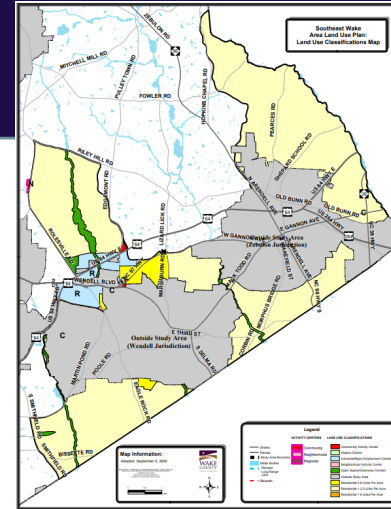
- Five plans
- Localized plan developed with extensive municipal and public input
- Currently, ALUPs still governing documents until updates are adopted (~ two years)
- Falls Lake not part of any current ALUP



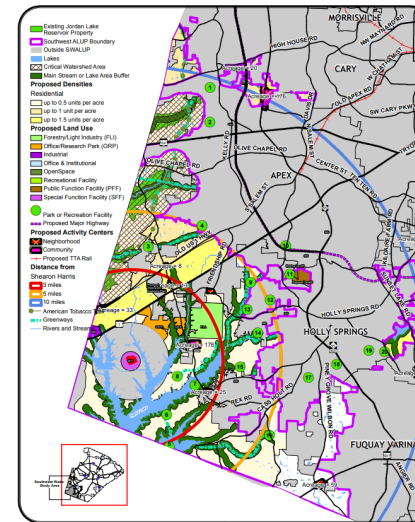
**Northeast  
ALUP (2001)**



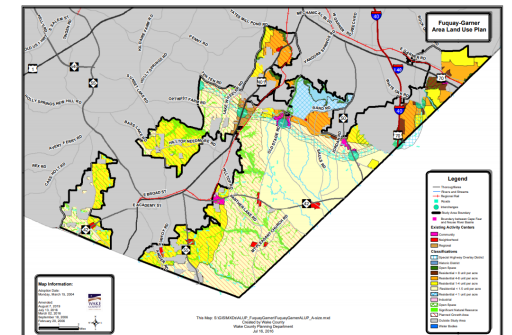
**E. Raleigh/Knightdale  
ALUP (2003)**



**Southeast ALUP  
(2000)**



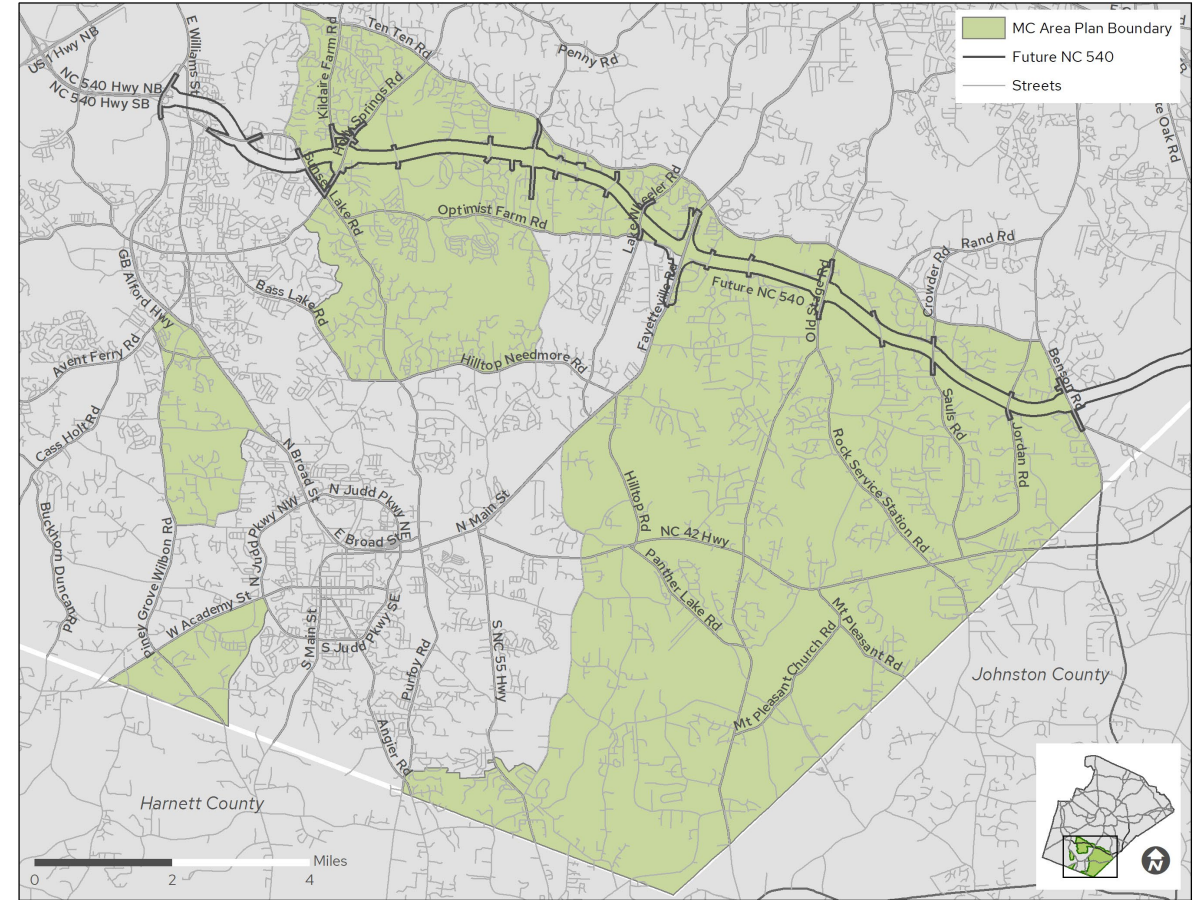
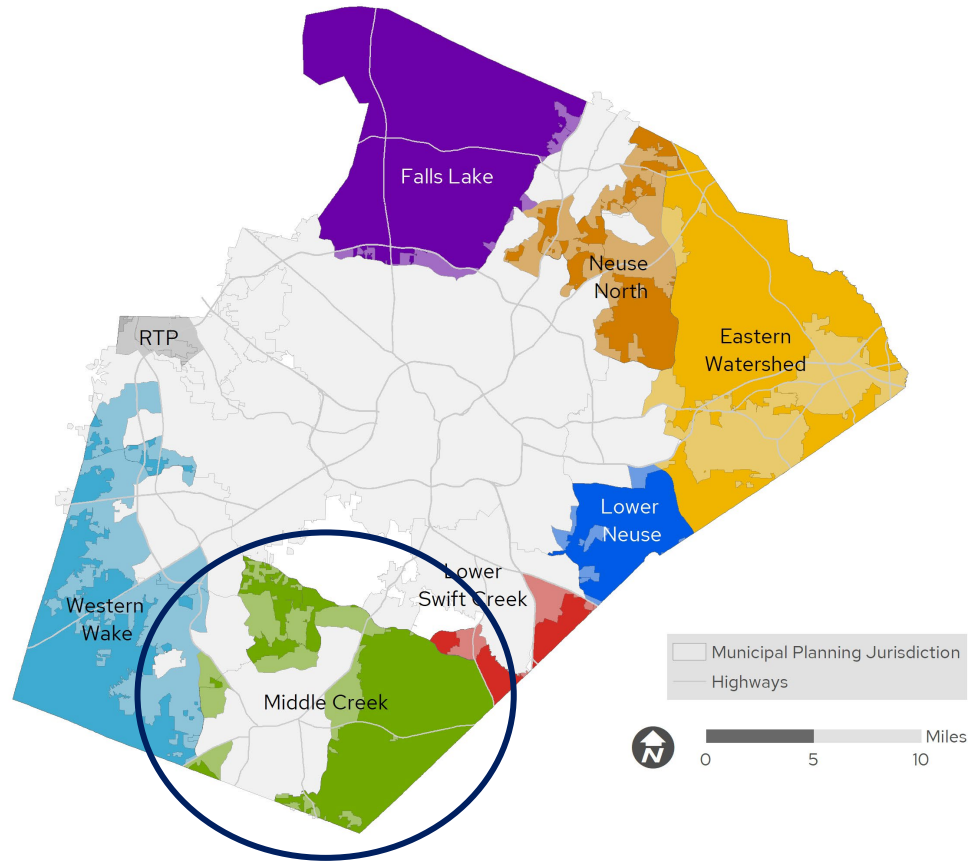
**Southwest Wake Area  
Land Use Plan (2007)**



