



Planning, Development & Inspections

A Division of Community Services
P.O. Box 550 • Raleigh, NC 27602
www.wake.gov

MINUTES OF REGULAR PLANNING BOARD - April 1, 2026

LOCATION: Wake County Justice Center, 301 S. Salisbury St., Room 2700, Raleigh, NC

MEMBERS PRESENT:

1. Mr. Ted Van Dyk (Vice Chair)
2. Mr. David Adams
3. Mr. Amos Clark
4. Mr. Asa Fleming
5. Dr. Kamal Kolappa
6. Ms. Suzanne Prince
7. Ms. Sally Rice
8. Mr. Bill Stallings
9. Mr. Thomas Wells

MEMBERS ABSENT:

1. Ms. Brenna Booker-Williams (Chair)

COUNTY STAFF:

1. Mr. Steven Finn
2. Mr. Tim Gardiner
3. Ms. Caroline Loop
4. Mr. Timothy Maloney
5. Mr. Josh McClellan
6. Ms. Terry Nolan
7. Ms. Beth Simmons
8. Ms. Becca Truluck

COUNTY ATTORNEY:

- Mr. Roger Askew, County Attorney

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1. **Meeting Called to Order:** Mr. Van Dyk called the meeting to order at 1:31 p.m.
 2. **Swearing in of New Member Bill Stallings:** Mr. Askew called Mr. Stallings to the lectern and administered his oath of office as a member of the Planning Board.
 3. **Recognition of Former Member Bill Jenkins:** Mr. Van Dyk called Mr. Jenkins to the lectern to thank him for his service to the Board, and presented him with a plaque to commemorate his tenure.
 4. **Election of Chair and Vice Chair:** Mr. Askew opened the floor for nominations for Chair, and Mr. Wells nominated Mr. Van Dyk. His nomination was seconded by Ms. Prince, and he was unanimously elected Chair. Mr. Askew then opened the floor for nominations for Vice Chair, and Mr. Wells

nominated Ms. Rice. Her nomination was seconded by Dr. Kolappa, and she was elected Vice Chair unanimously.

5. Petitions and Amendments: None.

6. Approval of January 7, 2026, Minutes: Ms. Prince made a motion to approve the January 7, 2026, minutes as submitted. Mr. Wells seconded the motion, and the Board adopted the minutes unanimously.

7. Proposed Ordinance Amendment OA-01-26 - Terry Nolan, Planner III

Ms. Nolan began by explaining that the purpose of this Ordinance Amendment is to reflect administrative changes in formatting and agency names, as well as clarify the requirement to follow the County watershed design manual. This was initially prompted by the reorganization of Planning, Development & Inspection into Planning and Development Services, but during review staff noticed other amendments in the UDO that would benefit from updated language.

Overview of administrative changes:

- Health and Human Services changes to Public Health
- Director of Health and Human Services changes to Director of Public Health
- Environmental Services changes to Watershed Management
- Environmental Services Director to Planning & Development Services Director
- Environmental Services Stormwater Engineer to Watershed Management Stormwater Engineer
- Wake County Community Services to Wake County Solid Waste
- Housing and Community Revitalization Division of Wake County Human Services to Housing Affordability and Community Revitalization Department
- Community Services to Wake County Information Technology (in reference to GIS)

Ms. Nolan added that watershed management State Statute references will be corrected, and that the amendment would reflect State Agency Department of Natural Resources name change to the Department of Environmental Quality. Two additional changes related to previous Planning Board amendments: changing references from “mobile homes” to “manufactured homes” and renaming “bed and breakfast homestay” to “short-term rental,” to better reflect the model currently in use.

Staff finds that the text amendment brings the UDO into alignment with County operations, are consistent with State Statute, and that it is consistent with the intent and purpose of the Wake County Unified Development Ordinance. Staff recommends that the Planning Board recommend adoption of Ordinance Amendment 01-26 to the Wake County Board of Commissioners.

With no comments from the public, Mr. Van Dyk opened the floor for a motion on OA-01-26.

Board Motion for Consistency OA-01-26

Dr. Kolappa made a motion in the matter of OA-01-26, that the Planning Board adopt and offer to the Board of Commissioners the following recommended statements finding that the proposed text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance (UDO). The purpose of the Wake County Comprehensive Plan and the Wake County UDO, as seen in Article 1-22, is to provide a guide for the physical development of the county, preserve and enhance the overall quality of life of residents, and establish clear and efficient development review procedures. The text amendment included herein accomplishes this as described in the following statements:

1. The text amendment brings the UDO into alignment with county operations

2. The changes are consistent with State Statute
3. The text amendment is consistent with the intent and purpose of the Wake County Unified Development Ordinance.

The motion was seconded by Mr. Adams and was adopted unanimously.

