



Wake County Planning Board

Meeting Agenda

Wednesday, April 1, 2026, 1:30 p.m.
Wake County Justice Center, Room 2700
301 S. McDowell St. – Raleigh, N.C.

1. Call to Order – Ms. Brenna Booker-Williams, Chair
2. Pledge of Allegiance
3. Swearing in of New Member Bill Stallings
4. Recognition of Former Member Bill Jenkins
5. Election of Chair and Vice Chair
6. Petitions and Amendments
7. Approval of Minutes from January 7, 2026
8. OA-01-26 (Terry Nolan, Planner III)
9. Neuse North Area Plan Update (Tim Gardiner, Long Range Planning Administrator)
10. Reports
 - Committee Reports
 - Staff Reports
11. Chairman's Report
12. Adjournment

Wake County Unified Development Ordinance Amendment OA-01-26

Terry Nolan, Planner III

April 1, 2026



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Purpose

1. To reflect county department and division name and organizational changes.
2. To clarify the requirement to follow the county watershed design manual.
3. To update references to state statute, correct state agency names.
4. To correct typos, standardize formatting, and other minor flaws we noticed while reviewing.

Crosswalk

Topic	Current	Revised
Private or community well	Health and Human Services	Public Health
Pools	Health and Human Services	Public Health
Authority	Director of Health and Human Services	Director of Public Health
Stormwater, erosion control, flood	Environmental Services	Watershed Management
Authority	Environmental Services Director	Planning & Development Services Director
Authority	Environmental Services Stormwater Engineer	Watershed Management Stormwater Engineer

Crosswalk cont.

Topic	Current	Revised
Solid Waste, landfills	Wake County Community Services	Wake County Solid Waste
Housing	Housing and Community Revitalization Division of Wake County Human Services	Housing Affordability and Community Revitalization Department
GIS (addressing, street names)	Community Services	Wake County Information Technology

Other Corrections

- **State Statute references (numbering) have changed: High Quality Waters definition, land disturbance**
- **State agency name change**
- **Update “mobile home” to “manufacture home” throughout**
- **Delete Bed and Breakfast Homestay references**

Staff Findings

- The text amendment brings the UDO into alignment with county operations
- The changes are consistent with State Statute
- The text amendment is consistent with the intent and purpose of the Wake County Unified Development Ordinance.

Staff Recommendation

That the Planning Board recommend adoption of Ordinance Amendment 01-26 to the Wake County Board of Commissioners.

