SEAS
SOUTHEAST AREA STUDY

Archer Lodge ◆ Benson ◆ Clayton ◆ Four Oaks ◆ Garner ◆ Kenly ◆ Micro ◆ Raleigh ◆ Selma ◆ Smithfield ◆ Wilson's Mills ◆ Johnston County ◆ Wake County

Core Technical Team Meeting #3

September 10, 2015 – 2PM to 4PM

The Clayton Center, Rotary Room

111 East Second Street

Clayton, NC 27520

Notes

- The project team summarized SOT Meeting Results.
  - Safety
    - We have crash hot spots for our study area, but how does the SEAS area rank in terms of statewide safety statistics?
    - Let's promote safety by upgrading facilities and improving networks, not just by reacting to what are already problem spots.
  - Rural preservation
    - Rural preservation was discussed at the last CTT meeting, but the SOT did not have a lot to say about it.
    - Rural character is important, but maybe less so when compared with the other planning themes.
    - "Undeveloped land" should not be a land use category. All land is developed or used for some purpose.
    - We should consider modifying the "Sustainable Growth" planning theme to more accurately reflect the balance between preservation and growth.
    - It would be valuable to ascertain through public involvement what the public means by rural preservation. We could all use a better understanding of this concept in our work.

- Existing Conditions
  - Land Use Code/Policy Review
    - In terms of livability, what does bike/ped connectivity mean for this region specifically?
      - Many greenway facilities in the Triangle area end in Clayton. Is that in line with our goals in this area?
      - There is a new Parks/Tourism Plan for Johnston County on the Visitor's Bureau website. It includes the idea of the Mountain-to-Sea trail connectivity through the County.
      - The new Wake County Greenway Plan will encompass all of the municipalities in Wake County. It should be complete by summer 2016.

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- Economic Vitality
  - Should smaller municipalities focus on downtown areas for businesses in order to attract the younger generation of workers?
- Sustainable Growth
  - We know that low-density residential developments do not pay for themselves due to the high cost of infrastructure. Sprawl is costly to cities.
- Additional Thoughts
  - How does watershed protection play into development patterns?
  - Is the agricultural component of the economy valuable to residents, independent of the idea of a rural perception?
  - Where is the incentive for 40/42 to be incorporated, since Johnston County provides water and sewer? There have been three or four unsuccessful attempts to incorporate it.
  - Consider the comparison of Cleveland Township to Pleasant Grove. Cleveland is the first township outside of Raleigh and has bounced back to stronger than it was before the recession. Pleasant Grove is still at recession level.
  - Wake County growth patterns have also shifted since the recession. All that's growing is multifamily. The new corridor for growth is in the west with more density, along 540 and 55 between Angier and Cary. You cannot find a new home under $200k in Wake County anymore.
- Demographics
  - What is driving development?
    - Pride in our schools
    - Maybe not amenities as much as proximity to Raleigh and RTP, as in Cleveland Township
    - In Smithfield, public sector jobs with hospitals and the County provide employment.
    - In Wilson's Mills, development is driven by the expansion of existing employers like the mill. The future is heavily governed by the past.
    - The median income in Selma is $19k, but money has recently been appropriated so we can try to encourage redevelopment.
    - Is the goal to create other areas of economic growth or to decrease commute times to RTP? A combination of both. Most people are commuting to downtown Raleigh, Cary, or Apex, not necessarily RTP.
  - How are we not prepared?
    - Residential roads in housing developments
    - The condition of existing water and sewer lines in Selma near exit 97 won't allow for development where it would be desirable.
    - In Archer Lodge we are not ready. Our Town and Board are learning the mechanics of regulations and policies, but we are not moving fast enough. The Town wants to do it correctly, but at the same time a lot of people are opposed to change. Archer Lodge's Parks and Recreation Master Plan was just completed.
  - Where are we well prepared?
    - Public water in Johnston County. Service is countywide and we have the ability to expand on the Neuse River close to Wayne County. Sewer in Johnston County is doing well too, although it will never be countywide.

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- ◆ Conversely, Wake County does not provide water and sewer, which pushed developments to the municipalities. Wake County has lower tax rates than Johnston County, but most people live in the municipalities, where taxes are higher.
- ◆ In Johnston County we are in a decent situation to handle growth, as long as there are no big surprises.
  - ◆ Transportation
    - ◆ If people have bought homes a certain distance from the Triangle area because the commute times are acceptable to them there, how will development patterns shift when congestion increases these commute times?
    - ◆ What sorts of commute times are acceptable to people? Is the younger generation less willing to drive 30 minutes?
    - ◆ Connectivity between subdivisions is important, but we also need to focus on appropriate connectivity at all levels of the transportation network, from the subdivisions to arterials. In Wake County we have forced travelers to use arterials, and we've ended up with situations like Fuquay-Varina where the traffic volumes are screaming for interchanges. Particularly in the Johnston County portion of the SEAS study area, we still have the opportunity to develop other options for secondary roads. A grid-like network could help mitigate future congestion.

- ◆ Next Steps
  - ◆ Identifying Stakeholders
    - ◆ Elected officials
    - ◆ Chambers of Commerce
    - ◆ School boards
    - ◆ Email blasts from mayors and council members
    - ◆ Commissioners
    - ◆ Planning boards
    - ◆ Agriculture extension office
  - ◆ Social Media
    - ◆ Consistently retweet and share SEAS updates, but keep in mind that personal
  - ◆ Public Symposium
    - ◆ October 8th from 4 pm to 7 pm, following the next CTT meeting.
    - ◆ Include the MetroQuest link with email invitations.