Board Motion for Approval on OA-01-26

Ms. Rice made a motion in the matter of OA-01-26 that the Board finds that the adoption of this proposed text amendment is consistent with the Wake County Comprehensive Plan and Wake County Unified Development Ordinance and is reasonable and in the public interest and hereby make a motion to recommend approval of this proposed text amendment to the Wake County Board of Commissioners.

The motion was seconded by Ms. Prince and was adopted unanimously.

8. Neuse North Area Plan, Tim Gardiner, Long Range Planning Administrator

Mr. Gardiner updated the Board on the Neuse North Area Plan, the sixth of seven area plans in Wake County. Neuse North encompasses 10,890 acres (17 square miles) and falls within municipal jurisdictions of Wake Forest, Rolesville and Raleigh. It is also adjacent to Knightdale and Franklin County. It is less cohesive than the previous area plans and poses unique challenges due to its irregular nature. Mr. Gardiner explained that in approaching this area plan, staff have set expectations with residents that each of the three areas they have identified will have different points of focus.

The Neuse North Area Plan's points of focus are divided into three sections: East Raleigh / Rolesville (mostly agricultural use), Wake Forest / Rolesville (within Smith Creek Watershed), and US 1 (including mostly older subdivisions mixed with industrial areas).

Mr. Gardiner explained that tailoring public engagement that is unique to each of these areas is important in developing the Neuse North Area Plan, and that it will also help staff as they begin to revisit the other existing plans. The seventh plan, Falls Lake, should be completed in 2027, after which they intend to review each area plan, using the tools they learned along the way to better refine their approach. Staff conducted their first Community Meeting virtually on February 4th and had 60+ attendees. He noted the meeting was helpful in alleviating confusion and concerns about the scope of the plan, particularly from those worried this involved annexation of land. Staff were able to explain that these are planning tools to ensure that the County is ready for development if and when it occurs. If development did not occur, Wake County did not intend to change the character of the surrounding area. He provided slides from the County's online engagement survey, noting what residents identified as things they liked in the area, what could be improved, and general comments. Residents expressed strong opposition to annexation or ETJ expansion, high-density and unplanned development, but also shared their desires for preservation, community spaces, and maintaining the rural quality of life. The interactive map provided similar feedback and included concerns about the Smith Creek Watershed.

The first in-person Community Meeting was held on March 12th at the Raleigh Family Moose Center and included interactive stations for residents to follow the process of the area plan and ended with a table where they could leave feedback for staff. Mr. Gardiner noted that one of the key areas identified by visitors was the East Raleigh / Rolesville section, and preserving its agricultural identity. Staff is working with the Soil and Water division to identify residents that may want their property labeled as future agricultural, paving the way for VADs, EVADs, and Conservation Easements.

Next steps for the Neuse Area Plan include identifying Multi-Use Districts (MUD) that could be future commercial sections but are not within municipal jurisdictions due to annexation. The Development Framework map will also be updated to match the area plan, particularly the Smith Creek watershed. When PLANWake was developed, the watershed was designated as rural, intended to remain within the County, but Wake Forest and Raleigh are currently considering the land use differently, so staff will review the Framework Map to see if the designation still applies. Mr. Gardiner anticipated strong community feedback tied to this and perhaps the area extending to the western boundary of the Little River watershed. On the other side of these reviews, Mr. Gardiner anticipated that staff would present the draft Land Use Plan, followed by a second community meeting. The details of this meeting have not been determined, but the Board will be notified and invited to attend. Staff will continue to refine the interactive map to include proposed Draft Land Uses while they conduct a proximity and access survey.

Mr. Gardiner provided a slide of the Neuse North Area Plan timeline, explaining that staff is roughly a quarter of the way through the process, and that they expect to bring a Draft Plan before the Board this summer. The goal, given feedback from the Planning Board and community members, is to propose a final Neuse North Area Land Use Plan for adoption by the Board of Commissioners in the Fall.

Mr. Fleming asked if the Area Plan study included any infrastructure capacity analysis related to stormwater runoff and water quality, and Mr. Gardiner responded that there are countywide tools available to review individual basins, but they are not currently unique to the Area Land Use Plan. He indicated that he would be happy to bring those research tools into review of the plan if it would help the Board and the Commissioners in their determinations. Mr. Fleming clarified that it would be helpful for the Board members to address concerns from community members, and Mr. Gardiner concurred. He did note that it would be more relevant in areas like East Raleigh / Rolesville, which is more likely to stay rural, and has different stormwater controls. Mr. Maloney added that the One Water Plan deals with the broad strokes of Mr. Fleming's question but may not be as specific as what he is asking for. The County is entering into an agreement with Research Triangle Institute to prepare a tool that focuses on all of the watersheds, and down the line this might be of use to the Board members.