Neuse North Area Plan

Wake County Planning Board

Tim Gardiner

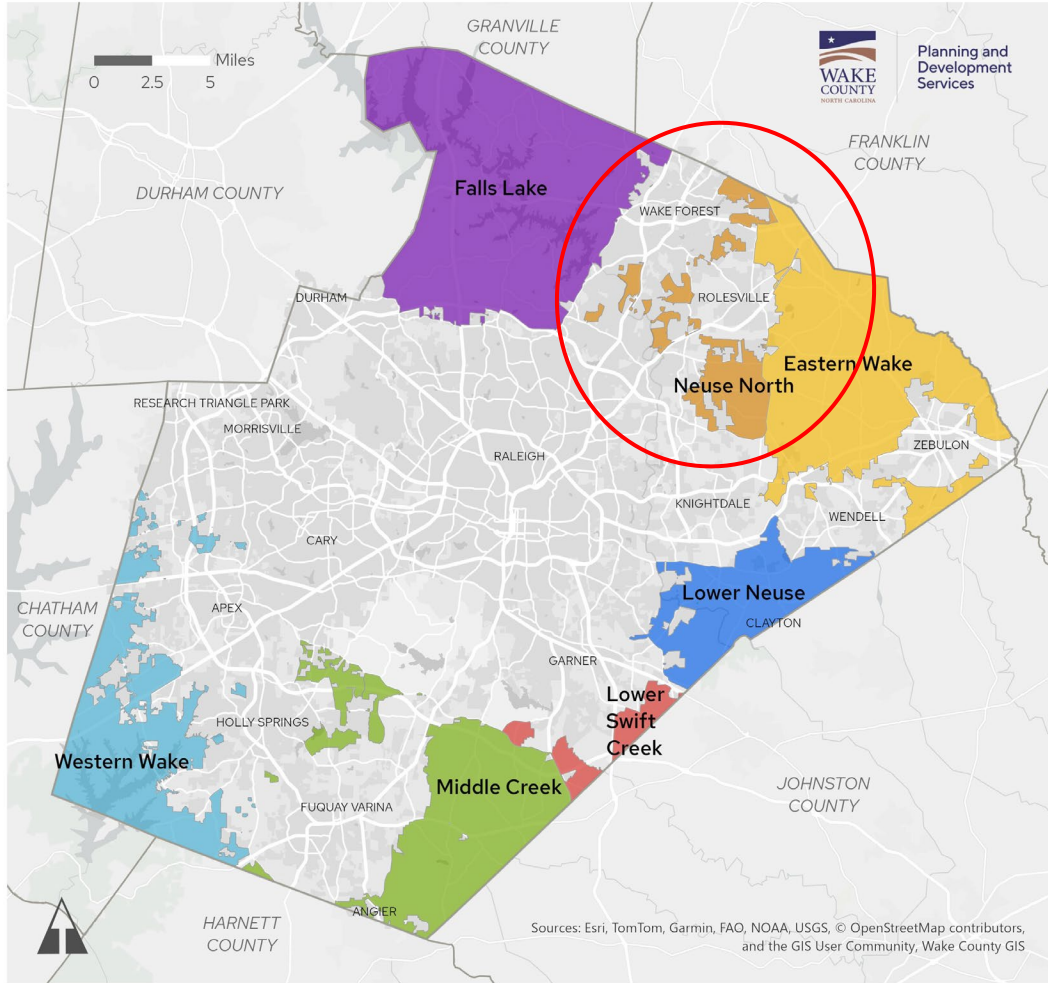
April 1, 2026



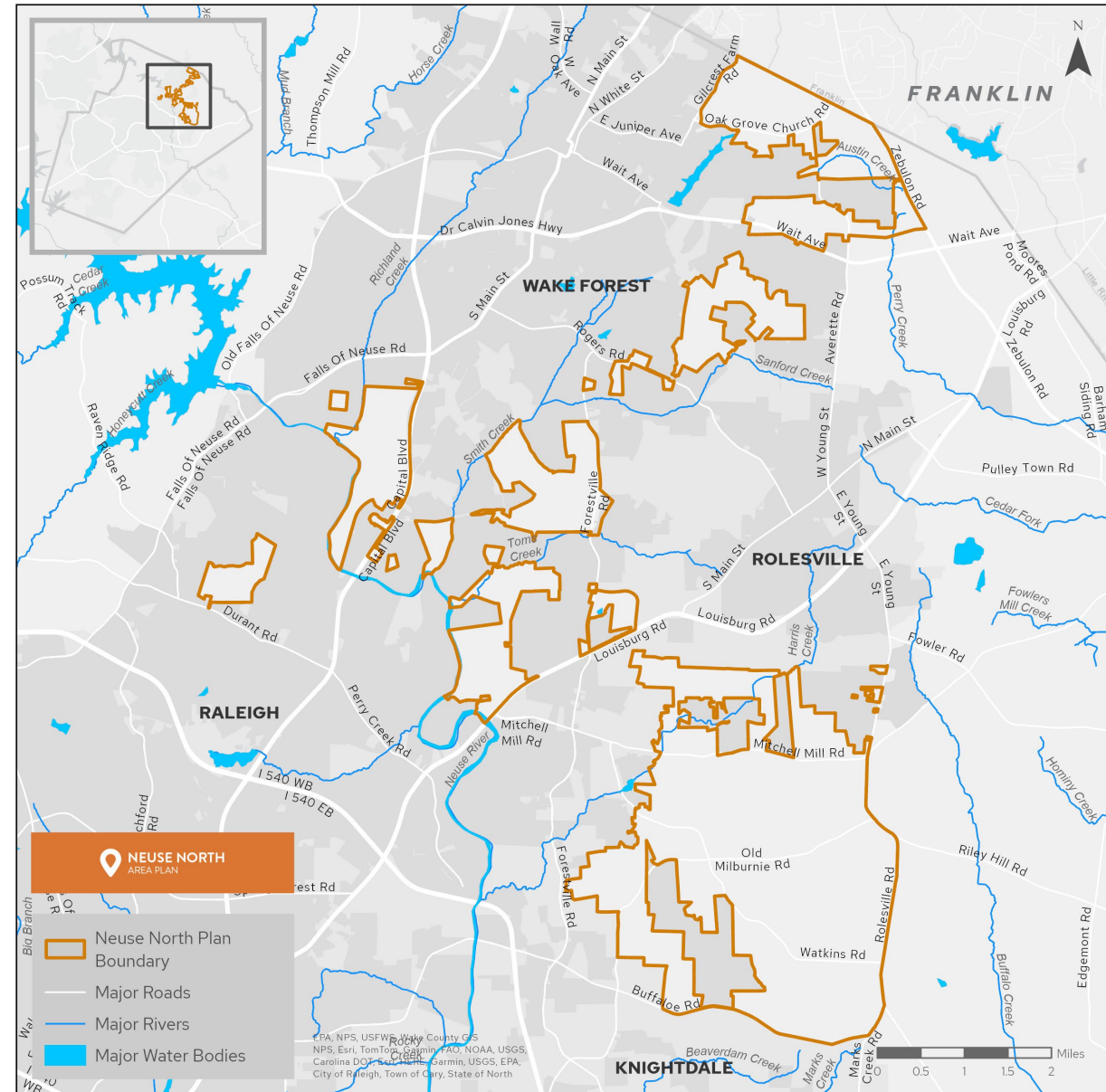