**Fuquay/Varina  
ALUP (2004)**



# Updated Area Plan Geographies



# Middle Creek Area Plan



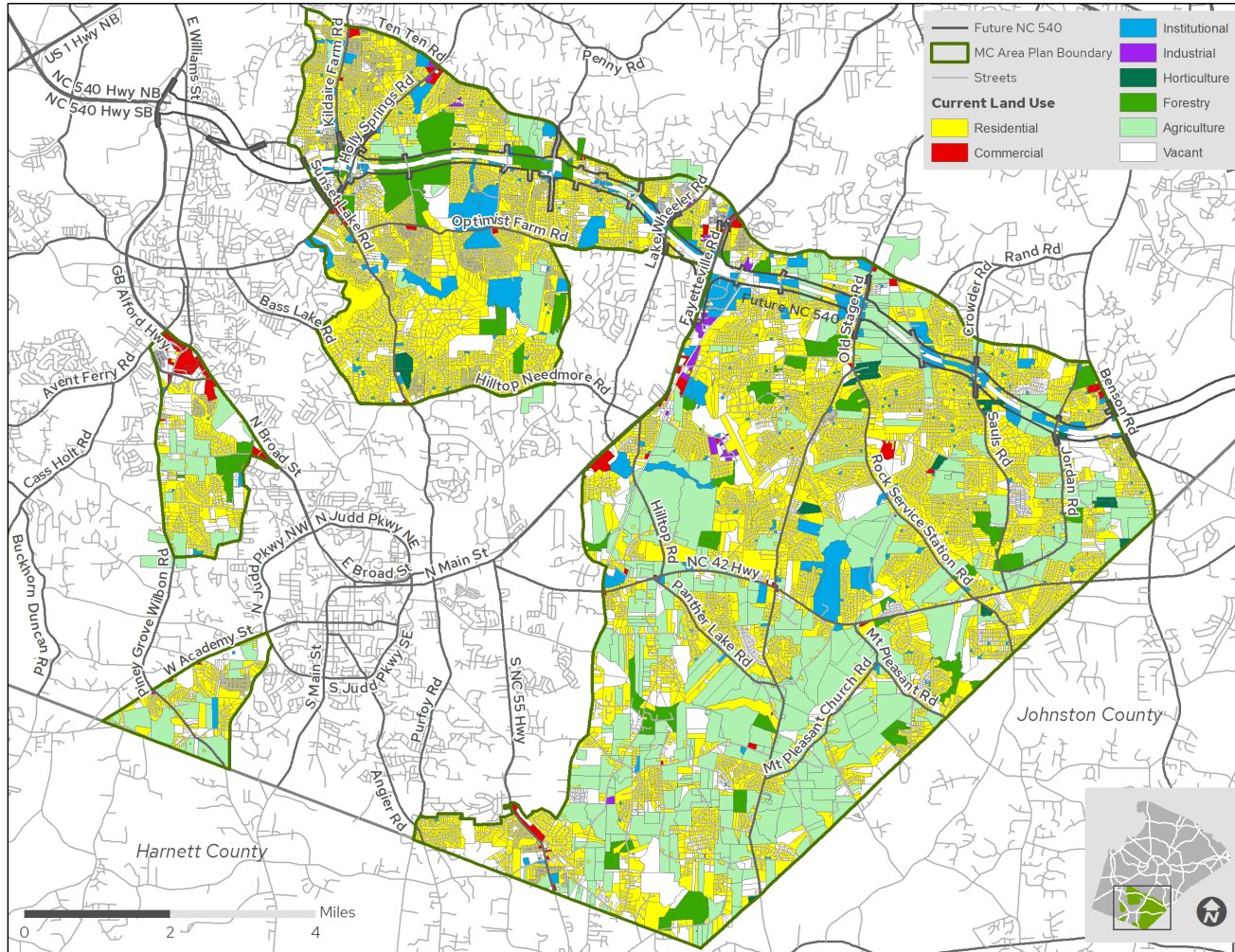
## Overview

|  | Total                        | Wake County Only             |
|--|------------------------------|------------------------------|
| <b>Population*</b>                                     | 54,395                       | 47,038                       |
| <b>Area</b>  | 45,825 acres<br>71 sq. miles | 30,807 acres<br>48 sq. miles |
| <b>Subdivisions</b>                                    | 595<br>(21,035 acre)         | 441<br>(15,700 acres)        |
| <b>Voluntary<br/>Agricultural<br/>Districts (VADs)</b> | 89<br>(2,649 acres)          | 67<br>(1,604 acres)          |
| <b>Activity Centers</b>                                | 13                           | 7                            |
| NC 540   |                              |                              |