Mr. Wells asked if the Land Use Plan map could be paired with the Development Framework Map to better understand how the areas border the municipalities, and Mr. Gardiner responded that he would include it for the next update. He noted that this was a similar question to one they received from members of the public regarding the intention of municipalities towards unincorporated land. Much of the Neuse North Area Plan is fragmented specifically because the unincorporated areas are adjacent to existing ETJs. Mr. Adams asked if staff received feedback from landowners interested in selling or developing their properties, and Mr. Gardiner responded that the Smith Creek Watershed includes a property owner interested in developing their land and has been working with Wake Forest. Staff want to be sure in all three of the areas that they reflect the County's goals honestly, while being aware that property owners are able to make decisions with the municipalities. Maintaining the character of the existing land use is important to the County.

Mr. Van Dyk asked if there would be a corresponding transportation plan to Neuse North, and Mr. Gardiner noted that the County is under contract to develop transportation guidelines. A consultant is reviewing roadway standards and requirements in these areas to align with PLANWake, CAMPO and NCDOT. These results supplement the existing land use guidelines, and when they are complete, the consultant will update the Board. Mr. Clark asked about the distinction between the Smith Creek and Little River watersheds, and Mr. Gardiner clarified that the watershed standards

for Smith Creek are slightly different in that Wake Forest respects the classification but that they consider it to be similar to the Swift Creek watershed, where development is allowed.

9. Committee Reports

Mr. Van Dyk updated the Board on the Code and Operations Committee meeting in March, noting that the virtual meeting was efficient and productive.

10. Planning and Development Services Report

Mr. Finn reported that development activity remains consistent, and in the last three months, the technical review committee has received five subdivision applications with a total of 270 lots. Four of the five submissions are Open Space subdivisions. This year, staff received three preliminary subdivisions of over 100 lots, which is significantly above the normal size or infill subdivision. They are evenly distributed around the County: Falls Lake, Knightdale, Garner, and South Cary near Apex.

Mr. Finn noted that the Board of Adjustment remains active with appeals to zoning enforcement, including two coming in April. Recent enforcement trends involve the tree and vegetative protection zones, specific to code enforcement and interpretation of the ordinance. Staff has seen a 24% increase over the past Fiscal Year.

Mr. Van Dyk asked if staff would be able to present one or two of the Open Space subdivisions for informational purposes, and Mr. Finn responded that he would return to the Board in a month or so with a general overview and some specific examples. Mr. Adams asked if the larger subdivisions included Wake County Public Schools assessment reports, and Mr. Finn responded that the School District is represented on their Technical Review Committee.

Mr. Gardiner updated the Board on the Data Centers review, noting that Ms. Nolan is now working with the municipalities to create actionable plans. Nancy Daly, who is responsible for the One Water Plan, is now in the Long-Range Planning department and is working on actionable stormwater studies and safeguards. He noted the transportation guidelines process will include public engagement and outreach that members are invited to attend, and that the Board can expect to see a schedule of updates once the consultant is onboard. Census data indicates that Wake County is still growing at a rate of 66 people per day, which is consistent with last year's statistics.

Mr. Maloney informed the Board that the ordinance amendment presented by Ms. Nolan will likely go before the Board of Commissioners in June. The Commissioners are currently holding public hearings for the County budget, and that staff would prefer not to interrupt the public process. When it reaches the Board, the Chair will need to be present. He indicated there are no current agenda items for May, and closed by requesting that the Chair make any changes and appointments to the committees heading into the next meeting.

11. Chairperson's Report

Mr. Van Dyk requested that the Board receive an update on the NCDOT 540 reforestation and planting efforts, particularly any detailed plans. He noted that the greenway crossing 540 over the Neuse River is County jurisdiction and have been cleared by NCDOT, so any efforts to reforest would be something he was willing to advocate for.

12. Adjournment

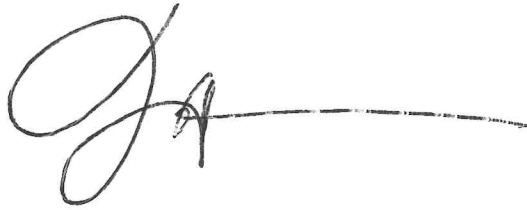
The meeting was adjourned at 2:41 p.m.

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REGULAR MEETING
WAKE COUNTY PLANNING BOARD
April 1, 2026

Vice Chair Ted Van Dyk declared the regular meeting
of the Wake County Planning Board for
Wednesday, April 1, 2026, adjourned at 2:41 p.m.

Respectfully Submitted:

A handwritten signature in black ink, appearing to be 'J. A.' followed by a long horizontal line.

Ted Van Dyk
Wake County Planning Board

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