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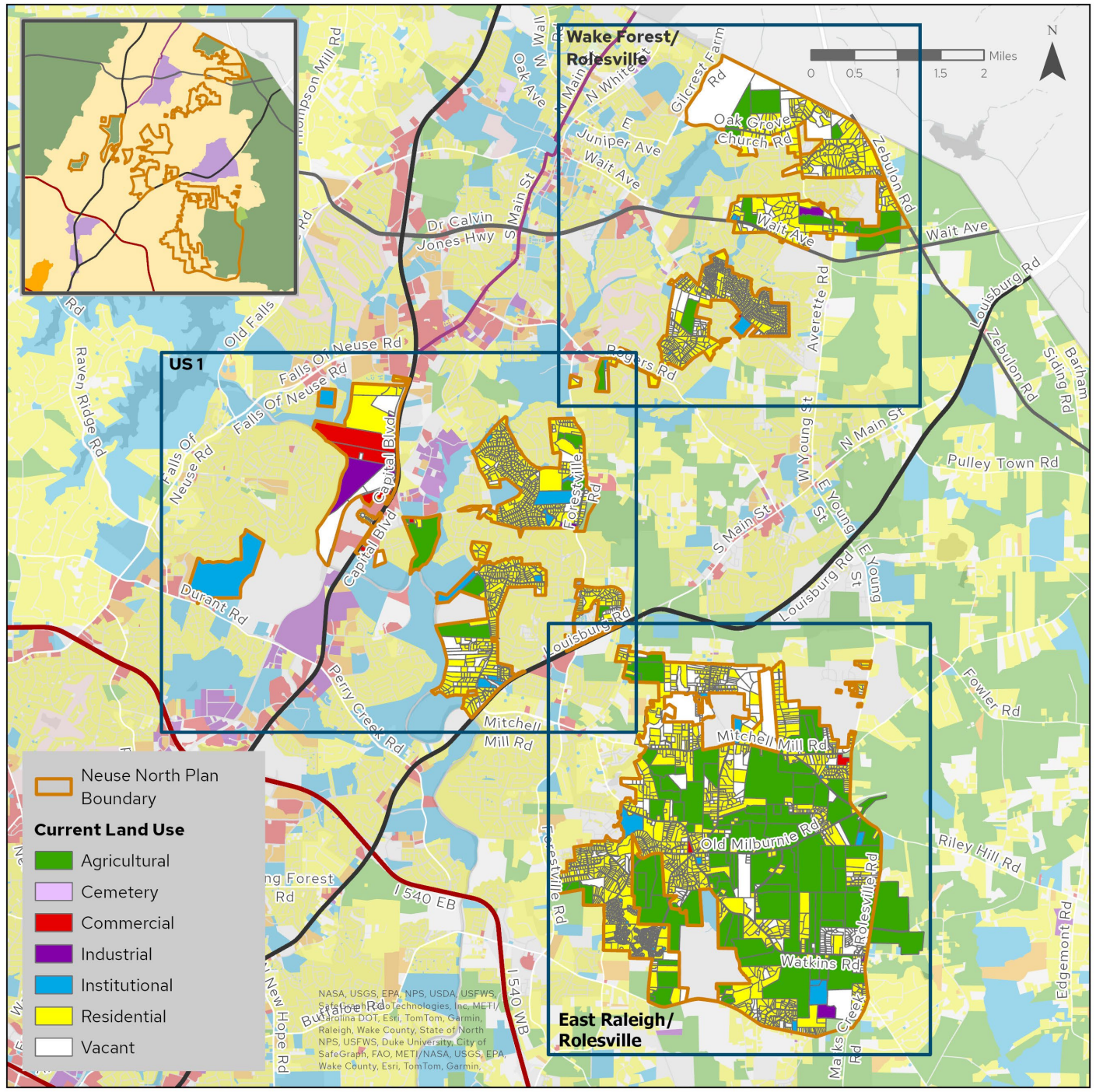
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Location