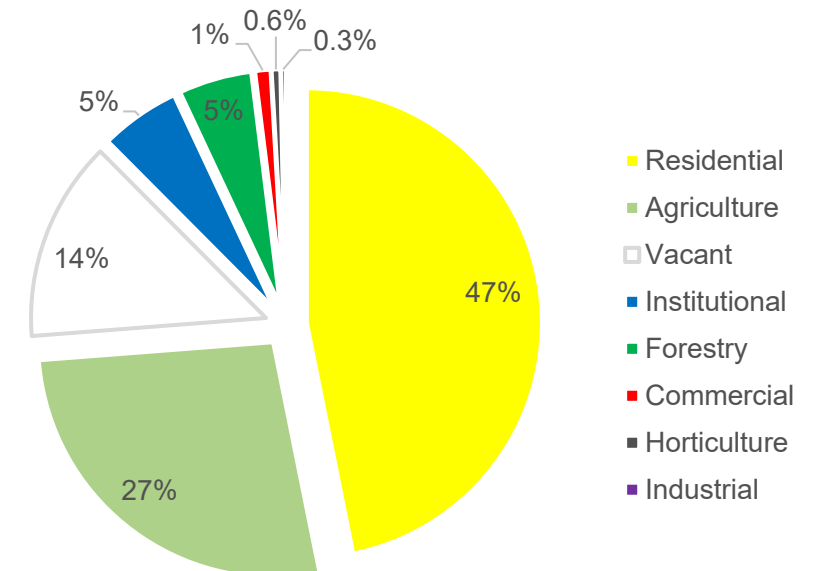
\*2020 Census Data



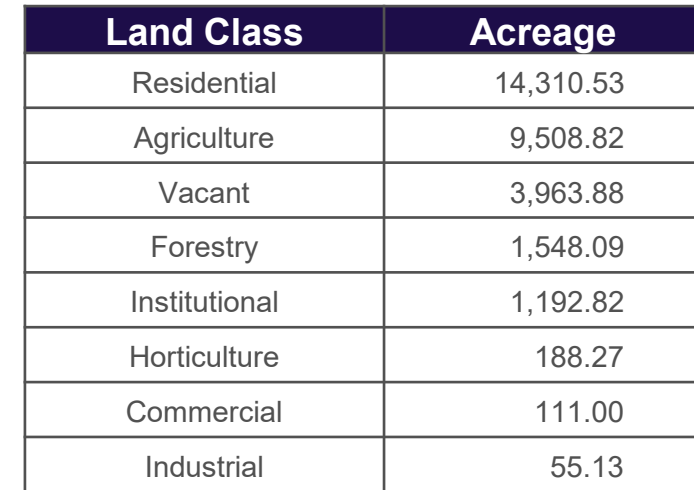
# Current Land Use



| Land Class    | Acreage   |
|---------------|-----------|
| Residential   | 19,912.30 |
| Agriculture   | 11,450.93 |
| Vacant        | 5,852.24  |
| Institutional | 2,329.51  |
| Forestry      | 2,131.95  |
| Commercial    | 447.21    |
| Horticulture  | 251.96    |
| Industrial    | 136.73    |