17 sq. mi. (10,890 acres)





Updates

- **Online Feedback**
 - Map and survey
- **Virtual Community Meeting**
 - February 4, 2026
- **In-Person Community Meeting**
 - March 12, 2026 @ Raleigh Family Moose Center
- **Meeting with other municipalities/stakeholders/partners**
- **Second In-Person Community Meeting**
 - Draft Plan/Land Use Map
 - TBD



Community Engagement

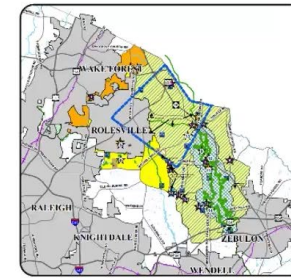
Virtual Community Meeting

- February 4, 2026
- 60+ attendees
- Main Concerns
 - Information about plan's potential implications
 - Municipal annexations and ETJ expansions

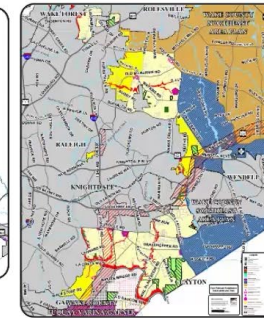
Land Use Planning

Area Land Use Plans (ALUPs)

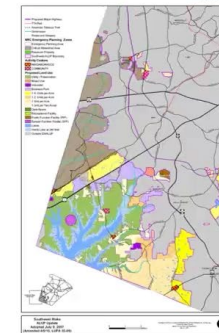
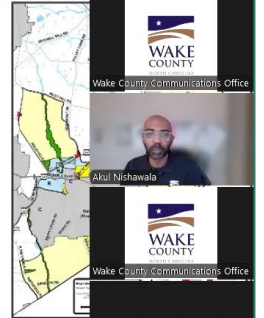
- Five plans
- Localized plan developed with extensive municipal and public input
- Currently, ALUPs still governing documents until updates are adopted
- Northeast and E. Raleigh/Knightdale
 - Neuse North



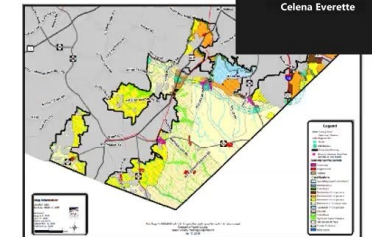
Northeast ALUP (2001)



E. Raleigh/Knightdale ALUP (2003)



Southwest Wake Area Land Use Plan (2010)



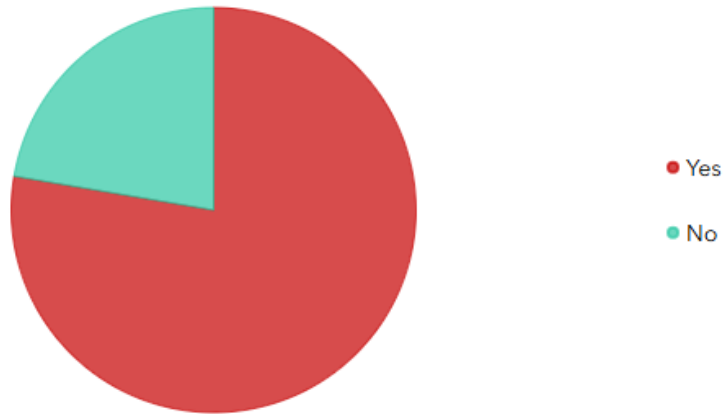
Fuquay/Garner ALUP (2004)

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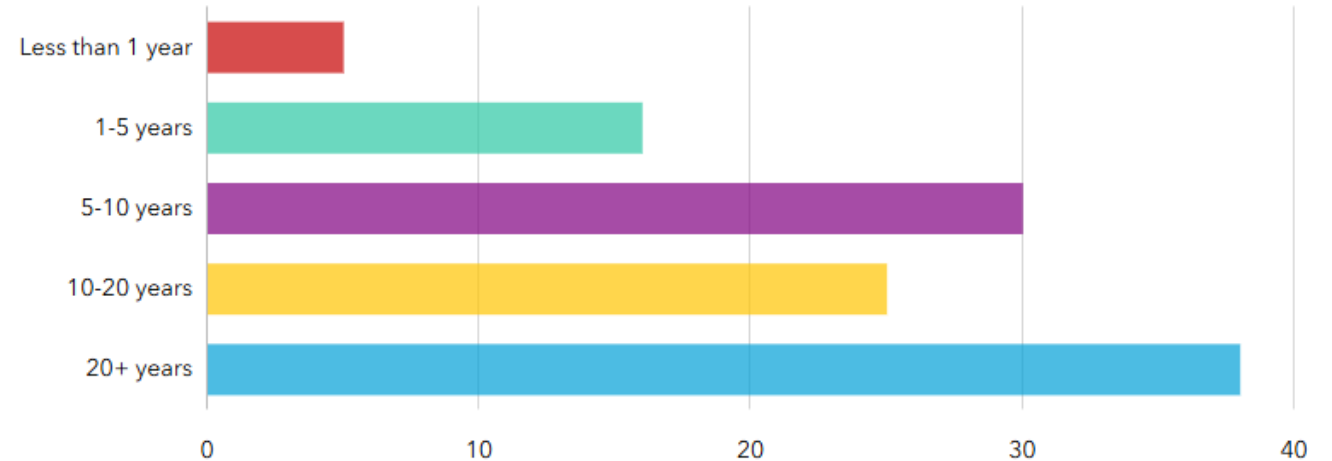
Online Engagement - Survey

Do you live within the area plan boundaries?