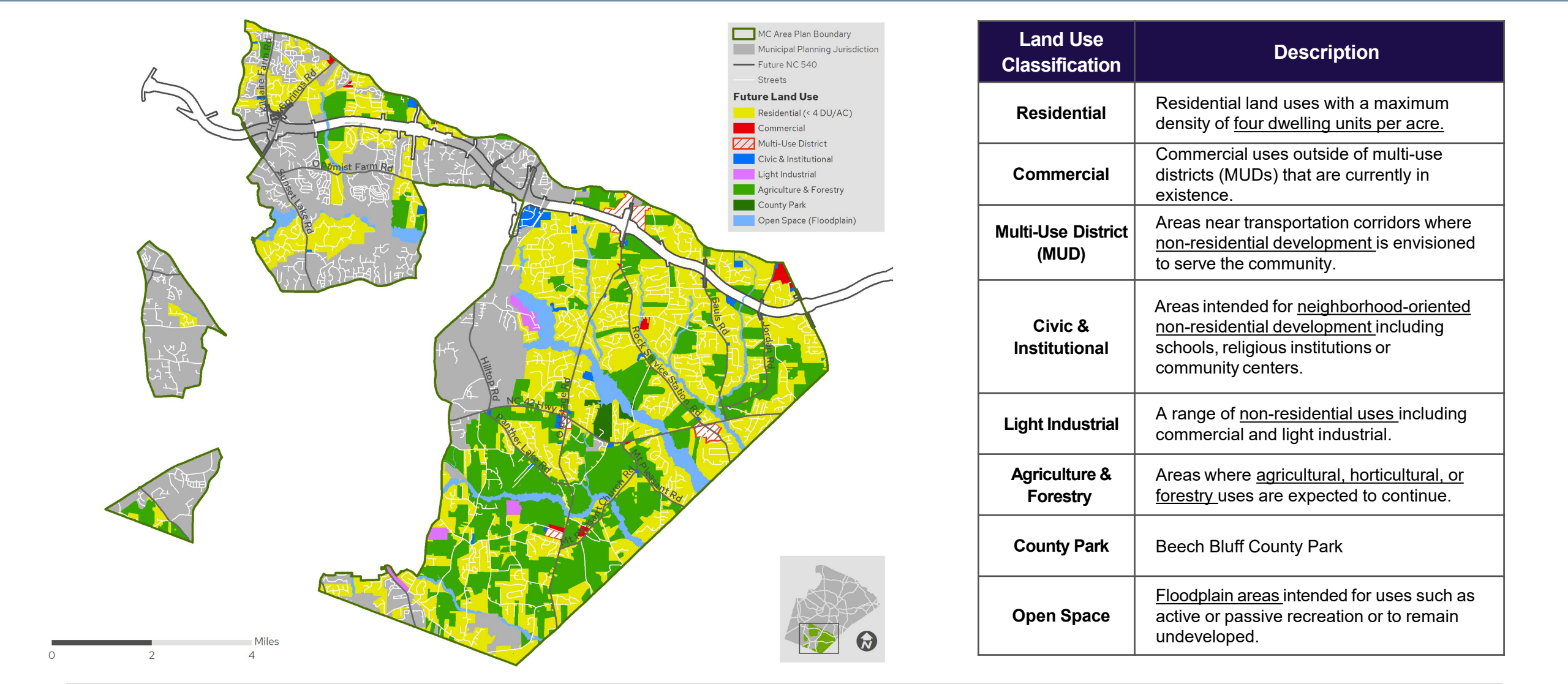


# WAKE COUNTY





## Future Land Use



**MC Area Plan Boundary**

- Municipal Planning Jurisdiction
- Future NC 540
- Streets

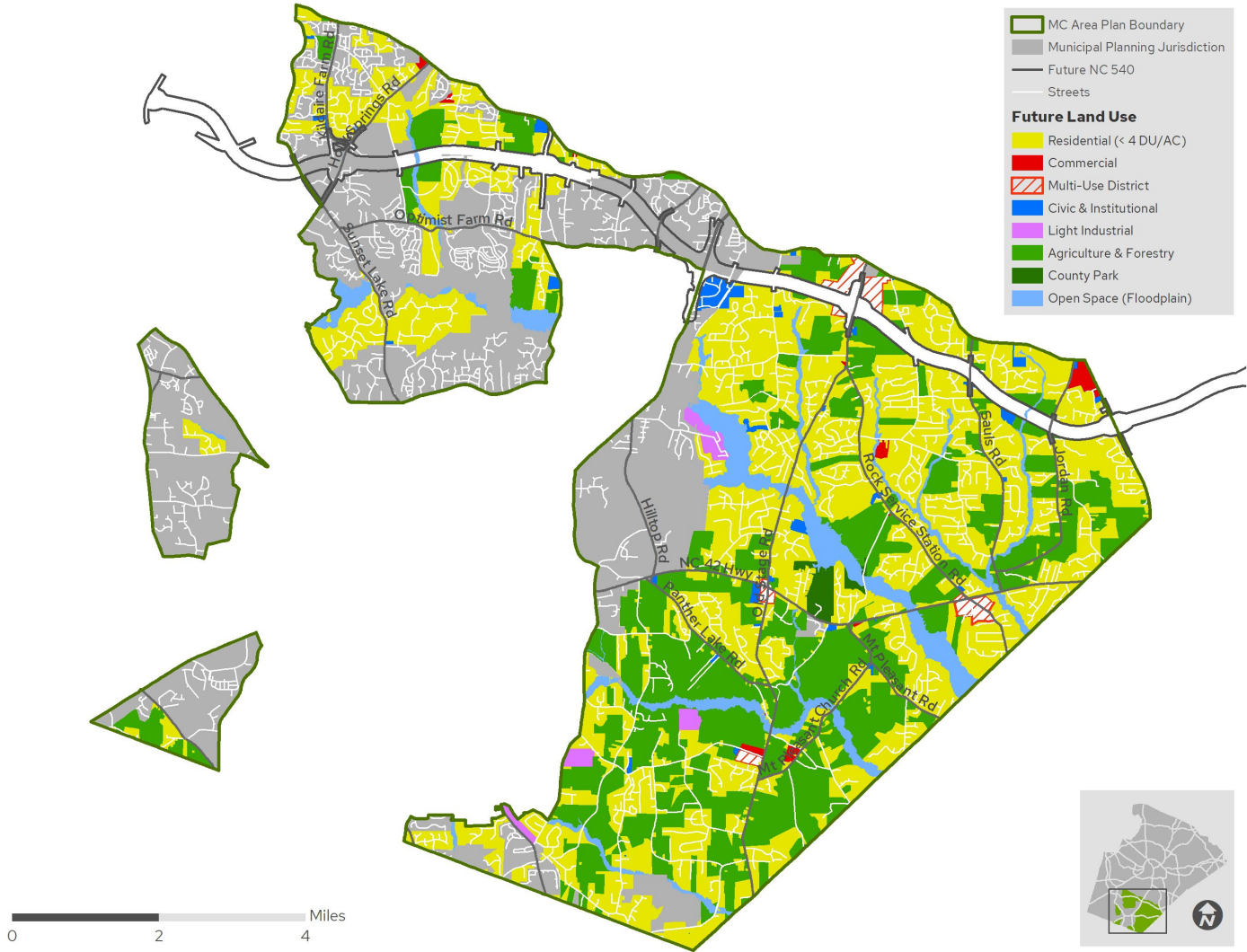
**Future Land Use**

- Residential (< 4 DU/AC)
- Commercial
- Multi-Use District
- Civic & Institutional
- Light Industrial
- Agriculture & Forestry
- County Park
- Open Space (Floodplain)

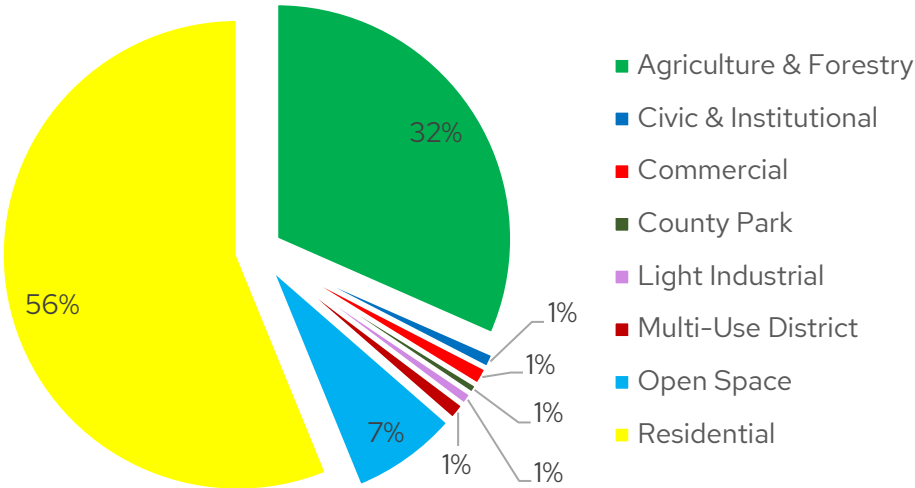
**Land Use Classification**

| Land Use Classification           | Description   |
|-----------------------------------|---|
| <b>Residential</b>                | Residential land uses with a maximum density of <u>four dwelling units per acre</u> .   |
| <b>Commercial</b>                 | Commercial uses outside of multi-use districts (MUDs) that are currently in existence.  |
| <b>Multi-Use District (MUD)</b>   | Areas near transportation corridors where <u>non-residential development</u> is envisioned to serve the community.                          |
| <b>Civic &amp; Institutional</b>  | Areas intended for <u>neighborhood-oriented non-residential development</u> including schools, religious institutions or community centers. |
| <b>Light Industrial</b>           | A range of <u>non-residential uses</u> including commercial and light industrial.   |
| <b>Agriculture &amp; Forestry</b> | Areas where <u>agricultural, horticultural, or forestry</u> uses are expected to continue.  |
| <b>County Park</b>                | Beech Bluff County Park   |
| <b>Open Space</b>                 | <u>Floodplain areas</u> intended for uses such as active or passive recreation or to remain undeveloped.                                    |

# Future Land Use



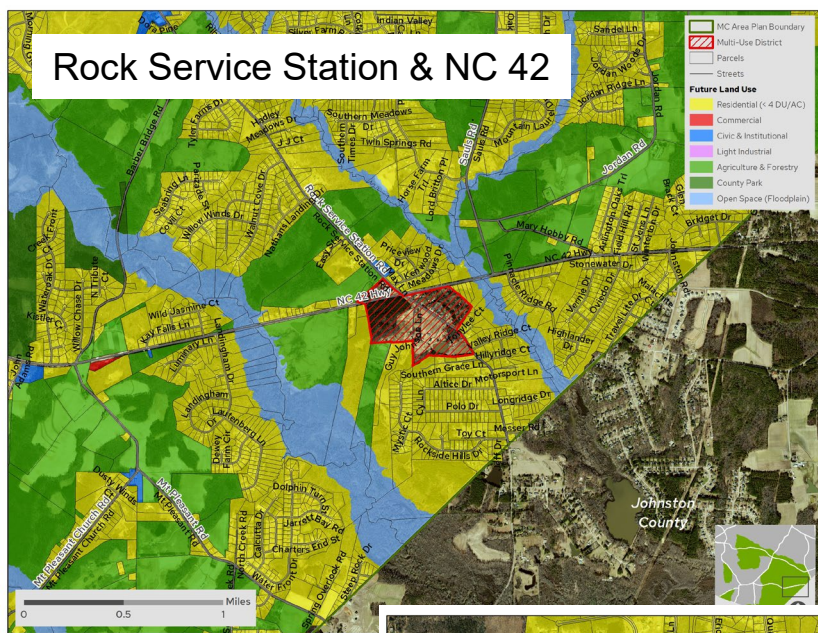
| Land Use Type          | Acres            |
|------------------------|------------------|
| Residential            | 17,312.11        |
| Commercial             | 372.06           |
| Multi-Use District     | 354.36           |
| Civic & Institutional  | 302.41           |
| Light Industrial       | 259.25           |
| Agriculture & Forestry | 9,736.81         |
| County Park            | 196.78           |
| Open Space             | 2,280.07         |
| <b>Total</b>           | <b>30,813.85</b> |