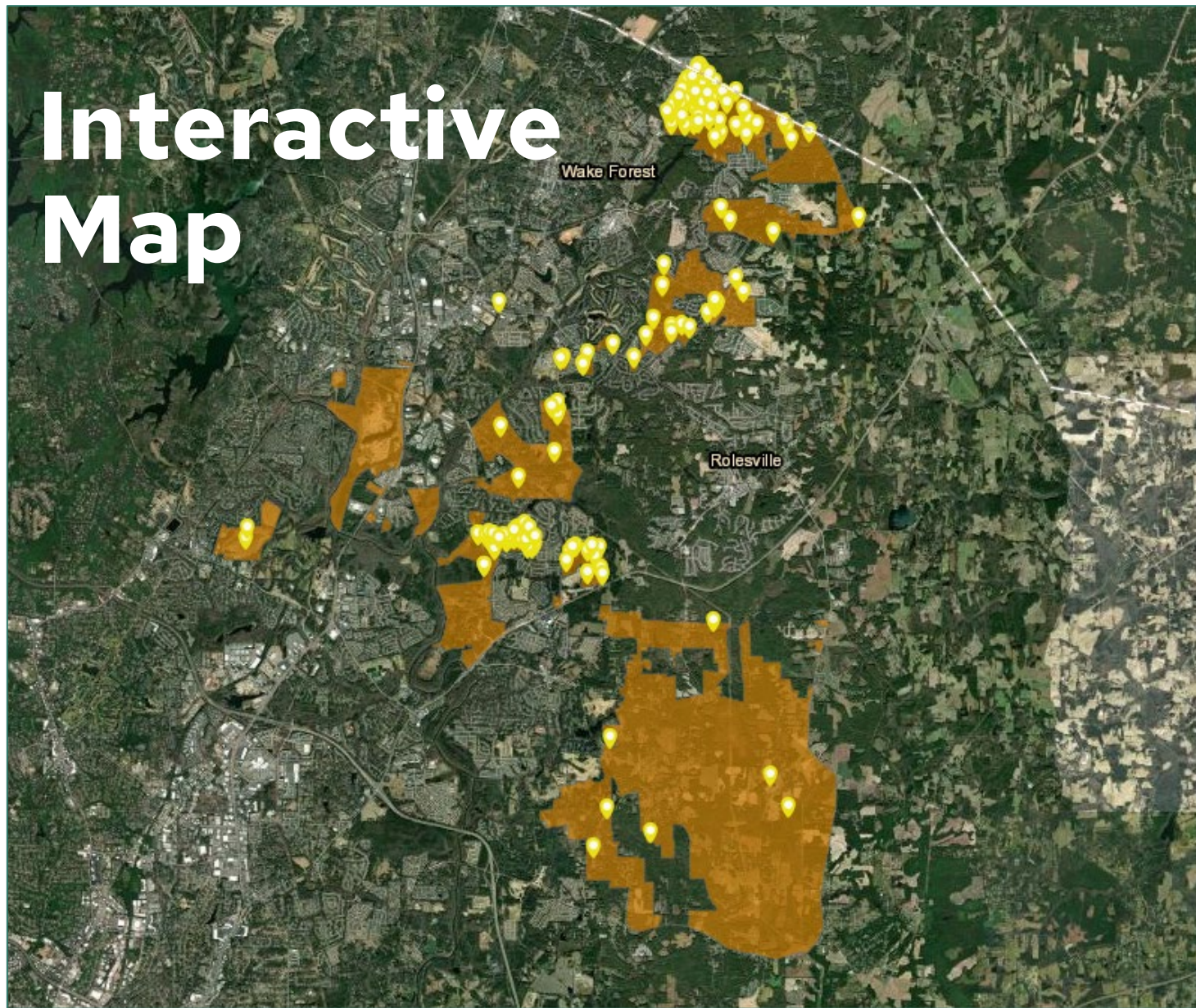
How long have you lived in your community?