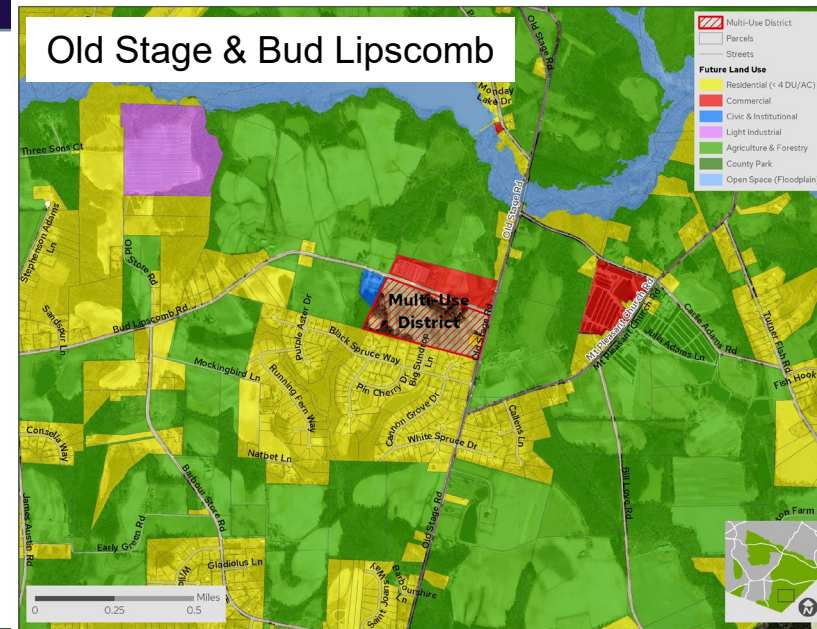


# Multi-Use Districts

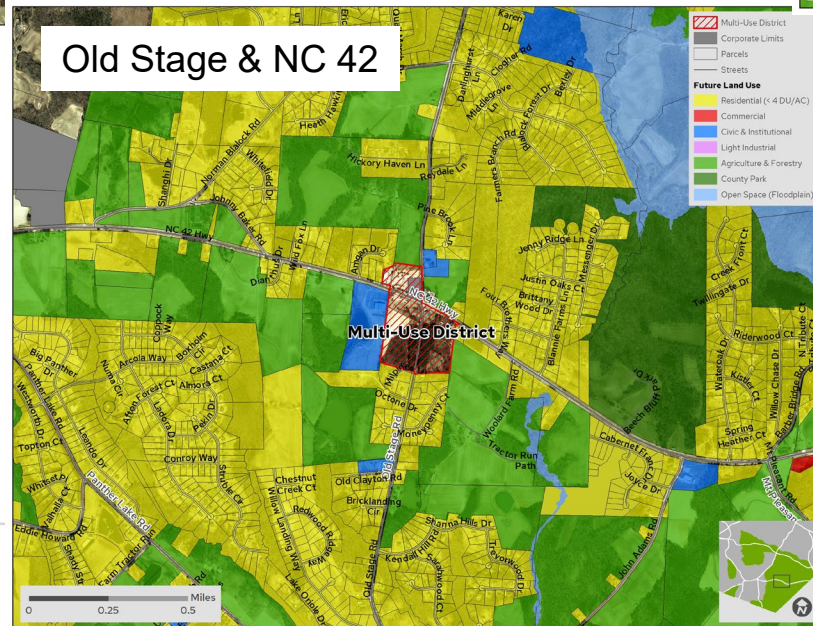
Rock Service Station & NC 42



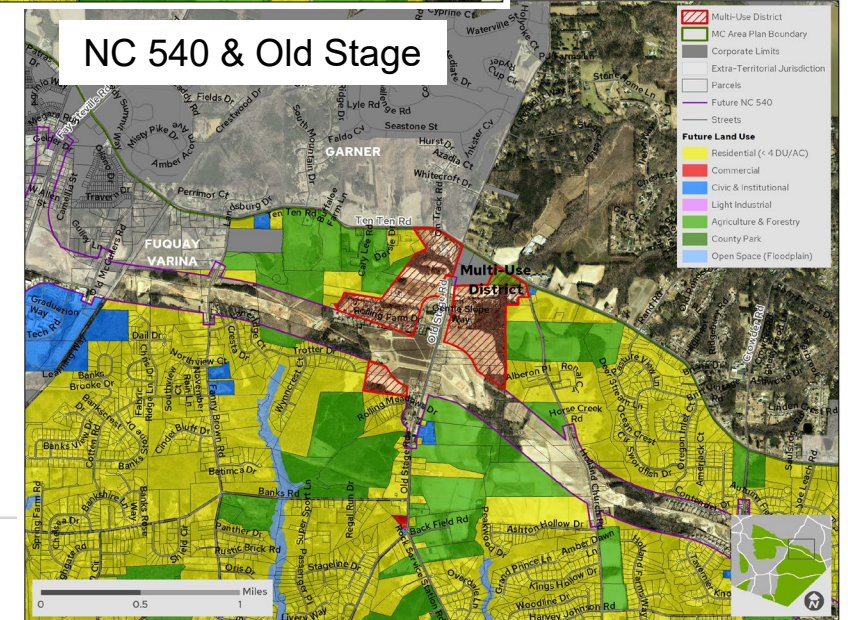
Old Stage & Bud Lipscomb



Old Stage & NC 42



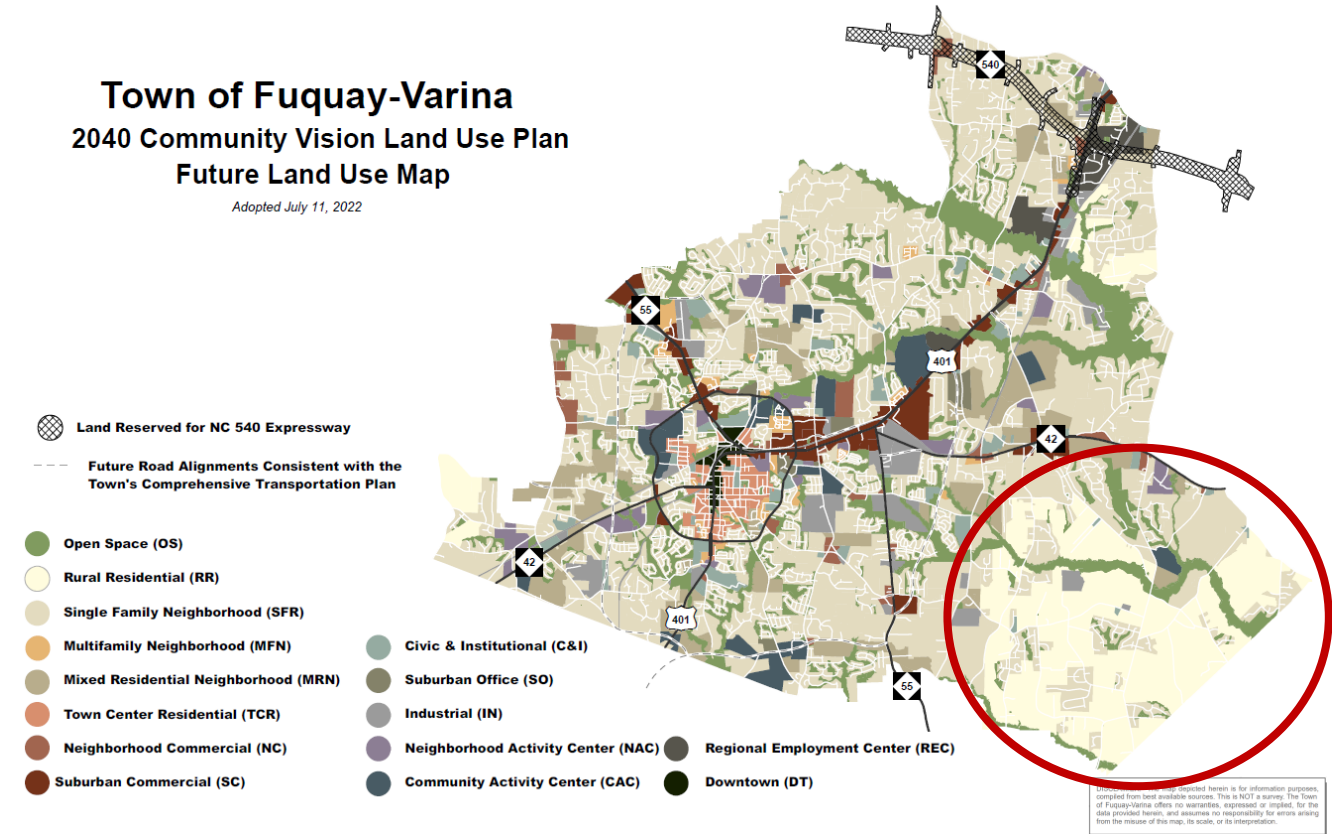
NC 540 & Old Stage





# Development Framework Map

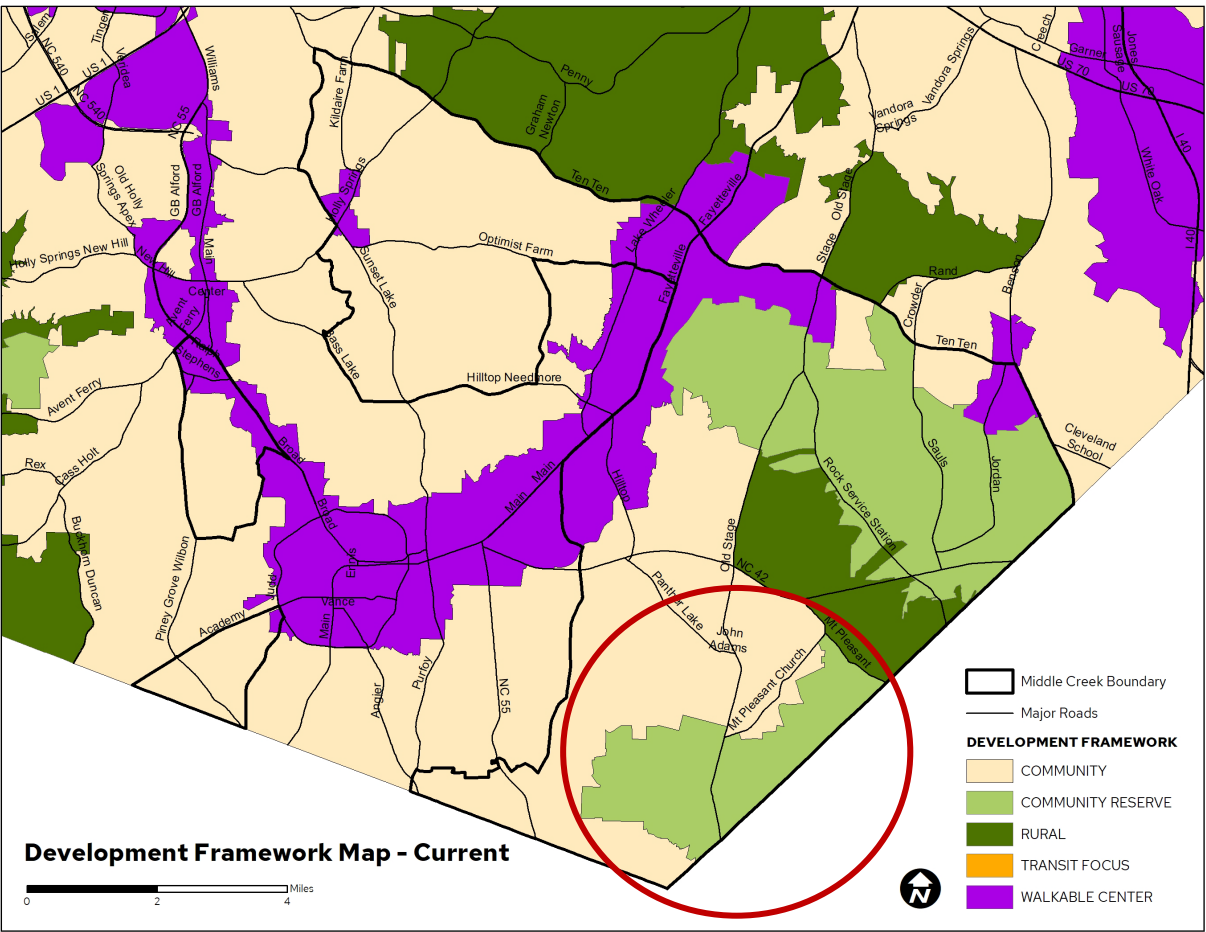
- Community Reserve (3,780 acres) & Community (2,380 acres) → Rural (6,160 acres)
- Consistent with MC Area Plan's Agriculture & Forestry classification
- Consistent with ToFV's 2040 Community Vision Land Use Plan (2022) – Rural Residential
- Lack of water and sewer utilities in this area
- Prevalence of prime agricultural soils