Column Bar Pie Map



115 Responses

Interactive Map



Interactive Map – Key Themes

- **Strong Opposition to Development & Annexation**
 - Maintain current rural/low-density development
- **Preservation of Land, Forests & Rural Character**
- **Environmental & Watershed Concerns**
 - Smith Creek, stormwater runoff, private wells
- **Traffic, Safety & Infrastructure Issues**
 - Congestion, road widening, traffic controls
- **Need for Pedestrian & Bike Infrastructure**
 - Sidewalks on Jones Dairy Rd, crosswalks, greenways

Interactive Map - Takeaways

- **166 Comments**
- **Residents overwhelmingly favor preservation over growth, prioritizing:**
 - Environmental protection
 - Rural character
 - Lower density living
 - Avoidance of annexation and additional taxes
- **While there is support for parks, greenways, and safety improvements, there is strong resistance to further residential expansion and municipal expansion into these areas.**



Community Meeting at Raleigh Family Moose Center

Moose Lodge Community Meeting



Moose Lodge Community Meeting



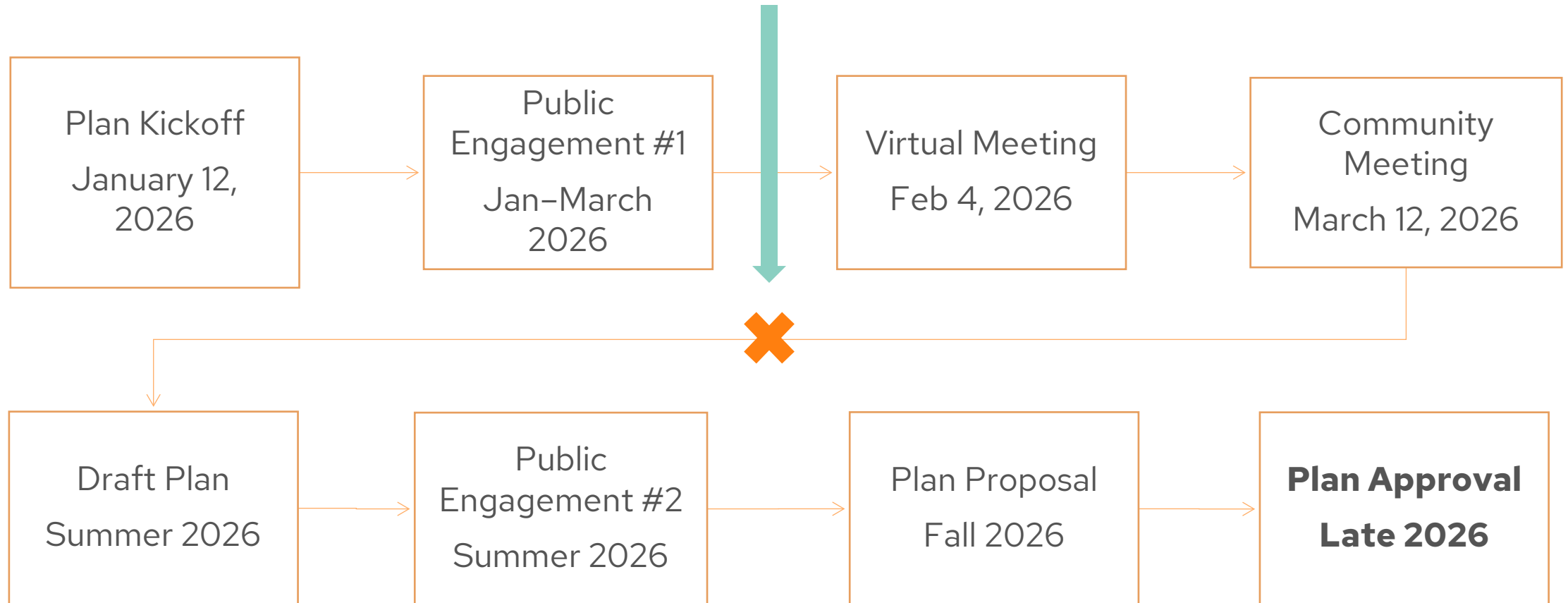
Next Steps

- **MUD recommendations**
- **Development Framework Recommendations**
- **Draft Map/Plan**
- **Second Community Meeting**
 - Time and Location TBD
- **Interactive Map w/ Draft Land Uses**
- **Proximity & Access Survey**



Timeline

We Are Here





Questions



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