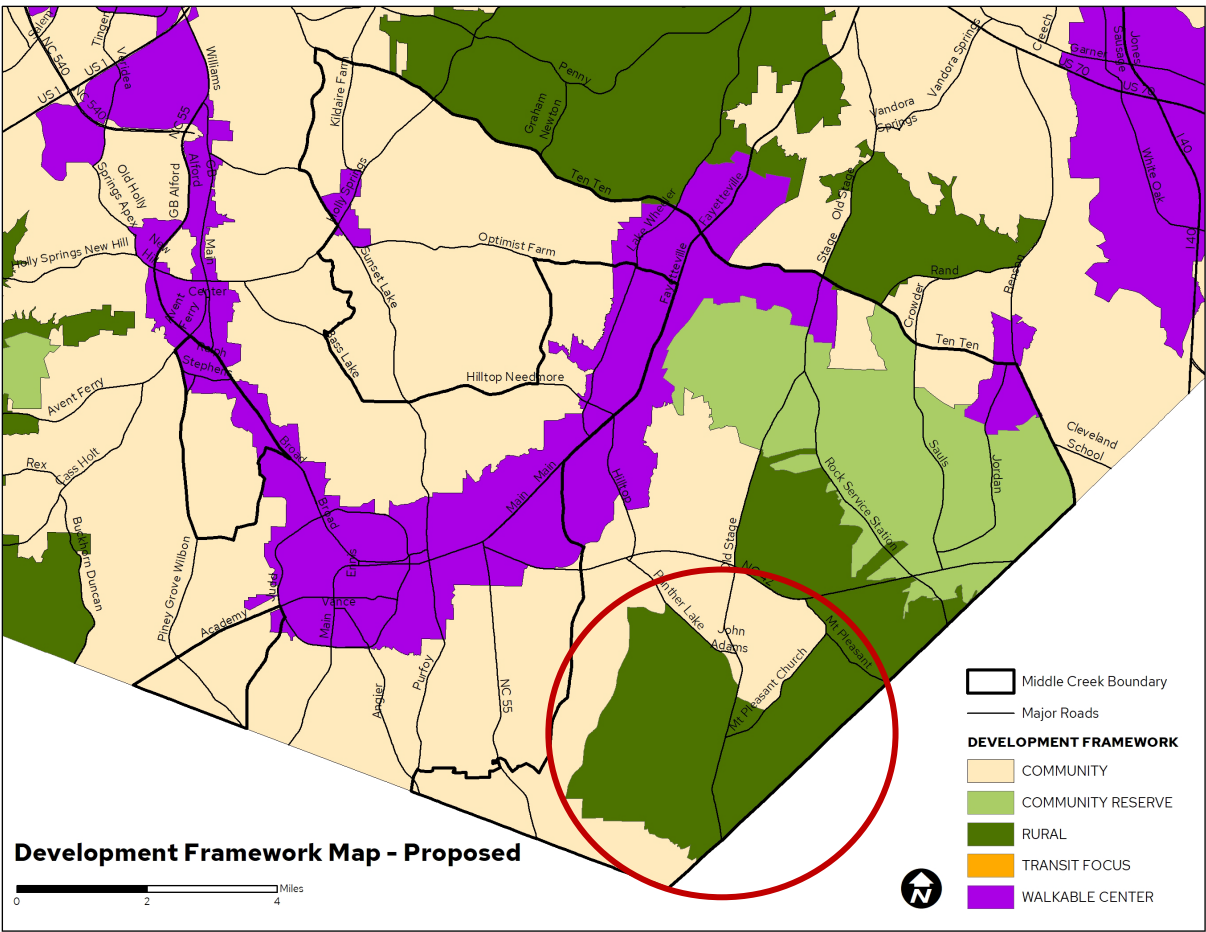


# Development Framework Map

Current



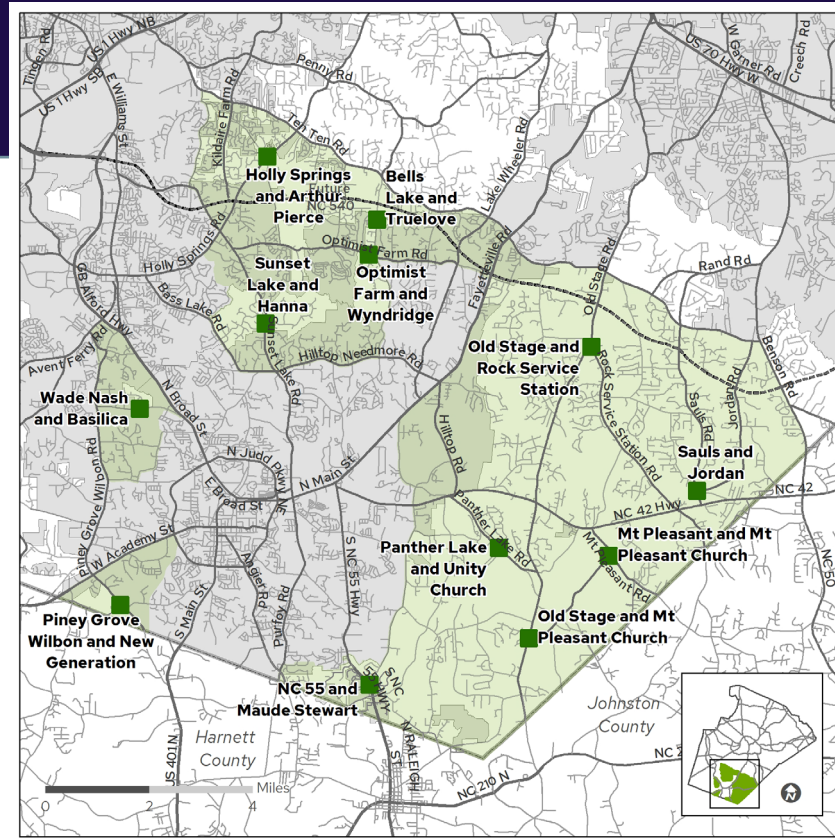
Proposed



# Engagement

- Election Day Canvassing (Nov. 2023)
  - Plymouth Church – Fuquay-Varina
  - Triangle Community Church – Cary
- WIRE Article
  - WC Employees in MC Area
- Municipal Partners
  - Angier, Cary, Fuquay-Varina, Garner, Holly Springs
- Social Media Push
  - Twitter, Facebook, Nextdoor
- Two Online Interactive Maps
- Road Signs
- Community Meetings
  - Two Virtual
  - Two In-Person
- Keep the Farm Workshop
- Advisory Boards/Committees
  - WC Agricultural Advisory Board
  - Wake SWCD Board
  - Southern Regional Center's Community Advocacy Committee (CAC)

# Engagement





# Staff Findings

- The Middle Creek Area Plan is consistent with the goals and visions set forth in PLANWake.
- The Middle Creek Area Plan received input from residents, municipal partners, and stakeholders.
- The Middle Creek Area Plan provides an update to the existing area land plan policies, development framework map, and land use designations.



# Next Step

Wake County Board of Commissioners

June 20, 2023 at 2:00 PM



# Public Comment

# Staff Recommendation

That the Planning Board recommend that the Board of Commissioners adopt the Middle Creek Area Plan as an amendment to the Wake County Comprehensive Plan, PLANWake; and amend the Development Framework Map and text on page 44 of PLANWake.